VP Capital Holdings LLC

62 West 47th Street Suite 603
New York NY 10036

December 16, 2019

Re: Owner's Authorization
Zoning Map and
Zoning Text Amendment Application
77-39 Vleigh Place
Flushing, NY (the "Premises")

The undersigned, being duly sworn hereby deposes and says:

1. I, Avi Matatov, am a member of VP Capital Holdings LLC, the fee owner of the property located at 77-39 Vleigh Place, in the Borough of Queens, in the City of New York, in the State of New York, also known as Block 6630, Lot 1.

2. I hereby authorize The Law Office of Jay Goldstein, PLLC to file an application with the Department of City Planning seeking a Zoning Map and Zoning Text Amendment to allow for the development of a mixed-use building on the above referenced Site.

VP Capital Holdings LLC

By: Avi Matatov, Member

Sworn to before me this
16th Day of December, 2019

Notary

NELLI TEPLINSKY
No. 01TE6055696
Notary Public, State of New York
Qualified In Kings County
My Commission Expires 03-05-2022