



APPLICATION FOR TAX EXEMPTION – LEASE TRANSACTIONS

Date: 01/24/2011

Company Name: Hawley Street Members, LLC

Address: 120 Old Post Road
Rye, NY 10580

Contact Person: Joseph Genzano Telephone: (914) 481-5800

List the name and address of the individual or company to appear on the lease

Name: Hawley Street Members, LLC

Address: 120 Old Post Road
Rye, NY 10580

BUSINESS INFORMATION

Date Established October 19, 2009

Principal Business Activity Student Housing

Number of Present Employees 7 Full-time 2 Part-time 5

Type of Organization: Corporation Public Private Partnership
Sole Proprietorship LLC

Name of Affiliates and/or Subsidiaries Alfred Weissman Real Estate, LLC

COMPANY OFFICERS			
Name	Office	% Ownership	SS #
Alan Weissman	Member	50%	[REDACTED]
Alfred & Constance Weissman July 2008 Trust	Member	50%	[REDACTED]

Total amount of tax exempt industrial revenue bonds presently outstanding in the name of the individual(s), company, and any parent, affiliate or subsidiary

Legal Counsel
Name: Joseph Genzano
Address: 120 Old Post Road Rye, NY 10580
Phone: (914) 481-5800

Accountant
Name: Neil Marcus
Address: 120 Old Post Road Rye, NY 10580
Phone: (914) 481-5800

PROJECT DATA

1. Attach complete narrative description of project including location, proposed product lines and market projections, square feet by usage, type construction, machinery for products, machinery for building, office, parking HVAC, and any items for which bond proceeds will be expended. See attached Schedule A.
2. Attach a photo of the site or existing facility to be improved. See attached Schedule B.
3. Attach copies of preliminary plans or sketches of proposed construction of floor plan of existing facility. See attached Schedule C.
4. Attach environmental assessment form. See attached Schedule D.

5. Are utilities on site or must they be brought in? If so, which ones?
On site.
6. Who presently is legal owner of building or site? Applicant
7. Is there an existing or proposed lease for all or a portion of the project?
 Yes No If so, attach copy.
8. Is there a purchase option in force or other legal or common control in the project which is described under the bond proposal? If so, detail on attached sheet. No
9. If Applicant will not occupy 100% of the building in a real estate related transaction, provide a list of all tenants. Student Housing – 293 Beds (+/-)
10. Is owner or tenant(s) responsible for payment of real property taxes?
 Owner.

EMPLOYMENT AND TAX INFORMATION

All applicants must answer the following as they pertain to the County in which the project is located. For start up companies or new real estate projects, please provide estimates for #9. If a question is not applicable, answer N/A. **Provide total employment of each tenant in building for multi-tenant properties.**

IF ALL QUESTIONS ARE NOT ANSWERED, THE APPLICATION CAN NOT BE CONSIDERED.

1. Project location (county) Broome, 20 Hawley Street, Binghamton, NY 13901
2. Current employment in county 2
3. Projected 1st year new employment in county 4
4. Projected 3rd year total employment in county 11
5. Current payroll in county \$85,000
6. Projected 1st year new payroll in county \$ 85,000
7. Projected 3rd year total payroll in county \$200,000

8. Current annual real property tax payments made within county (include total of taxes paid to County, Town/ Village/City, School District and any Special District Charges or PILOT Payments) \$83,000
9. Additional estimated tax payments (for start-ups/new real estate projects only)
N/A

PROJECT COSTS

1. Give an accurate estimate of cost or value of all items whose title will be transferred to the Broome County IDA.

	Amount
Land & building (current value or cost if new construction)	\$ 412,000
Proposed Additions	\$
Renovations	\$ 10,000,000
Engineering Fees	\$ 225,000
Legal & Financial Charges	\$
Other (specify)	\$ -
TOTAL PROJECT COST (OR VALUE)	\$
Project related costs subject to sales tax	\$ 10,637,000
Total amount of mortgage(s) currently outstanding on property	\$
Amount of new mortgage(s) required for project	\$ 10,000,000

2. List Financing Sources

None at current time

3. Is there a commitment for financing? No

If so, give name, address and copy of commitment, if available.

Name:	Hawley Street Members, LLC
Address:	

Phone: (914) 481-5800, ext. 237

CERTIFICATION

Alan Weissman

(name of chief executive officer of company submitting application) deposes and says that he is the Managing Member of, the corporation named in the (company name) attached application; that he has read the foregoing application and knows the contents thereof; that the same is true to his knowledge.

