VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY

PORT CHESTER HOLDINGS I, LLC

STRAIGHT-LEASE TRANSACTION

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4710144.v1

Application to

Village of Port Chester

Industrial Development Agency (PCIDA)

For

Tax Exempt Bond Financing

and/or

Straight-Lease Transaction

and

Fee Schedule

Please contact the Agency for more information regarding project eligibility and application process.

FORM ADOPTED MAY 10, 2010 ADMINISTRATIVE FEE POLICY SUPPLEMENTED OCTOBER 9, 2013 FORM RE-ADOPTED **DECEMBER 13TH, 2017**

Village of Port Chester Industrial Development Agency (PCIDA)

222 Grace Church Street, Port Chester, NY

AGENCY ADMINISTRATIVE FEE SCHEDULE				
Таха	Taxable and Tax Exempt Industrial Development Revenue Bonds			
Application Fee:	An application fee of \$10,000.00 is payable to PCIDA at the time the			
	application is submitted. This includes a \$7,000.00 legal fee deposit, a non-			
refundable fee of \$2,500.00 and a \$500.00 processing fee. \$9,500.00				
	application fee will be credited towards the total fees at closing.			
Fee:	First \$10,000,000: 1% of the principal amount of the bond series.			
	Over \$10,000,000: .5% of the bond series			
	Annual (post-closing) administrative fee of \$1,500.00			

Straight Lease Transactions (including PILOT Agreement)

Application Fee:	An application fee of \$10,000.00 is payable to PCIDA at the time the application is submitted. This includes a \$7,000.00 legal fee deposit, a non-refundable fee of \$2,500.00 and a \$500.00 processing fee. \$9,500.00 of the application fee will be credited towards the total fees at closing.
Fee:	First \$10 million – 1%
	Project Costs in excess of \$10 million 5% Annual administrative fee of \$500.00

Sales Tax and/or Mortgage Recording Tax only Transactions (No PILOT Agreement)

Application Fee:	A non-refundable fee of \$2,500.00 and a \$500.00 processing fee are payable to PCIDA at the time the application is submitted. The \$2,500.00 fee will be credited towards the total fee at closing.	
Fee:	Minimum \$4,500.00 or 10% estimated exemption amount, whichever is greater	
	Annual administrative fee of \$500.00	

INSTRUCTIONS

- 1. The Agency will not approve any applications unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
- 2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
- 3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.
- 4. If more space is needed to answer any specific question, attach a separate sheet.
- 5. When completed, return this application to the Agency at the address indicated on the first page of this application.
- 6. The Agency will not accept this application as complete until the Agency receives (i) a completed environmental assessment form concerning the Project; (ii) the Applicant has met with Agency representatives and has received the Agency's review and completed **Project Summary and Financial Assistance Cost Benefit Analysis (See, last 2 pages of this Application)**; and payment of all required fees and escrows, as applicable.
- 7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.
- 8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project. The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered a part of the project and included as a part of the resultant bond issue.
- 9. The Agency has established a combined application fee of \$3,000.00 (\$2,500 + \$500) to cover the anticipated costs of the Agency and counsel in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
- 10. The Agency has established a project fee for each project in which the Agency participates. <u>UNLESS THE AGENCY</u> <u>AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE</u> <u>APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY</u>.

This application should be submitted to the Village of Port Chester Industrial Development Agency, 222 Grace Church St, Port Chester, New York 10573 (Attn: Chief Executive Officer).

PLEASE NOTE: APPLICANTS SEEKING FINANCIAL ASSISTANCE IN THE FORM OF SALES AND USE TAX EXEMPTIONS AFTER MARCH 28, 2013 SHALL BE SUBJECT TO THE ENHANCED REPORTING, COMPLIANCE AND RECAPTURE REQUIREMENTS SET FORTH WITHIN SECTION 875 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK ("GML"). IN ADDITION, APPLICANTS SEEKING ANY FINANCIAL ASSISTANCE ON OR AFTER JUNE 1, 2016 SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN GML Section 859-a (4)-(6). APPLICANTS SHOULD CONSULT WITH COUNSEL AND ACCOUNTANT PROFESSIONALS TO UNDERSTAND THESE NEW REQUIREMENTS.

Village of Port Chester Industrial Development Agency (PCIDA)

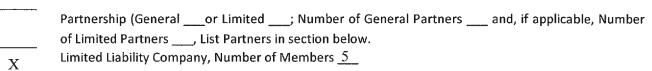
Application for Tax Exempt Bond Financing and/or Straight-Lease Transaction

Company Name:	Port Chester Holdings I, LLC	
Address:	102 Chestnut Ridge Road Montvale, NJ 07645	
Phone No.:	201-573-8400	
Fax No.:		
Federal Tax ID:	30-1049190	
Contact Person:	Joseph Cosenza	
E-Mail:	jcosenza@ivy-realty.com	
Date:	July 26, 2021	

I. APPLICANT INFORMATION

a. Form of Entity:

Corporation



Sole Proprietorship

Please also indicate whether the Company will utilize any affiliates and/or real estate holding companies to undertake the proposed project. If so, please provide names and details for all such entities.

See Tab 2

b. Principal Owners/Officers/Directors: (List owners with 5% or more in equity holdings with percentage of ownership)

Name	Address	Percentage Ownership/Office	
Anthony P. DiTommaso, Jr.	102 Chestnut Ridge Road, Montvale, New Jersey 07645	36%	
Russell F. Warren, Jr.	35 Field Point Road, Greenwich, Connecticut 06830	36%	
*			

(Use attachments if necessary)

c. If a corporation, partnership, limited liability company:

* The remaining owners do not each own 5% or more of equity.

What is the date of establishment? January 10, 2018 Place of organization Delaware

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes

(Attach organizational chart or other description if applicant is a subsidiary or otherwise affiliated with another entity) See Tab 2

d. Attach certified financial statements for the company's last three complete fiscal years. If the company is publicly held, attach the latest Form 10K as well. The Company is newly formed and has no financial statements.

II. APPLICANT'S COUNSEL

Name/Firm:	Cuddy & Feder LLP (Eon S. Nichols, Esq.)				
Address:	A state of the state				
Phone No.:	(914) 761-1300				
Fax No.:	(914) 761-5372				
E-Mail:	enichols@cuddyfeder.com				

III. PROJECT INFORMATION:

a. Please provide a brief narrative description of the Project (attach additional sheets or documentation as necessary).

See Tab 3 for a description of the Project and Conceptual Plans or renderings.

b. Location of Project (all information mandatory - attach current tax bills with proof of current payment)

Project Address:	27-45 North Main Street and 28 Adee Street
Town/Village of:	Port Chester
Name of School District:	Port Chester
Tax Map No.:	Section 142.31, Block 1, Lots 7, 11, 12, 13, 14, 15, 16 and 17 See Tab 6 for current tax bills and proof of payment.

Describe Existing Improvements, if any:

See Tab 3

c. Are Utilities on Site?	Water: Y	Electric: Y	Gas: Y	Sanitary/Storm Sewer: Y	Telecom: Y

d. Identify Present legal owner and all tenants of the site if other than Applicant and by what means will the site be acquired for this Project (please include details regarding purchase and sale agreement, if applicable, including all contingencies):

Applicant is the beneficial owner of the Site. See Tab 3. ______.
e. Zoning of Project Site:
Current: ______CD - 5 District Proposed: _____CD - 5 District ______.
f. Are any zoning approvals needed? Identify: _____See Tab 4

g. Local Permitting and Approvals – Does the project require local planning or permitting approvals? If so, please explain. <u>See Tab 4</u> Will a site plan application to be filed? <u>If so, please include copy if prepared.</u>

h. Has another entity been designated lead agent under the State Environmental Quality Review Act ("SEQRA")? _____Yes___; If yes, please explain:

See Tab 4

i. Will the Project result in the removal of a plant or facility of the Applicant or a proposed Project occupant from one area of the State of New York? <u>No</u>; If yes, please explain:

j. Will the Project result in the abandonment of one or more plants or facilities of the Applicant or a proposed Project occupant located in the State of New York? <u>No</u>; If yes, explain:

k. If the answer to either question i. or j. is yes, you are required to indicate whether any of the following apply to the Project:

1. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes_____; No_____. If yes, please provide detail:

2. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes____; No____. If yes, please provide detail:

NOTES: If you answer "yes" to questions i. or j., above, and fail to provide a detailed response within question k.(1) or k.(2), above, then the Agency will be barred from providing any financial assistance.

