



Armada Permits & Approvals Report

The Greene Apartments
100 Greene Road
Pemberton, NJ 08068

Prepared For:
Sample Company, Inc.

As of:
January 1, 2021

Job Reference No:
200000

Reviewer's Certification

The Needs Assessor acknowledges, based upon its reasonable due diligence, (a) that as of the date hereof, the licenses and permits in effect are sufficient to allow (if applicable) any construction at the Project to proceed to completion in the ordinary course, and (b) that it will confirm in writing before final endorsement of the Note that Borrower has obtained the necessary governmental certificates, permits, licenses, qualifications and approvals of Governmental Authorities, that would customarily be obtained at a later date, to own and operate the Mortgaged Property and to carry out all of the transactions required by the Loan Documents and to comply with applicable federal statutes and regulations of HUD in effect on the date of the Firm Commitment.

The Needs Assessor further acknowledges, based upon its reasonable due diligence, that Borrower has obtained the necessary governmental certificates, permits, licenses, qualifications and approvals of Governmental Authorities to own and operate the Mortgaged Property and to carry out all of the transactions required by the Loan Documents and to comply with applicable federal statutes and regulations of HUD in effect on the date of the Firm Commitment.

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Purpose and Scope of Work

The purpose of this Permits and Approvals Review Report ("Report") is to determine:

(I) whether the Borrower has obtained the necessary governmental certificates, permits, licenses, qualifications, and approvals of local, state and/or federal governmental or quasi -public authorities ("Governmental Authorities"): (A) to own and operate the "Project-as identified above, (B) to carry out all of the transactions required by the loan documents in connection with the HUD-insured loan (including completion of any and all repairs required by the Lender and/or HUD in connection with the loan), and (C) to comply with applicable federal statutes and regulations of HUD In effect on the date of HUD's Firm Commitment (collectively, 'Permits and Approvals')' and

(i1) whether appropriate actions have been taken by, and necessary filings have been made with, those Governmental Authorities (collectively, "Actions and Filings").

This report is Intended to be used in support of a pending mortgage loan transaction, for which the client has requested a detailed report on the Permits and Approvals and Actions and Filing as described by or required by the HUD multifamily closing documents, as published per the Federal Register on May 02, 2011 (76 FR 24507). Examples of Permits and Approvals and Actions and Filings include, but are not necessarily limited to, building permits, zoning permits, special use permits, licenses or permits to undertake construction activities In a public right of way, permits or approvals to disturb wetlands or cut down trees, certificates of occupancy, business licenses, certificates of authority to do business, elevator permits, and swimming pool permits.

The statements within this Report are based upon (I) research of readily available documents, (ii) communications with Governmental Authorities and the Borrower's representatives and agents, and, if applicable with respect to any required repairs, the architect, other design professions, and contractor; and (iii) such other reviews as were deemed necessary. This report includes an itemization of:

- All applicable Permits and Approvals and Actions and Filings;
- The dates of issuance, amendment (If any), and expiration (if applicable) of the Permits and Approvals and Actions and Filings; and
- Contact information with respect to each applicable issuing agency or party.

Executive Summary

Permit & Approvals - At A Glance	
Conformance Status:	Legal Conforming
Non-Conforming Characteristics:	None

Zoning - At A Glance	
Conformance Status:	Legal Nonconforming
Legal Nonconforming Characteristics:	Parking
Right to Rebuild:	The subject may be fully reconstructed as it was prior to the casualty as long as reconstruction begins within 12 months and destruction does not exceed 50%.

