

VASTOLA & SULLIVAN
Counsellors at Law

JOHN J. SULLIVAN, JR.
LAWRENCE A. VASTOLA, OF COUNSEL

JORDAN FRIEDMAN

THE ATRIUM AT MIDDLESEX
495 UNION AVENUE
SUITE 2D, P.O. BOX 7
MIDDLESEX, NEW JERSEY 08846
Telephone (732) 560-0888
General Fax (732) 302-1207

May 25, 2021

North Plainfield Borough Planning Board
263 Somerset Street
North Plainfield, New Jersey 07060
Attention: Dawn Gaebel

RE: Luckie II LLC
1011-1019 Route 22 West, North Plainfield, New Jersey
Block 159, Lot 6.01

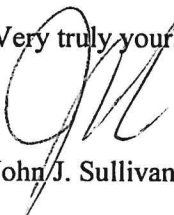
Dear Ms. Gaebel:

With regard to the above matter and pursuant to our request, enclosed please find the following:

1. Original and fifteen (15) copies of the application and Rider with project description;
2. Original and fifteen (15) copies of the Checklist;
3. Certificate of Ownership;
4. Tax and Assessment Payment Report;
5. W-9 form;
6. Statement of Ownership;
7. Fifteen (15) copies of the Architectural Plan;
8. Fifteen (15) copies of the Proposed Site Plan;
9. Copy of the recorded Deed;
10. Two (2) site photographs;
11. Request for 200' list.

Please prepare the application fee/escrow worksheet and provide same to me. I will then have my client deliver the appropriate checks.

Very truly yours,



John J. Sullivan, Jr.

JJS/vm

Board of Adjustment/Planning Board Application

Address of Property: 1011-1019 US Route 22W, North Plainfield, NJ

Block: 159 **Lot:** 6.01 **Zone:** B-3

Name of Applicant or Project: Asian Food Market Site Plan

Applicant's Name: Luckie II LLC is owner - leasee - purchaser under contract

Applicant's Address: 307 Hollywood Avenue South Plainfield, NJ, 07080

Daytime Phone Contact: (732) 319 - 0742

Attorney (if any): John J. Sullivan, Jr.

Name/Firm: Vastola & Sullivan

Address: 495 Union Avenue, Middlesex, NJ 08846

Daytime Phone Contact: (732) 560 - 0888 **Fax:** (732) 302 - 1207

Where do you want correspondence regarding this application sent?

Attorney Applicant Pickup Other

Type of Application:

1. One and two family "C" bulk variance
2. Use variance "D" with/without site plan
3. Minor Sub Division
4. Sub Division with "C" variance
5. Site Plan Review with/without "C" variances - Amended Site Plans
6. "A" appeal of Zoning Officer's Decision
7. "A" appeal of Historic Preservation Commission Decision
8. Other _____

Documents Submitted:

Application	Date: <u>03/10/2021</u>	Number of Copies <u>16</u>
Survey	Date: <u>01/19/2021</u>	Number of Copies <u>16</u>
Site Plan	Date: <u>01/26/2021</u>	Number of Copies <u>16</u>
Checklist	Date: <u>03/10/2021</u>	

For Board of Adjustment/Planning Board use only;

Date of Final Application: _____ **Going to Board of Adjustment/Planning Board**

Date of Hearing: _____ **File #:** _____

Architectural plans Dated: 05/05/21 Number of copies 16

Brief Description of Project/Relief Requested

Project Name: Asian Food Market Site Plan
 Address: 1011-1019 US Route 22W North Plainfield, NJ
 Block: 159 Lot: 6.01 Zone: B-3
 Proposed Use: Asian Food Market Permitted Use: Asian Food Market

Site Information:

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area	N/A	100,758 sf	N/A
Front Yard	50'	131.21'	22-110.2
Rear Yard	50'	76.98'	22-110.2
Side Yard	20'	20.4'	22-110.2
Combined Side Yard	40'	N/A	22-110.2
Accessory Buildings	N/A	N/A	N/A
Pool Set Backs	N/A	N/A	N/A
Buffer Area	N/A	N/A	N/A
Building Coverage	30% max	27%	22-110.2
Landscaping Coverage	N/A	N/A	N/A
Paving Coverage Floor Area	N/A	N/A	N/A
Height	35' / 2 story	2 story	22-110.2
Parking Required	117	133	22-117
Lighting	yes	yes	
Dumpster Shielding	yes	yes	
Fencing	N/A	N/A	N/A
Other Requirements			
Lot Width	150'	306.56'	22-110.2

