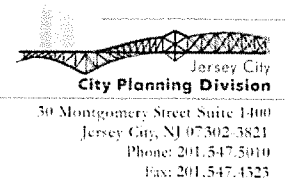




# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



## THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

### 1. SUBJECT PROPERTY

Address: 30 & 32 McAdoo Avenue  
Ward: F

Block &amp; Lots: Block 27002, Lots 14 &amp; 15

### 2. BOARD DESIGNATION



Planning Board



Zoning Board of Adjustment

### 3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

### 4. PROPOSED DEVELOPMENT

Name &amp; Nature of Use (describe project)

LG Capital

Residential Building

New construction of a 5 story, twenty-four (24) residential unit building.

### 5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

No variances are required.

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Final site plan approval.

### 6. APPLICANT

LG Beta I, LLC

Applicant's Name

646-388-0199

Phone

Fax

calvingai@lgcpartners.com

e-Mail address

2 Wesmont Drive

Street Address

Wood-Ridge NJ

City

State

07075

Zip

**7.  
OWNER**

**LG Beta I, LLC**

Owner's Name

**646-388-0199**

Phone

Fax

**2 Wesmont Drive**

Street Address

**Wood-Ridge NJ**

**07075**

City

State

Zip

**8.  
APPLICANT'S  
ATTORNEY**

**Stephen S. Rose, Esq.**

Attorney's Name

**Rose & Zucker, LLC**

Firm's Name

**201-436-6161**

**201-436-3355**

Phone

Fax

**613 Broadway - PO Box 95**

Street Address

**Bayonne NJ**

**07002**

City

State

Zip

**srose@rosezuckerlaw.com**

e-mail address

**9.  
PLAN  
PREPARERS**

Engineer's Name & License Number

Firm's Name

Phone

Fax

**Juan J. Rodriquez 24GS0432300**

Surveyor's Name & License Number

**Amertech Engineering, Inc.**

Firm's Name

**732-249-2215**

**732-249-0859**

Phone

Fax

Street Address

City

State

Zip

e-mail address

**757 Ridgewood Avenue**

Street Address

**North Brunswick NJ**

**08902**

City

State

Zip

**amertechengineering.com**

e-mail address

**Thomas J. Mesuk 33LI00640800**

Planner's Name & License Number

**Thomas J. Mesuk Architect, LLC**

Firm's Name

**201-438-0595**

**201-438-1560**

Phone

Fax

**197 Valley Blvd.**

Street Address

**Wood-Ridge NJ**

**07075**

City

State

Zip

**tom@tjmarchitect.com**

e-mail address

**Thomas J. Mesuk 14447**

Architect's Name & License Number

**Thomas J. Mesuk Architect, LLC**

Firm's Name

**201-438-0595**

**201-438-1560**

Phone

Fax

**197 Valley Blvd.**

Street Address

**Wood-Ridge NJ**

**07075**

City

State

Zip

**tom@tjmarchitect.com**

e-mail address

# 10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

4,400.00 sf 44' x 100' (dimensions)

Zone District(s):

Zone 1

Present use: Vacant Lot

Redevelopment Area:

Historic District:

Jackson Hill Redevelopment Area

Check all that apply for present conditions:

- ☒ Conforming Use  
☒ Conforming Structure  
☒ Vacant Lot

- ☐ Non-Conforming Use  
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☒ Application for a new building on undeveloped tract

☐ Application for new use of existing building

☐ Application for use of a portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no
Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: \_\_\_\_\_ ☒ no

Number of New Buildings: 1

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	0	0	5	53'-3"
Addition/Extension			0	0
Rooftop Appurtenances		0		3'-6"
Accessory Structures	0	0	0	0

Square Footage of applicable building(s) for this project by use:

Residential	12,912.0	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	2,866.5	sf
Other	4,068.3	sf
TOTAL:	19,846.8	sf

Number of dwelling units (if applicable):

Studio	8	units
1 bedroom	16	units
2 bedroom	0	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	24	units

Number of lots before subdivision:

N/A

Number of lots after subdivision:

N/A

% of lot to be covered by buildings:

8.8 %

% of lot to be covered by buildings &amp; pavement:

100 %

Gross floor area (GFA):

19,846.8 sf

Floor Area Ratio (FAR):

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 9 / Dimensions: \_\_\_\_\_  
 Number of loading spaces & dimensions: number: 0 / Dimensions: \_\_\_\_\_

