

AFFIDAVIT OF CONTROL & OWNERSHIP

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

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

1. I have an office address of 111 Town Square Place, suite 300, Jersey City, NJ 07310.

2. Applicant, Newport Sixth Street LLC ("Applicant"), is a Delaware limited liability company with a place of business at 111 Town Square Place, Suite 300, Jersey City, New Jersey 07310, telephone number (201) 626-2010. Applicant is also the owner in fee of the property described in the annexed General Development Application and shown on the plans submitted herewith.

3. Said property presently known as Block 11603, Lot 2.

4. The ownership structure of Applicant is as follows:

a. a 50% interest is owned by Gangemi Drive LLC, a Delaware limited liability company, with an address of 111 Town Square Place, suite 300, Jersey City, NJ 07310, phone: (201) 626-2010 ("Gangemi");

i. 34% of Gangemi is owned by RL Capital Realty Associates LLC, a Delaware limited liability company, of which 99% is owned by Mr. Richard S. LeFrak, an individual with a business address at 40 West 57th Street, New York, New York 10019.

ii. 33% of Gangemi is owned by JL Pauline Tucker 2010 GST Trust.

iii. 33% of Gangemi is owned by HL Pauline Tucker 2010 GST Trust.

b. a 50% interest is owned by Simon Newport Limited Partnership ("SNLP"), an Indiana limited partnership, having its principal place of business at 225 West Washington Street, Indianapolis, Indiana 46204, telephone number (317) 636-1600. To the best of my knowledge the sole general partner of SNLP is S.N.P., Inc., an Indiana corporation ("SNP") having its principal place of business at 225 West Washington Street, Indianapolis, Indiana 46204, telephone number (317) 636-1600. SNP has a 20% interest in SNLP.

i. 100% of the capital stock of SNP is owned by Melvin Simon & Associates, Inc., an Indiana corporation, having a principal place of business at 225 West Washington Street, Indianapolis, Indiana 46204, telephone number (317) 636-1600.

ii. The principal owners of the capital stock of Melvin Simon & Associates, Inc. (i.e., those persons holding 10% or more of the capital stock), are the Estate of Melvin Simon and Herbert Simon, having their principal place of business at 225 West Washington Street, Indianapolis Indiana 46204, telephone number (317) 636-1600. Together, the Estate of Melvin Simon and Herbert Simon, directly or indirectly, own 100% of the capital stock of Melvin Simon & Associates, Inc.

iii. To the best of my knowledge, the sole partners owning a (10%) or more interest in SNLP are Melvin Simon (10%) and Herbert Simon (10%), and trust for the benefit of the families of Melvin Simon and Herbert Simon, having a 11.7186% interest and a 24.80% interest in SNLP, respectively. Those trusts have addresses at 225 West Washington Street, Indianapolis, Indiana 46204, telephone number (317) 636-1600. None of the beneficiaries of these trusts have a 10% or more interest in SNLP.

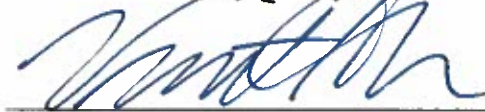
I hereby certify to the best of my knowledge that the foregoing statements made by me are true, and I understand that the Jersey City Planning Board is relying upon them in connection with the development application filed for 11603, Lot 2.

Newport Sixth Street LLC



By: Arnold S. Lehman, Esq., Authorized Signatory

Sworn and subscribed to before
me this twelfth day of July, 2023



Notary Public

VINCENT ASARO
Notary Public-State of New York
No. 02AS6362981
Qualified in New York County
Commission Expires August 14, 2025