

**AFFIDAVIT OF OWNERSHIP
&
AUTHORIZATION TO FILE GENERAL DEVELOPMENT APPLICATION**

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

I, Arnold S. Lehman, of full age and on behalf of Newport NJ Hotel Associates, LLC, being duly sworn according to law on his/her oath deposes and says, that he/she is an authorized signatory of Newport NJ Hotel Associates, LLC, and as a duly authorized agent of Newport NJ Hotel Associates, LLC, has the authority to act on behalf of Newport NJ Hotel Associates, LLC, and that he/she maintains an office located at 40 West 57th Street, in the City of New York, in the County of New York and State of New York, and that Newport NJ Hotel Associates, LLC, is the owner in fee of all that certain lots, pieces or parcels of land situated, lying and being in the City of Jersey City aforesaid, and known and designated as:

**540 Washington Boulevard
Block 7302.02, Lot 2**

and that, on behalf of the owner, authorizes:

Newport NJ Hotel Associates, LLC

to make the annexed application in his/her behalf and that the statements of fact contained in said application are true.

Newport NJ Hotel Associates, LLC

By: Arnold S. Lehman

Name: Arnold S. Lehman

Title: Authorized Signatory

Sworn and subscribed to before
me this 19th day of November, 2020

Deborah Margulies
Notary Public
Deborah Margulies
Notary Public, State of New York
No. 01MA5027938
Qualified in Queens County
Commission Expires May 23, 2022

**AFFIDAVIT OF CONTROL
AND OWNERSHIP**

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

Arnold S. Lehman, being of full age, and being duly sworn according to law on this oath, deposes and says:

1. That I have an office c/o Newport NJ Hotel Associates, LLC, suite 300, 111 Town Square Place, Jersey City, New Jersey 07310, telephone number (201) 626-2010.

2. Newport NJ Hotel Associates, LLC ("NJ Hotel") is a New Jersey limited liability company, having a place of business at 111 Town Square Place, suite 300, Jersey City, New Jersey 07310, telephone number (201) 626-2010. NJ Hotel is the owner in fee of the property as described in the development application and shown on the plans submitted herewith for Block 7302.02, Lot 2 all of which are incorporated herein by reference.

3. NJ Hotel is owned as follows: 99% interest in NJ Hotel is owned by Hotel One at Newport Limited Partnership, a New Jersey limited partnership, having an office at 111 Town Square Place, suite 300, Jersey City, New Jersey 07310, telephone number (201) 626-2010 ("Hotel One"). The person owning a 10% or greater interest in Hotel One is Simon Newport, LLC, an Indiana limited liability company which owns a 49.5% membership interest therein and S-R Hotel Associates Limited Partnership, a Delaware limited partnership which owns a 49.5% membership interest therein. The person owning a 10% or greater interest in S-R Hotel Associates Limited Partnership is S-R Hotel Associates Equities Holdings LLC, a Delaware limited liability company, which owns a 99.9% membership interest therein. The persons owning a 10% or greater interest in S-R Hotel Associates Equities Holdings, LLC are S-R Capital Realty Associates, LLC, which owns a 49.8175175% membership interest therein; RL Capital Realty Associates LLC, which owns a 29.3653423% membership therein; JL Pauline

Tucker 2010 GST Trust, which owns a 10.2602603% membership interest therein; and, HL Pauline Tucker 2010 GST Trust, which owns a 10.2602603% membership interest therein. S-R Capital Realty Associates LLC is 99% owned by Stone Capital Realty LLC, a Delaware limited liability company. Stone Capital Realty LLC is owned 33% by RSL 2005 Family Trust, 33% by James T. LeFrak 2010 GST Trust, and 33% by Harrison T. LeFrak 2010 GST Trust. RL Capital Realty Associates LLC is owned 99% by Richard S. LeFrak.

I hereby certify to the best of my knowledge that the foregoing statements made by me are true, and I understand that the Jersey City Planning Board is relying upon them in connection with the development application filed for Block 7302.02, Lot 2.

Newport NJ Hotel Associates, LLC

By: Arnold S. Lehman

Name: Arnold S. Lehman

Title: Authorized Signatory

Sworn and subscribed to before me
this 19th day of November, 2020

Deborah Margulies
Notary Public Deborah Margulies
Notary Public, State of New York
No. 01MA5027938
Qualified in Queens County
Commission Expires May 23, 2022

AFFIDAVIT OF PERFORMANCE

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

I, Arnold S. Lehman, Authorized Signatory o/b/o Newport NJ Hotel Associates, LLC
(Property Owner/Architect/Engineer)

hereby certify that the Site Plans submitted to the Planning Board for property at:

540 Washington Boulevard

Block(s) 7302.02, Lot(s) 2

are a full and complete representation of the Administrative Amendment to the Final Site Plan Approval and that they shall be completed as submitted.



(Property Owner/Architect/Engineer)

Arnold S. Lehman, Authorized Signatory, o/b/o of Newport NJ Hotel Associates, LLC

Sworn and subscribed to before
me this 19th day of November, 2020



Notary Public Deborah Margulies
Notary Public, State of New York
No. 01MA5027938
Qualified in Queens County
Commission Expires May 23, 2022