ida New York City Industrial Development Agency

PROJECT APPLICATION

Confidentiality

All information contained in this Application will be treated confidentially to the extent permitted by law (see "Certification" section IV of this Application). Under the New York State Freedom of Information Law, information must be disclosed unless such information contains trade secrets (which, if disclosed, would cause irreparable harm). Please indicate which information provided in this Application constitutes trade secrets with an explanation as to why in a letter accompanying this Application. The letter should be addressed to the New York City Industrial Development Agency.

Are you applying for the:

- Bond Program ☐
- Small Industry Incentive Program ☐
- Industrial Incentive Program ☒

(SIIP, if annual revenues are less than $5 million and IIP, if annual revenues are greater than $5 million)

By what date do you wish to close the proposed project financing? December 1998

I. Applicant Information

Applicant's Name:	Solco Plumbing Supply, Inc.
Address:	413 Liberty Ave., Brooklyn, NY 11207
Phone/Fax Numbers:	(718) 345-1900 Fax (718) 922-1671
IRS Employer ID Number:	[redacted]
S.I.C. Code:	
NY State Dept. of Labor Number (if applicable)	

Officer of Applicant completing this application (contact person):

Name: Stanford Weiner Title: Vice President

Phone #: (718) 345-1900 Fax #: (718) 922-1671

Applicant's operation: ☐ Manufacturing ☐ Service ☒ Wholesale ☐ Other

Brief description of business: Company is engaged in the wholesale trade and distribution of plumbing and heating supplies

To describe what kind of entity Applicant is, please check one of the following:

☐ Public Corp. ☐ Private Corp. ☐ General Partnership ☐ Limited Partnership ☒ C Corp. ☐ S Corp.
☐ Limited Liability Company ☐ Other (specify)

Applicant's State of Incorporation or Registration: New York

States in which Applicant is qualified to do business: All States

Applicant's Attorney: Name: Mitchell Goldberg Phone #: 2129831221 Fax #:

Firm and Address: Ochs & Goldberg LLP 100 East 42nd Suite 1545 10165

Applicant's Accountant: Name: Norman Rutta Phone #: 516482-4700 Fax #: 516 482-0202

Firm and Address: Rutta & Company, LLP 299 East Shore RD. Great Neck NY 11023

II. PROJECT INFORMATION

1. Please briefly describe the proposed project; if machinery and equipment is to be acquired, please list the type:

Company wishes to purchase the building they are presently leasing at 413 Libert Ave. and renovate said building. In addition they wish topurchase adjacent property of approximately 3,000 square feet to expand the building at 413 Liberty for the expansion of their business

2. Please give best estimates for all anticipated costs and proposed sources of financing involved in the project:

Uses of Funds		Sources of Funds	
Land & Building (Acquisition)	800,000	Bonds	
New Construction	150,000	Loans (Please Identify Sources)	954,000
Renovations/Building Improvements	60,000	Company funds	106,000
Machinery/Equipment		Officer Equity/Loans	
Fees/Other Soft Costs	50,000	Other Sources (Please Identify)	
Other (explain)			
Total Project Costs	[redacted]	Total Project Sources	[redacted]

Please explain costs, loans and other sources of funding on a separate sheet.

3. Please provide the following information relating to the proposed project site.

Street Address & Borough	Block Lot & Section Number	Square Footage of Land	Square Footage of Building	Currently Owned or Leased	Number of Floors including Basement	Zoning
413 Liberty Ave. Brooklyn,NY	B: 3689 Lot 1	38,000	38,000	leased	1	
441 Liberty Ave. Brooklyn, NY	B3689 Lot 31	1,500	-	-	vacant land	
431 Liberty Ave. Brooklyn, NY	B:3690 Lot 32	1,500	-	-	vacant Land	

4. Please provide the following information regarding all present and proposed tenant(s) and sub-tenant(s) at the proposed project site, their percentage of occupancy, and affiliation with the Applicant.

Name Contact & Phone	Affiliation with Applicant	Square Feet & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
		N/A		

5. Provide street address, borough or town, for premises which you currently own or lease, even if you don't occupy same. Do you plan to terminate/sell/vacate/remain at such premises? With respect to currently leased premises, provide the name and address of the landlord and the expiration date of the lease term. Please provide additional details on an attached sheet.

Property Location	Borough/ Town	Own/Lease	Landlord	Lease Expiration	Planned Disposition
413 Liberty Ave. Brookkyn, NY	Brooklyn	lease			purchase

6. Is there a relationship, by virtue of common control or through related persons, directly or indirectly, between the Applicant and the present owner of the project site?

☐ YES ■ NO If yes, please provide all details on attached sheet.

7. Will a real estate holding company, limited liability company, or partnership be formed to own the project or premises?

■ YES ☐ NO

If yes, please provide the name and address of same, the kind of entity (corporation, partnership, etc.), and its officers, partners, shareholders, members, and their respective percentage ownership, etc.

To Follow

III. DUE DILIGENCE

1. List name(s), address(es), and phone and fax numbers of any other entity in which, directly or indirectly, Applicant or any of its shareholders, partners, directors, or officers individually or collectively hold 5% or more of the stock or ownership interest (an "Affiliate"). Please include real estate holding companies if applicable.

