

**VILLAGE OF PORT CHESTER
INDUSTRIAL DEVELOPMENT AGENCY**

PORT CHESTER HOLDINGS I, LLC

STRAIGHT-LEASE TRANSACTION

INDEX

Tab 1	Application
Tab 2	Description of the Applicant
Tab 3	Description of the Project/Conceptual Plans or Renderings of the Project
Tab 4	Description of the Zoning of the Site
Tab 5	Brief Description of the Benefits of the Project and the Need for Financial Assistance
Tab 6	Current Tax Bills with Proof of Payment

**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

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 of the 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. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

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

I. APPLICANT INFORMATION

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

a. Form of Entity:

_____ Corporation
 _____ Partnership (General ___ or Limited ___; Number of General Partners ___ and, if applicable, Number of Limited Partners ___, List Partners in section below.
X _____ Limited Liability Company, Number of Members 5
 _____ 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: 445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
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. See Tab 4 Will a site plan application to be filed? _____ If so, please include copy if prepared.

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 to another area of the State of New York? No; 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? No; 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).

CERTIFICATION: 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).

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

See Tab 3

- m. If the answer to l. 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 **or** any services to customers who personally visit the Project? 6.7 %

- 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 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 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:

Mandatory: 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)

2) 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

A. Estimated Project Costs eligible for Industrial Development Agency Financial Assistance

1. Sales and Use Tax Check if Requested

- A. Amount of Project Cost Subject to Sales and Use Tax: \$ 35,772,000
- Sales and Use Tax Rate: ~~7.375%~~ 8.375%
- B. Estimated Sales Tax (A X .07375): \$ 2,995,905

2. Mortgage Recording Tax Exemption Check if Requested

- A. Projected Amount of Mortgage: \$ 53,514,756
- Mortgage Recording Tax Rate: 1%
- B. Estimated Mortgage Recording Tax (A X .0130): \$ 535,147

3. Real Property Tax Exemption Check if Requested Applicant is seeking a 20 year PILOT

- A. Projected Increase in Assessed Value on Project: \$
- B. Total Applicable Tax Rates Per \$1000: \$

C. Estimated Annual Taxes without PILOT (A X B)/1,000: \$

4. Interest Exemption (Bond transactions only) () Check if Requested

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 Chester 0

2. Current Company payroll in Village of Port Chester \$ 0

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 No

Is the company delinquent in the payment of any income tax obligation? Yes No

Is the company delinquent in the payment of any loans? Yes No

Is the company currently in default on any of its loans? Yes No

Are there currently any unsatisfied judgments against the company? Yes No

Are there currently any unsatisfied judgments against any of the company's principals? Yes No

Has the company ever filed for bankruptcy? Yes No

Have any of the company's principals ever personally filed for bankruptcy, or in any way sought protection from creditors? Yes No

Are there any current or pending real estate tax assessment challenges associated with the proposed project realty and/or improvements? Yes No

Is the proposed project realty currently subject to any exemption from real estate taxes? Yes No

Are there any current or pending criminal investigations or indictments of the Company or any of its principals or equity holders (including any and all holders of equity or ownership of Company parent organizations)? Yes No

If the answer to any of the questions above is "Yes," please provide additional comments in the space below and on additional pages if 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 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. **First Consideration for Employment:** 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. **Annual Sales Tax Filings:** 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. **Annual Employment Reports:** 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. **Absence of Conflicts of Interest:** 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.

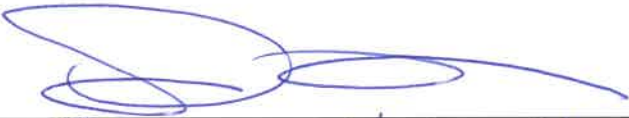
The applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material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

Company Acknowledgment and Certification:

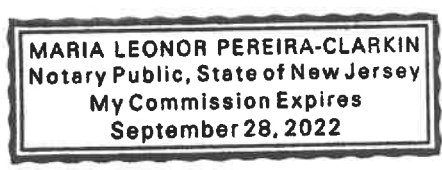
The undersigned, being a duly authorized representative of the Company, hereby and on behalf of the Company, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Company within this Application for Financial Assistance is true, accurate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



On the 4 day of August in the year 2021, before me, the undersigned, personally appeared RAYMOND NAFASH, personally known to me or proved to me on the basis of satisfactory evidence to 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: _____

Project Location: _____

Town/Village: _____

School District: _____

Estimated Cost of Industrial Development Agency Financial Assistance

1. Sales and Use Tax Exemption

A. Amount of Project Cost Subject to Sales and Use Tax: \$ _____
Sales and Use Tax Rate: _____%

B. Estimated Exemption (A X .0735): \$ _____

2. Mortgage Recording Tax Exemption

A. Projected Amount of Mortgage: \$ _____
Mortgage Recording Tax Rate: _____%

B. Estimated Exemption (A X .0130): \$ _____

3. Real Property Tax Exemption

A. Projected Increase in Assessed Value on Project: \$ _____
B. 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 Signature: _____ 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.

