

BROWNFIELD REDEVELOPMENT TAX CREDIT

Taxpayer Name	Project Site Name	DEC Region	County	Municipality	En-Zone	Site Preparation Component		Tangible Property Component		On-site Groundwater Remediation Component		Total Costs	Total Credit
						Costs	Credit	Costs	Credit	Costs	Credit		
<i>2011 Tax Year</i>													
ENPRO INDUSTRIES INC	C859027 Garlock - Gylon site	8	Wayne	Palmyra	No	-	-	585,446	70,254	-	-	585,446	70,254
ENPRO INDUSTRIES INC.	C859028 Garlock Sealing Technologies Site No. 3 ³	8	Wayne	Palmyra	No	2,208,595	265,031	-	-	-	-	2,208,595	265,031
FLEXO TRANSPARENT INC. ¹	C915228 1132-1146 Seneca St. ³	9	Erie	Buffalo	Yes	-	-	551,014	99,183	-	-	551,014	99,183
GLOBE SPECIALTY METALS, INC.	C932145 3807 Highland Avenue Site ³	9	Niagara	Niagara Falls	Yes	-	-	2,352,384	470,477	-	-	2,352,384	470,477
PASS & SEYMOUR INC.	C734102 P&S / Boyd Ave.	7	Onondaga	Solvay	No	-	-	237,184	28,462	-	-	237,184	28,462
THE WIRE MILL, LLC	C360065 Former Hudson Wire Co.	3	Westchester	Ossining	Yes	-	-	84,275	15,170	-	-	84,275	15,170
<i>2012 Tax Year</i>													
3130 MONROE AVE. ASSOCIATES LLC	C828109 Speedy Cleaners	8	Monroe	Pittsford	No	-	-	132,878	13,288	-	-	132,878	13,288
7 RENAISSANCE LLC	C360073 221 Main Street	3	Westchester	City of White Plains	Yes	-	-	1,093,090	218,618	-	-	1,093,090	218,618
AUBURN COMMUNITY HOTEL LP	C706017 Auburn Community Hotel ³	7	Cayuga	Auburn	Yes	607,063	151,766	10,455,107	1,821,188	-	-	11,062,170	1,972,954
AVENUE U PARTNERS LLC	C224126 Foundation for Torah Studies Project	2	Kings	Brooklyn	Yes	-	-	1,987,842	397,568	-	-	1,987,842	397,568
BLADES HOLDING COMPANY, INC..	C902019 Allegany Bitumens Belmont Asphalt Plant ³	9	Allegany	Belmont	Yes	1,305,689	430,877	-	-	65,178	21,509	1,370,867	452,386
BTM DEVELOPMENT PARTNERS, LLC ²	C203015 Gateway Center at Bronx Terminal Market (Eastern)	2	Bronx	Bronx	No	-	-	6,456,450	645,645	-	-	6,456,450	645,645
COLLINS YONKERS II LLC	C360071 Yonkers Parcels B and C	3	Westchester	City of Yonkers	Yes	-	-	473,843	85,292	-	-	473,843	85,292
COURTLANDT CRESCENT ASSOCIATES, LP	C203058 Courtlandt Crescent ³	2	Bronx	Bronx	Yes	9,498,294	2,655,522	-	-	-	-	9,498,294	2,655,522
CVS PHARMACY, INC.	C915192 Jonnie's Porta Signs	9	Erie	Blasdell	Yes	-	-	4,234	508	-	-	4,234	508
DST PROPERTIES NY, LLC	C905036 Scott Rotary Seals ³	9	Cattaraugus	Olean	No	1,326,322	331,581	1,630,395	195,647	-	-	2,956,717	527,228
ENPRO INDUSTRIES INC	C859001 Garlock Sealing Technologies Klozure Site	8	Wayne	Palmyra	No	-	-	1,378,310	165,397	-	-	1,378,310	165,397
ENPRO INDUSTRIES INC	C859027 Garlock - Gylon site	8	Wayne	Palmyra	No	-	-	585,198	70,224	-	-	585,198	70,224
EQUITY ONE INC	C130206 Former Avis Headquarters Property ³	1	Nassau	Garden City	No	22,707,447	11,353,724	41,541,100	5,815,754	-	-	64,248,547	17,169,478
ERIE HARBOR, LLC	C828125 River Park Commons - Townhouses	8	Monroe	Rochester	Yes	2,272,012	408,962	18,368,818	3,306,387	-	-	20,640,830	3,715,349
EVERYWARE GLOBAL INC	C915209 Former Buffalo China Site	9	Erie	Buffalo	Yes	166,509	33,302	-	-	1,354,181	243,753	1,520,690	277,055
FLUSHING TOWN CENTER LP	C241051, C241078, & C241079 Flushing Indust. Park parcels	2	Flushing	Queens	No	-	-	6,981,517	698,152	-	-	6,981,517	698,152
GENESEEE HAMILTON LP	C828124 River Park Commons Tower	8	Monroe	Rochester	Yes	-	-	6,181	1,113	-	-	6,181	1,113
GERMANOW-SIMON CORPORATION	C828117, C828136 Ward Street Sites	8	Monroe	Rochester	Yes	-	-	3,488,282	697,656	-	-	3,488,282	697,656
GREENPAC HOLDING LLC	C932150 Former Mill No. ² ³	9	Niagara	Niagara Falls	Yes	34,928,097	9,430,586	-	-	-	-	34,928,097	9,430,586