THE AGENCY IS REQUIRED TO NOTIFY THE CHIEF EXECUTIVE OFFICER OF THE MUNICIPALITY FROM WHICH YOUR FACILITY IS BEING RELOCATED OR ABANDONED. THIS NOTIFICATION WILL BE SENT PRIOR TO THE AGENCY'S CONDUCT OF REQUIRED PUBLIC HEARINGS(S).

<u>CERTIFICATION:</u> Based upon the answers provided within i. j., k(1), and k(2), above, the Company hereby certifies to the Agency that the undertaking of the proposed project and provision of financial assistance to the Company by the Agency will not violate GML Section 862(1).

I. Does the Project include facilities or property that are primarily used in making retail sales of goods <u>or provide</u> services to customers who personally visit such facilities? <u>Yes</u>; If yes, please explain:

See Tab 3

m. If the answer to I. is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods <u>or</u> any services to customers who personally visit the Project? <u>6.7</u>%

n. If more than 33.33%, indicate whether any of the following apply to the Project: Not Applicable

- 1. Will the Project be operated by a not-for-profit corporation? Yes ____; No_____. If yes, please explain:
- 2. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes_____; No _____. If yes, please explain:

- 3. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the Project and related jobs outside of New York State? Yes _____; No _____. If yes, please explain:
- 4. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the City, Town or Village within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes____; No____. If yes, please explain:
- 5. Will the Project be located in one of the following: (i) an area designed as an Empire Zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block number area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes_____; No_____. If yes, please explain:

o. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes_X;
 No _____. If yes, please complete the following for EACH existing or proposed tenant or subtenant:

Sub lessee name: See Tab 3. Residential units at the Project will be leased to residential tenants. The retail tenants are unknown at this time.
Present Address:
City:State:Zip:
Employer's ID No.:
Sub lessee is a: (Corporation, LLC, Partnership, Sole Proprietorship)
Relationship to Company:
Percentage of Project to be leased or subleased:
Use of Project intended by Sub lessee:
Date and Term of lease or sublease to Sub lessee:
Will any portion of the space leased by this sub lessee be primarily used in making retail sales of good

Will any portion of the space leased by this sub lessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes____; No____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions I. 1-5 with respect to such sub lessee.

p. Project Costs (Estimates):

Category	Amount
Land-acquisition	11,225,000
Buildings-Construction/Renovation (No FF&E)	58,635,456
Utilities, roads and appurtenant costs *	2,323,644
Machinery and Equipment (All FF&E)	, 4,081,000
Soft Costs (Architect, Legal and Engineering)	5,831,160
Costs of Bond issue	N/A
Construction Loan Fees and interest	2,200,000
Other (specify) (fair share payments and costs associated	ated with HDSW relocation) * 4,895,000
Total Project Costs	89,191,260

* Applicant requests that these costs are not included when calculating the fee to the IDA.

Please include supplemental sheets as necessary with all project cost details, including the following:

<u>Mandatory</u>: In addition to the above estimated of capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources (all public grants, loans and tax credits to be applied for), and an estimate of both the amount to be invested by the applicant and the amount to be borrowed to finance the project.

Applicant's equity is estimated at \$35,676,504. Debt financing is estimated at \$53,514,756.

q. Job Creation & Reporting Requirements:

The New York State Authorities Budget Office (ABO) requires all IDA's, and resultantly all applications for IDA assistance, to accurately report Project Employment Information, the number of Permanent Jobs retained and created due to the IDA's assistance, and the Estimated Average Salaries of both existing and new permanent jobs.

Project Employment Information: For project employment information, the applicant is to provide the number of full time equivalent jobs (FTE's) and the salary data for those jobs. Applicants are expected to collect and report this information accurately to the IDA on an annual basis.

The ABO's Public Authorities Reporting Information system (PARIS reporting) requires the following data points (fill in the blanks):

1. Existing Full Time Equivalent employees retained:	15 **
2. New Full Time Equivalent employees with IDA assistance:	20 *
3. Time frame for the creation of New Full Time Equivalent employees with IDA assistance:	2 years
4. Existing Part Time Employees:	0
5. New Part Time Employees with IDA assistance:	Unknown ***
6. Construction Jobs created by the project:	350
7. Anticipated dates of construction:	6/2022 - 8/2023

* 8 full-time jobs will be for the residential component of the Project and 12 full-time jobs are anticipated for the retail component of the Project. See the chart on the following page which describes the 8 jobs. As the retail tenants are unknown at this time, the 12 full-time jobs anticipated for the retail component are unknown and therefore the chart on the following page (describing job title, etc.) cannot be completed at this time.

Note that the jobs which HDSW will retain and/or provide are not included in any of the job calculations in this Application.

** HDSW, who currently runs its operations at the Project Site, will retain 15 employees, consisting of part time and full time.

*** Applicant anticipates that there will in fact be part-time jobs generated from the retail component of the Project, however, because it is currently unclear as to the type of retail tenants who will occupy the retail component, it is unclear as to the amount of part-time employees.

Permanent Jobs: These Jobs include **Existing** Full Time Equivalent (FTE's) jobs, and **New** Full Time Equivalent (FTE's) jobs. The additional data points on the following page are required by the ABO for the recording of permanent jobs created by an IDA assisted Project.

Permanent jobs created by the Project

Column A:	Insert the job titles that exist within the company at the time of application, as well as any new job titles that will be established as a result of the Project.
Column B:	Indicate the entry level wage for each listed job title either in terms of hourly pay or annual salary.
Column C:	For each listed job title insert the number of positions that exist at the time of application.
Column D:	Insert the number of jobs to be created during year one of the Project for each listed job title.
Column E:	Insert the number of jobs to be created during year two of the Project for each listed job title.
Column F:	Insert the number of jobs to be created during year three of the Project for each listed job title.
Column G:	Indicate the total number of jobs to be created for each listed title as a result of the Project. (Column D + Column E + Column F = Column G)

(A)	(B)	(C)	(D)	(E)	(F)	(G)
Job Title: (Indicate Existing or New FTE's)	Annual or Hourly Wages	Current Number of Positions	Jobs Created: Year One	Jobs Created: Year Two	Jobs Created: Year Three	Total Jobs Created
Community Manager	\$95,000	0	1			1
Asst. Com. Mgr.	\$74,880	0	1			1
Leasing Professional	\$43,680	0	1			1
Service Supervisor	\$79,040	0	1			1
Service Technician	\$45,760	0	1			1
Concierge	\$45,760	0	1			1
Concierge	\$45,760	0	· 1			1
Concierge	\$36,600	0	1			1
TOTALS:	\$466,480	0	8			8

Estimated Average Salary (at current market rates): Permanent Jobs to be created by a project are likely to occur at intervals over the life of the project. Salaries for these positions at the time they are created and filled may be subject to future collective bargaining agreements, competitive market and economic forces, or other factors that cannot be known at the time the project is first established. Accordingly, the project applicant is not expected to provide projected future salary information. Rather, the applicant should enter the current salary and salary ranges, reflecting existing salary schedules, as if those future positions had been filled (or retained) during the reporting period.

1) The estimated annualized salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

Building Staff Positions: Management - 44,000 to 95,000, including 1.3 fringe benefit, taxes and insurance multiplier.

Service Positions: 37,000 to 80,000 including 1.3 fringe benefit, taxes and insurance multiplier.

In addition to the job figures provided above, please indicate the following:

 An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the economic development law, in which the project is located that would fill such jobs. The labor market area defined by the agency (Mid-Hudson Economic Development Region)

Given the nature and pay range of the hourly full and part-time workers required for the operation and maintenance of the Project, the Applicant will endeavor to hire from the Village of Port Chester to fill these positions.

PCIDA Financial Assistance Requested and Company Estimates

Α.	Estimated Project Costs eligible for Industrial Development Agency Financial Assistance				
1.	Sale	es and Use Tax (X) Check if Requested			
	A.	Amount of Project Cost Subject to Sales and Use T	ax: \$ 35,772,000		
		Sales and Use Tax Rate:	7:375% 8.375%		
	В.	Estimated Sales Tax (A X .07375):	\$ 2,995,905		
2.	Мо	rtgage Recording Tax Exemption (\underline{X}) Check if Requ	lested		
	A.	Projected Amount of Mortgage:	\$ 53,514,756		
		Mortgage Recording Tax Rate:	1%		
	В.	Estimated Mortgage Recording Tax (A X .0130):	\$ 535,147		
3.	Real Property Tax Exemption (<u>X</u>) Check if Requested Applicant is seeking a 20 year PIL				
	A.	Projected Increase in Assessed Value on Project:	\$		
	В.	Total Applicable Tax Rates Per \$1000:	\$		

ı,

	C.	Estimated Annual Taxes without PILOT (A X B)/1,000:	\$
4.		rest Exemption (Bond transactions only) () Check if uested	
	a.	Total Estimated Interest Expense Assuming Taxable Interest:	\$
	b.	Total Estimated Interest Expense Assuming Tax-exempt Interest Rate:	\$

- B. Estimated Benefits of Industrial Development Agency Financial Assistance
 - 1. Current Company employment in Village of Port Chester02. Current Company payroll in Village of Port Chester\$
 - 3. Project Jobs to be Created over 3 years 20 full-time and 20 part-time jobs.

