



## Babylon Industrial Development Agency

ROBERT STRICOFF  
CHIEF EXECUTIVE OFFICER

Applicant Contact And Basic Information	
Name:	CALVERT FAMILY HOLDINGS LLC
Address:	1704 DAR KNOLL DR COLLEENVILLE, TX 76034
Phone Number(s):	[REDACTED]
Fax Number(s)	[REDACTED]
E-mail Address:	[REDACTED]
Website Address:	
Applicant EIN Number:	[REDACTED]

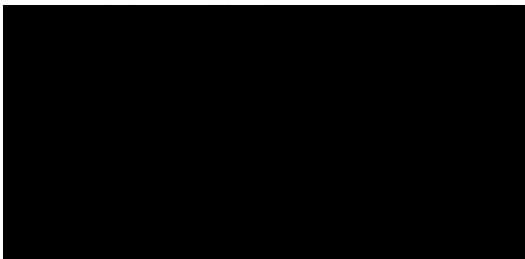
Application Date:

1. Financial Assistance Requested (check applicable option(s)):

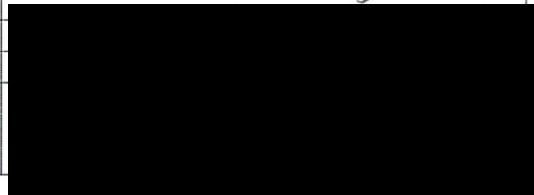
☐ Bond Financing

☒ Straight Lease

2. Officer of Applicant serving as contact person:



Firm: CALVERT FAMILY HOLDINGS LLC



47 WEST MAIN STREET, SUITE 3, BABYLON, NY 11702 - TEL: (631) 587-3679 FAX: (631) 587-3675

WEBSITE: WWW.BABYLONIDA.ORG

E-MAIL: INFO@BABYLONIDA.ORG

3. Attorney of Applicant:

Name: <u>MARK BIRNBAUM</u>	Firm: <u>NAIDICH WURMAN BIRNBAUM AND MADRY LLP</u>
Phone #: <u>516 498 2900</u>	Fax #: <u>516 466 3555</u>
E-mail Address: <u>MBIRNBAUM@NWBMLAW.COM</u>	Address: <u>80 CUTTERMILL ROAD SUITE 410 GREAT NECK, NY 11021</u>

4. CFO/Accountant of Applicant:

Name: <u>VLADIMIR STAROVEROV</u>	Firm: <u>CALVERT HOLDINGS, LLC</u>
Phone #: <u>817 590 8777</u>	Fax #:
E-mail Address: <u>VSTAROVEROV@ENDTRUST.COM</u>	Address: <u>210 AIRPORT FREEWAY BEDFORD TX 76022</u>

5. Financial Advisor or Consultant (if applicable):

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

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

☐ General Partnership

☐ Limited Partnership

☐ C Corporation

☐ S Corporation

☒ Limited Liability Company

☐ Natural Person

☐ 501(c)(3) Organization

☐ Other (specify):

7. Are any securities of Applicant publicly traded?

☐ Yes

☒ No

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

9. Applicant's date of incorporation or formation: 14 JAN 2010

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

11. Please provide a brief description of Applicant and nature of its business:

VEHICLE RETURN CENTER

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

12. Please check all that apply:

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

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

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

Name of SPE:

Address:

Phone Number(s):

Contact Person:

Affiliation of SPE to Applicant:

Owners of SPE and each respective ownership share:

SPE EIN Number:

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

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

Company Name	Phone	Affiliation with Applicant	SI & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
N/A					

## Project Description and Financial Information

### Project Site

District:	
Section:	0100
Block(s):	032.00
Lot(s):	01.00 - 05.00
Street address and zip code:	45 DANIEL ST. FARMINGDALE, NY 11735
Zoning	G - INDUSTRY (LIGHT)
Area (acreage):	7
Square footage of existing building(s):	128,635
Number of floors:	1
Intended use(s) (e.g., office, retail, etc.):	OFFICE, WAREHOUSE, AUTOMOTIVE LEASE RETURN CENTER & STORAGE, PHOTO BOOTH, VEHICLE PREP

1. Please provide the following Project information:

a. Please provide a brief description of the proposed Project:

b. Indicate the estimated date for commencement of the Project: 01 MAY 2014

c. Indicate the estimated date for the completion of the Project: 120 DAYS

d. Will the Project require any special permits, variances or zoning approval?

☒ Yes      ☐ No

If Yes, please explain: PERMITS FOR INTERIOR RENOVATIONS - BUILD OUT OFFICES, INSTALL SECURITY CAMERAS/IT/COMMUNICATIONS SYSTEMS

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

☐ Yes      ☒ No

If Yes, please explain:

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

PROJECT COSTS		PROJECT FUNDING	
Land acquisition		Bonds	
Building acquisition	\$11.3M	Loans	
New construction	0	Affiliate/employee loans	
Renovations	\$1M.	Company funds	\$12.3M
Fixed tenant improvements		Other (explain)	
Machine and/or equipment			
Soft costs			
Furnishings			
Other (explain)			
Total Project Costs	\$12,300,000	Total Project Funding Sources	\$12,300,000

## Background Information on Applicant and Applicant's Affiliates

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

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

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

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

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

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project site, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the Babylon IDA?

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

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

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

4. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

5. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

6. List major customers:

Company Name	Address	Contact	Phone
SEE ATTACHED	DEALERSHIP LIST.		

7. List major suppliers:

Company Name	Address	Contact	Phone
SEE ATTACHED	VENDOR LIST		

8. List unions (if applicable):

Company Name	Address	Contact	Phone
N/A			

Dealership	Address	City	State	Zip	# of Leases
2000 AUTO SALES INC	794 Jericho Tpke	St. James	NY	11780	707
ACURA BAY SHORE	1930 Sunrise Hwy	Bay Shore	NY	11706	56
ANCHOR AUDI INC	843 Sunrise Hwy	Lynbrook	NY	11563	13
ANY WHEELS INC	705 McDonald Ave	Brooklyn	NY	11218	237
ATLANTIC AUDI WEST ISLIP	251 Sunrise Hwy	West Islip	NY	11795	70
ATLANTIC CHRYSLER DODGE JEEP RAM					430
ATLANTIC HONDA	1391 Sunrise Hwy	Bayshore	NY	11706	333
ATLANTIC TOYOTA	200 Sunrise Hwy	Amityville	NY	11701	24
AUDI LYNBROOK	283 Sunrise Hwy	Lynbrook	NY	11563	64
BABYLON HONDA	650 Montauk Hwy	W. Babylon	NY	11704	144
BALISE MAZDA	635 Riverdale Street	West Springfield	MA	01089	16
BARON HONDA	17 Medford Ave	Bayport	NY	11705	35
BAYSIDE CHRY/JEEP INC	212 19 Northern Blvd	Bayside	NY	11361	363
BEYER CHRYSLER DODGE JEEP RAM	200 Ridgedale Ave	Morristown	NJ	07962	10
BIENER AUTO GROUP INC	795 Northern Blvd	Great Neck	NY	11021	171
BOCH HONDA	279 Boston Providence Hwy	Norwood	MA	02062	31
BRIGHAM GILL MOTORCARS, INC.	817 WORCESTER ST		MA	01760	69
BRIGHT BAY MAZDA	1200 Sunrise Hwy	Bay Shore	NY	11706	16
BROWNS OF BELLPORT INC	483 Route 112	Patchogue	NY	11772	437
BUHLER & BITTER INC	3290 Highway 35	Hazlet	NJ	07730	106
CENTRAL CHRYSLER JEEP DODGE	56 Providence Hwy	Norwood	MA	02062	30
CHERRY HILL DODGE	1708 W. Marlon Pike	Cherry Hill	NJ	08002	40
CLARK & WHITE INC	777 Washington Street	Newton	MA	02458	63
COLONIAL DODGE OF HUDSON	24 Coolidge St	Hudson	MA	01749	46
COMPETITION SUBARU OF SMITHTOWN	463 Middle Country Rd	Saint James	NY	11780	148
COMPETITION TOYOTA OF MDL ISL	910 Middle Country Rd	Middle Island	NY	11953	72
COOLEY MOTORS CORP	401 North Greenbush Road	Rensselaer	NY	12144	44
DANS JEEP CHRYSLER DODGE INC	82 Turnpike Rd	Westborough	MA	01581	91
DECOZEN CHRYSLER JEEP DODGE	225 Bloomfield Ave	Verona	NJ	07044	121
DMT AUTOMOTIVE ENTERPRISES INC	170 Route 22 E	Springfield	NJ	07081	20
DODGE OF PARAMUS INC.	315 Route 4 West	Paramus	NJ	07652	215

