

Columbia County Industrial Development Agency

4303 Route 9

Hudson, New York 12534

Tel: (518) 828-4718 Fax: (518) 828-0901

Email: partner@chpartnership.com

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the Columbia County Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Columbia County Industrial Development Agency.

TO: Columbia County Industrial Development Agency
4303 Route 9
Hudson, New York 12534

APPLICANT: Premier Riverview LLC

APPLICANT'S ADDRESS: 31 South Street Suite 2-S

CITY: Mount Vernon STATE: N.Y. ZIP CODE: 10550

PHONE NO.: 914-667-6200 FAX NO.: 914-662-3610 E-MAIL: RCAHILL@PREMIER-BRANDS.COM

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: STEVEN D. CORSUN OR ROBERT J. CAHILL

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: William J. Better

ATTORNEY'S ADDRESS: 1 Albany Ave.

CITY: Kinderhook STATE: N.Y. ZIP CODE: 12106

PHONE NO.: 518-758-1511 FAX NO.: 518-758-1227 E-MAIL: BBETTERLAW@AOL.COM

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 OF THIS APPLICATION BEFORE COMPLETING THIS FORM.

SUMMARY OF PROJECT

Applicant: Premier Riverview LLC

Contact Person: Steven D. Corsun or Robert J. Cahill

Phone Number: 914-667-6200

Occupant: Premier Personal Products Corp.

Project Street Address: Fairview Avenue, Town of Greenport, New York

Approximate Size of Project Site: 14+ acres

Description of Project: The acquisition and renovation of a 70,000 square foot building as well as the acquisition of equipment related to the manufacture, warehousing and distribution of health and beauty products.

Type of Project: Manufacturing Warehouse/Distribution
 Commercial Other – Specify

Employment Impact: Existing Jobs: Full Time: 0 Part-Time: 0
 New Jobs Full Time: 25(est.) Part-Time: 0 (est.)

Project Cost: \$ 2,500,000 (est.)

Type of Financing: Tax-Exempt Taxable Straight Lease

Amount of Bonds Requested: \$ 0

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$ <u>28,000 (est.)</u>
Mortgage Recording Taxes:	\$ <u>25,000 (est.)</u>
Other (please specify):	\$ <u>PILOT</u>

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company: _____

1. Company Name: Premier Personal Products, Inc.

Present Address: 31 South Street Suite 2-S Mount Vernon, NY

Zip Code: 10550

Employer's Tax ID No.: _____

2. If the Company differs from the Applicant, give details of relationship: Premier Equities, LLC is the real estate company while

Premier Personal Products Inc. is the operating company.

3. Indicate type of business organization of Company: USA
 (a) Corporation (If so, incorporated in what country?) _____

If United States which State? New York

Date Incorporated? 1972 Type of Corporation? Sub S

Authorized to do business in New York? Yes No

(b) Partnership (if so, indicate type) _____

Number of general partners _____, Number of limited partners _____

(c) Sole Proprietorship _____

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

Name Home Address	Office Held	Other Principal Business
S.D. Corsun	Owner	Premier Equities, LLC
White Plains, NY		Premier Brands of America, Inc.

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If the answer to any of questions 2 through 4 is yes, please furnish details in a separate attachment.

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ___ No .
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ___; No .
4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ___; No . (If yes to any of the foregoing, furnish details in a separate attachment).

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held?
Yes ___; No .

If yes, list exchanges where stock traded: N/A

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
S. D. Corsun	White Plains, NY	100%

- D. Company's Principal Bank(s) of account: Bank of America

II. DATA REGARDING PROPOSED PROJECT

- A. Summary: (Please provide a brief narrative description of the Project.) 120,000 square foot building on 14 acres and the acquisition of equipment for the manufacture,

fulfillment and distribution of health and beauty products

- B. Location of Proposed Project:

1. Street Address: Fairview Avenue
Town of Greenport

C. Project Site:

1. Approximate size (in acres or square feet) of Project site: 14 acres
Is a map, survey or sketch of the project site attached? Yes ; No .
2. Are there existing buildings on project site? Yes ; No .
 - a. If yes, indicate number and approximate size (in square feet) of each existing building: One 120,000 Square Foot Building

 - b. Are existing buildings in operation? Yes ; No .
If yes, describe present use of present buildings: _____

