

Town of Riverhead

**Industrial Development Agency
Application for Financial Assistance**

091913





RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

TOWN OF RIVERHEAD

200 Howell Avenue
Riverhead, New York 11901

P(631) 369-5129
F (631) 369-6925

APPLICATION FOR FINANCIAL ASSISTANCE

Date April 1, 2015

APPLICATION OF: 20 West Main LLC

COMPANY NAME

20 West Main LLC

OWNERSHIP OF PROPOSED PROJECT

Type of Application:

☐ Tax-Exempt

☒ Taxable

☐ Lease

☐ Refinance

☐ Not-for-Profit

☐ Other

Please respond to all items either by filling in blanks, by attachment (by marking space "See Attachment Number 1," etc.) or by N.A., where not applicable. Unless otherwise directed, this application must be filed in 12 copies and forwarded electronically. A non-refundable application fee is required at the time of submission of this application to the Riverhead Industrial Development Agency (the "Agency"). The non-refundable application fee is \$2,000 for applications under \$5 million and \$4,000 for applications for \$5 million or more. This fee will be applied to the Agency's Administrative Fee at closing.

If applicable and at the time of inducement, Bond Counsel will require a \$2,000 deposit which will be applied to actual out-of-pocket disbursements made during the inducement and negotiation processes, and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an Official Inducement Resolution, but may be subject to disclosure under the New York State Freedom of Information Law.

PLEASE NOTE:

Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application.

www.riverheadida.org

I. COMPANY DATA

A. PROPOSED PROJECT OWNER (THE "COMPANY")

NAME 20 West Main LLC

ADDRESS 333 Dune Rd, Westhampton Beach, NY 11978

CONTACT Georgia Malone POSITION Managing Member

PHONE [REDACTED] FEDERAL EMPLOYER I.D.# [REDACTED]

EMAIL [REDACTED] FAX 212-838-0599

BUSINESS TYPE: _____ NAICS CODE: 531120

SOLE PROPRIETORSHIP ☒

GENERAL PARTNERSHIP ☐ or LIMITED PARTNERSHIP ☐

State and Date of Organization: TBD

PRIVATELY HELD CORPORATION ☐ NOT-FOR-PROFIT ☐

PUBLIC CORPORATION ☐ LISTED ON _____ EXCHANGE

State and Date of Incorporation: New York

ATTORNEY TBD
(contact info) _____

B. FACILITY USER (tenant(s) using more than 10% of the square footage of the Facility, if different than the Company) (THE "SUBLESSEE")

NAME TBD

ADDRESS _____

CONTACT _____ POSITION _____

PHONE _____ FEDERAL EMPLOYER I.D.# _____

EMAIL _____ NAICS CODE _____

SOLE PROPRIETORSHIP ☐

GENERAL PARTNERSHIP ☐ or LIMITED PARTNERSHIP ☐

State and Date of Organization: _____

PRIVATELY HELD CORPORATION ☐ NOT-FOR-PROFIT ☐

PUBLIC CORPORATION ☐ LISTED ON _____ EXCHANGE

State and Date of Incorporation: _____

(Please provide additional names and information, if any, on a separate sheet and attach it to this questionnaire. If tenant is unknown, then enter unknown)

- C. If seeking tax exempt bonds, please list any users of the project (facility user).

NAME

BUSINESS TYPE

RELATIONSHIP

- D. Please list any principal stockholders or partners of the Company or the Sublessee, if any (i.e., owners of 5% or more equity in the Company or the Sublessee):

NAME

% OWNED

WHICH COMPANY

Georgia Malone

100%

- E. If any of the above persons (D), or a group of them, owns more than a 50% interest in the Company or the Sublessee, list all other persons which are related to the Company or the Sublessee by virtue of such persons having more than a 50% interest in the Company or the Sublessee.

Georgia Malone 100%

- F. Is the Company or the Sublessee related to any other person by reason of more than 50% common ownership? In other words, what other entities might the company own collectively by the same group. If so, indicate the name of each related person and the Company's or Sublessee's relationship to such person.

None

- G. List the Company's and the Sublessee's parent corporations, sister corporations and subsidiaries, if any.

None

- H. Has the Company or the Sublessee (or any other entity listed in answer to questions C-G above) been involved in or benefitted by any prior industrial development bond financing or other conduit financing in the town in which this Project is located, whether through the Agency or another issuer? If so, please explain in full (e.g., name of issuer and beneficiary; original amount of issue; date of issue; current amount outstanding; purpose of issue; etc.).

No

- I. Has the Company or the Sublessee (or any related person) made a public offering or private placement of its stock within the last 3 years? If so, please describe and provide the Offering Statement used.

No

- J. Has the Company or the Sublessee (or any related person) applied to any other town IDA or the Suffolk County IDA in regard to this Project? If so, please provide details of any action taken with respect to and the current status of such application.

No

- K. List the major bank references of the Company.

Chase

Merrill Lynch

II. COMPANY'S OPERATIONS AT CURRENT LOCATION

- A. Address N/A
- B. Acreage of existing facility N/A
- C. Number of buildings and square feet of each building N/A
- D. Owned or leased N/A
- E. Please describe the type of operation (e.g., manufacturing, wholesale, distribution, retail, etc.) and products and services at current location: N/A
- F. Employment (current number of full-time employees or the equivalent) N/A
- G. Annual payroll amount N/A

III. PROPOSED PROJECT DATA

- A. Location of Project - Please attach a map highlighting the location of the project. In addition, please give the real property tax map number and exact street address of the Project, including the village and town where the Project will be located. (If no street address, please include a survey and the most precise description available):

SCTM: 600- 128 -6 -25

20 West Main Street, Riverhead

highlighted tax map included

survey included, tax bill included

B. Project Site - Please submit 3 copies and email one electronic copy of preliminary plans or sketches of the proposed acquisition, rehabilitation, or construction (under separate cover).

1. Acreage: .11

2. Acquisition of existing buildings:

a) Existing buildings to be acquired (number and square feet of each building):

1) 5,589 Sq Ft Overall- 3 Story Office Building

b) Does the Project consist of additions and/or renovations to existing buildings? If so, indicate the nature of the expansion and/or renovation in reasonable detail.

