

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:

102 Church Street Assoc., LLC
547 E. Landis Avenue
Block 4001, Lot 18

East Avenue Properties, LLC
1851 S. East Avenue
Block 6202, Lot 63

Delsea Investments, LLC
820 N. Delsea Drive
Block 2104, Lot 85

122 S. Delsea Drive, LLC
122 S. Delsea Drive
Block 3503, Lot 16

LKKA LLC
1164 East Landis Avenue
Block 3108, Lot 14

Groundbreakers Realty Company, LLC
2466 E. Chestnut Avenue, Bldg. 4
Block 4405, Lot 3203 Qual. C2A

Galetto Realty Company L.P.
1206 W. Sherman Ave., Bldg #4 Unit D-1
Block 6101, Lot 31 C4D

Levari Brothers Realty Co., LLC
396 N. Mill Road
Block 2604, Lot 14

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

102 Church Street Assoc., LLC
547 E. Landis Avenue
Block 4001, Lot 18

East Avenue Properties, LLC
1851 S. East Avenue
Block 6202, Lot 63

Delsea Investments, LLC
820 N. Delsea Drive
Block 2104, Lot 85

122 S. Delsea Drive, LLC
122 S. Delsea Drive
Block 3503, Lot 16

LKKA LLC
1164 East Landis Avenue
Block 3108, Lot 14

Groundbreakers Realty Company, LLC
2466 E. Chestnut Avenue, Bldg. 4
Block 4405, Lot 3203 Qual. C2A

Galetto Realty Company L.P.
1206 W. Sherman Ave., Bldg #4 Unit D-1
Block 6101, Lot 31 C4D

Levari Brothers Realty Co., LLC
396 N. Mill Road
Block 2604, Lot 14

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. Assessments on Unimproved Land: 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. PILOT Payments: 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. Duration of Exemption: 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. New Construction: 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:

1) 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. Allocation of Payments in Lieu of Tax: 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. Termination of the Agreement: 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. Ratification of the Agreement: 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

Mayor

ATTEST:

City Clerk

Pelat 2016 - 2020

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SEP 21 2015
CITY OF VINELAND
BUSINESS ADMIN

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)

Municipality 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.

I. I/we, Salvador Garcia, 102 Church Street Assoc LLC, residing/having offices at 529 E Plum Street
(Name of Applicant) (Address)

in the Municipality of Vineland in the County of Cumberland

hereby make 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 547 E Landis Avenue which is further described as Block 4001, Lot 18 on the Tax Map of the municipality.

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.

III. ALL APPLICANTS MUST COMPLETE THIS SECTION

- A. Date of completion of new construction, conversion, or improvement _____, 19 ____.
- B. Total cost of project \$ 300,000.
- C. Brief description of the nature and type of construction, conversion, or improvement.

Four commercial businesses on first floor
Three residential apartments on second floor

IV. 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 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. 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 12/2/14

Signature Salvador Garcia

Title (if any) Owner

Date 9/15/15 Approved Disapproved

Bruce D. [Signature]
(Assessor)

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STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
102 Church Street Associator
Name of Owner
Block 4001 Lot 18

County Cumberland
547 E Landis Ave
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, property including improvements, improvement value, and taxable portion.

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, abatement percentages for years 1-5, and taxable value of property.

9/15/2015
Date

[Signature]
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.

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SEP 21 2015
CITY OF VINELAND
BUSINESS ADMIN

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)

203, 840

Municipality City of 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.

I, we, East Avenue Properties, LLC, residing/having offices at
(Name of Applicant)
~~1851 S. East Ave. Vineland, NJ 08360~~ 1221 Piney Hollow Rd
(Address) Newfield NJ

in the Municipality of Vineland in the County of Cumberland

hereby make 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 1851 S. East Ave., Vineland, NJ 08360 which is further described as Block 6202, Lot 63 on the Tax Map of the municipality.

- 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.

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JUL 22 2015
ASSESSORS OFFICE

- III. ALL APPLICANTS MUST COMPLETE THIS SECTION
- A. Date of completion of new construction, conversion, or improvement July 1, 2015.
 - B. Total cost of project \$ 205,467.75
 - C. Brief description of the nature and type of construction, conversion, or improvement.
New self Storage buildings (#5 and #6)

IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ 37,500.00;
(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 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.
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 6/29/15 Signature [Signature]

Date 9/15/2015 Approved
 Disapproved
Title (if any) Vineland Tax Assessor
[Signature]
(Assessor)

Q

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
Name of Owner East Avenue Properties LLC
Block 6202 Lot 63

County Cumberland
Address of owner 1851 S East Ave
Vineland, NJ 08362

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

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. \$ 318500
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 522300
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 203800
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 203800
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 318500
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 203800
(c) Abatement as prescribed by ordinance
i. First Year 2016 100% X = 203800 \$ 203800
ii. Second Year 80 % X = 203800 \$ 163000
iii. Third Year 60 % X = 203800 \$ 122300
iv. Fourth Year 40 % X = 203800 \$ 81500
v. Fifth Year 20 % X = 203800 \$ 40800
(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(b) - line 4(c) i. \$ 318500
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 359300
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 400000
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 440800
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 481500

9/15/2015
Date

[Signature]
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.