Lućkie II LLC

By: 
 Applicants Signature Xiao Yang J. Chan, Managing Member

5-18-21

Date

**ADDENDUM TO APPLICATION
LUCKIE II LLC
1011-1019 ROUTE 22 WEST**

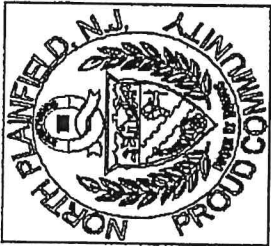
NARRATIVE DESCRIPTION

The Applicant, Luckie II LLC, seeks Preliminary and Final Site Plan Approval to construct an entry foyer, to renovate the existing office, to construct a mezzanine level above the office and entry foyer for storage use and to make certain site improvements as is set forth herein.

The property is currently fully developed. The applicant proposes to construct the foregoing improvements in accordance with the plans submitted. The existing use as a retail food market and laundromat will continue with the addition of the aforesaid storage area.

Exterior alterations include the addition of a cart coral with canopy, revisions to the parking layout, installation of ADA signs near the building and revisions to the curbing.

The Applicant believes that no variance, waiver or exception is required in order to grant the approvals requested. However, if the Board directs that additional variance (s), waivers (s) or exception (s) is/are needed, the Applicant may seek the same in accordance with such direction.



**BOROUGH OF NORTH PLAINFIELD
263 SOMERSET STREET
NORTH PLAINFIELD, NJ 07060**

Applicant: Luckie II LLC

Property Address: 1019 US Route 22W, North Plainfield, NJ

File Case #: _____

SUPPLIED WAIVER
REQUESTED

- | | | |
|--|-------------------------------------|--------------------------|
| 1. Name and title of applicant | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Name of owner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Name and title of person preparing map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Place for signature of Chairman of Planning Board or Board of Adjustment | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Place for signature of Secretary of Planning Board or Board of Adjustment | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Place for signature of Borough Engineer | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Lot and block numbers | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Street address | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Date, scale and "north" sign | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Tax Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Zone district in which property in question falls, zone district of adjoining properties and all properties within a 200 foot radius of property in question | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Names and owners of contiguous land | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. All driveways and streets within 200 feet of site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. The entire property in question, even though only a portion of said property is involved in the site plan; provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Dimensions of lot, setbacks, front yard and rear yard, size, kind and location of fences | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Bearings and distances of property lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- 17. Existing and proposed contours of site as 2 foot intervals for areas less than 5 percent grade
- 18. Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations
- 19. Location of all existing trees, or tree masses, indicating general sizes and species of trees
- 20. Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc. N/A
- 21. All existing and proposed utility lines within and adjacent to the subject property
- 22. Existing and proposed sanitary sewage disposal system
- 23. Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, indicating existing and proposed runoff calculations
- 24. The outside dimensions of existing and/or proposed principal building(s) and all accessory structures
- 25. Typical floor plans and elevations
- 26. Location, dimensions and details of all signs
- 27. Exterior lighting plan including type of standards, radius of light and intensity in foot candles
- 28. Landscaping and buffering plan showing what will remain and what will be planted including names of plants and trees and dimensions, approximate times of planting, and method of planting (base rooted, ball and burlap, etc.)
- 29. Method of solid waste disposal
- 30. Plan of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress
- 31. Rights of way, easements and all land to be dedicated to the municipality or reserved for specific uses

Signature of person preparing plans

NJ Engineer/Architect

Registration Number



**BOROUGH OF NORTH PLAINFIELD
MUNICIPAL BUILDING
263 Somerset Street
North Plainfield, NJ 07060**

CERTIFICATE OF OWNERSHIP


TO THE NORTH PLAINFIELD PLANNING BOARD/BOARD OF ADJUSTMENT

I, hereby certify that I am the owner of land at _____
1011-1019 Route 22 West, North Plainfield, NJ

and the proposed (Site Plan Review) (~~Subdivision~~) (~~Variance~~) of this land
is made with my free consent and in accordance with my desire.