Deponent further says that the reason for this verification is made by the deponent and not by Hawley Street Members, LLC (company name) is that the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge, are investigation 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, 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 Broome County Industrial Development Agency (hereinafter referred to as the "Agency") in processing the application, in negotiating with the applicant and others, in preparing necessary financing documents, and in taking any other action necessary or appropriate toward the issuance of the lease requested in this application. If, for any reason whatsoever, the 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 the Agency or applicant are unable consummate this transaction and execute the lease, then upon presentation of invoice, applicant shall pay to the Agency, its agents, or assignees all actual costs incurred by the Agency with respect to the application, up to that date and time, including fees of general counsel for the Agency.

An origination fee of \$1,000.00 shall, at the time of the execution of this certification, be payable to Broome County Industrial Development Agency. This origination fee is nonrefundable, regardless of whether the lease hereunder fails to close for reasons beyond either your control or the control of the Broome County Industrial Development Agency.

If the lease transaction hereunder closes, then upon the happening of that event, the \$1,000.00 so paid shall be credited to the agency fee hereinafter referred to.

Upon execution of the lease applied for herein, the applicant agrees to pay the Agency a fee in such amount as shall be set by the Agency, not to exceed an amount equal to 1% of the aggregate cost of the project or value of the assets outlines on page 4 of this application.

The applicant acknowledges that the project must at all times be in compliance with all Federal, State and Local statues, ordinances, rules and regulations including, but not limited to, Immigration and Naturalization Laws, Civil Rights Laws, Occupational Health and Safety

Administration(OSHA), NYS Labor Law, Workers Compensation Law, Unemployment Insurance Law, and Disability Benefits Insurance Law.

CERTIFICATION

The applicant will be required to certify to the Agency quarterly, in such manner as the Agency shall in its discretion require, that the project is full compliance with such statutes, ordinances, rules and regulations. An applicant failing to provide proper and accurate certification as required by the Agency shall be subject to termination of benefits received from, by or through the Agency and may, in the Agency's discretion, be required to reimburse the Agency and/or any effected taxing jurisdictions for benefits received including, but not limited to sales and use tax exemptions, mortgage tax exemptions and real property tax abatements.

The Agency believes that public benefits accruing from the Agency's programs and policies should be used to advance the overall employment and economic opportunities within the Broome County and surrounding areas. This policy is best advanced when companies which benefit from the Agency's programs and policies employ New York State residents in general, and Broome County residents in particular, during the construction phase of any Agency sponsored project.

To the extent practicable, the Agency strongly encourages applicants to employ local labor, contractors and suppliers in the development of projects that benefit from the Agency's assistance and to afford local contractors an opportunity to participate in such projects. The term "local," for purposes of this application, shall be defined to include Broome, Tioga, Chenango, Delaware, Cortland and Tompkins counties. The implementation of this policy will best advance the economic interests of the residents of Broome County.

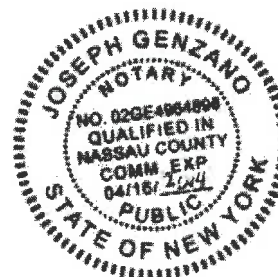


Chief Officer of Company Submitting

Notary

Sworn to before me this 17th day of February, 20 11.

(Seal) _____



**SCHEDULE A TO APPLICATION BCIDA FOR TAX EXEMPTION
DESCRIPTION OF PROJECT**

Applicant: Hawley Street Members, LLC, Tax ID# 160.49-1-22

Property: 20 Hawley Street, Binghamton, New York,

The Property was acquired by Hawley Street Members, LLC, on October 22, 2009. The Property consists of a vacant 167,000 square foot steel-framed office building in severe disrepair with antiquated systems. At the time of its acquisition, the building was essentially uninhabitable and laden with asbestos.

In addition to purchasing the abandoned property in as-is condition, Hawley Street Members took title subject to the real property tax arrears which, at the time of acquisition, totaled \$292,812.72 and other liens (judgments and mechanic's liens) amounting to \$85,742.69. The applicant is paying the tax arrears pursuant to an installment agreement with the Broome County Tax Collector.