Dealership	Address	City	State	Zip	# of Leases
EAST HILLS CHRYSLER JEEP DODGE	2300 Northern Blvd	Greenvale	NY	11548	541
EAST HILLS SUBARU	1039 Northern Blvd	Roslyn	NY	11576	27
FREEHOLD CHRYSLER JEEP	4304 Route 9 South	Freehold	NJ	07728	131
GARDEN CITY JEEP CHRY DODGE	283 N Franklin St	Hempstead	NY	11550	348
GARDEN CITY MAZDA	209 N Franklin St	Hempstead	NY	11550	39
GARSTEN MOTORS INC	1375 Old Country Road	Riverhead	NY	11901	46
GRAND PRIX JEEP CHRYSLER LLC	500 S. Broadway Rt 107	Hicksville	NY	11801	111
GRAVA CHRYSLER JEEP DODGE	29 Mystic Ave	Medford	MA	02155	37
HARR CHRYSLER JEEP DODGE RAM	112 Goldstar Blvd	Worcester	MA	01606	121
HASSETT LINCOLN MERCURY SALES INC					68
HERB CHAMBERS CIDR OF DANVERS	107 Andover Street	Danvers	MA	01923	13
HERB CHAMBERS OF MILLBURY INC	2 Latti Farm Road	Millbury	MA	01527	104
HILLSIDE HONDA	139-07 Hillside Ave	Jamaica	NY	11435	41
HONDA CITY	3859 Hempstead Tpke	Levittown	NY	11756	180
HONDA MANHASSET	1260 Northern Blvd	Manhasset	NY	11030	126
HUNTINGTON HONDA	1055 E. Jericho Tpke	Huntington	NY	11743	421
Huntington Jeep Chrysler Inc					37
HUNTINGTON JEEP CHRYSLER INC	11 Bri Ct	Nesconset	NY	11767	509
HUNTINGTON TOYOTA SCION	1030 E. Jericho Tpke	Huntington Station	NY	11746	96
IMPERIAL CHRYSLER DODGE JEEP CORP	10 Uxbridge Rd PO Box 444	Mendon	MA	01756	55
IMPORTS OF WANTAGH LTD	3180 Sunrise Highway	Wantagh	NY	11793	19
ISLAND ACURA	3350 Sunrise Hwy	Wantagh	NY	11793	76
JOHNSON DODGE CHRYSLER JEEP	481 Route 46	Budd Lake	NJ	07828	95
KEELER MOTOR CAR COMPANY	1111 Troy-Schenectady Rd	Latham	NY	12110	57
KELLY JEEP CHRYSLER	353 Broadway Rte 1 North	Lynnfield	MA	01940	65
KINGS CHRYSLER	2286 Flatbush Ave	Brooklyn	NY	11234	16
LAHTI'S INC	223 Central Street	Leominster	MA	01453	32
LEGEND AUTORAMA LTD	156 Merrick Road	Amityville	NY	11701	62
LESTER GLENN BUICK INC	101 Route 37 E	Toms River	NJ	08753	109
LIA HONDA	1258 Central Ave	Albany	NY	12205	37
LIA SCHENECTADY CIDR LLC	2116 Central Ave	Schenectady	NY	12304	67

Dealership	Address	City	State	Zip	# of Leases
MANFREDI CHRYSLER JEEP DODGE LLC	1239 Hylian Blvd.	Staten Island	NY	10305	35
MERRICK DODGE C/J OF WANTAGH	3614 Sunrise Highway	Wantagh	NY	11566	662
METRIC AUTO SALES	1767 E Jericho Tpke	Huntington	NY	11743	30
MILLENNIUM HONDA	286 N Franklin St	Hempstead	NY	11550	316
MULLEN MOTORS INC	PO Box 1408	Southold	NY	11971	22
NARDY HONDA	559 Middle Country Rd	St. James	NY	11780	246
NEW COUNTRY FORD/SUBARU	RTE 50 POB 382	Saratoga Springs	NY	12866	4
NIELSEN CHRYSLER DODGE JEEP RAM	175 Route 10	East Hanover	NJ	07936	93
NORTH SHORE HONDA					160
ORANGE MOTOR CO. INC	799 Central Ave	Albany	NY	12206	77
PAUL MILLER INC	179 U.S. Route 46	Parsippany	NJ	07054	60
PLANET AUTOMOTIVE SALES, LLC	8 Pear Tree Lane	Franklin	MA	02038	31
PLAZA AUTO LEASING	2750 Nostrand Ave	Brooklyn	NY	11210	103
PLAZA HONDA	2722 Nostrand Ave	Brooklyn	NM	11209	31
PLAZA MOTORS OF BROOKLYN INC	2740 Nostrand Ave	Brooklyn	NY	11210	92
PORT JEFF CHRYSLER JEEP INC	5130 Nesconset Hwy	Port Jefferson Station	NY	11776	291
PRECISION CHRYSLER JEEP DODGE RAM	1341 Rt 23 South	Butler	NJ	07405	67
RALLYE ACURA	1750 Northern Blvd	Roslyn	NY	11576	114
RAMSEY CHRYSLER JEEP DODGE	1555 Route 17 South	Ramsey	NJ	07446	12
RENSSELAER AUTO PLAZA, INC	770 Hoosick Road	Troy	NY	12180	31
ROUTE 18 AUTO GROUP LLC	400 Route 18 North	East Brunswick	NJ	08816	53
ROUTE 46 CHRYSLER	1655 Route 46	Little Falls	NJ	07424	153
ROUTE ONE JEEP LLC	90 US Route 1	Avenel	NJ	07001	54
RT 22 Nissan					125
SALERNO DUANE INC	267 Broad St	Summit	NJ	07901	47
SEAVIEW AUTO CORP	810 Highway 35	Ocean	NJ	07712	165
SECURITY DODGE CHRYSLER JEEP RAM	46 Columbia Street	Islip	NY	11701	483
SMITH HAVEN MAZDA	501 E. Jericho Tpke	Saint James	NY	11780	11
SMITHTOWN ACURA	780 Middle Country Rd	St. James	NY	11780	90
SMITHTOWN TOYOTA	360 E Jericho Tpke	Smithtown	NY	11787	129
Star Chrysler Jeeo Dodge	211-10 Jamaica Ave	Queens Village	NY	11428	25

Leases Originated by Dealer 03/28/13 thru 03/28/14

Dealership	Address	City	State	Zip	# of Leases
STAR TOYOTA OF BAYSIDE	205-11 Northern Blvd	Bayside	NY	11361	20
STATEN ISLAND HONDA	1232 Hylan Blvd	Staten Island	NY	10305	18
SUNRISE TOYOTA SCION	3984 Sunrise Hwy	Oakdale	NY	11769	78
TETERBORO CHRYSLER/PLYMOUTH	469 Route 46	Little Ferry	NJ	07643	205
TOWN & COUNTRY JEEP-CHRYSLER-DODGE	3156 Hempstead Tpk	Levittown	NY	11756	398
VALLEY STREAM AUTO SALES INC	444 W Merrick Rd	Valley Stream	NY	11580	29
WAYNE MAZDA	1244 Route 23 North	Wayne	NJ	07470	23
WESTBURY JEEP	100 Jericho Turnpike	Jericho	NY	11753	903
WESTBURY TOYOTA SCION	1121 Old Country Rd	Westbury	NY	11590	15
WILBRAHAM IMPORT CARS, INC	2145 Boston Road	Wilbraham	MA	01095	10
WORLD AUTO GROUP	688 Shrewsbury Ave	Tinton Falls	NJ	07701	47
WORLD JEEP CHRYSLER	681 Shrewsbury Ave	Shrewsbury	NJ	07702	109

