

# Exhibit C

**IN THE UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MAINE**

<b>In re:</b>	:	
<b>PEGASUS SATELLITE TELEVISION, INC. et al.</b>	:	<b>Chapter 11</b>
<b>Debtors</b>	:	<b>Case No. 04-20878</b>
	:	<b>(Jointly Administered)</b>

**AFFIDAVIT OF DARREN CATERINO**

COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF MONTGOMERY :

I, Darren Caterino, of full age, being duly sworn according to law, state as follows:

1. I am the Project Controller for O’Neill Properties Group, L.P. (“O’Neill”).

2. O’Neill is an asset, construction and development management company which provides services to various business entities in the real estate business.

3. Felton Street Associates Limited Partnership (“Felton Street”) is the owner of certain real estate located in High Ridge Business Center, 123 Felton Street, Marlborough, Massachusetts (the “Marlborough Facility”).

4. O’Neill, and or its affiliates, has been retained by Felton Street to provide management services to Felton Street.

5. I am fully familiar with the facts set forth herein and, as the Project Controller for O’Neill, among others, I am authorized to make this Affidavit in support of Felton Street’s Response to Debtors’ Third Omnibus Objection to and Motion to Reclassify, Reduce or Disallow Certain Claims.

6. Felton Street and Pegasus Satellite Television, Inc. ("PST") entered into a commercial lease for the Marlborough Facility dated February 25, 2000 (the "Lease").

7. According to the terms of the Lease, Additional Rent is comprised of Annual Operating Costs for the Property, to the extent the Annual Operating Costs exceed the sum of \$5.00 per rentable square foot of the Building (the "Stop"), and utilities (other than water and sewer) consumed by the tenant based upon such utility's metered usage.

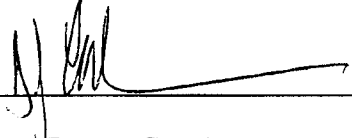
8. During PST's tenancy, PST did not incur Annual Operating Costs in excess of the Stop.

9. I have reviewed certain reports and accounting statements generated by Equivest Management, Inc, a property management company retained to provide property management services for Felton Street under the supervision of O'Neill, in connection with the Marlborough Facility. Equivest was charged with, among other things, the responsibility for invoicing PST for utilities consumed by PST during its tenancy.

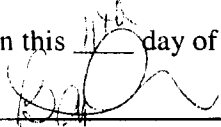
10. According to the reports and statement that I have reviewed, as of June 2, 2004, the date on which PST and the other Debtors filed for bankruptcy protection, PST owed Felton Street payment for gas and electric utilities consumed by PST in the amount of \$28,821.20.

11. According to the reports and statements that I have reviewed, the gas and electric utilities consumed by PST during the period June 2, 2004 through December 31, 2004 total \$97,569.47.

12. Felton Street has estimated vacant space utilities in the amount of \$6,000 per month since PST terminated the Lease and departed from the Marlborough Facility.

  
\_\_\_\_\_  
Darren Caterino

Sworn to and subscribed before me  
on this 17<sup>th</sup> day of March, 2005.

  
\_\_\_\_\_

Notary Public

BARBARA M. SMITH  
COMMONWEALTH OF PENNSYLVANIA  
COMMISSIONER OF DEEDS  
My Commission Expires September 25, 2006