

The New York City Industrial Development Agency requires all Applicants to fill out this Employment Questionnaire. As used in this Questionnaire, "Company" means the Applicant; "Project Location" means the project location which Applicant has identified in its Application; and "Tenant" means any person or entity to whom or to which Applicant intends to lease part or all of the Project Location. If Applicant is a real estate holding company that is an affiliate of an operating company and Applicant intends to lease the Project Location to such operating company, then the Applicant and the operating company must fill out separate copies of this Questionnaire.

Applicant Name: Federal Express Corporation ("FedEx Express")
Address: 3680 Hacks Cross Road, Building H, Memphis, TN 38125
Phone Number(s): (901) 434-8690
I.R.S. Employer ID Number: [REDACTED]
Department of Labor Registration Number:
Project Location: Harlem River Yards Block 2543, p/o lot 1, Bronx

1. Do you expect to conduct business at other locations in New York State?  
 Yes       No

2. Expected construction completion date (where applicable): July 2007

3. Department of Labor Registration Number of Tenant(s): N/A

**Do not include any subcontractors or subconsultants; include only employees and owners/principals on your payroll and on the payroll of Tenant(s).**

4. How many employees does Applicant employ in New York City at the time of Application submission?  
 Full-time: 919 Part-time: 612 (on average, Part-time workers work 20 hours per week)

5. How many employees referred to in question 4 reside in New York City at the time of Application submission?  
 Full-time: 643 Part-time: 428

6. How many employees does Applicant employ outside of New York City but in New York State at the time of Application submission?  
 Full-time: 2,545 Part-time: 1,253 (on average, Part-time workers work 20 hours per week)

7. How many employees does Applicant employ at the project location (annual average)?  
 Full-time: 0 Part-time: 0

8. Projected employment at Project Location for the Company on June 30: See Attached for additional employment info.

Full-time	209	213	215	217	219	221	224
Part-time	65	66	67	68	69	69	69

9. Projected employment at Project Location for your Tenant(s) on an annual basis:

Full-time	N/A					
Part-time	N/A					

10. Projected average quarterly wage/salary of employees at project location during first year of operation: \$ 10,100

11. Describe the occupational composition of the workforce at the Project Location. Note differences between this composition and what is typical at other NYC locations.

Couriers 64%, Ramp Transport Drivers 13%, Administrative Agents 10%, Operations Managers 4%, Handlers 4%, Forklift & Shuttle Drivers 2%;

Truck Control Agents 1%, Senior Managers 1%, Operations 1%, Other (inc. Facilities Maintenance Personnel, Engineers, Security Guards &

Corporate Security Specialist) 1%

12. Does Applicant intend to employ new employees at the Project Location, and/or will Applicant transfer current employees from premises currently being used? Please provide details.

FedEx Express intends to transfer all project location employees from its current 34th Street facility

Authorization

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the NYCIDA and/or to NYCEDC and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control that is pertinent to the Company and the Company's employees. In addition, upon the Agency's request, the Company shall provide to the Agency any employment information in the Company's possession that is pertinent to the Company and the Company's employees. Information released or provided to Information Recipients by DOL, or by any other governmental entity, or by any private entity, or by the Company itself, or any information previously released as provided by all or any of the foregoing parties (collectively, "Employment Information") may be disclosed by the Information Recipients in connection with the administration of the programs of the Agency, and/or NYCEDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and without limiting the foregoing, the Employment Information may be included in (1) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (2) other reports required of the Agency, and (3) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Applicant: Federal Express Corporation ("FedEx Express")

*Handwritten initials and date: GA 11/28/08*

By: Printed Name of Signer: Graham R. Smith

Title of Signer: Vice President, Properties and Facilities

Signature: *Graham R. Smith*

Date: 11/28/08

Attach to this Questionnaire your most recent four quarters of the NYS-45 "Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return." Attach additional pages if necessary.

**Federal Express Corporation ("FedEx Express")  
McMahon Development Group  
IDA Application  
Harlem River Yards, Block 2543, p/o Lot 1, the Bronx**

**Attachment to Employment Questionnaire**

Upon completion of the proposed 98,000 square foot facility, FedEx Express projects that it will employ 274 employees (approximately 209 Full Time and approximately 65 Part Time employees) with growth as given on the Employment Questionnaire. FedEx Express may expand the facility an additional 44,500 square feet. In full operation, the larger facility is projected to employ 326 employees (approximately 251 Full Time and 75 Part Time employees).