Entity Name	Address	Phone/Fax Number	Percent Interest
	N/A		

2. Has Applicant or any of its Affiliates ever received, or is currently receiving, financial assistance or any other kind of discretionary benefit from any governmental entity or agency, including the New York City Industrial Development Agency ?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

3. Has the Applicant, or any existing or proposed tenant of the proposed project facility, or any person related to any of the foregoing, received or benefitted from within the past six months, or is contemplating to receive or benefit from within the next six months, tax-exempt financing anywhere within the United States?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

4. Has Applicant, or any stockholder, partner, officer or director, or any entity with which any of the foregoing individuals have been associated, ever been adjudicated bankrupt or placed in receivership, or otherwise been the subject of a bankruptcy or similar proceedings (prior or current)?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

5. Have any of Applicant's stockholders, partners, officers or directors ever been convicted of any criminal proceedings?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

6. Is Applicant, or any stockholder, partner, officer or director of Applicant, a plaintiff or defendant in any civil or criminal proceedings?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

7. If you responded yes to the previous two questions, in what litigation is Applicant, or any of the individuals and entities currently involved, either as plaintiffs or as named defendants? Provide all details on attached sheet.

8. Does Applicant have any contingent liabilities? *(e.g., pending claims; federal, state or local tax liabilities; judgment liens; other liens, etc.)*

☐ YES ■ NO If yes, please provide all details on attached sheet.

9. Has Applicant filed all required tax returns with appropriate governmental jurisdictions entities?

■ YES ☐ NO If no, please provide all details on attached sheet.

Please provide the following information:

10. Company Principals (please attach a brief resume)

Name	Title	Address	Social Security Number	Date of Birth
		See Attached		

11. Major Customers

Company Name	Address	Phone/Fax	Contact Person	Percent of Sales
	See Attached			

COMPANY PRINCIPALS INFORMATION

Victor Sherman
President- CEO
165 72nd Street apt 14 E
New York, New York
SS# [redacted]
Birth Date: 2-15-25

Stuart Baker
Vice President
746 Flanders Drive
North Ward, NY 11581
SS#: [redacted]
Birth Date: 10-13-45

Stanford Weiner
Vice President
3930 Carrel Blvd.
Ocean Side, NY 11572
SS#: [redacted]
Birth Date: 5-19-43

UNION AND INSURANCE

UNION:

Local 888
One Westchester Tower
100E First Street
Mt. vernon, NY 10550
Tel: (914) 668-8881

Local 282
2500 Marcus Ave.
Lake Success, Ny 11042
Tel: (718) 343-3322

INSURANCE

Prince Associates Inc.
183 Broadwav
Hicksville, Ny 11801
Tel: (526) 822-6550
Fax: (516) 822-6564

MAJOR SUPPLIERS

1) Kohler Company
   Kohler Wisconsin, 53044
   Tel: (414) 457-4441
   Attn: Alan Seaver

2) Moen Faucet
   P.O. Box 92235
   Chicago, Illinois 60675
   Tel: (800) 321-8809 Ext: 2766
   Contact: Jeff Pietch

3) Matco-Norca
   P.O. Box 27
   Brewster, NY 10509
   Tel: (800) 431-2082
   Contact: Dov Matz

BANK REFERENCES

Summit Bank
Harborside Financial Center
123-124 Plaza II
Jersey City, NJ 07302
Acct. [redacted]
Contact: Michelle Sloffi
(201) 435-3200

European American Bank
80 Jamaica Ave.
Brooklyn, New York 11207
Acct: [redacted]
Attn: Mrs. Flowers
(718) 342-2800

12. Major Suppliers

Company Name	Address	Phone/Fax	Contact Person
	See Attached		

13. Unions

Union	Address	Phone/Fax	Contact Person	Contract Expiration
	See Attached			

14. Banks

Bank Name	Contact Person	Phone/Fax	Type of Account
	See Attached		

IV. CERTIFICATION

I, the undersigned, request on behalf of Solco Plumbing Supply Inc ("Applicant") that this Application, including financial data and any tax returns submitted herewith, be submitted for review by the Board of Directors of the New York City Industrial Development Agency ("IDA"). I hereby certify that the information contained herein and in the attachments hereto, are, to the best of my knowledge and belief, accurate, true and correct. I understand that any intentional misstatements or misleading information contained herein, or the omission of relevant information, could be cause for rescission of IDA approval and IDA benefits. Further, I fully understand and accept the fees associated with the IDA program, including but not limited to the IDA Closing Fee; I fully understand and accept the benefit package I am to receive under the IDA program; and I acknowledge receipt from the IDA of a memorandum explaining legal, insurance and various real estate related requirements, all of which will be necessary for the contemplated project.

On behalf of Applicant, I hereby acknowledge and agree that Applicant shall be, and is responsible for, and shall promptly pay all costs incurred by the IDA, in connection with document negotiations, closing and, where applicable, bond issuance and sale, whether or not closing occurs and whether or not bond issuance and sale occur in applicable instances. The aforesaid costs, and Applicant's obligation hereunder to pay for same, shall include, but not be limited to, attorney's fees. Applicant's obligations hereunder are absolute and shall in no event be contingent upon closing.

On behalf of myself, all other principals of Applicant, and Applicant, I hereby authorize the IDA and the New York City Department of Investigation (DOI) to initiate their background clearance procedure with respect to myself, all other principals of Applicant, and Applicant. I, all other principals of Applicant, and Applicant agree to give the DOI permission to secure all necessary personal data from all relevant sources, public and private, and I, all other principals of Applicant, and Applicant further agree to cooperate in all phases of the DOI background and clearance procedure. I, all other principals of Applicant, and the Applicant agree to hold the IDA and the City of New York harmless with respect to any claims for injury, damage, loss or expense which may arise should the above mentioned background clearance procedure not be completed satisfactorily.