Extensive construction and renovations of the interior spaces to create new office. New building wide HVAC, plumbing, fire and life safety systems, interior framing, new bathrooms, new utility services. Fascade improvements

3. New construction:

a) Number and square feet of each new building to be constructed:

N/A

b) Builder or contractor and contact information:

Sommers Construction

Frank Sommers- [REDACTED]

c) Architect and contact information:

N/A

4. Present use of the Project site:

First Floor- Optician Office- Owner retiring

Second Floor- Vacant Offices- Over 5 years vacant

Third Floor- Vacant Offices- Over 5 years vacant

5. Present user of Project site:

First Floor- Optician Office- Owner retiring

Second Floor- Vacant Offices

Third Floor- Vacant Offices

6. Relationship of present user of Project site to the Company:

None

7. Please attach a copy of the latest Real Property Tax Bill

- C. What will the building or buildings to be acquired, constructed or expanded be used for by the Company (include description of products to be manufactured, assembled or processed and services to be rendered; PLEASE NOTE: The Tax Reform Act of 1986 limits the type of facilities eligible for tax-exempt financing to manufacturing facilities)?

The developer is considering various uses including potentially a brewery, restaurant, personal services or professional offices on the first floor and either personal services, professional or general office space on the two upper floors. In the event Office space on the upper floors isn't successful the developer will consider residential uses.

- D. If any space in the Project is to be leased by the Agency or the Company to third parties, indicate the total square footage of the Project to be leased to each tenant, and the proposed use of that space by each tenant. Although the tenants may not yet be known, the purposes for which the Project will be used must still be indicated (e.g., manufacturing, office, warehouse, etc.). Use a separate sheet, if necessary.

The developer's intent is to rent each of the three floors (1861 SF) to separate commercial tenants.

The upper floors can possibly be further divided. The tenants we plan to attract are restaurants, personal services, professionals such as attorneys, accountants, architects, engineers, marketing and PR companies, title service companies as well as office space for various entrepreneurs.

- E. List principal items or categories of equipment to be acquired as part of the Project.

Construction and finish materials to create offices, HVAC systems, plumbing and mechanical systems, first and life safety systems, security systems and building wide utility upgrades.

F. Has construction work on the Project begun? If so, complete the following:

1. Site clearance ☐ yes ☒ no _____% complete
2. Foundation ☐ yes ☒ no _____% complete
3. Footings ☐ yes ☒ no _____% complete
4. Steel ☐ yes ☒ no _____% complete
5. Masonry ☐ yes ☒ no _____% complete

6. Other (describe below):

Building is existing

G. Existing facilities within New York State:

1. Are there other facilities owned, leased or used by the Company (or any related person) within the state? If so, tell whether such facilities are owned, leased or otherwise used and describe the terms of the Company's (or any related person's) interest in such facilities.

No

2. If there are other facilities within the state, is it expected that any of these other facilities will close or be subject to reduced activity as a result of the proposed Project?

☐ yes

☐ no

3. If you answered "No" to question 2, above, please explain in detail how current facilities will be utilized and whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry.

N/A

4. If you answered "yes" to question 2, above, please indicate whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry and explain in detail.

N/A

5. Has the Company thought about moving to another state? If so, please explain.

No

6. Will the Project meet current zoning requirements at its proposed location?

☒ yes

☐ no

- a) What is the present zoning? DC-1 100% lot coverage- 60' high 5 stories
b) What zoning is required? DC-1
c) If a change of zoning is required, please provide the details/status of any change of zoning request.

N/A

H. Does the Company (or any related person) currently lease the Project site?

☐yes

☒no

I. Does the Company (or any related person) now own the Project site?

☐yes

☒no

1. If so, indicate:

a) Date of purchase _____

b) Purchase price _____

c) Balance of existing mortgage _____

d) Holder of mortgage _____

e) Special conditions _____

2. If not, does the Company (or any related person) have an option or a contract to purchase the site and/or any buildings on the site?

☒yes

☐no

3. If so, please attach a copy of the option or contract and indicate:

a) Date signed March 30, 2015

b) Purchase price 636,000

c) Proposed settlement/closing date

May 30, 2015

IV. PROJECT COSTS

- A. Give an accurate estimate of the cost of each of the following items, specifying in each instance the portion of such costs to be financed with tax-exempt IDB proceeds, if applicable:

		tax exempt only <input type="checkbox"/> (%)
LAND*	0	() (%)
ACQUISITION AND REHABILITATION COSTS:		
Existing Building**	665,000	() (%)
Cost of Rehabilitation**	253,000	() (%)
COSTS OF NEW CONSTRUCTION:		
Construction of New Building		() (%)
New Additions to or Expansions of Existing Building		() (%)
ENGINEERING & ARCHITECTURAL FEES	10,000	() (%)
EQUIPMENT TO BE INSTALLED AT FACILITY		() (%)
LEGAL FEES (Bank, Bond & Company)	12,000	() (%)
FINANCIAL CHARGES (specify):	10,000	() (%)
OTHER FEES/CHARGES, etc. (specify):		
_____		() (%)
_____		() (%)
TOTAL PROJECT COSTS:	\$950,000	() (%)
AMOUNT OF BOND REQUESTED:	\$ _____	() (%)

* If acquiring land, please note that Federal law prohibits the use of 25% or more of tax-exempt IDB proceeds for the purchase of land.

** If acquiring existing buildings, please note that Federal law prohibits the acquisition of existing buildings with tax-exempt IDB proceeds unless the rehabilitation expenses of the building are equal to or greater than 15% of the portion of the cost of acquiring the building that is financed with tax-exempt IDB proceeds. Rehabilitation does not include any amount expended on new construction (additions or expansions).

B. Method of financing costs:

	<u>AMOUNT</u>	<u>TERM</u>
1. Tax-exempt IDB financing	\$ _____	_____ years
2. Taxable IDB financing	\$ _____	_____ years
3. Other governmental funding	\$ _____	_____ years
4. Other loans	\$ 300,000	5 _____ years
5. Company's/Owner's equity contribution ***	650,000	_____ years
TOTAL PROJECT COSTS:	\$ 950,000	

- C. Have any of the above costs, which are to be reimbursed out of tax-exempt bond proceeds, been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☐ No ☒

If so, please give particulars on a separate sheet.

- D. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of the tax-exempt bond proceeds? Give details.

N/A

- E. Will any of the funds to be borrowed through the Agency be used to repay or refinance an existing mortgage, outstanding loan, or an outstanding IDB issue? Give details.

N/A

*** If a project financing with IDB proceeds is to be owned by a realty company/partnership, but will be subleased for use by another person, at least a 5% owner equity contribution is suggested.