Number of Signs: 2  
 Height of monument and/or pylon signs: 0

# 12. INFRA- STRUCTURE

<b><u>WATER</u></b>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b><u>SEWER</u></b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b><u>MISC</u></b>		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

+/- 68 CU Yards

**13.  
TYPE OF  
DEVELOPMENT**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
New structure containing residential units	24	0	0
Conversion from a non-residential structure to a structure containing residential units	N/A		
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A		

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
Number of affordable housing units created*	0	0	0	0	24

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

<b>Use Group Description</b> (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</b> Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	336.8	0
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	733.7	0
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	0	0
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
<b>A1:</b> Assembly uses including concert halls and TV studios.	0	0
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	0	0
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
<b>E:</b> Schools K – 12	0	0
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
<b>R1:</b> Hotels, motels and dormitories	0	0
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

**14.**  
**APPROVAL**  
**HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☒ Check here if none  
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.**  
**FEES**  
(see attached fee  
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
<b>TOTAL DUE</b>	\$
Amount Paid	\$
<b>BALANCE DUE</b>	\$

**16.**  
**ATTACHMENTS**

**Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)**

**17.**  
**CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

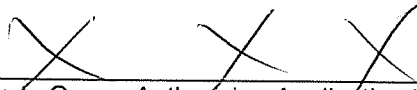
Sworn to and subscribed before me this date

April 16, 2021



Signature of Applicant

ROSANGEL REYES  
Notary Public - State of New Jersey  
My Commission Expires Jul 6, 2022



Property Owner Authorizing Application if  
other than Applicant



Notary Public

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, LG Beta I, LLC of full age, being duly sworn  
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

2 Westmont Dr., Wood Ridge, NJ 07075

(owner's address)

in the Town/City of Jersey City in the County  
of Hudson and State of NJ is the owner  
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City  
aforesaid, and known and designated as:

30-32 McAdoo Avenue

(property address)

Block: 27002

Lot(s): 14 & 15

Block:

Lot(s):

Block:

Lot(s):

Block:

Lots(s):

and that he/she authorizes LG Beta I, LLC to  
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said  
application are true.

LG Beta I, LLC

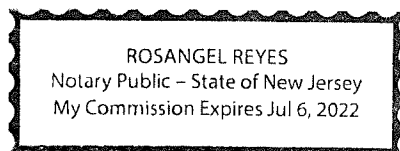
By: [Signature]  
(signature of owner)

Wenhao Gai, Managing Member

Sworn to before me this

16 day of April 2021

Notary Public



### 10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

Subject Property Address: 30-32 McAdoo Avenue Block(s): 27002  
Lot(s): 14 & 15

Applicant: LG Beta I, LLC Owner: LG Beta I, LLC

Applicant's Address: 2 Wesmont Dr. Owner's Address: 2 Wesmont Dr.  
Wood Ridge, NJ 07075 Wood Ridge, NJ 07075

Entity/Individual	Address	Ownership Interest (%)
Wenhao Gai	2 Wesmont Dr. Wood Ridge, NJ 07075	Fifty(50%) Percent
Yun Lei	2 Wesmont Dr. Wood Ridge, NJ 07075	Fifty(50%) Percent

Please attach additional sheet(s) if necessary.



## AFFIDAVIT OF PERFORMANCE

I, LG Beta I, LLC

(Property Owner/~~Architect/Engineer~~)

hereby certify that the Site Plan submitted to the Planning Board/~~Zoning Board~~ of  
Adjustment [cross out inapplicable Board] for property at

# 30-32 McAdoo Avenue;

Block(s) 27002, Lot(s) 14 & 15

is a full and complete representation of the Site Plan and that it shall be completed as  
submitted.

LG Beta I, LLC

BY: 

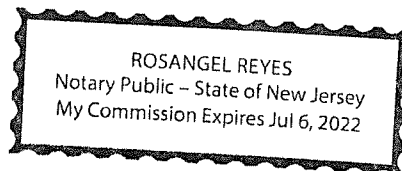
(Property Owner/Architect/Engineer)


~~Wengai Gai~~, Managing Member

Sworn before me this

16 day of April, 2021

Notary Public



<b>Hudson County Recording Data Page</b> <b>Honorable Diane Coleman</b> <b>Hudson County Register</b> 	<b>Official Use Only - Barcode</b>  20201123010081570 11/23/2020 09:38:02 am Consideration: \$500000.00 Exempt Code: Regular County:\$500.00 State:\$1250.00 NJAHTF:\$525.00 PHPF:\$250.00 EAA:\$750.00 General:\$900.00 Buyer's Fee: \$0.00 Total RTF: \$4175.00
<b>Record &amp; Return To:</b> NUCO Title Insurance Agency, Inc 429 Page Ave Lyndhurst, NJ 07071	<b>Official Use Only - Reality Transfer Fee</b>