Zoning Data	
Zoning Jurisdiction:	Pemberton Township, NJ
Zoning District:	R-96, Very High Density Residential
Zoning Ordinance Date:	January 1, 2020
Current Use Permitted:	Yes
Certificate of Occupancy:	Yes; attached in the appendix

Property Data	
Property Type:	Multifamily
Year Built:	1950
Units:	500
Buildings:	30
Site Acreage:	22.95 Acres
Site Square Footage:	1,000,000 SF

Code Violations		
Zoning:	No	Pemberton Township Sally Edwards, Deputy Township Clerk 609-357-1128
Building:	No	Pemberton Township Sally Edwards, Deputy Township Clerk 609-357-1128
Fire:	No	Pemberton Township Sally Edwards, Deputy Township Clerk 609-357-1128

Permit & Approvals Executive Summary

SmartTable

	Conformance Status	Subject
Are any business licenses required for the property's present uses? Are they current?	Yes	The City of Pemberton requires all companies to obtain a City of Pemberton business license, also referred to as a business tax.
Does the property management company have a real estate broker's license estate broker license?	Yes	See attached in appendix.
Are the fire alarm and/or fire control panel testing current and on file at the property?	Yes	Per Diana Alegria, in the City of Pemberton's City Clerk office, the subject property does not have any fire code deficiencies.
Are all applicable elevator permits, testing, and inspections current and on file at the property?	N/A	The subject property does not have any elevators on-site
Are all applicable fire suppression system tests current and on file at the property?	Yes	Per Diana Alegria, in the City of Pemberton's City Clerk office, the subject property does not have any fire code deficiencies.
Are all applicable pool or spa permits and licenses current?	Yes	See attached in appendix.
Are all certificates of occupancy on file at the property?	Yes	Certificates of Occupancy covering the property are attached in the appendix.
Is any follow up required for any of the items above?	No	All permits and approval requirements have been verified.

Zoning Summary

Zoning - At A Glance	
Conformance Status:	Legal Nonconforming
Legal Nonconforming Characteristics:	Parking
Right to Rebuild:	The subject is a legal conforming use; however, it is legal nonconforming structure for parking. Despite this, the subject may be fully reconstructed as it was prior to the casualty as long as reconstruction begins within 12 months and destruction does not exceed 50%.

Zoning Data	
Zoning Jurisdiction:	Pemberton Township, NJ
Zoning District:	R-96, Very High Density Residential
Zoning Ordinance Date:	January 1, 2020
Current Use Permitted:	Yes

	Conformance Status	Required	Subject
Building Requirements			
Building Height (max.)	Yes	2.5 stories/30'	2 stories/24'
Lot Requirements			
Lot Area (min.)	Yes	9,600 SF	1,000,000 SF SF
Lot Dimensions (min.)	Yes	See Page	See Page
Front Property Line Setback (min.)	Yes	25'	>25'
Interior Side Property Line Setback (min.)	Yes	10'	>10'
Rear Property Line Setback (min.)	Yes	40'	>40'
Building Coverage (max.)	Yes	25%	15%
Parking Requirements			
Off-Street Parking (min.)	No	1,000	900

Zoning District and Permitted Use

The Pemberton Township, NJ's R-96 Very High Density Residential is intended to provide for the continued high-density development of existing subdivided areas of the Township, according to the general standard prescribed in § 190-16 of the Pemberton Township, NJ municipal code.

Legal Conforming: The use of Multifamily is a permitted use by right within the R-96 Very High Density Residential district.

Overlay District:	No
Conditional Use:	No
Special Use Permit:	No
Variances:	No

Adjacent Zoning

Adjacent Zoning	
Direction	Zoning District
North:	R-1
South:	R-96
East:	R-96
West:	R-1

Building Requirements

Building Height: Per § 190-16(D) of the zoning code, a Multifamily property in the R-96 Very High Density Residential district must not exceed a maximum height of 2.5 stories or 30'.

Legal Conforming: The subject is a maximum of 2 stories at an estimated height of 12' per story or 24' total.

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Lot Requirements

Lot Area: Per § 190 Attachment 6 of the zoning code, a Multifamily property in the R-96 Very High Density Residential district must have a minimum lot area of 9,600 SF.

Legal Conforming: The subject has a lot area of 1,000,000 SF.

