

MIKE SPANO  
MAYOR

LOUIS J. ALBANO  
COMMISSIONER



87 NEPPERHAN AVENUE, SUITE 315  
YONKERS, NY 10701  
(914) 377-6650  
FAX (914) 377-6672

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF YONKERS

03 March 2021

Rafi Mitnick  
Acquisitions  
AMS Equities, LLC  
595 Madison Ave Suite 1101  
New York, NY 10022

**Re: Consent to Confer Standing  
2 Baldwin Pl (2-2018-71) & 14 Overlook Ter (2-2018-20), Yonkers, NY 10701**

Mr. Mitnick:

The above-referenced properties (collectively, the “**Premises**”) are owned by the City of Yonkers (the “**City**”). The City, as seller, and AMS Equities, LLC, as purchaser (the “**Contract Vendee**”), entered into a Purchase and Sale Agreement dated November 12, 2019 for the purchase and sale of the Premises (the “**PSA**”).

By execution of this consent to confer standing, the City hereby confers standing upon the Contract Vendee or its successor in interest to make and submit any application to the boards, agencies, or departments of the City for any discretionary land use approval necessary and appropriate to development of the Premises in accordance with the PSA. This includes, but is not limited to, applications to the City Zoning Board of Appeals.

The City shall reasonably cooperate with Contract Vendee at all times and act in good faith and with reasonable efforts to assist Contract Vendee in connection herewith.

**CITY OF YONKERS  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

By:   
Louis J. Albano  
Commissioner

3/3/2021  
Date

Purchaser: AMS Equities, LLC  
Seller: Khadidja Drayton-Bey  
Premises: 7 Overlook Terrace, Yonkers, NY 10701

**Seller Consent**

Seller hereby agrees that prior to Closing under the agreement between the parties dated as of February 3, 2021, Purchaser shall have the right to on behalf of Seller, petition the Yonkers City Council for amendments to the City Zoning Ordinance and Zoning Map affecting the Premises, and submit related development applications to City boards, agencies and departments. Seller agrees that if required by the City, Seller will join in the petition and any such application, at no cost or expense to Seller, and further agrees to cooperate with Purchaser in connection with the processing by the City of the petition and such applications.

Agreed and Accepted:

DocuSigned by:  
By: Khadidja Drayton-Bey  
Khadidja Drayton-Bey

Sincerely,

**AMS Equities, LLC**

By: Raphael Mitnick

Raphael Mitnick, Authorized Signatory

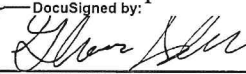
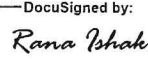
Purchaser: AMS Investments, LLC  
Seller: Ghassan Ishak and Rana Ishak  
Premises: 12 Overlook Terrace, Yonkers, NY 10701

**Seller Consent**

Seller hereby agrees that prior to Closing under the agreement between the parties dated as of September 2, 2020 , Purchaser shall have the right to on behalf of Seller, petition the Yonkers City Council for amendments to the City Zoning Ordinance and Zoning Map affecting the Premises`, and submit related development applications to City boards, agencies and departments. Seller agrees that if required by the City, Seller will join in the petition and any such application, at no cost or expense to Seller, and further agrees to cooperate with Purchaser in connection with the processing by the City of the petition and such applications.


*to the best of its abilities*

Agreed and Accepted:

DocuSigned by:  
By:   
60704471DE0C1E8  
Ghassan Ishak  
DocuSigned by:  
By:   
5302BF9E4DB1476  
Rana Ishak

Sincerely,

**AMS Investments, LLC**

By:   
Raphael Mitnick, Authorized Signatory

Purchaser: AMS Investments, LLC  
Seller: Rising Development – Mercantile, LLC  
Premises: 14 North Broadway, Yonkers, NY 10701

**Seller Consent**

Seller hereby agrees that prior to Closing under the agreement between the parties dated as of January 8, 2021, Purchaser shall have the right to on behalf of Seller, petition the Yonkers City Council for amendments to the City Zoning Ordinance and Zoning Map affecting the Premises`, and submit related development applications to City boards, agencies and departments. Seller agrees that if required by the City, Seller will join in the petition and any such application, at no cost or expense to Seller, and further agrees to cooperate with Purchaser in connection with the processing by the City of the petition and such applications. This letter does not modify or waive any provisions of the sale-purchase agreement between the parties which continues to apply.

