12/19/2023

Re: ***Representation at the New York City Department of City Planning***
138-23 Queens Bouelvard
Tax Block 9649, Lots 17, 25 & 37
Queens, New York (the "Premises")

The undersigned, being duly sworn hereby deposes and says:

1. I, Michael Abramov am the representative of RJ Capital Holdings, LLC, owner in fee of all that certain lot, piece or parcel of land in the Borough of Queens, the City of New York, and known and designated as Block 9649, Lots 17, 25 & 37 and House number: 138-23 Queens Boulevard

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: Michael Abramov

Sworn to before me this 19th
Day of December, 2023.

Shabri . .
Notary Public

SHABRI D. GUPTE
NOTARY
NO. 01GU6331633
QUALIFIED IN
QUEENS COUNTY
COMM. EXP.
10-13-2027
PUBLIC
STATE OF NEW YORK