Is the company delinquent in the payment of any state or municipal property taxes?	🗌 Yes	X No
Is the company delinquent in the payment of any income tax obligation?	🗌 Yes	X No
Is the company delinquent in the payment of any loans?	🗌 Yes	X No
Is the company currently in default on any of its loans?	🗌 Yes	x No
Are there currently any unsatisfied judgments against the company?	🗌 Yes	X No
Are there currently any unsatisfied judgments against any of the company's principals?	🗌 Yes	X No
Has the company ever filed for bankruptcy?	🗌 Yes	X No
Have any of the company's principals ever personally filed for bankruptcy, or in any way sought protection from creditors?	🗌 Yes	X No
Are there any current or pending real estate tax assessment challenges associated with the propos	ed projec	t realty and/or
improvements?	🗌 Yes	X No
Is the proposed project realty currently subject to any exemption from real estate taxes?	X Yes	🗌 No
Are there any current or pending criminal investigations or indictments of the Company or any of its	principa	ls or equity holders
(including any and all holders of equity or ownership of Company parent organizations)?	🗌 Yes	x No
If the answer to any of the questions above is "Yes," please provide additional comments in the spa	ace below	v and on additional pages i

necessary. A portion of the Project Site is owned by Human Development Services of Westchester, Inc. ("HDSW"), a not-for-profit corporation,

and as such, that portion of the Site is exempt from real property taxes. After the Project has been completed, HDSW will own a portion of the Project Site and that portion will continue to be exempt. See Tab 3. r. For Industrial Revenue Bonds ONLY, including this project, list capital expenditures of the company at Project

r. For Industrial Revenue Bonds ONLY, including this project, list capital expenditures of the company at Project location:

Category	Last Three Years	Next Three Years
Land		
Building		
Equipment		
Soft Costs		
Other		
Total		

s. State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the agency, a statement indicating why the project should be undertaken by the agency

See Tab 5.

t. List any other positive impacts that the Project may have on the Village of Port Chester:

See Tab 5.

V. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b (2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- **B.** <u>First Consideration for Employment:</u> In accordance with Section 858-b (2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. <u>Annual Sales Tax Filings</u>: In accordance with Section 874 (8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874 (8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.
- D. <u>Annual Employment Reports</u>: The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- E. <u>Absence of Conflicts of Interest:</u> The applicant has received from the Agency a list of the members, officers, employees and Counsel of the Agency. No member, officer, employee, or Counsel of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

HOLD HARMLESS AGREEMENT AND APPLICATION DISCLAIMER CERTIFICATION PURSUANT TO NEW YORK STATE FREEDOM OF INFORMATION LAW ("FOIL")

Applicant hereby releases the VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Through submission of this Application for Financial Assistance (this "Application"), the Company acknowledges that the Agency, as a public benefit corporation, is subject to the New York State Freedom of Information Law ("FOIL") and Open Meetings Law ("OML"), as codified pursuant to the Public Officers Law ("POL") of the State of New York (the "State"). Accordingly, unless portions hereof are otherwise protected in accordance with this Certification, this Application, including all Company-specific information contained herein, is subject to public disclosure in accordance with applicable provisions of the POL, Article 18-A of the General Municipal Law ("GML") and the Public Authorities Accountability Act of 2005, as codified within the Public Authorities Law ("PAL") of the State. Specifically, this Application may be disclosed by the Agency to any member of the public pursuant to a properly submitted request under FOIL and the Agency is further required to affirmatively disclose certain provisions contained herein pursuant to the GML and PAL, including the identification of the Company, general project description, location proposed capital investment and job estimates.

Notwithstanding the foregoing, the Company, pursuant to this Certification, may formally request that the Agency consider certain information contained within this Application and other applicable supporting materials proprietary information and "trade secrets", as defined within POL Section 87(2)(d). To the extent that any such information should qualify as trade secrets, the Company hereby requests that the Agency redact same in the event that formal disclosure is requested by any party pursuant to FOIL. Application Sections or information requested by Company for Redaction*:

All cost information.

(* - Please indicate specific sections within Application that the Company seeks to qualify as "trade secrets". Additional correspondence or supporting information may be attached hereto. Please also note that

notwithstanding the Company's request, the Agency shall make an independent determination of the extent to which any information contained herein may be considered as such)

In the event that the Agency is served with or receives any subpoena, request for production, discovery request, or information request in any forum that calls for the disclosure of the Application, in entirety, specifically including but not limited to any demand or request for production or review of Company-designated trade secrets, the Agency agrees to notify the Company as promptly as is reasonably possible, and to utilize its best efforts to: oppose or decline any such request; preserve the confidentiality and non-disclosure of such requested confidential material; and maintain such information and prevent inadvertent disclosure in responding to any such discovery or information request. The Company understands and agrees that all reasonable costs, including attorney's fees, associated with any such formal undertaking by the Agency to protect the trade secrets from disclosure shall be reimbursed by the Company to the Agency.

The undersigned officer of the applicant deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the Agency and legal counsel for the Agency, whether or not the Application, the proposed project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the proposed project described herein and (C) any further action taken by the Agency with respect to the proposed project; including without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

By executing and submitting this Application, the applicant covenants and agrees to pay the following fees to the Agency, the same to be paid at the times indicated:

- (a) The sum of \$2,500, plus the sum of \$500 as a non-refundable processing fee, to be paid upon submission of the Application;
- (b) An Administrative Fee amounts to be determined using the schedule on Page 2 hereof for all other projects for which the Agency provides financial assistance, to be paid at transaction closing;
- (c) An amount to be determined by Agency Staff payable to the Agency's bond/transaction counsel for the preparation and review of the inducement resolution, the environmental compliance resolution, TEFRA hearing proceedings and the tax questionnaire assuming no further activity occurs after the completion of the inducement proceedings, to be paid within ten (10) business days of the receipt of bond/transaction counsel's invoice;
- (d) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel or bond/transaction counsel, and (2) other consultants retained by the Agency in connection with the proposed project; with all such charges to be paid by the applicant at the closing or, if the closing does not occur, within ten (10) business days of receipt of the Agency's invoices therefore please note that the applicant is entitled to receive a written estimate of fees and costs of the Agency's bond/transaction counsel;

(e) The cost incurred by the Agency and paid by the applicant, including bond/transaction counsel and the Agency's general counsel's fees and the processing fees, may be considered as a costs of the project and included in the financing of costs of the proposed project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

The applicant further covenants and agrees that the applicant is liable for payment to the Agency of all charges referred to above, as well as all other actual costs and expenses incurred by the Agency in handling the application and pursuing the proposed project notwithstanding the occurrence of any of the following:

- (a) The applicant's withdrawal, abandonment, cancellation or failure to pursue the Application;
- (b) The inability of the Agency or the applicant to procure the services of one or more financial institutions to provide financing for the proposed project;
- (c) The applicant's failure, for whatever reason, to undertake and/or successfully complete the proposed project; or
- (d) The Agency's failure, for whatever reason, to issue tax-exempt revenue bonds in lieu of conventional financing.

The applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Company Acknowledgment and Certification:

The undersigned, being a duly authorized representative of the Company, hereby and on behalf of the Company, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Company within this Application for Financial Assistance is true, accurate and complete.

The Company, on behalf of itself and all owners, occupants and/or operators receiving or that will receive financial assistance from the Agency (collectively, the "Recipients") hereby certifies that the Recipients are in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

The Company, on behalf of itself and all Recipients, hereby further acknowledges that the submission of any knowingly false or knowingly misleading information herein or within any agreement with the Agency may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of the Agency's involvement in the project, including all costs of the agency relating to same. The Company has reviewed and accepts the terms of the Agency's Project Recapture and Termination Policy.