The Property is being repositioned and converted from office use to student housing. The downtown location of the property, with its proximity to the SUNY Binghamton downtown campus, is ideal. The demand for student housing has been steadily increasing in and around the City of Binghamton, whose local economy will surely benefit from the influx of students in the area.

As of this time, the asbestos in the two annex buildings has been abated and the remediation of the main building is proceeding. The project has received site plan approval from the City of Binghamton Planning Commission and all building plans have been duly filed and approved. The plan calls for the complete renovation of the interior including all new electrical, plumbing, heating and cooling systems. Approximately 293 student bedrooms arranged in various numbered suites will be constructed. In addition, the building will have amenities such as a fitness center, student lounge and underground parking. A portion of the first floor, about 11,000 square feet will be designated for retail uses.

The present HVAC system, which dates back to the 1970s, presents a particular challenge. The perimeter of the building is heated and cooled by electrical units that are costly to operate. The cooling tower has not been maintained must be replaced. The project requires a significant investment on the part of the applicant. That investment has been self-financed.

TaxLookup.net



Tax Year 2011 (Last Update: 8/8/2011)

City of Binghamton
Broome County Receiver of Taxes
778-2309

Property Info

Property Address: 20 Hawley St	Account #: 00000800900	SWIS Code: 030200
	Bill #: 50106	School Code: 030200
	Tax Map #: 160.49-1-22	School District: Binghamto

Property Details

Land Assessment: \$254,700.00	Front: 0	Book #: 2298
Total Assessment: \$1,000,000.00	Depth: 0	Page #: 62
Tax Before Star: \$48,626.49	Acreage: 1.72	Roll Section: 1
Star Savings: \$0.00	Bank: 0000000	Class: 463

Exemptions:

There are currently no exemptions applied to this property.

Levy Details

Levy Description	Tax Value	Tax Rate	Tax Amount
NYS_&_FED_Mandated	1000000.00	8.820697	\$8,820.70
Other County Svcs	1000000.00	1E-06	\$0.00
City Tax	1000000.00	39.805788	\$39,805.79

Total Tax: \$48,626.49

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2011	Tax Bill	\$48,626.49	
01/12/2011	Payment	(\$24,313.25)	Owner
06/24/2011	Payment	(\$24,313.24)	Owner

Balance Due: \$0.00 *

* Does not include penalties or fees, if any.

TaxLookup.net



Tax Year 2011 (Last Update: 9/20/2011)

Binghamton City School District

Broome County Receiver of Taxes

778-2309

Property Info

Property Address:

20 Hawley St

Account #:

00000800900

SWIS Code:

030200

Owner:

Hawley Street Members LLC
120 Old Post Rd
Rye NY 10580

Bill #:

10619

School Code:

030200

Tax Map #:

160.49-1-22

School District:

Binghamto

Levy Details

Levy Description	Tax Value	Tax Rate	Tax Amount
2011 School Taxes	1000000.00	36.887395	\$36,887.39

Total Tax: \$36,887.39

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
09/01/2011	Tax Bill	\$36,887.39	
09/13/2011		(\$12,295.79)	

Balance Due: \$24,591.60 *

* Does not include penalties or fees, if any.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF UNIFORM REAL PROPERTY TAX EXEMPTION POLICY**

Years	New Construction Abatement		Purchase of Existing Facility Abatement		Improve/Expand of Existing Facility Abatement	
	Industrial	Commercial	Industrial	Commercial	Industrial	Commercial
1	75%	50%	Frozen (1)	Frozen (1)	Frozen (3)	Frozen (3)
2	75%	50%	Frozen	Frozen	Frozen	Frozen
3	75%	50%	Frozen	Frozen	Frozen	Frozen
4	75%	50%	Frozen	50% (2)	50% (2)	50% (2)
5	75%	50%	Frozen	50%	50%	50%
6	50%	25%	50% (2)	25% (2)	25% (2)	25%
7	50%	25%	50%	25%	25%	25%
8	50%	25%	50%	25%	25%	25%
9	50%	25%	50%	25%	25%	25%
10	50%	25%	50%	25%	25%	25%
11	25%	0%	25% (2)	0%	0%	0%
12	25%	0%	25%	0%	0%	0%
13	25%	0%	25%	0%	0%	0%
14	25%	0%	25%	0%	0%	0%
15	25%	0%	25%	0%	0%	0%

(1) Frozen at pre-purchase levels

(2) Percent of increase over frozen level

(3) Frozen at pre-improvement levels