

TAB V

AFFIDAVIT OF JOSEPH SCHAEFER

State of Connecticut)
) ss. Lakeville
 County of Litchfield)

I, Joseph Schaefer, being duly sworn, does hereby depose and say:

1. This affidavit is made with respect to real property known as Bicentennial Park, a historic site listed on the National Register of Historic Places as a part of the Lakeville Historic District, and situated at the intersection of Millerton Road and Holley Street.

2. I have been the owner of 20 Millerton Road since 2019. I own 20 Millerton Road as the managing member of my real estate business, RJS Holdings LLC.

3. I purchased this property because the nearby parking spaces at Bicentennial Park provided a safe parking option for my commercial and residential tenants.

4. My property has two one-bedroom apartments and three commercial offices. Currently, all four residential tenants and five employees of the three commercial tenants require parking (total of nine vehicles). On average, there are about six vehicles of my residential and commercial tenants that are parked on the parking spaces at Bicentennial Park. Two of my commercial tenants also have clients and guests that regularly come by the offices and use the parking spaces at Bicentennial Park.

5. I spoke with two of my tenants, one residential tenant and one commercial tenant, and they both expressed that they will likely have to leave my property if they lose the parking spaces at Bicentennial Park.

6. There are no alternative parking options available around my building that can be conveniently utilized by my tenants in the event they lose the parking spaces at Bicentennial Park.

7. My business is going to be adversely affected by, among other things, losing the parking spaces at Bicentennial Park as I cannot afford my mortgage without my tenants.

8. There is also going to be a diminution in the value of my property in the event that my tenants and I lose the parking spaces at Bicentennial Park.

DATED on the 15th day of March, 2021

Joseph Schaefer
Affiant: Joseph Schaefer/RJS Holdings
LLC
Owner of 20 Millerton Road

SUBSCRIBED AND SWORN TO BEFORE ME, on the 15th day of March, 2021

A Terri Carlson
Notary Public, Connecticut
My Commission Expires
2/28/2022

Terri Carlson
NOTARY PUBLIC

My Commission Expires:

2/28/2022