DESCRIPTION OF THE PROJECT

Project Site

Port Chester Holdings I, LLC (the "Applicant") 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 "Applicant's Property"). 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. ("HDSW"), a New York not-for-profit corporation, located at 100 Abendroth Avenue, Port Chester, New York (the "Corporation Property"; together with the Applicant's Property are hereinafter referred to as the "Site"). 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

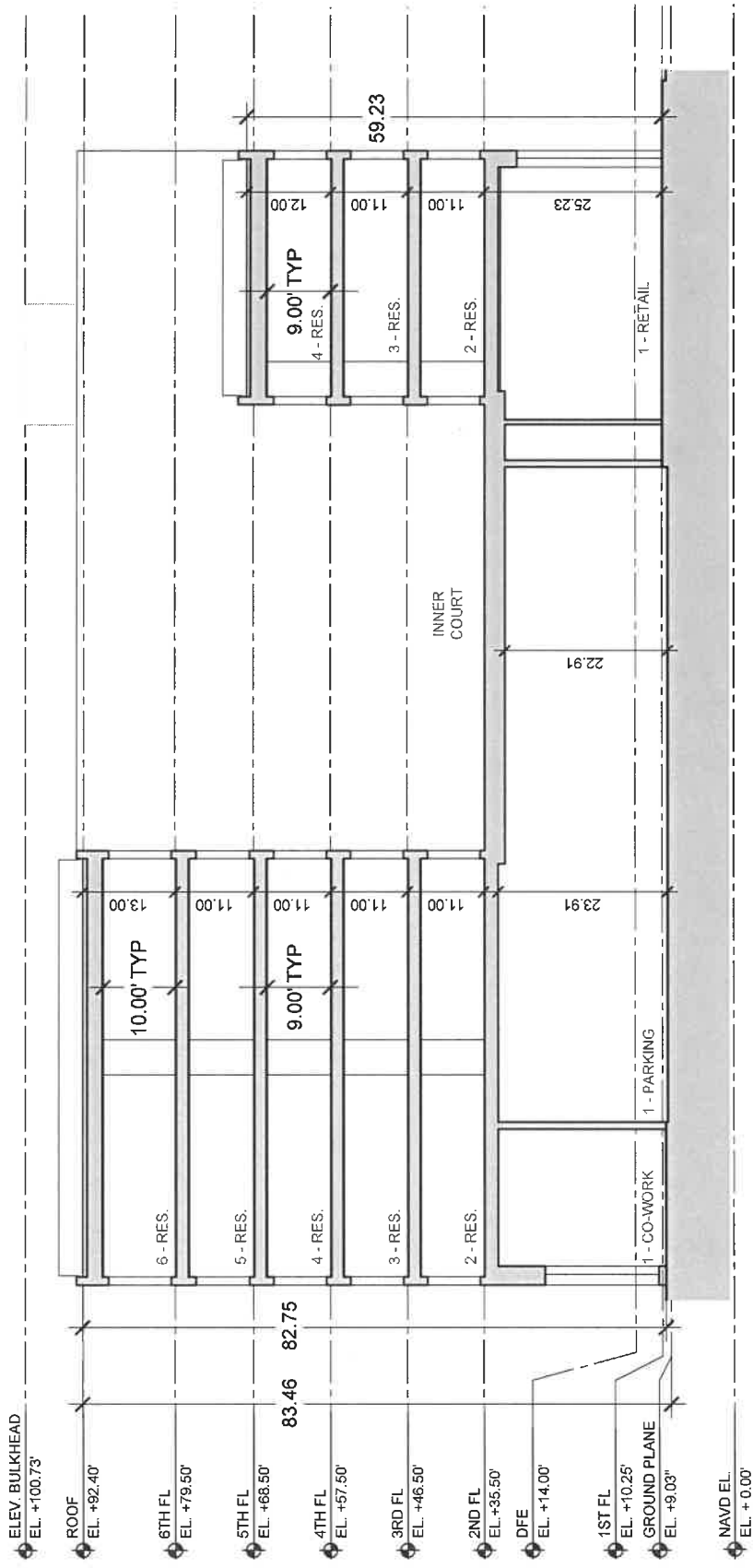
The Applicant proposes to construct the following Project at the Site:

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 ("HDSW Space"). 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.



BUILDING SECTION



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

NIGHT-TIME RENDERING
NORTH MAIN STREET

FOGARTY FINGER
architecture | interiors



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

ELEVATION RENDERING
NORTH MAIN STREET

FOGARTY FINGER
architecture | interiors



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

ELEVATION RENDERING
NORTH MAIN STREET

FOGARTY FINGER
architecture | interiors



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

RENDERING
ADEE STREET & ABENDROTH AVENUE

FOGARTY FINGER
architecture | interiors



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

NIGHT-TIME RENDERING
NORTH MAIN STREET

FOGARTY FINGER
architecture | interiors

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 lower-density 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. ("HDSW"), 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 foot facility for HDSW to have its offices and provide its services. The 5,400 square foot 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.

