

## 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: DCD Marketing Ltd.
Address: 2744 Atlantic Avenue, Brooklyn, New York 11207
Phone Number(s): [REDACTED]
Fax Number(s): [REDACTED]
E-mail Address: [REDACTED]
Website Address: www.dcdad.com
Applicant EIN Number: [REDACTED]
S.I.C. Code:
NAICS Code:

Date of Application:

1. Applicable Program (please check one):

- Manufacturing Facilities Bond Program       Empowerment Zone Facilities Bond Program  
 Industrial Incentive Program ("IIP")       Exempt Facilities Bond Program  
 Small Industrial Incentive Program ("SIIP")

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: Mitchell Vilinsky      Firm: DCD Marketing Ltd.  
Phone # [REDACTED]      Fax#: [REDACTED]  
E-mail Address: [REDACTED]      Address: 2744 Atlantic Avenue, Brooklyn, New York 11207

3. Attorney of Applicant:

Name: Samuel B. Freed      Firm: Samuel B. Freed, Esq.  
Phone # [REDACTED]      Fax#: [REDACTED]  
E-mail Address: SBFREEDLAW@aol.com      Address: 98-20 Metropolitan Avenue, Forest Hills, NY 11375

4. Accountant of Applicant:

Name: Steve Ross      Firm: Getzel, Schiff & Ross  
Phone # [REDACTED]      Fax#: [REDACTED]  
E-mail Address: [REDACTED]      Address: 3 Crossways Park West, Woodbury, NY 11797

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

Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax#: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_ Address: \_\_\_\_\_

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: New York

9. Applicant's date of incorporation or formation: August, 2006

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

11. Please provide a brief description of Applicant and nature of its business: advertising and marketing, collating, graphics, printing and direct marketing of printed advertising material

## 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):

**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):

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership                  | <input type="checkbox"/> C Corporation                   |
| <input type="checkbox"/> S Corporation       | <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Not-for-profit 501(c)(3) Entity |
| <input type="checkbox"/> Natural Person      | <input type="checkbox"/> Other (specify): _____               |  |

Name of SPE: Wortman Properties LLC
Address: 2744 Atlantic Avenue, Brooklyn, New York 11207
Phone Number(s): [REDACTED]
Contact Person: Mitchell Vilinsky
Title of Contact Person: Member / Manager
Affiliation of SPE to Applicant: same owner
Owners of SPE and each respective ownership share: Mitchell Vilinsky 50% and Ruvane Vilinsky 50%
SPE EIN Number: [REDACTED]

**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.

3. Give the following information with respect to all present and proposed tenants and sub-tenants at the proposed project site. Provide information on an additional sheet if space is needed.

Company Name	Phone	Affiliation with Applicant	SF & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
DCD Marketing Ltd.		same owners	100%		

## 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.

<b>Site#</b>
Borough: Kings
Neighborhood: East New York
Block(s): 4367
Lot(s): 15
Street address and zip code: 73 Wortman Avenue, Brooklyn, New York 11207
Zoning: M-1
Square footage of land: 200 feet x 250 feet
Square footage of existing building(s): 199 feet x 157 feet
Number of floors: 1
Intended use(s) (e.g., office, retail, etc.): warehouse, production and office

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project: expand existing business production of advertising, graphics, collating and distribution

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)? early to mid August, 2007

c. Indicate the estimated date for commencement of the Project: September, 2007

d. Indicate the estimated date for completion of the Project: June 2008

e. Is the Project site located in a New York State Empire Zone?

Yes     No

If Yes, which zone? East New York

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 <sup>3</sup>	890,000.00	Bonds	
Building acquisition <sup>3</sup>	3,660,000.00	Loan (1)	3,300,000.00
New construction <sup>4</sup>		Loan (2)	1,200,000.00
Renovations	800,000.00	Capital campaign <sup>3</sup>	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment	100,000.00	Company funds	1,050,000.00
Soft costs (define):		Fund balance <sup>3</sup>	
Furnishings	100,000.00	Other equity (explain)	
Debt Service Reserve Fund <sup>5</sup>		Other (explain)	
Capitalized interest <sup>3</sup>		Other (explain)	
Other (explain) closing costs	100,000.00	Other (explain)	
<b>Total Project Uses</b>	<b>5,550,000.00</b>	<b>Total Project Sources</b>	<b>5,550,000.00</b>

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?