Luckie II LLC

Signed: By:


Xiao Yang J. Chan, Managing Member

Dated:

5-18-21

NORTH PLAINFIELD, NJ 07060

REQUEST FOR CERTIFIED LIST APPLICATION FORM

I request a CERTIFIED LIST of the utility companies that require notification and, from the current tax duplicate, the names and addresses of property owners within two hundred (200) feet of:

Address: 1011-1019 US Route 22W, North Plainfield, NJ

Block: 159 Lot: 6.01

Attached is a check for \$10.00 made payable to the "Borough of North Plainfield". A copy of this completed form will be my receipt.

Processing may take up to 10 days, based on workload.

REQUESTED BY:

Firm Name: Vastola & Sullivan

Individuals Name: John J. Sullivan, Jr., Esq.

Address: 495 Union Avenue
Middlesex NJ 08846

Phone (days only) (732) 560-0888

Hold for pickup by: _____

Mail to:

Firm Name: Vastola & Sullivan

Name: John J. Sullivan, Jr., Esq.

Address: 495 Union Avenue
Middlesex NJ 08846

Phone (days only) (732) 560-0888

Applicant's signature:  Date: 5-18-21

Received by: _____ Date: _____

**TAX AND ASSESSMENT PAYMENT REPORT
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
Borough of North Plainfield**

APPLICATION NO. _____

RECEIVED _____

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements or municipal are due or delinquent on the property, stated below.

Applicant will complete Section I of this form in quadruplicate and submit them with the application for development. The Administrative Official will forward three forms to the Tax Collector for verification that no delinquent taxes or assessments are due. One signed copy of this form will be returned to the applicant by the Administrative Official, one copy retained by the tax collector, and two copies placed in the applicant's file.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is NOT the concern of the Tax Office.

Applicant is also cautioned that additional assessments may be levied where a structure is present.

Section I (to be completed by Applicant)

I, Xiao Yang J. Chan of Luckie II LLC is making application to the Planning Board/Zoning Board of Adjustment for the development of Lot 6.01, Block 159, located at 1011-1019 Route 22 West, North Plainfield, NJ whose owner of record is Luckie II LLC, 307 Hollywood Avenue, South Plainfield, NJ 07080

This tract was formerly subdivided on N/A

Original Lot(s) No. 6.01 Block 159

I acquired interest in this property in December 9, 2016

I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

Applicant's Signature

Date: 5-18-21

By: 
Xiao Yang J. Chan, Managing Member of
Luckie II, LLC

=====
Section II (to be completed by Tax Collector)

- I find that: All taxes due have been paid.
 All assessments due have been paid
 The following are delinquent and past due:

Date

Tax Collector

BRETT A. RADY COUNTY CLERK
SOMERSET COUNTY, NJ
2016 DEC 13 10:25:04 AM
BK: 6927 PG: 275-284
CONS: \$5,100,000.00 EXEMPT: OS
NJ REC FEE: \$59,185.00
INSTRUMENT # 2016054282



2016054282

Prepared by

MATT D. MANDEL, ESQ.

DEED

This Deed is made on DECEMBER 9, 2016,

BETWEEN

Mainship Enterprise I, L.L.C., a limited liability company organized under the Laws of the State of New Jersey, as successor by merger to Mainship Enterprise I, L.L.C., Mainship Enterprise II, L.L.C., Mainship Enterprise III, L.L.C., and Mainship Enterprise, IV, L.L.C.,

whose post office address is: 280 Hardscrabble Road, Bernardsville, NJ 07924,
referred to as the Grantor,

AND

LucKIE II, LLC,
a Limited Liability Company of the State of New Jersey,

whose post office address is 1339 Centennial Avenue, Piscataway, NJ 08854
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. The transfer is made for the sum of **FIVE MILLION ONE HUNDRED THOUSAND DOLLARS AND NO CENTS (\$5,100,000.00)**-----

The Grantor acknowledges receipt of this money

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality
of: North Plainfield
Block No. 159 Lot 6.01 Qualifier No. Account No.

___ No property tax identification number is available on the date of this Deed (Check if applicable).

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Borough of North Plainfield, County of Somerset and State of New Jersey.

