

Omni New York LLC

MEMORANDUM

To: Joseph Gioino

From: Courtney Reed

Re: Bedell Terrace

Date: May 8, 2009

Enclosed, please find an application for financial assistance for Bedell Terrace Apartment, LP. I can be reached at 646.502.7193 or by email at creed@onyllc.com with any questions or concerns.

NASSAU COUNTY 10A
2009 MAY 11 A 9:22

**NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**
APPLICATION FOR FINANCIAL ASSISTANCE

NASSAU COUNTY IDA

2009 MAY 11 A 9:23

APPLICATION OF:

_____Bedell Terrace Apartments, L.P._____

APPLICANT NAME

Please respond to all questions in this Application for Financial Assistance (the "Application") by, as appropriate:

- filling in blanks;
- checking the applicable term(s);
- attaching additional text (with notation in Application such as "see Schedule H, Item # 1", etc.); or
- writing "N.A.", signifying "not applicable".

All attachments responsive to questions found in this Application should be clearly labeled and attached as Schedule H to the Application. If an estimate is given, enter "EST" after the figure. One signed original and 9 copies of the Application (including all attachments) must be submitted.

A \$1,000 non-refundable Application Fee is required at the time the Application is submitted to the Nassau County Industrial Development Agency (the "Agency"). The Application Fee will not be credited against any other fees or expenses which are or become payable to the Agency in connection with this Application or the project contemplated herein (the "Project").

Every signature page comprising part of this Application must be signed by the Applicant or this Application will not be considered complete or accepted for consideration by the Agency.

Information provided herein may be subject to disclosure under the New York Freedom of Information Law (New York Public Officers Law § 84 *et seq.*) ("FOIL"). If the Applicant believes that a portion of the material submitted with this Application is protected from disclosure under FOIL, the Applicant should mark the applicable section(s) or page(s) as "confidential" and state the applicable exception to disclosure under FOIL.

May 7, 2009
DATE

Rev. 8/06

PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE (If more than one applicant, copy application and complete for each applicant):

Name: Bedell Terrace Apartments, L.P. c/o Omni New York, LLC

Address: 885 Second Avenue, 31st Floor, Suite C, New York, NY 10017

Primary
Contact: Gary Rodney

Phone: (646) 502-7202 Fax: (212) 486-0362

E-Mail: grodney@onyllc.com

NY State Dept. of
Labor Reg #: _____ Federal Employer ID #: _____

B. BUSINESS TYPE (Check applicable status. Complete blanks as necessary):

Sole Proprietorship ____ General Partnership ____ Limited Partnership X ____

Limited Liability Company ____ Privately Held Corporation ____

Publicly Held Corporation ____ Exchange listed on _____

Not-for-Profit Corporation ____

Income taxed as: Subchapter S ____ Subchapter C ____
501(c)(3) Corporation ____ Partnership X ____

State and Year of Incorporation/Organization: New York 2009

Qualified to do Business in New York: Yes X No ____ N/A ____

C. ANY ENTITY PROPOSED TO BE A USER OF THE PROJECT:

Name: _____

Relationship to Applicant: _____

D. APPLICANT ACCOUNTANT (subject to Agency approval):

Firm name: Reznick Group

Address: 2002 Summit Blvd.,
Atlanta, GA 30319

Phone: (404) 847-7746

Fax: (404) 847-7747

E-Mail: Robert.Haley@ReznickGroup.com

E. APPLICANT COUNSEL (subject to Agency approval):

Firm name: Nixon Peabody, LLP

Address: 437 Madison Avenue
New York, NY 10022

Phone: (212) 940-3000

Fax: (212) 940-3111

E-Mail: jkelly@nixonpeabody.com

F. Principal stockholders, members or partners, if any (i.e., owners of 5% or more of equity/voting rights in Applicant):

<u>Name</u>	<u>Percentage owned</u>
-------------	-------------------------

Bedell Terrace Developers, LLC

Omni New York LLC

_____ %

G. If any of the persons described in the response to the preceding Question, or a group of said persons, owns more than a 50% interest in the Applicant, list all other entities which are related to the Applicant by virtue of such persons having more than a 50% interest in such entities:

Is the Applicant related to any other entity by reason of more than 50% common ownership? If YES, indicate name of related entity and relationship:

YES ____

NO X ____

H. List parent corporation, sister corporations and subsidiaries, if any:

Omni New York, LLC, Mill Plain Properties, LLC ____

I. (To be completed only if Applicant is seeking tax-exempt bond financing)

1. Has the Applicant (or any related entity or person) been involved in, applied for or benefitted by any prior industrial development financing in the municipality in which this Project is located, whether by the Agency or another issuer, or in a contiguous municipality? ("Municipality" herein means city, town or village, or, if the Project is not in an incorporated city or village, Nassau County.) If YES, describe:

YES ____

NO ____

2. Has the Applicant (including any related entity or person) received or benefitted from within the past six months, or is contemplating to receive or benefit from within the next six months, tax-exempt financing anywhere within the United States? If YES, describe:

YES ____

NO ____

3. Will the proposed bond issue, when combined with all other outstanding industrial development bond issues of the Applicant or any related entity, exceed the aggregate principal amount of \$40,000,000?

YES ____

NO ____

4. Is the Applicant seeking federal tax-exempt bonds as a manufacturing facility?

YES ____

NO ____

If YES, complete the attached Tax-Exempt Bond Manufacturing Questionnaire (Schedule A) and provide an estimate of the capital expenditures of the Applicant, and its affiliates and subsidiaries in Nassau County, during the past three years:

\$ _____

- J. Has the Applicant (including any related entity or person) made a public offering or private placement of its stock within the last year? If YES, attach a copy of the Prospectus or Offering Statement used in connection with the offering or placement.