By:	
Name:	RAYMOND NAFASH
Title:	CFO
State of New County of <u>(</u>	WYORK (MARIA LEONOR PEREIRA-CLARKIN SUSSEX) SS.: MARIA LEONOR PEREIRA-CLARKIN Notary Public, State of New Jersey My Commission Expires September 28, 2022
On the <u>4</u> RAYMONS	day of $\frac{1}{10000000000000000000000000000000000$

be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Project Summary and Financial Assistance Cost Benefit Analysis

(This page to be completed by PCIDA Staff)

Company Name:		
Project Description:	4 	
	34	
Project Location:		
Town/Village:	÷	
School District:		

Estimated Cost of Industrial Development Agency Financial Assistance

1. Sales and Use Tax Exemption

2.

3.

Α.	Amount of Project Cost Subject to Sales and Use Tax:	\$	
	Sales and Use Tax Rate:	%	
В.	Estimated Exemption (A X .0735):	\$	
Mo	rtgage Recording Tax Exemption		
A.	Projected Amount of Mortgage:	\$	
	Mortgage Recording Tax Rate:	%	
В.	Estimated Exemption (A X .0130):	\$	
Rea	al Property Tax Exemption		
Α.	Projected Increase in Assessed Value on Project:	\$	
Β.	Total Applicable Tax Rates Per \$1000:	\$	
C.	Total Annual Taxes without PILOT (A X B)/1,000:	\$	
D.	PILOT Exemption Rate (see PCIDA Uniform Tax Exemption Policy):	%	
E.	Average Annual PILOT Payment (C X D):	\$	
F.	Net Exemption over PILOT term ((C-E) x 7, 10 or 15)):	\$	

4. Interest Exemption (Bond transactions only)

a.	Estimated Interest Expense Assuming Taxable Interest:	\$
b.	Estimated Interest Expense with tax-exempt Interest Rate:	\$
c.	Interest Exemption (a - b):	\$

Estimated Benefits of Industrial Development Agency Financial Assistance

1.	Jobs to be retained in Port Chester		
2.	Current Company payroll in Port Chester	\$	
3.	Project Jobs to be Created over 3 years		
4.	Total Project Investment	\$	
5.	Non IDA financing leveraged	\$	
6.	Other project benefits:		
Agency Sig	gnature:	Date:	
Applicant	Signature:	Date:	

DESCRIPTION OF THE APPLICANT

The Applicant is Port Chester Holdings I LLC, a Delaware limited liability company and is authorized to do business in the State of New York. Port Chester Holdings I, LLC is the sole member of the entities that own the properties upon which the Project will be developed.

The beneficial owner of the Applicant are the owners of Ivy Realty, LLC. Ivy Realty, LLC is in its 25th year of business.

Ivy Realty is a full service Real Estate investment firm that was founded by two college friends, Anthony DiTommaso and Russell Warren. It was formed to invest and develop commercial office, industrial and multi-family residential properties.

Ivy Realty currently owns real estate assets in seven states that include two million square feet of commercial space and over 600 multi-family apartment units. Ivy is not new to Westchester County. It has owned and operated property in Westchester County for the past 20 years. During that time, Ivy Realty has been part of the Westchester County community, serving as a past honoree for the Westchester chapter of the United Way among many other civic efforts. Ivy has been recognized in Westchester by the BOMA trade association for its efforts in White Plains with the 2020 renovation deal of the year award and Ivy received the City of White Plains' beautification award recognizing its outdoor community plaza and living wall installation at one of its properties.

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DESCRIPTION OF THE PROJECT

Project Site

Port Chester Holdings I, LLC (the "<u>Applicant</u>") owns the following properties: 27-45 North Main Street (Section 142.31, Block 1, Lots 11, 12, 13, 14, 15, 16, & 17) and 28 Adee Street (Section 142.31, Block 1, Lots 7) in the Village of Port Chester, County of Westchester, State of New York (the "<u>Applicant's Property</u>"). In order to construct the Project (as described below), the Applicant intends on merging the Applicant's Property with certain property owned by Human Development Services of Westchester, Inc. ("<u>HDSW</u>"), a New York not-for-profit corporation, located at 100 Abendroth Avenue, Port Chester, New York (the "<u>Corporation</u> <u>Property</u>"; together with the Applicant's Property are hereinafter referred to as the "<u>Site</u>"). The Corporation Property and the Applicant's Project are contiguous.

The Site is located in the heart of the Village's downtown area within one block of both the Metro-North Train Station and the Village's waterfront. The Site is currently improved with several retail, office, and residential structures ranging from 1- to 3-stories in height as well as HDSW's offices. There is currently no off-street parking at the Site although there is on-street parking along North Main Street, Adee Street, and Abendroth Avenue as well as nearby public parking lots including the Marina Parking Lot, King Street Parking Lot, and Port Chester Metro-North Train Station Lot.

Project

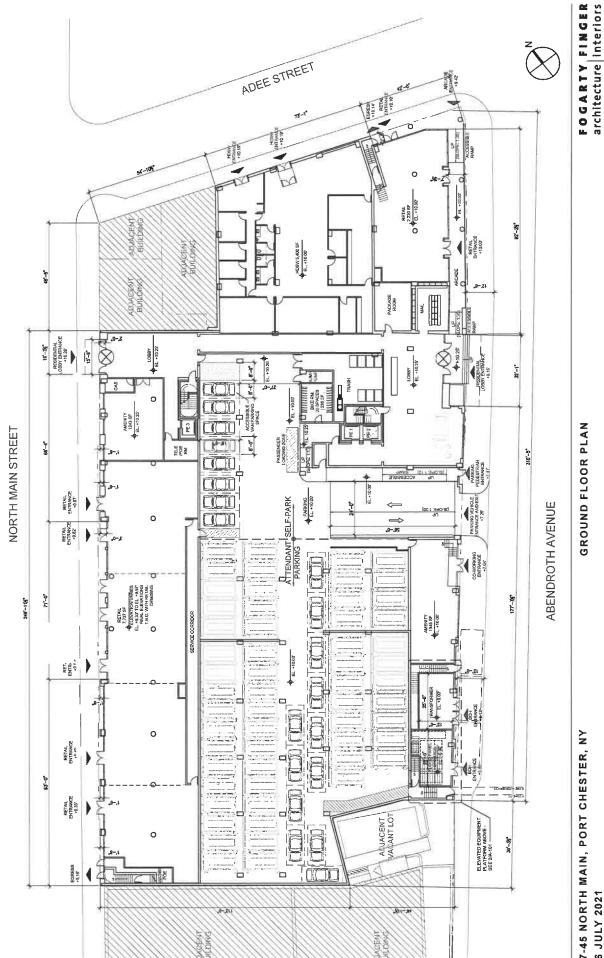
The Applicant proposes to construct the following Project at the Site:

- 1. a new 6-story, 83 feet tall mixed-use development containing 203 rental dwelling units (50 studio apartments, 108 one-bedroom apartments, and 45 two-bedroom apartments). Of the 203 units, 10% will be reserved for low- and moderate-income tenants in accordance with the Village's affordable housing requirement;
- 2. 9,957 square feet of street level commercial and restaurant spaces that will activate the streetscape and create a welcoming, pedestrian friendly presence in the Village's downtown;
- 3. The street level will also include 5,400 square feet of office space for HDSW to operate ("<u>HDSW Space</u>"). The Project will be subject to a condominium regime under New York State law where the HDSW Space will be a separate condominium unit to be owned by HDSW and the remainder of the Project as described herein will be a separate condominium unit to be owned by the Applicant and leased to residential and retail tenants of the Applicant as described herein;
- 4. 144 off-street parking spaces to be located on the ground floor behind the proposed commercial uses providing driveway access from Abendroth Avenue. 136 of these parking spaces will be valet-operated which will include vehicle lifts to maximize the number of parking spaces that can be accommodated on the single story of parking.