The legal description is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same premises conveyed to the Grantor herein by the following:

- a. Deed from Blitz Family Realty, LLC to Mainship Enterprise, I, L.L.C., a Limited Liability Company organized under the Laws of the State of New Jersey, as a tenant in common, with an interest of 28.46% , dated July 10, 2008 and recorded on July 11, 2008, in the Somerset County Clerk's Office in Deed Book 6147, Page 3610;
- b. Deed from Blitz Family Realty, LLC to Mainship Enterprise, II, L.L.C., a Limited Liability Company organized under the Laws of the State of New Jersey, as a tenant in common, with an interest of 28.46% , dated July 10, 2008 and recorded on July 11, 2008, in the Somerset County Clerk's Office in Deed Book 6147, Page 3616;
- c. Deed from Blitz Family Realty, LLC to Mainship Enterprise, III, L.L.C., a Limited Liability Company organized under the Laws of the State of New Jersey, as a tenant in common, with an interest of 21.54% , dated July 10, 2008 and recorded on July 11, 2008, in the Somerset County Clerk's Office in Deed Book 6147, Page 3622;

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.
STATE OF NEW JERSEY

COUNTY MIDDLESEX } SS. County Municipal Code
1814

FOR RECORDER'S USE ONLY
Consideration \$ 5,100,000.00
RTF paid by seller \$ 69,185.00
Date 12/13/16 By JA

MUNICIPALITY OF PROPERTY LOCATION NORTH PLAINFIELD

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, LORI BLITZakaLORI BLITZWINTER, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the MANAGER in a deed dated DECEMBER 7 2016 (transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 159 Lot number 6.01 located at
1015 NJ STATE HIGHWAY 22 WEST, NORTH PLAINFIELD, NJ 07060 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 5,100,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 3,602,000.00 + 102.11 % = \$ 3,527,568.31

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee Imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) legally blind or,*
DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 11th day of December, 2016

MATT D. MANDEL, ESQ.
ATTORNEY-AT-LAW OF THE
STATE OF NJ

[Signature]
Signature of Deponent
280 HARDCRABBLE ROAD
BERNARDSVILLE NJ 07924

MAINSHIP ENTERPRISE I, L.L.C.
Grantor Name
280 HARDCRABBLE ROAD
BERNARDSVILLE, NJ 07924

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 980

AIM TITLE GROUP, LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County Somerset
Deed Number _____ Book _____ Page _____
Deed Dated 12/9/16 Date Recorded 12/13/16

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251

TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

File No.: 830349(0-NJ-CP-AM)

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of North Plainfield, in the County of Somerset, State of New Jersey:

BEGINNING at a point formed by the intersection of the northwesterly line of N.J. State Highway Route 22 and the northeasterly line of Little Place and running; thence

1. Along the northeasterly line of Little Place, North 40 degrees 28 minutes 00 seconds West, a distance of 326.53 feet to a point; thence
2. Along the southeasterly line of Little Place, North 49 degrees 32 minutes 00 seconds East, 303.56 feet to a point; thence
3. South 40 degrees 10 minutes 00 seconds East, 334.85 feet to a point in the northwesterly line of N.J. State Highway 22; thence
4. Along the northwesterly line of N.J. State Highway 22, in a general southwesterly direction, along a curve bearing to the right having a radius of 11409.19 feet an arc distance of 180.73 feet to a point of compound curve; thence
5. Continuing along the northwesterly line of N.J. State Highway 22, in a general southwesterly direction, along a curve bearing to the right having a radius of 5687.65 feet an arc distance of 124.20 feet to the point and place of BEGINNING.

Excepting from the above described tract so much thereof as was conveyed to the State of New Jersey, Department of Transportation as set forth in Deed Book 6670 page 1035 recorded September 16, 2013.

Being further described in accordance with a survey prepared by EKA Associates, P.A., James R. Watson, P.L.S., P.P., dated November 17, 2016, as follows:

BEGINNING at a point in the new northwesterly line of New Jersey State Highway Route No. 22 (90 feet wide) where the same is intersected by the northeasterly line of Little Place (50 feet wide) and running thence;

1. Along the northeasterly line of Little Place, North 40 degrees 28 minutes 00 seconds West, a distance of 319.53 feet to the southeasterly line of Little Place; thence
2. Along the southeasterly line of Little Place, North 49 degrees 32 minutes 00 seconds East, a distance of 303.56 feet to a point; thence
3. South 40 degrees 10 minutes 00 seconds East, a distance of 332.85 feet to the new northwesterly line of N.J. State Highway Route No. 22; thence
4. Along the new northwesterly line of N.J. State Highway Route No. 22, southwesterly along a curve to the right having a radius of 11,409.19 feet an arc distance of 293.44 to an angle point; thence
5. Still along the new northwesterly line of N.J. State Highway Route No. 22, South 77 degrees 35 minutes 55 seconds West, a distance of 13.00 feet to the northeasterly line of Little Place, the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 1011-1019 Route 22 West, Tax Lot 6.01, Tax Block 159 on the Official Tax Map of Borough of North Plainfield, NJ.