YES ____

NO X__

- K. List the major bank references of the Applicant including name, address and phone number of bank contact:

- L. Is the Applicant (including any related entity or person) or any principal(s) of the Applicant or its related entities involved in any litigation that would have a material adverse effect on the Applicant's financial condition or the financial condition of said principal(s)? If YES, attach details.

YES ____

NO X__

- M. Has the Applicant (or any related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, ever been involved, as debtor, in bankruptcy, creditors rights or receivership proceedings or sought protection from creditors? If YES, attach details.

YES ____

NO X__

- N. Has the Applicant (or any related entity or person) or any principal(s) of the Applicant or its related entities, ever been charged with or convicted of any felony or misdemeanor (other than minor traffic offenses), or have any such related persons or principal(s) held positions or ownership interests in any firm or corporation charged or convicted of a felony or misdemeanor (other than minor traffic offenses)? If YES, attach details.

YES ____

NO X__

- O. Has the Applicant (or any related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, been cited for a violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices? If YES, attach details.

YES ____

NO X__

- P. Complete the following information for principals (including, in the case of corporations, officers and members of the board of directors and, in the case of limited liability company, members and managers) of the Applicant:

<u>Name</u>	<u>Title</u>	<u>Social Security #</u>	<u>Other Business Affiliations</u>
Maurice Vaughn	Managing Director		Omni New York, LLC
Eugene Schneur	Managing Director		Omni New York, LLC
Robert Bennett	Managing Director		Mill Plain Properties, LLC

Do any of the foregoing principals hold elected or appointive public positions? If YES, attach details.

YES ____

NO X__

Are any of the foregoing principals employed by any federal, state or local municipality or any agency, authority, department, board, or commission thereof or any other governmental or quasi-governmental organization?

YES ____

NO X__

- Q. Operation at existing location(s) (Complete separate Section R for each existing location):

1. (a) Location: 10-26 Bedell Street, 91-101 & 105-145 Terrace Avenue, Hempstead, NY, (Section 34, Block 285, Lots 39-40, 42-50, 384-385, 424-429 and Section 34, Block 288, Lots 51-52, 136-146)
- (b) Number of Employees: Full-Time: 6 Part-Time: 0
- (c) Annual Payroll, excluding benefits: \$208,665
- (d) Type of operation (e.g. manufacturing, wholesale, distribution) and products or services: Apartment complex
- (e) Size of existing facility real property (i.e., acreage of land): 2.31 acres
- (f) Buildings (number and square footage of each): 26

(g) Terms of use of facility.

FEE TITLE (i.e. own) LEASE OTHER (describe below)

County *Fee Title or Leasehold, whichever is necessary to secure a Nassau
IDA PILOT Agreement. Currently, Applicant is under contract to
purchase.

(h) If Applicant leases, state annual rent
and lease expiration date: _____

(i) Standard Industrial Code (SIC) Number: _____

2. If any of the facilities described above are located within the State of New York, is it expected that any of the described facilities will be closed or be subject to reduced activity? If YES, complete the attached Anti-Raiding Questionnaire (Schedule D).

YES ____ NO X__

- R. Has the Applicant considered moving to another state or another location within New York State? If YES, explain circumstances.

YES ____ NO X__

None of the existing locations listed in Question Q have considered moving to another state or location.

- S. Does any one supplier or customer account for over 50% of Applicant's annual purchases or sales, respectively? If YES, attach name and contact information for supplier and/or customer, as applicable:

YES ____ NO X__

- T. Describe any labor union affiliation of the Applicant and/or the Applicant's employees:

None, however, Teamsters Union Local 808 has an agreement in place with the current owner of the facility regarding employees (i.e. superintendent, etc.).

- U. Does the Applicant (including any related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, have any contractual or other relationship with the Agency or the County of Nassau? If YES, attach details.

YES X__ NO ____

- V. Attach a brief history of the Applicant and its business/operations. Please see attached.

PART II. PROPOSED PROJECT

- A. Type of financial assistance requested (Check One or More):

TAX-EXEMPT BONDS ____ TAXABLE BONDS ____ STRAIGHT LEASE X ____

- B. Briefly describe the proposed Project, the reasons why the Project is necessary to the Applicant and why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations:

See attached _____

- C. If the Applicant is unable to arrange financing for the Project, what will be the impact on the Applicant and Nassau County? Would the Applicant proceed with the Project without Agency financing or other Agency assistance? Describe.

See attached. _____

- D. Location of Project (attach map showing the location):

Street Address:

10-26 Bedell Street and 91-101 & 105-145 Terrace Avenue _____

City/Village(s):

Hempstead _____

Town(s):

School District(s):

1001 _____

Section: 34 Block: 285 Lot(s): 39-40,42-50,384-385, 424-429

Section: 34 Block: 288 Lot(s): 51-52, 136-146

If exact street address is not available, please provide a survey and the most precise description available.

E. Describe proposed Project (attach copies of preliminary plans or sketch of proposed renovation and/or construction).

1. Real Property (acreage): 2.31 acres

2. Building(s):

(a) Existing Building(s) (number of buildings and number of floors and square footage of each building):

Please see attached survey.

(b) Does the Project consist of an addition and/or renovations to existing buildings? If YES, indicate nature of expansion and/or renovation.

YES X

NO

 See attached.

(c) Does the Project consist of new construction? If YES, indicate the number of buildings and square footage of each building:

YES

NO X

(d) Builder or Contractor Name and Address:

Renewal Construction Services, LLC – 885 Second Avenue, 31st Floor,
Suite C, New York, NY 10017

(e) Architect Name and Address:

Heritage Architecture, Summer Alhamash, 1-201-262-3800

3. Describe the present use of the Project site: Apartment complex

(a) What are the current real estate taxes on the Project? (If amount of current taxes is not available, provide assessed value for each):

Town Tax ('09): \$89,556 School Tax ('08-'09): \$480,585

Village Tax ('08-'09): \$352,831

Land: \$ _____ Building(s): \$ _____

- (b) Are tax certiorari proceedings currently pending with respect to the Project real property? If YES, attach details including copies of pleadings, decisions, etc.