2020 VILLAGE OF PORT CHESTER VILLAGE TAXES

TAX NOTICE JUNE, 2020

PROPERTY DESCRIPTION AND LOCATION

41
N MAIN ST
142.31-1-12

Exemption

Tax Purpose

Value

Full Value

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%

The Assessed Value Of This Property is: 49,600

41 NORTH MAIN STREET LLC
C.J. PAGANO & SONS
420 WESTCHESTER AVE
PORT CHESTER NY 10573-3600

TAX BILL NO. 0004551

WARRANT DATED: 06/01/2020

BANK CODE

FISCAL YEAR 6/01/20 - 5/31/21

Tax Amount Due By June 30, 2020	Tax Amount Due By Dec. 31, 2020
280.72	280.73
LATE PENALTY AMOUNT	LATE PENALTY AMOUNT
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE

Do NOT pay in person, visit TownofRyeNY.com

1st HALF 2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE NON HMSTD	49,600	49,600	11.319640	561.45

PORT CHESTER, NY

2nd HALF PAYMENT DUE BY DECEMBER 31, 2020

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004551

41 NORTH MAIN STREET LLC
C.J. PAGANO & SONS
420 WESTCHESTER AVE
PORT CHESTER NY 10573-3600

CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
280.73
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

2nd HALF

142.31-1-12

208026554801100455182600000280735000002807350

PORT CHESTER, NY

1st HALF PAYMENT DUE BY JUNE 30, 2020

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004551

A-01-1SE-GM-01966-6



41 NORTH MAIN STREET LLC
C.J. PAGANO & SONS
420 WESTCHESTER AVE
PORT CHESTER NY 10573-3600



CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
280.72
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

1st HALF

142.31-1-12

208026554801100455181800000280727000005614560

2020 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE SEPTEMBER, 2020

PROPERTY DESCRIPTION AND LOCATION Exemption

Tax Purpose Value Full Value

41
N MAIN ST
142.31-1-12

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%

The Assessed Value Of This Property is: 49,600

41 NORTH MAIN STREET LLC
C.J. PAGANO & SONS
420 WESTCHESTER AVE
PORT CHESTER NY 10573-3600

TAX BILL NO. 0004551

WARRANT DATED: 9/1/2020

BANK CODE

FISCAL YEAR 07/01/2020 - 06/30/2021

This Amount Must Be Received by Sept. 30, 2020	This Amount Must Be Received By Jan. 31, 2021
568.62	568.62
TAX AMOUNT DUE	TAX AMOUNT DUE
LATE PAYMENT PENALTY	LATE PAYMENT PENALTY
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE

1st HALF 2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
SCHOOL TAX NH	49,600	49,600	22.928148	1,137.24

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY

2nd Half Due By Jan. 31, 2021

Make Checks Payable To: Receiver of Taxes

**MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
Newark, NJ 07101-8536**

0004551
41 NORTH MAIN STREET LLC
C.J. PAGANO & SONS
420 WESTCHESTER AVE
PORT CHESTER NY 10573-3600

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Jan. 31, 2021
568.62
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd HALF

208067554801100455182600000568626000005686268

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY

1st Half Due By Sept. 30, 2020

Make Checks Payable To: Receiver of Taxes

**MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
Newark, NJ 07101-8536**

0004551
A-02-Z1L-AM-03905-11
41 NORTH MAIN STREET LLC
C.J. PAGANO & SONS
420 WESTCHESTER AVE
PORT CHESTER NY 10573-3600

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Sept. 30, 2020
568.62
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

1st HALF

208067554801100455181800000568626000011372496

142.31-1-12

Acct #: 211601983

Check #: 20735

Amount: 280.73

Seq#: 9290415454

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

Benchmark Title Agency, LLC

2013 ESCROW ACCOUNT

20735

222 Bloomingdale Road, Suite 102
White Plains, NY 10605
(914) 250-2400 Fax No. (914) 422-1550

Title No.: BTA77622

December 03, 2020

To The
Order Of **Village of Port Chester**

\$ 280.73*****

Pay

Two Hundred Eighty and 73/100 *****

Village of Port Chester
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573



Phyllis Gutt

J.P. Morgan Chase Bank NA

2020/21 2nd Half Village Tax Sec. 31 Block 1 Lot 12

⑈020735⑈ ⑆021000021⑆ 211601983⑈

FOR DEPOSIT ONLY
VILLAGE OF PORT CHESTER TAX HOLDING
PAY TO THE ORDER OF
FOR DEPOSIT ONLY
VILLAGE OF PORT CHESTER
TAX HOLDING
7921048936

12/03/2020 20

Security Features Included Details on back

Acct #: 211601983

Check #: 20734

Amount: 568.62

Seq#: 2190398298

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

Benchmark Title Agency, LLC

2013 ESCROW ACCOUNT

20734

222 Bloomingdale Road, Suite 102
White Plains, NY 10605
(914) 250-2400 Fax No. (914) 422-1550

Title No.: BTA77622

December 03, 2020

To The
Order Of **Town of Rye Tax Receiver**

\$ 568.62*****

Pay

Five Hundred Sixty Eight and 62/100

12/20/20 10:08:26

Town of Rye Tax Receiver
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573-4611



Phyllis Gott

J P Morgan Chase Bank NA

Security Features Included Details on back.

2020/21 2nd Half School Tax Sec. 31 Block 1 Lot 12

⑈020734⑈ ⑆021000021⑆ 211601983⑈

FOR DEPOSIT ONLY
TOWN OF RYE
GENERAL FUND TAX COLLECTION
792056031

Image Report



ABA Number 021205376
Account Number 661406760
Serial Number 11049
Amount \$3,816.99
Paid Date 12/24/2020

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 27 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07845

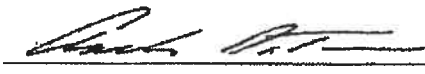
Lakeland Bank
155 Morristown Road
Bernardsville, NJ 07924

Date 12/18/2020 Check No. 011049 Check Amount \$3,816.99

Three Thousand Eight Hundred Sixteen AND 99/100 Dollars

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 Flr
Port Chester, NY 10573



⑆011049⑆ ⑆021205376⑆ 661406760⑆

Back

D Detailed 4801 - 11 Security Features

1. **Watermark** - The watermark is visible when held up to the light. It features the Lakeland Bank logo and the words "Lakeland Bank".

