

# NYCIDA PROJECT COST/BENEFIT ANALYSIS

October 4, 2012

## APPLICANT

Fairway Bakery LLC  
2284 12<sup>th</sup> Avenue  
New York, NY 10027

## PROJECT LOCATION

511 Barry Street  
Bronx, NY 10474

### **A. Project Description:**

Fairway Bakery LLC (the "Company") is a subsidiary of Fairway Market, a food retailer founded in New York City in the 1930s, and intends to lease and renovate a production facility in the Bronx (the "Project") for a centralized bakery, produce processing and prepared foods facility in support of Fairway's retail markets.

Total Project costs are estimated to be \$8.1 million with approximately \$3.25 million for construction hard costs, \$250,000 for soft costs, \$4 million for machinery, furnishing and equipment, and \$600,000 for other costs including fees and contingency.

The Company intends to relocate 55 full-time equivalent employees to the project location initially, and an additional 30 over the following five years. In addition, the company plans to hire 36 full-time equivalent employees within the first three years of operations.

### **B. Costs to City (New York City taxes to be exempted):**

Land Tax Abatement (NPV, 25 years):	\$921,655
Building Tax Exemption (NPV, 25 years):	\$2,411,250
Sales Tax Exemption:	\$253,125
Mortgage Recording Tax Exemption:	\$97,500
<b>Total Cost to NYC</b>	<b>\$3,683,530</b>

### **C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%):**

**\$14,132,850**

**Company Contact Information**

This page collects information for all contacts involved in the Project.

Applicant Name: Fairway Bakery LLC	
Operating Company Address: 2284 12 <sup>th</sup> Avenue, NY, NY 10027	
Website Address: www.fairwaymarket.com	
EIN #: [REDACTED]	NAICS Code: 31199, 31181, 493
Date of Application: August 22, 2012	

1. Officer of Applicant serving as contact person:

Name/Title: Larry Santoro/Chief Administrative Officer Firm: Fairway Group Holdings Corp.  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 2284 12<sup>th</sup> Avenue, NY, NY 10027

2. Attorney of Applicant:

Name: Robert S. Altman Firm: Robert S. Altman, Esq., PLLC  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 27 Whitehall Street, 4<sup>th</sup> Floor, NY, NY 10004

3. Accountant of Applicant:

Name: Andy Tarquinio, Partner Firm: Grant Thornton LLP  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: \_\_\_\_\_ Address: 666 Third Avenue, 13<sup>th</sup> Floor, NY, NY 10017, 4011

4. Other Advisor/Consultant to Applicant (if applicable):

Name: Sunil Aggarwal/Kei Hayashi Firm: ThinkForward Financial  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail Address: [REDACTED] Address: 27 Whitehall Street, NY, NY 10004

**Company Background**

This page collects a brief overview of the Applicant's structure and operations.

1. Applicant is (check one of the following, as applicable):

- General Partnership                       Limited Partnership                       C Corporation  
 S Corporation                               Limited Liability Company                       Natural Person  
 501(c)(3) Organization                       Other (specify): \_\_\_\_\_

2. Are any securities of Applicant publicly traded?  Yes     No

3. Applicant's state of incorporation or formation: Delaware

4. Applicant's date of incorporation or formation: 2010

5. States in which Applicant is qualified to do business: Delaware, New York and New Jersey

6. Please provide a brief description the nature of the business, including a description of the industry, competitors, services offered, and any other relevant info:

Fairway Market is a high-growth, food retailer offering customers a differentiated one-stop shopping experience "Like No Other Market." Since its beginning as a small neighborhood market in the 1930s, Fairway has established itself as a premier food retailing destination in the Greater New York City metropolitan area. Fairway's stores bestow an unmatched selection of fresh, natural and organic products, prepared foods and hard-to-find specialty and gourmet offerings, along with a full assortment of conventional groceries. Fairway's prices are typically lower than natural/specialty stores and are competitive with conventional supermarkets. Fairway has long subscribed to the philosophy that the combination of a broad product selection, in-store experience and value pricing creates a premier food shopping experience that appeals to a broad demographic.

Fairway has 4,660 employees as of August 2012, of which 82% are represented by unions.

Each of Fairway's stores typically provides 400 new employment opportunities to the surrounding area. In addition, Fairway has an established history of investing in its most valuable resource - its employees - and provides a range of benefits as well as training and educational opportunities to both its union and non-union workers.

Fairway desires to open a new production facility that will house a centralized bakery, produce processing and prepared foods facility (the "Production Facility"). It is estimated that the Production Facility will occupy approximately 88,000 square feet, will ultimately employ roughly 160 employees and will require approximately \$5 to \$10 million of investment capital.

Fairway Bakery LLC, a wholly-owned entity subsidiary of Fairway Group Holdings Corp. ("Fairway" or "Fairway Market"), is a Delaware limited liability company also registered to do business in New York and New Jersey. Fairway Bakery LLC is the Applicant to the NYCIDA and the entity intending to lease and operate the proposed Production Facility, which will provide a more efficient and quality controlled supply chain for Fairway's retail markets.

7. Please provide a brief description of the company history, unique company facts, etc.:

Fairway began in the 1930s as a fruit and vegetable stand located on Broadway and 74<sup>th</sup> Street in Manhattan under the name "74<sup>th</sup> Street Market." In 1954, Fairway's founder expanded the 74<sup>th</sup> Street location, adding groceries, meat, cheese, dairy products and frozen foods, as well as renamed the store "FAIRWAY" to convey the concept of "fair prices."

In the mid-1970s, Fairway began expanding into gourmet and specialty categories, transforming its retail grocery operations into a full-service food superstore known for high quality and value pricing. During this transformation, Fairway began hiring a group of ambitious, hardworking "foodies" who would eventually become Fairway's team of culinary experts and senior merchants. In the late 1970s, Fairway adopted the slogan "Like No Other Market," in recognition of its distinctive merchandising model.

In January 2007, Sterling Investment Partners LLC partnered with Fairway providing the financial resources necessary to accelerate Fairway's growth, including its successful plan for new store expansion. Fairway currently operates 11 food stores and 3 wines and spirits locations throughout the New York, New Jersey and Connecticut Tri-State Metropolitan area.

## Proposed Project Activities

This page provides a general outline of the NYCIDA/NYCCRC project.

1. Please provide a brief overview of the entire proposed Project. If necessary break down Project activities by tax lot to describe activities at each Project Location.

Fairway Bakery LLC is proposing to enter into a long term lease agreement for a portion of an industrial facility in the Bronx – 511 Barry Street, Bronx, New York 10474 (Block 2606, Lot 41) and the former Baldor site – and to undertake renovations and equipping of its leased portion of this existing, two story building in order to outfit the building for use as a centralized bakery, produce processing and prepared foods facility in support of Fairway's retail markets. Fairway is planning renovations to be completed by the late winter/early spring of 2013 in order to commence operations in the facility by late spring 2013 (the "Project").

2. Please provide a brief description of how the proposed Project will affect current operations.

Fairway's proposed production facility will support greater efficiencies in the production, distribution and supply chain of Fairway's current retail operations. Currently produce and bakery operations, including baking and food preparation functions, are disaggregated and occur at certain retail stores that have the capacity to provide these functions. Fairway is seeking to consolidate these activities in a new, state-of-the-art production and food processing center.

3. Please provide a brief description of renovations/construction of the proposed Project.

Renovations will include the following:

- Demolishing of certain existing structures and building of required production, distribution and office spaces;
- Renovation and repair of loading bays and railroad siding;
- Repair and upgrading of all HVAC and refrigeration equipment;
- Installation of and repair of all electrical, plumbing and sprinkler systems;
- Installation of a new freight elevator;
- Installation of required telecommunications and information technology equipment; and
- Other painting, repair, and installations required for a facility of this size and purpose.

4. Please provide a brief timeline for the entire proposed Project.

Fairway currently plans to adhere to the following proposed timeline:

- 1) Present the proposed Project to the NYCIDA Board of Directors for an Inducement and Authorizing Resolution in October 2012
- 2) Sign lease agreement for the Project location in autumn 2012
- 3) Close with NYCIDA by December 2012
- 4) Begin capital improvements to site/renovations by December 2012 or prior
- 5) Complete renovations by March 2013
- 6) Commence facility operations by April 2013

**Project Financing**

The chart immediately below requires information relating to the sources and uses of funds to be expended for the Project. For purposes of this chart, the amounts provided should be aggregates for all Project Locations.

Sources of Funds (If needed use an additional sheet to indicate all sources and uses)								
Uses of Funds	Bond Proceeds	NMTC LOW- INTEREST LOAN or other financing	Commercial Financing (Loan 2)	POTENTIAL ESDC (MAP or other) GRANT	Capital Campaign	Company Funds	Other (Identify):	Total Uses
Land & Building Acquisition								
Construction Hard Costs		2,750,000				500,000		3,250,000
Construction Soft Costs						250,000		250,000
Fixed Tenant Improvements								
Machinery Furnishings and/or Equipment		3,000,000		750,000		250,000		4,000,000
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain):						100,000		100,000
Other (explain) Contingency		250,000				250,000		500,000
<b>Total</b>		6,000,000		750,000		1,350,000		8,100,000

Please list where machinery, equipment and furnishings will be purchased and what percentage of total machinery, equipment, and furnishings relating to the Project this will represent:

- New York City                      Percentage of Total? 20%
- New York State (excluding NYC)      Percentage of Total? 15%
- United States (excluding NYS)      Percentage of Total? 65%
- Outside United States              Percentage of Total? N/A
- N/A - There is no equipment planned to be purchased with this project.

**Project Location Detail**

This page and the following 3 pages of this Application (i.e., pages 7 through 10, inclusive) make up the Proposed Project Packet.

Applicant must complete an individual Proposed Project Packet for each Project Location for which Applicant is seeking Project Financial Assistance.

<b>Project Location</b>		<b>Project Location # 1 of 1</b>	
Borough/Block/Lot: Bronx/2606/41			
Street address and zip code: 511 Barry Street, Bronx, New York 10474			
Zoning: M1-2		Number of Floors: 2	
Square footage of Existing Building: 153,965		Square footage of Land: 204,680 (476' x 430') (per DOF)	
Intended use(s) of site (e.g. manufacturing, office, retail, etc.): The site will be used as a centralized bakery, produce processing and prepared foods facility.			
Estimated square footage of Project after construction/ improvement completion: Same			
Building Square Footage: 153,965			
Non-building Improvement square footage (if applicable): Not Applicable			
Existing subtenant occupied square footage within building (in aggregate and per subtenant): Not applicable		Remaining length of each sublease: Not applicable	
Nature of business for each sub-tenant: Not applicable			

**Anticipated Ownership of Premises**

Please note that for purposes of answering the questions on this page, any reference to an "Affiliate" (as defined on the first page of this Application) should be deemed to mean an Affiliate of Applicant

1. Please check all that apply:

- Applicant or an Affiliate is the fee simple owner of the Project Location.
- Applicant or an Affiliate expects to be the fee simple owner of the Project Location.
- Applicant or an Affiliate leases the project Location.
- Applicant or an Affiliate expects to lease the project realty immediately following the closing.
- None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

2. If Applicant or Affiliates leases or expects to lease the Project Location, choose one of the following

- Lease is for an entire building and property
- Lease is for space within a building. Approximately 88,000 SF

3. If an Affiliate owns or controls (or will own or control) a Project Location, then describe such Affiliate by choosing one of the following selections and completing the chart provided below:

- General Partnership
- Limited Partnership
- C Corporation
- S Corporation
- Limited Liability Company
- 501(c)(3) Organization
- Natural Person
- Other (specify): \_\_\_\_\_

Name of Affiliate:	EIN # of Affiliate:
Address of Affiliate:	
Affiliation of Affiliate to Applicant:	
Contact Person:	Title of Contact Person:
Phone Number(s):	

# Core Application- Proposed Project Packet (3 of 4)

## Employment Information

The following information will be used as part of the NYCIDA/ NYCCRC's calculation of the benefit of the project, and as a basis for comparison with the information reported in periodic compliance surveys the Agency conducts throughout the life of the Project.

**Note:** for the meanings of all defined terms, see page 1 of this Application.

### A. Commencement of Operations

- When does Applicant expect to close with NYCIDA/NYCCR/Build NYC?  
By the end of the 2012 calendar year.
- What will be the Facility Operations Start-Date? As soon after closing and renovations as possible – Spring-Summer, 2013

### B. Current City-wide and Project Location Employment

- Currently, how many Full-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period?  
Approximately 1,140
- Currently, how many Part-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period?  
Approximately 1,600
- If the Applicant currently occupies and operates at the Project Location, how many Full-time and Part-time Employees are currently employed at the Project Location? (Indicate "NA" if no Employees are currently employed at the Project Location.) Part-time: N/A Full-time: N/A

### C. Expected City-wide Employment

- How many Full-time Employees do Applicant and Applicant's Affiliates expect to employ throughout New York City on the Facility Operations Start-Date? Approximately 1,200
- How many Part-time Employees do Applicant and Applicant's Affiliates expect to employ throughout New York City on the Facility Operations Start-Date? Approximately 1,650

### D. Expected Relocation Employment

- Out of the number of Full-time Employees provided in the answer to C.1, how many are expected to be relocated to the Project Location on or about the Facility Operations Start Date? (Indicate "NA" if all employees at the Project Location will be new hires.)  
40 (to be relocated within approximately the first 18 months of the start date)
- Out of the number of Part-time Employees provided in the answer to C.2, how many are expected to be relocated to the Project Location on or about the Facility Operations Start Date? (Indicate "NA" if all employees at the Project Location will be new hires.)  
30 (to be relocated within approximately the first 18 months of the start date)

### E. Estimated New-growth Employment

Complete the following chart to indicate the number of new employees that are expected to be hired at the Project Location. Please review the illustrative example (see the sample below the chart) as a guide to completing the chart. **Note: in the chart below, year 1 is the year following the Facility Operations Start-Date; Year 2 is the second year following that date; Year 3 is the third, etc. JOBS BELOW DO NOT INCLUDE JOBS EXPECTED TO BE TRANSFERRED FROM EXISTING IN-STORE BAKERIES (APPROXIMATELY 30 OVER 5 YEARS) These jobs are**

*expected to be full time jobs 9/18/12*

Years following Facility Operations Start Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total New Growth
Permanent Full-time	10	8	4	4	4	4	4	0	0	0	0	0	0	0	0	38
Permanent Part-time	10	12	6	6	6	6	6	0	0	0	0	0	0	0	0	52

### Illustration example for employment statistics

#### C. New Growth Employees

**Scenario:** A company with a total employment of 10 permanent full time employees at application has a Projected Start Date of Facility Operations of 5/23/2009. By 5/23/2010 they intend on adding to its workforce 2 employees, which is considered year 1, 0 employees the second year, 4 employees the third year, 2 part time employees the fourth year, and no more additional employees thereafter. There are also no layoffs anticipated.

Years following Facility Operations Start Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total New Growth
Full-time Employees	2	0	4	0	0	0	0	0	0	0	0	0	0	0	0	6
Part-time Employees	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2

Although this company, after year 4, will have a total of 16 Full-time employees (the 10 original and the 6 New Growth) this chart should only reflect New Growth Employees. The 10 original employees are captured in Section B of the Project Location Information section of the application.



**Wage Information**

The questions in this section apply only to **Permanent Employees** employed or to be employed at the Project Location.

1. If Full-time Employees are to be relocated on the Facility Operations-Start Date, what will be the average quarterly and annual compensation for such relocated Full-time Employees? (Indicate "NA" if no Full-time Employees are being relocated.)  
Quarterly: \$8,625 Annual: \$34,500
2. If Part-time Employees are to be relocated on the Facility Operations-Start Date, what will be the average quarterly and annual compensation for such relocated Part-time Employees? (Indicate "NA" if no Part-time Employees are being relocated.)  
Quarterly: \$8,625 Annual: \$34,500
3. With regard to the Part-time Employees and Full-time Employees currently employed at the Project Location and provided in the answer to question B3 on the previous page (9), what is current annual average compensation? (Indicate "NA" if no Employees are currently employed at the Project Location.)  
Part-time: N/A Full-time: N/A
4. For new Full-time Employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average quarterly and annual compensation?  
Quarterly: \$8,625 Annual: \$34,500
5. For new Part-time Employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average quarterly and annual compensation?  
Quarterly: \$8,625 Annual: \$34,500
6. For all new, Full-time Employees expected to be hired throughout the fifteen-year period following the Facility Operations Start-Date, please complete the following:
  - A. Projected average annual compensation: \$34,500
  - B. Average annual compensation range: Hi: \$100,000 Low: \$22,000
7. For all new, Part-time Employees expected to be hired throughout the fifteen-year period following the Facility Operations Start-Date, please complete the following:
  - A. Projected average annual compensation: \$34,500
  - B. Average annual compensation range: Hi: \$100,000 Low: \$22,000
8. Generally describe all other forms of compensation and benefits that Permanent Employee will receive at the Project Location. Examples: health care; employer-contributions for retirement plans; on-the-job training; reimbursement for educational expenses; etc.

Fairway's union workers receive the following benefits: medical, dental, vision and prescription drug plans for full-time workers; and dental, vision and prescription drug plans for part-time workers. Union members receive time and a half pay if they work on a designated Union holiday. They also receive Holiday pay, equivalent to straight pay for time worked. Annual vacation leave is dependent on type of employee and length of service, and ranges from 1 to 5 weeks. Sick leave is from 1 to 10 days annually depending on type of employee and length of service.

The benefits for Fairway's non-union worker include: group medical, dental, life, accident, and disability coverages. Holiday pay includes: New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving and Christmas. Non-union employees who do not work on designated company holidays will receive regular pay for the day. Salaried employees who are asked to work on those holidays receive their regular pay, and are entitled to take a paid "comp" day at another time subject to supervisor approval. Annual vacation benefits range from 1 to 5 weeks depending on length of service. In addition, employees may use personal days (from 1 to 3 days) depending on length of service. Non-union employees earn sick leave from 1 to 10 days depending on length of service.

Both union and non-union employees receive on-the-job training as well as tuition reimbursement consistent with Fairway's policies.

**Company Background**

This section is meant to capture additional information about the company background.

The Applicant and its Affiliates hereinafter will be referred to as the "Companies" or individually as a "Company." If any of the following questions applies to none of these Companies, answer "NONE"; but, for any question that does apply, be sure to specify to which of the Companies the answer is relevant. When the space provided for an answer is insufficient, provide the answer on a separate sheet of paper and attach that paper to this Questionnaire.

- 1. List all of the labor union contracts and collective bargaining arrangements to which any of the Companies is currently a party (Note: This answer should match the answer to be supplied on page 14 of the Core Application, Question 10):

UFCW Local 1500  
UFCW Local 371  
UFCW Local 1262  
United Service Workers Union (Local 339)

- 2. Have any of the Companies during the current calendar year and the five preceding calendar years experienced labor unrest situations, including pending or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?

Yes  No If Yes, please explain below or on an attached sheet:

- 3. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year and the five calendar years preceding the current calendar year?

Yes  No If Yes, please describe and explain current status of complaints below or on an attached sheet:

During the past calendar year and preceding five calendar years, the Companies have received, from time to time, complaints alleging federal and/or state based unfair labor practices, which have generally been dismissed. We do not believe that these matters have had or will have a material adverse effect on our financial position or results of operations.

- 4. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings, labor disputes, strikes or disturbances during the current calendar year and the five calendar years preceding the current calendar year?

Yes  No If Yes, please explain below or on an attached sheet:

During the past calendar year and preceding five years, the Companies have received from time to time, requests for and have further engaged in grievance proceedings and a few arbitrations in connection with various labor related issues arising in the ordinary course of business. We do not believe that these matters have had or will have a material adverse effect on our financial position or results of operations.

- 5. Are all employees of the Companies permitted to work in the United States?

Yes  No If No, please provide details on an attached sheet.

Pursuant to Fairway's employment verification policies and procedures, Fairway believes that all of its employees are authorized to work in the U.S.

What steps do the Companies take as a matter of course to ascertain their employees' employment status?

As required by Form I-9, all prospective employees are required to provide evidence of their identity and associated authorization to work in the U.S.

- 6. Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?

Yes  No If No, please explain below or on an attached sheet:

## Core Application- Company Background

7. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current calendar year or during the three calendar years preceding the current one?

Yes  No

If the answer to this question is "Yes," briefly describe the nature of the inspection, the inspecting governmental entity and when the inspection occurred. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon the Company or Companies as a consequence: (please use an attached sheet if necessary)

During the past calendar year and preceding five calendar years, the Companies have received, from time to time, audit and/or inspection requests from various governmental agencies having regulatory responsibility or oversight with respect to workers, which to-date have not prompted any further sanctions or investigations. We do not believe that these matters have had or will have a material adverse effect on our financial position or results of operations.

8. Has any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?

Yes  No

If the answer to this question is "Yes," quantify the liability and briefly describe its nature and refer to any governmental entities that have had regulatory contact with the Company in connection with the liability: (please use an attached sheet if necessary)

The Companies are part of a multi-employer pension plan (i.e., UFCW Local 1500 Pension Plan) and would incur withdrawal liability should they decide to withdraw from the plan. At this time, however, none of the Companies have any plans to withdraw from the plan.

9. Are the practices of any of the Companies now, or have they been at any time during the current calendar year or the five calendar years preceding the current calendar year, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?

Yes  No

If the answer to this is "Yes," provide details below or on an attached sheet. When answering this question, please consider "discrimination" to include sexual harassment.

During the past calendar year and preceding five calendar years, the Companies have received, from time to time, complaints alleging various types of employment discrimination, which have generally been dismissed at the administrative level or otherwise settled. We do not believe that these matters have had or will have a material adverse effect on our financial position or results of operations.

**When answering the following questions, please note:** "Principal" means the following with respect to the Applicant and/or the SPE: all persons (entities or individuals) that control the Applicant and/or the SPE, and/or own more than 10 percent of either; all executive officers; all directors; and all members and general partners for, respectively, limited liability companies and partnerships.

1. Has Applicant, or any Affiliate or Principal, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any local, state or federal governmental entity or agency, or any public authority or public benefit corporation, or any local development corporation?

Yes  No If Yes, please provide details on an attached sheet.

The Companies have received various tax benefits and/or payments in connection with certain real estate improvements, utility purchases, employment opportunities as well as various state energy efficiency programs (i.e., NY, CT and NJ).

**Please note:** local, state and federal governmental entities or agencies, public authorities or public benefit corporations, and local development corporations, shall be referred to as "Public Entit(y)(ies)."

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project site, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/ NYCCRC/Build NYC and/or other Public Entities?

Yes  No If Yes, please provide details on an attached sheet.

Yes, the Applicant is in the process of reviewing and applying for New York State benefits as well as energy benefits offered through the New York City and/or Consolidated Edison. In addition, the Applicant will review and possibly apply for programs being offered by NYSERDA.

3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

Yes  No If Yes, please provide details on an attached sheet.

## Core Application- Company Background

1. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?  
 Yes  No If Yes, please provide details on an attached sheet.
2. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.  
 Yes  No If Yes, please provide details on an attached sheet.
3. Has the Applicant, or any Affiliate or Principal, failed to file any required tax returns as and when required with appropriate governmental authorities?  
 Yes  No If Yes, please provide details on an attached sheet.

Please answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

**THE FOLLOWING INFORMATION IS PROSPECTIVE IN NATURE AS FAIRWAY BAKERY LLC DOES NOT CURRENTLY HAVE OPERATIONS**

7. List major customers: NOT APPLICABLE - FAIRWAY OPERATES RETAIL FOOD STORES

Company Name	Address	Contact	Phone	Fax Number	Percent of Revenues

8. List major suppliers: Contact for first three suppliers is Ken Carpenter (718-991-8781)

Company Name	Address	Contact	Phone	Fax Number
Nathel & Nathel, Inc.	NYC Terminal Market, 301-302-303 Row C, Bronx, NY 10474			
D'Arrigo Bronx, Co. of NY	315 NYC Terminal Market, Bronx, NY 10474			
A&J Produce Corp.	NYC Terminal Market, 138-144 A, Bronx, NY 10474			
American Roland	71 West 23 <sup>rd</sup> Street, New York, NY 10010			
Exotic Gourmet	57-50 Flushing Avenue, Maspeth, NY 11378			

9. List major Funding sources (if applicable): At this time, Fairway plans to self-fund the Project. There is strong interest, however, to get funding from alternative sources and various options are currently being explored.

Company Name	Address	Contact	Phone	Fax Number

# Core Application- Company Background

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax Number
UFCW Local 1500	425 Merrick Ave., Westbury, NY 11590			
UFCW Local 371	290 Post Road West, PO Box 470, Westport, CT 06881			
UFCW Local 1262	1389 Broad St., Clifton, NY 07013			
United Service Workers Union (Local 339)	138-50 Queens Blvd. Briarwood, NY 11435			

11. List banks:

Bank Name	Address	Contact	Phone	Account Type and Number
Bank of America	One Bryant Park, NY, NY 1- 100-32-05			

12. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Fax Number
NYS Department of Agriculture and Markets (Food Processing License and Kosher License)				
USDA pursuant to the Perishable Agricultural Commodities Act (PACA)				

**Certification**

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Issuers' Boards, in order to obtain from the Boards an expression of intent to provide the benefits requested herein for the Project. I understand that this expression of intent will take the form of an inducement resolution to be adopted by the appropriate Boards.

I represent that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant.

I certify to the best of my knowledge and belief, after due investigation, the information contained in these Application Materials is accurate, true and correct and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Issuers' Boards to reject the request made in the Application Materials. I understand that the Issuer will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, the Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at the Applicant's expense.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check; that the Issuers may be required under SEQR to make a determination as to the Project's environmental impact and that in the event the Issuers determine that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor; that under the New York State Freedom of Information Law ("FOIL"), the NYCIDA/ NYCCRC/Build NYC may be required to disclose the Application Materials and the information contained therein (see Disclosure Policy and Procedure); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials, including (in the case of Bonds) but not limited to payment of the New York State bond issuance fees (if applicable to the Bonds in question) based upon the aggregate principal amount of the Bonds.

I further understand and agree as follows:

That in the event the Application Materials are not submitted to the Issuers' Boards for any reason including negative results obtained through the background check, that submission of this application provides consent to NYCIDA, NYCCRC, Build NYC, and NYCEDC to verify and investigate information provided, particularly business relationships with customers, suppliers, unions, banks and licensing authorities; and/or, with respect to Application Materials that are submitted to the Issuers' Boards, in the event the NYCIDA, NYCCRC or Build NYC Board rejects same, then, under either of said circumstances, Applicant shall have no recourse against the NYCIDA, NYCCRC, Build NYC or any other public or governmental entity or public benefit corporation (including NYCEDC), or any directors, officers, employees or agents of the foregoing (collectively, the "Public Participants"), for the Application Fee, or for other expenses incurred by Applicant or other parties on behalf thereof, or for damages or specific performance; and that the Application Fee is under all circumstances (including but not limited to the ones just described and the ones described in the next succeeding paragraph) non-refundable; and

That if the Issuers' Boards adopt an inducement resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the Boards will adopt an authorizing resolution; or that the Issuers will then provide the induced benefits; and

That, with respect to the request made in the Application Materials, if the Board adopts an inducement resolution, such action shall not be a guaranty that the Board will adopt an authorizing resolution; or if the Board adopts an authorizing resolution or a combined inducement-authorizing resolution, such action shall not be a guaranty that a Closing will occur or that the NYCIDA/NYCCRC/Build NYC will provide to the Applicant the benefits that the Applicant has requested in its Application Materials or any benefits induced or authorized by the Board; and

That in the event the Issuers disclose the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Issuers to make such disclosure and hereby releases the Issuers from any claim or action that Applicant may have or might bring against the Issuers, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the NYCIDA, NYCCRC, Build NYC and, if applicable, the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys fees) against claims arising out of such disclosure as such claims may be made by any party including the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

I acknowledge and agree that the Issuers reserve the right in their sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

This 24<sup>th</sup> day of August, 2012.

Name of Applicant: Fairway Bakery LLC

By: Printed Name of Signer: Larry Santoro  
Title of Signer: Chief Administrative Officer

Signature: 

I certify that, using due care, I know of no misstatement of material fact in these Application Materials and know of no material fact required to be stated in these Application Materials to make the statements made therein not misleading.

Certified by Preparer,

This 24<sup>th</sup> day of August, 2012.

Name of

Preparer: ThinkForward Financial

Printed Name of

By: Signer: Sunil Aggarwal/Kei Hayashi

Title of Signer: Principal/Consultant

Signature: *Sunil Aggarwal*

- 1. Will the completion of the Project result in the removal of a plant or facility of Applicant, or the removal of a plant or facility of any person or entity that is proposed to occupy the Project facility? (For the purposes of this question, "removal" shall mean removal from an area in New York State (but outside of New York City) to an area within New York City)  
 Yes       No

If "Yes," please provide the following information:

Address of the to-be-removed plant(s) or facility(ies):

Names of the to-be-removed person(s) or entity(ies), including the Applicant itself, if applicable.

- 2. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of any proposed occupant of the Project, located in an area of New York State other than New York City?  Yes  No

If "Yes," please provide the following information:

Addresses of the to-be-abandoned plant(s) or facility(ies):

Names of all current occupants of the to-be-abandoned plant(s) or facility(ies):

- 3. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of New York City)?  
 Yes       No

If "Yes," please provide all information relevant to such future removal and/or abandonment:

If the answer to either question 1, 2 or 3 is "Yes," please continue and answer questions 4 and 5.

- 4. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry?  
 Yes       No
- 5. Is the Project reasonably necessary to discourage the Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?  
 Yes       No

If the answer to question 4 and/or question 5 is "Yes," please provide on a detailed explanation on a separate sheet of paper.

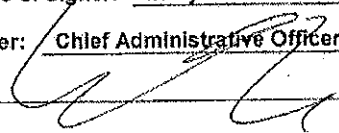
**Certification**

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

Name of Applicant: Fairway Bakery LLC

By: Printed Name of Signer: Larry Santoro

Title of Signer: Chief Administrative Officer

Signature: 

Date: \_\_\_\_\_



# Retail Questionnaire

1. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project?  Yes  No
2. If the answer to question 1 is "Yes," will the Applicant or any other Project occupant be a registered vendor under Article 28 of the 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)?  Yes  No **NA**
3. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project?  Yes  No
4. If the answer to question 1 or question 3 is "Yes," what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? \_\_\_\_\_% **NA**
5. If the answer to question 1 or question 3 is "Yes," and the answer to question #4 is more than 33.33%, indicate whether any of the following apply to the Project: **NA**
  - a. Will a not-for-profit corporation operate the Project?  
 Yes  No
  - b. Is the Project likely to attract a significant number of visitors from outside New York City?  
 Yes  No
  - c. Would the Applicant, but for the contemplated financial assistance from the NYCIDA, locate the related jobs outside New York State?  
 Yes  No
  - d. Is the predominant purpose of the Project to make available goods or services that would not, but for the Project, be reasonably accessible to New York City residents because of a lack of reasonably accessible retail trade facilities offering such goods or services?  
 Yes  No
  - e. Will the Project be located in one of the following: (a) an area designated 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) that, according to the most recent census data, has (i) a poverty rate of at least 20% for the year to which the data relates, or at least 20% of its 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
6. If the answers to any of subdivisions (c) through (e) of question 5 are "Yes," will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in New York State?  Yes  No **NA**  
If "Yes," please furnish details in a separate attachment.
7. If the answers to any of subdivisions (a) through (e) of question #5 are "Yes," please furnish details in a separate attachment. **NA**

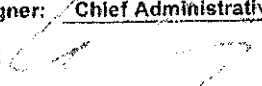
## Certification

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

Name of Applicant: Fairway Bakery LLC

By: Printed Name of Signer: Larry Santoro

Title of Signer: Chief Administrative Officer

Signature: 

Date: 9/5/12

**PART 1--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, 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. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full 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 Rental of portion of a building and improvements to building to accommodate industrial activity

Location of Action (Include Street Address, Municipality and County)

511 Barry Street, Bronx, NY 10474

Name of Applicant/Sponsor Fairway Bakery LLC

Address 2284 12th Avenue

City / PO New York State NY Zip Code 10027

Business Telephone [REDACTED]

Name of Owner (if different) Baldor Specialty Foods LLC

Address 511 Barry Street

City / PO Bronx State NY Zip Code 10474

Business Telephone Not Available

**Description of Action:**

Fairway Bakery LLC is proposing to enter into a long term lease agreement for a portion of an industrial facility in the Bronx - 511 Barry Street, Bronx, New York 10474 (Block 2606, Lot 41) and the former Baldor site -- and to undertake renovations and equipping of its leased portion of this existing, two story building in order to outfit the building for use as a centralized bakery, produce processing and prepared-foods production facility in support of Fairway's retail markets. Fairway is planning renovations to be completed by the late winter/early spring of 2013 in order to commence operations in the facility by late spring 2013 (the "Project").

Fairway's proposed production facility will support greater efficiencies in the production, distribution and supply chain of Fairway's current operations. Currently, produce and bakery operations, including baking and food preparation functions, are disaggregated and occur at certain retail stores that have the capacity to provide those respective functions. Fairway is seeking to consolidate these activities in a new, state-of-the-art production and food processing center.

**Renovations will include the following:**

- Demolishing of certain existing structures and building of required production, distribution and office spaces;
- Renovation and repair of loading bays and railroad siding;
- Repair and upgrading of all HVAC and refrigeration equipment;
- Installation of and repair of all electrical, plumbing and sprinkler systems;
- Installation of a new freight elevator;
- Installation of required telecommunications and information technology equipment; and
- Other painting, repair, and installations required for a facility of this size and purpose.

Total expenditures for the project, including hard and soft costs of construction, machinery and equipment purchases and fees and contingency, total approximately \$8 million.

**Please Complete Each Question--Indicate N.A. if not applicable**

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Total acreage of project area: Approx. 4 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ <u>2</u> acres	_____ <u>2</u> acres
Other (Indicate type) <u>Building</u>	_____ <u>2</u> acres	_____ <u>2</u> acres

3. What is predominant soil type(s) on project site? Urban Land - variable

- 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? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes  No

a. What is depth to bedrock variable (in feet)

5. Approximate percentage of proposed project site with slopes:  
 0-10% \_\_\_\_\_%  10-15% \_\_\_\_\_%  15% or greater \_\_\_\_\_%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or 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? 6.5 (in feet)

9. Is site located over a primary, principal, or sole source aquifer?  Yes  No

10. Do hunting, fishing or shell fishing opportunities presently 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

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes  No

If yes, explain:

14. Does the present site include scenic views known to be important to the community?  Yes  No

15. Streams within or contiguous to project area:

Not applicable

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

Not applicable

b. Size (in acres):

17. Is the 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 connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
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 the disposal of solid or hazardous wastes?  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: none acres.
- b. Project acreage to be developed: n/a acres initially; \_\_\_\_\_ acres ultimately.
- c. Project acreage to remain undeveloped: n/a acres.
- d. Length of project, in miles: n/a (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. n/a %
- f. Number of off-street parking spaces existing 20; proposed 20
- g. Maximum vehicular trips generated per hour: 3 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Ultimately	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

- i. Dimensions (in feet) of largest proposed structure: n/a height; n/a width; na length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? n/a ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? None 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 covers) will be removed from site? None acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No

6. If single phase project: Anticipated period of construction: n/a months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 2 (number)

b. Anticipated date of commencement phase 1: 1 month 2013 year, (including demolition)

c. Approximate completion date of final phase: 12 month 2013 year.

d. Is phase 1 functionally dependent on subsequent phases?  Yes  No

8. Will blasting occur during construction?  Yes  No

9. Number of jobs generated: during construction 22; after project is complete 38FT/56

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities?  Yes  No

If yes, explain:

Project will house some relocated bakery, produce processing and warehousing/distribution functions from existing Fairway store

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

If yes, explain:

Empty box for explanation.

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 per month? 3 tons

b. If yes, will an existing solid waste facility be used?  Yes  No

c. If yes, give name Not yet determined; location \_\_\_\_\_

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 the 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

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)

Currently, the space that the Fairway project will occupy is vacant and no user is expending energy there. Therefore when Fairway operations commence in the facility, greater energy than is being used in the vacant space will be utilized.

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 1000 gallons/day.

24. Does project involve Local, State or Federal funding?  Yes  No

If yes, explain:

The project is seeking State grant funding. It has yet to be determined if the State will provide any grant assistance. In addition, the project is seeking State and City tax credits and tax abatements.

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	New York City Industrial	9/7/12
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	BSDC	9/5/12
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 decision required:

- Zoning amendment
- Zoning variance
- New/revision of master plan
- Subdivision
- Site plan
- Special use permit
- Resource management plan
- Other



2. What is the zoning classification(s) of the site?

M1-2

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Maximum FAR is 2 (current FAR is 0.77)

4. What is the proposed zoning of the site?

No zoning change contemplated

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

No zoning change/proposed zoning contemplated

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?

Industrial and Vacant Lots

8. Is the proposed action compatible with adjoining/surrounding land uses with a 1/4 mile?  Yes  No

9. If the proposed action is the subdivision of land, how many lots are proposed? Not applicable

a. What is the minimum lot size proposed? \_\_\_\_\_

10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No

11. Will the proposed action create a 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 may be 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/Sponsor Name Fairway Bakery LLC Date 9/14/12

Signature 

Title Chief Administrative Officer

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