NOTE: Lot and Block shown for informational purposes only.

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY Middlesex } SS. County Municipal Code
1814
MUNICIPALITY OF PROPERTY LOCATION North Plainfield

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>5,100,000.00</u>
RTF paid by buyer	\$ <u>51,000.00</u>
Date <u>12/13/10</u>	By <u>JA</u>

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 651
Deponent, Anthony Chan being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Authorized Member of Grantee in a deed dated December, 2016 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 159 Lot number 6.01 located at
1015 NJ State Highway 22 West, North Plainfield, NJ 07060
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 5,100,000.00 (See Instructions #1, #5, and #11 on reverse side)
Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
- Class 2 - Residential
 - Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
 - Class 4A - Commercial properties (If checked, calculation in (E) required below)
 - Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class <u>4A</u>	\$ <u>3,602,000.00</u>	+ <u>102.11</u> % = \$ <u>3,527,568.31</u>
Property Class _____	\$ _____	+ _____ % = \$ _____
Property Class _____	\$ _____	+ _____ % = \$ _____
Property Class _____	\$ _____	+ _____ % = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
\$ 3,602,000.00 + 98.61 % = \$ 3,652,773.55

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 9 day of December, 2010.

GEORGE B. WRIGHT
ATTORNEY AT LAW OF NEW JERSEY

Signature of Deponent
1339 Centennial Ave., Piscataway, NJ 08854
Deponent Address

LuckIE II LLC
Grantee Name
1339 Centennial Ave., Piscataway, NJ 08854
Grantee Address at Time of Sale
AIM Title Group, LLC
Name/Company of Settlement Officer

Equally recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY	
Instrument Number _____	County <u>Somerset</u>
Deed Number _____	Book _____ Page _____
Deed Dated <u>12/13/10</u>	Date Recorded <u>12/13/10</u>



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 MAINSHIP ENTERPRISE I, L.L.C.

Current Street Address
 280 HARDSCRABBLE ROAD

City, Town, Post Office Box
 BERNARDSVILLE

State
 NJ

Zip Code
 07924

PROPERTY INFORMATION

Block(s)
 159

Lot(s)
 6.01

Qualifier

Street Address
 1015 NJ STATE HIGHWAY 22 WEST

City, Town, Post Office Box
 NORTH PLAINFIELD

State
 NJ

Zip Code
 07060

Seller's Percentage of Ownership
 100%

Total Consideration
 \$5,100,000.00

Owner's Share of Consideration
 \$5,100,000.00

Closing Date
 Dec 9, 2016

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12-9-16

Date

BY: LORI BLITZ aka Signature
 LORI BLITZ, MANAGER (Please Indicate If Power of Attorney or Attorney in Fact)

Date

Signature

(Seller) Please indicate If Power of Attorney or Attorney in Fact

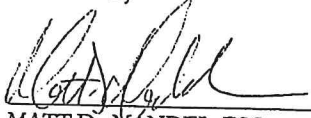
d. Deed from Blitz Family Realty, LLC to Mainship Enterprise, IV, L.L.C., a Limited Liability Company organized under the Laws of the State of New Jersey, as a tenant in common, with an interest of 21.54% , dated July 10, 2008 and recorded on July 11, 2008, in the Somerset County Clerk's Office in Deed Book 6147, Page 3628.


On March 14, 2014, Mainship Enterprise I, L.L.C., Mainship Enterprise II, L.L.C., Mainship Enterprise III, L.L.C. and Mainship Enterprise IV, L.L.C. merged, with the surviving entity being Mainship Enterprise I, L.L.C.

BEING commonly known as 1015 NJ State Highway 22 West, North Plainfield, NJ, 07060

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature)

Witnessed By

MATT D. MANDEL, ESQ.

MAINSHIP ENTERPRISE I, L.L.C.

BY: LORI BLITZ, aka LORI BLITZ WINTER (Seal)
MANAGER


STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX) ss:

I certify that on the 9th day of December 2016

LORI BLITZ, aka LORI BLITZ WINTER,

personally came before me and stated to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as Manager of Mainship Enterprise I, L.L.C., the entity named in this Deed;
- (c) made this Deed for \$ 5,100,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5); and
- (d) executed this Deed as the act of the entity.