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Applicant Name: McMahon Development Group
Address: 500 Stevens Avenue, Suite 200, Solana Beach, CA 92075
Phone Number(s): (858) 350-0200
I.R.S. Employer ID Number: [REDACTED]
Department of Labor Registration Number:
Project Location: Harlem River Yards Block 2543, p/o lot 1, Bronx

1. Do you expect to conduct business at other locations in New York State?  
 Yes       No

2. Expected construction completion date (where applicable): May 2007

3. Department of Labor Registration Number of Tenant(s): \_\_\_\_\_

**Do not include any subcontractors or subconsultants; include only employees and owners/principals on your payroll and on the payroll of Tenant(s).**

4. How many employees does Applicant employ in New York City at the time of Application submission?  
 Full-time: 0 Part-time: 0 (on average, Part-time workers work \_\_\_\_\_ hours per week)

5. How many employees referred to in question 4 reside in New York City at the time of Application submission?  
 Full-time: 0 Part-time: 0

6. How many employees does Applicant employ outside of New York City but in New York State at the time of Application submission?  
 Full-time: 0 Part-time: 0 (on average, Part-time workers work \_\_\_\_\_ hours per week)

7. How many employees does Applicant employ at the project location (annual average)?  
 Full-time: 0 Part-time: 0

8. Projected employment at Project Location for the Company on June 30:

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Full-time	0	0	0	0	0	0	0
Part-time	0	0	0	0	0	0	0

9. Projected employment at Project Location for your Tenant(s) on an annual basis:

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Full-time	209	213	215	217	219	221	224
Part-time	65	66	67	68	69	69	69

10. Projected average quarterly wage/salary of employees at project location during first year of operation: \$ 10,100

11. Describe the occupational composition of the workforce at the Project Location. Note differences between this composition and what is typical at other NYC locations.

~~See Federal Express Questionnaire~~

12. Does Applicant intend to employ new employees at the Project Location, and/or will Applicant transfer current employees from premises currently being used? Please provide details.

See Federal Express Questionnaire

#### Authorization

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the NYCIDA and/or to NYCEDC and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control that is pertinent to the Company and the Company's employees. In addition, upon the Agency's request, the Company shall provide to the Agency any employment information in the Company's possession that is pertinent to the Company and the Company's employees. Information released or provided to Information Recipients by DOL, or by any other governmental entity, or by any private entity, or by the Company itself, or any information previously released as provided by all or any of the foregoing parties (collectively, "Employment Information") may be disclosed by the Information Recipients in connection with the administration of the programs of the Agency, and/or NYCEDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and without limiting the foregoing, the Employment Information may be included in (1) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (2) other reports required of the Agency, and (3) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Applicant: McMahon Development Group, LLC

By: Printed Name of Signer: Ronald D. McMahon

Title of Signer: Manager

Signature: 

Date: 10/27/05

Attach to this Questionnaire your most recent four quarters of the NYS-45 "Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return." Attach additional pages if necessary.

**STADTMAUER BAILKIN LLP**

**COUNSELORS AT LAW  
850 Third Avenue  
New York, NY 10022**

**TELEPHONE: 212.751.8600  
FACSIMILE: 212.980.9578**

November 2, 2005

Ms. Arti Bhatt  
New York City Industrial Development Agency  
110 William Street  
New York, NY 10038

Re:

Applicants: Federal Express Corporation & McMahon Development Group  
Project: Build-to-Suit Facility Harlem River Yards, Block 2543, p/o Lot 1, Bronx

Applicant: Federal Express Corporation  
Project: Retrofit of 148 Leroy Street, Block 601, Lot 13, Manhattan  
**Revised IDA Applications**

Dear Ms. Bhatt,

Enclosed please find Industrial Development Agency applications for the above referenced applicants and projects. A single combined application with Federal Express Corporation as the sole applicant for these projects was submitted on August 24, 2005.

If you have any questions or concerns in relation to these applications, please contact Steven Polivy at 212.822.2245 or via email at [spolivy@sblplaw.com](mailto:spolivy@sblplaw.com).