YES _____ NO X

- F. Describe Project ownership structure (*i.e.*, Applicant or other entity):

The Project will be owned by Applicant which is a single purpose New York limited partnership.

- G. To what purpose will the building or buildings to be acquired, constructed or renovated be used by the Applicant? (Include description of goods to be sold, products to be manufactured, assembled or processed and services to be rendered.)

The buildings will be purchased and rehabbed so that it becomes a quality choice for families to live. In addition the Project will be enrolled in the low income tax credit program, thereby ensuring rents remain at an attractive level for lower income working families.

- H. If any space in the Project is to be leased to or occupied by third parties, or is currently leased to or occupied by third parties who will remain as tenants, provide the names and contact information for each such tenant, indicate total square footage of the Project to be leased to each tenant, and describe proposed use by each tenant:

The units in the project will be leased to individual residential tenants.

- I. Provide, to the extent available, the information requested, in Part I, Questions A, B, F and Q, with respect to any party described in the preceding response.

_____ N/A _____

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

Boilers, windows, kitchen appliances and cabinets, bathroom appliances, flooring and roofs

- K. Will Project meet zoning/land use requirements at proposed location?

YES X NO _____

1. Describe present zoning/land use: Residential "B"

2. Describe required zoning/land use, if different: N/A
3. If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:

 N/A

- L. Does the Applicant, or any related entity or person, currently hold a lease or license on the Project site? If YES, please provide details and a copy of the lease/license.

YES

NO X

- M. Does the Applicant, or any related entity or person, currently hold fee title to (i.e. own) the Project site?

YES

NO X

If YES, indicate:

- (a) Date of purchase: _____
- (b) Purchase price: \$ _____
- (c) Balance of existing mortgage, if any: \$ _____
- (d) Name of mortgage holder: _____
- (e) Special conditions: _____

If NO, indicate name of present owner of Project site: New Hempstead Terrace, LLC; however, Intervest National Bank has started foreclosure proceedings, taken a deed-in-lieu and appointed a receiver who is currently running the property.

- N. Does the Applicant or any related person or entity have an option or a contract to purchase the Project site and/or any buildings on the Project site?

YES X

NO

If YES, attach copy of contract or option and indicate:

- (a) Date signed: As of March 1, 2009
- (b) Purchase price: \$12,025,000
- (c) Closing date: August 2009

Is there a relationship legally or by virtue of common control or ownership between the Applicant (and/or its principals) and the seller of the Project (and/or its principals)?
If YES, describe:

YES ____

NO X__

- O. Will customers personally visit the Project site for either of the following economic activities? If YES with respect to either economic activity indicated below, complete the attached Retail Questionnaire (Schedule E).

Retail Sales: YES ____ NO X__

Services: YES ____ NO X__

- P. Is the Project site served by:

Water yes__ Electric yes__

Gas yes__ Sanitary/Storm Sewer yes__

- Q. If the proposed project is a "straight-lease transaction", will any portion of the costs of the Project be financed from sources other than the Applicant's equity? If YES, provide details including the name, address and contact information for the provider of such financing and generally describe the anticipated terms of and the collateral for such financing.

YES X__

NO ____

____ See Attached _____

PART III. PROJECT COSTS

- A. Provide an estimate of cost of all items listed below:

	<u>Item</u>	<u>Cost</u>
1.	Land Acquisition	\$1,202,500
2.	Building Acquisition	\$10,822,500
3.	Construction or Renovation	\$19,550,974
4.	Site Work	\$250,000
5.	Engineering Fees	\$26,000
6.	Architectural Fees	\$75,000
7.	Applicant's Legal Fees	\$275,000
8.	Financial Fees (incl. lender legal fees)	\$2,534,740
9.	Other Professional Fees	\$30,000
10.	Furniture, Equipment & Machinery	\$0
11.	Other Soft Costs (interest, reserves,	\$2,941,250

fees, contingency)

12. Other (describe) Developer Fee

\$5,518,157

Total

\$43,226,121

B. Funds required: \$ N/A Financing term desired: N/A

C. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? If YES, describe particulars on a separate sheet.

YES X

NO

D. Are items of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of the bond proceeds (if applicable)? If YES, provide details:

YES

NO X

E. Will any of the funds to be borrowed through the Agency's issuance of bonds, if applicable, be used to repay or refinance an existing mortgage, outstanding loan or an outstanding bond issue? If YES, provide details:

YES

NO X

F. What portion, if any, of the cost of the Project is to be financed from funds of the Applicant, or other than from the proposed Project financing? Provide details:

 0 %

- G. Has the Applicant made any arrangement for the marketing or the purchase of the bonds or the provision of other third party financing? If YES, indicate with whom (subject to Agency approval). N/A

YES ____

NO ____

- H. Has the Applicant made any arrangements for a bond trustee? If YES, indicate with whom (subject to Agency approval). N/A

YES ____

NO ____

PART IV. COST/BENEFIT ANALYSIS

- A. If the Applicant presently operates in Nassau County, provide the current annual payroll, excluding benefits. Estimate payroll, excluding benefits, in First Year and Second Year after completion of the Project. N/A

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>
Full-time:	\$ _____	\$ _____	\$ _____
Part-time:	_____	_____	_____
Seasonal:	_____	_____	_____
Total Annual Payroll:	\$ _____	\$ _____	\$ _____

What is the average salary of employees presently employed by the Applicant in Nassau County? \$ _____

What is the estimated average salary of the jobs to be created by the Applicant upon completion of the Project? \$ _____

Please note that the Agency may utilize the foregoing employment projections and the projections set forth in Schedule C, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to maintain the number of jobs, types of occupations and amount of payroll with respect to the Project set forth in this Application.