13575

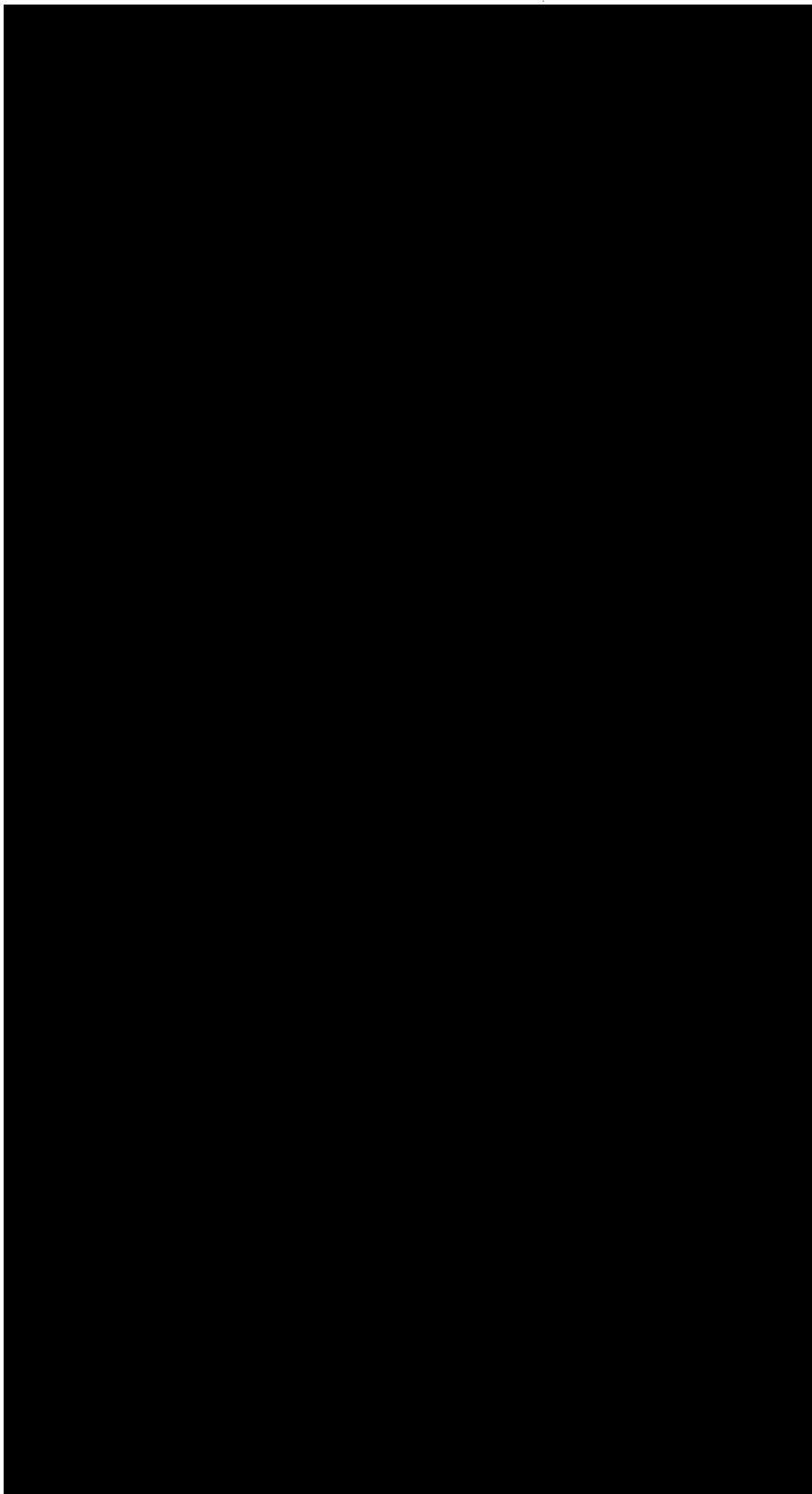
Vend#	Name	Address	Phone	1099	Tax ID	Contact
AAG1001	AAG1	PO BOX 925, ARLINGTON HEIGHTS, IL 60004	631-273-6771			ATTN: ACCTS RECEIVABLE
40059	ABC LOCK & SECURITY	1284 SUFFOLK AVE, BRENTWOOD, NY 11717				ATTN: ACCTS RECEIVABLE
ADVAD002	ADVANTAGE PROGRAMS	PO BOX 802528, CHICAGO, IL 60680	631-220-5553			PYMT PROCESSING CENTER
40020	ALL BRIGHT WHEEL REPAIR,	52 EAST MADISON STREET, EAST ISLIP, NY 11730	800-257-5023			
40041	ALLY FINANCIAL	6716 GRADE LANE, LOUISVILLE, KY 40213				
		Bldg 9 SUITE 910				
40029	BETHPAGE FCU	899 S OYSTER BAY ROAD, BETHPAGE, NY 11714	516-349-6969			
CALV001	CALVERT FAMILY HOLDINGS LLC	1704 OAK KNOLL DR, COLLETVILLE, TX 76034				ATTN: PAYOFFS
CAR001	CARFAX, INC (#0109282)	16630 COLLECTION CENTER DR, CHICAGO, IL 60693	855-845-5733			
CARS001	CARSFORSALE.COM, INC	PO BOX 91537, SIOUX FALLS, SD 57109	866-388-9778			
CHAS001	CHASE AUTO FINANCE	PO BOX 901078, FORT WORTH, TX 76101				
CIPR001	CIPRIANO, DOMONIQUE	25 BROADVIEW AVE, KINGS PARK, NY 11754				
CLAS001	CLASSIFIED VENTURES LLC	2413 COLLECTION CENTER DRIVE, CHICAGO, IL 60693				
CLUE001	CLUEN, KENNETH	102 TOWNHOUSE DR, CORAM, NY 11727				
40058	COLOR GLO	10 GLEN RIDGE AVE, STONY BROOK, NY 11790	631-246-5180			
COMP001	COMPETITION INFINITI	601 MIDDLE COUNTRY ROAD, SAINT JAMES, NY 11780				
CUXP001	CUXPRESS LEASE	200 MOTOR PARKWAY SUITE B-10, HAUPPAUGE, NY 11788	866-478-6364			
DEAL001	DEALERTRACK, INC	24221 NETWORK PLACE, CHICAGO, IL 60673				
DEMO001	DEMONTIE MOTORSPORTS	403-A E SUFFOLK AVE, ISLANDIA, NY 11749	631-696-7654			
40022	DENT MAGICIAN	PO BOX 156, FARMINGVILLE, NY 11738				
FORD001	FORD MOTOR CO	PO BOX 220564, PITTSBURGH, PA 15257				
40002	FUSION AUTO FINANCE LLC	210 AIRPORT FREEWAY, BEDFORD, TX 76022	866-870-8015			
40053	HABBERSTAD MINI	945 E JERICHO TURNPIKE, HUNTINGTON STATION, NY 11746	631-271-7177			ATTN: LOAN PAYOFFS
HOND001	HONDA FINANCE EXCHANGE	LOCKBOX 70252, PHILADELPHIA, PA 19106				
		101 NORTH INDEPENDENCE MALL EAST				
INTE001	INTENSE KUSTOM AUDIO II	1155C SUFFOLK AVE, BRENTWOOD, NY 11717				
KIA 001	KIA MOTORS FINANCIAL	1501 N PLAND RD STE 100, RICHARDSON, TX 75081				ATTN: PAYOFFS
LV C001	LV CARWASH & DETAIL	48 EAST 6TH STREET, HUNTINGTON STATION, NY 11746				LOUIS
40069	MAVIS DISCOUNT TIRE	1858 VETERANS MEMORIAL HWY, ISLANDIA, NY 11749	631-234-6125			
MOAK001	MOAK SURVEYORS	1105 CHEEK-SPARGER RD, COLLETVILLE, TX 76034				
MOJO001	MOJO MOTORS, INC	150 WEST 30TH ST, STE 1200, NEW YORK, NY 10001				
40003	NARDY HONDA	559 MIDDLE COUNTRY RD, ST JAMES, NY 11780	631-724-4333			ATTN: ACCTS RECEIVABLE
NISS001	NISSAN MOTORS	PO BOX 660364, DALLAS, TX 75266				ATTN: PAYOFFS
NISS002	NISSAN OF HUNTINGTON	850 EAST JERICHO TURNPIKE, HUNTINGTON STA, NY 11746				
PALU001	PALUMBO, JAQUELINE	227 AVALON CIRCLE, SMITHOWN, NY 11787				
PASS001	PASSKEY CORPORATION	6010 ATLANTIC BOULEVARD, NORCROSS, GA 30071				ACCTS RECEIVABLE
40033	PEOPLE'S ALLIANCE FCU	125 WIRELESS BLVD, HAUPPAUGE, NY 11788	631-434-3500			
PINN001	Pinnacle FCU	135 RARITAN CENTER PKWY, EDISON, NJ 08837				
40051	ROADWAY TIRE CORP	633 OLD WILLETS PATH, HAUPPAUGE, NY 11788	631-582-4100			
RUGG001	RUGGERIO, ROBERT	1 DEVONSHIRE RD, MASSAPEQUA, NY 11758				
40024	SAFELITE AUTOGLASS	70 MALL DRIVE, COMWACK, NY 11725	631-864-9024			
SHAW001	SHAW INSURANCE AGENCY	947 W GLADE ROAD, HURST, TX 76054				
SIST001	SISTER TECHNOLOGIES	4144 N CENTRAL EXPRESSWAY STE 710, DALLAS, TX 75204	214-989-4804			
40013	SMITHAVEN MAZDA	501 EAST JERICHO TPKE, ST JAMES, NY 11780	631-265-1285			
SMITH002	SMITHOWN ACURA	780 MIDDLE COUNTRY RD, ST JAMES, NY 11780				
SUPE001	SUPERMEDIA LLC	ATTN: ACCTS RECEIVABLE, DFW AIRPORT, TX 75261	631-000-0000			
		PO BOX 619009				
TD A001	TD AUTO FINANCE	6716 GRAND LANE STE 910, LOUISVILLE, KY 40213				ATTN: PAYOFFS
40034	TEACHERS FEDERAL CREDIT UNIO	102 MOTOR PARKWAY, HAUPPAUGE, NY 11788	631-698-7000			
VOTE001	VOTENZA SYSTEMS	440 VIKING DRIVE STE 210, VIRGINIA BEACH, VA 23452				ACCOUNTS RECEIVABLE
40055	WARRENTech	400 OSER AVE, SUITE 100, HAUPPAUGE, NY 11788				
MEX 001	MEX BANK	PO BOX 6293, CAROL STREAM, IL 60197	800-395-0809			