MATT D. MANDEL, ESQ.
An Attorney-at-Law of the State of NJ

RECORD AND RETURN TO:
ERIC HEINZ, ESQ.
Law Offices of Eric A. Heinz, PC
1835 Market St, Suite 1215
Philadelphia, PA 19103-2912
(215) 979-7604
830349
→ A.I.M Title Group LLC
600 Parsippany Rd Suite 202
Parsippany NJ 07054



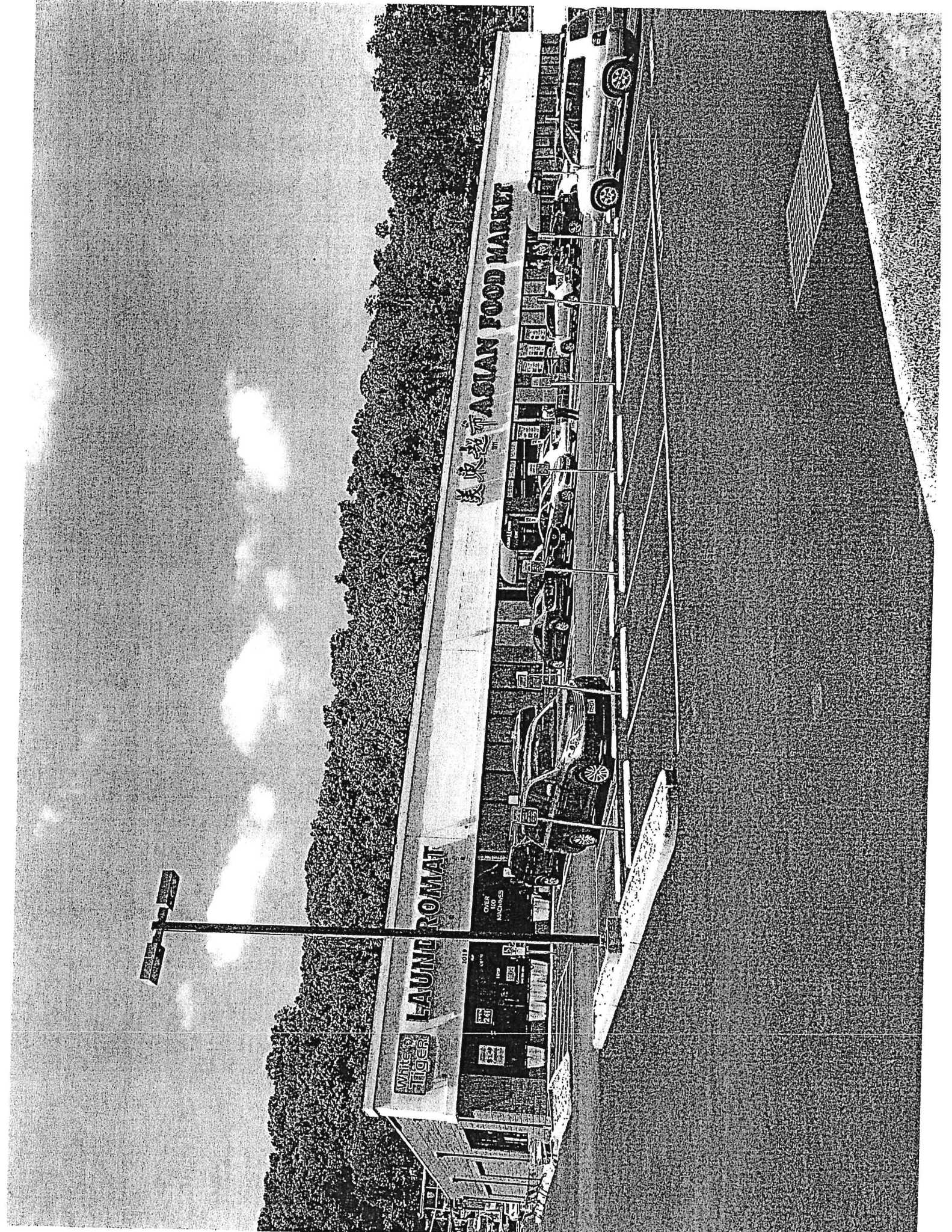
BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 12/13/2016 10:25:04 AM
Book: OPR 6927 Page: 278-284
Instrument No.: 2016054282
DEED 7 PGS \$93.00
CONSIDERATION: \$5,100,000.00
EXEMPTION: OS
NJ REALTY XFER FEE: \$59,185.00
1% GRANTEE TAX: \$51,000.00
Recorder: ARTFITCHJ

