CITY OF VINELAND, NJ

ORDINANCE NO. 2015-____

AN ORDINANCE AUTHORIZING PILOT AGREEMENTS FOR PROJECT TAX EXEMPTION FOR VARIOUS APPLICANTS.

WHEREAS, Ordinance No. 2009-15, passed on final reading by City Council on March 10, 2009, provides that Project Tax Exemption Agreements be authorized by an Ordinance of the City of Vineland; and

WHEREAS, said Ordinance No. 2009-15 further provides that the City of Vineland shall enter into a written agreement with the applicant for the exemption of local real property taxes, said agreement providing for the applicant to pay to the City of Vineland, in lieu of full property tax payments, an amount annually to be computed by one, but in no case a combination, of the following formulas as described in N.J.S.A. 40A:21-10, said tax exemption agreement to be effective for a period of not more than 5 years starting with the date of completion of the project; and

WHEREAS, Applications for Project Tax Exemption under P.L. 1991,c.441 (N.J.S.A. 40A:21-1 et. seq.), have been submitted by:

Vision Properties Dandelion Plaza Landis Avenue Properties, LLC. 1672 N. Delsea Drive 1297 W. Landis Avenue Block 1101, Lot 64 Block 3503, Lot 5, C0005

Jay Ambe Mata, LLC.

67 East Oak Road

Block 2301, Lot 1

Bridor USA Inc.

2260 Industrial Way

Block 1004, Lot 3

which Applications have been approved by the Tax Assessor and recommended for approval by the governing body; now, therefore,

BE IT ORDAINED by the Council of the City of Vineland as follows:

1. THAT the applications of

Vision Properties Dandelion Plaza Landis Avenue Properties, LLC. 1672 N. Delsea Drive 1297 W. Landis Avenue Block 1101, Lot 64 Block 3503, Lot 5, C0005

Jay Ambe Mata, LLC.Bridor USA Inc.67 East Oak Road2260 Industrial WayBlock 2301, Lot 1Block 1004, Lot 3

for Project Tax Exemption under P.L. 1991, c.441 (N.J.S.A.40A:21-1 et. seq.), be and the same are hereby approved for processing pursuant to Ordinance No. 2009-15.

- 2. THAT the City of Vineland shall enter into a tax exemption agreement (hereafter "PILOT Agreement") with each applicant (hereafter "Company") whereby each Company shall make regular payments to the City in lieu of full property taxes.
 - 3. The PILOT Agreement shall provide, inter alia, as follows:
- a. <u>Assessments on Unimproved Land:</u> The Company in addition to the amounts described in subparagraph (d) below, shall pay an amount equal to the real estate taxes assessed against the unimproved land upon which the construction project will be located. This amount shall be based upon the taxable assessment of the property, as shown on the most recently-completed assessment roll adopted by the City prior to the execution of the PILOT Agreement,

multiplied by the tax rate(s) upon which real property taxes are assessed in each year by or for each taxing jurisdiction.

- b. <u>PILOT Payments</u>: The Company agrees that it shall make regular payments in lieu of property taxes in the amounts and at the times provided for in the Agreement. The payments due to the Municipality hereunder shall be paid by the Company to the Municipality by check made payable to "The City of Vineland."
- c. <u>Duration of Exemption</u>: Pursuant to N.J.S.A. 40A:21-1 et seq., for a period of five (5) years following the completion of the Project, and so long as the PILOT Agreement remains in full force and effect, the full value of the new construction shall be exempt from real estate taxes. Exemption means that portion of the tax assessor's full and true value of the construction not regarded as increasing the taxable value of the property pursuant to the New Jersey Tax Exemption and Abatement Law. Such exemption shall be noted on the City's assessment roll prepared subsequent to the completion of the Project. The Company will be required to pay all taxes and assessments lawfully levied and/or assessed against the property until the Project shall be entitled to exempt status.
- d. <u>New Construction</u>: With regard to the new construction valuation (land and buildings) which is created as a result of the construction of buildings and site improvements associated with the Project, the Company shall monthly pay to the City in lieu of full property tax payments an amount not less than a percentage of taxes otherwise due, according to the following schedule:
 - l) In the first full tax year after completion, no payment in lieu of taxes otherwise due;
 - 2) In the second full tax year after completion, an amount not less than twenty percent (20%) of the taxes otherwise due;
 - 3) In the third full tax year after completion, an amount not less than forty percent (40%) of the taxes otherwise due;
 - 4) In the fourth full tax year after completion, an amount not less than sixty percent (60%) of the taxes otherwise due;
 - 5. In the fifth full tax year after completion, an amount not less than eighty percent (80%) of the taxes otherwise due.
- e. <u>Allocation of Payments in Lieu of Tax:</u> Payments in lieu of property taxes received hereunder, and in accordance with the PILOT agreement to be ratified by City Council, shall be allocated to the General Fund of the City of Vineland.
- f. Breach or Termination of Agreement: In accordance with N.J.S.A. 40A:21-12, if during any tax year prior to the termination of the PILOT agreement, the Company and/or property owner (1) ceases to operate or disposes of the property, or (2) defaults on any loan obligation secured by the property, or (3) submits an application containing any misrepresentation of a material fact, or (4) is more than thirty (30) days delinquent in the payment of the property taxes or the payment in lieu of taxes on the subject property, or (5) fails to file the annual certification with the Assessor on or before December 1st of each calendar year during the term of this agreement, or (6) fails to meet any other condition for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The City shall