 - c. Are existing buildings abandoned? Yes ; No .
About to be abandoned? Yes ; No . If yes, describe: _____
Building vacant...former occupant moved out over 2 years ago....real estate taxes not being paid.
 - d. Attach photograph of present buildings.
3. Utilities serving project site:
Water-Municipal: Town of Greenport
Other (describe): _____
Sewer-Municipal: Town of Greenport
Other (describe) _____
Electric-Utility: National Grid
Other (describe) _____
Heat-Utility: National Grid
Other (describe) _____
4. Present legal owner of project site:
 - a. If the Company owns project site, indicate date of purchase: _____,
Purchase price: \$ _____.
 - b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes ; No . If yes, indicate date option signed with owner: December, 20 12; and the date the option expires: June, 20 13.
 - c. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes ; No . If yes, describe: N/A

5. a. Zoning District in which the project site is located: No zoning but commercial area

- b. Are there any variances or special permits affecting the site? Yes ; No . If yes, list below and attach copies of all such variances or special permits:

D. Buildings:

1. Does part of the project consist of a new building or buildings? Yes ____; No . If yes, indicate number and size of new buildings: _____

2. Does part of the project consist of additions and/or renovations to the existing buildings? Yes ; No _____. If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation: Upgrade building.....install partition walls, alarm,loading dock, outside retaining wall and purchase and install warehousing and manufacturing equipment.

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded: The principal use of the building is to manufacture, warehouse and distribute health and beauty products.

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes ; No _____. If yes, describe the Equipment: warehouse racks, forklifts, pallet jacks, labelling equipment
liquid fill equipment, computers, desks, copiers, fax machines and telephones.

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes ; No _____. If yes, please provided detail: Before any purchase we always evaluate if the opportunity exists to purchase used equipment.

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed: The equipment will be used to manufacture, warehouse or distribute health and beauty products.

F. Project Use:

1. What are the principal products to be produced at the Project? various health and beauty products such as liquid bandage, wart remover and corn cushions.

2. What are the principal activities to be conducted at the Project? the manufacture, warehousing and distribution of health and beauty products.

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes ____; No . If yes, please provide detail: _____

4. If the answer to 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? N/A %

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation? Yes ___; No ___. If yes, please explain: _____
N/A

b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ___; No ___. If yes, please explain: _____
N/A

c. Would the Project occupant, but for the contemplated financial assistance from the Corporation, locate the related jobs outside the State of New York? Yes ___; No ___. If yes, please explain: _____
N/A

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonable accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ___; No ___. If yes, please provide detail: _____
N/A

6. If the answers to any of subdivisions c. through d. of question 5 is 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 ___; No ___. If yes, please explain: _____
N/A

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ___; No ^x ___. If yes, please explain: _____

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ___; No ^x ___. If yes, please provide detail: _____

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

a. Is the Project reasonably necessary to preserve the competitive position of the Company on such Project Occupant in its industry? Yes ___; No ___.
If yes, please provide detail: _____

N/A

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ___; No ___. If yes, please provide detail: _____

N/A

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals. Town of Greenport

~ Municipal Building Permit

~ Code Enforcement

2. Describe the nature of the involvement of the federal, state or local agencies described above: to issue a building permit

site plan waived

H. Construction Status:

1. Has construction work on this project begun? Yes ___; No x ___. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.: _____

2. Please indicate amount of funds expended on this project by the Company in the past three (3) years and the purposes of such expenditures: 0

I. Method of Construction After Corporation Approval:

1. If the Corporation approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Corporation upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Corporation, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Corporation for purposes of constructing the project? Yes ____; No .
2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ____; No .

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

- A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ; No _____. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

1. Sublessee name: Unknown tenants possibly
Present Address: _____
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: ____ Corporation: ____ Partnership: ____ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes No more than 10%; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

- B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? None

IV. Employment Impact

A. Indicate below the number of people presently employed at the project site and the number that will be employed at the project site at end of the first and second years after the project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Corporation.

TYPE OF EMPLOYMENT					
	PROFESSIONAL MANAGERIAL	SKILLED	SEMI- SKILLED	UNSKILLED	TOTALS
Present Full Time	0	0	0	0	0
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0
First Year Full Time	2	4	4	2	12
First Year Part Time	0	0	0	0	0
First Year Seasonal	0	0	0	0	0
Second Year Full Time	3	12	5	5	25
Second Year Part Time	0	0	0	0	0
Second Year Seasonal	0	0	0	0	0

TOTAL JOBS	PRESENT	0
	YEAR 1	12
	YEAR 2	25

B. Please prepare a separate attachment describing in detail the types of employment at the project site. Such attachment should describe the activities or work performed for each type of employment.

