

STATE OF NEW YORK
COUNTY OF NASSAU

AFFIDAVIT OF RIGHTS AND INTERESTS

BEFORE ME came in person STEVEN KAUFMAN (the "Deponent") who, having been duly sworn and on oath, deposed and said as follows:

1. That Deponent is the Manager of Basser-Kaufman of Derby, LLC ("Ground Lessee"), and Deponent is an authorized signatory of Ground Lessee and as such has the requisite knowledge and authority to execute the affidavit;
2. That Ground Lessee has a leasehold interest in that certain tract of parcel of real property known as 600 New Haven Avenue, Derby, Connecticut (hereinafter referred to as the "Property") being more particularly described in Exhibit A attached hereto and incorporated herein by this reference, pursuant to that certain ground lease dated as of February 9, 1972 between Charles Opuszynski and Jean A. Opuszynski (predecessor-in-interest to The Charles S. Opuszynski Trust FBO Mark Fanesi, Mary Agnes Opuszynski and David Opuszynski; "Ground Lessor"), as landlord, and Cedar Derby Corp, Ground Lessee's predecessor-in-interest, as tenant (the "Ground Lease"). A Notice of Ground Lease was recorded on March 23, 1972, in Book 158, Page 470 of the Derby Land Records;
3. That the initial term of the Ground Lease expires on May 9, 2027 and Ground Lessee has the right to extend the Ground Lease for four (4) successive five (5) year periods;
4. That pursuant to the Ground Lease, Ground Lessee has the right make any alterations or additions to the Property, erect additional improvements, and to demolish or substantially demolish the improvements at the Property at any time;
5. That this affidavit is made in connection with proving Deponent's authority to modify the Site Plan and perform demolition and construction work at the Property.

Deponent:




STEVEN KAUFMAN

Sworn to and subscribed before me
this 20 day of October 2025



Notary Public

Leah Sobel
Notary Public, State of New York
Registration No. 01SO6402865
Qualified in Nassau County
Commission Expires January 13, 2028 

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 4:28 pm, Oct 20, 2025

Exhibit A

Legal Description

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING, AND BEING IN THE CITY OF DERBY, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT CONCRETE MONUMENT, ON THE NORTHERLY LINE OF NEW HAVEN AVENUE (A.K.A. ROUTE 34), SAID BEGINNING POINT BEING THE SOUTHEASTERLY TERMINUS OF A CURVE TO THE RIGHT CONNECTING THE SAID NORTHERLY LINE OF NEW HAVEN AVENUE WITH THE EASTERLY LINE OF SODOM LANE, SAID BEGINNING POINT HAVING COORDINATES N: 674,673.99, E: 915,946.50 IN THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83), AND RUNNING THENCE

1. ALONG THE SAID CURVE TO THE RIGHT CONNECTING THE SAID NORTHERLY LINE OF NEW HAVEN AVENUE WITH THE SAID EASTERLY LINE OF SODOM LANE, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 50.42 FEET, A DELTA ANGLE OF 72 DEGREES 13 MINUTES 31 SECONDS, BEARING A CHORD OF NORTH 45 DEGREES 08 MINUTES 11 SECONDS WEST, AND A CHORD LENGTH OF 47.15 FEET TO A POINT OF NON-TANGENCY IN THE SAID EASTERLY LINE OF SODOM LANE, THENCE;
2. ALONG SAID LINE, NORTH 08 DEGREES 59 MINUTES 42 SECONDS WEST, A DISTANCE OF 96.67 FEET TO A POINT, THENCE;
3. THROUGH LOTS 32 & 33, SOUTH 89 DEGREES 12 MINUTES 29 SECONDS EAST, A DISTANCE OF 137.69 FEET TO A POINT, THENCE;
4. SOUTH 08 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 154.35 FEET TO THE NORTHERLY LINE OF NEW HAVEN AVENUE, THENCE;
5. ALONG SAID LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,348.57 FEET, AND ARC LENGTH OF 113.77 FEET, A DELTA ANGLE OF 04 DEGREES 50 MINUTES 02 SECONDS, BEARING A CHORD OF NORTH 78 DEGREES 48 MINUTES 59 SECONDS WEST, AND A CHORD LENGTH OF 113.74 FEET TO THE POINT AND PLACE OF BEGINNING.

HAVING AN AREA OF 18,681 SQUARE FEET OR 0.429 ACRE MORE OR LESS

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 4:28 pm, Oct 20, 2025