<sup>3</sup>Please estimate Land and Building acquisition costs separately if possible.

<sup>4</sup>Please define New Construction on a separate piece of paper.

<sup>5</sup>Applies to not-for-profit bond financings only

## Core Application – Background Information on Applicant & Applicant's Affiliates

**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.

Please answer the following questions and, if necessary, include additional information as an attachment:

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 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.

**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?

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

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.

4. 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.

5. 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.

6. 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):

7. List major customers:

Company Name	Address	Contact	Phone	Percent of Revenues
Walgreens	Chicago	Mary Sadighaim		approximately 18%
Payless Shoes	Kansas	Dawn Stratman		approximately 18%
CBA	New Jersey	Barry Scarro		approximately 18%
H Super Mart	New Jersey	Jimmy Kim		approximately 4%
Valassis	Michigan	Teresa Miller		approximately 3%
Fairway Supermarket	New York	Howie		approximately 4%
Key Foods Supermarket	New York (coop group)	Ken Nastrow		approximately 2%

8. List major suppliers:

Company	Address	Contact	Phone
Inserts East	New Jersey	Nick Mailley	
VIP Printing	New York	Lorie	
CBA In	New Jersey	Harold Matzng	
All Island Media	New York	Boby Sussy	
Empire Poly Plastic Corp.	New York	Barry	
Bower and Glickman	New York	Evan Bower	

9. List unions (if applicable)

Union Name	Address	Contact	Phone	Contact Expiration
not applicable				

10. List banks:

Bank Name	Address	Contact	Phone	Type of Account
HSBC Bank	Ralph Avenue, Brooklyn	Paul Matarano		Business operating account and investment accounts

11. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone	Percent of Revenues
not applicable				



## Core Application – Request, Certification etc.

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 NYCIDA Board, in order to obtain from the NYCIDA Board 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 Board.

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 that all of the information provided in these Application Materials is accurate, true and correct. 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 Board to reject the request made in the Application Materials.

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 NYCIDA may be required under SEQR to make a determination as to the Project's environmental impact and that in the event the NYCIDA does 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 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 Board for any reason including negative results obtained through the background check, and/or, with respect to Application Materials that are submitted to the Board, in the event the Board rejects same, then, under either of said circumstances, Applicant shall have no recourse against the NYCIDA 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 Board adopts an inducement resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the Board will adopt an authorizing resolution; or that the NYCIDA will then provide the induced benefits; and

That Applicant shall indemnify the NYCIDA for fees and disbursements incurred by bond counsel (in the case of a Bond transaction) or by project counsel (in the case of a straight-lease transaction); and that bond counsel or project counsel (as applicable) shall be a third-party beneficiary of this indemnity to the NYCIDA regardless of whether a Closing occurs and if no Closing occurs, regardless of the reason thereafter and regardless of whether a Closing was within or without the control of any of the Public Participants; and

That in the event NYCIDA discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the NYCIDA to make such disclosure and hereby releases the NYCIDA from any claim or action that Applicant may have or might bring against the NYCIDA, its directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the NYCIDA 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 NYCIDA reserves the right in its 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 19 day of June, 2007 .

Name of Applicant: DCD Marketing Ltd.