notify the property owner and tax collector forthwith and the tax collector shall within 15 days thereof notify the owner of the property of the amount of taxes due.

However, with respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption and abatement shall continue, and the agreement shall remain in effect.

- g. <u>Termination of the Agreement</u>: At the termination of the PILOT Agreement, the Project shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a Project, at the termination of the PILOT Agreement, from qualifying for and receiving the full benefits of any other tax preferences provided by law.
- h. <u>Ratification of the Agreement:</u> Prior to taking effect, the Agreement authorized herein must be ratified by City Council.
- 4. THAT the Tax Assessor of the City of Vineland shall notify the Planning Board of said approval of Applications for Project Tax Exemption submitted by applicants as stated above.
- 5. THAT the Mayor and City Clerk of the City of Vineland are hereby authorized to execute Agreements for said Project Tax Exemption with applicants as stated above.

BE IT FURTHER ORDAINED that this Ordinance shall take effect after final approval and publication as provided by law.

Passed first reading:	
Passed final reading:	
Approved by the Mayor:	President of Council
- Provide by the company	
ATTEST:	Mayor
City Clerk	

Pilit 2016- 2020

Form E/A-1 (Rev. 11/96)

STATE OF NEW JERSEY

APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT. CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE.

(Italicized words are defined in law excerpts on reverse side)

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Municipality C:+ 1 of Vineland County Cumberland This application must be filed with the assessor within 30 days following completion of the improvement, conversion or	
This application must be filed with the assessor within 30 days following completion and elion Plaz conversion alteration, or construction. His ion Properties Dandelion Plaz	a
conversion enter adoin of comment and the condition of the sate of the condition of the condition at	
I. I/we, Vis. on froncety Group, LLC, residing/having offices at (Name of Applicant)	
1110 5 laste la House Pike Marling address	
(Name of Applicant) 1147 S. White Horise Pike Mailing address	
in the Municipality of Hammonton in the County of A+1An+.c	
T I 1001 Chanden dall and the nuthorizing	1. 4.
punicipal ordinance for premises located at 1672 N. Delsa Drive	Speak
which is further described as Block 110 , Lot 64 on the Tax Map of the municipality.	
City of Vineland	
II. COMPLETE THE APPLICABLE SECTION "A" OR "B"	
The following statements are made in support of this claim:	
A. The subject property is a one or two family dwelling upon which claimant has completed:	
New construction:	
Conversion or conversion alteration of a building or structure into a dwelling;	
Improvement of an existing dwelling.	
B. The subject property is a multiple dwelling, commercial or industrial structure:	
Improvement to a multiple dwelling:	
Conversion or conversion alteration of building or structure to a multiple dwelling;	
Improvement to a commercial or industrial building or structure;	
Construction of multiple dwelling under tax agreement; Construction of commercial or industrial structure under tax agreement.	
7 A ! U	
ALL APPLICANTS MUST COMPLETE THIS SECTION A. Date of completion of new construction, conversion, or improvement December.	
D. Total cost of project \$ 0.00 0.00	
C. Brief description of the nature and type of construction, conversion, or improvement.	
C. Differ description of all all all all all all all all all al	
Shopping Center with Il units.	4
	¥:
Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to	
(State "none" if no prior exemptions have been granted on subject premises.)	
Attached hereto is proof of all matters required (Assessor may require copy of ordinance, evidence of governing	
oody's approval of categories of improvements or specific project improvements, and such additional proof as may be	
aminad to potablish aligibility.)	
Attached hereto is a copy of the tax agreement, if applicable, executed between the municipality and claimant.	
There are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.	
I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by	
me are willfully false, I am subject to punishment.	
Date 9/26/19 Signature	
Title (if any) MANAG4 Hogh Ex	
E/1/15 -()//	6.1-
Date 6/11/12 / Approved - / Mich / Sur	UTA
Disapproved • (Assessor)	4
This form is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law and may be	