9. List banks/current accounts:

[Redacted area]

10. List licensing authorities, if applicable:

Company Name	Address	Contact	Phone
NEW YORK DEPT OF MOTOR VEHICLES		DEALER #	7111182
TEXAS DEPT OF MOTOR VEHICLES		DEALER #	P111494



## Project Description and Financial Information

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

**I request** that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Babylon IDA Board, in order to obtain from the Babylon IDA Board an expression of intent to provide the financial assistance for the Project. I understand that this expression of intent will take the form of an inducement resolution to be adopted by the Board.

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

**I certify** to the best of my knowledge and belief that all of the information provided in these Application Materials is accurate, true and correct. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Babylon IDA Board to reject the request made in the Application Materials.

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

**I further understand and agree as follows:**

**That** in the event the Application Materials are not submitted to the Babylon IDA Board for any reason including negative results obtained through the background check, and/or, with respect to Application Materials that are submitted to the Babylon IDA Board, in the event the Babylon IDA Board rejects same, then, under either of said circumstances, Applicant shall have no recourse against the Babylon IDA, or any directors, officers, employees or agents of the Babylon IDA, for the Application Fee, or for other expenses incurred by Applicant or other parties on behalf thereof, or for damages or specific performance; and that the Application Fee is under all circumstances (including but not limited to the ones just described and the ones described in the next succeeding paragraph) non-refundable; and

**That** if the Town of Babylon IDA Board adopts an inducement resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the Town of Babylon IDA Board will adopt an authorizing resolution; or that the Babylon IDA will then provide the induced financial assistance; and

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

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

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

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

this 3<sup>rd</sup> day of April, 2014

Name of Applicant:

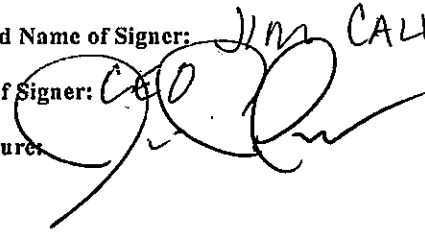
By:

Printed Name of Signer:

JIM CALVERT

Title of Signer:

Signature:

A handwritten signature in black ink, appearing to read "Jim Calvert", written over the printed name and title fields.

### Retail Questionnaire

1. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project?  
☒ Yes      ☐ No
2. If the answer to question 1 is "Yes," will the applicant or any other project occupant be a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the "retail sale of tangible personal property" (as defined in Section 1101 (b)(4)(i) of the Tax Law)?  
☒ Yes      ☐ No
3. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project?  
☒ Yes      ☐ No
4. If the answer to question 1 or question 3 is "Yes," what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? percent 5%
5. If the answer to question 1 or question 3 is "Yes," and the answer to question 4 is more than 33.33 percent, indicate whether any of the following apply to the Project:
  - a. Will a not-for-profit corporation operate the Project?  
☐ Yes      ☐ No
  - b. Is the Project likely to attract a significant number of visitors from outside the Town of Babylon?  
☐ Yes      ☐ No
  - c. Would the Applicant, but for the contemplated financial assistance from the Babylon IDA, locate the related jobs outside the State of New York?  
☐ Yes      ☐ No

- d. Is the predominant purpose of the Project to make available goods or services that would not, but for the Project, be reasonably accessible to Town of Babylon residents because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes      ☐ No

- e. Will the Project be located in one of the following: (a) an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) that, according to the most recent census data, has (i) a poverty rate of at least 20 percent for the year to which the data relates, or at least 20 percent of its households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

☐ Yes      ☐ No

6. If the answers to any of subdivisions (c) through (e) of question 5 are "Yes," will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? **YES**

If "Yes", please furnish details in a separate attachment.


7. If the answers to any of subdivisions (a) through (e) of question 5 are "Yes," please furnish details in a separate attachment.

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

Name of Applicant:

Signature:

Date:

  
03 APR 2014

By:

Printed Name of Signer:

Title of Signer:

JIM CALVENT  
CEO

### Anti-Pirating Questionnaire

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

☐ Yes ☒ No

If "Yes," please provide the following information:

Address of the to-be-removed plant or facility:

Names of all current occupants of the to-be-removed plant or facility:

2. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of any proposed occupant of the Project, located in an area of New York State other than the Town of Babylon?

☐ Yes ☒ No

If "Yes," please provide the following information:

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

Names of all current occupants of the to-be-abandoned plants or facilities:

3. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of the Town of Babylon)?

☐ Yes ☒ No

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

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

4. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry?

☐ Yes      ☐ No


5. Is the Project reasonably necessary to discourage the Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?

☐ Yes      ☐ No

If the answer to question 4 and/or question 5 is "Yes," please provide on a 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.

Name of Applicant:

Signature:  By: Printed Name of Signer: JIM CALVERT  
Date: 03 Apr 2014 Title of Signer: CEO

## Employment Questionnaire

The Town of Babylon 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:

Address:

Phone Number(s):

I.R.S. Employer ID Number:

Department of Labor. Registration Number:

Project Location:

1. How many employees does Applicant employ in the Town of Babylon at the time of Application submission?

	Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time	<u>6</u>	\$ _____	
Part Time	<u>0</u>	\$ _____	_____

2. How many employees referred to in question 1 reside in the Town of Babylon at the time of Application submission?

	Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time	<u>0</u>	\$ _____	
Part Time	<u>0</u>	\$ _____	_____

3. How many employees does Applicant employ outside of the Town of Babylon but in New York State at the time of Application submission?

Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time <u>11</u>	\$ <u>74,000</u>	
Part Time <u>0</u>	\$ <u>15</u>	

4. How many employees does the applicant employ at the project location (annual average) at the time of Application submission?

Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time <u>0</u>	\$ _____	
Part Time <u>0</u>	\$ _____	

5. Projected employment at Project Location for the Applicant on December 31 of each of the five calendar years following the completion of the Project.

Year	Number of Full-time Employees	Average Annual Full-time Salary	Number of Part-time Employees	Average Hourly Rate Part-time	Average Hours per week Part-time	Average Annual Part-time Salary	Total Estimated Annual Payroll
1							
2	SEE ATTACHED						
3							
4							
5							

6. Describe the occupational composition of the workforce at the Project Location. Please describe pay levels and number of employees at each pay level.

SEE ATTACHED.