On behalf of Applicant and its existing and future affiliates, I authorize any private or governmental entity, including but not limited to The New York State Department of Labor ("DOL"), to release to the IDA and/or to the New York City Economic Development Corporation ("EDC"), and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under its control and pertinent to Applicant and its existing and future affiliates and the employees of same. In addition, upon the IDA's request, Applicant shall provide to the IDA any employment information in Applicant's possession or in the possession of any of Applicant's existing and future affiliates, which is pertinent to Applicant and Applicant's existing and future affiliates and the employees of same. Information released or provided to Information Recipients by the DOL, or by any other governmental entity, or by any private entity, or by Applicant itself (collectively, "Employment Information"), may be disclosed by the Information Recipients in connection with the administration of the programs of the IDA, and/or EDC, 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 (x) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (y) other reports required of the IDA, and (z) any other reports required by law. If the IDA approves this Application and the IDA Board of Directors approves the financing project which is the subject of this Application, this authorization shall remain in effect through the term of the financial assistance documents which the Applicant and the IDA will enter into at closing. If the IDA does not approve this Application, and/or the IDA Board of Directors does not approve the project which is the subject of this Application, this authorization shall remain in effect through the earlier to occur of the aforesaid decisions not to approve.

I, all other principals of Applicant, and Applicant, understand that the IDA may be requested to disclose the information contained in this Application and the attachments hereto, under applicable disclosure laws, or at the request of investigative law enforcement or other governmental bodies. On behalf of myself, all other principals of Applicant, and Applicant, I authorize the IDA to disclose any such information, under such law or where so requested, and I, all other principals of Applicant and the Applicant release the IDA from any liability to the Applicant, all other principals, and/or myself for such disclosure. I also authorize the IDA at its discretion to transmit this Application, including any financial data or tax returns submitted herewith, to the IDA's financial advisors.

On behalf of Applicant, I acknowledge and agree that the IDA reserves the right to require Applicant to submit at Applicant's sole expense, such other documentation as the IDA may require in addition to the documentation required hereunder, and that all such documentation, whether requested hereunder or hereafter, shall be provided at Applicant's sole cost and expenses, and shall be in form and substance satisfactory to the IDA.

Approval of this Application may only be granted by the IDA's Board of Directors through the Board's adoption of an inducement or authorizing resolution for the project described in this Application. Additionally, it is understood and agreed that the $2,500 Application fee accompanying this Application is non-refundable, regardless of whether or not this Application is so approved. Applicant acknowledges and accepts that: the $2,500 Application fee will accrue toward payment of the IDA Closing Fee should closing occur; and if and when the IDA's Board of Directors approves this Application, the Agency may additionally require Applicant to pay at such time an amount equal to 1/10 of a percent of the bond/project amount (as applicable), which payment shall also accrue toward payment of the IDA Closing Fee should closing occur.

Date: October 7,1998

Certification By: _____ Signature of Chief Executive Officer — Victor Sherman, Printed Name

Attested By: _____ Chief Financial Officer/Secretary — Glenda Sherman, Printed Name

ANTI-RAIDING QUESTIONNAIRE

PLEASE NOTE: for purposes of this Questionnaire, "project" means the proposed expenditures and activities, and the proposed plant and facilities, in connection with all of which Applicant is applying to the New York City Industrial Development Agency for financial assistance.

A. Will the completion of the project result in the removal of a plant or facility of Applicant, or of a proposed occupant of the project, from an area in New York State (but outside of New York City) to an area within New York City?

YES: _____ NO: X

If the answer to "A" Is "Yes", provide the following information:

Address of the to-be-removed plant or facility: _____
N/A

Names of all current occupants of the to-be-removed plant or facility: _____
N/A

B. 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: X

If the answer to "B" Is "YES", please provide the following information:

Addresses of the to-be-abandoned plants or facilities: _____
N/A

Names of all current occupants of the to-be-abandoned plants or facilities: _____
N/A

C. Will the completion of the project in any way cause the removal and/or abandonment of plant and facilities any where in New York State (but outside of New York City)?

YES: _____ NO: X

ANTI-RAIDING QUESTIONNAIRE...

If the answer to "C" is "YES", provide all information relevant to such future removal and/or abandonment. _____

N/A

IF THE ANSWER TO EITHER "A", "B" OR "C" IS "YES", PLEASE CONTINUE AND ANSWER "D" AND "E".

D. Is the project reasonably necessary to preserve the competitive position of the Applicant, or of any proposed occupant of the project, in its industry?

YES: _____ NO: _____ N/A

E. 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: _____ N/A

IF THE ANSWER TO "D" AND/OR "E" IS "YES" PLEASE PROVIDE ON A SEPARATE SHEET OF PAPER A DETAILED STATEMENT EXPLAINING SAME.

