APPLICATION FOR BOARD ACTION

Planning Board X

APPLICATION FOR BOARD HEARING

APPLICATION IS HEREBY MADE FOR:

1.  X  Appeal of Administrative Action Pursuant to Section C.40:55-70a (Attach Form #01)

2.  X  Appeal for Interpretation Pursuant to Section C.40:55D-70b (Attach Form #02)

3.  X  Application for Hearing (Attach Form #00)

4.  X  Relief from Zoning Requirements Pursuant to Section C.40:55D-70c (Attach Form #03)

5.  X  Use Variance Pursuant to Section C.40:55D-70d (Attach Form #04)

6.  X  Conditional Use Authorization Pursuant to Section C.40:55D-67 (Attach Form #05)

7.  X  Approval of Subdivision (Attach Form #06)

8.  X  Final Approval of Major Subdivision (Attach Form #07)

9.  X  Preliminary Approval of Site Plan (Attach Form #08)

10.  X  Final Approval of Site Plan (Attach Form #09)

11.  X  Direction to Issue a Building Permit Pursuant to Section 602 or 604 of the Elizabeth Development Control Ordinance

12.  X  Hearing Application Checklist (Attach Form #18)

NOTE: IF AN APPLICATION FOR DEVELOPMENT HAS BEEN SUBMITTED FOR THIS PROPERTY WITHIN THE LAST TEN YEARS, PLEASE PROVIDE THE FOLLOWING INFORMATION:

<table>
<thead>
<tr>
<th>DATE OF APPLICATION</th>
<th>TYPE OF DEVELOPMENT</th>
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APPLICATION FOR BOARD ACTION  Planning Board - Application #  
DCP FORM #00, PAGE 2 of 5  Date Filed  
(Revised March 14, 1988)  Received by  
Zoning Board - Hearing Date  

APPLICATION FOR BOARD HEARING (cont'd)

PROJECT'S GENERAL INFORMATION

PROPERTY:
Address  827-891 Newark Avenue; 827-907 Newark Avenue (Block 11, Lots 847 and 847A)
Owner(s)  Baker Street Holdings, LLC
Address(es)  500 Frank W. Burr Blvd., Teaneck, NJ 07666
Date of Purchase  November 23, 2018  Property Tax Account # 00014148 (Block 11, Lot 847)

APPLICANT:
Name  Baker Street Holdings, LLC
Address  500 Frank W. Burr Blvd., Teaneck, NJ 07666
Contact Person  Aaron Stickney
Telephone  

PROPOSED OWNERSHIP STATUS*:
Proprietorship  Partnership  Corporation  
Lessee  Contingent Purchaser  
Other  X (Explain)  Applicant is a Limited Liability Company

PROJECT'S ATTORNEY:
Name  Lisa A. John-Basta, Esq.
Firm  Chiesa Shahinian & Gian tomatoes PC
Address  One Boland Drive, West Orange, NJ 07052
Telephone (973) 530-2083

PROJECT'S ARCHITECT:
Name  Keith Sagliocca
Firm  Woods Bagot
Address  30 Broad Street, 7th Floor, New York, NY 10004
New Jersey License # 

PROJECT'S ENGINEER:
Name  Bryan Waisnor, PE AICP
Firm  Langan Engineering
Address  300 Kimball Drive, 4th Floor, Parsippany, NJ 07054
New Jersey License # GE04590400
Telephone (973) 560-4900

PROJECT'S LAND SURVEYOR:
Name  David Avery
Firm  Langan Engineering
Address  300 Kimball Drive, 4th Floor, Parsippany, NJ 07054
New Jersey License # NJ24GS03964600
Telephone (973) 560-4900

*Note: If the applicant is not the proprietor, then the applicant is required to submit a letter signed by the property owner, authorizing the filling and processing of this application (attach Form #1). Corporations and partnerships must attach Form #14. CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY.
APPLICATION FOR BOARD ACTION  Planning Board  
DCP FORM #00, PAGE 3 of 5  Application 
(Revised March 14, 1988)  Date Filed  
Zoning Board  Received by  

APPLICANT FOR BOARD HEARING (cont'd)  Hearing Date  
Final Hearing  

PHYSICAL DEVELOPMENT INTENT  
Property Description  
Address  827-891 Newark Avenue; 827-907 Newark Avenue  
Owner(s) Baker Street Holdings, LLC  Zoning Baker Center Redevelopment Plan  
Property Tax Account # 00014148 (Block 11, Lot 847)  00014149 (Block 11, Lot 847A)  
Lot Area  860.319 S.F.  Tract Area  19.75 acres  