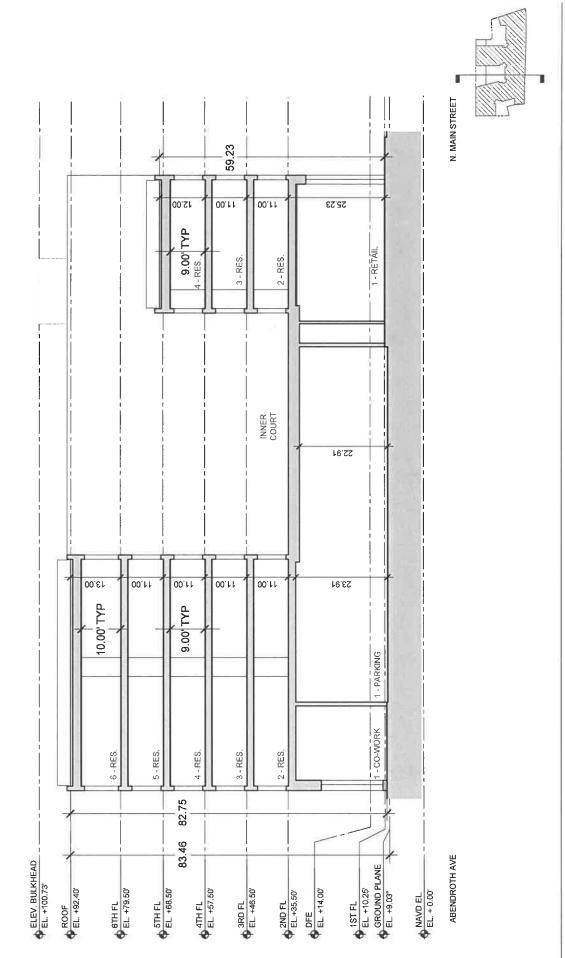
There will also be 8 self-park spaces which will include handicap-accessible spaces and parking spaces designated for temporary parking to accommodate dropping off or picking up residents. Note that the Project will also be served by 28 on-street parking spaces along North Main Street, Abendroth Avenue, and Adee Street. The parking spaces will be utilized by tenants of the Project; and

5. amenities to include, among others, bicycle storage.

In keeping with the history of this area of the Village, the North Main Street façade has been designed to incorporate a mix of materials which emulate the appearance of several smaller buildings while the Abendroth Avenue façade creates a more industrial look. These facades come together with the use of several different materials including glass, several different shades of brick, metal panels, and Hardie boards as well as awnings and thoughtful plantings to create an attractive appearance in this prominent area of the Village. The streetscape will be activated with a more pedestrian-friendly design which includes large retail displays and a pedestrian arcade design at the corner of Abendroth Avenue and Adee Street. The Abendroth Avenue facade will be five-stories in height with the sixth story stepped-back approximately 10'. Though the existing building at 47 North Main is not included in the building lot, the Project is designed to ensure that the building's size transitions smoothly to the height and design to ensure neither the existing 47 North Main building or Project appear out-of-place. The following pages sets forth renderings of the Project (including nighttime renderings) which demonstrate the Project's architectural appearance and compliance with the Village's design goals.



27-45 NORTH MAIN, PORT CHESTER, NY 26 JULY 2021



FOGARTY FINGER architecture interiors

BUILDING SECTION

27-45 NORTH MAIN, PORT CHESTER, NY 26 JULY 2021





FOGARTY FINGER architecture interiors

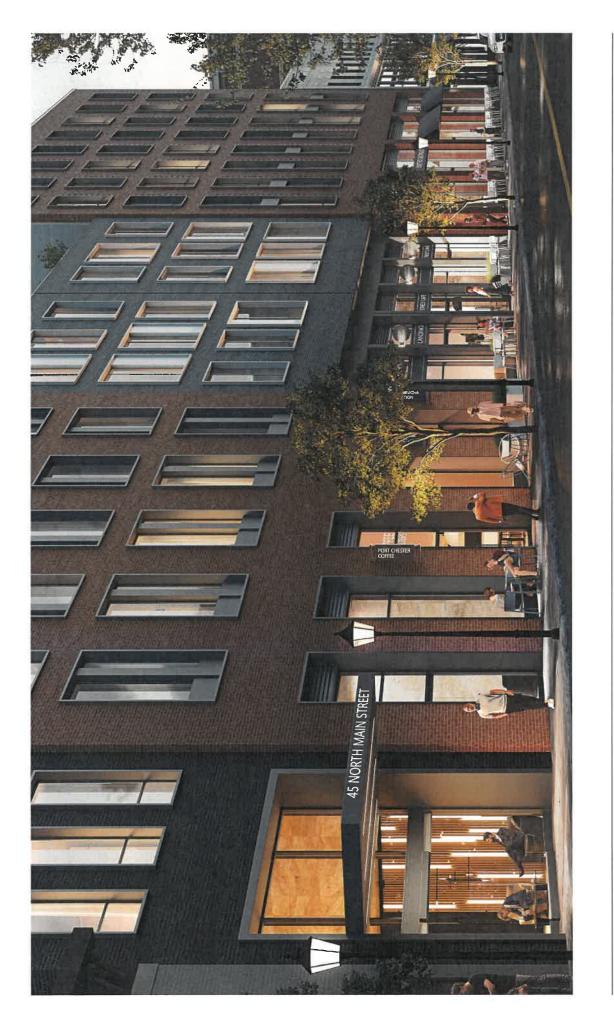
ELEVATION RENDERING NORTH MAIN STREET

27-45 NORTH MAIN, PORT CHESTER, NY 8 FEB 2021





27-45 NORTH MAIN, PORT CHESTER, NY 8 FEB 2021



FOGARTY FINGER architecture interiors

NIGHT-TIME RENDERING NORTH MAIN STREET

27-45 NORTH MAIN, PORT CHESTER, NY 8 FEB 2021

DESCRIPTION OF THE ZONING OF THE SITE

The Project has been designed in accordance with the goals of the Village as set forth in the CD-5 District regulations and complies with the applicable provisions governing number of floors, floor-to-ceiling heights, setbacks, and façade specifications. Site plan approval has been received from the Village of Port Chester Planning Commission. The Planning Commission was established and is acting as Lead Agency for the Proposed Action in a coordinated review of all actions by local approving authorities, pursuant to Part 617 of the regulations implementing the State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law.

The Project is consistent with the development trends in the Village and will provide significant benefits to the community and enhance the character of the surrounding area. The recently adopted Character-Based Zoning Code now classifies the Site within the CD-5 Zoning District which promotes higher-density mixed use development with a tight network of thoroughfares and buildings close together. Moreover, the Project is highly compatible with the goals and initiatives set forth in Village's Comprehensive Plan. The Project is located in a "Higher Intensity Planning Zone" as defined by the Comprehensive Plan which states that the "goal for these areas is to allow for contextual mixed-use development that will reinforce the Village's key commercial center and enhance the waterfront." The Comprehensive Plan also notes that the Higher Intensity Planning Zones are "intended to absorb development pressures in the Village's residential neighborhoods." The Project absorbs development pressures in the Village's lowerdensity communities by providing a range of residential units compatible with the lifestyles of singles, young professionals, and empty-nesters while simultaneously furthering the Comprehensive Plan's transit-oriented development (TOD) initiatives since the Site is conveniently located less than 1/4 mile from the Port Chester Metro-North Train Station and in close proximity to bus stops.

The Project is also consistent with the Village's Strategic Plan in that it will boost economic development, enhance a prominent location of the Village's downtown, and provide a benchmark for future development in the Village.

Brief Description of the Benefits of the Project and the Need for Financial Assistance

This Project will result in numerous tangible and lasting public benefits and will generate significant positive economic impact in the Village of Port Chester. The Project is highly compatible with the goals and initiatives set forth in Village's Comprehensive Plan which states that the "goal for these areas is to allow for contextual mixed-use development that will reinforce the Village's key commercial center and enhance the waterfront." The Project will also further the goals of the Plan by providing a range of residential units compatible with the lifestyles of singles, young professionals, and empty-nesters while furthering the Comprehensive Plan's transit-oriented development (TOD) initiatives since the Premises is conveniently located less than 1/4 mile from the Port Chester Metro-North Train Station and in close proximity to bus stops.

As mentioned at Tab 3 and elsewhere in the Application, the Applicant intends on merging the Applicant's Property with certain property owned by Human Development Services of Westchester, Inc. ("<u>HDSW</u>"), a New York not-for-profit corporation. As such, HDSW will remain in Port Chester and will continue to keep its employees in Port Chester. As part of the Project, the Applicant, at its sole cost and expense, will build a brand new 5,400 square feet facility for HDSW to have its offices and provide its services. The 5,400 square feet facility will be owned solely by HDSW (as the Project will be broken up into two (2) condominium units, one unit the Applicant will own and the other will be the office space owned by HDSW). Therefore, an added benefit of the Project to the community is that HDSW, as a valuable social services organization to the community, will now have a brand-new facility to provide its services.

The Project will generate an estimated 350 construction jobs. Once completed, it is estimated that the Project will create 20 full-time jobs. In addition, despite initial real property tax abatements being requested by the Applicant to assist the Project, once the real property tax abatements phase-in expire, the Project will be fully taxable on the tax rolls which real property taxes will be far greater than the taxes currently being paid.

Other attributes of the Project include 10% low- and moderate-income units (23 units) and more than double the number of existing units on the Site. The retail component of the Project along North Main Street is designed to mirror the size and rhythm of the existing shop fronts, and is planned to be divided into smaller units, to provide suitable sizes for neighborhood retail.