Sincerely,

  
Sarah Barber  
Project Associate

cc: John George  
John Williamson  
Steven Polivy

## Environmental Assessment Form

**Please note:** 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. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. It is expected that completion of the full EAF will be dependent on the 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: <b>Federal Express Corporation ("FedEx Express") &amp; McMahon Development Group Harlem River Yards Project</b>	
Location of action (or show site location on a copy of a Hagstrom or other street map): <b>Block 2543, p/o lot 1, The Bronx</b>	
Name of Applicant: <b>FedEx Express / McMahon Development Group</b>	Telephone: <b>(901) 434-8960 / (858) 350-0200</b>
Address of Applicant: <b>3680 Hacks Cross Rd, 3rd Fl, Bldg H, Memphis, TN 38125 / 500 Stevens Ave, Ste 200, Solana Beach, CA 92075</b>	FAX:
	Contact: <b>Graham R. Smith / Ron McMahon</b>
Name of Owner (if different): <b>Harlem River Yards Venture, Inc.</b>	Telephone: <b>(718) 402-6952</b>
Address of Owner: <b>98 Lincoln Avenue Bronx, NY 10454</b>	FAX: <b>(718) 402-2248</b>
	Contact: <b>Anthony Riccio</b>
Description of action (please be precise): <u>Construction of an approximately 98,000 square foot build-to-suit facility.</u>	

### Site Description

(Physical setting of overall Project, both developed and undeveloped areas.)

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

2. Total acreage of Project area: 10 acres

Approximate Acreage	Presently (in acres)	After Completion (in acres)
Meadow or brushland (non-agricultural)	0	0
Forested	0	0
Agricultural (includes orchards, cropland, pasture, etc.)	0	0
Wetland (freshwater or tidal as per Articles 24, 25 of ECL)	0	0
Water surface area	0	0
Unvegetated (rock, earth or fill)	0	0
Roads, building and other paved surfaces	10	10
Other (indicate type)	0	0

3. What is predominant soil type(s) on Project site?

- a. Soil drainage:  Well-drained \_\_\_\_\_ percent of site  
 Moderately well drained \_\_\_\_\_ percent of site  
 Poorly drained \_\_\_\_\_ percent of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NY Land Classification System? \_\_\_\_\_ acres. (See I NYCRR 370).

4. Are there bedrock outcroppings on Project site?

- Yes  No **unknown**

If Yes, what is depth to bedrock? (in feet) \_\_\_\_\_

5. Approximate percentage of proposed Project site with slopes: **unknown**

- 0-10 percent  
 10-15 percent  
 15 percent or greater

6. Is Project substantially contiguous to, or contain a building, site or district listed on the State or the National Registers of Historic Places?

- Yes  No

7. Is Project substantially contiguous to a site on the Register of National Natural Landmarks?

- Yes  No

8. What is the depth of the water table? \_\_\_\_\_ (in feet) **unknown**

9. Is site located over a primary, principal or sole source aquifer?

- Yes  No

10. Do hunting, fishing or shellfishing opportunities currently 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

If Yes, according to: \_\_\_\_\_

If Yes, please identify each species: \_\_\_\_\_

12. Are there any unique or unusual landforms on the Project site? (i.e., cliffs, dunes, other geological formations)

- Yes  No

If Yes, please describe: \_\_\_\_\_

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

- Yes  No

If Yes, please explain: \_\_\_\_\_

14. Does the present site include scenic views known to be important to the community?

- Yes  No

15. Please list the streams within or contiguous to Project area: The Bronx Kill is separated from the site by a railroad track

Please list the name of stream and name of river to which it is tributary: \_\_\_\_\_

16. Please list lakes, ponds, wetland areas within or contiguous to Project area:

a. Name: \_\_\_\_\_

b. Size (in acres): \_\_\_\_\_



17. Is the site served by existing public utilities?

- Yes       No

If Yes, does sufficient capacity exist to allow connection?       Yes       No unknown

If Yes, will improvements be necessary to allow connection?       Yes       No unknown

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 NYCRR617?

- Yes       No

20. Has the site ever been used for the disposal of solid or hazardous wastes?

- Yes       No

21. Is any part or the entire site listed on the National Priorities List, CERCLA Information System List ("CERCLIS LIST"), the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List?

- Yes       No

If Yes, please provide specific information regarding such listing on a separate piece of paper.

22. Has any part or all of the site been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List?

- Yes       No

23. Are there any hazardous and/or toxic or similar material(s), substance(s) and/or waste(s), including but not limited to petroleum products, present at the site that may pose a health or physical hazard to persons employed at or visiting the Project site?

- Yes       No

If Yes, please provide specific information regarding all such materials(s), substance(s) and/or waste(s): \_\_\_\_\_

\_\_\_\_\_

24. Are there any properties which are or have been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List within a 1/4-mile radius of the site?

- Yes       No

If Yes, please provide specific information regarding all such property(ies) on a separate piece of paper.

25. Are there any properties which are or have been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List that may pose a health or physical hazard to persons employed at or visiting the site?