- F. Has the Company made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom.

N/A

V. MEASURES OF GROWTH AND BENEFITS

- A. Please complete the chart below by indicating on line #1 the present number of full-time or equivalent employees and the annual payroll for all current facilities of the Company. On line #2, please provide the information with respect to Town of Riverhead facilities only. (If no facilities are currently in the Town of Riverhead, indicate "0.") On lines #3 and #4, provide projections of employment and payroll at the proposed Project in the Town of Riverhead for the first and second year (cumulative) after the Project's completion:

	Full Time or Equivalent Employees	Annual Payroll \$
1. PRESENT (All Current Facilities)	0	0
2. PRESENT (Riverhead Only)	0	0
3. FIRST YEAR (Riverhead Only)	2	50,000
4. SECOND YEAR (Riverhead Only)	2	50,000
5. THIRD YEAR (Riverhead Only)	2	50,000
6. FOURTH YEAR (Riverhead Only)	2	50,000
7. INDIRECT/CONSTRUCTION JOBS	20-30	

- B. What, if any, will be the expected increase in the annual dollar amount of sales (or rent)? \$ _____

- C. Describe, if applicable, other benefits anticipated as a result of this Project. This should include benefits to the municipality. (Additional sheet may be necessary)
see attachment V.7.C

* We are projecting our tenants to have between 15-30 owners, employees, & staff

Response to V. A. 3

Company Jobs

Property Manager/ Bookkeeper	\$35,000.00/ Annually
Property Superintendent	\$15,000.00/ Annually

Response to V. 7. C.

In addition to providing a substantial investment into the heart of downtown, the development will bring new business to Riverhead in several ways. Upon the existing owner's retirement, this storefront will be vacant. The new investment into the building facades, interior renovations, mechanical, fire systems and life safety systems will help attract new businesses to the otherwise vacant building that requires significant updating and renovation. The newly renovated first floor space will be attractive to many commercial uses, the offices on upper floors will attract a variety of business's offices, professionals, entrepreneurs, in need of office space who prefer to be located in the downtown area. In turn, these individuals and companies would need to retain the services of local attorneys, accountants, insurance brokers, bookkeepers, computer consultants and web site designers etc. We are projected 15-30 tenants consisting of employees, owners and staff who will support the surrounding downtown neighborhood businesses such as restaurants, salons, retail stores, and encourage new stores to come downtown by their increase in foot traffic. There is always the potential that once their businesses are established that they would relocate their families to Riverhead as well.

We also plan to create beautiful gardens in the rear open space of the property that are adjacent to the municipal parking lots and town alley. We know this investment will help strengthen the neighborhood and add charm for our tenants and benefit the community.

Second, due to our marketing efforts in surrounding counties (such as Manhattan, Brooklyn, and Nassau), we would also attract smaller and larger established businesses in need of satellite offices in Riverhead. This will bring new money and jobs into our community. Again at the very least, the foot traffic on Main Street will increase as the vacant offices are renovated into beautiful new office space.

Third, we believe our marketing efforts on various social media sites such as Facebook, Twitter, the building's website and by placing informative articles about Riverhead and our business concept in local newspapers, i.e. Newsday, Dan's Paper, Read Deal etc., will attract more mid-island day-trippers looking for a more authentic town experience. Downtown Riverhead provides unique shops, beautiful parks, Peconic River water activities, great restaurants and an aquarium. None of these are found in the frenzied Hamptons' town scene which offers no parking, unattractive retail stores, an abysmal lack of children's activities, disproportionally high restaurant prices and absence of quaintness which 25 years ago was the initial draw. Riverhead can derive the economic benefits of the "Hamptons" scene without the negatives. In addition to the increase of foot traffic, all of the above will also serve to increase Riverhead's sales tax revenue.

We will also be restoring, updating, and making a significant capital investment into a building that is currently in disrepair. With this updated infrastructure the project would not have a negative impact to town services. The project will also be providing 20- 30 local construction jobs and the jobs provided in section V of this application.

VI. PROJECT CONSTRUCTION SCHEDULE

- A. What is the proposed date for commencement of construction or acquisition of the Project?

June 15, 2015

- B. Give an accurate estimate of the time schedule to complete the Project and when the first use of Project is expected to occur (use additional sheets if necessary).

The developers building wide improvement will take approximately
90 days to complete. The potential tenant's improvements will take
60-120 days to complete, depending on their use.

- C. At what time or times and in what amount or amounts is it estimated that funds will be required? Please provide your most accurate present estimate.

June 1, 2015- Acquisition of Property

June 15, 2015- August 15, 2015- Construction- Developers building wide improvements

* Note tenants renovations will commence upon their lease signing & permitting.

The start time will depend on the leasing market.

VII. ATTACH THE FOLLOWING FINANCIAL INFORMATION OF THE COMPANY

- A. Financial statements for last two fiscal years (unless included in the Company's annual report).
- B. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
- C. Quarterly reports (Form 10-Q's) and current reports (Form 8-K's) since the most recent annual report, if any.
- D. Latest Year End NYS-45 report
- E. In addition, please attach the financial information described above in items A, B, and C of any expected guarantor of the proposed bond issue other than the Company.

www.riverheadida.org

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

TOWN OF RIVERHEAD



200 Howell Avenue
Riverhead, NY 11901

(631) 369-5129


NEW YORK STATE FINANCIAL REPORTING REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

Section 859 of the General Municipal Law requires additional financial reporting requirements by all IDA's in New York State. Of particular importance to IDA applicants is Section 859 (copy attached). This section requires IDA's to transmit financial statements within 90 days following the end of an Agency's fiscal year (RIDA FY = 1/1 – 12/31), prepared by an independent, certified public accountant, to the New York State Comptroller, the Commissioner of the New York State Department of Economic Development, and the governing body of the municipality for whose benefit the Agency was created (Town of Riverhead). These audited financial statements shall include supplemental schedules listing the following information:

1. All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.
2. All new bond issues shall be listed and for each new bond issue, the following information is required:
 - a) Name of the project financed with the bond proceeds.
 - b) Name and address of each owner of the project.
 - c) The amount of tax exemptions granted for each project.
 - d) Purpose for which the bond was issued.
 - e) Bond interest rate at issuance and, if variable, the range of interest rates applicable.
 - f) Bond maturity date.
 - g) Federal tax status of the bond issue.