FRONTAGE:  STREET  LINEAR FEET  
Newark Avenue  1,476.14  

STRUCTURES:  
<table>
<thead>
<tr>
<th>INTENT*</th>
<th>STORIES</th>
<th>CONSTRUCTION TYPE</th>
<th>USE**</th>
<th>FLOOR AREA (Sq. Ft)</th>
<th>EFF. UNITS</th>
<th># OF BR / UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building A</td>
<td>B</td>
<td>5</td>
<td>C/R</td>
<td>164,357</td>
<td>62 64 4</td>
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</tr>
<tr>
<td>Building B</td>
<td>B</td>
<td>5</td>
<td>C/D/R</td>
<td>79,048</td>
<td>3 6 8</td>
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<tr>
<td>Building C</td>
<td>B</td>
<td>5</td>
<td>C/R</td>
<td>163,601</td>
<td>52 64 4</td>
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<tr>
<td>Building D</td>
<td>B</td>
<td>5</td>
<td>C/R</td>
<td>167,879</td>
<td>52 64 4</td>
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<tr>
<td>Building E</td>
<td>B</td>
<td>5</td>
<td>C/R</td>
<td>163,439</td>
<td>52 64 4</td>
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<tr>
<td>Building F</td>
<td>B</td>
<td>5</td>
<td>C/R</td>
<td>164,729</td>
<td>52 64 4</td>
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<tr>
<td>Building G</td>
<td>B</td>
<td>5</td>
<td>C/R</td>
<td>42,902</td>
<td>52 64 4</td>
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*Note: Definition of Intent  
A: Addition to Existing  
B: New Construction  
C: Existing to Remain  
D: To Be Demolished  

**Note: Definition of Use Type  
R: Residential  
C: Commercial  
W: Warehousing  
M: Manufacturing  
A: Accessory  
I: Institutional  
O: Office  

BUILDING LOTS  (Please complete if property is to be subdivided):  

<table>
<thead>
<tr>
<th>LOT AREA (Sq Ft)</th>
<th>LOT FRONTAGE (Sg Ft)</th>
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<tr>
<td>Lot 1 459,778 sf</td>
<td>29,67 ft</td>
</tr>
<tr>
<td>Lot 2 111,582 sf</td>
<td>412.21 ft</td>
</tr>
<tr>
<td>Lot 3 119,653 sf</td>
<td>422.09 ft</td>
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<tr>
<td>Lot 4 169,401 sf</td>
<td>612.17 ft</td>
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CERTIFICATION FOR EXEMPTION FROM SITE PLAN APPROVAL (Please complete for projects other than one or two family residences):

NOT APPLICABLE

<table>
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<tr>
<th>YES</th>
<th>NO</th>
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Note: A Yes response to one or more of the above questions indicates the need for a site plan review or, a certification from the City Engineer, City Planner and Zoning Administrator that improvements meet the criteria for exemption from site plan hearing requirements.
APPLICATION FOR BOARD ACTION   Planning Board _x_  Application # ______
DCP FORM #00, PAGE 5 of 5   Zoning Board ______
(Revised March 14, 1988)   Date Filed ______

APPLICATION FOR BOARD HEARING (cont’d)

Present Use Category:   The property is presently vacant
Principal Use (e):   N/A
Major Accessory Use (e):   N/A
Proposed Use Category: Mix use pursuant to the Baker Street Redevelopment Plan
Principal Use (e):   N/A
Major Accessory Use (e):   N/A

USE:
Describe the PRESENT USE of the property including both indoor and outdoor activities:   The property is presently vacant

Describe the PROPOSED USE of the property including both indoor and outdoor activities:
Applicant proposes construction of seven (7) mixed-use buildings along with ancillary improvements.

REQUIRED ATTACHMENTS:

YES   NO

1.   _x_   Is a new public street right-of-way proposed? If yes, please attach description.

2.   _x_   Are off-tract facilities proposed? If yes, please attach description.

3.   _x_   Are there any deed restrictions which affect the subject property in effect or contemplated? If yes, please attach description. See attached

4.   _x_   Is the subject property located in “A” Flood Hazard Area? If yes, please attach copy of necessary permit or waiver.