Year	# FT Employees	Avg Annual FT Salary	# PT Employees	Avg Hrly Rate PT	Avg Hours Per Week PT	total Annual PT Salary	Total Estimated Annual Payroll
2014	11	\$ 74,091.00	1	\$ 15.00	10	\$ 15,400.00	\$ 803,400.00
2015	14	\$ 75,000.00	2	\$ 15.00	10	\$ 31,200.00	\$ 1,081,200.00
2016	19	\$ 73,947.00	2	\$ 15.00	10	\$ 31,200.00	\$ 1,436,193.00
2017	23	\$ 72,609.00	2	\$ 15.00	10	\$ 31,200.00	\$ 1,701,207.00
2018	26	\$ 74,423.00	3	\$ 15.00	10	\$ 46,800.00	\$ 1,981,798.00

	2014		2015		2016		2017		2018	
	# of Empl	Total Wages	# of Empl	Total Wages	# of Empl	Total Wages	# of Empl	Total Wages	# of Empl	Total Wages
Security	1	\$15,400	2	\$31,200	2	\$31,200	2	\$31,200	3	\$46,800
Facility Maintenance	2	\$90,000	2	\$90,000	2	\$90,000	2	\$90,000	2	\$90,000
Receptionist	1	\$40,000	1	\$40,000	2	\$80,000	2	\$80,000	2	\$80,000
Admin/Clerical	3	\$150,000	3	\$150,000	4	\$200,000	5	\$200,000	5	\$200,000
Inspections/Logistics	1	\$80,000	2	\$160,000	3	\$240,000	4	\$320,000	5	\$400,000
Business Development/Mktg	2	\$115,000	3	\$170,000	4	\$255,000	5	\$340,000	6	\$425,000
Management	2	\$340,000	3	\$440,000	4	\$540,000	5	\$640,000	6	\$740,000
	12	\$830,400	16	\$1,081,200	21	\$1,436,200	25	\$1,701,200	29	\$1,981,800

7. Please provide documentary evidence (Form Year end W-2, Form EEO-1 or external or internal payroll statements(last quarter or year end statements) supporting the answer provided in question numbers 1, 3 and 4.

SEE ATTACHED


8. 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 ATTACHED

(ALL CURRENT EMPLOYEES WILL TRANSFER ,  
PLUS INCREASE IN STAFF NUMBER.)

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the Babylon IDA and to its successors and assigns, any and all employment information under DOL's control that is pertinent to the Company and the Company's employees. This authorization shall remain in effect throughout the term of this Lease.

Name of Applicant:

Signature:   
Date: 05 APR 2014

By:

Printed Name of Signer: JIM CALVERT

Title of Signer: CED

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.

10:24 AM  
03/27/14

**Calvert Holding, LLC**  
**Payroll Summary**  
**January through December 2013**

**Jan - Dec 13**

**Employee Wages, Taxes and Adjustments**

**Gross Pay**

**Salary** 642,220.46

**Bonus** 66,686.00

**Vehicle Sale Flat** 1,800.00

**Total Gross Pay** 729,956.46

**Adjusted Gross Pay** 729,956.46

10:40 AM  
03/27/14

**Calvert Holding, LLC**  
**Payroll Summary**  
January through December 2012  
**TOTAL**

**Employee Wages, Taxes and Adjustments**

**Gross Pay**

Holiday 1,905.30

Salary 563,640.06

Bonus 87,846.00

Vehicle Sale Flat 10,550.00

**Total Gross Pay** 663,941.36

**Adjusted Gross Pay** 663,941.36

## Labor Questionnaire

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

1. List all of the labor union contracts and collective bargaining arrangements to which any of the Companies is currently a party: NONE
  
2. Have any of the Companies during the current calendar year and the five calendar years preceding the current calendar year experienced labor unrest situations, including pending or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?  
☐ Yes     ☒ No     If Yes, please explain:
  
3. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year and the three calendar years preceding the current calendar year?  
☐ Yes     ☒ No     If Yes, please describe and explain current status of complaints:
  
4. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings, labor disputes, strikes or disturbances during the current calendar year and the three calendar years preceding the current calendar year?  
☐ Yes     ☒ No     If Yes, please explain:

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

☒ Yes

☐ No

If No, please provide details on an attached sheet.

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

I-9 DOCUMENTATION

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

☒ Yes

☐ No

If No, please explain:

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

☐ Yes

☒ No

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

7. Has any Company incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?

☐ Yes

☒ No

If the answer to this question is "Yes," quantify the liability and briefly describe its nature and refer to any governmental entities that have had regulatory contact with the Company in connection with the liability:

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

☐ Yes

☒ No

If the answer to this is "Yes," provide details. When answering this question, please consider "discrimination" to include sexual harassment.

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

Name of Applicant:

Signature:

Date:



12/12/2014

By:

Printed Name of Signer:

JIM CALVERT

Title of Signer:

CEO

CERTIFICATION

JIM CALVERT (Name of Chief Executive Officer of company  
submitting application) deposes and says that he is the CEO (title) of  
CALVERT FAMILY HOLDINGS, LLC (Company Name), the corporation named  
in the attached application: that he has read the foregoing application and knows the contents thereof; that  
the same is true to his knowledge.

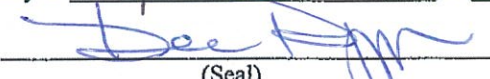
Deponent further says that the reason this verification is being made by deponent and not by  
CALVERT FAMILY HOLDINGS, LLC (Company Name) is because the said Company is a corporation.  
The grounds of deponent's belief relative to all matters in the said application which are not stated upon his  
own personal knowledge, are investigations which deponent has caused to be made concerning the subject  
matter of this application as well as information acquired by deponent in the course of his duties as an  
officer of and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "applicant"). Deponent acknowledges and  
agrees that applicant shall be and is responsible for all costs incurred by the Town of Babylon Industrial  
Development Agency (hereinafter referred to as the "Agency") acting on behalf of the applicant in  
connection with this application and all matters relating to the lease back transaction. If, for any reason  
whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a  
reasonable or specified period of time to take reasonable, proper, or requested action or withdraws,  
abandons, cancels, or neglects the application, then upon presentation of invoice, applicant shall pay to the  
Agency, its agents or assigns, all actual cost incurred with respect to the application, up to that date and  
time, including fees of project counsel and general counsel for the Agency. The applicant shall pay to the  
Agency an administrative fee set by the Agency not to exceed an amount equal to 1% of the total project  
cost, which amount is payable at closing.

  
\_\_\_\_\_  
Chief Executive Officer of Company

Sworn to before me this 3rd

day of April, 2014

  
\_\_\_\_\_  
(Seal)



In the matter of the Application of:

FULL DISCLOSURE  
AFFIDAVIT

P.O. Address

to the TOWN OF BABYLON  
INDUSTRIAL DEVELOPMENT AGENCY

STATE OF NEW YORK

} ss. :

COUNTY OF SUFFOLK

JIM CALVERT

being duly sworn, deposes and says

1. This affidavit is made by your deponent and intended to be filed with the above board of the Town of Babylon to fulfill requirements of Article XXIII of the Building Zone Ordinance of the Town of Babylon with respect to the above-entitled Application made or intended to be made affecting property located and described as follows:

25 DANIEL ST., FARMINGDALE, NY 11735

2. The name and address of the Applicant are as follows:

CALVERT FAMILY HOLDINGS  
1704 OAK KNOLL DR.  
COLLEENVILLE, TX 76034

3. The name and address of the person who has made and signed this Application are as follows:

JIM CALVERT  
1704 OAK KNOLL DR  
COLLEENVILLE, TX 76034

4. The names and addresses of all persons having any interest whatsoever in the property described in this Application direct or indirect, vested or contingent, regardless of whatever such person has an interest as a contract vendor, contract vendee, lessor, sub-leasor, contract lessor, lessee, sub-lessee, contract lessee, holder of any beneficial interest, contract holder of any beneficial interest, mortgagor, mortgagee, holder of any encumbrance of lien, contract holder of any encumbrance or lien, guarantor, assignee, agent or broker, or otherwise, and regardless of whether the interest arises as the result of advancing or lending funds in connection with the acquisition or development of the property and regardless of whether the interest may arise or be affected by the decision to be made by this Board, are as follows:

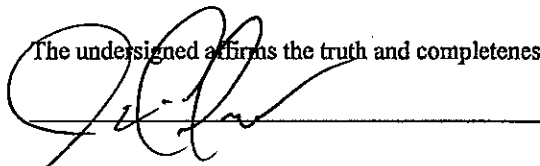
NONE

5. The names and addresses of all persons who will receive any benefit as a result of their work, effort or services in connection with this Application are as follows:

NONE

6. The names and addresses of all persons hereinabove set forth under paragraph number 4 or paragraph number 5 of this affidavit who also have any interest such as described in paragraph number 4 or in paragraph number 5 of this Affidavit, in any property within one mile of the property described in this Application, are as follows : NONE
7. The names and addresses of all persons hereinabove set forth under paragraph number 4 or paragraph number 5 of this Affidavit who are officers or employees of the Town of Babylon, are as follows : NONE
8. In detail, the nature and extent of the Interest in the property described in this Application, of all officers or employees of the Town of Babylon set forth under paragraph number 7 of this Affidavit, are as follows : NONE
9. The names and addresses of all persons hereinabove set forth under paragraph 4 or paragraph 5 of this Affidavit, who are related to any officer or employee of the Town of Babylon are as follows : NONE
10. In detail, the nature of the relationship between all persons set forth in paragraph number 9 of this Affidavit and any officers or employees of the Town of Babylon, are as follows : NONE
11. In detail, the nature and extent of the interest in the property described in the Application of all persons set forth under paragraph number 9 of this Affidavit, are as follows : NONE