V. Project Cost

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the project site and the construction of the proposed project including the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ _____
Buildings	\$ 1,900,000
Machinery and equipment costs	\$ 450,000
Utilities, roads and appurtenant costs	\$ 0
Architects and engineering fees	\$ 20,000
Costs of Bond issue (legal, financial and printing)	\$ 40,000
Construction loan fees and interest (if applicable)	\$ 20,000
Other (specify)	\$ _____
<u>Construction Costs</u>	<u>\$ 200,000</u>
_____	\$ _____
TOTAL PROJECT COST	\$ 2,590,000

- B. Have any of the above expenditures already been made by applicant?
 Yes ____; No . (If yes, indicate particulars) _____

V. BENEFITS EXPECTED FROM THE CORPORATION

A. Financing

1. Is the applicant requesting that the Corporation issue bonds to assist in financing the project? Yes ____; No . If yes, indicate:
 Amount of loan requested: N/A Maturity requested (in years): _____
2. Is the interest on such bonds intended to be exempt from federal income taxation? Yes ____; No N/A.
3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:
 - a. retail food and beverage services: Yes ____; No ____
 - b. automobile sales or service: Yes ____; No ____
 - c. recreation or entertainment: Yes ____; No ____
 - d. golf course: Yes ____; No ____
 - e. country club: Yes ____; No ____
 - f. massage parlor: Yes ____; No ____
 - g. tennis club: Yes ____; No ____
 - h. skating facility: Yes ____; No ____
 - j. racquet sports facility (including
 - k. handball and racquetball court): Yes ____; No ____
 - l. hot tub facility: Yes ____; No ____
 - m. suntan facility: Yes ____; No ____
 - n. racetrack: Yes ____; No ____
4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. Tax Benefits

1. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes ; No . If yes, what is the approximate amount of financing to be secured by mortgages? \$ 2,500,000.

2. Is the applicant expecting to be appointed agent of the Corporation for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes ; No . If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 20,000.

3. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.

N.Y.S. Sales and Compensating Use Taxes:	\$ <u>28,000</u>
Mortgage Recording Taxes:	\$ <u>25,00</u>
Other (please specify):	
_____	\$ _____

6. Is the Project located in the County's state designated Empire Zone? Yes ; No .

VI. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Columbia County Industrial Development Agency as follows:

- A. Annual Employment Reports: The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- B. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, directors, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

(Applicant)

BY: *Prerna Bhasin UC*
[Signature]

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 18 THROUGH 20 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 22

VERIFICATION

(If applicant is sole proprietor)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says
(Name of Individual)

that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. 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.

Sworn to before me this
__ day of _____, 20__.

(Notary Public)

VERIFICATION

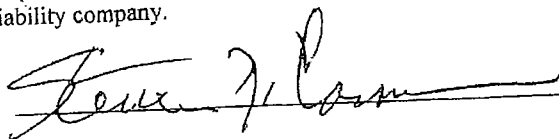
(If applicant is a limited liability company)

STATE OF New York)
) SS.:
COUNTY OF Westchester)

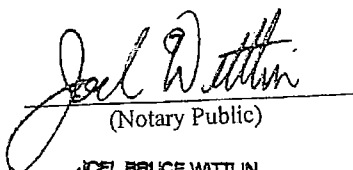
Steven D. Corsun, deposes and says
(Name of Individual)

that he is one of the members of the firm of PREMIER RIVERVIEW LLC,
(Limited Liability Company)

the limited liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. 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 a member of and from the books and papers of said limited liability company.



Sworn to before me this
12 day of December, 2012.



(Notary Public)

JOEL BRUCE WITTLIN
Notary Public, State of New York
No. 01W6234261
Qualified in Kings County
Term Expires January 18, 2015

VERIFICATION

(If applicant is a partnership)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says
(Name of Individual)
that he is one of the members of the firm of _____,
(Partnership Name)

the partnership named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. 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 a member of and from the books and papers of said partnership.

Sworn to before me this
__ day of _____, 20_.

(Notary Public)

**NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE HOLD
HARMLESS AGREEMENT APPEARING ON PAGE 22 IS SIGNED BY THE APPLICANT.**

HOLD HARMLESS AGREEMENT

Applicant hereby releases Columbia County Industrial Development Agency and the member, directors, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issuance of bonds requested therein are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described therein; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant) Primer Precision LLC
BY: [Signature]

Sworn to before me this
12 day of December, 2012

[Signature]
(Notary Public)

JOEL BRUCE WITTLIN
Notary Public, State of New York
No. 01W16234261
Qualified in Kings County
Term Expires January 18, 2015