reproduced for distribution, but no alteration may be made therein without prior approval.

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

Vision Properties Dandelion P 1672 N Delsea Dr	Munici	_{pality} Vineland		County_Cumberland	b
Claim for exemption is Approved Disapproved	V_i	sion Propertie	s Dandelion P	1672 N Delsea	
2. This exemption may be granted on the improvement, conversion alteration, or new construction. (a) Assessed value of buildings or structures immediately prior to the Improvement, conversion alteration, or new construction. (b) Assessed value of property including the improvements, Conversion alteration, or new construction. (c) Assessed value of improvement, conversion alteration, or new construction. [Iline 2(b) — line 2(a)]		1 1 0 1	t64		8362
2. This exemption may be granted on the improvement, conversion alteration, or new construction. (a) Assessed value of buildings or structures immediately prior to the Improvement, conversion alteration, or new construction. (b) Assessed value of property including the improvements, Conversion alteration, or new construction. [line 2(b) — line 2(a)] \$ 846500 (d) Amount of assessed value of improvement, conversion alteration or New construction assessed value of improvement, conversion alteration or New construction or New construction assessed value of improvement, conversion alteration, or new construction or New construction not allowed an exemption. [line 2(c) — line 2(d)] \$ 846500 (e) Taxable portion of assessed value of improvement, conversion alteration, or new construction. Calculation of Abatement Calculation of Abatement 3. Claim for abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, and alteration, or new construction. (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. (b) Total cost of improvement, conversion alteration, or new construction. (c) See application Section III (B) \$ 846500 (c) Abatement as prescribed by ordinance i. First Year 2016 100% X = 846500 \$ 877200 iii. Second Year 80 % X = 846500 \$ 507900 iv. Fourth Year 40 % X = 846500 \$ 507900 iv. Fourth Year 40 % X = 846500 \$ 507900 (d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0 (e) Taxable Value of Property* First Year line 4(a) + line 4(d) – line 4(c) ii. \$ 266800 Fourth Year line 4(a) + line 4(d) – line 4(c) iii. \$ 605400 Fourth Year line 4(a) + line 4(d) – line 4(c) iii. \$ 944000	1.	Claim for exemption is	🛛 Approved	Disapproved	
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3. Claim for abatement					\$846500
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iv. Fourth Year $40 \% X = 846500$ \$ 338600 v. Fifth Year $20 \% X = 846500$ \$ 169300 (d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0 (e) Taxable Value of Property* First Year $\lim_{\to} 4(a) + \lim_{\to} 4(d) - \lim_{\to} 4(c)$ ii. \$ 266800 Second Year $\lim_{\to} 4(a) + \lim_{\to} 4(d) - \lim_{\to} 4(c)$ iii. \$ 436100 Third Year $\lim_{\to} 4(a) + \lim_{\to} 4(d) - \lim_{\to} 4(c)$ iii. \$ 605400 Fourth Year $\lim_{\to} 4(a) + \lim_{\to} 4(d) - \lim_{\to} 4(c)$ iv. \$ 774700 Fifth Year $\lim_{\to} 4(a) + \lim_{\to} 4(d) - \lim_{\to} 4(c)$ v. \$ 944000		ii. Second Year	80 % X = <u>846</u>	5500	\$677200
v. Fifth Year 20 % $X = 846500$ \$ 169300 (d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0 (e) Taxable Value of Property* First Year line 4(a) + line 4(d) – line 4(c) i. \$ 266800 Second Year line 4(a) + line 4(d) – line 4(c) ii. \$ 436100 Third Year line 4(a) + line 4(d) – line 4(c) iii. \$ 605400 Fourth Year line 4(a) + line 4(d) – line 4(c) iv. \$ 774700 Fifth Year line 4(a) + line 4(d) – line 4(c) $x = x = x = x = x = x = x = x = x = x $		iii. Third Year	60 % X = <u>84</u> 6	6500	\$507900
(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ $\frac{0}{1}$ (e) Taxable Value of Property* First Year		iv. Fourth Year	40 % X = <u>846</u>	6500	\$338600
(e) Taxable Value of Property* First Year		v. Fifth Year	20 % X =846	8500	\$169300
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Second Year $ \text{line 4(a)} + \text{line 4(d)} - \text{line 4(c)} \text{line 4(d)} - lin$		(e) Taxable Value of Pr	roperty*		200000
Third Year $ \sin 4(a) + \sin 4(c) = \sin 4(c) =$		First Year	line $4(a)$ + line $4(d)$ – line $4(c)$	i	\$
Fourth Year $ \sin 4(a) + \sin 4(d) - \sin 4(c) $ iv		Second Year	line 4(a) + line 4(d) – line 4(c)	ii	J
Fifth Year line $4(a)$ + line $4(d)$ – line $4(c)$ v		Third Year	line $4(a)$ + line $4(d)$ – line $4(c)$	iii	5
8/11/2015 Dun Rom		Fourth Year	line $4(a)$ + line $4(d)$ – line $4(c)$	iv	\$774700
8/11/2015 / Duan Hon		Fifth Year	line 4(a) + line 4(d) – line 4(c)	v	\$944000
Accessor Supporture		8/11/3 Date	2015	/ Duan J	1000