- B. Does the Applicant intend to employ new additional employees at the proposed Project site, or will Applicant transfer current employees from existing location(s)? If YES, describe:

YES X

NO

We will hire a full-time site manager. _____

- C. What, if any, is the anticipated increase in the dollar amount of production, sales or services rendered as a result of the Project?

 N/A %

- D. Describe, if applicable, other benefits to the County anticipated as a result of the Project:

County will benefit by having a quality housing alternative available for families of lower income. Also with the upgrade in security at the Project, the County should benefit from a lower crime rate in and around the facility.

- E. Costs to the County and affected municipalities:

Estimated Value of Sales Tax Exemption: \$1,517,1670.

Estimated Value of Mortgage Tax Exemption: \$ _____

Estimated Property Tax Exemption: \$ _____

Estimated Interest Savings: \$ _____

PART V. PROJECT CONSTRUCTION SCHEDULE

- A. Has construction work on the Project begun? If YES, indicate the percentage of completion:

1. (a) Site clearance	YES <u> </u>	NO <u> X </u>	<u> </u> % complete
(b) Environmental Remediation	YES <u> </u>	NO <u> X </u>	<u> </u> % complete
(c) Foundation	YES <u> </u>	NO <u> X </u>	<u> </u> % complete
(d) Footings	YES <u> </u>	NO <u> X </u>	<u> </u> % complete
(e) Steel	YES <u> </u>	NO <u> X </u>	<u> </u> % complete

- (f) Masonry YES ____ NO X ____ % complete
- (g) Interior YES ____ NO X ____ % complete
- (h) Other (describe below): YES ____ NO X ____ % complete

2. If NO to all of the above categories, what is the proposed date of commencement of construction, renovation or acquisition of the Project?

Within 60 days of acquisition of the Project by Applicant.

- B. Provide an estimate of time schedule to complete the Project and when the first use of the Project is expected to occur (attach additional sheet if necessary):

Project will not be taken out of service and the rehab work will occur with the current tenants in place. The estimated time to complete the entire rehabilitation of the Project is 18 months from closing.

- C. At what date(s) and in what amount(s) is it estimated that funds will be required?

N/A

PART VI. ENVIRONMENTAL IMPACT

- A. What is the expected environmental impact of the Project? (Complete the attached Environmental Form (Schedule G)).

N/A-we will seek a type II

- B. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)?

YES ____ NO X ____

- C. Please be advised that the Agency may require at the sole cost and expense of the Applicant the preparation and delivery to the Agency of an environmental report in form and scope satisfactory to the Agency, depending on the responses set forth in the Environmental Form. If an environmental report has been or is being prepared in connection with the Project, please provide a copy.

- D. The Applicant authorizes the Agency to make inquiry of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation or any other appropriate federal, state or local governmental agency or authority as to whether the Project site or any property adjacent to or within the immediate vicinity of the Project site is or has been identified as a site at which hazardous substances are being or have been used, stored, treated, generated, transported, processed, handled, produced, released or disposed of. The Applicant will be required to secure the written consent of the owner of the Project site to such inquiries (if the Applicant is not the owner), upon request of the Agency.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of

Applicant: _____

Signature: _____

Name: _____

Title: _____

Date: _____

Bedell Terrace Apartments, LP
By: Bedell Terrace Developers LLC, its agent
By: only Bedell, LLC, its member-partner
By: Omni New York, LLC, its member

Eugene Schreier, Managing Member

Managing Member

5/7/09

**RULES AND REGULATIONS OF THE NASSAU COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

The Nassau County Industrial Development Agency (the "Agency"), in order to better secure the integrity of the projects it sponsors, declares that it is in the public interest (i) to ensure the continuity of such projects and the jobs created by such projects, (ii) to prevent the conversion of the use of the premises upon which a sponsored project is to be constructed or renovated and (iii) to limit and prevent unreasonable profiteering or exploitation of a project, and does hereby find, declare and determine as follows:

FIRST:

Upon the approval of a sponsored project, the Agency shall take title to, or acquire a leasehold or other interest in, all premises upon which an Agency sponsored project is to be constructed or renovated, and shall lease, sublease, license, sell or otherwise transfer the premises to the Applicant for a term to be determined by the Agency.

At such time as, among other things, the Applicant fails to maintain or create the jobs as represented in the Application or changes the use of the project or ownership of the project or the Applicant during the life of the project in a manner inconsistent with the Application, and such employment default or change of use or ownership does not meet with the prior written approval of the Agency, a recapture of benefits may be required to be paid by the Applicant to the Agency. The amount and sufficiency (with respect to a particular applicant) of the applicable recapture of benefits payment shall be determined by the Agency and shall be set forth in the bond or straight lease documents.

SECOND:

At such time as a proposed Project is reviewed, the members of the Agency must disclose any blood, marital or business relationships they or members of their families have or have had with the Applicant (or its affiliates). The Applicant represents that no member, manager, principal, officer or director of the Applicant has any such relationship with any member of the Agency (or any member of the family of any member of the Agency).

THIRD:

All applicants must disclose whether they have been appointed, elected or employed by New York State, any political division of New York State or any other governmental agency.

FOURTH:

All proposed underwriters, credit enhancers (including banks and bond insurance companies), trustees, title companies and their respective attorneys must be satisfactory to and approved in writing by the Agency.