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

Signature: _____

Name: Stanford Weiner

Title: VP

Date: October 7,1998

RETAIL QUESTIONNAIRE

A. 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 X ____.

B. If the answer to question A 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 "Tad 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 X ____

C. 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 X ____

D. If the answer to question A or question C 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? N/A _____%

E. If the answer to question A or question C is yes, and the answer to question D is more than 33.33%, indicate whether any of the following apply to the Project: N/A

(1) Will the Project be operated by a not-for-profit corporation? YES_; NO_ X

(2) Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? YES_; NO X

(3) Would the project occupant, but for the contemplated financial assistance from the IDA, locate the related jobs outside the State of New York? YES___; NO X ___

(4) Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? YES ____; NO X ____.

(5) Will the Project be located in one of the following: (a) an area designed 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) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the

F. If the answers to any of subdivisions (3) through (5) of question E is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? YES _____; NO __X__. If yes, please furnish details in a separate attachment.

G. If the answer to any of subdivisions (1) through (5) of question E is yes, please furnish details in a separate attachment.

Signature: _____

Name: Stanford Weiner

Title: VP

Date: October 7,1998

EMPLOYMENT QUESTIONNAIRE

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, which 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.

Employment Questionnaire

Name and Address of Company:

Solco Plumbing Supply , Inc.

Tax I.D. Number: [redacted] D.O.L. Registration Number: to follow
Telephone Number: (718) 345-1900
Contact Person: Stanford Weiner
Project Location: 413 Liberty Ave., Brooklyn, NY 11207

Do you expect to conduct business at other locations in New York State? _____ Yes _____ No
Expected Construction Completion Date (where applicable): _____
Known Tenant(s) same
Contact Person(s): same
Telephone #: same
D.O.L. Registration # of your Tenant(s): to follow

Complete the following information for the **Project Location only.** Do not include any subcontractors/subconsultants; include only employees and owners/principals on your payroll and on the payroll of your Tenants at the Project Location.

No. of jobs to be retained by the Company: 83, **by your Tenant(s):** same

Projected Employment for the Company on an Annual basis:

1st.	2nd.	3rd.	4th.	5th.	6th.	7th. years
83	89 app.	90 app.	92 app.	95 app.	97 app.	100 app.

Projected Employment for your Tenant(s) on an Annual basis:

1st.	2nd.	3rd.	4th.	5th.	6th.	7th. years

Total projected number of new jobs to be created over the next 7 years by the Company and your Tenant(s).

Company 17 app new jobs Tenant(s) _____

EMPLOYMENT QUESTIONNAIRE...

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the New York City Industrial Development Agency (the "Agency") and/or to the New York City Economic Development Corporation ("EDC"), and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control, which 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 which 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 EDC, 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 (x) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (y) other reports required of the Agency, and (z) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Company: Solco Plumbing Supply, Inc.

10-7-98

Signature of Principal/Owner/Chief Financial Officer Date

Attach to this Questionnaire (1) your most recent IA-5 form and (2) completed Employment Questionnaire(s) and IA-5 form(s) from your Tenant(s). Attach additional pages if necessary to Follow

617.21
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate) and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have bee required, therefore a CONDITIONED negative declaration will be prepared.*

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

Solco Plumbing Supply, Inc
Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Prepared (if different from responsible officer)

Date

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	Solco Plumbing Supply, Inc.
LOCATION OF ACTION (include Street Address, municipality and county)	413 Liberty Ave, Brooklyn NY/ Kings County
NAME OF APPLICANT/SPONSOR	Solco Plumbing Supply, Inc.
BUSINESS TELEPHONE	( )
ADDRESS	413 Liberty Ave, Brooklyn
CITY/PO	Brooklyn
STATE	NY
ZIP CODE	11207
NAME OF OWNER (if different)	
BUSINESS TELEPHONE	
ADDRESS	
CITY/PO	
STATE	
ZIP CODE	
DESCRIPTION OF ACTION	To purchase property at 413 Liberty Ave adjacent property of 3,000 to expand Building.

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 (no-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 41,000 sq ft. acres

APPROXIMATE ACREAGE	PRESENTLY		AFTER COMPLETION	
Meadow or Brushland (Non-agricultural)	N/A	acres		acres
Forested	N/A	acres		acres
Agricultural (Includes orchards, cropland, pasture, etc.)	N/A	acres		acres
Wetland (freshwater or tidal as per Articles 24, 25 of ECL)	N/A	acres		acres
Water Surface Area	N/A	acres		acres
Unvegetated (rock, earth or fill)	N/A	acres		acres
Roads, buildings and other paved surfaces	N/A	acres		acres
Other (indicate type)	—	acres		acres

3. What is predominant soil type(s) on project site? to follow

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? _____ (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 the State or the 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? to follow (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: N/A
a. Name of Stream and name of River to which it is tributary N/A

16. Lakes, ponds. wetland areas within or contiguous to project area:
a. Name N/A 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

21. Is any part, or all, of the 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 X 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 ever 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 X No

23. Is 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 which may pose a health or physical hazard to persons employed at or visiting the project site? ___ Yes X 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 1/4 mile of the site? ___ Yes X No

If yes, please provide specific information regarding 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 which may pose a health or physical hazard to persons employed at or visiting the site? ___ Yes X No

If yes,. please provide specific information regarding 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 which may pose a health or physical hazard to persons employed at or visiting the site? ___ Yes ___ No X

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

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 41,000 sq ft acres.
   b Project acreage to be developed 3,000 acres initially, Same as acres ultimately.
   c. Project acreage to remain undeveloped None acres.
   d. Length of project, in miles. ___ (If appropriate).
   e. If the project is an expansion, indicate percent of expansion proposed 3,000 sq ft %.
   f. Number of off-street parking spaces existing; proposed ___%.
   g. Maximum vehicular trips generated per hour to follow (upon completion of project)?
   h. If residential Number and type of housing units: N/A

	One Family	Two Family	Multiple Family	Condominium
Initially	N/A	N/A	N/A	N/A
Ultimately	N/A	N/A	N/A	N/A

   i. Dimensions (in feet) of largest proposed structure ___ height, ___ width, to follow length.
   j. Linear feet of frontage along a public thoroughfare project will occupy is? ___ ft. to follow

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 4 months months, (including demolition).