^{*} If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

2016-2020

Form E/A-1 (Rev. 11/96)

STATE OF NEW JERSEY

APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT, CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE. (Italicized words are defined in law excerpts on reverse side)

Municipa	lity Vineland County Cumberland				
	This application must be filed with the assessor within 30 days following completion of the improvement, conversion or conversion alteration, or construction.				
	/we, Landis Avenue Properties, LLC , residing/having offices at				
	(Name of Applicant)				
1000 N. F	Pearl Street, Bridgeton, NJ 08302 (Address) Muling address				
in the Mo	in the County of Cumberland				
	ake claim for a tax exemption and/or abatement of taxes, pursuant to P.L.1991, Chapter 441, and the authorizing				
municipal	ordinance, for premises located at 1255 West Landis Avenue, Unit 5				
which is f	further described as Block 3503, Lot 5, C0005 on the Tax Map of the municipality.				
	Prop location				
	COMPLETE THE APPLICABLE SECTION "A" OR "B"				
	The following statements are made in support of this claim: A. The subject property is a one or two family dwelling upon which claimant has completed:				
•	New construction;				
	Conversion or conversion alteration of a building or structure into a dwelling;				
	Improvement of an existing dwelling.				
	3. The subject property is a multiple dwelling, commercial or industrial structure: Improvement to a multiple dwelling;				
	Conversion or conversion alteration of building or structure to a multiple dwelling;				
	Improvement to a commercial or industrial building or structure;				
	Construction of multiple dwelling under tax agreement;				
III. A	✓ Construction of commercial or industrial structure under tax agreement. ALL APPLICANTS MUST COMPLETE THIS SECTION 30 5				
	A. Date of completion of new construction, conversion, or improvement 7/31,				
E	3. Total <i>cost</i> of project \$ 1,445,917.00				
C	C. Brief description of the nature and type of construction, conversion, or improvement.				
1_	New construction of commercial structures and improvements (Inspira Urgent Care)				
_					
IV.	Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ 0.00;				
	(State "none" if no prior exemptions have been granted on subject premises.)				
hody's apr	Attached hereto is proof of all matters required (Assessor may require copy of ordinance, evidence of governing				
	proval of categories of improvements or specific project improvements, and such additional proof as may be o establish eligibility.)				
. oquitou t	Attached hereto is a copy of the tax agreement, if applicable, executed between the municipality and claimant.				
	There are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.				
1	certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by				
	Ilfully false, I am subject to punishment.				
Date 8/11/					
	Title (if any) Attorney for Applicant				
_ 6	Title (If any) Attorney for Applicant				
Date 5/	14/2015 Approved				
	☐ Disapproved (Assessor)				
This form	is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law and may be				

reproduced for distribution, but no alteration may be made therein without prior approval.

