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## NOTICE OF PUBLIC HEARING

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NOTICE IS HEREBY GIVEN that a public hearing pursuant to 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 5<sup>th</sup> day of November, 2018, at 10:00 a.m. local time, at the Town of Brookhaven, Division of Economic Development, One Independence Hill, 2<sup>nd</sup> Floor, Farmingville, New York, in connection with the following matters:

CD Ramsay Realty, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of CD Ramsay Realty, LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Company**”); Creative Biomart Inc, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Biomart Inc and/or an entity formed or to be formed on behalf of the foregoing (collectively, “**Creative Biomart**”); Creative Biolabs Inc, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Biolabs Inc and/or an entity formed or to be formed on behalf of the foregoing (collectively, “**Creative Biolabs**”); Creative Dynamics, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Creative Dynamics, Inc. and/or an entity formed or to be formed on behalf of the foregoing (collectively, “**Creative Dynamics**”); CD Biosciences Inc, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of CD Biosciences Inc and/or an entity formed or to be formed on behalf of the foregoing (collectively, “**CD Biosciences**”); and BOCSCI Inc, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of BOCSCI Inc and/or an entity formed or to be formed on behalf of the foregoing (collectively, “**BOCSCI**”; and together with Creative Biomart, Creative Biolabs, Creative Dynamics and CD Biosciences, the “**Sublessees**”); have applied to the Town of Brookhaven Industrial Development Agency (the “**Agency**”), for assistance in: (a) the acquisition of an approximately 4.5-acre parcel of vacant land, located at Ramsay Road and Precision Drive, Shirley, New York 11967 (more particularly described as Suffolk County Tax Map No. 0200-584.00-01.00-004.040) (the “**Land**”), the construction of an approximately 12,000 square foot building thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property not part of the Equipment (as such term is defined herein) (the “**Facility Equipment**”; and together with the Improvements, the “**Company Facility**”), which Company Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessees; (b) the acquisition and installation of certain equipment and personal property (the “**Creative Biomart Equipment**”), which Creative Biomart Equipment is to be leased by the Agency to Creative Biomart; (c) the acquisition and installation of certain equipment and personal property (the “**Creative Biolabs Equipment**”), which Creative Biolabs Equipment is to be leased by the Agency to Creative Biolabs; (d) the acquisition and installation of certain equipment and personal property (the “**Creative Dynamics Equipment**”), which Creative Dynamics Equipment is to be leased by the Agency to Creative Dynamics; (e) the acquisition and installation of certain equipment and personal property (the “**CD Biosciences Equipment**”), which CD Biosciences Equipment is to be leased by the Agency to CD Biosciences; and (f) the acquisition and installation of certain

equipment and personal property (the “**BOCSCI Equipment**”; and together with the Creative Biomart Equipment, the Creative Biolabs Equipment, the Creative Dynamics Equipment and the CD Biosciences Equipment, the “**Equipment**”), which BOCSCI Equipment is to be leased by the Agency to BOCSCI (the Company Facility and the Equipment shall be collectively known as the “**Facility**”), and which Facility is to be used by the Sublessees as laboratory and office space for the following purposes: the distribution of various proteins to the life sciences research community; providing protein expression and purification services; the distribution of antibody and antibody library services; the distribution of high quality recombinant proteins, antibodies, antigens, enzymes and ELISA assays to researchers in biology, clinical research, molecular diagnostics and biopharmaceutical drug development and related fields; the distribution of biopharmaceutical products, antibacterial pharmaceutical products, oncology products and vaccines; and providing personalized solutions for the conjugation of small molecules such as drugs, metabolites and labeled compounds with synthetic or natural compounds for synthetic applications (the “**Project**”). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessees.

The Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and the Equipment and will sublease and lease the Company Facility to the Company for further subleasing to the Sublessees and will lease the Equipment to the Sublessees. The Agency contemplates that it will provide financial assistance to the Company and the Sublessees 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 exemption 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 Company and the Sublessees 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 Company and the Sublessees with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: October 24, 2018

TOWN OF BROOKHAVEN INDUSTRIAL  
DEVELOPMENT AGENCY

By: Lisa MG Mulligan  
Title: Chief Executive Officer