

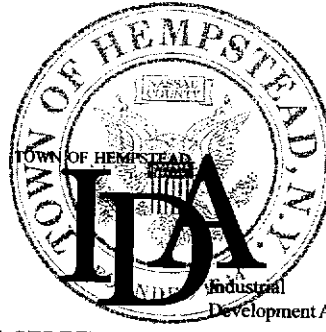
HEMPSTEAD TOWN BOARD

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EXECUTIVE DIRECTOR
CHIEF EXECUTIVE
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May 6, 2010

CERTIFIED MAIL

Honorable Kate Murray
Town Supervisor
Town of Hempstead
Town Hall
One Washington Street
Hempstead, New York 11550

Dr. Nathaniel Clay
Superintendent
Hempstead Union Free School District
185 Peninsula Boulevard
Hempstead, New York 11550

Honorable Wayne Hall
Mayor Village of Hempstead
99 Nichols Court
Hempstead, New York 11550

Honorable Edward Mangano
County Executive
Nassau County
1 West Street
Mineola, New York 11501

Re: Town of Hempstead Industrial Development Agency
(Millennium Realty LLC 2010)

Ladies and Gentlemen:

On the 18th day of May, 2010, at 10:15 a.m., at the Town of Hempstead Town Hall, 350 Front Street, 2nd Floor, Hempstead, New York, the Town of Hempstead Industrial Development Agency (the "Agency") will conduct a public hearing regarding this project, Millennium Realty LLC 2010. Attached is a copy of the Notice of Public

Honorable Kate Murray, Town of Hempstead Supervisor
Honorable Wayne Hall, Mayor, Village of Hempstead
Hon. Edward Mangano, Nassau County Executive
Dr. Nathaniel Clay, Superintendent of Hempstead Schools

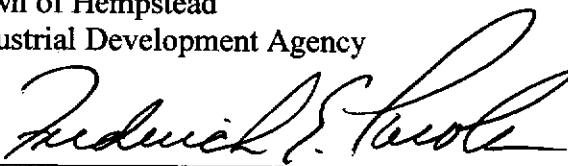
Hearing describing the project and the financial assistance contemplated by the Agency.
The Notice has been submitted to *Newsday* for publication.

You are welcome to attend such hearing at which time you will have an opportunity, both orally and in writing, to present your views with respect to the project.

We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,

Town of Hempstead
Industrial Development Agency

By: 

Frederick E. Parola
Executive Director/CEO

cc: Nixon Peabody, LLP
Clinton Square
P.O. Box 31051
Rochester, New York 14603-1051
Att: William Weir

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 Hempstead Industrial Development Agency (the "Agency") on the 18th day of May, 2010, at 10:15 a.m., local time, at 350 Front Street, 2nd Floor, Hempstead, New York in connection with the following matters:

Millennium Realty, L.L.C., a New York limited liability company, on behalf of itself and/or the principals of Millennium Realty, L.L.C. and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Company"), has applied to the Agency to enter into a transaction in which the Agency will assist in (A) (i) the acquisition of several parcels of land (totaling approximately 1.33 acre), located on Franklin Street and Old Franklin Avenue in the Village of Hempstead, Nassau County, New York (and further identified as Section 34, Block 179, Lots 7, 8, 9, 11, 216, 217, 212 and 112 and comprised of .60 acres attributable to lots 112 and 212, and .73 acres attributable to lots 7, 8, 9, 11, 216 and 217), (ii) the renovation, rehabilitation and equipping of an existing 7,867 square feet building and an attached three (3) story parking garage and automobile storage structure located thereon including, without limitation, an approximately 4,760 square feet of showroom and sales area, and approximately 2,288 square feet of office area; and (iii) the exterior renovations to include the front façade, installation of canopies to provide a new entry portal pursuant to Honda North America, Inc.'s ("Honda") specifications, and a new curtain wall along the parking structure, parking garage renovations to include ground level parking - 165 spaces, second level parking - 82 spaces, third level parking - 82 spaces (total parking will be 329 spaces and the square footage for the Sales Facility parking area will be an aggregate of 48,471 on the ground level (which includes 26,231 of leased area), 24,076 square feet on the second level and 20,476 on the third level, aggregating 89,423 square feet of parking) (subsections (A) (i), (ii) and (iii) are hereinafter collectively referred to as the "Sales Facility"); and (B) (i) the acquisition of several parcels of land (totaling approximately 1.0 acre), located on Franklin Street and Old Franklin Avenue in the Village of Hempstead, Nassau County, New York (and further identified as Section 34, Block 191, Lots 23, 24, 315 and 316); (ii) the renovation, rehabilitation and equipping of an existing one-story approximately 4,448.50 square foot building together with the construction and equipping of an approximately 3,872.24 square foot one-story addition to provide new service bays pursuant to Honda's requirements, renovations to the existing parts area and the renovation of the existing storage area, including new car wash areas and detail bays of approximately 1,408 square feet and a new storage and utility room of approximately 409 square feet; and (iii) the renovation, rehabilitation and equipping of an existing approximately 23,057 square foot service building, including, without limitation, exterior renovations of the existing facade pursuant to Honda's specifications, repairing and refinishing the existing concrete ramp on the parking structure, and re-grading the existing parking area, repainting existing metal railings and relocating the existing fire hydrant (parking figures as to the Service Facility are as follows: Ground level parking - 8 spaces, second level parking - 71 spaces and third level parking - 85 spaces, aggregating 164 spaces and the area for the Service Facility parking is as follows: Ground level - 7,256 square feet, second level - 22,320 square feet and third level - 22,320 square feet, aggregating 51,896

