

AFFIDAVIT OF OWNERSHIP

STATE OF)
)ss.
COUNTY OF)

I, Arthur D. Johnson, Authorized Signatory of 400 Claremont LLC, being of full age, being duly sworn according to the law on his oath deposes and says, that I have the authority to act on behalf of 400 Claremont LLC and that 400 Claremont LLC maintains an office located at c/o Orion Property Management, 25 Senate Place, Retail #2, City of Jersey City, County of Hudson, State of New Jersey, and that 400 Claremont LLC, is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City aforesaid, and known and designated as:

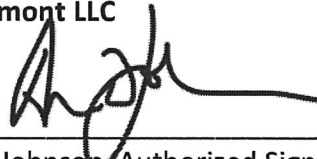
Block 21801, Lot 4.01 400 Claremont Avenue
(f/k/a 17-19 and 53-63 Yale Avenue and 400 and 418-430 Claremont Avenue)
(f/k/a Block 21801, Lots 4, 5, 8, 9, 10, 16, 17, 18 and 19)
Jersey City, New Jersey

and on behalf of the owner, authorizes:

400 Claremont LLC

to make the annexed application on its behalf and that the statements of fact contained in said application are true to the best of its knowledge and belief.

400 Claremont LLC



Arthur D. Johnson, Authorized Signatory

Sworn to before me this 13th
day of December, 2022



Notary Public

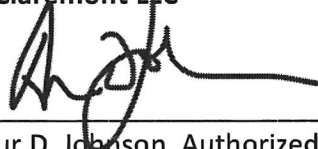
Thomas P. Leane, Esq.
Attorney at Law
State of New Jersey

AFFIDAVIT OF PERFORMANCE

STATE OF)
)ss.
COUNTY OF)


I, Arthur D. Johnson, Authorized Signatory of 400 Claremont LLC, being of full age, being duly sworn according to the law on his oath deposes and says, that I have the authority to act on behalf of 400 Claremont LLC and certifies that the site plans submitted to the Jersey City Planning Board for the property located at 400 Claremont Avenue (f/k/a 17-19 and 53-63 Yale Avenue and 400 and 418-430 Claremont Avenue), Jersey City, New Jersey, Jersey City, New Jersey, a/k/a and known as Block 21801, Lot 4.01 (f/k/a Block 21801, Lots 4, 5, 8, 9, 10, 16, 17, 18 and 19) on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.

400 Claremont LLC



Arthur D. Johnson, Authorized Signatory

Sworn to before me this 13th
day of December, 2022



Notary Public

Thomas P. Leane, Esq.
Attorney at Law
State of New Jersey

**DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1
400 Claremont LLC**

APPLICANT/OWNER: 400 Claremont LLC
c/o Orion Property Management
25 Senate Place, Retail #2
Jersey City, NJ 07306

SUBJECT PROPERTY: Block 21801, Lot 4.01
400 Claremont Avenue
Jersey City, NJ 07304

400 Claremont LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Arthur D. Johnson	25 Senate Place, Retail #2 Jersey City, NJ 07306	38.988%
Green Family Opportunity Fund, LLC	900 Route 9 Suite 601 Woodbridge, NJ 07095	10%
Tomassetti Family Opportunity Zone Fund, LLC		17.25%
Mauro Associates, LP		15.6%
All other members own less than 10%		

Green Family Opportunity Fund, LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Lois Green	56 Seven Oaks Circle Holmdel, NJ 07733	40%
Leonard Green	56 Seven Oaks Circle Holmdel, NJ 07733	40%
All other members own less than 10%		

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Tomassetti Family Opportunity Zone Fund, LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Dino Tomassetti	1590 Troy Avenue Brooklyn, NY 11234	99%
All other members own less than 10%		

Mauro Associates, LP		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Michael J Mauro Minor's Trust	610 Washington Avenue North Haven, CT 06473	48.93231%
Rachel M Mauro Minor's Trust	610 Washington Avenue North Haven, CT 06473	48.93231%
All other members own less than 10%		