2. **Color Shifting Ink** - The numbers "11049" on the front of the check change color when viewed from different angles.

3. **Microprint** - The words "Lakeland Bank" are printed in tiny characters around the perimeter of the check.

4. **Security Thread** - A security thread is embedded in the paper, which is visible as a dark line when the check is held up to the light.

5. **UV Ink** - The words "Lakeland Bank" are printed in ultraviolet ink, which is only visible under a UV light.

6. **Scratch-off Security** - A security feature that is scratched off to reveal the words "Lakeland Bank".

7. **Security Hologram** - A security hologram is located on the front of the check, which is visible when the check is held up to the light.

8. **Security Thread** - A security thread is embedded in the paper, which is visible as a dark line when the check is held up to the light.

9. **UV Ink** - The words "Lakeland Bank" are printed in ultraviolet ink, which is only visible under a UV light.

10. **Scratch-off Security** - A security feature that is scratched off to reveal the words "Lakeland Bank".

11. **Security Hologram** - A security hologram is located on the front of the check, which is visible when the check is held up to the light.

0940511332
2020-12-24

PAY TO THE ORDER OF
 VILLAGE OF PORT CHESTER
 RECEIVER OF TAXES
 222 GRACE CHURCH ST 3RD FLR
 PORT CHESTER, NY 10573
 79210488935

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

DATE: 2020-12-24

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

Image Report



ABA Number 021205376
Account Number 661406760
Serial Number 11057
Amount \$7,731.37
Paid Date 02/01/2021

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 27 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07645

Lakeland Bank
155 Mornstown Road
Bernardsville, NJ 07924

Date 1/26/2021 Check No. 011057 Check Amount \$7,731.37

Seven Thousand Seven Hundred Thirty One AND 37/100 Dollars

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 Flr
Port Chester, NY 10573

⑈011057⑈ ⑆021205376⑆ 661406760⑈

Back

11 Security Features
1. Microprint
2. Color
3. Watermark
4. Security Thread
5. UV Ink
6. Laser Security
7. Laser Security
8. Laser Security
9. Laser Security
10. Laser Security
11. Laser Security

0940883896
2021-02-01

FOR DEPOSIT ONLY
Town of Rye, NY
7920856031
CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT
DATE
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Image Report



ABA Number 021205376
Account Number 661406736
Serial Number 11238
Amount \$18,861.84
Paid Date 02/01/2021

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 29-39 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07645

Lakeland Bank
155 Morristown Road
Bernardsville, NJ 07924

Date 1/26/2021 Check No. 011238 Check Amount \$18,861.84

Eighteen Thousand Eight Hundred Sixty One AND 84/100 Dollars

Pay to the order of

Village of Port Chester
Receiver of Taxes
222 Grace Church St 3rd Flr
Port Chester, NY 10573

VOID IF NOT CASHED WITHIN 120 DAYS WITHIN DATE OF ISSUE

⑈011238⑈ ⑆021205376⑆ 661406736⑈

Back

11 Security Features

1. Microprint

2. Color

3. Watermark

4. Security Thread

5. Ultraviolet

6. Magnetic Ink Character Recognition (MICR)

7. Digital Signature

8. Randomly Located Security Features

9. Security Features

10. Security Features

11. Security Features

ENDORSE CHECK FOR DEPOSIT ONLY

Town of Rye, NY

7920856031

DATE

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0940883894
2021-02-01

2020 VILLAGE OF PORT CHESTER VILLAGE TAXES

TAX NOTICE JUNE, 2020

PROPERTY DESCRIPTION AND LOCATION

Exemption

Tax Purpose

Value

Full Value

29
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%

The Assessed Value Of This Property Is: 1,645,300

PC 29-39 MAIN PROPERTIES LLC
IVY REALTY SERVICE
102 CHESTNUT RIDGE RD STE 204
MONTVALE NJ 07645-1856

TAX BILL NO. 0004555

WARRANT DATED: 06/01/2020

BANK CODE

FISCAL YEAR 6/01/20 - 5/31/21

Tax Amount Due By June 30, 2020	Tax Amount Due By Dec. 31, 2020
PAID	9,312.10
LATE PENALTY AMOUNT	LATE PENALTY AMOUNT
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE
PAID	

Do NOT pay in person, visit TownofRyeNY.com

1st HALF 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

Ivy Realty
JUN 24 2020
Received in Ap

PORT CHESTER, NY

2nd HALF PAYMENT DUE BY DECEMBER 31, 2020

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004555

PC 29-39 MAIN PROPERTIES LLC
IVY REALTY SERVICE
102 CHESTNUT RIDGE RD STE 204
MONTVALE NJ 07645-1856

CHECK HERE IF
RECEIPT REQUESTED

TAX AMOUNT DUE
9,312.10
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

2nd HALF

142.31-1-16

208026554801100455592600009312109000093121095

PORT CHESTER, NY

1st HALF PAYMENT DUE BY JUNE 30, 2020

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004555

1 MB *A-01-CGP-GM-02997-11

PC 29-39 MAIN PROPERTIES LLC
IVY REALTY SERVICE
102 CHESTNUT RIDGE RD STE 204
MONTVALE NJ 07645-1856

CHECK HERE IF
RECEIPT REQUESTED

TAX AMOUNT DUE
PAID
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE
PAID

1st HALF

142.31-1-16

208026554801100455591800000000000000000093121092

Image Report



ABA Number 021205376
Account Number 661406736
Serial Number 11215
Amount \$9,312.10
Paid Date 12/24/2020