7. If multi-phased:
   a. Total number of phases anticipated 1 (number).
   b. Anticipated date of commencement phase 1 April month 1999 possibly year, (including demolition).
   c. Approximate completion date of final phase July month 1999 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 None.

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain ___

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
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
   a. If yes, what is the amount per month _____ tons
   b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
   c. If yes, give name _____; 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) _____

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

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

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

			Type	Submittal Date
City, Town, Village, Board	☐Yes	☒No		
City, Town, Village Planning Board	☐Yes	☒No		
City, Town Zoning Board	☐Yes	☒No		
City, County Health Department	☐Yes	☒No		
Other Local Agencies	☐Yes	☒No		
Other Regional Agencies	☐Yes	☒No		
State Agencies	☐Yes	☒No		
Federal Agencies	☐Yes	☒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 ☐special use permit ☐subdivision ☐site plan _____
☐new/revision of master plan ☐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?
M1-2

4. What is the proposed zoning of the site? M1-2

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
M1-2

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

M1-2

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒Yes ☐No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

   a. What is the minimum lot size proposed? N/A

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 Solco Plumbing Supply, Inc. Date 10-27-1998

Signature _____ Title V.P.

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

Part 2-PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question. Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant.** Any large impact must be evaluated in PART 3 to determine significance; identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts; consider long term, short term and cumulative effects.

Instructions (Read carefully)

a. Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.

b. **Maybe** answers should be considered as **Yes** answers.

c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3

** TOTAL PAGE.09 **

Solco Plumbing + Heating Inc.

MANUFACTURING DETERMINATION FORM

Please complete the following questions for each facility to be financed. Use additional pages as necessary.

1. Describe the production process which occurs at the facility to be financed.

2. Allocate the facility to be financed by function (expressed in square footage) (e.g. production line, employee lunchroom, offices, restrooms, storage, warehouse, loading dock, repair shop, parking, research, sales) and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.) Please attach blueprints of the facility to be financed.

Function	Location	Square Footage
Distribution Warehouse Process	1	37,000
Sales office	1	} 750
Payroll offices	1	
Loading Dock	1	250
Production Raw materials	1	2,700 300
		Total _____

3. Of the space allocated to offices above, identify by function (e.g., executive offices, payroll, production, etc.) and location in relation to production (same building, adjacent land or building, off-site, etc.).

Function	Location	Square Footage
Sales offices Payroll office. Executive Office	1	750
		Total 750

4. Of the space allocated to storage or warehousing above, identify the square footage and location of the areas devoted to storage of the following:

	Location	Square Footage
Raw materials used for production of manufactured goods	1	100
Finished product storage		
Component parts of goods manufactured at the facility	1	100
Purchased component parts	1	100
Other (specify)		
-		Total 300

5. List raw materials used at the facility to be financed, in the processing of the finished products(s). Cast Iron piping, PVC piping, fittings + joints

6. List finished product(s) which are produced at the facility to be finished.
Piping + fitting joined and cut to specifications as well as the process of threading the piping

Signature: [signature]

Name: Stanford Weiner

Title: VP

Date: October 28, 1998

ida New York City Industrial Development Agency

PROJECT APPLICATION

Confidentiality

All information contained in this Application will be treated confidentially to the extent permitted by law (see "Certification" section IV of this Application). Under the New York State Freedom of Information Law, information must be disclosed unless such information contains trade secrets (which, if disclosed, would cause irreparable harm). Please indicate which information provided in this Application constitutes trade secrets with an explanation as to why in a letter accompanying this Application. The letter should be addressed to the New York City Industrial Development Agency.

Are you applying for the:

- Bond Program ☐
- Small Industry Incentive Program ☐
- Industrial Incentive Program ☒

(SIIP, if annual revenues are less than $5 million and IIP, if annual revenues are greater than $5 million)

By what date do you wish to close the proposed project financing? December 1998

I. Applicant Information

Applicant's Name:	Solco Plumbing Supply, Inc.
Address:	413 Liberty Ave., Brooklyn, NY 11207
Phone/Fax Numbers:	(718) 345-1900 Fax (718) 922-1671
IRS Employer ID Number:	[redacted]
S.I.C. Code:	
NY State Dept. of Labor Number (if applicable)	

Officer of Applicant completing this application (contact person):

Name: Stanford Weiner Title: Vice President

Phone #: (718) 345-1900 Fax #: (718) 922-1671

Applicant's operation: ☐ Manufacturing ☐ Service ☒ Wholesale ☐ Other

Brief description of business: Company is engaged in the wholesale trade and distribution of plumbing and heating supplies

To describe what kind of entity Applicant is, please check one of the following:

☐ Public Corp. ☐ Private Corp. ☐ General Partnership ☐ Limited Partnership ☒ C Corp. ☐ S Corp.
☐ Limited Liability Company ☐ Other (specify)

