June 20, 2024

Re: ***Representation at the New York City Department of City Planning***
109 Marcus Garvey Boulevard
Tax Block 1588, Lot 1
Brooklyn, New York (the "Premises")

The undersigned, being duly sworn hereby deposes and says:

1. I, Ron Orgel, Authorized Representative of Phoenix Realty Group, LLC, am the owner 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 1588, Lot 1.

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

Signature: _____

Print: Ron Orgel
Authorized Representative
Phoenix Realty Group, LLC

Sworn to before me this 20th
Day of June, 2024.

_____
Abraham Teitelbaum, Notary Public

ABRAHAM TEITELBAUM
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TE6219142
Qualified in Nassau County
My Commission Expires 03-22-2026