By: Printed Name of Signer: Mitchell Villinsky

Title of Signer: Vice President

Signature:  VICE PRESIDENT

THRS - NET:OFF - [APES & Listings - Contacts]

Home Sales Reports Tools Online Help Window Help

Date	9/29/2006	Site Name		Avail For		Sale or Lease	Ofc SF	see notes
Address	25 Jeffry Blvd			Avail When		Immed	Wh SF	
Suit /Unit		BR Broker	PS	Avail SF	17,800		Mezz/2nd Fl.	
City	Deer Park	Map #	7548	Gross Bl SF	24,500		R&D SF	
State	NY	Zip	11729	Min SF			Max Clr Ht	14.0
County	Suffolk	Listing Start	6/30/2004	Occupied SF			SF Max Clr	
Rat /SF		Zoning		Units			Min Clr Ht	
Leas Type		Prop Type	Ind/Invest	Total Acres	1.23		SF Min Clr	
RE axes	\$1.87	Price/Acre		Land SF			OH Doors	1
Ins 'ance		Price/SF	\$75.00	Cooling			GL Doors	6
Maint /CAM		Sale Price	\$1,895,000.00	Sewers			Amps	
Status	In Contract			Sprinklers			Pkg Spcs	60
	update PS 9/29/06 In contract			Heat			Col Space	
				Features				

Company	Robert Blau	Company	Chez-Zam (owner)	
Contact 1		Contact 1	Jennifer	
Contact 2		Contact 2		
Address	9030 West Sahara # 298	Phone	516-682-4898	Ext
		Fax		

Start

06/19/2007 10:54 FAX 1631 293 4148

4:35 PM

THINGS - NETWORK - [ARES 6 Listings - Contacts]					
Site	5/15/2007	Site Name		Avail For	for Sale
Address	395 Eastern Pkwy			Avail When	Immed
Suit /Unit		SR Broker	LB	Avail SF	15,970
City		Map #		Gross Bl SF	15,970
State	Farmingdale			Min SF	
County	NY	Zip	11735	Occupied SF	
Rel /SF	Suffolk	Listing Start	11/28/2006	Units	
Lease Type		Zoning		Total Acres	0.78
RE Taxes		Prop Type	Ind	Land SF	
Insurance	\$1.89	Price/Acre		Cooling	
Main /CAM		Price/SF	\$85.00	Sewers	
Status		Sale Price	\$1,358,045.00	Sprinklers	
		Contract Out		Heat	
		Update LIB 5/15/07. Contract out.			
Company		Company	Newmark Knight Frank		
Contact 1		Contact 1	Charles Tabone		
Contact 2		Contact 2	Daniel Gazzola/Rick Falco		
Address		Phone	631-673-0800	Ext	

MIRAGE - NETWORK [ARES 61 Listings - Contacts]			
date	3/26/2007	Site Name	
Address	81-81 Madison Ave (92-96 Taft)		
SR Broker	JB		
Map #	7671		
City	Hempstead		
State	NY	Zip	11550
County	Nassau	Listing Start	1/26/2006
Ref. #		Zoning	Ind
Lease Type		Prop Type	Ind
RE Taxes		Price/Acre	
Insurance		Price/SF	\$86.48
Maint./CAM		Sale Price	\$1,796,000.00
Status	In Contract		
Avail For		Avail When	
Avail SF	27,000	Gross Bl SF	27,000
Min SF		Occupied SF	
Units	5	Total Acres	0.76
Land SF		Land SF	
Cooling	offices	Cooling	
Sewers	Yes	Sewers	
Sprinklers	Fully	Sprinklers	
Heat	Oil	Heat	
Features		Features	
Sale or Lease		Ofc SF	2700
		Wh SF	
		Mezz/2nd Fl.	
		R&D SF	
		Max Clr Ht	15.0
		SF Max Clr	7,500
		Min Clr Ht	12.0
		SF Min Clr	16,751
		DN Doors	2
		GL Doors	2
		Amps	1,200
		Pkg Spcs	9,275
		Col Space	
Brochure Notes	Update 3/26/07 STILL IN Contract - Buyer is Occupying On Short Term Lease And Invested \$100,000 In Bldg, See remaining space available 5500 sq ft.		
Company		Company	Metro Realty Services, LLC
Contact 1		Contact 1	Jeremy MacLett
Contact 2		Contact 2	
Address		Phone	631-770-0700 Ext

