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ASSOCIATE
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October 7, 2019

Via Personal Delivery

Town of Brookhaven Industrial Development Agency
c/o Town of Brookhaven Division of Economic Development
One Independence Hill
Farmingville, New York 11738

Re: IDA Application of Long Island Avenue Holding LLC
SCTM# 0200-703-01-050.1
Our File No.: 52398.0001

To Whom It May Concern:

Long Island Avenue Holding, LLC (the "Applicant") hereby submits its application for Town of Brookhaven Industrial Development Agency ("IDA") benefits in relation to the proposed development of real property located on the South side of Long Island Avenue in Yaphank, New York, also identified as Suffolk County Tax Map parcel 0200-703.00-01.00-050.001 (the "Premises"). The Applicant seeks IDA benefits pursuant to a standard 10-year Payment in Lieu of Taxes Agreement ("PILOT"), sales and use and mortgage recording tax exemptions.

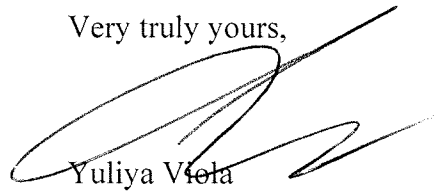
The Applicant proposes to develop the Premises with a 15,000-square-foot single story state-of-the-art pre-engineered warehouse, which will consist of six (6) 2,125-square-foot warehouse units. Each unit will have its own dedicated 375-square-foot office space. Enclosed please find copies of the site plan and building elevations outlining the details of this project. It is the Applicant's intention to lease all of the units of the warehouse to third-party tenants. As such, in addition to the jobs that will be created by the Applicant as owner (i.e. at a minimum three (3) part-time jobs), as provided in the IDA Application, this project will produce up to thirty (30) additional jobs that would not otherwise exist. Given that the identity of the tenants is currently unknown, the exact number of jobs that will be created as a result of this project cannot be provided at this time. However, the Applicant is prepared to commit to providing twelve (12) full-time jobs through tenants within two (2) years of the date of the IDA closing. Furthermore, besides increasing the overall number of permanent private-sector jobs in both the local region and in the State of New York, this project will create new business operations, contribute to in-region purchases, and have a positive impact on the local business community. Therefore, the proposed project meets the requirements of Article 18-A of the New York General Municipal Law.

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The enclosed application includes one original and one copy of the (i) IDA Form Application for Financial Assistance, (ii) Full Environmental Assessment Form, (iii) Copy of the Combined Financial Statements for Silverite Construction Co., Inc., which is the affiliate of Long Island Avenue Holding, LLC, for the year ended December 31, 2018 and (iv) Report outlining the costs that have been paid or incurred as of the date of application in response to section (3)(A)(i) on page 13 of the IDA Application. Also, enclosed is a check made payable to the Town of Brookhaven in the amount of \$2,000, representing the IDA's application fee.

Based upon the above, I kindly request on behalf of the Applicant, Long Island Avenue Holding, LLC, that you accept this application and schedule this matter for a hearing before the IDA at your earliest convenience.

Very truly yours,



Yuliya Vtola

YV:ljk