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 29-39 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07645


Lakeland Bank
155 Morristown Road
Bernardsville, NJ 07924

Date 12/18/2020 Check No. 011215 Check Amount \$9,312.10

Nine Thousand Three Hundred Twelve AND 10/100 Dollars

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 Flr
Port Chester, NY 10573



⑈011215⑈ ⑆021205376⑆ 661406736⑈

Back

Depositor 3 91501 - 11 Security Features

1. Microprint

2. Watermark

3. Color

4. Security Thread

5. Ultraviolet

6. Magnetic Ink Character Recognition (MICR)

7. Digital Signature

8. Randomly Located Security Features

9. Security Features

10. Security Features

11. Security Features

12. Security Features

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96. Security Features

97. Security Features

98. Security Features

99. Security Features

100. Security Features

0940511335
2020-12-24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

0940511335
2020-12-24

OR ORDER FROM THE
VILLAGE OF PORT CHESTER TAX HOLDING
FOR DEPOSIT ONLY
VILLAGE OF PORT CHESTER
TAX HOLDING
7921048888
DATE

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
37-39 N MAIN ST 142.31-1-13				

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%

The Assessed Value Of This Property Is: 60,900

PC 29-39 MAIN PROPERTY LLC
IVY REALTY
STE 204
102 CHESTNUT RIDGE RD
MONTVALE NJ 07645-1856

TAX BILL NO. 0004552

WARRANT DATED: 9/1/2020

BANK CODE

FISCAL YEAR 07/01/2020 - 06/30/2021

This Amount Must Be Received By Sept. 30, 2020	This Amount Must Be Received By Jan. 31, 2021
PAID	698.16
TAX AMOUNT DUE	TAX AMOUNT DUE
LATE PAYMENT PENALTY	LATE PAYMENT PENALTY
PAID	
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE

1st HALF 2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
SCHOOL TAX NH	60,900	60,900	22.928148	1,396.32

Ivy Realty

DEC 18 2020
Received in AP

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY

Make Checks Payable To: Receiver of Taxes

2nd Half Due By Jan. 31, 2021

**MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
Newark, NJ 07101-8536**

0004552
PC 29-39 MAIN PROPERTY LLC
IVY REALTY
STE 204
102 CHESTNUT RIDGE RD
MONTVALE NJ 07645-1856
142.31-1-13

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Jan. 31, 2021
698.16
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd HALF

208067554801100455262600000698167000006981679

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY

Make Checks Payable To: Receiver of Taxes

1st Half Due By Sept. 30, 2020

**MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
Newark, NJ 07101-8536**

0004552
1 MB *A-02-DR7-AM-06835-21
PC 29-39 MAIN PROPERTY LLC
IVY REALTY
STE 204
102 CHESTNUT RIDGE RD
MONTVALE NJ 07645-1856

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Sept. 30, 2020
PAID
TAX AMOUNT DUE
LATE PAYMENT PENALTY
PAID
TOTAL AMOUNT DUE

1st HALF

2080675548011004552618000000000000000006981676

Image Report



ABA Number 021205376
Account Number 661406736
Serial Number 11236
Amount \$698.16
Paid Date 02/01/2021

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 29-39 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07645

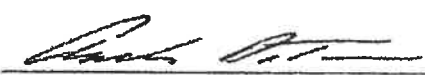
Lakeland Bank
155 Morristown Road
Bernardsville, NJ 07924

Date 1/26/2021 Check No. 011236 Check Amount \$698.16

Six Hundred Ninety Eight AND 16/100 Dollars

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 Flr
Port Chester, NY 10573



⑆0⑆11236⑆ ⑆021205376⑆ 661406736⑆

Back

Document dated 11 Security Features

1. Microprint

2. Color

3. Watermark

4. Security Thread

5. Ultraviolet

6. Magnetic Ink Character Recognition (MICR)

7. Digital Signature

8. Security Features

9. Security Features

10. Security Features

11. Security Features

Answer to any of these questions in the information

0940883893
2021-02-01

ENDORSE CHECK **FOR DEPOSIT ONLY**

Town of Rye, NY

7920856031

CHECK HERE AFTER MOBILE OR REAKTE DEPOSIT

DATE

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Image Report



ABA Number 021205376
Account Number 661406736
Serial Number 11237
Amount \$12,116.38
Paid Date 02/01/2021

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 29-39 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07645

Lakeland Bank
155 Morristown Road
Bernardsville, NJ 07924

Date
1/26/2021

Check No.
011237

Check Amount
\$12,116.38

Twelve Thousand One Hundred Sixteen AND 38/100 Dollars

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 Flr
Port Chester, NY 10573

⑆0⑆1⑆237⑆ ⑆02⑆205376⑆ 66⑆406736⑆

Back

ON US\$21-4501 - 11 Security Features
Serial 13870
MONTVAL NJ 07645

0940883895
2021-02-01

FOR DEPOSIT ONLY
Town of Rye, NY
7920856031
CHECK HERE AFTER MOBILE QR REMOVE DEPOSIT DATE
DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