The undersigned affirms the truth and completeness of the foregoing under penalty of perjury:



Sworn before me this day

13 day of April 2014

Project I.D. Number \_\_\_\_\_

### Short Environmental Assessment Form

#### Part 1 – Project Information (To be completed by Applicant or Project Sponsor)

1. Applicant/Sponsor: \_\_\_\_\_

2. Project Name: \_\_\_\_\_

3. Project Location: 215 DANIEL ST  
FARMINGDALE, NY 11735 SCTM# \_\_\_\_\_

4. Precise Location- Municipality / County:

\_\_\_\_\_  
\_\_\_\_\_  
(Street address and road intersections, prominent land marks, etc. or provide map)

5. Is Proposed Action        New        Expansion        ☒ Modification / Alteration

6. Describe Project Briefly:

INTERIOR REMODEL - BUILD OUT OFFICES, SECURITY  
SYSTEM, IT SYSTEM, COMMUNICATIONS SYSTEM

7. Amount of Land Affected (Initially) N/A acres (ultimately) \_\_\_\_\_ acres

8. What proposed action complies with existing zoning or other existing land use restrictions? \_\_\_\_\_

9. What is present land use in vicinity of project?

       Residential

  X   Industrial

  X   Commercial

       Agriculture

       Park / Forrest/ Open Space

       Other

Describe: \_\_\_\_\_

10. Does action involve a permit approval, or funding, now or ultimately from any other governmental agency: yes no (Federal, State or Local)?

11. Does any aspect of the action have a currently valid permit or approval?

yes  
☒ no

If yes, list agency name and permit / approval \_\_\_\_\_

12. As a result of proposed action will existing permit / approval require modification?

yes  
☒ no

I certify that the information provided above is true to the best of my knowledge:

Applicant / Sponsor Name Jim Carpenter Date 4/4/14

Signature [Signature]

**Prepared by Project Sponsor**

Notice: This document is assigned 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 requiring such additional work is unavailable, so indicate and specify each instance.

Name of action: \_\_\_\_\_

Location of Action, (include Street address, Municipality, County)

\_\_\_\_\_  
\_\_\_\_\_

Location of Applicant / Sponsor:
Business Telephone:
Address
City/ PO:
State:
Zip Code:

Name of Owner, (if different):
Business Telephone:
Address:
City/PO:
State:
Zip Code:

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  
☐ Resident (suburban)  
☐ Rural (non-farm)  
☐ Forrest  
☐ Agriculture  
☐ Other

2. Total acreage of project area: 7 acres.

Approximate Acreage	Presently	After Completion
Meadow or Brush land (Non Agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (includes orchards, croplands, pasture, etc.)	_____ acres	_____ acres
Wetland (freshwater or tidal as per articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetate, (rock, earth or fill)	_____ acres	_____ acres
Roads, Buildings, Other Paved Surfaces	<u>6.5</u> acres	<u>6.5</u> acres
Other (indicate type)	<u>.5</u> acres	<u>.5</u> acres

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

- a. Soil Drainage: ☒ well drained 100% 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

- c. 1 through 4 of the NYS Classification System? \_\_\_\_\_ acres. (See NYCRR 370).

4. Are there bedrock outcroppings on project site? \_\_\_\_\_yes ☒no

- a. What is the 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 on the State or National Registers of Historic Places: \_\_\_\_\_yes ☒no

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks: \_\_\_\_ yes ☒ no
8. What is the depth of the Water Table? \_\_\_\_ (in feet)
9. Is the site located over a primary, principal or sole source aquifer? \_\_\_\_ yes ☒ no
10. Does 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 present site include scenic views known to be important to the community?  
\_\_\_\_ yes ☒ no
15. Are there streams within or contiguous to project area? \_\_\_\_ yes ☒ no  
a. Name of stream and name of river to which it is tributary: \_\_\_\_\_  
\_\_\_\_\_
16. Lakes ponds, wetland areas within or contiguous to project area:  
a. b. size N/A
17. Is the site served by existing public utilities: ☒ yes \_\_\_\_ no  
a. If yes, does sufficient capacity exist to allow connection? ☒ yes \_\_\_\_ no  
b. 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 3047? \_\_\_\_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 disposal of solid or hazardous wastes? \_\_\_\_yes ☒no

#### B. Project Description

1. Physical dimensions and scale of project, (fill in dimensions as appropriate)
  - a. Total contiguous acreage owned or controlled by project sponsors \_\_\_\_acres.
  - b. Project acreage to be developed: \_\_\_\_acres initially \_\_\_\_acres ultimately.
  - c. Project acreage to remain undeveloped: \_\_\_\_acres.
  - d. Length of project in miles: \_\_\_\_ (if appropriate).
  - e. If the project is an expansion, indicate percent of expansion proposed \_\_\_\_%.
  - f. Number of off-street parking spaces \_\_\_\_existing \_\_\_\_proposed.
  - g. Maximum vehicular trips generated per hour \_\_\_\_ (upon completion of project)?
  - h. If residential: number and type of housing units:
 

One family \_\_\_\_initially \_\_\_\_ultimately

Two Family \_\_\_\_initially \_\_\_\_ultimately

Multiple Family \_\_\_\_initially \_\_\_\_ultimately

Condominium \_\_\_\_initially \_\_\_\_ultimately
  - i. Dimension, ( in feet) of largest proposed structure  
 \_\_\_\_ Height; \_\_\_\_width; \_\_\_\_length.
  - j. Linear feet frontage along a public thoroughfare project will occupy? \_\_\_\_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
  - 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: 6 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 3 months, (including demolition).
7. If Multi-phased:  
a. Total number of phases anticipated 1 (number)  
b. Anticipated date of commencement phase 1: 5 month 2014 year. (including demolition)  
c. Approximate completion date of final phase: 7 month 2014 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:  
a. during construction 0  
b. 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 explain \_\_\_\_\_
12. Is surface liquid waste disposal involved? \_\_\_\_yes ✓no  
a. If yes, indicate type of waste, ( sewage, industrial, etc.) and amount \_\_\_\_\_  
\_\_\_\_\_
13. Is subsurface liquid waste disposal involved? \_\_\_\_yes ✓no.  
Explain: \_\_\_\_\_
14. Will surface area of 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\_\_\_\_\_  
 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 a 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
22. If water supply is from wells, indicate pumping capacity \_\_\_\_gals/min.
23. Total anticipated water usage per day \_\_\_\_gals/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 Plan Bd.	yes no	
City, Town, Zoning Board	yes no	
City, County, Health Dept.	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 of the site? 6 - INDUSTRY (LIGHT)
3. What is the maximum potential development of the site if developed as permitted by the proposed zoning? \_\_\_\_\_
4. What is the proposed zoning of the site? \_\_\_\_\_
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? \_\_\_\_\_
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒yes \_\_\_\_no
7. What are the predominant land use(s) and zoning classifications within a ½ mile radius of proposed action? \_\_\_\_\_
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?  
\_\_\_\_\_
10. Will proposed action require any authorization(s) or 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, and fire protection)? \_\_\_\_yes ☒no  
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  
If yes, is the existing road network adequate to handle the additional traffic?  
\_\_\_\_yes \_\_\_\_no