Lot Dimensions: Per § 190 Attachment 6 of the zoning code, a Multifamily property in the R-96 Very High Density Residential district must have a minimum lot frontage/width of 80' as well as lot depth of 120'.

Legal Conforming: While an exact measurement is not available, based on visual review of Google Earth, the subject is estimated to conform to the Lot Dimensions requirements. A survey was not provided.

Property Line Setback: Per § 190 Attachment 6 of the zoning code, a Multifamily property in the R-96 Very High Density Residential district must be set back a minimum of 25' from the front*, 10' from the sides*, and 40' from the rear*.

*The subject property must adhere to the front setback requirement for all lot lines abutting a public right of way.

Legal Conforming: While an exact measurement is not available, based on visual review of Google Earth, the subject is estimated to conform to the Property Line Setback requirements. A survey was not provided.

Building Coverage: Per § 190 Attachment 6 of the zoning code, a Multifamily property in the R-96 Very High Density Residential district must not exceed a maximum Building Coverage of 25%.

Legal Conforming: The subject is estimated to cover 15% of the lot (300,000 GBA SF/ 2 stories/ 1,000,000 SF).

Parking Requirements

Off-Street Parking: Per §190-16(G) of the zoning code, the minimum off street parking requirements for Multifamily properties are based 2 parking spaces per dwelling unit.

Legal Nonconforming: The subject is required to have a minimum of 1,000 parking spaces (500 units x 2 parking spaces). The subject has 900 parking spaces. This leaves the subject deficient 100 parking spaces by current code requirements.

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Reconstruction

Legal nonconforming uses: Per § 25-2-944 of the zoning code, a damaged structure used for a nonconforming use may be repaired and the nonconforming use continued if the building official determines that the cost of repair does not exceed 90 percent of the value of the structure immediately before the damage.

Legal nonconforming uses, buildings and/or structures: Per § 25-2-964 of the zoning code, a person may restore a noncomplying structure that is damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind if the restoration begins not later than 12 months after the date the damage and destruction does not exceed 50% of its reasonable market value. A structure restored under this section is limited to the same building footprint, gross floor area, and interior volume as the damaged or destroyed structure; and a noncomplying portion of the structure may be restored only in the same location and to the same degree of noncompliance as the damaged or destroyed structure.

The subject is a legal conforming use; however, it is legal nonconforming structure for parking. Despite this, the subject may be fully reconstructed as it was prior to the casualty as long as reconstruction begins within 12 months and destruction does not exceed 50%.

Reliance Language

This report is for the use and benefit of, and may be relied upon by Sample Company, Inc. and any successors and assigns (“Lender”); independent auditors, accountants, attorneys and other professionals acting on behalf of Lender; governmental agencies having regulatory authority over Lender; designated persons pursuant to an order or legal process of any court or governmental agency; prospective purchasers of the Mortgage; and with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns: any placement agent or broker/dealer and any of their respective affiliates, agents and advisors; any initial purchaser or subsequent holder of such debt and/or securities; any Servicer or other agent acting on behalf of the holders of such debt and/or securities; any indenture trustee; any rating agency; and any institutional provider from time to time of any liquidity facility or credit support for such financings. In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

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Contact and Sources

Zoning General Contact:

Armada Analytics, Inc.
Attn: Zoning Department
104 S Main St, Suite 500
Greenville, SC 29601
(800) 480-3050

Written By:

Zachary Boyles, Zoning Analyst II
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864-751-4008

Reviewed By:

Andrew Brown, Assistant Vice President
ABrown@ArmadaAnalytics.com
864-751-4013

Armada Analytics, Inc. has relied on information provided by the following sources:

Municipality:	Pemberton Township Sally Edwards, Deputy Township Clerk 609-357-1128
Survey:	Sample Survey ALTA/NSPS Dated August 1, 2020 Prepared by Sample Surveyor, NJ Lic. #12345
Appraisal:	Sample Appraisal Dated August 1, 2020 Prepared by Sample Appraiser, NJ Lic. #12345