The Applicant has made commitments to provide opportunity for current retail tenants in existing buildings on the Site to return to the new improved building once completed. These measures are intended to serve the dual purpose of completing a development, adding density and asset value, transactional activity and pedestrian activity to the downtown area of Port Chester, while minimizing displacement of existing occupants, so that they can also participate in the improvement to the area.

The Applicant believes that the Village of Port Chester Industrial Development Agency should consider inducing the Applicant and eventually approving the Project for several reasons, including the following:

1. The Project fulfills the Village's vision for the Site as documented in the Village's Comprehensive Plan.

2. The Agency's assistance with the Project will help to make the Project economically feasible and will offset the high costs of constructing and financing the Project. Without the Agency's financial assistance, in particular the PILOT, it will be exceptionally difficult to finance and construct the Project.

3. The Project will help to enhance the commercial core of the Village of Port Chester and will inure to the benefit of the Village, not only for the future residents and businesses but for the existing ones.

4. The Project will increase employment opportunities and will not disrupt existing employment nor result in job loss. The Project will provide a number of temporary construction jobs as well as permanent jobs as outlined above.

5. The Project is not speculative. The Applicants have invested substantial money and time in the Project and engaged in extensive discussions with the Village of Port Chester and others to move the Project forward.

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	- 142.31-1-12					
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 ABA Number
 021205376

 Account Number
 661406760

 Serial Number
 11049

 Amount
 \$3,816.99

 Paid Date
 12/24/2020

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155	Morristown Road	
Date 12/18/2020	Check No. 011049	Check Amount \$3,816.99
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		HESTER VILLAGE TAXES	Exemption	Tax Purpose	TAX NOTIC Value	CE JUNE, 2020 Full Value
*************	142.31-1-17					
	The Assessor Estimated Fu	Il Market Value Of This Propert	y As of July 1, 2019		BANK CODE	
······	The Uniform Percentage of	Value Used To Establish Asses	sment is: 100%	FISCAL VEAD	6/01/20 - 5/31/21	
	The Assessed Value Of This	Property Is: 674,400		Tax Amount By June 30,		nount Due c. 31, 2020
	 PC 27 MAIN PROPE IVY REALTY SERVI 102 CHESTNUT RID MONTVALE NJ 076 	CES DGE RD STE 204		PAIL LATE PENALTY	D AMOUNT LATE PENA	3,816.99 ALTY AMOUNT
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	PC 27 MAIN PROPER IVY REALTY SERVIC 102 CHESTNUT RIDO MONTVALE NJ 07645	ES IS SE RD STE 204			1st H/	ALF



 ABA Number
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 Serial Number
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 Amount
 \$7,731.37

 Paid Date
 02/01/2021

Front

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PC 27 Main Property, LLC 102 Chestnut Ridge Road Suite 204 Montvale, NJ 07645	15	keland Bank 5 Mornstown Road rnardsville, NJ 07924	
	Date 1/26/2021	Check No. 011057	Check Amount \$7,731.37
	Seven Hundred Thirty	One AND 37/100 Dollar	
Pay to the order of.		VOID IF NOT CASHED	WITHIN 120 DAYS WITHIN DATE OF ISSUE
Village of Port Chester Receiver of Taxes 222 Grace Church St 3rd Fir Port Chester, NY 10573		hach 11.	<u> </u>

PO11057# C021205376# 661406760#

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PROPERTY DESCRIPTION AND LOCATION	xemption Ta	x Purpose	Value Full
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N MAIN ST 142.31-1-16			
The Assessor Estimated Full Market Value Of This Property As of July 1.	2019		
The Uniform Percentage of Value Used To Establish Assessment is: 100)%	BAN	K CODE
The Assessed Value Of This Property Is: 1,645,300		CAL YEAR 07/01/2	020 - 06/30/2021
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PC 29-39 MAIN PROPERTIES LLC IVY REALTY SERVICES		PAID	18,861.84
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102 CHESTNUT RIDGE RD			
MONTVALE NJ 07645-1856	Ľ	TE PAYMENT PENALT	Y LATE PAYMENT PEN
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Checks Payable To: Receiver of Taxes	Keleng NY	NH A¥ 2nd Ha	This Amount Must Be ceived By Jan. 31, 20
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PC 29-39 Main Property, LLC 102 Chestnut Ridge Road Suite 204 Montvale, NJ 07645	15	kelandi Bank 5 Morristown Road mardsville, NJ 07924	
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Village of Port Chester			
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 2020 VILLAGE OF PORT CHESTER VILLAGE TAXES PROPERTY DESCRIPTION AND LOCATION 29 N MAIN ST 142.31-1-16	Tax Purpose	TAX NOTICE JUNE, 202 Value Full Valu	
 The Assessor Estimated Full Market Value Of This Property As of July 1, 2019 The Uniform Percentage of Value Used To Establish Assessment is: 100%		BANK CODE	1
The Assessed Value Of This Property Is: 1,645,300	FISCAL YEAR 6/ Tax Amount Du		
 PC 29-39 MAIN PROPERTIES LLC IVY REALTY SERVICE 102 CHESTNUT RIDGE RD STE 204 MONTVALE NJ 07645-1856 	By June 30, 202 PAID	By Dec. 31, 2020 9,312.10 DUNT LATE PENALTY AMOUNT	
TAX BILL NO. 0004555	TOTAL AMOUNT	DUE TOTAL AMOUNT DUE	
WARRANT DATED: 06/01/2020	PAID		
Do NOT pay in person, visit TownofRyeNY.com	1st HALI	F 2nd HALF	
LEVY DESCRIPTION FULL VALUE TAXABLE VALUE	TAX RATE	TAX AMOUNT	
VILLAGE NON HMSTD 1,645,300 1,645,300	11.319640	18,624.20	
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 PORT CHESTER, NY			
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 ABA Number
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 Account Number
 661406736

 Serial Number
 11215

 Amount
 \$9,312.10

 Paid Date
 12/24/2020

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PC 29-39 Main Property, LLC 102 Chestnut Ridge Road Suite 204 Montvale, NJ 07645	155	n of the IN SECURITY PEATURES leiand Bank i Morristown Road nardsville, NJ 07924	
	Date 12/18/2020	Check No. 011215	Check Amount \$9,312.10
	Three Hundred Twelv		
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Village of Port Chester Receiver of Taxes 222 Grace Church St 3rd Flr Port Chester, NY 10573		hand the	2

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PROPERTY DESCRIPTION AN	ID LOCATION Exemption	Tax Purpose	ICE SEPTEMBER, 202 Value Full Ve
37-39 N MAIN ST 142:31-1-13			
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The Uniform Percentage of Value Used To I	승규는 물건에 비밀었다. 이상 감독이 감독하여 활동된 문제, 동물		K CODE
The Assessed Value Of This Property is: 60		FISCAL YEAR 07/01/2 This Amount Must Be Received by Sept. 30, 20:	020 -03/50/2021 This Amount Must Be 20 Received By Jan. 31, 20
PC 29-39 MAIN PROPERTY L IVY REALTY STE 204	LC	PAID	698.16
102 CHESTNUT RIDGE RD MONTVALE NJ 07645-1856		TAX AMOUNT DUE	TAX AMOUNT DUE
TAX BILL NO. 0004552		LATE PAYMENT PENALTY PAID	(LATE PAYMENT PENAL)
WARRANT DATED: 9/1/2020		TOTAL AMOUNT DUE	いん おかから 読み しいたいたいかん
VY DESCRIPTION FULL VALUE	TAXABLE VALUE	TST HALF	2nd HALF
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 Account Number
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 Serial Number
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 Amount
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 Paid Date
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Village of Port Chester Receiver of Taxes 222 Grace Church St 3rd Fir Port Chester, NY 10573	and the second	had the	2

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 ABA Number
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 Account Number
 661406736

 Serial Number
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 Amount
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 Paid Date
 02/01/2021