HARBOR SQUARE, LLC	C360091 The Harbor Square	3	Westchester	Ossining	Yes	44,049	7,929	-	-	-	-	44,049	7,929
HAWTHORNE VILLAGE, LLC	C224098 220 Water St.	2	Kings	Brooklyn	Yes	1,983	198	1,309,709	130,971	-	-	1,311,692	131,169
HEATHCOTE CORNERS II, LLC	C360114 Heathcote Corners ³	3	Westchester	Scarsdale	No	3,591,260	1,795,630	-	-	-	-	3,591,260	1,795,630
LC MAIN LLC	C360073 221 Main Street	3	Westchester	City of White Plains	Yes	-	-	1,400,513	280,103	-	-	1,400,513	280,103
LHL HOLDINGS L.P.	C231043 West 61st Street	2	New York	Manhattan	No	-	-	322,044	38,645	-	-	322,044	38,645
MASTER TF LLC	C241096 Queens West Waterfront Development-0505C ³	2	Queens	Long Island City	No	3,954,102	1,107,149	88,959,016	8,895,902	-	-	92,913,118	10,003,051
MASTER TF LLC	C241095 Queens West Waterfront Development-0505D ³	2	Queens	Long Island City	No	5,691,250	1,593,550	78,843,427	7,884,343	-	-	84,534,677	9,477,893
NORAMPAC INDUSTRIES INC.	C915200 Former NL Industries Foundry	9	Erie	Cheektowaga	No	18,453	2,214	-	-	-	-	18,453	2,214
OSSINING RX DEVELOPMENT LLC	C360110 Clinton Terrace Shopping Center ³	3	Westchester	Ossining	No	-	-	2,392,430	239,243	-	-	2,392,430	239,243
PASS & SEYMOUR INC.	C734102 P&S / Boyd Ave.	7	Onondaga	Solvay	No	-	-	181,836	21,820	-	-	181,836	21,820
PROSPECT COURT HOUSING LLC	C203045 Prospect Court Site ³	2	Bronx	Bronx	Yes	3,373,512	1,686,756	-	-	-	-	3,373,512	1,686,756
PYRAMID COMPANY OF ONONDAGA	C734104 Oil City/Carousel Center-Phase ¹	7	Onondaga	Syracuse	No	-	-	82,299,782	8,229,978	-	-	82,299,782	8,229,978
REHC 5, LLC	C907029 Former Ames/Hills Plaza	9	Chautauqua	Jamesstown	Yes	-	-	505,579	91,004	-	-	505,579	91,004
RICHMOND HILL HOUSING 2 LIMITED PARTNER	C241103 Uniforms for Industry ³	2	Queens	Richmond Hill	No	2,972,821	832,390	-	-	-	-	2,972,821	832,390
RICHMOND HILL HOUSING GP LLC	C241103 Uniforms for Industry ³	2	Queens	Richmond Hill	No	2,606,780	729,898	-	-	-	-	2,606,780	729,898
RIVER PLACE II HOLDINGS II LLC	C231012 River Place II West 42nd St. Gas Works	2	New York	New York	Yes	-	-	1,190,866	214,356	-	-	1,190,866	214,356
SANTAROSA HOLDINGS, INC.	C932134 1501 College Avenue Site	9	Niagara	Niagara Falls	Yes	2,560,404	460,873	-	-	-	-	2,560,404	460,873
SB 1800 LLC	C203046 1800 Southern Boulevard ³	2	Bronx	Bronx	Yes	-	-	12,019,606	2,403,921	-	-	12,019,606	2,403,921
SBD HOLDINGS I INC.	C915231 Buffalo Color Corporation Site Area C ³	9	Erie	Buffalo	Yes	-	-	-	-	207,193	51,799	207,193	51,799
SOUTH HILL BUSINESS CAMPUS, LLC	C755012 Former Axiohm Facility	7	Tompkins	Ithaca	No	-	-	138,958	13,896	186,600	18,660	325,558	32,556
SPHERE DEVELOPMENT LLC	C622031 Skinner Automotive ³	6	Herkimer	Village of Herkimer	No	1,076,214	269,054	878,799	87,880	433,783	108,446	2,388,796	465,380
UFI INC.	C241103 Uniforms for Industry	2	Queens	Richmond Hill	Yes	-	-	867,573	-	-	-	867,573	242,920
VIA VERDE HOMES LLC ⁴	C203043 New Housing New York Legacy Project ³	2	Bronx	Bronx	Yes	57,185	16,012	24,201,675	4,356,302	-	-	24,258,860	4,372,314
VIA VERDE RENTAL ASSOCIATES, LP ⁴	C203043 New Housing New York Legacy Project ³	2	Bronx	Bronx	Yes	18,262	5,113	53,731,363	9,671,645	-	-	53,749,625	9,676,758
WASHINGTON DEVELOPMENT ASSOCIATES, LLC	C704046 NYSEG - Binghamton Washington St MGP	7	Broome	Binghamton	Yes	-	-	22,057,809	3,970,406	-	-	22,057,809	3,970,406
WEST END ENTERPRISES, LLC	C231043 West 61st Street	2	New York	Manhattan	No	-	-	59,975	7,197	-	-	59,975	7,197
TOTAL						101,853,876	33,815,037	468,886,935	61,353,595	2,246,935	444,167	572,987,746	95,612,799