- Yes       No

If Yes, please provide specific information regarding all such property(ies) on a separate piece of paper.

26. Does the Applicant have any reason to believe that there are any hazardous and/or toxic or similar material(s), substance(s) and/or waste(s), including but not limited to petroleum products, present at properties in the vicinity of the site that which may pose a health or physical hazard to persons employed at the visiting site?

- Yes       No

If Yes, please explain on a separate piece of paper.

**Project Description**

1. Physical dimensions and scale of Project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by Project sponsor: 10 acres.
- b. Project acreage to be developed: 10 acres initially; 10 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of Project, in miles: n/a (if appropriate).
- e. If the Project is an expansion, indicate percent of expansion proposed: 0 percent.
- f. Number of off-street parking spaces: existing 0; proposed 312.
- g. Maximum vehicular trips generated in the AM and PM peak hours upon completion of Project: See attached
- h. If residential, number and type of housing units: \_\_\_\_\_

	One Family	Two Family	Multiple Family	Condominium
Initially				
Ultimately				

- i. Dimensions (in feet) of largest proposed structure: 295 height; 22 width; 341 length.
- j. Linear feet of frontage along a public thoroughfare Project will occupy: None ft.
- 2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
- 3. Will disturbed areas be reclaimed?
  - Yes       No       N/A
  - If Yes, for what intended purpose is the site being reclaimed?
  - If Yes, will topsoil be stockpiled for reclamation?       Yes       No      N/A
  - If Yes, will upper subsoil be stockpiled for reclamation?       Yes       No      N/A
- 4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 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 10 months (including demolition).
- 7. If multi-phased:
  - a. Total number of phases anticipated N/A
  - b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year (including demolition)
  - c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ 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 \_\_\_\_\_ after Project is complete \_\_\_\_\_
- 10. Number of jobs eliminated by this Project 0
- 11. Will Project require relocation of any Projects or facilities?
  - Yes       No

If Yes, please explain: \_\_\_\_\_

12. Is surface liquid waste disposal involved?

- Yes  No

If Yes, indicate type of waste (sewage, industrial, etc.) and amount: \_\_\_\_\_

If Yes, name of water body into which effluent will be discharged: \_\_\_\_\_

13. Is subsurface liquid waste disposal involved?

- Yes  No

If Yes, please explain: \_\_\_\_\_

14. Will surface area of an existing water body increase or decrease by proposal?

- Yes  No

If Yes, please explain: \_\_\_\_\_

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

If Yes, what is the amount per month? minor tons.

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

If Yes, please give name: \_\_\_\_\_ and location: \_\_\_\_\_

Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No

If Yes, please explain: \_\_\_\_\_

17. Will the Project involve the disposal of solid waste?

- Yes  No

If Yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

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): Electricity and gas for heat