Image Report



ABA Number 021205376
Account Number 661406736
Serial Number 11213
Amount \$344.69
Paid Date 12/24/2020

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 29-39 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07646


Lakeland Bank
155 Morristown Road
Bernardsville, NJ 07824

Date 12/18/2020 Check No. 011213 Check Amount \$344.69

Three Hundred Forty Four AND 69/100 Dollars

Pay to the order of: VOID IF NOT CASHED WITHIN 120 DAYS WITHIN DATE OF ISSUE

Village of Fort Chester
Receiver of Taxes
222 Grace Church St 3rd Flr
Port Chester, NY 10573



⑈011213⑈ ⑆021205376⑆ 661406736⑈

Back

⑈011213⑈ ⑆021205376⑆ 661406736⑈

0940511334
2020-12-24

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

FOR DEPOSIT ONLY
VILLAGE OF PORT CHESTER TAX HOLDING
PORT CHESTER, NY
VILLAGE OF PORT CHESTER
TAX HOLDING
⑆104883⑆
DATE

⑆011213⑈ ⑆021205376⑆ 661406736⑈

SECURITY FEATURES

1. MICR LINE

2. WATERMARK

3. SECURITY THREAD

4. VOID COPY

5. COLOR CHANGES

6. METALLIC FINISH

7. SUBSTRATE

8. INK

9. PAPER

10. OVERALL APPEARANCE

11. SECURITY FEATURES

2020 VILLAGE OF PORT CHESTER VILLAGE TAXES

TAX NOTICE JUNE, 2020

PROPERTY DESCRIPTION AND LOCATION

37-39
N MAIN ST
142.31-1-14

Exemption

Tax Purpose

Value

Full Value

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%

The Assessed Value Of This Property Is: 1,056,900

PC 29-39 MAIN PROPERTY LLC
IVY REALTY
STE 204
102 CHESTNUT RIDGE RD
MONTVALE NJ 07645-1856
TAX BILL NO. 0004553

WARRANT DATED: 06/01/2020

BANK CODE

FISCAL YEAR 6/01/20 - 5/31/21

Tax Amount Due By June 30, 2020	Tax Amount Due By Dec. 31, 2020
PAID	5,981.87
LATE PENALTY AMOUNT	LATE PENALTY AMOUNT
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE
PAID	

Do NOT pay in person, visit TownofRyeNY.com

1st HALF 2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE NON HMSTD	1,056,900	1,056,900	11.319640	11,963.73

Ivy Realty

NOV 24 2020

Received in AP

PORT CHESTER, NY

2nd HALF PAYMENT DUE BY DECEMBER 31, 2020

Make Checks Payable To: Receiver of Taxes

Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004553

PC 29-39 MAIN PROPERTY LLC
IVY REALTY
STE 204
102 CHESTNUT RIDGE RD
MONTVALE NJ 07645-1856

142.31-1-14

CHECK HERE IF
RECEIPT REQUESTED

TAX AMOUNT DUE
5,981.87
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

2nd HALF

208026554801100455342600005981873000059818737

PORT CHESTER, NY

1st HALF PAYMENT DUE BY JUNE 30, 2020

Make Checks Payable To: Receiver of Taxes

Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004553

1MB A-01-CGP-GM-02996-11
PC 29-39 MAIN PROPERTY LLC
IVY REALTY
STE 204
102 CHESTNUT RIDGE RD
MONTVALE NJ 07645-1856
142.31-1-14

CHECK HERE IF
RECEIPT REQUESTED

TAX AMOUNT DUE
PAID
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE
PAID

1st HALF

2080265548011004553418000000000000000000000059818734

Image Report



ABA Number 021205376
Account Number 661406736
Serial Number 11214
Amount \$5,981.87
Paid Date 12/24/2020

Front

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

PC 29-39 Main Property, LLC
102 Chestnut Ridge Road
Suite 204
Montvale, NJ 07645

Lakeland Bank
155 Morristown Road
Bernardsville, NJ 07924

Date
12/18/2020

Check No.
011214

Check Amount
\$5,981.87

Five Thousand Nine Hundred Eighty One AND 87/100 Dollars

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

⑈011214⑈ ⑆021205376⑆ 661406736⑆

Back

Amount of any amount shown on this check is subject to verification

DO NOT WRITE SIGN OR STAMP BELOW THIS LINE

0940511333
2020-12-24

DO NOT WRITE SIGN OR STAMP BELOW THIS LINE

...CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT
DAVE

VILLAGE OF PORT CHESTER
TAX HOLDING

FOR DEPOSIT ONLY
VILLAGE OF PORT CHESTER TAX HOLDING
FOR DEPOSIT ONLY

FOR DEPOSIT ONLY

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
45 N MAIN ST 142.31-1-11				

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%
 The Assessed Value Of This Property Is: 1,675,000

