

**AFFIDAVIT OF OWNERSHIP**

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

I, VICTOR Ghatas, o/b/o STAR HOME BUILDERS, LLC, being of full age, being duly sworn according to the law on my oath deposes and says, I am a managing member/authorized signatory of STAR HOME BUILDERS, LLC, and as the duly managing member/authorized signatory of STAR HOME BUILDERS, LLC, has the authority to act on behalf of STAR HOME BUILDERS, LLC, and the principal place of business of STAR HOME BUILDERS, LLC, is located at 181 Lincoln Street, City of Jersey City, County of Hudson and State of Jersey City, and that STAR HOME BUILDERS, LLC, is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated:

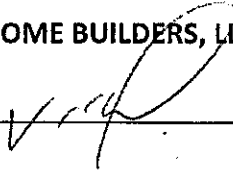
**3716 - 3718 J.F. Kennedy Boulevard  
Block 501, Lot 1  
Jersey City, New Jersey**

and that, on behalf of the owner, authorizes:

**STAR HOME BUILDERS, LLC**

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

**STAR HOME BUILDERS, LLC**

By: 

Sworn to before me this 9/06/2021  
day of August, 2021

  
Notary Public

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6036506-1

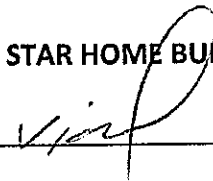
**MILAGROS DIAZ  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2161202  
My Commission Expires 06/23/2025**

**AFFIDAVIT OF PERFORMANCE**

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

I, Victor Gharas<sup>ASG</sup>, o/b/o STAR HOME BUILDERS, LLC, hereby certify that the Plans submitted to the Jersey City Zoning Board of Adjustment for the property located at 3716-3718 J.F. Kennedy Boulevard, Jersey City, New Jersey, and known as Block 501, Lot 1, on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.

**STAR HOME BUILDERS, LLC**

By: 

Sworn to before me this 06  
day of August, 2021

  
Notary Public

MILAGROS DIAZ  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2161202  
My Commission Expires 06/23/2025

**OWNERSHIP DISCLOSURE STATEMENT OF**

**STAR HOME BUILDERS, LLC**

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

**Subject Property:** 3716 - 3718 J.F. Kennedy Boulevard  
Block 501, Lot 1  
Jersey City, New Jersey

**Applicant**

Star Home Builders, LLC  
181 Lincoln Street  
Jersey City, N.J. 07307

**Member(s) Name  
and Address**

**Percentage Interest (10% or more)**

VICTOR GHATAS  
181 LINCOLN ST  
JERSEY CITY - NJ  
07307

100%