

**AFFIDAVIT OF OWNERSHIP**

STATE OF NJ)

)ss.

COUNTY OF Ocean)

I, Peretz Lubin, Sole Member of 278 Realty, LLC being of full age, being duly sworn according to the law on his oath deposes and says, that I have the authority to act on behalf of 278 Realty, LLC and that 278 Realty, LLC maintains an office located at 1529 Newport Drive, Township of Lakewood, County of Ocean, State of New Jersey and that 278 Realty, LLC 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:

**278 Pacific Avenue  
Block 20201, Lot 22  
Jersey City, New Jersey**

and on behalf of the owner, authorizes:

**278 Realty, LLC**

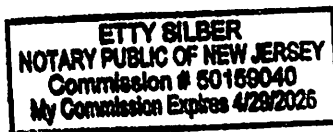
to make the annexed application on its behalf and that the statements of fact contained in said application are true to the best of its knowledge and belief.

**278 Realty, LLC**

  
\_\_\_\_\_  
Peretz Lubin, Sole Member

Sworn to before me this 4  
day of December, 2021

  
\_\_\_\_\_  
Notary Public



**AFFIDAVIT OF PERFORMANCE**

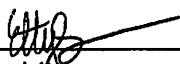
STATE OF NJ )  
 )ss.  
COUNTY OF Ocean )

I, Peretz Lubin, Authorized Signatory of 278 Realty, LLC hereby certifies that the Plans submitted to the Jersey City Planning Board for the property located 278 Pacific Avenue, Jersey City, New Jersey, and known as 20201, Lot 22 on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.

**278 Realty, LLC**

  
\_\_\_\_\_  
Peretz Lubin, Sole Member

Sworn to before me this 4  
day of December, 2021

  
\_\_\_\_\_  
Notary Public



**DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1  
278 Realty, LLC**

APPLICANT/OWNER:

278 Realty, LLC  
1529 Newport Drive  
Lakewood, NJ 08701

SUBJECT PROPERTY:

278 Pacific Avenue  
Block 20201, Lot 22  
Jersey City, NJ 07304

<b>241 MKL DRIVE LLC</b>		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Peretz Lubin	1529 Newport Drive Lakewood, NJ 08701	100%