The Public Authorities Reform Act of 2009, Section 2800 requires annual reports of operations and accomplishments which includes projects undertaken by the authority. The Annual Compliance Reports shall include company provided information relative to individual projects including but not limited; to capital investment made, salaries, employee count, exemptions received, and pilot payments made. Your company must submit this information no later than February 10th of each year.

Please sign below to indicate that you have read and understood the above.


Chief Executive Officer of Applicant
Georgia Malone, managing member
20 West Main LLC

2/27/2015

Date

**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
FEE SCHEDULE**

A non-refundable application fee of \$2,000 for applications under \$5 million and \$4,000 for applications over \$5 million is required at the time of application. This fee will be credited to the Agency's Administrative Fee, payable at closing.

The **Administrative Fee** charged by the Agency at closing is as follows:

¾ of 1% of the financial assistance on the first \$10 million.

¼ of 1% of the financial assistance between \$10 million and \$20 million.

1/10 of 1% of the financial assistance over \$20 million.

Annual Reporting/Compliance Fee: payable with pilot

For bond/lease projects up to \$2.5 million - \$250 annually

For bond/lease projects between \$2.5 million and \$5 million - \$500 annually

For bond/lease projects between \$5 million and \$10 million - \$1000 annually

For bond/lease projects between \$10 million and \$20 million - \$2000 annually

Late Reporting/Compliance Fee: commencing the day following report due date

State law requires that the Town of Riverhead Industrial Development Agency file an Annual Financial and Compliance Report with the State of New York. Much of the information within this report is required to be furnished by your company and the IDA is obligated to meet a state submission deadline. In order to meet this deadline, the Agency will impose a \$500 penalty for late filings applied the day immediately following the due date with an additional two hundred and a \$250 pro-rateable fee for every 30 days thereafter until the submission of the report or benefit recapture provision is implemented.

Processing Fee:

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. prepayment of bonds, sales tax extensions, , etc. The Agency will charge a \$250 processing fee for each request.

Assignments & Assumptions:

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon the sale of the IDA property. The new company often wishes to continue IDA involvement to maintain the viability of the project and needs to retain the incentives. The Agency will charge a \$1200 fee for each of these transactions.

Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency may charge a \$2500 processing fee for each request.

Late PILOT Payment:

In addition to requirements of GML 874(5), the Agency reserves the right to impose its own 5% penalty, plus \$1000 administrative fee for delinquent PILOT payments that are 5 days late.

Please Initial

**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY:
LOCAL LABOR POLICY
Adopted by Resolution #48-14**

Purpose

The purpose of this resolution is to encourage companies receiving economic benefit and/or incentive from the Riverhead Industrial Development Agency (the "Agency") to engage local residents from the Town of Riverhead and the County of Suffolk during the construction phase of projects through the addition of an amendment to the Agency project application. All Agency projects are subject to monitoring by the Riverhead IDA.

Construction Jobs

Construction jobs, although limited in duration, are vital to the overall employment opportunities within the region since construction wages earned by local residents are reinvested in the local economy. It is hereby established to be the policy of the Agency that companies to which it has provided inducement use best efforts to employ local residents during the construction phase of projects. This will ensure that maximum public benefit is realized from Agency assistance.

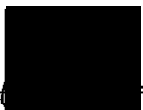
Requirements of the Applicant

As a condition of receiving inducement and/or financial assistance from the Agency, the Company will agree to satisfy the following requirements, in form and substance satisfactory to the Agency.

The Company hereby represents and warrants that it will use commercially reasonable efforts to advertise, hire and cause any agent of the Company, general contractor, subcontractor, or subcontractor to a subcontractor working on the Project, to hire employees who live within Suffolk County, prioritizing Riverhead residents. The Agency understands and acknowledges that at certain times local labor may not be available.

Submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged for the construction phase of the project by companies benefitting from the Agency programs. Said report shall identify the name, title, mailing address, phone/fax/email of the project contact person who will be responsible and accountable for providing information about the award of construction contracts relative to the project.

The Agency, may at any time during the benefit period, enhance the monitoring and reporting requirements relative to tracking and encouraging the use of local labor.

 _____ Please Initial

CERTIFICATION

Georgia Malone (Name of chief executive officer of company submitting application) deposes and says that (s)he is the managing member (title) of 20 West Main LLC (company name), the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof and that the same is true to his knowledge.

Deponent further says that the reason this verification is being made by the deponent and not by _____ (company name) is because said company is a corporation. The grounds of deponent's belief relative to all matters in said application which are not stated upon his own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of said corporation and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "Applicant"), Deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Riverhead Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of Applicant in connection with this application and all matters relating to the issuance of bonds. If, for any reason whatsoever, Applicant fails to conclude or consummate necessary negotiations or fails to act 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 Applicant is unable to find buyers willing to purchase the total bond issue, then upon presentation of an invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond counsel for the Agency and fees of general counsel for the Agency. Upon the successful conclusion and sale of the bond issue, the Applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to 3/4 of one percent of the face amount of the bond issue, which amount is payable at closing. The Applicant understands that the Agency's bond counsel's fees, general counsel's fees and administrative fee are considered issuance expenses and, therefore, can only be paid for or reimbursed out of the proceeds of any resultant tax-exempt bond issue up to an aggregate amount not exceeding 2% of the face amount of such tax-exempt issue.

Deponent further certifies that he or she has read the Agency's Fee Schedule and will agree to the terms thereof.

Chief Executive Officer of Applicant

Sworn to before me this 27th
day of February, 20 15

(Seal)

SANDRA C. BENNETT
Notary Public, State of New York
No. 01BE4861979
Qualified in Suffolk County
Commission Expires June 16, 2018

§859. Financial records

1. (a) Each agency shall maintain books and records in such form as may be prescribed by the state comptroller.

(b) Within ninety days following the close of its fiscal year, each agency shall prepare a financial statement for that fiscal year in such form as may be prescribed by the state comptroller. Such statement shall be audited within such ninety day period by an independent certified public accountant in accordance with government accounting standards established by the United States general accounting office. The audited financial statement shall include supplemental schedules listing all bonds and notes issued, outstanding or retired during the applicable accounting period whether or not such bonds or notes are considered obligations of the agency. For each issue of bonds or notes such schedules shall provide the name of each project financed with proceeds of each issue, name and address of each owner of each project, the amount of tax exemptions granted for each project, purpose for which each bond or note was issued, date of issue, interest rate at issuance and if variable the range of interest rates applicable, maturity date, and federal tax status of each issue.

