100 Queens Blvd Co. LLC
c/o Benenson Capital Partners, LLC
10 Grand Central, Suite 2800
New York, NY 10017

October 10, 2024

Hon. Dan Garodnick
Chair
New York City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Re: 100-12 Queens Boulevard Rezoning - Queens Block 3170, Lots 27 and 31 (the "Zoning Lot")

Dear Chair Garodnick:

This letter authorizes the firm of Greenberg Traurig, LLP, by its shareholder Jay A. Segal, to act as the applicant's principal representative on behalf of 100 Queens Blvd Co. LLC, LLC., in connection with an application for a Zoning Map and Zoning Text Amendments, and a Zoning Special Permit (ZR Section 74-52) to facilitate a redevelopment on the Zoning Lot in Community District 6 in Queens.

Sincerely,

100 Queens Blvd Co. LLC

By: _____
Name: Rachel Lees
Title: Chief Investment Officer

cc: Jay A. Segal, Esq.

Sworn to before me this 10
Day of September, 2024

_____
Notary Public

JESSICA FELIX
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FE0004880
Qualified in New York County
Commission Expires April 03, 2027