

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the "Agency") on the 26<sup>th</sup> day of July, 2016, at 9:00 a.m., local time, at Town of Brookhaven Department of Economic Development, 1 Independence Hill, Second Floor, Farmingville, New York 11738, in connection with the following matters:

FOUR KEYS REALTY, LLC, a limited liability company on behalf of itself and/or the principals of FOUR KEYS REALTY, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Owner"), and UNITED FENCE AND GUARD RAIL CORP., a New York business corporation on behalf of itself and/or the principals of UNITED FENCE AND GUARD RAIL CORP. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), have applied to the Agency to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 8.7 acre parcel of land (the "Land"), the construction of a 25,000 square foot building and other improvements thereon (the "Improvements"), and the acquisition and installation therein of certain equipment not part of the Equipment (as defined herein) (the "Facility Equipment"), located or to be located at Zorn Boulevard, Yaphank, Town of Brookhaven, Suffolk County, New York (and further identified as Tax Map No. 0200-814-4- lots 1 thru 11) (collectively, the Land, Improvements and Facility Equipment may be referred to as the "Owner Facility"), to be leased to the Agency by the Owner, subleased by the Agency to the Owner, and further sub-subleased by the Owner to the Sublessee, as to approximately one-half of the Owner Facility, to be used by the Sublessee for its sale, distribution, storage, and installation of guard rails, bulk fencing, and related supplies, and to Master-Halco, Inc., a California corporation authorized to conduct business in the State of New York, to be used by Master-Halco, Inc. for its distribution and storage of fencing materials and related products, and (b) the acquisition of certain equipment and personal property (the "Equipment," together with the Owner Facility, the "Facility") to be leased by the Agency to the Sublessee, and which Facility is to be used by the Sublessee for the sale, distribution, storage, and installation of guard rails, bulk fencing, and related supplies. The Owner Facility will be initially owned, operated and/or managed by the Owner and the Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency will acquire leasehold title to the Owner Facility and title to the Equipment, lease and sublease the Owner Facility to the Owner, and lease the Equipment to the Sublessee.

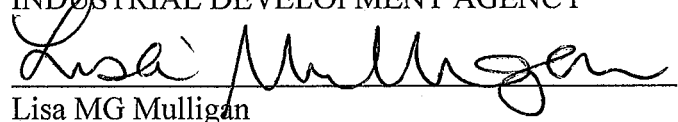
The Agency contemplates that it will provide financial assistance to the Owner and the Sublessee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the construction and equipping of the Facility, and abatement of real property taxes, consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Owner and the Sublessee or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Owner and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: July 14, 2016

TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

By:

A handwritten signature in cursive script, reading "Lisa MG Mulligan", written over a horizontal line.

Lisa MG Mulligan

Title: Chief Executive Officer