(c) Within thirty days after completion, a copy of the audited financial statement shall be transmitted to the commissioner of the department of economic development, the state comptroller and the governing body of the municipality for whose benefit the agency was created.


(d) An agency with no bonds or notes issued or outstanding and no projects during the applicable accounting period may apply to the state comptroller for a waiver of the required audited financial statement. Application shall be made on such form as the comptroller may prescribe.

2. On or before September first of each year, the commissioner of the department of economic development shall prepare and submit to the governor, speaker of the assembly, majority leader of the senate, and the state comptroller, a report setting forth a summary of the significant trends in agency operations and financing; departures from acceptable agency practices; a compilation by type of the bonds and notes outstanding, and any other information which in the opinion of the commissioner bears upon the discharge of the agency's statutory functions as defined in this chapter.

§5 This act shall take effect immediately except that sections three and four of this act shall take effect of the first day of January next succeeding the date on which it shall have become a law.

617.21
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I-PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR 20 West Main LLC	2. PROJECT NAME 20 West Main LLC
3. PROJECT LOCATION: Municipality: Riverhead County: Suffolk	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 20 West Main Street is located on the north side of the intersection of West Main Street and Peconic Avenue in Downtown Riverhead.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration Modification/ Alteration	
6. DESCRIBE PROJECT BRIEFLY: <small>Restore exterior of building, restore/replace windows, HVAC, mechanical & plumbing systems, new ADA handicap bathrooms, fire and life safety systems, and security systems as well as interior renovations and create new office spaces.</small>	
7. AMOUNT OF LAND AFFECTED: Initially .11 acres Ultimately .11 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly Yes	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: Downtown Business corridor, commercial and high density residential uses	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OF LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Yes, building permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval No	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: 20 West Main LLC Date: 3/31/15	
Signature:  <i>manu member</i>	

If the action is in the Coastal Area, and you are a state agency, complete the
Coastal Assessment Form before proceeding with this assessment

OVER

PART II - ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If YES, coordinate the review process and use the FULL EAF.

☐ YES

☐ NO

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?

If NO, a negative declaration may be superseded by another involved agency.

☐ YES

☐ NO

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.

C4. A community's existing plans or goals as officially adopted, or a change in use of intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

☐ YES

☐ NO

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ YES

☐ NO If Yes, explain briefly

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the Full EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

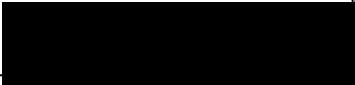
Signature of Preparer (if different from Responsible Officer)

PART I — PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, including Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Please provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action 20 West Main LLC		
Location of Action (Include Street Address, Municipality and County) 20 West Main Street, Riverhead, NY 11901		
Name of Applicant/Sponsor (and contact person) 20 West Main LLC - Georgia Malone		Business Telephone 
Address 333 Dune Road		
City/PO Westhampton Beach	State NY	Zip Code 11978
Name of Owner (if different)		Business Telephone
Address		
City/PO	State	Zip Code
Description of Action: Interior renovation to create new office space. Exterior restoration of fascade.		

Please Complete Each Question—Indicate N/A if Not Applicable

A. SITE DESCRIPTION

1. Present land use: ☒ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Rural (non farm) ☐ Agricultural ☐ Other _____
2. Total Acreage of project area: _____ acres.

APPROXIMATE ACREAGE	CURRENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	0 _____ acres	0 _____ acres
Forested	0 _____ acres	0 _____ acres
Agricultural (includes orchards, cropland, pasture, etc.)	0 _____ acres	0 _____ acres
Wetland (Freshwater or Tidal as per Articles 24, 25, or ECL)	0 _____ acres	0 _____ acres
Water Surface Area	0 _____ acres	0 _____ acres
Unvegetated (rock, earth or fill)	0 _____ acres	0 _____ acres
Roads, and other paved surfaces	.06 _____ acres	.06 _____ acres
Buildings (ground floor coverage)	.05 _____ acres	.05 _____ acres

Other (indicate type)

Totals

_____ acres
_____ acres

_____ acres
_____ acres

3. What is predominant soil type(s) on the project site? unknown
- a. Soil drainage: ☐ Well drained (____% of site); ☐ Moderately well drained (____% of site);
☐ Poorly drained (____% of site).
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See NYCRR 370).
4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
- a. What is depth to bedrock? _____ (in feet).
5. Approximate percentage of proposed site with slopes: 0-10% 100 %; 10-15% _____ %; 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No.
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No.
8. What is the depth of the water table? 6 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☐ No.
10. Do hunting, fishing, or shell fishing opportunities currently exist in the project area? ☐ Yes ☒ No.
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No. According to: _____
Identify each species: _____
12. Are there any unique or unusual land forms on the project site (i.e., cliffs, dunes, other geological formations) ☐ Yes ☒ No. If yes, describe: _____

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? ☐ Yes ☒ No. If yes, describe: _____

14. Does the project site include scenic views known to be important to the community? ☐ Yes ☒ No.
15. Streams within or contiguous to project area:
a. Name of stream and name of river to which it is tributary: _____
16. Lakes, ponds, wetland areas within or contiguous to project area? ☐ Yes ☒ No.
a. Name 20 West Main LLC b. Size (in acres) _____
17. Is site served by existing public utilities? ☒ Yes ☐ No.
a. If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No.
b. If Yes, will improvements be necessary to allow connections? ☐ Yes ☒ No.
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Sections 303 and 304? ☐ Yes ☐ No. If yes, describe: _____
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617? ☐ Yes ☐ No.
20. Has the site ever been used for storage or disposal of solid or hazardous waste? ☐ Yes ☒ No.

