

**Diener Mt Pleasant Associates Ltd.
457 Mt. Pleasant Avenue
West Orange, New Jersey
Block 157, Lot 5**

Owner's Consent Affidavit

Application Form, Section A. – Applicant Information
Site Plan/Subdivision Checklist #14

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

I, Lawrence B. Diener, being duly sworn, depose and say:

1. I am the General Partner of Diener Mt Pleasant Associates Ltd. ("Owner"), having its principal place of business at 25 Main Street, Suite 200, Hackensack, New Jersey 07601, and am authorized to sign documents on its behalf.

2. Owner is the owner of certain real property designated as Block 157, Lot 5 as shown on the tax map of the Township of West Orange, County of Essex, State of New Jersey, also known as 457 Mt. Pleasant Avenue (the "Property").

3. Owner as landlord entered into a lease with Trader Joe's East, Inc., as tenant (the "Tenant") for occupancy of certain tenant space at the Property, which is currently improved with a retail shopping center.

4. Owner grants to Tenant and its attorneys, Gibbons P.C., Owner's consent to make an application for preliminary and final major site plan approval, variances, exceptions, waivers, and any related permits or approvals as may be required from any governmental entity to authorize the proposed Trader Joe's use for occupancy of certain tenant space, and site improvements such as parking, lighting and landscaping, as depicted on civil engineering plans prepared by Bohler Engineering and architectural drawings prepared by Taylor Associates- Architects, as may be subsequently revised from time to time (the "Project").

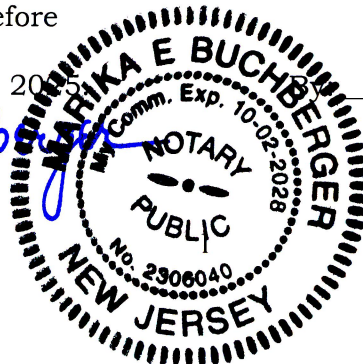
5. Owner authorizes representatives of governmental agencies from which permits and approvals are required for the Project to enter the Property in order to inspect same in connection with any applications for such permits and approvals.

DIENER MT PLEASANT ASSOCIATES LTD

Sworn and Subscribed to before

me this 31 day of July, 2015

Marika E. Buchberger



Name: Lawrence B. Diener
Title: General Partner