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

Munici	pality Vineland County Cumber	land
	andis Avenue Properties LLC 1297 W Lai	ndis Ave Unit 5
Name o Block	of Owner 3503 Lot 5/C0005 Address of owner Vineland, N	J 08360
1.	Claim for exemption is	
	Determination of Exemption	
2.	This exemption may be granted on the improvement, conversion alteration, or new construct	ion.
	(a) Assessed value of buildings or structures immediately prior to the	450000
	Improvement, conversion alteration, or new construction	
	Conversion alteration, or new construction	
r	[line 2(b) – line 2(a)]	
	New construction exempted by ordinance. [line 2(c) - line 2(d)] (e) Taxable portion of assessed value of improvement, conversion alteration,	\$1010600
	Or new construction not allowed an exemption. [line $2(c)$ – line $2(d)$. \$0
3.	Claim for abatement	
	Calculation of Abatement	
4.	This abatement may be granted only on the assessed value of the property as it exist improvement, Conversion alteration, or new construction.	ed immediately prior to the
	(a) Assessed value of the property immediately prior to improvement,	
	Conversion alteration, or new construction	. \$152000
	(See application Section III (B)	. \$1010600
	i. First Year 2016 100% X = 1010600	. \$ 1010600
	ii. Second Year 80 % X = 1010600	. \$808500
	iii. Third Year 60 % X = 1010600	. \$606400
	iv. Fourth Year 40 % X = 1010600	. \$404200
	v. Fifth Year 20 % X =	. \$202100
	(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2	(e)] \$0
	(e) Taxable Value of Property*	452000
	First Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ i	. \$152000
	Second Year line $4(a) + line 4(b) - line 4(c)$ ii	. \$354100
	Third Year line $4(a) + line 4(b) - line 4(c)$ iii	\$556200
	Fourth Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ iv	. \$758400
	Fifth Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ v	\$ 960500
	8/12/15	X D
	Date	or's Signature

^{*} If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

2016-2020 856-885-07 STATE OF NEW JERSEY

Form E/A-1 (Rev. 11/96)

APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT, CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE.

(Italicized words are defined in law excerpts on reverse side)
Charal actional
Municipality Vineland County Cumber land County Cumber land Municipality Vineland County Cumber land
This application must be filed with the assessor within 30 days following completion of the improvement,
) laweller or construction
I. I/we, (Name of Applicant)
67 East Oak Road Vineland, NS. OBSEC
in the Country of Cymbesland in the Country of Cymbesland
comment to DT 1001 (hanter 44), and the authorizing
municipal ordinance, for premises located at 67 tast Cak Koad, VIIE KING, 1950
which is further described as Block, Lot
II. COMPLETE THE APPLICABLE SECTION "A" OR "B" The following statements are made in support of this claim: A. The subject property is a one or two family dwelling upon which claimant has completed: New construction; Conversion or conversion alteration of a building or structure into a dwelling; Improvement of an existing dwelling. B. The subject property is a multiple dwelling, commercial or industrial structure:
The following statements are made in support of this claim:
A. The subject property is a one or two family dwelling upon which claimant has completed:
A. The subject property is a one of two family aweiting upon which elements to a welling; New construction; Conversion or conversion alteration of a building or structure into a dwelling; Improvement of an existing dwelling. B. The subject property is a multiple dwelling, commercial or industrial structure: Improvement to a multiple dwelling;
Conversion or conversion alteration of a building or structure into a dwelling;
Improvement of an existing dwelling.
B. The subject property is a multiple dwelling, commercial or industrial structure:
Improvement to a multiple dwelling;
Conversion or conversion differential of building of structure to a mining
Improvement to a commercial or industrial building or structure;
Construction of multiple dwelling under tax agreement; Construction of commercial or industrial structure under tax agreement.
III. ALL APPLICANTS MUST COMPLETE THIS SECTION
III. ALL APPLICANTS MUST COMPLETE THIS SECTION A. Date of completion of new construction, conversion, or improvement 66/12/15, 49.
C. Brief description of the nature and type of construction, conversion, or improvement.
C. Blief description of the analysis of the second
wood Framed addition.
classification - Class 5B.
IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to
• 1000
(State "none" if no prior exemptions have been granted on subject premises.)
(State "none" if no prior exemptions have been granted on subject promotely Attached hereto is proof of all matters required (Assessor may require copy of ordinance, evidence of governing
Attached hereto is proof of all matters required (Assessed may required and such additional proof as may be body's approval of categories of improvements or specific project improvements, and such additional proof as may be
required to establish eligibility.) Attached hereto is a copy of the tax agreement, if applicable, executed between the municipality and claimant.
Attached hereto is a copy of the tax agreement, it apprecious distributions are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.
There are no definquent of unpaid property taxes of parameters.
I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by
me are willfully false, I am subject to punishment.
Cliffy Simpling
Ditto
Title (if any)
Des 9/14/15 MAnnroved
Date X / / / / S Approved (Assessor)
Disapproved (Assessor) Touchier in the Department of the Treasury, as required by law and may be
This form is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law and may be reproduced for distribution, but no alteration may be made therein without prior approval.