**D. Informational Details**

Attach any 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: JOHN CALVERT

Signature: [Signature] Date: 03 APR 2014

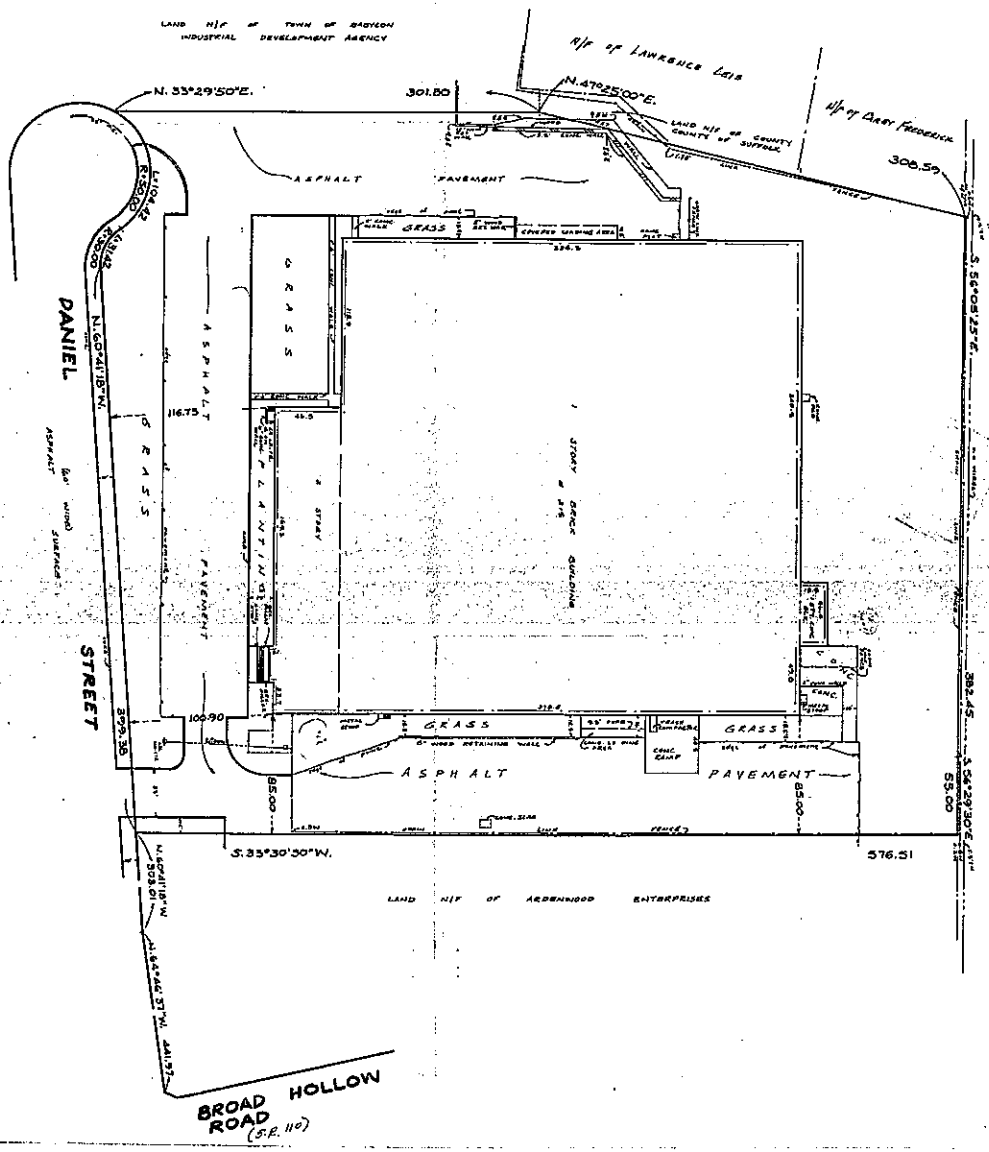
If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with the assessment.

Project Manager: \_\_\_\_\_

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

## Leases Originated by Year w/Residual

Year	# of Leases	
<b>2011</b>		
Total	4189	\$72,797,893.64
<b>2012</b>		
Total	6591	\$117,947,973.59
<b>2013</b>		
Total	13031	\$262,554,901.76
<b>2014</b>		
Total	2920	\$60,915,893.97
<b>Grand Total</b>	<b>26731</b>	<b>\$514,216,662.96</b>

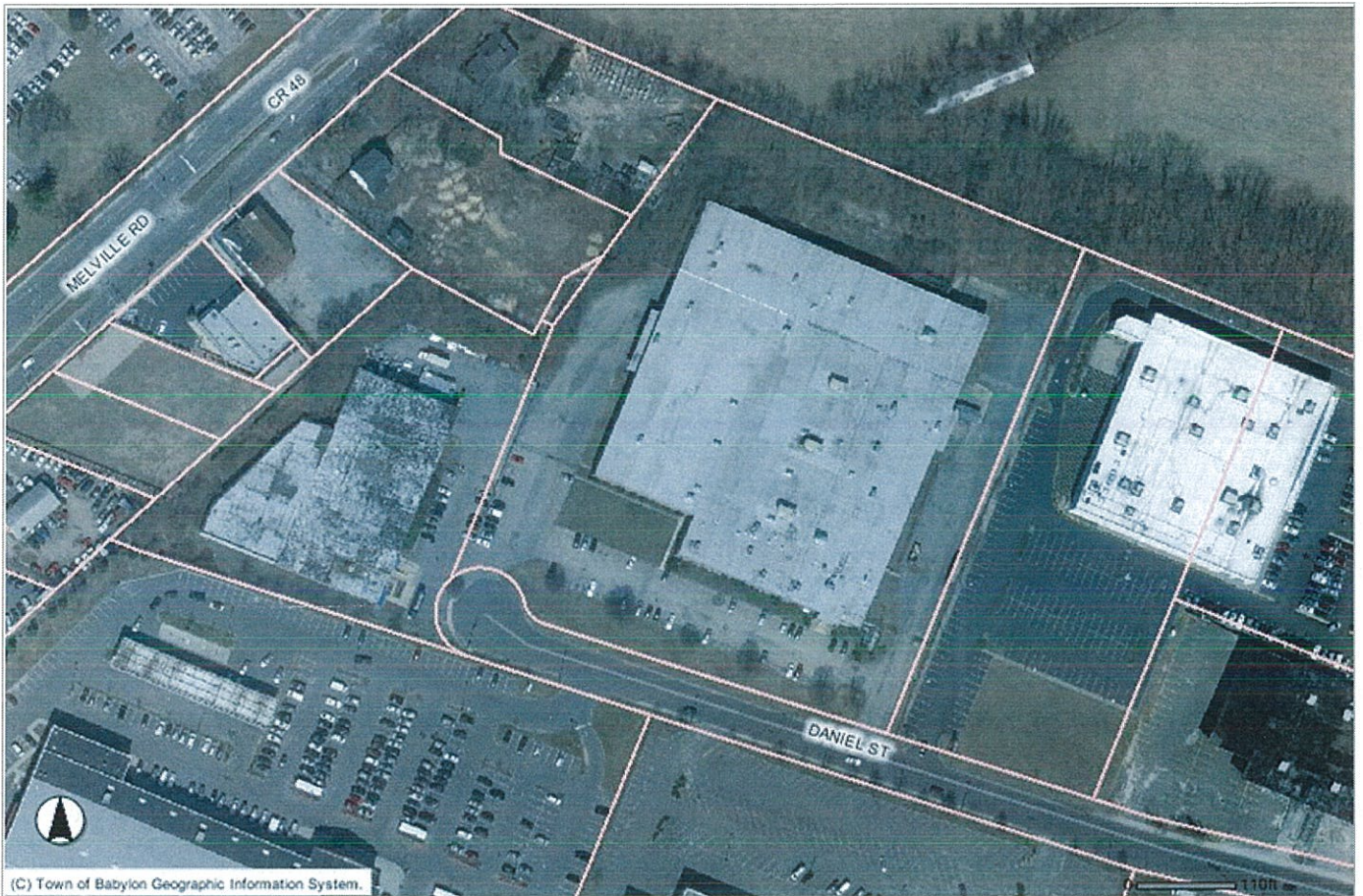


SURVEY OF  
DESCRIBED PROPERTY  
SITUATED AT  
FARMINGDALE  
TOWN OF BABYLON, SUFFOLK CO., NY  
SCALE: 1" = 40'

ENGINEERED BY  
JAMES HERRICK ENGINEERS, INC.  
100 WEST 17th ST., 12th FL.  
NEW YORK, N.Y. 10011

JOHN A. SCAVONE  
DRAFTSMAN  
DATE: 2/1/80








(C) Town of Babylon Geographic Information System.