Understood and Agreed to:

By: Bedell Terrace Apartments, LP
By: Bedell Terrace Developers, LLC; its general partner
Name of By: ONY Bedell, LLC; its member
Applicant: By: Dmri New York, LLC; its member

By: 

Doc # 05-282987.5

Eugene Schneur, Managing Member

**CERTIFICATION AND AGREEMENT
WITH RESPECT TO FEES AND COSTS**

The undersigned deposes and says: that I am an authorized representative of the Applicant named in the attached application for financial assistance ("Application") and that I hold the office specified below my signature at the end of this Certification and Agreement, that I am authorized and empowered to deliver this Certification and Agreement and the Application for and on behalf of the Applicant, that I am familiar with the contents of said Application (including all schedules and attachments thereto), and that said contents are true, correct and complete to my knowledge. Capitalized terms used but not otherwise defined in this Certification and Agreement shall have the meanings assigned to such terms in the Application.

The grounds of my belief relative to all matters in the Application that are not based upon my own personal knowledge are based upon investigations I have made or have caused to be made concerning the subject matter of this Application, as well as upon information acquired in the course of my duties and from the books and records of the Applicant.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that the Applicant hereby releases the Nassau County Industrial Development Agency, its members, officers, servants, attorneys, agents and employees (collectively, the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend (with counsel selected by the Agency) and hold the Agency harmless from and against any and all liability, damages, causes of actions, losses, costs or expenses incurred by the Agency in connection with: (A) examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the financial assistance requested therein are favorably acted upon by the Agency, (B) the acquisition, construction and/or installation of the Project by the Agency, and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, (i) all fees and expenses of the Agency's general counsel, bond/transactional counsel and independent tax assessor (if deemed necessary or advisable by the Agency), and (ii) all other expenses incurred by the Agency in defending any suits, actions or proceedings that may arise as a result of any of the foregoing. If, for any reason whatsoever, 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 Applicant is unable to find buyers willing to purchase the total bond issue required or is unable to secure other third party financing or otherwise fails to conclude the Project, then upon presentation of an invoice by the Agency, its agents, attorneys or assigns, the Applicant shall pay to the Agency, its agents, attorneys or assigns, as the case may be, all fees and expenses reflected in any such invoice.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that each of the Agency's general counsel, bond/transactional counsel and independent tax assessor is an intended third-party beneficiary of this Certification and Agreement, and that each of them may (but shall not be obligated to) enforce the provisions of the immediately preceding paragraph, whether by lawsuit or otherwise, to collect the fees and expenses of such party or person incurred by the Agency (whether or not first paid by the Agency) with respect to the Application.

Upon successful conclusion of the required bond issue or other form of financing or Agency assistance, the Applicant shall pay to the Agency an administrative fee set by the Agency (which amount is payable at closing) in accordance with the following schedule:

- (A) Taxable Bond Issues – Six-tenths (6/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs.
- (B) Tax-Exempt Bond Issues – Six-tenths (6/10) of one percent (1%) of total project costs.
- (C) Straight-Lease Transactions – Six-tenths (6/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs.
- (D) All Transactions - Two Thousand Five Hundred Dollars (\$2,500) closing compliance fee payable at closing and One Thousand Dollars (\$1,000) per year (or part thereof) administrative fee, payable in advance, at the closing for the first year (or part thereof) and on January 1st of each year for the term of the financing. The annual service fee is subject to periodic review and may be adjusted from time to time in the discretion of the Agency.

The Agency's bond/transactional counsel's fees and the administrative fees may be considered as a cost of the Project and included as part of any resultant financing, subject to compliance with applicable law.

Upon the termination of the financing of the Project, Applicant agrees to pay all costs in connection with any conveyance by the Agency to the Applicant of the Agency's interest in the Project and the termination of all related Project documents, including the fees and expenses of the Agency's general counsel, bond/transactional counsel, and all applicable recording, filing or other related fees, taxes and charges.

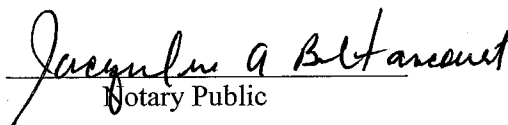
I further acknowledge and agree on behalf of the Applicant that, in the event the Agency shall have used all of its available tax-exempt bond financing allocation from the State of New York and shall accordingly be unable to obtain an additional allocation for the benefit of the Applicant, the Agency shall have no liability or responsibility as a result of the inability of the Agency to issue and deliver tax-exempt bonds for the benefit of the Applicant.

Bedell Terrace Apartments, LP
By: Bedell Terrace, Developers, LLC; its general partner
By: ONY Bedell, LLC, its member
By: Omni New York, LLC; its member



Name: Eugene Schmeier
Title: Managing Member

Sworn to before me this 7
day of May, 2009


Notary Public

JACQUELINE A. BETANCOURT
Notary Public, State of New York
No. 01BE6169075
Qualified in New York County
Commission Expires June 18, 2011

TABLE OF SCHEDULES:

<u>Schedule</u>	<u>Title</u>	<u>Complete as Indicated Below</u>
A.	Tax-Exempt Bond Manufacturing Questionnaire	If Applicant checked "YES" in Part I, Question J.4 of Application (See Page 3)
B.	New York State Financial and Employment Requirements for Industrial Development Agencies	All applicants
C.	Guidelines for Access to Employment Opportunities	All applicants
D.	Anti-Raiding Questionnaire	If Applicant checked "YES" in Part I, Question R.2. of Application (See Page 6)
E.	Retail Questionnaire	If Applicant checked "YES" in Part II, Question O. of Application (See Page 11)
F.	Applicant's Financial Attachments, consisting of:	All applicants
in	1. Applicant's audited financial statements for the last two fiscal years (unless included Applicant's annual reports).	
	2. Applicant's annual reports (or Form 10-K's) for the two most recent fiscal years.	
the	3. Applicant's quarterly reports (Form 10-Q's) and current reports (Form 8-K's) since most recent Annual Report, if any.	
of	4. In addition, attach the financial information described above in items F1, F2, and F3 any anticipated Guarantor of the proposed financing, if different than the Applicant,	
including the personal financial statement of any anticipated Guarantor that is a natural person.		
	5. Dun & Bradstreet report, if applicable.	
G.	Environmental Assessment Form	All applicants
H.	Other Attachments	As required

TAX-EXEMPT BOND MANUFACTURING QUESTIONNAIRE

(To be completed by the Applicant if the Applicant checked "YES" in Part I, Question J.4 of the Application for Financial Assistance).