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor: .11 acres.
 - b. Project acreage to be developed: acres initially; acres ultimately.
 - c. Project acreage to remain undeveloped: 0 acres.
 - d. Length of project, in miles (if appropriate)
 - e. If the project is an expansion, indicate percent of expansion proposed n/a %;
 - f. The number of off-street parking spaces existing: 0 proposed: 0
 - g. Maximum vehicular trips generated per hour (upon completion of project)?
 - h. If residential, number and type of housing units:

	One-Family	Two-Family	Multiple-Family	Condominium
Initially	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Ultimately	<u> </u>	<u> </u>	<u> </u>	<u> </u>
 - i. Dimension (in feet) of largest proposed structure ' height; width length
 - j. Linear feet of frontage along a public thoroughfare project will occupy is? 30 ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed? ☐ Yes ☐ No ☒ N/A.
- a. If yes, for what intended purpose is the site being reclaimed?
 - b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No.
 - c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No.
4. How many acres of vegetation (trees, shrubs, ground cover) will be removed from site? 0 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐ Yes ☐ No.
6. The anticipated period of construction (including demolition): 3 months (including demolition) * The developer's building wide improvements should take approximately 3 months.
Potential tenant's renovations will take 60-120 days from lease signing.
7. If multi-phased:
- a. Total number of phases anticipated
 - b. Anticipated date of commencement Phase I: month year (including demolition)
 - c. Approximate completion date of final phase: month year
 - d. Is Phase I functionally necessary to subsequent phases? ☐ Yes ☐ No.
8. Will blasting occur during construction? ☐ Yes ☒ No.
9. Number of jobs generated: during construction 20-30, after project is complete TBD.
10. Number of jobs eliminated by this project: 0.
11. Will project require relocation of any people, businesses, or facilities? ☐ Yes ☒ No.
If yes, explain:
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount

- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☐ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☐ No
16. Will the project generate solid waste? ☐ Yes ☒ No.
- a. If yes, what is the amount generated per month? _____ tons.
- b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
- c. If yes, give name _____
- d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill?
☐ Yes ☐ No.
- e. If yes, explain: _____
17. Will the project involve disposal of solid waste? ☐ Yes ☒ No.
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No. If yes, identify: _____
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No.
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No.
21. Will project result in an increase in energy use? ☐ Yes ☒ No.
If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.
23. Total anticipated water usage per day: _____ gallons/day.
24. Does project involve any local, state or federal funding? ☐ Yes ☒ No
If yes, explain: _____

Approvals/Permits Required.

		Type		Submittal Date	
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? ☐ Yes ☒ No.
If yes, indicate specific decision required:
☐ zoning amendment; ☐ zoning variance; ☐ special use permit; ☐ subdivision; ☐ site plan;
☐ new/revision of master plan; ☐ resource management plan; ☐ other _____
2. What is the present zoning classification(s) of the site? DC - 1
3. What is the maximum potential development of the site if developed as permitted by the present zoning? DC-1 100% lot coverage - 60' high - 5 stories
4. What is the proposed zoning of the site? DC-1 - no change
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? 100% lot coverage - 60' high 5 stories
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?
☒ Yes ☐ No.
7. What are the predominant land use(s) and zoning classifications within a 1/4-mile radius of proposed action? commercial, residential (apartments)
8. Is the proposed action compatible with adjoining, surrounding land uses within a 1/4-mile radius?
☒ Yes ☐ No.
9. If the proposed action requires the subdivision of land, how many lots are proposed? _____
 - a. What is the minimum lot size proposed? _____
10. Will proposed action require any authorization(s) for the formation or extension of sewer or water districts? ☐ Yes ☒ No.
11. Will the proposed action create an increased demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No
 - a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No.
12. Will the proposed action result in the generation of traffic significantly above present levels?
☐ Yes ☒ No.
 - a. If yes, is the existing road network adequate to handle the additional traffic?
☐ Yes ☐ No.

D. INFORMATIONAL DETAILS

Attach any additional information as needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

I certify that the information provided above is true to the best of my knowledge.

Applicant/Project Sponsor Name Georgia Malone / 20 West Main LLC Date 2/2 / 2015
Signature [Redacted] Title Applicant

If the action is in the Coastal Area, and you are a state agency, complete a Coastal Assessment Form before proceeding with its assessment.