Front

PC 29-39 Main Property, LLC 102 Chestnut Ridge Road Suite 204 Montvale, NJ 07645	155 /	land Bank Morristown Road ardsville, NJ 07924	••••••
1	Date 1/26/2021	Check No. 011237	Check Amount \$12,116.38
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	The Assessor Estimated Full I The Uniform Percentage of Va The Assessed Value Of This P PC 29-39 MAIN PROF IVY REALTY STE 204 102 CHESTNUT RIDO MONTVALE NJ 07645 TAX BILL NO. 0004552 WARRANT DATED: 06/01/20	llue Used To Establish Asses roperty Is: 60,900 PERTY LLC IE RD -1856		FISCAL YEAR 6/ Tax Amount Du By June 30, 202 PAID LATE PENALTY AMO TOTAL AMOUNT PAID	01/20 - 5/31/21 e Tax A 0 By Da DUNT LATE PEN	
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	97-39 N MAIN ST 142.31-1-14	CHESTER VILLAGE TAXES DESCRIPTION AND LOCATI		Tax Purpose	TAX NOTICE JUNE, 2020 Value Full Value
	The Assessor Estimated I	Full Market Value Of This Pro	perty As of July 1, 2019	BA	NK COĐE
	The Uniform Percentage	of Value Used To Establish As	ssessment is: 100%		
	The Assessed Value Of Th	his Property Is: 1,056,900		FISCAL YEAR 6/01/ Tax Amount Due By June 30, 2020	20 - 5/31/21 Tax Amount Due By Dec. 31, 2020
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1	Do NOT pay in per	son, visit Townc	ofRyeNY.com	1st HALF	2nd HALF
	LEVY DESCRIPTION VILLAGE NON HMSTD		TAXABLE VALUE	TAX RATE	TAX AMOUNT
		1,056,900	1,056,900	11.319640	11,963.73
	PO I 0004553 PC 29-39 MAIN P IVY REALTY STE 204 102 CHESTNUT F MONTVALE NJ 07	Mail this portion with y Box 48336, Newarl ROPERTY LLC RIDGE RD 7645-1856	o: Receiver of Taxes Your payment to: K, NJ 07101-8536	HALF PAYMENT DUE B	TAX AMOUNT DUE 5,981.87 ATE PENALTY AMOUNT TOTAL AMOUNT DUE 2nd HALF
	142.31-1-14	2040	26554803300455342	26000059818730	100059818737
	0004563 ////////////////////////////////////	hecks Payable To: Aail this portion with yo ox 48336, Newark	, NJ 07101-8536	IECK HERE IF CEIPT REQUESTED	TAX AMOUNT DUE PAID TE PENALTY AMOUNT DTAL AMOUNT DUE PAID ST HALF
	142.31-1-14	20803	26554801100455341	800000000000000000000000000000000000000	30059818734



 ABA Number
 021205376

 Account Number
 661406736

 Serial Number
 11214

 Amount
 \$5,981.87

 Paid Date
 12/24/2020

Front

1

PC 29-39 Main Property, LLC 102 Chestnut Ridge Road Suite 204 Montvale, NJ 07645	155	ieland Bank i Momstown Road nardsville, NJ 07924	
	Date 12/18/2020	Check No. 011214	Check Amount \$5,981,87
Five Thousand N	ine Hundred Eighty O	ne AND 87/100 Dollars	
Pay to the order of:			WITHIN 120 DAYS WITHIN DATE OF ISSUE
Village of Port Chester Receiver of Taxes 222 Grace Church St 3rd Fir Port Chester, NY 10573		lach la	2

#011214# #021205376# 661406736#

Back

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		(

2020 PORT CHESTER - RYE UNION FR	사람은 물로 다 여기는 것을 가지 않는 것 같은 것을 얻는 것을 했다.		TAX NOTI	CE SEPTEMBER, 2
PROPERTY DESCRIPTION /	AND LOCATION Exer	nption Tax Purpose		Value Ful
N MAIN ST 142.31-1-11				
The Assessor Estimated Full Market Valu	1e Of This Property As of July 1. 20	119		
The Uniform Percentage of Value Used 1	에 가장의 화면 가격을 즐기는 것은 것을 가장하는 것이.		BANK	CODE
The Assessed Value Of This Property is:	1,675,000			20 - 06/30/2021 This Amount Mus Received By Jan. 31
PC 43 MAIN PROPERTY LL	C	Received by S	And the second second	Received By Jan. 31 19,202:33
102 CHESTNUT RIDGE RD		TAX AMOL	INT DUE	TAX AMOUNT D
MONTVALE NJ 07645-1856		LATE PAYME	T PENALTY	LATE PAYMENT PEN
TAX BILL NO. 0004550		PA	ID	
WARRANT DATED: 9/1/2020		TOTAL AMO	all and a stranger	TOTAL AMOUNT
DESCRIPTION FULL VAL	and the second			TAX AMOL
DOL TAX NH 1,675,00	00 1,675,00	0 22.92	8148	38,404.6
CHESTER - BYE UNION ERFE SCHOO			7 20 Neg in Al	
CHESTER - RYE UNION FREE SCHOO backs Payable To: Receiver of Taxes THIS PORTION WITH YOU	UR PAYMENT TO: PO	Box 48336	IVEC IN AL 2nd Half Reco	Due By Jan. 31, 20 his Amount Must B eived By Jan. 31, 2 19,202:33
becks Payable To: Receiver of Taxes	UR PAYMENT TO: PO	۲ 	IVEC IN AL 2nd Half Reco	Due By Jan. 31, 20 Dis Amount Must B sived By Jan. 31, 2
hecks Payable To: Receiver of Taxes	UR PAYMENT TO: PO Nev	Abox 48336 Wark, NJ 07101-853	2nd Half 2nd Half 6	Due By Jan. 31, 20 his Amount Must B eived By Jan. 31, 2 19,202.33 AX AMOUNT DUE
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Checks Payable To: Receiver of Taxes THIS PORTION WITH YOU 0004550 PC 43 MAIN PROPERTY LLO IVY REALTY 102 CHESTNUT RIDGE RD 5	UR PAYMENT TO: PO Net	Abox 48336 Wark, NJ 07101-853	IVEC IN AL 2nd Half Reco 6 T LA ED	Due By Jan. 31, 20 his Amount Must B eived By Jan. 31, 2 19,202.33 AX AMOUNT DUE TE PAYMENT PENALT
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CHESTER - RYE UNION FREE SCHOOL	UR PAYMENT TO: PO Nev STE 204 20806755480110 LDISTRICT, PORT CHESTER, NY	Box 48336 wark, NJ 07101-853	IVEO IN AL 2nd Half 6 1 6 1 1 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2	Due By Jan. 31, 20 his Amount Must B eived By Jan. 31, 2 19,202.33 AX AMOUNT DUE TE PAYMENT PENALT DTAL AMOUNT DUE ITAL AMOUNT
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Bank&Trust FEINSOD HRA

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HRA ACCOUNT) INC. RE-PORT CHESTER	2099
43 N MAIN ST PORT CHESTER NV 10573	Jam	19, 3031 St-2021
Pay to the Receive	1 ch Taxes	·\$19502.33
Nunstein thousa	2 ch Taxes when two hundred two & 3	3/00 Dollars D
Glang	~	Sector Sector
Bank&Trust		

FOR DEPOSIT ONLY Town of Rye, NY 7920856031

Amount: \$-19,202.33 Statement Description: CHECK # 2099 Check Number: 2099 Posted Date: 2/1/2021 Type: Debit Status: Posted