5.   _x_   Is the subject property within 500 feet of a tidal water body? If yes, please attach a copy of the necessary permit or waiver.

I hereby depose and say that all the statements contained in these papers submitted herewith are true and correct. I also authorize City Officials and Board members to have physical access to the property and any structures on the property as necessary for the purpose of gathering information relevant to this application.

SS   APPLICANT’S SIGNATURE
NOTARY PUBLIC   DATE:  _2/9/21_   DATE:  _2/8/2021_

STAMP OF NOTARY PUBLIC

[Notary stamp]
Application No: 
Date Filed: 
Filing Fee: 
Received by: 

Application is hereby made for approval of the proposed Subdivision Plat for the land herein described.

1. **Plan Description** | **Prepared by** | **Date** | **For Official Use Only**
---|---|---|---
Major Subdivision Plat prepared by Langan Engineering dated January 22, 2021

2. **Classification of Subdivision.** Indicate major or minor. **Major**

ANY YES RESPONSE INDICATES THAT IT IS A MAJOR SUBDIVISION.

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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</table>
a) | Does the subdivision involve the creation of more than two lots? | X |
b) | Does the subdivision involve the creation of any new streets? | X |
c) | Does the subdivision involve the extension of any off-tract improvements? | X |

3. **Notification Information.**

Notification of the hearing shall be given to the Union County Planning Board by the applicant and a copy of the sub-division submitted to the Union County Planning Board by the local Board.

4. **Public Hearing Notification Information.** - If Public Hearing has been waived omit this section.

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the City agency holding the hearing at least two (2) days prior to the date of the hearing.

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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</table>
a) | Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. | X |
b) | Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing (Form #15) | X |
c) | THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS LOCATED IN THE STATE AND WITHIN TWO-HUNDRED FEET (200') IN ALL DIRECTIONS OF PROPERTY IN QUESTION. | X |

5. **Disclosure Information:**

Is the applicant and/or owner a corporation or partnership and does the subdivision involves six (6) or more lots? If yes, submit disclosure of all stockholders holding 10% or more stock or partners with 10% or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et. Seq. (Form #14)
APPLICATION IS HEREBY MADE FOR FINAL APPROVAL OF A PROPOSED SUBDIVISION AS SHOWN AND DESCRIBED ON THE ACOMPANYING MAPS AND DOCUMENTS. Preliminary and final subdivision approval are being requested simultaneously.

1. Date of preliminary approval: _____. Date of any extensions granted (attach documentation): __________. Pursuant to N.J.S.A. 40:55D-49, preliminary approvals of major subdivisions expire three years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

2. Does the plat follow exactly the plat granted preliminary approval in regards to development plans, area covered, and other details? If not, indicate material changes (attach copy if necessary).

3. Have all conditions of preliminary approval been met? (Yes or No) ____. Attach evidence of compliance if not included on plat. If conditions have not been met, specify reasons.

4. Are there any deed restrictions that apply or are contemplated? (Yes or No) Yes __. If yes, attach copy. See attached.

5. Person to whom signed documents is to be issued:
   Name: ____________________________
   Address: ____________________________
   Phone: (___) ________________________

Check One:
   Applicant will pick up
   Documents should be mailed
Application is hereby made for approval of the proposed Site Plan for the land herein described:

<table>
<thead>
<tr>
<th>1. Plan Description</th>
<th>Prepared by</th>
<th>Date</th>
<th>For Official Use only</th>
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</thead>
<tbody>
<tr>
<td>Site Plan</td>
<td>O Architect O Planner</td>
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</table>

2. Notification Information
Does the proposed development provide or is it required to provide five (5) or more parking spaces and located adjacent to an existing or proposed county road? If yes, County Planning Board shall be notified of hearing by the applicant and a copy of the site plan shall be submitted to the County Planning Board by the local Board.

3. Public Hearing Notification Information
(If Public Hearing has been waived omit this section)
Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the city agency holding the hearing at least two (2) days prior to the date of the hearing.

a) Is the subject property located within two hundred (200) feet of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant.

b) Is the subject property adjacent to a state highway? If yes, applicant shall notify the Commissioner of Transportation of the hearing (Form #15)

THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL DIRECTIONS OF PROPERTY IN QUESTION.