Please complete the following questions for each facility to be financed. Use additional pages as necessary.

1. Describe the production process which occurs at the facility to be financed.

2. Allocate the facility to be financed by function (expressed in square footage) (e.g., production line, employee lunchroom, offices, restrooms, storage, warehouse, loading dock, repair shop, parking, research, sales, etc.) and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.). Please attach blueprints of the facility to be financed.

<u>FUNCTION</u>	<u>LOCATION</u>	<u>SQ. FOOTAGE</u>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

TOTAL

3. Of the space allocated to offices above, identify by function (e.g., executive offices, payroll, production, etc.) and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.).

<u>FUNCTION</u>	<u>LOCATION</u>	<u>SQ. FOOTAGE</u>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

TOTAL

4. Of the space allocated to storage or warehousing above, identify the square footage and location of the areas devoted to storage of the following:

SQ. FOOTAGE**LOCATION**

Raw Materials used
for production of
manufactured goods

Finished product storage

Component parts of
goods manufactured at
the facility

Purchased component
parts

Other (specify)

TOTAL

5. List raw materials used at the facility to be financed in the processing of the finished product(s).

6. List finished product(s) which are produced at the facility to be financed.

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true and correct.

Name of
Applicant:

Signature:

Name:

Title:

Date:

**NEW YORK STATE FINANCIAL AND EMPLOYMENT REPORTING
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES**

- A. Pursuant to applicable law, the Agency requires the completion of an Initial Employment Plan (see Schedule C) and a year-end employment plan status report, both of which shall be filed by the Nassau County Industrial Development Agency (the "Agency") with the New York State Department of Economic Development on January 15. The Project documents will require the Applicant to provide such report to the Agency on or before January 1 of each year, together with such employment verification information as the Agency may require.

Except as otherwise provided by collective bargaining agreements, the Applicant agrees to list any new employment opportunities with the New York Department of Labor Community Services Division and the administrative entity of the service delivery area created by the Federal Job Training Partnership Act (P.L. 97-300), or any successor statute thereto (the "JTPA Entities"). In addition, except as otherwise provided by collective bargaining agreements, the Applicant, where practicable, will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for such new employment opportunities.

- B. The Applicant will be required to file annually a statement with the New York State Department of Taxation and Finance and the Agency of the value of all sales or use tax exemptions claimed in connection with the Project by reason of the involvement of the Agency.

- C. Please be advised that the New York State Industrial Development Agency Act imposes additional annual reporting requirements on the Agency, and the Applicant will be required to furnish information in connection with such reporting, as follows:

1. The following information must be provided for all bonds issued, outstanding or retired during the year:

Name, address and owner of the project; total amount of tax exemptions granted (broken out by state and local sales tax, property taxes, and mortgage recording tax); payments in lieu of taxes made; total real estate taxes on the Project prior to exemption; number of jobs created and retained, and other economic benefits realized.

Date of issue; interest rate at end of year; bonds outstanding at beginning of year; bonds issued during year; principal payments made during year; bonds outstanding at end of year; federal tax status; and maturity date(s).

2. The following information must be provided for straight-lease transactions entered into or terminated during the year:

Name, address and owner of the project; total amount of tax exemptions granted (broken out by state and local sales tax, property taxes, and mortgage recording tax); payments in lieu of taxes made; total real estate taxes on the Project prior to exemption; number of jobs created and retained, and other economic benefits realized.

Failure to provide any of the aforesaid information will be constitute a DEFAULT under the Project documents to be entered into by the Agency and the Applicant in connection with the proposed Project.

Please sign below to indicate that the Applicant has read and understood the above and agrees to provide the described information on a timely basis.

Name of
Applicant:

Bedell Terrace Apartments, LP
By: Bedell Terrace Developes, LLC; its agent p. 2
By: ONY Bedell, LLC; its member
By: Omni New York, LLC, its member

Signature:



Name:

Eugene Schneer

Title:

Managing Member

Date:

May 7, 2009

GUIDELINES FOR ACCESS TO EMPLOYMENT OPPORTUNITIES**INITIAL EMPLOYMENT PLAN**

Prior to the expenditure of bond proceeds or the granting of other financial assistance, the Applicant shall complete the following employment plan:

Applicant Name: Bedell Terrace Apartments, L.P. c/o Omni New York, LLC
 Address: 885 Second Avenue, 31st Floor, Suite C, New York, NY 10017
 Type of Business: Limited Partnership
 Contact Person: Gary Rodney Tel. No.: 646-502-7202

Please complete the following table describing the Applicant's projected employment plan following receipt of financing.

<u>Current and Planned Full Time Occupations</u>	<u>Current Number Full Time Equivalent Jobs Per Occupation</u>		<u>Estimated Number of Full Time Jobs in the County After Completion of the Project</u>		
			<u>1 year</u>	<u>2 years</u>	<u>3 years</u>
	<u>County</u>	<u>Statewide</u>			
Site Manager	0	_____	1	1	1
Handy Person	4	_____	4	4	4
Porter	2	_____	2	2	2

Please indicate the number of temporary construction jobs anticipated to be created in connection with the acquisition, construction and/or renovation of the Project: 70 temporary jobs

Please indicate the estimated hiring dates for the new jobs shown above and any special recruitment or training that will be required:

October '09-June '10 _____

Are the Applicant's employees currently covered by a collective bargaining agreement?