Applicant's State of Incorporation or Registration: New York

States in which Applicant is qualified to do business: All States

Applicant's Attorney: Name: Mitchell Goldberg Phone #: 2129831221 Fax #:

Firm and Address: Ochs & Goldberg LLP

Applicant's Accountant: Name: Norman Rutta Phone #: 516482-4700 Fax #: 516 482-0202

Firm and Address: Rutta & Company, LLP 299 East Shore RD. Great Neck NY 11023

II. PROJECT INFORMATION

1. Please briefly describe the proposed project; if machinery and equipment is to be acquired, please list the type:

Company wishes to purchase the building they are presently leasing at 413 Libert Ave. and renovate said building. In addition they wish topurchase adjacent property of approximately 3,000 square feet to expand the building at 413 Liberty for the expansion of their business

2. Please give best estimates for all anticipated costs and proposed sources of financing involved in the project:

Uses of Funds		Sources of Funds	
Land & Building (Acquisition)	800,000	Bonds	
New Construction	150,000	Loans (Please Identify Sources)	954,000
Renovations/Building Improvements	60,000	Company funds	106,000
Machinery/Equipment		Officer Equity/Loans	
Fees/Other Soft Costs	50,000	Other Sources (Please Identify)	
Other (explain)			
Total Project Costs	[redacted]	Total Project Sources	[redacted]

Please explain costs, loans and other sources of funding on a separate sheet.

3. Please provide the following information relating to the proposed project site.

Street Address & Borough	Block Lot & Section Number	Square Footage of Land	Square Footage of Building	Currently Owned or Leased	Number of Floors including Basement	Zoning
413 Liberty Ave. Brooklyn,NY	B: 3689 Lot 1	38,000	38,000	leased	1	
441 Liberty Ave. Brooklyn, NY	B3689 Lot 31	1,500	-	-	vacant land	
431 Liberty Ave. Brooklyn, NY	B:3690 Lot 32	1,500	-	-	vacant Land	

DRAFT -- FOR DISCUSSION PURPOSES ONLY

This document does not represent a commitment by EDC to provide benefits of the types or in the amounts described herein.

Solco Plumbing

ASSUMPTIONS 10/27/98

Mortgage (on which tax is levied)
Current Land AV
Current Building AV
Purchase Price
Renovation/Construction Costs
Current Employees
Employees Retained & Created

Annual Tax Rate Increase
Annual AV Increase

ESTIMATED BENEFITS

1) MORTGAGE RECORDING TAX WAIVER
- Tax Rate
- Mortgage Amount
- Benefit

2) LAND TAX ABATEMENT
- 1997-98 Tax Rate
- Current Land AV
- Est. 1997-98 Land Tax
- $ Benefit/Worker
- # of Employees
- Maximum Benefit
- NPV of Benefit (25 yrs, 7.75%)

3) BUILDING TAX STABILIZATION
- Current Building AV
- Total AV
- Purchase Price
- Renovation/Construction Costs
- Building/Total AV Ratio
- Building Portion of Price
- AV Rate
- Expected Building AV (incl. Reno./Constr
- 1997-98 Tax Rate
- Expected New Building Taxes
- Existing Building Taxes
- Annual Minimum Benefit -- Year One
- NPV of Benefit (25 yrs, 7.75%)

4) SALES TAX BENEFITS
- Sales Tax
- Costs of Renovation
- Estimated Hard Cost Portion
- Estimated Sales Tax Benefit

TOTAL BENEFITS

TOTAL JOBS RETAINED & CREATED

BENEFITS PER EMPLOYEE

Total Financing
Other Non-IDA Fin

ESTIMATED COS

TOTAL FINANCIN

A. SMALL INDUST

IDA Financing Fee
IDA Counsel
Project Counsel
Annual IDA Fee
Other Non IDA Fin

Total

B. BOND FINANC

IDA Financing Fee
IDA Counsel
Bond Counsel
Annual IDA Fee
Underwriter Fee (@
Underwriter Couns
Trustee Acceptanc
Trustee Annual Fe
Trustee Counsel
Other Non IDA Fin

Total

*Ouside-financed p

**Includes Title Ins
Appraisal, Compa

***May vary.

COMPANY PRINCIPALS INFORMATION

Victor Sherman
President- CEO
165 72nd Street apt 14 E
New York, New York
SS# [redacted]
Birth Date: 2-15-25

Stuart Baker
Vice President
746 Flanders Drive
North Ward, NY 11581
SS#: [redacted]
Birth Date: 10-13-45

Stanford Weiner
Vice President
3930 Carrel Blvd.
Ocean Side, NY 11572
SS#: [redacted]
Birth Date: 5-19-43

4. Please provide the following information regarding all present and proposed tenant(s) and sub-tenant(s) at the proposed project site, their percentage of occupancy, and affiliation with the Applicant.

Name Contact & Phone	Affiliation with Applicant	Square Feet & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
		N/A		

5. Provide street address, borough or town, for premises which you currently own or lease, even if you don't occupy same. Do you plan to terminate/sell/vacate/remain at such premises? With respect to currently leased premises, provide the name and address of the landlord and the expiration date of the lease term. Please provide additional details on an attached sheet.

