

The Cotswold Group, Inc.
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550 Mamaroneck Avenue
Harrison, NY 10528-1634

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THE COTSWOLD

1202 WBP Realty Associates, LLC

March 22, 2023

Planning Department
Village of Mamaroneck
169 Mount Pleasant Avenue, Third Floor,
Mamaroneck NY 10543.

Dear Planning Department/Village of Mamaroneck:

This is to confirm that Penny Lick Ice Cream Company, LLC currently holds a multi-year lease with 1202 WBP Realty Associates, LLC at Seaport Plaza, 1202 West Boston Post Road, Mamaroneck, New York 10543. We fully support the granting a special permit for zoning to Penny Lick Ice Cream Company LLC. The previous use of this space was a Subway sandwich shop. The shopping center has a parking lot situated at the rear of the plaza which is accessible from Richbell Avenue.

In addition, this letter is to provide to Ellen Sledge, Owner of Pennylick Ice Cream Co, and any and all of her representatives, including but not limited to Bradley Olsen, Sirus Miandoabi, Cliff Kahan, and/or Mitch Koch to make application to the Village of Mamaroneck, including but not limited to the Zoning Board of Appeals, for approval to create a proposed Ice Cream Shop in the location of the former "Subway" Sandwich Shop.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Y. Shasha', with a long horizontal flourish extending to the right.

Robert Y. Shasha, Owner

RYS/rmr

Title 6055770 1/3

This is to certify that I have surveyed

RALPH CRONQUIST

Surveyor in Charge and Owner Inc.
Playhouse Building Mamaroneck, N. Y.
Telephone Mamaroneck 9-0541

a plot at the northwest corner of
West Boston Post Rd. and Richbell Road

Village and Town of Mamaroneck, Westchester County, New York

I have located all existing buildings and lines of possession and have shown their positions hereon.

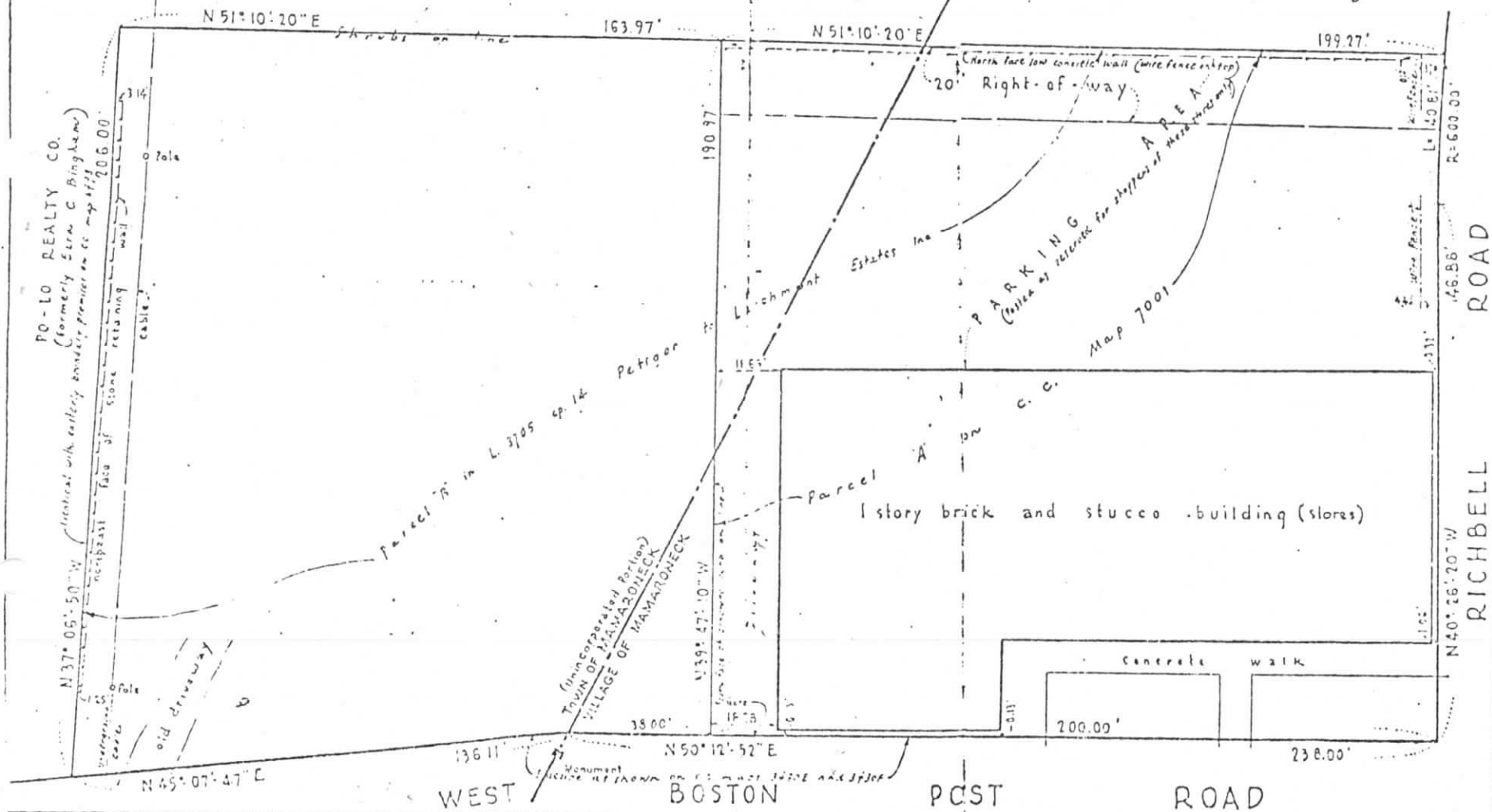
I hereby certify this survey to Title Guarantee and Trust Company

to whom liability is limited.

Survey completed and map drawn June 17, 1955 on scale of one inch to 20 feet.

Larchmont Apartments, Inc.

Ralph Cronquist



EQ 154 P 24

LARCHMONT ESTATES, Inc.

File 6839