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

nicin	pality Vineland County Cumb	perland
Ja	y A m be M ata LLC 67 E Oak	
	of Owner Address of own	
ck		, NJ 08361
	Claim for exemption is	,
	Determination of Exemption	
	This exemption may be granted on the improvement, conversion alteration, or new const	ruction.
	(a) Assessed value of buildings or structures immediately prior to the	477400
	Improvement, conversion alteration, or new construction	
	Conversion alteration, or new construction	
	[line 2(b) – line 2(a)]	
	New construction exempted by ordinance. [line 2(c) - line 2(d)] (e) Taxable portion of assessed value of improvement, conversion alteration,	\$480100
	Or new construction not allowed an exemption. [line $2(c)$ – line $2(d)$.	\$0
	Claim for abatement	
	Calculation of Abatement	
4.	This abatement may be granted only on the assessed value of the property as it improvement, Conversion alteration, or new construction.	existed immediately prior to the
	(a) Assessed value of the property immediately prior to improvement,	477400
	Conversion alteration, or new construction. (b) Total cost of improvement, conversion alteration, or new construction.	\$ <u></u>
	(See application Section III (B)	\$480100
	i. First Year 2016 100% X = 480100	\$480100
	ii. Second Year 80 % X = 480100	\$384100
	iii. Third Year 60 % X = 480100	\$288100
	iv. Fourth Year 40 % X = 480100	\$192000
	v. Fifth Year 20 % X = 480100	\$96000
	(d) Taxable portion of assessed value of the property not allowed an exemption.	[line 2(e)] \$0
	(e) Taxable Value of Property*	477400
	First Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ i	
	Second Year line $4(a)$ + line $4(b)$ – line $4(c)$ ii	
	Third Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ iii	
	Fourth Year line $4(a) + line 4(b) - line 4(c)$ iv	\$765500
	Fifth Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ v	\$ 861500

^{*} If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

Form E/A-1 (Rev. 11/96)

STATE OF NEW JERSEY

APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT, CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE.

(Italicized words are defined in law excerpts on reverse side)