09,700

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CITY OF VINELAND
BUSINESS ADMIN.

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)

Municipality City of 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.

I. I/we, Delsea Investments LLC, residing/having offices at
(Name of Applicant)
820 N. Delsea Dr., Vineland, NJ 08360
(Address)

in the Municipality of Vineland in the County of Cumberland

herby make 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 820 N. Delsea Dr., Vineland, NJ 08360

which is further described as Block 2104, Lot 85 on the Tax Map of the municipality.

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

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JUN 23 2015
ASSESSORS OFFICE

III. ALL APPLICANTS MUST COMPLETE THIS SECTION

- A. Date of completion of new construction, conversion, or improvement July 1, 2015
- B. Total cost of project \$ 90 457.50
- C. Brief description of the nature and type of construction, conversion, or improvement

IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ 183,800.00;

(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 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. 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 6/23/15

Signature [Signature]

Title (if any) Mgr. Delsea Investments, LLC

Date 9/15/2015 Approved

Disapproved

[Signature]
(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.

2

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
Name of Owner Delsea Investments LLC
Block 2104 Lot 85

County Cumberland
Address of owner 820 N Delsea Dr
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, property including improvements, and taxable portion of assessed value.

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, abatement as prescribed by ordinance (First Year to Fifth Year), and taxable value of property.

9/15/2015
Date

[Signature]
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.

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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)

Municipality 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.

I. I/we, Diane Rene / 122 S Delsea LLC, residing/having offices at (Name of Applicant) 2073 W. Landis Avenue, Vineland NJ 08360 (Address)

in the Municipality of Vineland in the County of Cumberland hereby make 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 122 S. Delsea Drive which is further described as Block 3505 3503, Lot 16 on the Tax Map of the municipality.

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:

N/A 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:

N/A 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.

III. ALL APPLICANTS MUST COMPLETE THIS SECTION

A. Date of completion of new construction, conversion, or improvement 6/10/15, 19. B. Total cost of project \$ 369,000.00. C. Brief description of the nature and type of construction, conversion, or improvement. Remodel of interior and exterior of building.

IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ NONE;

(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 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.

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 6/10/2015

Signature Diane Rene

Date 9/15/2015 [X] Approved

Title (if any) [Signature] (Assessor)

[] Disapproved

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.

[Handwritten mark]

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
122 S Delsea LLC
Name of Owner
Block 3503 Lot 16

County Cumberland
122 S Delsea Dr
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

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. \$ 855400
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 980000
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 124600
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 124600
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

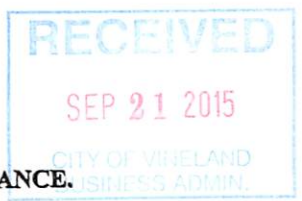
- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 855400
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 124600
(c) Abatement as prescribed by ordinance
i. First Year 2016 100% X = 124600 \$ 124600
ii. Second Year 80 % X = 124600 \$ 99700
iii. Third Year 60 % X = 124600 \$ 74800
iv. Fourth Year 40 % X = 124600 \$ 49800
v. Fifth Year 20 % X = 124600 \$ 24900
(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(b) - line 4(c) i. \$ 855400
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 880300
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 905200
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 930200
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 955100

9/15/2015
Date

BOG
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.

Pilot 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)

Municipality 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.

I/we, LIKA LLC (LA MALE), residing/having offices at 1164 EAST LANOIS AVE

in the Municipality of VINELAND in the County of CUMBERLAND

hereby make 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 1164 EAST LANOIS AVE

which is further described as Block 3108 Lot 14 on the Tax Map of the municipality.

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.

III. ALL APPLICANTS MUST COMPLETE THIS SECTION

A. Date of completion of new construction, conversion, or improvement 8/26 2015

B. Total cost of project \$ 79,762

C. Brief description of the nature and type of construction, conversion, or improvement.

600 sqft Addition - New Roof - Siding - Driveway Parking Lot

IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ None

(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 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. 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 8/25/15

Signature: [Signature]

Title (if any) LAURA LEOWELL CEO

Date 9/15/15

[X] Approved [] Disapproved

[Signature] (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.

856-794-3000 LAMBLE@COMCAST.NET



WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

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

ASSESSOR'S USE ONLY

Municipality Vineland
Name of Owner LKKA LLC
Block 3108 Lot 14

County Cumberland
Address of owner 1164 E Landis Ave
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

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. \$ 275000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 353000
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 78000
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 78000
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 275000
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 78000
(c) Abatement as prescribed by ordinance
i. First Year 2016 100% X = 78000 \$ 78000
ii. Second Year 80 % X = 78000 \$ 62400
iii. Third Year 60 % X = 78000 \$ 46800
iv. Fourth Year 40 % X = 78000 \$ 31200
v. Fifth Year 20 % X = 78000 \$ 15600
(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(b) - line 4(c) i. \$ 275000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 290600
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 306200
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 321800
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 337400

9/15/15 Date

[Signature] 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.