EXHIBIT LIST

Exhibit A- Survey

Exhibit B- Tax Bill

Exhibit C- Map

Exhibit D- Articles of Organization

Exhibit E- EIN Certificate

Exhibit F- Proof of Funds/Bank Statement

Exhibit G- IDA check

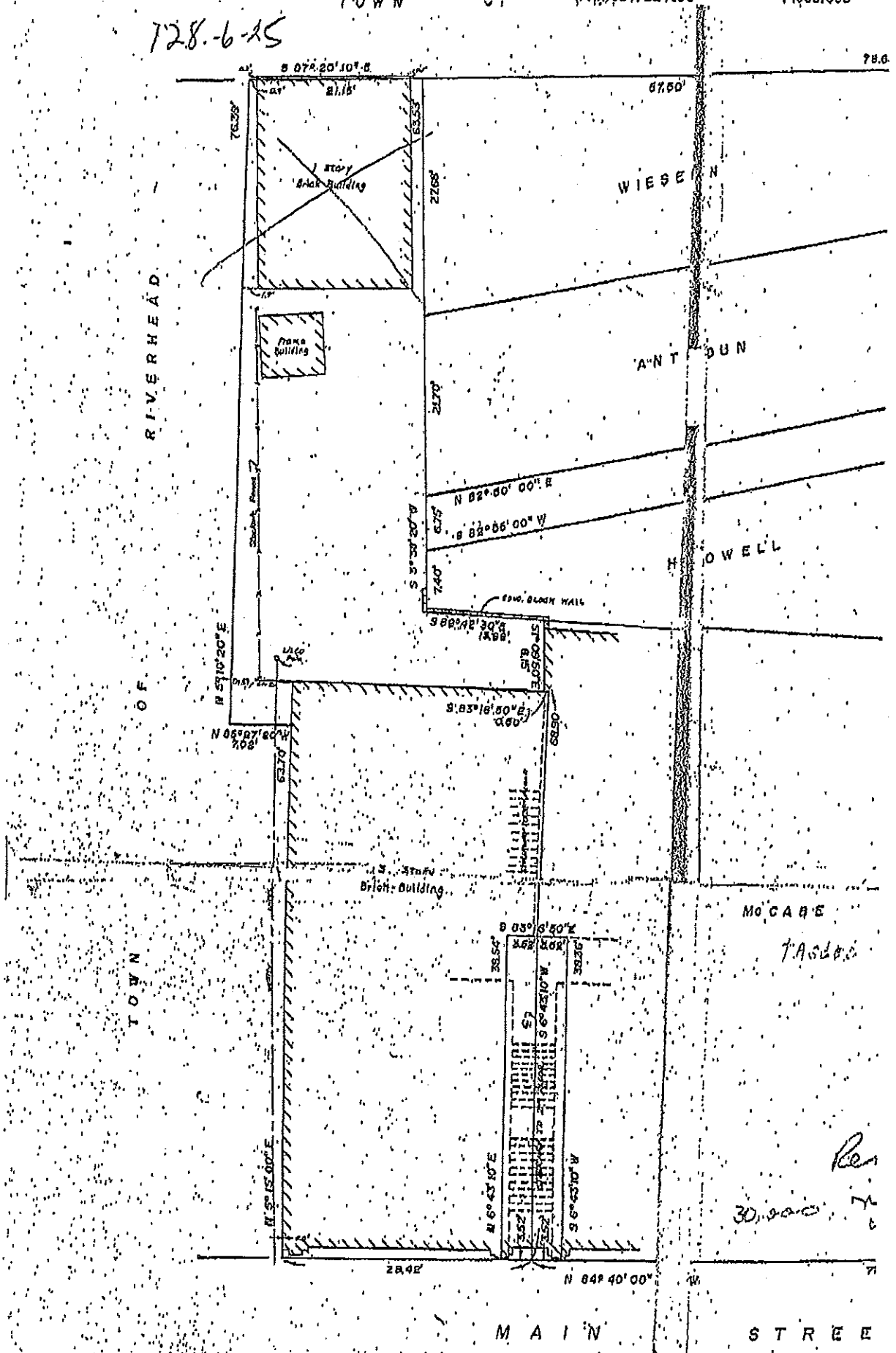
10/08/2014 12:12
10/08/2014 10:48

EXHIBIT A

(FAX)
(FAX) 6317224596

P.004/004
P.003/003

728-6-15



SEE THE COUNTY TREASURER'S NOTICE ON THE REVERSE SIDE.

EXHIBIT B
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
DECEMBER 1, 2014 THROUGH NOVEMBER 30, 2015 TAX LEVY
TAXABLE STATUS DATE MARCH 1, 2014
TAXES BECOME A LIEN DECEMBER 1, 2014

BILL NUMBER 14579

ESTIMATED STATE-AID
TOWN 100,000
SCHOOL 21,552,967

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED AFTER MARCH 1, 2014, PLEASE FORWARD BILL TO NEW OWNER OR RETURN TO THIS OFFICE.

MAKE FUNDS PAYABLE TO:
LAURIE A. ZANESKI

RECEIVER OF TAXES
TOWN OF RIVERHEAD
200 HOWELL AVENUE
RIVERHEAD, NEW YORK 11901

OFFICE PAYMENT HOURS
MONDAY TO FRIDAY 8:30 A.M. TO 4:30 P.M.
PHONE 631-727-3200 EXT. 248

NOTE: TAXES ARE PAYABLE BY CHECK, CASH, OR MONEY ORDER.
ONLINE PAYMENTS ARE ACCEPTED (subject to a site fee): Visit www.townofriverheadny.gov to pay by credit/debit card or electronic check. Checks will be accepted subject to collection for which this office assumes no responsibility. No cash by mail accepted.

473000 600 128.000 0006 025.000

482 .11 09 1

CURRENT OWNER & TAX BILLING ADDRESS

STEINER JERRY I

OWNER AS OF TAXABLE STATUS DATE OF MARCH 1, 2014

STEINER, JERRY I.

EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORMED PERCENT OF VALUE: 15.40

CODE	DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT

PHYSICAL LOCATION	BANK/LOAN	LAND ASSESSMENT	TOTAL ASSESSMENT	MARKET VALUE AS OF 1/1/14
20 W MAIN ST		34300	59000	383,117

DESCRIPTION	TOTAL TAXABLE VALUE	CHANGE OVER PREVIOUS YEAR	TAXABLE VALUE	TAX RATE	TAX AMOUNT
RIVERHEAD CSD #2	93,500,131	2.0	59,000	102.238	6,032.04
RIVERHEAD FREE LIBRARY	3,352,213	1.9	59,000	3.666	216.29
BAITNG HLLW FREE LIB	11,900	.8	59,000	0.014	0.83

This year's STAR tax savings generally may not exceed last year's by more than 2%.

YOUR TAX SAVINGS THIS YEAR RESULTING FROM THE NEW YORK STATE SCHOOL TAX RELIEF (STAR) PROGRAM IS:

\$.00

TOTAL TAX TO BE LEVIED FOR SCHOOL 56.03 % \$ 6,249.16

COUNTY GENERAL FUND 49,037,038 .0 59,000 1.454 85.79

TOTAL TAX TO BE LEVIED FOR COUNTY .77 % \$ 85.79

RIVERHEAD TOWN TAX 32,696,028 2.9 59,000 39.430 2,326.37
HIGHWAY 6,986,489 .5- 59,000 8.425 497.08

TOTAL TAX TO BE LEVIED FOR TOWN 25.32 % \$ 2,823.45

NYS REAL PROP TX LAW	776,278	69.6-	59,000	0.945	55.76
NY STATE MTA TAX	1,631,088	6.3-	59,000	0.044	2.60
SC OUT OF CTY TUITION	15,270,442	8.5	59,000	0.134	7.91
RVRHD AMBULANCE DIST	1,381,120	1.9	59,000	1.938	114.34
BUS IMPRVMENT DIST1	111,111	1.8	59,000	4.439	261.90
RVRHD FIRE ZONE 1	4,501,596	1.6	59,000	7.417	437.60
LIGHT DISTRICT	1,065,421	1.9	59,000	1.186	69.97
PARKING	161,905	1.9	59,000	9.132	538.79
RHD FULL SEWER CAP	91,611	3.6-	59,000	0.430	25.37
RIVERHEAD WATER	1,203,938	6.4-	59,000	0.839	49.50
RHD SEWER RENT			69	6.244	430.84

OTHER TOTAL TAX TO BE LEVIED 17.88 % \$ 1,994.58

FIRST HALF DUE JANUARY 12, 2015 W/O PENALTY: \$	5,576.49	SECOND HALF DUE JUNE 1, 2015 W/O PENALTY: \$	5,576.49	TOTAL TAXES TO BE LEVIED	11,152.98
---	----------	--	----------	-----------------------------	-----------

DATE 01/08/2015 AMOUNT PAID 5,576.49 PAYOR STEINER JERRY I

RECEIPT INFORMATION

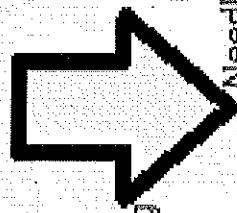
TOWN HALL WILL BE
CLOSED ON
DEC. 25 & JAN. 1

