March 25, 2020

Re: ***Representation at the New York City Department of City Planning***
103 Lee Avenue
Tax Block 2200, Lot 6
Brooklyn, New York (the "Premises")

The undersigned, being duly sworn hereby deposes and says:

1. I, Mark Spitzer, am the member of Sbeny Holdings LLC in fee of all that certain lot, piece or parcel of land in the Borough of Brooklyn, the City of New York, and known and designated as Block 2200, Lot 6 and House number 103 Lee Avenue.

2. I hereby authorize Eric Palatnik, P.C. to make an application at the Department of City Planning for a Zoning Map Change of the subject Premises.

Signature: _____

Print: MARK SPITZER

Sworn to before me this 25
Day of March, 2020.

_____
Notary Public

Robin Gonzalez
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G06097433
Qualified in Kings County
Commission Expires August 18, 2023