Mu	nicipality VINELAND County CUMBELLAND
con	s application must be filed with the assessor within 30 days following completion of the improvement, conversion or version alteration, or construction.
	60,000 000
I,	I/we, CRIDOR USA INC, residing/having offices at
	(riante or rippireatit)
-	2260 INDUSTRIAL WAY (Address)
	and the second of the second o
	te Municipality of VIUELAND in the County of CUMBERLAND
here	by make claim for a tax exemption and/or abatement of taxes, pursuant to P.L.1991, Chapter 441, and the authorizing
mun	icipal ordinance, for premises located at 2260 INDUSTRIAL WAY VINELAND, NJ
whic	h in fruther described - Dirit
	on the Tax Map of the municipality.
II.	COMPLETE THE APPLICABLE SECTION "A" OR "B"
201	The following statements are made in support of this claim:
	A. The subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a one or two family dwalling and the subject property is a subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property in the subject property is a subject property in the subject property is a subject property in the subject property in t
	A. The subject property is a one or two family dwelling upon which claimant has completed: New construction;
	Conversion or conversion alteration of a building or structure into a divelling; Improvement of an existing divelling.
	B. The subject property is a multiple dwelling, commercial or industrial structure:
	Improvement to a multiple diveiling;
	Conversion or conversion alteration of hailding
	Conversion or conversion alteration of building or structure to a multiple dwelling; Improvement to a commercial or industrial building or structure;
	Construction of multiple dwelling under tax agreement;
	Construction of number diventing under tax agreement;
III.	✓ Construction of commercial or industrial structure under tax agreement. ALL APPLICANTS MUST COMPLETE THIS SECTION
	A Date of completion of now construction
	A. Date of completion of new construction, conversion, or improvement JUNE 16 th , 19 2015 B. Total cost of project \$ 34 million
	C. Brief description of the nature and true of
	C. Brief description of the nature and type of construction, conversion, or improvement.
	New construction of appear. Socooso. Ft. This building extension will permit
	the addition of new automated cerissant line.
IV.	Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to
	\$ UA
	(State "none" if no prior exemptions have been granted on subject premises.)
	Attached hereto is proof of all matters required / Assessment many required to
body's a	approval of categories of improvements or specific project improvements, and such additional proof as may be
require	d to establish eligibility.)
	Attached hereto is a convertible tay agreement if any light.
	Attached hereto is a copy of the tax agreement, if applicable, executed between the municipality and claimant.
	There are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.
******	I certify that the foregoing statements made by
me are	I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by willfully false, I am subject to punishment.
Date	signature tollow box
	7.2 05/15 A
D. G	Title (if any) DR-OF (FIDANCE
Date 1	17/CUIS MApproved 17/CUIS MApproved
	Disapproved (Assessor)
This form	(Assessor) m is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law and may be sed for distribution, but no alteration may be made therein and the control of the Treasury, as required by law and may be
reproduc	ed for distribution, but no alteration may be made therein and the live as required by law and may be

reproduced for distribution, but no alteration may be made therein without prior approval.

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

	. V	in e la n d		County_Cumberland	
Municipali B rid	or l	JSA Inc		2260 Industrial	Way
Name of O	wner	. 10		Address of owner Vineland, NJ 08	3360
Block _	100	04 Lot .	3	Vinetand, No od	3300
1. C	laim for	exemption is	🛛 Approved	Disapproved	
			Determination of	Exemption	
2. T	his exer	nption may be granted of	on the improvement, conversi	on alteration, or new construction.	
	(a)		ings or structures immediately		¢ 6361100
	(b)	Assessed value of prope	erty including the improvement		\$
	(c)	Conversion alteration Assessed value of impro	n, or new construction ovement, conversion alteratio	n, or new construction.	\$
	(d)	[line 2(b) – line 2(a) Amount of assessed val]	on alteration or	\$3321000
		New construction ex		e 2(c) - line 2(d)]	\$3321000
	(0)		n not allowed an exemption.	[line 2(c) – line 2(d)	\$0
3.	Claim fo	r abatement	🛭 Approved	☐ Disapproved.	
			Calculation of	Abatement	
4. i	mprove Convers			value of the property as it existed im	mediately prior to the
	(a)	Assessed value of the p	property immediately prior to	improvement,	
		Conversion alteration			\$6361100
			ction III (B)		\$3321000
		i. First Year 2016		1000	\$3321000
		ii. Second Year	80 % X = <u>332</u>	1000	\$2656800
		iii. Third Year	60 % X = <u>332</u>	21000	\$1992600
		iv. Fourth Year	40 % X = <u>332</u>	1000	\$1328400
		v. Fifth Year	20 % X = 332	1000	\$664200
	(d)	Taxable portion of ass	essed value of the property no	ot allowed an exemption. [line 2(e)]	\$0
	(e)	Taxable Value of Prop			¢ 6361100
		First Year lin	ne $4(a) + line 4(b) - line 4(c)$	i	\$_0301100
		Second Year li	ne $4(a) + line 4(b) - line 4(c)$	ii	\$7025300
		Third Year li	ne $4(a) + line 4(b) - line 4(c)$	iii	\$
		Fourth Year li	ne 4(a) + line 4(b) – line 4(c)	iv	\$8353700
		Fifth Year li	ne 4(a) + line 4(b) – line 4(c)	v	\$ 9017900
		8/14/-	215	130	1/200
		Date		Assessor's	Signature

^{*} If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.