<b>Date of Document:</b> <b>09/30/2020</b>	<b>Type of Document:</b> <b>DEED</b>
<b>First Party Name:</b> VICTOR R SESTA	<b>Second Party Name:</b> LG BETA I LLC
<b>Additional Parties:</b>	

<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>	
<b>Block: 27002</b>	<b>Lot: 14, 15</b>
<b>Municipality: Jersey City</b>	
<b>Consideration: \$500000.00</b>	
<b>Mailing Address of Grantee:</b> <b>2 WESMONT DRIVE, WOOD-RIDGE, NJ 07075</b>	

<b>HUDSON COUNTY RECORDING DATA PAGE</b>  DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE PERMANENT RECORD.
--

# Deed

This Deed is made on 9/30/2020.

BETWEEN Victor R. Sesta

Married

whose post office address is 27 Nancy Terrace  
Hackettstown, NJ 07840

referred to as the Grantor,  
AND LG Beta I LLC

whose post office address is 2 Wesmont Drive  
Wood-Ridge, NJ 07075

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. This transfer is made for the sum of \$500,000.00  
Five Hundred Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Jersey City  
Block No. 27002, Lot No. 14, 15, Qualifier No. \_\_\_\_\_ and Account No. \_\_\_\_\_

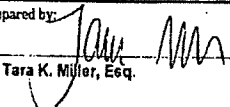
☐ No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

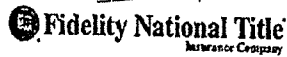
3. Property. The Property consists of the land and all the buildings and structures on the land in the City \_\_\_\_\_  
of Jersey City, County of Hudson and State of New Jersey.

The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Victor R. Sesta by Deed from City of Jersey City, dated August 14, 1984, recorded September 17, 1984 in the Hudson County Clerk/Register's Office in Deed Book 3427, Page 174.

Prepared by:  Tara K. Miller, Esq.	(For Recorder's Use Only)
---	---------------------------



**SCHEDULE C  
LEGAL DESCRIPTION**

Issuing Office File No. NU20-589

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

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 14 & 15 in Tax Block 27002 on the Official Tax Map of the Jersey City, Hudson County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 30 & 32 Mc Adoo Avenue, Jersey City, NJ 07305.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA Commitment for Title Insurance (8-1-16)

NJRB 3-09 (Last Revised 9/01/19)

The street address of the Property is:  
30-32 McAdoo Avenue, Jersey City, NJ 07305

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 or Attested by:

Jam Min Victor R. Sesta (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF NEW JERSEY, COUNTY OF HUDSON SS:

I CERTIFY that on 9/30/2020

Victor R. Sesta

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

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 500,000.00 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.)

RECORD AND RETURN TO:  
Rose & Zucker LLC  
Stephen Rose  
613 Broadway  
Bayonne, NJ 07002

Jam Min TARA K. MILLER  
Attorney at Law  
State of New Jersey  
Print name and title below signature

FILED  
20201123010081570  
11/23/2020 09:38 AM  
DEED  
NUMBER OF PAGES : 5  
LHIGHSMITH

GIT/REP-3  
(8-19)

State of New Jersey  
Seller's Residency Certification/Exemption

(Print or Type)

**Seller's Information**

Name(s)

Victor R. Sesta

Current Street Address

27 Nancy Terrace

City, Town, Post Office

Hackettstown

State  
NJ

ZIP Code  
07840

**Property Information**

Block(s)

27002

Lots(s)

14, 15

Qualifier

Street Address

30-32 McAdoo Avenue

City, Town, Post Office

Jersey City

State  
NJ

ZIP Code  
07305

Seller's Percentage of Ownership

100 %

Total Consideration

\$500,000.00

Owner's Share of Consideration

\$500,000.00

Closing Date

10-20-2020

**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.  
☐ Seller did not receive non-like kind property.
8. ☐ 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.
9. ☐ 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.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ 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.
12. ☐ 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.
13. ☐ The property transferred is a cemetery plot.
14. ☐ 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**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.

9/30/2020  
Date

Victor R. Sesta  
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact