

Core Application - Applicant General Information

The Core Application captures specific and general information about the Applicant and the Project. This section begins with a survey of "General Information," followed by a section that describes the Applicant's Interest or relationship to the project site. This helps establish eligibility and which benefits will be applied to the project.

Name:	Moisha's Kosher Discount Supermarket Inc.
Address:	325 Avenue M, Brooklyn, NY 11230
Phone Number(s):	[REDACTED]
Fax Number(s):	[REDACTED]
E-mail Address:	
Website Address:	
Applicant EIN Number:	[REDACTED]
S.I.C. Code:	
NAICS Code:	445110

Date of Application: December 21, 2010

1. Applicable Program (please check one):

- | | |
|--|---|
| <input type="checkbox"/> Manufacturing Facilities Bond Program | <input type="checkbox"/> Empowerment Zone Facilities Bond Program |
| <input type="checkbox"/> Industrial Incentive Program ("IIP") | <input type="checkbox"/> Exempt Facilities Bond Program |
| <input type="checkbox"/> Small Industrial Incentive Program ("SIIP") | <input checked="" type="checkbox"/> FRESH |

SIIP is only available for Applicants with annual revenues of less than \$5 million and fewer than 100 employees; IIP is only available for Applicants with either annual revenues that are \$5 million or greater or 100 or more employees.

2. Officer of Applicant serving as contact person:

Name: Barry Binik Firm: Moisha's Discount Supermarket
Phone #: [REDACTED] Fax #: [REDACTED]
E-mail Address: [REDACTED] Address: _____

3. Attorney of Applicant:

Name: Marc Z. Newman, Esq. Firm: Law Offices of Marc Z. Newman
Phone #: [REDACTED] Fax #: _____
E-mail Address: _____ Address: 3119 Quentin Road
Brooklyn, NY 11234

4. Accountant of Applicant:

Name: Livia Cohen, CPA Firm: Roth & Company LLP
Phone #: [REDACTED] Fax #: _____
E-mail Address: [REDACTED] Address: 1428 36th Street
Brooklyn, NY 11218

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

Name: Rob Morel Firm: City One Real Estate
Phone #: [REDACTED] Fax #: [REDACTED]
E-mail Address: [REDACTED] Address: 236 Greenpoint Avenue
Brooklyn, NY 11222

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

- | | | |
|---|--|---|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> C Corporation |
| <input checked="" type="checkbox"/> S Corporation | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Natural Person |
| <input type="checkbox"/> 501(c)(3) Organization | <input type="checkbox"/> Other (specify): _____ | |

7. Are any securities of Applicant publicly traded?

- Yes No

8. Applicant's state of incorporation or formation: NY

9. Applicant's date of incorporation or formation: 2000

10. States in which Applicant is qualified to do business: Nationwide

11. Please provide a brief description of Applicant and nature of its business: Discount supermarket
providing quality fresh groceries for an underserved
neighborhood in Flatbush.

Core Application - Applicant Interest in Project Realty

Please note: An "Affiliate" means any individual, corporation, partnership, joint venture, sole proprietorship, limited liability company, trust or other entity that controls, is controlled by or is under common control with the Applicant or the "SPE" (defined herein below).

1. Please check all that apply:

- Applicant or an Affiliate is the fee simple owner of the Project realty.
- Applicant or an Affiliate is not currently, but expects to be the fee simple owner of the Project realty.
- Applicant or an Affiliate is not the owner of the Project realty, but is the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- Applicant or an Affiliate is not the owner of the Project realty, but expects, immediately following the closing, to be the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- None of the above categories fully describe Applicant and its relation to the Project realty, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

Applicant is under contract to purchase lot 51, but owns all
the other 4 lots (44, 48, 49, 50)

Please note: Please pay particular attention to items 5, 6 and 16 in the Required Documents List (attached), which request additional information specific to the Project realty.

2. If a special-purpose entity ("SPE") that is owned and controlled by the Applicant will own or otherwise control the Project realty, the SPE will be a (check one of the following as applicable):

- General Partnership
- Limited Partnership
- C Corporation
- S Corporation
- Limited Liability Company
- Not-for-profit 501(c)(3) Entity
- Natural Person
- Other (specify): _____

Name of SPE:	<u>325 Avenue M, LLC</u>
Address:	<u>325 Avenue M, Brooklyn, NY 11230</u>
Phone Number(s):	<u>[REDACTED]</u>
Contact Person:	<u>Barry Binik</u>
Title of Contact Person:	<u>Vice President</u>
Affiliation of SPE to Applicant:	<u>Real Estate Holding Entity</u>
Owners of SPE and each respective ownership share:	<u>Shira Cohen-25% Bracha Spira-25%</u>
SPE EIN Number:	<u>[REDACTED] Chaya Saltz-25%, Toby Stroh-25%</u>

Please note: If information required above for the SPE is unknown at time of Application submission, then please submit any missing information to the NYCIDA as soon as it becomes available.

Core Application - Project Description and Financial Information

Please complete this section of the Application for each of the Project sites, defined as a facility (perhaps encompassing more than one address and/or block and lot) with either a distinct employment base (as evidenced through D.O.L. reporting) or with a separate and distinguishable source of funding for the acquisition, renovation or construction of the facility. **If more than one site exists for this Project, please make the requisite number of copies of this section and fill it out for each site.**

Site #	1
Borough:	Brooklyn
Neighborhood:	Flatbush
Block(s):	6539
Lot(s):	44, 48, 49, 50, 51
Street address and zip code:	305-325 Avenue M, Brooklyn, NY 11230
Zoning:	C1-4/R6A
Square footage of land:	16,000
Square footage of existing building(s):	6,850
Number of floors:	basement/ground floor/ roof top parking
Intended use(s) (e.g., office, retail, etc.):	retail

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project: 2 phase project to build a 15,000 sq. ft. supermarket with rooftop parking for 45 cars.

b. When does Applicant want Closing to occur (i.e., when does Applicant want the proceeds from the Bonds or other benefits sought to be available for the Project costs)? Spring 2011

c. Indicate the estimated date for commencement of the Project: Summer 2011

d. Indicate the estimated date for the completion of the Project: Fall 2014

e. Is the Project site located in a New York State Empire Zone? Yes No

If Yes, which zone? _____

f. Is the Project site located in the Federal Empowerment Zone? Yes No

g. Will the Project require Uniform Land Use Review Procedure ("ULURP") approval? Yes No

h. Will the Project require any other special permit or approval? Yes No

If Yes, please explain: _____

i. Is any governmental entity intended or proposed to be an occupant at the Project site?

Yes No

If Yes, please provide details: _____

j. Will the Project require a tax lot apportionment or subdivision? (Tax lot apportionment will be required for real estate tax benefits to commence.)

Yes No

If Yes, please provide details and timing: _____

2. Please complete the following summary of Project sources and uses:

Uses of Funds		Sources of Funds	
Land acquisition ³ existing bldg		Bonds	
Building acquisition ³ mortgage		Loan (1)	2,000,000
New construction ⁴	2,000,000	Loan (2)	1,000,000
Renovations		Capital campaign ³	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment	1,000,000	Company funds	100,000
Soft costs (define):		Fund balance ³	
Furnishings		Other equity (explain)	
Debt Service Reserve Fund ⁵		Other (explain)	
Capitalized interest ³		Other (explain)	
Other (explain) closing costs	100,000	Other (explain)	
Total Project Uses	3,100,000	Total Project Sources	3,100,000

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

- New York City Percentage of Total? 100%
- New York State (excluding NYC) Percentage of Total? _____
- United States (excluding NY State) Percentage of Total? _____
- Outside United States Percentage of Total? _____

³ Please estimate Land and Building acquisition costs separately if possible.

⁴ Please define New Construction on a separate piece of paper.

⁵ Applies to not-for-profit bond financings only