National Bank

Griffing Ave
W 2nd St

EXHIBIT C

20 WEST MAIN
20 West Main Street
Riverhead, NY 11901



ROANOKE AVENUE
Needlecraftery
Star Confectionery S

Griffing Hardware

Platinum Prepaid

El Caracol Deli

Lucky Liquor

G & W Farms

Digger O'Dell's

Crooked Ladder
Brewing Company

Kim's

W. MAIN ST.

Taqueria Cielito Lindo

Modas Y Variedades

Chase Bank

Tweeds Restaurant
& Buffalo Bar

La Mexico
Grocery S

73

1st St

EXHIBIT D1

N.Y.S. DEPARTMENT OF STATE
DIVISION OF CORPORATIONS AND STATE RECORDS

ALBANY, NY 12231-0001

ONLINE FILING RECEIPT

ENTITY NAME: 20 WEST MAIN LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM. LLC)

COUNTY: SUFF

FILED:03/18/2015 DURATION:***** CASH#:1
DOS

FILER:

EXIST DATE

BLUMBERGEXCELSIOR CORPORATE SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204

03/18/2015

ADDRESS FOR PROCESS:

THE LIMITED LIABILITY COMPANY

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

SERVICE COMPANY: BLUMBERGEXCELSIOR CORPORATE SERVICES INC.-39
SERVICE CODE: 39

FEE: 210.00

PAYMENTS 210.00

FILING: 200.00

CHARGE 0.00

TAX: 0.00

DRAWDOWN 210.00

PLAIN COPY: 0.00

CERT COPY: 10.00

CERT OF EXIST: 0.00

99813

DOS-1025 (04/2007)

Authentication Number: 1503180243 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany, on
March 18, 2015.

A handwritten signature in cursive script that reads "Anthony Giardina".

Anthony Giardina
Executive Deputy Secretary of State

EXHIBIT D3

**ARTICLES OF ORGANIZATION
OF
20 WEST MAIN LLC**

Under Section 203 of the Limited Liability Company Law

FIRST: The name of the limited liability company is:

20 WEST MAIN LLC

SECOND: The county, within this state, in which the office of the limited liability company is to be located is **SUFFOLK**.

THIRD: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:

THE LIMITED LIABILITY COMPANY


FOURTH: The limited liability company is to be managed by: **ONE OR MORE MEMBERS**.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

TRUDI WINTER, ORGANIZER (signature)

TRUDI WINTER , ORGANIZER
BLUMBERGEXCELSIOR
236 BROADWAY
MENANDS, NY 12204

Filed by:
BLUMBERGEXCELSIOR CORPORATE SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204

EXHIBIT D4

BLUMBERGEXCELSIOR CORPORATE SERVICES INC. (39)

DRAWDOWN

CUSTOMER REF# 99813

FILED WITH THE NYS DEPARTMENT OF STATE ON: 03/18/2015

FILE NUMBER: 

EXHIBIT E1

**EIN Assistant**

Your Progress:

1. Identity

2. Authenticate

3. Addresses

4. Details

5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned:

Legal Name: 20 WEST MAIN LLC

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)**Help Topics**

- Can the EIN be used before the confirmation letter is received?

EXHIBIT E2



EIN Assistant

Your Progress:

1. Identify

2. Authenticate

3. Addressess

4. Details

5. EIN Confirmation

Additional Information about your EIN

We suggest you print this page for your records.

When Can You Use Your EIN?

This EIN is your permanent number and can be used immediately for most of your business needs, including:

- Opening a bank account
- Applying for business licenses
- Filing a tax return by mail.

However, it will take up to two weeks before your EIN becomes part of the IRS's permanent records. You must wait until this occurs before you can:

- File an electronic return
- Make an electronic payment
- Pass an IRS Taxpayer Identification Number (TIN) matching program.

Next Steps (for LLC)?

If you do not wish to accept the default status of either partnership or disregarded entity, you can file:

- **Form 8832** (Entity Classification Election). This form must be completed in a timely manner to receive corporation status. See the instructions for complete information.
- **Form 2553** (Election by a Small Business Corporation). This form must be completed in a timely manner to receive S corporation status. See the instructions for complete information.

Acceptance or Non-Acceptance of Election

- The service center will notify the LLC as to the acceptance or non-acceptance of its election. The LLC should generally receive a determination on its election within 60 days after it has filed Form 8832 or Form 2553.
- Do not file Form 1120 (U.S. Corporation Income Tax Return) or Form 1120S (U.S. Income Tax Return for an S Corporation) until you receive notification of your acceptance.

You can download IRS forms, publications, and tax returns at <http://www.irs.gov/Formspubs>

Connections?

If you need to make changes to your organization's information, you must do so in writing and mail the information to the address provided at <http://www.irs.gov/efile/efile2012/efile11121200.html>.

Help Topics

What is Form 8832?

What is Form 2553?

<< Back

Continue >>



EXHIBIT F

Deposit Account Balance Summary

03/27/2015

Requestor information:

G MALONE & CO LLC

[REDACTED]
GROUND FLOOR
NEW YORK, NY 10065

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
[REDACTED]	BusinessSelect Ckg	07/16/2013	[REDACTED]	[REDACTED]
Customer Information				
G MALONE & CO LLC		Sole Owner		
GEORGIA J MALONE		Signer		

Deposit Account Balance Summary request completed by:

ANTHONY F LEOTTA JR

PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELEASED BY JPMorgan Chase, N.A.

This letter is written as a matter of business courtesy, without prejudice, and is intended for the confidential use of the addressee only. No consideration has been paid or received for the issuance of this letter. The sources and contents of this letter are not to be divulged and no responsibility is to attach to this bank or any of its officers, employees or agents by the issuance or contents of the letter which is provided in good faith and in reliance upon the assurances of confidentiality provided to this bank. Information and expressions of opinion of any type contained herein are obtained from the records of this bank or other sources deemed reliable, without independent investigation, but such information and expressions are subject to change without notice and no representation or warranty as to the accuracy of such information or the reliability of the sources is made or implied or vouched in any way. This letter is not to be reproduced, used in any advertisement or in any way whatsoever except as represented to this bank. This bank does not undertake to notify of any changes in the information contained in this letter. Any reliance is at the sole risk of the addressee.