Agreed and Accepted:

**RISING DEVELOPMENT -  
MERCANTILE, LLC,**

By:  \_\_\_\_\_

Matthew Sprayregen, Authorized  
Signatory

Sincerely,

**AMS Investments, LLC**

By:  \_\_\_\_\_


Raphael Mitnick, Authorized Signatory

Purchaser: AMS Investments, LLC  
Seller: Westhab, Inc.  
Premises: 15 Overlook Terrace, Yonkers, NY 10701

**Seller Consent**

Seller hereby agrees that prior to Closing under the agreement between the parties dated as of August 18, 2020, Purchaser shall have the right to petition the Yonkers City Council for amendments to the City Zoning Ordinance and Zoning Map affecting the Premises, and submit related development applications to City boards, agencies and departments. Seller agrees that if required by the City, Seller will authorize in writing the petition and any such application, at no cost or expense to Seller, and further agrees to cooperate with Purchaser in connection with the processing by the City of the petition and such applications.

Agreed and Accepted:  
**Westhab, Inc.**

By:   
Kenneth Belfer  
SVP

Sincerely,  
**AMS Investments, LLC**

By:   
Raphael Mitnick  
Authorized Signatory

Developer: AMS Investments, LLC  
Land Owner:  
Premises: 16 N Broadway, Yonkers, NY 10701

**Land Owner Consent**

Land Owner hereby agrees as of the date hereof, Developer shall have the right to on behalf of Land Owner, petition the Yonkers City Council for amendments to the City Zoning Ordinance and Zoning Map affecting the Premises, and submit related development applications to City boards, agencies and departments. Land Owner agrees that if required by the City, Land Owner will join in the petition and any such application, at no cost or expense to Land Owner, and further agrees to cooperate with Developer in connection with the processing by the City of the petition and such applications.

Agreed and Accepted:

Sincerely,

By:  12/22/20

AMS Investments, LLC

By: owner

By: 

Raphael Mitnick, Authorized Signatory

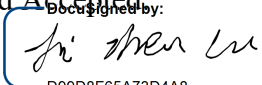
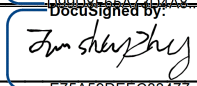
Purchaser: AMS Investments, LLC  
Seller: <sup>Zhen Lu</sup> Andy Li and Jun Sheng Zhang  
Premises: 18 Baldwin Place, Yonkers, NY 10701

**Seller Consent**

Seller hereby agrees that prior to Closing under the agreement between the parties dated as of May 25, 2021 , Purchaser shall have the right to on behalf of Seller, petition the Yonkers City Council for amendments to the City Zoning Ordinance and Zoning Map affecting the Premises, and submit related development applications to City boards, agencies and departments. Seller agrees that if required by the City, Seller will join in the petition and any such application, at no cost or expense to Seller, and further agrees to cooperate with Purchaser in connection with the processing by the City of the petition and such applications.

This letter shall not be construed as Seller’s authorization to (a) allow any third party access the property, or (b) pull any construction permits for the Premises or (c) invoke any ownership rights of the Premises to the Purchaser.

Agreed and Accepted:

By:   
DocuSigned by: D08D8565A73D4A8...  
By:   
DocuSigned by: E75A59DEEC83477...

Sincerely,

**AMS Investments, LLC**

By: 

Raphael Mitnick, Authorized Signatory

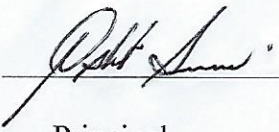
Developer: AMS Capital, LLC  
Property Owner: Cavalry Evangelistic Assembly  
Premises: 50 North Broadway, Yonkers, NY 10701

**Property Owner Consent**

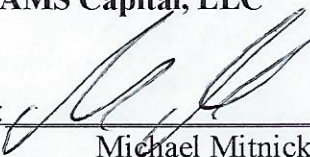
Property Owner hereby agrees as of the date hereof, Developer shall have the right to, on behalf of Property Owner, petition the Yonkers City Council for amendments to the City Zoning Ordinance and Zoning Map affecting the Premises, and submit related development applications to City boards, agencies and departments. Property Owner agrees that if required by the City, Property Owner will join in the petition and any such application, at no cost or expense to Property Owner, and further agrees to cooperate with Developer in connection with the processing by the City of the petition and such applications. Property Owner can revoke this consent at any time in its sole and absolute discretion.

This letter shall not be constructed as Seller's authorization to (a) allow any third party access to the property, or (b) pull any construction permits for the Premises or (c) invoke any ownership rights of the Premises to the Purchaser.

Agreed and Accepted:  
**Cavalry Evangelistic Assembly**

By:   
Principal

Sincerely,  
**AMS Capital, LLC**

By:   
Michael Mitnick  
Principal