2016 - 2020

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SEP 24 2015
CITY OF VINELAND
BUSINESS ADMINISTRATION
ASSESSOR'S OFFICE

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)

Municipality CITY OF 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.

I, I/we, GROUNDBREAKERS REALTY COMPANY, L.L.C., residing/having offices at
(Name of Applicant)
1138 E. Chestnut Avenue, Suite 4, Vineland, NJ 08360
(Address)

in the Municipality of Vineland in the County of Cumberland

hereby make 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 2466 E. Chestnut Avenue Block 4405, Lot 3203, Qual. C2A on the Tax Map of the municipality.

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.*

III. ALL APPLICANTS MUST COMPLETE THIS SECTION

- A. Date of completion of new construction, conversion, or improvement expected April 1, 2015.
- B. Total cost of project \$ 250,000.00 (anticipated).
- C. Brief description of the nature and type of construction, conversion, or improvement.
Interior of 3,000 sq. ft. for medical office. Interior of condo unit has never been occupied. The unit has been shell only.

IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ None as to Unit 2B;
(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 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. 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 9/10/15

Signature [Signature]

Title (if any) LAWRENCE MERIGHI, Managing Member

Date 9/22/15 Approved

Disapproved

[Signature]
(Assessor)

6

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

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

ASSESSOR'S USE ONLY

Municipality Vineland

County Cumberland

Name of Owner Groundbreakers Realty Co. LLC

Address of owner 2466 E Chestnut Ave Unit C2A

Name of Owner

Address of owner

Block 4405

Lot 3203/C2A

Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, property including improvements, and taxable portion of assessed value.

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, abatement as prescribed by ordinance (100%, 80%, 60%, 40%, 20%), and taxable value of property over 5 years.

9/22/15 Date

[Signature] 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.

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SEP 24 2015
CITY OF VINELAND
BUSINESS ADMIN.

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JUN 29 2015

ASSESSORS OFFICE

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)

Municipality City of 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.

I, Uwe, Galetto Realty Company L.P., residing/having offices at
(Name of Applicant)
317 W. Elmer Rd mailing address
(Address)

in the Municipality of Vineland in the County of Cumberland

hereby make 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 1206 W. Sherman Ave., Building #4 unit D-1 which is further described as Block 6101, Lot 31 C4D on the Tax Map of the municipality.

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.*

III. ALL APPLICANTS MUST COMPLETE THIS SECTION

- A. Date of completion of new construction, conversion, or improvement June 1, ~~2015~~ 2015
- B. Total cost of project \$ 350,000
- C. Brief description of the nature and type of construction, conversion, or improvement.
Fit out of 3500 s.f. of space for use as a pediatric dental office

IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ none;

(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 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.

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 6/26/2015

Signature J Mark D'Onofrio

Title (if any) Partner

Date 9/22/15 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.

6

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
Galetto Realty Co LP
Name of Owner
Block 6101 Lot 31/C4D

County Cumberland
1206 W Sherman Ave C4D
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, property including improvements, improvement value, and taxable portion.

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, abatement by ordinance (100%, 80%, 60%, 40%, 20%), and taxable value of property over 5 years.

9/22/15
Date

[Handwritten Signature]
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.

Pilot 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)

Municipality 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. MICHAEL LEVARI of

I, I/we, LEVARI BROTHERS REALTY Co, LLC residing/having offices at
(Name of Applicant)

396 N. Mill Road
(Address)

in the Municipality of VINELAND in the County of CUMBERLAND

hereby make 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 396 N. Mill Road which is further described as Block 2604, Lot 14 on the Tax Map of the municipality.

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.

III. ALL APPLICANTS MUST COMPLETE THIS SECTION

A. Date of completion of new construction, conversion, or improvement July 1, 2014

B. Total cost of project \$ 5,656,559

C. Brief description of the nature and type of construction, conversion, or improvement.

REFRIGERATED WAREHOUSE USED FOR PUBLIC STORAGE -
COMMERCIAL

IV. Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to \$ 2008 Building
2010 Blast

(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 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. 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 9/4/2014

Signature [Signature]

Title (if any) [Signature]

Date 9/25/2015 Approved

Disapproved

[Signature]
(Assessor)

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STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991,c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland

County Cumberland

Levari Brothers Realty Co LLC

396 N Mill Rd

Name of Owner

Address of owner

Block 2604 Lot 14

Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

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. \$ 5275900
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 8775900
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 3500000
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 3500000
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

Handwritten notes: 9/25/15, AA 2014 3 months, AA 2015 12 months

3. Claim for abatement [X] Approved [] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 5275900
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 3500000
(c) Abatement as prescribed by ordinance
i. First Year 2016 100% X = 3500000 \$ 3500000
ii. Second Year 80 % X = 3500000 \$ 2800000
iii. Third Year 60 % X = 3500000 \$ 2100000
iv. Fourth Year 40 % X = 3500000 \$ 1400000
v. Fifth Year 20 % X = 3500000 \$ 700000

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0

(e) Taxable Value of Property*

Table with 5 rows for years 1-5, columns for calculation (line 4(a) + line 4(b) - line 4(c)) and amount. Values range from \$5275900 to \$8075900.

9/25/2015 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.