4. Disclosure Information
Is applicant and/or owner a corporation or partnership and does the subdivision involve six (6) or more lots? If yes, submit disclosure of all stockholders holding 10% or more stock or partners with 10% or greater interest in the partnership pursuant to RSA 40:55D-48.1 et. seq. (Form #14)
Application is hereby made for final approval of the proposed site plan for the land hereinafter more particularly described. Preliminary and final site plan approval are being requested simultaneously.

1. Date of preliminary approval: __________. Date of any extensions granted (attach documentation): __________. Preliminary site plan approval pursuant to N.J.S.A. 40:55D-49, expire three years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

2. a. Drainage Plan  
   b. Paving Plan  
   c. Utility Plan  
   d. Landscaping Plan  
   e. Sign Plan  
   f. Lighting Plan  
   g. Elevation Drawing

3. Does the final plan follow exactly the plan granted preliminary approval in regard to development plans, area covered, and other details? (Yes or No) _____ If not, indicate material changes (attach copy if necessary). __________

4. Have all conditions of preliminary approval been met? (Yes or No) _____. Attach evidence of compliance if not included on plans. If conditions have not been met, specify reasons.

   NO CONDITIONS WERE IMPOSED BY THE BOARD DURING THE PRELIMINARY SITE PLAN APPROVAL PROCESS.

5. Person to whom final approved plan is to be issued:
   Name: 
   Address: 
   Phone: ( ) Check One: 
   Applicant will pick up 
   Documents should be mailed
REQUEST FOR LIST OF PROPERTY OWNERS

DO NOT WRITE ABOVE LINE

REQUEST IS HEREBY MADE FOR A LIST OF PROPERTY OWNERS WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF PROPERTY HEREAFTER DESCRIBED.

Location: 827-891 Newark Avenue and 827-907 Newark Avenue

Applicant's Name: Baker Street Holdings LLC

Tax Account #: 

Signature of Applicant ___________________________ 2-18-2021
APPLICATION FOR BOARD ACTION Planning Board___ Application # _____
DCP FORM #12, PAGE 1 of 1 Date Filed _____
(Revised March 14, 1988) Received by _____
Zoning Board___ Hearing Date _____

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY SERVED UPON YOU THAT AN APPLICATION FOR DEVELOPMENT
(APPLICATION # _____) FOR THE PREMISES IN AN _______ ZONE, AND LOCATED AT
___________________________________________________________
HAS BEEN SUBMITTED BY ____________________________________

______
OWNER_____ / LESSEE _______/ CONTINGENT PURCHASER____ / OTHER _______
( EXPLAIN)

WHICH INVOLVES ___________________________________________

AND REQUIRES THE GRANTING OF BULK VARIANCES AS FOLLOWS:

___________________________________________________________
PURSUANT TO SECTION C.40:5SD-70C THE BOARD MAY DEEM NECESSARY

THE ELIZABETH PLANNING BOARD ___ X ___ / ZONING BOARD OF ADJUSTMENTS ___ WILL
CONDUCT A PUBLIC HEARING ON THIS MATTER ON Thursday, March 23, 2006, AT 7:30 P.M.,
AT THE ELIZABETH CITY COUNCIL CHAMBERS, CITY HALL, 50 WINDFIELD SCOTT PLAZA,
ELIZABETH, NEW JERSEY. ANY PERSON AFFECTED BY THIS APPLICATION WILL HAVE
THE OPPORTUNITY TO PRESENT ANY OBJECTIONS TO THE PROPOSED DEVELOPMENT.
HOWEVER, THE BOARD RESERVES THE RIGHT TO EXCLUDE REPETITIVE TESTIMONY.
ALL DOCUMENTS RELATING TO THIS APPLICATION MAY BE INSPECTED BY THE PUBLIC
MONDAY THROUGH FRIDAY, BETWEEN THE HOURS OF 9:00 A.M. AND 4:00 P.M. IN THE
OFFICE OF THE BOARD, DIVISION OF ZONING AND LAND USE CONTROL, 50 WINDFIELD
SCOTT PLAZA, 4TH FLOOR, ELIZABETH, NEW JERSEY 07201.

