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July 25, 2017

Hon. Michael Grace, Supervisor
Members of Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598
Attn: Diana Quast, Town Clerk

RE: SEARS BUILDING AT THE JEFFERSON VALLEY MALL

Dear Supervisor Grace and Members of the Board:

Seritage SRC Finance LLC is pleased at this time to present a package of engineering, architectural and environmental studies for the recently discussed proposed renovations and improvements to the lower level of the existing Sears building at the Jefferson Valley Mall including a 5,732 square feet building expansion with parking area and associated building site improvements.

Attached transmittals from Bohler Engineering include floor plans and elevations, long Environmental Assessment Form, engineering plans and Town Board application for Site Plan approval. The foregoing should permit the processing of the application for site plan approval.

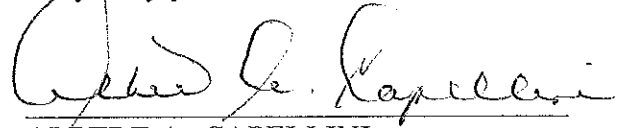
We request that the Board at its work session of August 8, 2017 refer the project documents to all involved governmental agencies in compliance with the Yorktown Code and the relevant New York State and Westchester County statutes, laws, ordinances and regulations. A public hearing in September is most desired.

This letter shall serve as a formal request on behalf of Seritage SRC Finance LLC that the Board amend Section 300-86 of the Code which outlines the permitted uses in the CRC Zoning District. The proposed amendment would provide for an additional use with the following text:

300-86. Permitted uses. G. Health or Fitness Center

Seritage SRC Finance LLC and its consultants look forward to working with the Town Board and all your agencies with the goal in mind of repositioning the use of the Sears Building for its and the Jefferson Valley Mall's success in the years to come.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Albert A. Capellini". The signature is written in dark ink and is positioned above a horizontal line.

ALBERT A. CAPELLINI

AAC:rdc
Enclosures
By Hand-Delivery