Property Location	Borough/ Town	Own/Lease	Landlord	Lease Expiration	Planned Disposition
413 Liberty Ave. Brookkyn, NY	Brooklyn	lease			purchase

6. Is there a relationship, by virtue of common control or through related persons, directly or indirectly, between the Applicant and the present owner of the project site?

☐ YES ■ NO If yes, please provide all details on attached sheet.

7. Will a real estate holding company, limited liability company, or partnership be formed to own the project or premises?

■ YES ☐ NO

If yes, please provide the name and address of same, the kind of entity (corporation, partnership, etc.), and its officers, partners, shareholders, members, and their respective percentage ownership, etc.

To Follow

III. DUE DILIGENCE

1. List name(s), address(es), and phone and fax numbers of any other entity in which, directly or indirectly, Applicant or any of its shareholders, partners, directors, or officers individually or collectively hold 5% or more of the stock or ownership interest (an "Affiliate"). Please include real estate holding companies if applicable.

Entity Name	Address	Phone/Fax Number	Percent Interest
	N/A		

2. Has Applicant or any of its Affiliates ever received, or is currently receiving, financial assistance or any other kind of discretionary benefit from any governmental entity or agency, including the New York City Industrial Development Agency ?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

3. Has the Applicant, or any existing or proposed tenant of the proposed project facility, or any person related to any of the foregoing, received or benefitted from within the past six months, or is contemplating to receive or benefit from within the next six months, tax-exempt financing anywhere within the United States?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

4. Has Applicant, or any stockholder, partner, officer or director, or any entity with which any of the foregoing individuals have been associated, ever been adjudicated bankrupt or placed in receivership, or otherwise been the subject of a bankruptcy or similar proceedings (prior or current)?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

5. Have any of Applicant's stockholders, partners, officers or directors ever been convicted of any criminal proceedings?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

6. Is Applicant, or any stockholder, partner, officer or director of Applicant, a plaintiff or defendant in any civil or criminal proceedings?

   ☐ YES ■ NO If yes, please provide all details on attached sheet.

7. If you responded yes to the previous two questions, in what litigation is Applicant, or any of the individuals and entities currently involved, either as plaintiffs or as named defendants? Provide all details on attached sheet.

8. Does Applicant have any contingent liabilities? *(e.g., pending claims; federal, state or local tax liabilities; judgment liens; other liens, etc.)*

☐ YES ■ NO If yes, please provide all details on attached sheet.

9. Has Applicant filed all required tax returns with appropriate governmental jurisdictions entities?

■ YES ☐ NO If no, please provide all details on attached sheet.

Please provide the following information:

10. Company Principals (please attach a brief resume)

Name	Title	Address	Social Security Number	Date of Birth
		See Attached		

11. Major Customers

Company Name	Address	Phone/Fax	Contact Person	Percent of Sales
	See Attached			

12. Major Suppliers

Company Name	Address	Phone/Fax	Contact Person
	See Attached		

13. Unions

Union	Address	Phone/Fax	Contact Person	Contract Expiration
	See Attached			

14. Banks

Bank Name	Contact Person	Phone/Fax	Type of Account
	See Attached		

IV. CERTIFICATION

I, the undersigned, request on behalf of Solco Plumbing Supply Inc ("Applicant") that this Application, including financial data and any tax returns submitted herewith, be submitted for review by the Board of Directors of the New York City Industrial Development Agency ("IDA"). I hereby certify that the information contained herein and in the attachments hereto, are, to the best of my knowledge and belief, accurate, true and correct. I understand that any intentional misstatements or misleading information contained herein, or the omission of relevant information, could be cause for rescission of IDA approval and IDA benefits. Further, I fully understand and accept the fees associated with the IDA program, including but not limited to the IDA Closing Fee; I fully understand and accept the benefit package I am to receive under the IDA program; and I acknowledge receipt from the IDA of a memorandum explaining legal, insurance and various real estate related requirements, all of which will be necessary for the contemplated project.

On behalf of Applicant, I hereby acknowledge and agree that Applicant shall be, and is responsible for, and shall promptly pay all costs incurred by the IDA, in connection with document negotiations, closing and, where applicable, bond issuance and sale, whether or not closing occurs and whether or not bond issuance and sale occur in applicable instances. The aforesaid costs, and Applicant's obligation hereunder to pay for same, shall include, but not be limited to, attorney's fees. Applicant's obligations hereunder are absolute and shall in no event be contingent upon closing.

On behalf of myself, all other principals of Applicant, and Applicant, I hereby authorize the IDA and the New York City Department of Investigation (DOI) to initiate their background clearance procedure with respect to myself, all other principals of Applicant, and Applicant. I, all other principals of Applicant, and Applicant agree to give the DOI permission to secure all necessary personal data from all relevant sources, public and private, and I, all other principals of Applicant, and Applicant further agree to cooperate in all phases of the DOI background and clearance procedure. I, all other principals of Applicant, and the Applicant agree to hold the IDA and the City of New York harmless with respect to any claims for injury, damage, loss or expense which may arise should the above mentioned background clearance procedure not be completed satisfactorily.