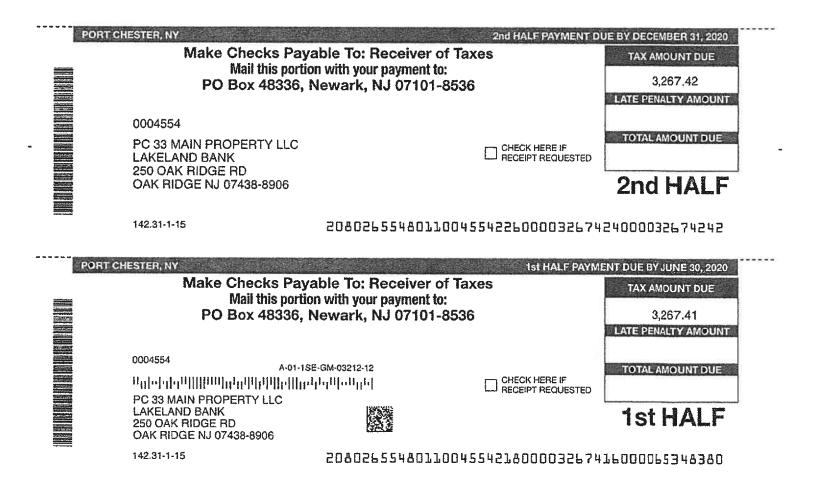
	2020 VILLAGE OF PORT CHESTER VILLAGE TAXES PROPERTY DESCRIPTION AND LOCATION 45 N MAIN ST 142.31-1-11	Tax Purpose	TAX NOTICE JUNE, 2020 Value Full Value
		BA	NK CODE
	 The Uniform Percentage of Value Used To Establish Assessment is: 100% 	FISCAL YEAR 6/01/	/20 - 5/31/21
	The Assessed Value Of This Property Is: 1,675,000	Tax Amount Due By June 30, 2020	Tax Amount Due By Dec. 31, 2020
	- PC 43 MAIN PROPERTY LLC IVY REALTY	PAID	9,480.20
	102 CHESTNUT RIDGE RD STE 204 MONTVALE NJ 07645-1856	LATE PENALTY AMOUN	IT LATE PENALTY AMOUNT
	TAX BILL NO. 0004550	TOTAL AMOUNT DU	E TOTAL AMOUNT DUE
	WARRANT DATED: 06/01/2020	PAID	
	Do NOT pay in person, visit TownofRyeNY.com	1st HALF	2nd HALF
	VILLAGE NON HMSTD 1.675.000 1.675.000	TAX RATE	TAX AMOUNT
	LATE SEWER RENTAL 1,675,000	11.319640	18,960.40 0.63
	500 500 500	1.000000 Realty	31.64
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1	PORT CHESTER, NY 2n	d HALF PAYMENT DUE B	Y DECEMBER 31, 2020
	Make Checks Payable To: Receiver of Taxes	E.	TAX AMOUNT DUE
	Mail this portion with your payment to: PO Box 48336, Newark, NJ 07101-8536	Г	9,480.20
		L	ATE PENALTY AMOUNT
	0004550		
		HECK HERE IF	TOTAL AMOUNT DUE
	102 CHESTNUT RIDGE RD STE 204	ECEIPT REQUESTED	
	MONTVALE NJ 07645-1856	2	2nd HALF
	142.31-1-11 208026554803300455002	26000094802030	100094802036
	PORT CHESTER, NY	1st HALF PAYMENT	DUE BY JUNE 30, 2020
1014-1013-1	Make Checks Payable To: Receiver of Taxes Mail this portion with your payment to:	100 C	TAX AMOUNT DUE
	PO Box 48336, Newark, NJ 07101-8536		PAID
		LA	TE PENALTY AMOUNT
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	PC 43 MAIN PROPERTY LLC	CEIPT REQUESTED	PAID
	102 CHESTNUT RIDGE RD STE 204 MONTVALE NJ 07645-1856	1	st HALF
	142.31-1-11 208026554801100455001	80000000000000000	00094802033

FEINSOD HARDWARE CO. INC. D/B/A BERGER HARDWARE - PORT CHESTER HRA ACCOUNT 43 N MAIN ST PORT CHESTER. HY 10573	2098 1000 215	
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Bank&Trust Bor 18146 = 0.00 H 5.50	chole,	
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Tenant Chaogy

	2020 VILLAGE OF PORT C	HESTER VILLAGE TAXES			TAX NOTICE JUNE, 2020
	PROPERTY DE: 33-35 N MAIN ST 142.31-1-15	SCRIPTION AND LOCATIO	Exemption	Tax Purpose	Value Full Value
	The Assessor Estimated Ful	Market Value Of This Prop	erty As of July 1, 2019	BA	NK CODE
	The Uniform Percentage of V	/alue Used To Establish As	sessment is: 100%	FISCAL YEAR 6/01/ Tax Amount Due	
	The Assessed Value Of This	Property Is: 577,300		By June 30, 2020	By Dec. 31, 2020
	PC 33 MAIN PROPE LAKELAND BANK 250 OAK RIDGE RD OAK RIDGE NJ 0743			3,267.41 LATE PENALTY AMOUN	
	TAX BILL NO. 0004554			TOTAL AMOUNT DU	JE TOTAL AMOUNT DUE
	WARRANT DATED: 06/01/2	2020			
40.1.4	NOT pay in pers	on, visit Townc		1st HALF	2nd HALF
	LAGE NON HMSTD	577,300	577,300	11.319640	6,534.83



	2020 PORT CHESTER -	RYE UNION FREE SCHOOL	DISTRICT	TAX NO	TICE SEPTEM	BER, 2020
	PROPERTY	DESCRIPTION AND LOCATIC	Exemption	Tax Purpose	Value	Full Value
	33-35					
	N MAIN ST					
	- 142.31-1-15					
	The Assessor Estimated	d Full Market Value Of This Prop	perty As of July 1, 2019	BAI	NK CODE	
	The Uniform Percentage	e of Value Used To Establish As	ssessment is: 100%			
han subskillighter	The Assessed Value Of	This Property Is: 577,300		FISCAL YEAR 07/01/		the second s
				This Amount Must Be Received by Sept. 30, 2		unt Must Be Jan. 31, 2021
		MAIN STREET		6,618.21	6,61	18.21
		REAOURCES LLC		TAX AMOUNT DUE		UNT DUE
	PORTCHEST	ER NY 10573-4208				
				LATE PAYMENT PENAL		INTERNALIZY
					AN REAL-RAINING	
	TAX BILL NO. 0004554					
	WARRANT DATED: 9/1/	2020		TOTAL AMOUNT DL	E TOTAL AM	IOUNT DUE
				1st HALF	2nd	HALF
1	LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX	AMOUNT
	SCHOOL TAX NH	577,300	577,300	22.928148	13	,236.42

	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY	2nd Half Due By Jan. 31, 2021
	Make Checks Payable To: Receiver of Taxes	This Amount Must Be Received By Jan. 31, 2021
	MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336	6,618.21
-		
	0004554	
		ECK HERE IF CEIPT REQUESTED
		TOTAL AMOUNT DUE
	142.31-1-15	2nd HALF
	2080675548013004554221	00006279574000066795744
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY	1st Half Due By Sept. 30, 2020
		1st Half Due By Sept. 30, 2020 This Amount Must Be Received By Sept. 30, 2020
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY Make Checks Payable To: Receiver of Taxes	This Amount Must Be Received By Sept. 30, 2020 6.618,21
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY Make Checks Payable To: Receiver of Taxes MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336	This Amount Must Be Received By Sept. 30, 2020 6,618.21
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY Make Checks Payable To: Receiver of Taxes MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336	This Amount Must Be Received By Sept. 30, 2020 6,618.21 7101-8536
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY Make Checks Payable To: Receiver of Taxes MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336	This Amount Must Be Received By Sept. 30, 2020 6,618.21 7101-8536 LATE PAYMENT PENALTY
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY Make Checks Payable To: Receiver of Taxes MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336	This Amount Must Be Received By Sept. 30, 2020 6,618.21 TAX AMOUNT DUE LATE PAYMENT PENALTY CK HERE IF SEIPT REQUESTED
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY Make Checks Payable To: Receiver of Taxes MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336	This Amount Must Be Received By Sept. 30, 2020 6,618.21 TAX AMOUNT DUE LATE PAYMENT PENALTY CECK HERE IF SEIPT REQUESTED
	PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY Make Checks Payable To: Receiver of Taxes MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336 Newark, NJ 0 0004554 A-02-Z1L-AM-04121-11 Philiphiliphinininininininininininininininininini	This Amount Must Be Received By Sept. 30, 2020 6,618.21 TAX AMOUNT DUE LATE PAYMENT PENALTY CK HERE IF SEIPT REQUESTED

142.31-1-15

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Acct #	:211	601	983
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Check a	# :20796
OUCCU!	T.20100

Amount :3,267.42

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Benchmark Title Agency, LLC	2013 ESCROW ACCOUNT	20796
222 Bloomingdale Road, Suite 102 White Plains, NY 10605		Title No.: BTA77622
(914) 250-2400 Fax No. (914) 422-1550 To The		December 11, 2020
Order Of Village of Port Chester Pay		\$ 3,267.42********
Three Thousand Two Hundred Sixty Se	ven and 42/100	********
Village of Port Chester	2	
A HINT A A A A A A A A A A A A A A A A A A A		

"E8P103115 :: 1021000011: 211601983"

FOR DEPOSIT ONLY

Acct # :211601983 Seq# :4870567794

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Check # :20795

Amount :6,618.21

Benchma	rk Title Agency, LLC	2013 ESC	ROW ACCOUNT		20795
White Plains	-				Title No.: BTA77622
(914) 250-24 To The	00 Fax No. (914) 422-1550				December 11, 2020
Order Of	Town of Rye Tax Receiver				\$6,618,21*********
Pay	-				•
Six Thousa	nd Six Hundred Eighteen and 21/	100 ********	**************	*************************	************
	Town of Rys Tax Receiver	23		0	
	222 Grace Church Street, 3rd Floor			Flandling	Stitt

#020795# #021000021# 211601983#

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FOR DEPOSIT ONLY Town of Rye, NY 7920856031