TIPOS - NETWORK - [ARES 6 Listings - Contacts]

Home Sales Reports Tools Online Help

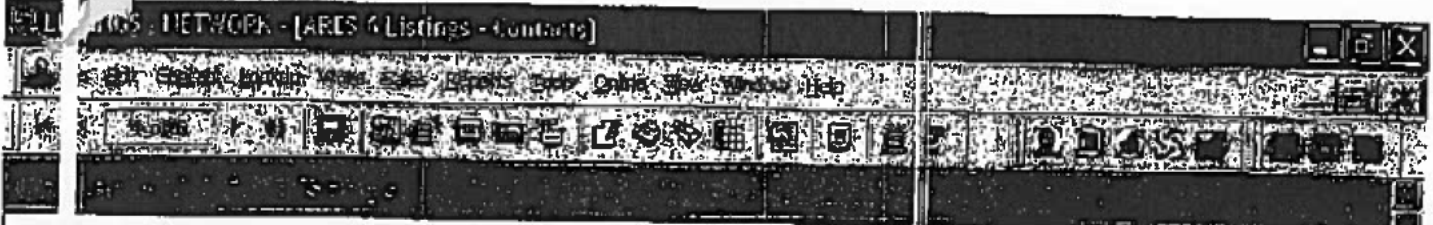
Navigation icons: Home, Back, Forward, Stop, Refresh, Print, etc.

ale	5/9/2007	Site Name		Avail For		Ofc SF	3000
Add sss	1545 Fifth Industrial Ct			Avail When		Wh SF	
		SR Broker	BC	Avail SF	25,000	Mez/2nd Fl.	
Suit /Unit		Map #	7862	Gross Bl SF	25,000	R&D SF	
City	Bay Shore			Min SF		Max Clr Ht	14.0
State	NY	Zip	11706	Occupied SF		SF Max Clr	
County	Suffolk	Listing Start	3/15/2006	Units		Min Clr Ht	
Rent /SF	\$7.25	Zoning		Total Acres	2.00	SF Min Clr	
Lease Type	Gross	Prop Type	Ind	Land SF		DH Doors	2
RE axes	\$46,685.80	Price/Acre		Cooling		GL Doors	2
Insurance		Price/SF	\$87.80	Sewers	No	Amps	800
Mail /CAM		Sale Price	\$2,195,000.00	Sprinklers	Yes	Pkg Spcs	
Status	In Contract			Heat	Gas	Col Space	

Brochure Notes

Updated 5/9/07 - Still In Contract; over \$2 million.

Company		Company	Sutton & Edwards
Contact 1		Contact 1	David Schwartzberg
Contact 2		Contact 2	
Address		Phone	816-328-6500 Ext 563



date	9/29/2006	Site Name		Avail For	for Sale	Ofc SF	10%
Adc	539 Acorn St	SR Broker	PS	Avail When		Wh SF	
Suit /Unit		Map #		Avail SF	19,170	Mezz/2nd Fl.	
Ci	Dear Park			Gross Bl SF	19,170	R&D SF	
Sta	NY	Zip	11729	Min SF		Max Clr Ht	15.0
Col ty	Suffolk	Listing Start	3/7/2006	Occupied SF		SF Max Clr	
Ref /SF		Zoning		Units		Min Clr Ht	
Leas Type		Prop Type	Ind	Total Acres	1.10	SF Min Clr	
RE axes	\$1.56	Price/Acre		Land SF		DH Doors	1
Ins anca		Price/SF	\$88.63	Cooling		GL Doors	3
Maint /CAM		Sale Price	\$1,699,000.00	Sewers		Amps	1,200
St				Sprinklers		Pkg Spcs	313
				Heat		Col Space	
				Features			
Brochure Notes	Updated PS 9/29/06 In Contract subject to financing						

Company	Commercial Network, Inc.	Company	Commercial Network, Inc.
Contact 1	Lee Testa	Contact 1	Lee Testa
Contact 2		Contact 2	
Address		Phone	631-208-3000 Ext