(subsections (B)(i), (ii) and (iii), are hereinafter collectively referred to as the "Service Facility"; and, together with the Sales Facility, the "Facility"), to be leased by the Agency to the Company and subleased by the Company to, and used by Millennium Super Store, Ltd., a New York business corporation, on behalf of itself and/or the principals of Millennium Super Store, Ltd. and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Sublessee"), for use by the Sublessee in the operation of a Honda dealership offering sales of new and used automobiles and service of automobiles to its customers.

The Agency proposes to provide financial assistance to the Company and the Sublessee in connection with the Facility 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 and an 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 Company 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 Company and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: May 6, 2010

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT
AGENCY

By: Frederick E. Parola
Title: Executive Director and
Chief Executive Officer

HEMPSTEAD TOWN BOARD

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May 6, 2010

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Honorable Edward Mangano
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Nassau County
1 West Street
Mineola, New York 11501

Re: Town of Hempstead Industrial Development Agency
(Hempstead Ford Lincoln Mercury 2010)

Ladies and Gentlemen:

On the 18th day of May, 2010, at 9:15 a.m., at the Town of Hempstead Town Hall, 350 Front Street, 2nd Floor, IDA Conference Room, Hempstead, New York, the Town of Hempstead Industrial Development Agency (the "Agency") will conduct a public hearing regarding this project, Hempstead Ford Lincoln Mercury. Attached is a

Honorable Kate Murray, Town of Hempstead Supervisor
Honorable Wayne Hall, Mayor, Village of Hempstead
Hon. Edward Mangano, Nassau County Executive
Dr. Nathaniel Clay, Superintendent of Hempstead Schools

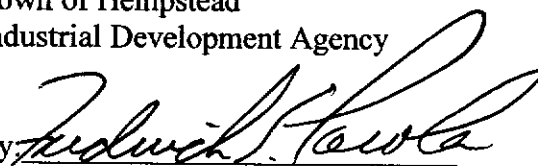
copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Agency. The Notice has been submitted to *Newsday* for publication.

You are welcome to attend such hearing at which time you will have an opportunity, both orally and in writing, to present your views with respect to the project.

We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,

Town of Hempstead
Industrial Development Agency

By: 
Frederick E. Parola
Executive Director/CEO

cc: Nixon Peabody, LLP
Clinton Square
P.O. Box 31051
Rochester, New York 14603-1051
Att: William Weir

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 Hempstead Industrial Development Agency (the "Agency") on the 18th day of May, 2010, at 9:15 a.m., local time, at 350 Front Street, IDA Conference Room, 2nd Floor, Hempstead, New York in connection with the following matters:

Hempstead Ford Lincoln Mercury, a New York business corporation, on behalf of itself and/or the principals of Hempstead Ford Lincoln Mercury and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Sublessee"), has applied to the Town of Hempstead Industrial Development Agency (the "Agency"), for its assistance in the renovation of an existing, approximately 22,393 square foot building located on 1.68 acres of land at 301 North Franklin Street in Hempstead (and further identified as Section 34, Block 174, Lot 13) (the "Land"), and the construction and equipping of a new, approximately 5,000 square foot building on the parcel to add 8 additional repair stations with hydraulic lifts, office equipment including desks, chairs, computers, alignment machines, and storage racks located therein (collectively, the "Improvements" and "Equipment"; and, together with the Land, the "Facility"), to be leased by the Agency to Harly Realty Corp., a New York business corporation, on behalf of itself and/or the principals of Harly Realty Corp. and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Company"), and to be subleased by the Company to and used by the Sublessee for the purposes of providing a truck repair and parts facility for the commercial truck sector and in its service and sales of new and used trucks and other vehicles. The Agency will acquire, construct, renovate and equip the Facility and will lease the Facility to the Company.

The Company will sublease the Facility to the Sublessee. At the end of the lease term, the Company will purchase the Facility from the Agency. The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from sales and use taxes, and a mortgage recording exemption in connection with the financing and any subsequent refinancing 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 Company 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 Company and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: May 6, 2010

TOWN OF HEMPSTEAD
INDUSTRIAL
DEVELOPMENT AGENCY

By: Frederick E. Parola
Title: Executive Director and
Chief Executive Officer