**Town of Babylon Property Map**

Prepared By: JG Realty  
Associates, Inc.  
6/21/2013

 Street Centerline  
 Parcels

 Hamlets  
 Town Boundary  
 Babylon

## Property Information    Assessment Information    Comparables

No  
Sketch  
Available

Tax Map Id	0100-032.00-01.00-005.000	Item No.	111798002
Street Address	215 DANIEL ST	Hamlet	E FARMINGDALE
		Zip	11735

Owner Name	J BREED RLTY LLC	Owner Address	215 DANIEL ST
Add. Owner Info		City/State	FARMINGDALE NY
		Zip	11735

## PROPERTY INFORMATION

Full Assessment	95,110	Land Assessment	30,150	Units	0
Cha. of Property Code	719-100 000 SQ. FT. AND UP				

School District	SC016 SCHOOL DIST.-HALF HOLLOW HILLS	Library District	LD016 LIBRARY TAX -HALF HOLLOW HILLS
-----------------	--------------------------------------	------------------	--------------------------------------

Dimensions		Gross Living Area		Zone Code 1	G - Industry(Light)
Acreage	7	# of Rooms	0	Zone Code 2	
Sq Footage	119,635	# of Full Bath	0	Zone Code 3	
Year Built	1963	# of Half Bath	0		

Map This Location

## **BUSINESS SUMMARY**

**Fusion Auto Finance** is a full-service automotive leasing and finance company based in Bedford, TX which develops turn-key lease programs with financial partners such as credit unions to offer to their customer. Since 2006, Fusion Auto Finance has successfully partnered with GrooveCar, Inc., a Hauppauge based automotive buying, consulting, and technology company. As partnering companies, Fusion Auto Finance and GrooveCar provide Long Island credit unions an opportunity to offer a competitive auto lease program, the CU Xpress Lease, to their members. The CU Xpress Lease is the nation's #1 credit union auto leasing program.

Fusion Auto Finance has been built from the back forward. Core competencies in residual value analysis and lease-end account management help mitigate the two most challenging risks associated with automotive leasing. Remarketing is the foundation for the company and handling the customer interaction as well as the vehicle at lease maturity. The four key principals of Fusion Auto Finance each have more than twenty years experience in the finance and lease business.

Fusion Auto Finance focuses its business model on providing competitive programs that are financially sound for the company, the credit union partner, and the credit union member. Members enjoy the benefits of lower monthly payments, GAP insurance, flexible terms, and a fair wear and tear policy.

**Novak Motors** is an independent pre-owned auto dealer with licenses and locations in Hauppauge, New York and Bedford, Texas. Novak was acquired in 2004 and is a subsidiary company to Fusion Auto Finance, LLC. Novak Motors serves as the resale dealer of returned lease vehicles for the CU Xpress Lease portfolios of Long Island credit unions. The Hauppauge facility is dubbed the **Lease Return Center**, as off-lease vehicles are returned here. Customers are given first-class service during the vehicle return process which is founded on the proprietary and consumer friendly "No Surprises" wear-and-tear policy. Each vehicle goes through an extensive evaluation process to determine resale eligibility. These select vehicles are then available for sale by appointment or participation in a special sales event.

The entire management team at Novak Motors is steeped in years of proven experience in automotive financing, leasing, and end-of-term remarketing. These industry veterans came together to form a full-service leasing and finance company supported by an independent pre-owned auto dealership, focused on providing superior programs and consistently high levels of service to our financial partners and customers.

- Jim Calvert – President, CEO
- Don Porter – Vice President, COO
- Chris Meagher – Director of Sales/Marketing
- Joe Coreno – Director of Vehicle Remarketing

## **EXECUTIVE BIOS**

### **Jim Calvert – President / CEO**

Jim is majority owner of Fusion Auto Finance, LLC and is a twenty-five year veteran of the auto remarketing industry. He is also CEO of EndTrust Lease End Services, LLC, a remarketing services company based in Bedford, Texas. Jim viewed the credit union lending environment as financially sound, consistently competitive, and customer focused when establishing Fusion Auto Finance in 2004 – the credit union marketplace was lacking a full-service automotive leasing source who understood the true risks of the business and Jim envisioned filling that void. The plan for Fusion Auto Finance was to draw on the core competency of managing residual value risk and engage credit union partners who look to profitably grow their lending business and member base.

Fusion Auto Finance has successfully worked with its credit union partners and GrooveCar to build a diversified CU Xpress Lease portfolio, exceeding \$400 million as of December 2011 with consistently excellent credit performance. Jim's confidence in leasing was founded on his consistent success in remarketing throughout various cycles in the marketplace. An enterprising innovator, Jim established EndTrust in 1998 – the company actively manages the lease maturity process and vehicle disposition for third party company portfolios as well as acquiring and servicing its own portfolios. Prior to starting his own business, Jim enjoyed a successful fourteen year remarketing management career with Mercedes-Benz Credit. Jim brings an entrepreneurial spirit that blends well with his unique and extensive experiences in auto leasing.

### **Don Porter – Vice President / COO**

Don manages the daily business operations of Fusion Auto Finance and EndTrust in the shared customer service center located in Bedford, Texas. Don serves as the key point of contact for operational processes and his staff provides support to our credit union partners, dealers, insurance companies, and credit union members who have become CU Xpress Lease customers. A critical responsibility of Don's in the service center is to manage the lease maturity process, providing financing options and utilizing the industry leading wear-and-tear procedure known as the "No Surprises" policy to ensure a positive leasing experience for the credit union member.

Don has been in the finance and leasing business since 1982, joining Jim Calvert at EndTrust in 2004 after a twenty-one year career with DaimlerChrysler Financial Services. From 1994 to 2004 he served as National Director of Remarketing where he managed a lease portfolio of over \$35 billion. Don tirelessly works to meet and exceed the needs of our business partners and driving customers.

### **Chris Meagher – Director of Sales and Marketing**

Chris is responsible for structuring Fusion Auto Finance supported leasing programs with credit union partners – he works closely with each business client from lease program concept through to training and full implementation in the marketplace. Chris utilizes his thirty years experience in the automotive finance and lease business. He collaborates with prospective credit union partners, providing fundamental financial tools and guidance through an objective analysis of the benefits of credit union leasing. The success of the CU Xpress Lease program started with careful planning and clear understanding of leasing in a dynamic environment.

Chris joined Fusion Auto Finance after a twenty-three year career with Mercedes-Benz Credit, serving in a variety of senior management positions. From 1993 through 2005 he was the Managing Director for the MB Credit East Business Center with direct, bottom line responsibility for an \$8 billion lease portfolio and all market support activities for dealers in the Eastern United States. Chris draws upon his deep and extensive knowledge of lease product development to assist credit union partners in planning, launching, and managing financially sound leasing programs such as the CU Xpress Lease.

**Joe Coreno – Director of Vehicle Remarketing and LRRC Operations**

Joe manages the Lease Return and Resale Center ("LRRC") located in Hauppauge, New York. The LRRC is utilized as the vehicle return and inspection center for off-lease activities in support of the CU Xpress Lease. Joe utilizes his twenty-one years of auto finance and remarketing experiences to ensure an excellent customer experience for lessees while maximizing the vehicle resale opportunities for Fusion Auto Finance. The Novak dealer operations in New York are also within Joe's area of responsibility and he manages monthly event sales for credit unions as well as ongoing internet sales.

Joe has been in the auto finance and leasing business since 1990, working for industry leading companies such as Ford Credit, Chase Auto Finance, and Mercedes-Benz Financial. Prior to joining Fusion, Coreno was employed for more than 12 years with Mercedes-Benz Financial, serving in a variety of remarketing management positions, including National Remarketing & Strategies Manager. Joe plays a very critical role in the execution of the Fusion Auto Finance remarketing strategy.

## **BUSINESS STRATEGY**

Our company's current Lease Return Center is located at 1818 Pacific Street in Hauppauge. Our lease of the 50,000-square foot facility terminates in June of 2014. The facility holds vehicles for up to 60 days after their lease return date to give consumers a chance to purchase the low-mileage cars before they're ushered to auction. Available vehicle inventory is limited to only one-owner units that have never been in an accident and have clean Carfax reports. We separate ourselves from the competition by selecting vehicles with extensive evaluation. Financing at the center is offered primarily through credit union members of GrooveCar, another local company. The LRC is very unique in that it offers a real inside industry opportunity for consumers to buy off-lease cars.

Business growth has been aggressive over the last three years. Lease originations have tripled since 2011, and volume continues to trend upward every quarter. We've busting at the seams at the Hauppauge location – it simply can't meet our current business needs. The Daniel St. location in Farmington is more centrally located on Long Island, making the lease return process much easier for our customer base. There's more storage for vehicles being returned at lease end. It provides better road visibility and the advantage of being located on Highway 110. The internal building environment has both heating and cooling available in the warehouse, which will allow us to store 90% of our vehicles in an indoor showroom. Cost saving benefits of the new location include an estimated 20% increase in number of customers who will return directly to the LRC instead of dealership drop-offs. It will also cut down on incidental vehicle damage that occurs between lease return and sale, because of the increase in storage space and an interior showroom that will be a big improvement on our current space.