DO NOT DISCARD



2016054282



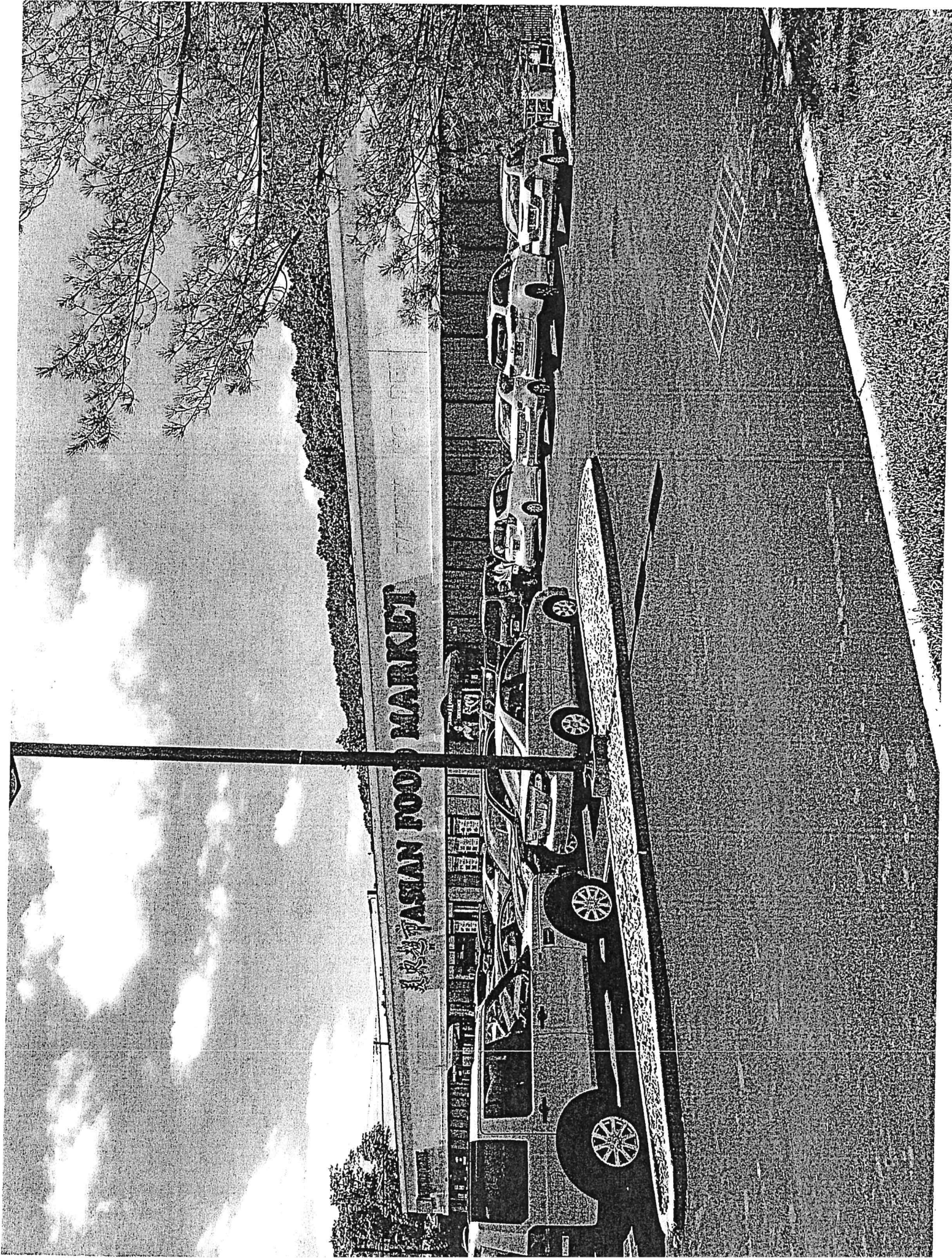
美東超市 ASIAN FOOD MARKET

LAUNDRY ROMAT

White Tiger

OVER 100 MACHINES





MARKET

ASIAN FOOD MARKET