OWNER'S AUTHORIZATION

February 22, 2023

VIA EMAIL
Mr. Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor,
New York, NY 10271

Re: DCP ULURP Application
Block 1735, Lots 33, 34, 35, p/o 32, p/o 36, p/o 37, p/o 38, and p/o 39 Block 793, Lots 73, 75, 72 and p/o 171, Block 795, Lots 1, 2, 61 and p/o 3, Block 805, Lots 64, and p/o 61; and Block 803, Lots 43, 45, and p/o 46
23-01 Steinway Street
Queens, New York (the "Premises")

Dear Chair Garodnick:

I hereby authorize Sheldon Lobel, P.C., to file the proposed zoning map amendment and a zoning text amendment application to permit the development of a six-story mixed–use building at the Premises on behalf of the applicant of record. I am fully aware of the actions being requested within said application.

Very truly yours,

Nick Efraim
Title: Owner

SWORN TO BEFORE ME
THIS 26th day of June, 2023

CHRISTOPHER G. KULAKIS
Notary Public, State of New York
No. 02KU-4806108
Qualified in Queens County
Commission Expires Aug. 31, 20 26