______________________________
SIGNATURE OF APPLICANT 2/8/2021
DATE:

PUBLIC HEARING NOTIFICATION INFORMATION: NOTICE SHALL BE GIVEN BY THE
APPLICANT NO LATER THAN _________. THE APPLICANT SHALL NOTIFY ALL OWNERS
ON PROPERTY LOCATED IN THE STATE AND WITHIN TWO HUNDRED (200) FEET IN ALL
DIRECTIONS OF PROPERTY IN QUESTION. NOTICE SHALL BE GIVEN BY THE APPLICANT
AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF THE HEARING. NOTICE SHALL BE BY
PERSONAL SERVICE OR CERTIFIED MAIL. AN AFFIDAVIT OF PROOF OF SERVICE
DEMOISTATING COMPLIANCE WITH THIS REQUIREMENT SHALL BE FILED WITH THE CITY
AGENCY HOLDING THE HEARING NO LATER THAN AUGUST 3, 2004 WHICH IS AT
LEAST TWO (2) DAYS PRIOR TO THE DATE OF THE HEARING.
APPLICATION FOR BOARD ACTION
DCP FORM #13, PAGE 1 of 1
(Revised March 14, 1988)

OWNER'S CONSENT FORM

I, __________________________________________ AM THE OWNER OF THE PREMISES
KNOWN AS _________________________, Elizabeth, NJ, TAX ACCOUNT NUMBER BL______
Lot(s), ______________________________________________________________________ FOR WHICH AN
APPLICATION OF DEVELOPMENT HAS BEEN SUBMITTED
BY________________________________________, OWNER _____ / LESSEE ________ /
CONTINGENT PURCHASER _____ / OTHER _____ (EXPLAIN) ____________________________________________

WHICH INVOLVES ______________________________________________________________

AND REQUIRES THE GRANTING OF ______________________________________

I HEREBY CERTIFY THAT I HAVE READ THE APPLICATION AND GRANT PERMISSION TO
THE APPLICANT TO PROCEED BEFORE THE PROPER BOARD. I FURTHER CERTIFY THAT I
AM AWARE THAT THE ENTIRE PROPERTY IS SUBJECT TO THE ACTIONS OF THE
REVIEWING BOARD WHICH MAY AFFECT THE PROPERTY RIGHTS OF MYSELF OR MY
SUCCESSORS, AND THAT, AS THE OWNER OF SAID PROPERTY, I AM ULTIMATELY
RESPONSIBLE FOR COMPLYING WITH ANY AND ALL CONDITIONS IMPOSED BY THE
REVIEWING BOARD.

I FURTHER CERTIFY THAT I AM AWARE THAT INFORMATION REGARDING THE
APPLICATION AND ANY PROSPECTIVE CONDITIONS OF APPROVAL WILL BE AVAILABLE
FOR PUBLIC INSPECTION FOR TEN (10) DAYS PRIOR TO THE HEARING AND THAT THE
ACTUAL DECISION CONTAINING THE CONDITIONS IMPOSED WILL BE AVAILABLE FOR
PUBLIC INSPECTION NOT LATER THAN TEN (10) DAYS AFTER SAID HEARING.
INFORMATION IS AVAILABLE DURING NORMAL BUSINESS HOURS AT THE OFFICE OF THE
DIVISION OF ZONING AND LAND USE CONTROL, 50 WINFIELD SCOTT PLAZA, 4th FLOOR,
ELIZABETH, NEW JERSEY 07201.

NOTARY PUBLIC
DATE: 2/28/21

OWNER'S SIGNATURE
DATE: 9-8-2021

STATE OF NEW JERSEY
PURSUANT TO THE REQUIREMENTS OF NEW JERSEY STATUTE 40:55D-48.1 ET SEQ., I, (NAME & TITLE)________________________________________, HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF THE NAMES AND ADDRESSED OF ALL INDIVIDUALS WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN (NAME OF CORPORATION/PARTNERSHIP), Baker Street Holdings LLC, WHICH IS A CORPORATION/PARTNERSHIP WITH OWNERSHIP INTERESTS IN THE PROPERTY LOCATED AT __________________________, Elizabeth, New Jersey, FOR WHICH AN APPLICATION HAS BEEN FILED WITH THE CITY OF ELIZABETH PLANNING BOARD ___ / ZONING BOARD ____. I FULLY UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE CORPORATION / PARTNERSHIP OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE BOARD AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUTE.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>% OF STOCK OR OTHER OWNERSHIP INTEREST</th>
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<tbody>
<tr>
<td>1.</td>
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<td>10.</td>
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NOTE: If Additional Space is Required, please attach separate sheet.

DATE: 2-8-2021

For the applicant

OWNER’S SIGNATURE DATE: 2-8-2021