

**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW JERSEY       )  
  )ss.  
COUNTY OF Hudson       )

I, Yoel KATZ o/b/o 173 Armstrong JC, LLC and 175 Armstrong JC, LLC, being of full age, being duly sworn according to the law on his oath deposes and says, I am an authorized agent/signatory of 173 Armstrong JC, LLC and 175 Armstrong JC, LLC, and I have the authority to act on behalf of 173 Armstrong JC, LLC and 175 Armstrong JC, LLC, and that 173 Armstrong JC, LLC and 175 Armstrong JC, LLC maintains an office located at 110 Chestnut Ridge Rd, 248, Montvale, New Jersey 07645, and that 173 Armstrong JC, LLC and 175 Armstrong JC, 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:


**173-175 Armstrong Avenue  
Block 25601, Lots 9 and 10  
Jersey City, New Jersey**

and on behalf of the owner, authorizes:

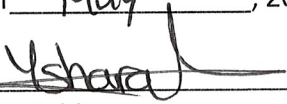
**JBT Developers LLC**

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

**173 Armstrong JC LLC and 175 Armstrong JC LLC**

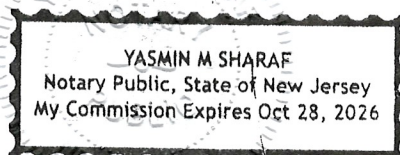
  
Authorized Signatory

Sworn to before me this 4<sup>th</sup>  
day of May, 2022

  
Notary Public

20450/137385

6440707-1




# AFFIDAVIT OF PERFORMANCE

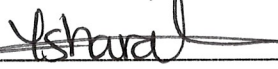
STATE OF NEW JERSEY       )  
  )ss.  
COUNTY OF Hudson

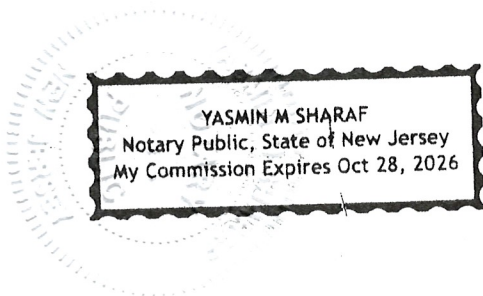
I, Joel Gross o/b/o JBT Developers LLC, being of full age, being duly sworn according to the law on his oath deposes and says, I am an authorized agent/signatory of JBT Developers LLC, and I have the authority to act on behalf of JBT Developers LLC. I certify that the site plans submitted to the Jersey City Zoning Board of Adjustment for the property located at 173-175 Armstrong Avenue, Jersey City, New Jersey, and known as Block 25601, Lot(s) 9 and 10 on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.

**JBT Developers LLC**

  
Authorized Signatory

Sworn to before me this 4<sup>th</sup>  
day of May, 2022

  
Notary Public



**OWNERSHIP DISCLOSURE STATEMENT OF**

**JBT DEVELOPERS LLC**

**PURSUANT TO N.J.S.A. 40:55D-48.1**

APPLICANT/OWNER:

JBT Developers LLC  
235 Bayview Avenue  
Jersey City, New Jersey 07305

SUBJECT PROPERTY:

173-175 Armstrong Avenue  
Block 25601, Lot(s) 9 and 10  
Jersey City, New Jersey

OWNER/APPLICANT

JBT Developers LLC  
235 Bayview Avenue  
Jersey City, New Jersey

OWNER ADDRESS

110 Chestnut Ridge Rd.  
Suite #248  
Montvale, NJ 07645

PERCENTAGE  
INTEREST

95%