

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)

)ss.

COUNTY OF HUDSON)

I, Joseph Panepinto, Authorized Signatory of Morgan Point Development Co., 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 the Morgan Point Development Co., LLC and that Morgan Point Development Co., LLC maintains an office located at 159 Morgan Street, City of New Jersey, County of Hudson, State of New Jersey, and that Morgan Point Development Co., 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:

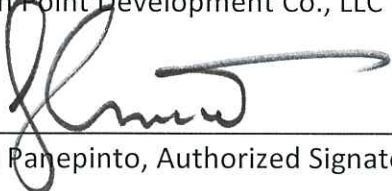
**159 Morgan Street
Block 13002, Lot 1.01
Jersey City, New Jersey**

and on behalf of the owner, authorizes:

Morgan Point Development Co., LLC

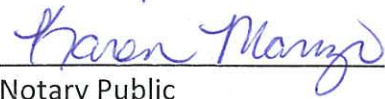
to make the annexed application on its behalf and that the statements of fact contained in said application are true to the best of its knowledge and belief.

Morgan Point Development Co., LLC

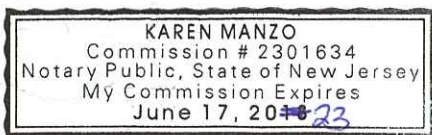


Joseph Panepinto, Authorized Signatory

Sworn to before me this 1st
day of September, 2021



Notary Public



AFFIDAVIT OF PERFORMANCE

STATE OF NEW JERSEY)

)ss.

COUNTY OF Hudson)

I, Joseph Panepinto, Authorized Signatory of Morgan Point Development Co., LLC, being of full age, being duly sworn according to the law on his oath deposes and says that the Plans submitted to the Jersey City Planning Board for the property located at 159 Morgan Street, Jersey City, New Jersey, a/k/a and known as Block 13002, Lot 1.01, on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.

Morgan Point Development Co., LLC

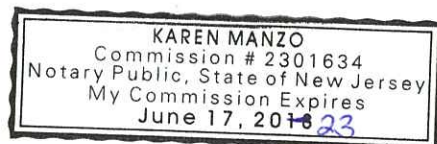


Joseph Panepinto, Authorized Signatory

Sworn to before me this 1st
day of September, 2021



Notary Public



DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1
MORGAN POINT DEVELOPMENT CO., LLC

APPLICANT/OWNER:

Morgan Point Development Co., LLC
Harborside Plaza Ten, Suite 1203
Jersey City, NJ 07311

SUBJECT PROPERTY:

159 Morgan Street
Block 13002, Lot 1.01
Jersey City, New Jersey 07311

MORGAN POINT DEVELOPMENT CO., LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
PFR Morgan Point, LLC	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	40%
Morgan Point, LLC Member	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	20%
KABR/TWC Morgan Point, LLC	100 Challenger Rd #401, Ridgefield Park, NJ 07660	40%

PFR MORGAN POINT, LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Panepinto Family Realty LLC	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	100%

PANEPINTO FAMILY REALTY LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Gabrielle TR UT Japanepinto 2008 TR	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	11.69%
Joseph TR UT Japanepinto 2008 TR	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	11.69%

Rosanne TR UT Japanepinto 2008 TR	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	11.69%
Stephanie TR UT Japanepinto 2008 TR	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	11.69%
Stephanie Panepinto 2009 Grantor Retained Annuity Trust	Harborside Plaza Ten, Suite 1203 Jersey City, NJ 07311	15.96%
All other owners owning less than 10%		

MORGAN POINT, LLC MEMBER		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Lawrence Wilt		50%
Vincent Wilt		50%
KABR/TWC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
TWC Jersey City Investor, LLC	100 Challenger Rd #401, Ridgefield Park, NJ 07660	50%
KABR Real Estate Investment Partners IV LLC	100 Challenger Rd #401, Ridgefield Park, NJ 07660	50%

TWC JERSEY CITY INVESTOR, LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
No individual owns more than 10%		

KABR REAL ESTATE INVESTMENT PARTNERS IV LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
KABR Management IV LLC	100 Challenger Rd #401, Ridgefield Park, NJ 07660	100%

KABR MANAGEMENT IV LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
The Daniel Pasternak Irrevocable Trust	100 Challenger Rd #401, Ridgefield Park, NJ 07660	10%
Laurence Rappaport	100 Challenger Rd #401,	22.5%

	Ridgefield Park, NJ 07660	
Adam Altman	100 Challenger Rd #401, Ridgefield Park, NJ 07660	35%
Kenneth Pasternak	100 Challenger Rd #401, Ridgefield Park, NJ 07660	12.5%
Michael Goldstein	100 Challenger Rd #401, Ridgefield Park, NJ 07660	10%
All other owners owning less than 10%		