On behalf of Applicant and its existing and future affiliates, I authorize any private or governmental entity, including but not limited to The New York State Department of Labor ("DOL"), to release to the IDA and/or to the New York City Economic Development Corporation ("EDC"), and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under its control and pertinent to Applicant and its existing and future affiliates and the employees of same. In addition, upon the IDA's request, Applicant shall provide to the IDA any employment information in Applicant's possession or in the possession of any of Applicant's existing and future affiliates, which is pertinent to Applicant and Applicant's existing and future affiliates and the employees of same. Information released or provided to Information Recipients by the DOL, or by any other governmental entity, or by any private entity, or by Applicant itself (collectively, "Employment Information"), may be disclosed by the Information Recipients in connection with the administration of the programs of the IDA, and/or EDC, 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 (x) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (y) other reports required of the IDA, and (z) any other reports required by law. If the IDA approves this Application and the IDA Board of Directors approves the financing project which is the subject of this Application, this authorization shall remain in effect through the term of the financial assistance documents which the Applicant and the IDA will enter into at closing. If the IDA does not approve this Application, and/or the IDA Board of Directors does not approve the project which is the subject of this Application, this authorization shall remain in effect through the earlier to occur of the aforesaid decisions not to approve.

I, all other principals of Applicant, and Applicant, understand that the IDA may be requested to disclose the information contained in this Application and the attachments hereto, under applicable disclosure laws, or at the request of investigative law enforcement or other governmental bodies. On behalf of myself, all other principals of Applicant, and Applicant, I authorize the IDA to disclose any such information, under such law or where so requested, and I, all other principals of Applicant and the Applicant release the IDA from any liability to the Applicant, all other principals, and/or myself for such disclosure. I also authorize the IDA at its discretion to transmit this Application, including any financial data or tax returns submitted herewith, to the IDA's financial advisors.

On behalf of Applicant, I acknowledge and agree that the IDA reserves the right to require Applicant to submit at Applicant's sole expense, such other documentation as the IDA may require in addition to the documentation required hereunder, and that all such documentation, whether requested hereunder or hereafter, shall be provided at Applicant's sole cost and expenses, and shall be in form and substance satisfactory to the IDA.

Approval of this Application may only be granted by the IDA's Board of Directors through the Board's adoption of an inducement or authorizing resolution for the project described in this Application. Additionally, it is understood and agreed that the $2,500 Application fee accompanying this Application is non-refundable, regardless of whether or not this Application is so approved. Applicant acknowledges and accepts that: the $2,500 Application fee will accrue toward payment of the IDA Closing Fee should closing occur; and if and when the IDA's Board of Directors approves this Application, the Agency may additionally require Applicant to pay at such time an amount equal to 1/10 of a percent of the bond/project amount (as applicable), which payment shall also accrue toward payment of the IDA Closing Fee should closing occur.

Date: October 7, 1998

Certification By: _____ Victor Sherman
Signature of Chief Executive Officer — Printed Name

Attested By: _____ Glenda Sherman
Chief Financial Officer/Secretary — Printed Name

EMPLOYMENT QUESTIONNAIRE

The New York City Industrial Development Agency requires all Applicants to fill out this Employmen 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, which 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.

Employment Questionnaire

Name and Address of Company:

Holding Company to be formed
413 Liberty Ave.
Brooklyn, NY

Tax I.D. Number: to follow D.O.L. Registration Number: to follow
Telephone Number: (718) 345-1900
Contact Person: Stanford Weiner
Project Location: 413 Liberty Ave. Brooklyn, NY

Do you expect to conduct business at other locations in New York State? _____ Yes _____ No
Expected Construction Completion Date (where applicable): _____
Known Tenant(s): Solco Plumbing Supply, Inc.
Contact Person(s): Stanford Weiner
Telephone #: (718) 345-1900
D.O.L. Registration # of your Tenant(s): to Follow

Complete the following information for the Project Location only. Do not include any subcontractors/subconsultants; include only employees and owners/principals on your payroll and on the payroll of your Tenants at the Project Location.

No. of jobs to be retained by the Company: 0 by your Tenant(s): 83

Projected Employment for the Company on an Annual Basis:

1st.	2nd.	3rd.	4th.	5th.	6th.	7th. years

Projected Employment for your Tenant(s) on an Annual Basis:

1st.	2nd.	3rd.	4th.	5th.	6th.	7th. years
83	89 app.	90 app.	92 app.	95 app.	97 app.	100 app.

Total projected number of new jobs to be created over the next 7 years by the Company and your Tenant(s).

Company 0 Tenant(s) 17

EMPLOYMENT QUESTIONNAIRE...

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the New York City Industrial Development Agency (the "Agency") and/or to the New York City Economic Development Corporation ("EDC"), and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control, which 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 which 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 EDC, 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 (x) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (y) other reports required of the Agency, and (z) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Company: Solco Plumbing Supply , Inc. to form a Real Estate Holding Company

Signature of Principal/Owner/Chief Financial Officer

10-7-98

Date

Attach to this Questionnaire (1) your most recent IA-3 form and (2) completed Employment Questionnaire(s) and IA-3 form(s) from your Tenant(s). Attach additional pages if necessary

IDA PROJECT COST/BENEFIT ANALYSIS
December 7, 1998

A real estate holding company
on behalf of
Solco Plumbing Supply, Inc.
413,431,441 Liberty Avenue
Brooklyn, NY 11207

A. Project Description:	See Attached Application

B.	New York City Benefits (NPV 25yrs. @ 7.75%):	[redacted]

Mortgage Recording Tax Waiver:	$26,235
Land Tax Abatement:	$170,490
Building Tax Stabilization:	$186,839
Sales Tax Exemption:	$8,663
Total	[redacted]

C.	Annual New York City direct and indirect taxes to be generated by company:$400,000