YES ____

NO X

IF YES, Union Name and Local: _____

Please note that the Agency may utilize the foregoing employment projections, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to maintain the above number of jobs, types of occupations and amount of payroll with respect to the proposed project.

Attached hereto is a true, correct and complete copy of the Applicant's most recent Quarterly Combined Withholding, Wage Reporting, and Unemployment Insurance Return (Form NYS-45-MN) (first page only). Upon request of the Agency, the Applicant shall provide such other or additional information or documentation as the Agency may require with respect to the Applicant's current employment levels in the State of New York.

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of
Applicant:


Signature:

Name:

Title:

Date:

Bedell Terrace Apartments, LP
By: Bedell Terrace Developers, LLC; it general partner
By: DNY Bedell, LLC; its member
By: Omni New York, LLC, its member



Eugene Schneur

Managing Director

5/7/09

ANTI-RAIDING QUESTIONNAIRE

(To be completed by Applicant if Applicant checked "YES" in Part I, Question R.2 of the Application for Financial Assistance)

- A. Will the completion of the Project result in the removal of a plant or facility of Applicant, or of a proposed occupant of the Project, from an area in New York State (but outside of Nassau County) to an area within Nassau County?

YES ____

NO ____

If the answer to Question A is YES, please provide the following information:

Address of the to-be-removed plant or facility: _____

Names of all current occupants of the to-be-removed plant or facility: _____

- B. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of a proposed occupant of the Project, located in an area of the State of New York other than in Nassau County?

YES ____

NO ____

If the answer to Question B is YES, please provide the following information:

Addresses of the to-be-abandoned plants or facilities: _____

Names of all current occupants of the to-be-abandoned plants or facilities:

- C. Has the Applicant contacted the local industrial development agency at which its current plants or facilities in New York State are located with respect to the Applicant's intention to move or abandon such plants or facilities?

YES ____

NO ____

If the answer to Question C is YES, please provide details in a separate attachment.

IF THE ANSWER TO EITHER QUESTION A OR B IS "YES", ANSWER QUESTIONS D AND E.

- D. Is the Project reasonably necessary to preserve the competitive position of the Applicant, or of a proposed occupant of the Project, in its industry?

YES ____

NO ____

- E. Is the Project reasonably necessary to discourage the Applicant, or a proposed occupant of the Project, from removing such plant or facility to a location outside of the State of New York?

YES ____

NO ____

IF THE ANSWER TO EITHER QUESTION D OR E IS "YES", PLEASE PROVIDE DETAILS IN A SEPARATE ATTACHMENT.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of
Applicant:

Signature:

Name:

Title:

Date:

RETAIL QUESTIONNAIRE

(To be completed by Applicant if Applicant checked either "YES" in Part II, Question O of the Application for Financial Assistance)

- A. Will any portion of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) consist of facilities or property that are or will be primarily used in making retail sales to customers who personally visit the Project?

YES ____

NO ____

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law, or (ii) sales of a service to customers who personally visit the Project.

- B. If the answer to Question A is YES, what percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

____%

- C. If the answer to Question A is YES, and the amount entered for Question B is greater than 33.33%, indicate whether any of the following apply to the Project:

1. Will the Project be operated by a not-for-profit corporation?

YES ____

NO ____

2. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Long Island) in which the Project is or will be located?

YES ____

NO ____

3. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York?

YES ____

NO ____

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 ____

5. Will the Project be located in one of the following: (a) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

YES ____

NO ____

If the answer to any of the subdivisions 1 through 5 of Question C is YES, attach details.

- D. If the answer to any of the subdivisions 3 through 5 of Question C is YES, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If YES, attach details.

YES ____

NO ____

- E. State percentage of the Applicant's annual gross revenues comprised of each of the following:

Retail Sales: ____%

Services: ____%

- F. State percentage of Project premises utilized for same:

Retail Sales: ____%

Services: ____%

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of
Applicant:

Signature:

Name:

Title:

Date:

APPLICANT'S FINANCIAL ATTACHMENTS

The applicant, Bedell Terrace Apartments, LP, is a newly formed entity, which has not transacted any business to date. Therefore the LP does not have audited financials, annual reports, quarterly reports, financial information, or Dun & Bradstreet reports.

ENVIRONMENTAL ASSESSMENT FORM

N/A-we will seek a type II.

OTHER ATTACHMENTS

Schedule H: ATTACHMENT TO NCIDA APPLICATION

Part I, Question U

Principals of Applicant through another single purpose New York limited partnership entered into agreements with the Agency for tax-exempt bond financing in the amount of \$14,725,000 for the acquisition and rehabilitation of Mill River Residences (located at 40 Maine Avenue and 1-20 Meehan Lane, Rockville Centre, NY) as well as a PILOT Agreement for the same property. All documents are dated as of December 1, 2005.

Part I, Question V

Applicant is newly formed and has no operations at this time. Omni New York LLC ("ONY") was founded by Maurice "Mo" Vaughn and Eugene Schneur for the purpose of bringing revitalization and development to various neighborhoods in New York and other states. ONY focuses not only on the real estate aspect of revitalization and development, but also on the social aspect of the revitalization of the neighborhood by partnering with community and neighborhood groups to provide social services to the community, such as after school programs for children as well as skill building seminars and classes for adults. On the real estate development side, ONY is providing quality, well managed affordable housing in neighborhoods that have historically had a shortage of such affordable housing. In the first four years of ONY's existence, ONY has acquired and has either rehabbed or is in the process of rehabbing 2,220 units of affordable housing in New York City and Nassau County, 472 units in upstate New York, 414 units in Massachusetts and 94 units in Gillette Wyoming. ONY has also constructed 41 new units of affordable housing in Seneca County, New York.