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

23. Total anticipated water usage: minor gallons/day.

24. Does Project involve local, state or federal funding?

- Yes  No

If Yes, please explain: NYC IDA financing



# Environmental Assessment Form

## 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: Federal Express Corporation ("FedEx Express")

By: Printed Name of Signer: Graham R. Smith

Title of Signer: Vice President, Properties & Facilities

Signature: *Graham R. Smith*

Date: 8/23/05

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

Environmental Assessment Form

**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: McMahon Development Group, LLC

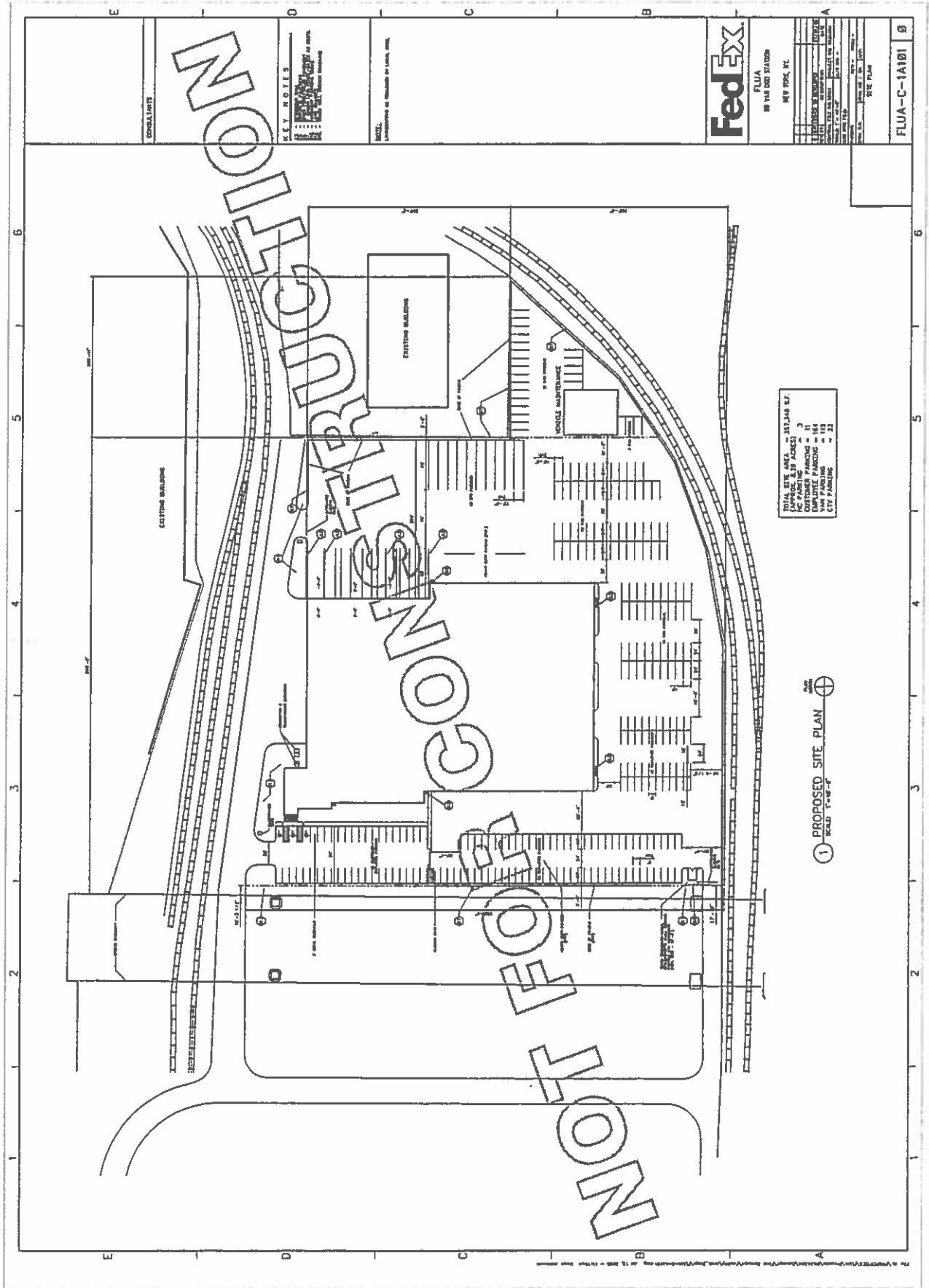
By: Printed Name of Signer: Ronald D. McMahon

Title of Signer: Manager

Signature: *Ronald D. McMahon*

Date: 10/27/05

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



**CONTRACT**

**KEY NOTES**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**NOTES:**  
 1. REFER TO ALL SHEETS FOR DETAILS AND NOTES.



**FLUA**  
 00 VIA DOCK STATION

MEMPHIS, TN

DATE	DESCRIPTION
11/11/11	ISSUE FOR PERMITTING
11/11/11	ISSUE FOR CONSTRUCTION
11/11/11	ISSUE FOR AS-BUILT
11/11/11	ISSUE FOR FINAL

FLUA-C-1A101 0  
 SITE PLAN

TOTAL SITE AREA	35,748 SQ. FT.
EXISTING BUILDING AREA	1,200 SQ. FT.
NEW BUILDING AREA	1,200 SQ. FT.
EXISTING PARKING	164
NEW PARKING	113
TOTAL PARKING	277

1 PROPOSED SITE PLAN  
 SCALE: 1"=40'-0"

**Federal Express Corporation ("FedEx Express")  
 IDA Application  
 Harlem River Yards, Block 2543, p/o Lot 1, The Bronx**

Traffic Attachment to Environmental Assessment Form

	8:00 am - 9:00 am	9:00 am - 10:30 am	10:30 am - 11:30 am	11:30 am - 2:00 pm	2:00 pm - 3:00 pm	3:00 pm - 4:15 pm	4:15 pm - 5:00 pm	5:00 pm - 6:30 pm	6:30 pm - 10:30 pm	12:00 am - 6:00 am
Outgoing AM Vans	106									
Returning AM Vans		20	23			83				20
Outgoing PM Vans				12	8					
Returning PM Vans								25	24	21

Customer Vehicle Trips (9:00 am - 9:00 pm)      375