PC 43 MAIN PROPERTY LLC
 IVY REALTY
 102 CHESTNUT RIDGE RD STE 204
 MONTVALE NJ 07645-1856

TAX BILL NO. 0004550
 WARRANT DATED: 9/1/2020

BANK CODE	
FISCAL YEAR 07/01/2020 - 06/30/2021	
This Amount Must Be Received by Sept. 30, 2020	This Amount Must Be Received By Jan. 31, 2021
PAID	19,202.33
TAX AMOUNT DUE	TAX AMOUNT DUE
LATE PAYMENT PENALTY	LATE PAYMENT PENALTY
PAID	
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE

1st HALF 2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
SCHOOL TAX NH	1,675,000	1,675,000	22.928148	38,404.65

Ivy Realty

9/1/2020
 Received in AP

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY

Make Checks Payable To: Receiver of Taxes

2nd Half Due By Jan. 31, 2021

MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
 Newark, NJ 07101-8536

0004550
 PC 43 MAIN PROPERTY LLC
 IVY REALTY
 102 CHESTNUT RIDGE RD STE 204
 MONTVALE NJ 07645-1856

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Jan. 31, 2021
19,202.33
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd HALF


208067554801100455002600019202332000192023323

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY

Make Checks Payable To: Receiver of Taxes

1st Half Due By Sept. 30, 2020

MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
 Newark, NJ 07101-8536

0004550
 1 MB *A-02-DR7-AM-06630-21

 PC 43 MAIN PROPERTY LLC
 IVY REALTY
 102 CHESTNUT RIDGE RD STE 204
 MONTVALE NJ 07645-1856

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Sept. 30, 2020
PAID
TAX AMOUNT DUE
LATE PAYMENT PENALTY
PAID
TOTAL AMOUNT DUE

1st HALF

2080675548011004550019202332000192023323



FEINSOD HRA

xxxxxx7680

2/2/2021 12:55 PM

FEINSOD HARDWARE CO. INC.
D/B/A BERGER HARDWARE - PORT CHESTER
HRA ACCOUNT
43 N MAIN ST
PORT CHESTER, NY 10573

Date: Jan. 19, 2021

2099
51-217-218

Pay to the Order of: Receiver of Taxes

\$19202.33

Nineteen thousand two hundred two & 33/100 Dollars

ORANGE Bank & Trust COMPANY

For Tax bill # 0004550

Robert Nichols

⑆021902475⑆ 8477680⑆ 2099

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

TAX NOTICE JUNE, 2020

PROPERTY DESCRIPTION AND LOCATION

Exemption

Tax Purpose

Value

Full Value

45
N MAIN ST
142.31-1-11

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%

The Assessed Value Of This Property Is: 1,675,000

PC 43 MAIN PROPERTY LLC
IVY REALTY
102 CHESTNUT RIDGE RD STE 204
MONTVALE NJ 07645-1856

TAX BILL NO. 0004550

WARRANT DATED: 06/01/2020

BANK CODE

FISCAL YEAR 6/01/20 - 5/31/21

Tax Amount Due By June 30, 2020	Tax Amount Due By Dec. 31, 2020
PAID	9,480.20
LATE PENALTY AMOUNT	LATE PENALTY AMOUNT
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE
PAID	

Do NOT pay in person, visit TownofRyeNY.com

1st HALF 2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE NON HMSTD	1,675,000	1,675,000	11.319640	18,960.40
LATE SEWER RENTAL	1,675,000		.000000	0.63
LATE RENT SEWER	1,675,000	32	1.000000	31.64

Ivy Realty

NOV 24 2020

Received in AP

PORT CHESTER, NY

2nd HALF PAYMENT DUE BY DECEMBER 31, 2020

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004550

PC 43 MAIN PROPERTY LLC
IVY REALTY
102 CHESTNUT RIDGE RD STE 204
MONTVALE NJ 07645-1856

CHECK HERE IF
RECEIPT REQUESTED

TAX AMOUNT DUE
9,480.20
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

2nd HALF

142.31-1-11

208026554801100455002600009480203000094802036

PORT CHESTER, NY

1st HALF PAYMENT DUE BY JUNE 30, 2020

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0004550

1 MB *A-01-CGP-GM-02992-11

PC 43 MAIN PROPERTY LLC
IVY REALTY
102 CHESTNUT RIDGE RD STE 204
MONTVALE NJ 07645-1856

CHECK HERE IF
RECEIPT REQUESTED

TAX AMOUNT DUE
PAID
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE
PAID

1st HALF

142.31-1-11

2080265548011004550018000000000000000000094802033

FEINSD HARDWARE CO. INC.
D/B/A BERGER HARDWARE - FORT CHESTER
HRA ACCOUNT
43 N MARY ST
PORT CHESTER, NY 10573

2098
TRUST 215

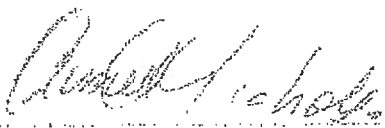
12/22/2020
Date

Pay to the Order of Receiver of Taxes \$ 9480.20

Nine thousand four hundred eighty & 20/100 Dollars

Bank & Trust

For BILL # 0004550



⑆0219034750 8477880⑆ 2098

Tenant ck 2098

2020 VILLAGE OF PORT CHESTER VILLAGE TAXES

TAX NOTICE JUNE, 2020

PROPERTY DESCRIPTION AND LOCATION

Exemption

Tax Purpose

Value

Full Value

33-35
N MAIN ST
142.31-1-15

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%

The Assessed Value Of This Property Is: 577,300

PC 33 MAIN PROPERTY LLC
LAKELAND BANK
250 OAK RIDGE RD
OAK RIDGE NJ 07438-8906

TAX BILL NO. 0004554

WARRANT DATED: 06/01/2020

BANK CODE

FISCAL YEAR 6/01/20 - 5/31/21

Tax Amount Due By June 30, 2020	Tax Amount Due By Dec. 31, 2020
3,267.41	3,267.42
LATE PENALTY AMOUNT	LATE PENALTY AMOUNT
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE

Do NOT pay in person, visit TownofRyeNY.com

1st HALF 2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE NON HMSTD	577,300	577,300	11.319640	6,534.83

PORT CHESTER, NY

2nd HALF PAYMENT DUE BY DECEMBER 31, 2020

Make Checks Payable To: Receiver of Taxes

Mail this portion with your payment to:

PO Box 48336, Newark, NJ 07101-8536

0004554

PC 33 MAIN PROPERTY LLC
LAKELAND BANK
250 OAK RIDGE RD
OAK RIDGE NJ 07438-8906

CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
3,267.42
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

2nd HALF

142.31-1-15

208026554801100455422600003267424000032674242

PORT CHESTER, NY

1st HALF PAYMENT DUE BY JUNE 30, 2020

Make Checks Payable To: Receiver of Taxes

Mail this portion with your payment to:

PO Box 48336, Newark, NJ 07101-8536

0004554

A-01-1SE-GM-03212-12



PC 33 MAIN PROPERTY LLC
LAKELAND BANK
250 OAK RIDGE RD
OAK RIDGE NJ 07438-8906



CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
3,267.41
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

1st HALF

142.31-1-15

208026554801100455421800003267416000065348380

2020 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE SEPTEMBER, 2020

PROPERTY DESCRIPTION AND LOCATION
 33-35
 N MAIN ST
 142.31-1-15

Exemption Tax Purpose Value Full Value

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%

The Assessed Value Of This Property Is: 577,300

33-35 NORTH MAIN STREET
 DEVERSIFIED REAOURCES LLC
 PORT CHESTER NY 10573-4208

TAX BILL NO. 0004554

WARRANT DATED: 9/1/2020

BANK CODE

FISCAL YEAR 07/01/2020 - 06/30/2021

This Amount Must Be Received by Sept. 30, 2020	This Amount Must Be Received By Jan. 31, 2021
6,618.21	6,618.21
TAX AMOUNT DUE	TAX AMOUNT DUE
LATE PAYMENT PENALTY	LATE PAYMENT PENALTY
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE

1st HALF 2nd HALF

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

**MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
 Newark, NJ 07101-8536**

0004554
 33-35 NORTH MAIN STREET
 DEVERSIFIED REAOURCES LLC
 PORT CHESTER NY 10573-4208

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Jan. 31, 2021
6,618.21
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd HALF

142.31-1-15


208067554801100455422600006618219000066182199

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY

1st Half Due By Sept. 30, 2020

Make Checks Payable To: Receiver of Taxes

**MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336
 Newark, NJ 07101-8536**

0004554
 A-02-Z1L-AM-04121-11

 33-35 NORTH MAIN STREET
 DEVERSIFIED REAOURCES LLC
 PORT CHESTER NY 10573-4208

CHECK HERE IF RECEIPT REQUESTED

This Amount Must Be Received By Sept. 30, 2020
6,618.21
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

1st HALF

142.31-1-15

208067554801100455421800006618219000132364273

Acct # :211601983

Check # :20796

Amount :3,267.42

Seq# :4870567834

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

Benchmark Title Agency, LLC

2013 ESCROW ACCOUNT

20796

222 Bloomingdale Road, Suite 102
White Plains, NY 10605
(914) 250-2400 Fax No. (914) 422-1550

Title No.: BTA77622

December 11, 2020

To The
Order Of **Village of Port Chester**

\$ 3,267.42*****

Pay

Three Thousand Two Hundred Sixty Seven and 42/100 *****

Village of Port Chester
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573



Phyllis Little

JP Morgan Chase Bank NA

2020/21 2nd Half Village Tax Sec. 31 Block 1 Lot 15

1234567890

Security Features Included Details on back

⑈020796⑈ ⑆021000021⑆ 211601983⑈

FOR DEPOSIT ONLY
VILLAGE OF PORT CHESTER TAX HOLDING

Acct #: 211601983

Check #: 20795

Amount: 6,618.21

Seq#: 4870567794

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

Benchmark Title Agency, LLC

2013 ESCROW ACCOUNT

20795

222 Bloomingdale Road, Suite 102
White Plains, NY 10605
(914) 250-2400 Fax No. (914) 422-1550

Title No.: BTA77622

December 11, 2020

To The
Order Of **Town of Rye Tax Receiver**

\$6,618.21*****

Pay

Six Thousand Six Hundred Eighteen and 21/100 *****

Town of Rye Tax Receiver
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573-4611



Phyllis Pitt

J P Morgan Chase Bank NA

2020/21 2nd Half School Tax Sec: 31 Block 1 Lot 15

W0251403 09/20

Security Features Included Details on back

⑈020795⑈ ⑆021000021⑆ 211601983⑈

FOR DEPOSIT ONLY
Town of Rye, NY
7920856031