Part II, Question B, C, Q

Bedell Terrace is a family property originally constructed in the late 1920s consisting of 26 buildings containing 245 family apartment units (16 studios, 205 one bedroom, and 24 two bedroom units). One of the two bedroom units is for the manager.

Bedell Terrace is currently owned by New Hempstead Terrace LLC, and is financed through an Intervest National Bank ("Intervest") first mortgage loan in the original principal amount of \$11,500,000. In anticipation of a foreclosure sale, Intervest has appointed a receiver to collect rents and manage the property. Furthermore, Bedell Terrace has fallen into disrepair and has become one of the most troubled and blighted properties in Nassau County. The property is severely crime ridden and is in dire need of a security system and substantial rehabilitation.

Financing the acquisition and rehabilitation of Bedell Terrace is anticipated through the receipt of a mortgage financed by the New York State Housing Finance Agency ("HFA") issuing approximately \$21 million in tax-exempt bonds. The bonds will be collateralized by a short term construction period letter of credit with a term of 24 months. Upon conversion, it is anticipated

that the bonds will be enhanced by mortgage insurance provided by the State of New York Mortgage Agency ("SONYMA"). Additionally, the transaction will be financed with tax credit equity in the anticipated amount of \$11 million from Alliant Capital, Ltd and subordinate financing of approximately \$11 million from various sources. A Payment in Lieu of Taxes ("PILOT") real property tax abatement from the Agency Development Agency based at 5% of the gross rents minus utilities is essential to Applicant's overall plan for the property. In order for the project to remain viable for years, a PILOT from the Agency is necessary in large part due to the rental restrictions that will be placed on the property as well as the debt incurred in order to provide for a rehabilitation budget of approximately \$19.8 million (\$80,000 per unit).

Contact information for the providers of financing and the anticipated terms.

Name of Lender or Source of Funds, Contact Persons and Telephone Number	Amount Funded	Annual Debt Service	Annual Interest Rate (pct)	Amortization Period (yrs)	Loan Term (yrs)	Actual or Projected Commitment Date
New York State Housing Finance Agency, Permanent Loan, David Walsh, Senior VP of Multifamily, 212-688-4000	17,500,000	1,397,135	0.070	30	30	8/1/2009
New York State Housing Finance Agency, Secondary Loan, David Walsh, Senior VP of Multifamily, 212-688-4001	5,000,000	0	0.000	0	0	8/1/2009
Federal Home Loan Bank, Affordable Housing Program, Joseph Gallo, Vice President, 212-441-6850	1,565,765	N/A	N/A	N/A	N/A	7/31/2009
Alliant Capital, Ltd., Low-Income Housing Tax Credit Equity, Shawn Horwitz, 1-818-668-6800	10,917,518	N/A	N/A	N/A	N/A	8/1/2009
Community Development Corp of Long Island, Weatherization Funds, Maureen Pedrotti, 1-631-471-1215	1,592,500	0	0.000	30	30	8/1/2009
Nassau County, CDBG, Rosemary Olsen, 516-572-1905	250,000	0	0.000	30	30	8/2/2009
Nassau County, HOME, Rosemary Olsen, 516-572-1905	1,500,000	0	0.000	30	30	8/3/2009
Nassau County, NSP, Rosemary Olsen, 516-572-1905	1,000,000	0.00	0.000	30	30	8/4/2009
Owner's Equity: Deferred Fee	3,900,338	N/A	N/A	N/A	N/A	
TOTAL	43,226,121					

Part II, Question E2(b)

Applicant plans to acquire and provide an approximately \$19.8 million (including hard cost contingency) rehabilitation of Bedell Terrace. The scope of work will include renovation of the lobby areas, new intercoms, the replacement and upgrading of structural systems and building mechanics (plumbing and electrical), new roofs, brick pointing, improved common areas, new doors, landscaping, new boilers, in-unit capital improvements, such as the installation of new floors, new windows; and the replacement of kitchen cabinets, appliances, countertops and fixtures; the replacement of bathroom vanities, sinks, faucets, bath tubs and tiles. In addition, a security system will be implemented. This will include the installation of approximately 200 DVR surveillance cameras. Additionally, \$300 per unit per year is budgeted to be set aside (\$73,800 per year) in a replacement reserve account to be used as needed and exclusively for additional capital improvements.

Part III, Question C

A deposit, in the amount of \$375,000, towards the purchase price has been paid to the seller.



10-26 Bedell St
& 91-145 Terrace
Ave

OMP OFFICE, LLC685 2nd Avenue
31st Floor, Suite C
New York, NY 10017Citibank
Citibank, N.A. BR 587
399 Park Avenue
New York, NY 10043**11829**

5/7/2009

1-8 587
210Pay to the
Order ofNASSAU COUNTY INDUSTRIAL DEVELOPMENT AGEN *CY*

\$1,000.00

One Thousand and 00/100 ***** DOLLARS

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGEN



Bedel Terrace- Application Fee

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

MP OFFICE, LLC

11829

5/7/2009

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGEN

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/7/2009	Bill	5/5/09	1,000.00	1,000.00		1,000.00
				Check Amount		1,000.00

Cash	Bedel Terrace- Application Fee	1,000.00
------	--------------------------------	----------

NASSAU COUNTY I D A
2009 MAY 11 A 9:22

MP OFFICE, LLC

11829

5/7/2009

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGEN

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/7/2009	Bill	5/5/09	1,000.00	1,000.00		1,000.00
				Check Amount		1,000.00

Cash	Bedel Terrace- Application Fee	1,000.00
------	--------------------------------	----------

Give to
Courtney