Chapter 390 of the Laws of 2008 requires the Tax Department to produce a *Brownfield Credit Report*⁵ by January 31st of each year. The mandate requires the Department to include the name of each taxpayer claiming the brownfield redevelopment tax credit, the remediated brownfield credit for real property taxes, or the environmental remediation credit, the amount of credit earned, and information identifying the brownfield project generating the credit. The Tax Department is also authorized to include any other information that it deems useful in analyzing the effects of the program.

In instances where the credit is earned by a pass-through entity such as a limited liability company (LLC), a partnership, or an S corporation, information will only be reported for the entity; names of individual members of the LLC, partners, or S corp shareholders will not be reported. Because the credit is fully refundable, the amount of credit earned is equal to the impact on the state financial plan.

Data for the report come directly from returns filed in the previous calendar year. Therefore, several caveats are in order:

A) The data appear exactly as reported by the taxpayer. No validations or error corrections were performed by the Department.

B) Likewise, the information represents the taxpayer's position on the return as filed and does not reflect any adjustments made either during return processing or in the course of an audit.

C) Reporting is limited to the entity earning credit as determined by the credit forms filed with the tax return.

D) The actual amount of credit claimed during the period covered by this report may exceed what is reported here. This can occur if recipients of credit from pass-through entities file returns claiming credit, but the entity has not yet filed a return.

E) The report covers returns received by the Tax Department during the period of January 1, 2013 through December 31, 2013. Generally, this period covers the 2012 tax year. However, as a result of statutorily-permitted filing extensions and differing fiscal years, some returns for tax years prior to 2012 could be filed in 2013 and some 2012 tax year returns will not be filed until 2014.

F) Amounts do not necessarily represent finished projects. Some of these projects may be works-in-progress. The clean-up components are available for 5 years and the property component is available for 10 years.

G) In the 2010, 2011, and 2012 tax years, taxpayers are required to defer amounts of credits used and refunded that in the aggregate exceed \$2 million. Excess brownfield credits deferred will be available as follows: 50% of total deferred allowed in 2013; 75% of remaining credit allowed in 2014; all remaining credit allowed in 2015.

¹Taxpayer filed amended tax year 2011 return in calendar year 2013. This data supersedes previously reported data.

²Credit form not filed so no cost data available; credit data taken from main form. Site information taken from a pass-through entity.

³The Department of Environmental Conservation (DEC) accepted this site into the Brownfield Cleanup Program on or after June 23, 2008.

⁴The data reported reflects the credit claims on the amended return.

⁵Section 171-r of the Tax Law

REMIEDIATED BROWNFIELD CREDIT FOR REAL PROPERTY TAXES

Taxpayer Name	Project Site Name	DEC Region	County	Municipality	En-Zone	Credit Claimed
<i>2011 Tax Year</i>						
COLE REIT III OPERATING PARTNERSHIP, LP	C915194, C915195, C915203 Former Buffalo Service Station, Buffalo Urban Renewal Agency West Property, 4 New Seventh Street Site	9	Erie	City of Buffalo	Yes	2,609,492
PASS & SEYMOUR INC.	C734102 P&S / Boyd Ave.	7	Onondaga	Solvay	No	64,094
<i>2012 Tax Year</i>						
7 RENAISSANCE LLC	C360073 221 Main Street	3	Westchester	City of White Plains	Yes	56,272
AUBURN COMMUNITY HOTEL LP	C706017 Auburn Community Hotel	7	Cayuga	Auburn	Yes	1,021
BTM DEVELOPMENT PARTNERS, LLC	C203015 Gateway Center at Bronx Terminal Market (Eastern)	2	Bronx	Bronx	No	236,173
COLE REIT III OPERATING PARTNERSHIP, LP ¹	C915194, C915195, C915203 Former Buffalo Service Station, Buffalo Urban Renewal Agency West Property, 4 New Seventh Street Site	9	Erie	Buffalo	Yes	2,429,026
EQUITY ONE INC	C130206 Former Avis Headquarters Property	1	Nassau	Garden City	No	417,195
FLUSHING TOWN CENTER LP	C241051, C241078, & C241079 Flushing Indust. Park parcels	2	Flushing	Queens	No	210,513
GERMANOW-SIMON CORPORATION	C828117, C828136 Ward Street Sites	8	Monroe	Rochester	Yes	11,331
LC MAIN LLC	C360073 221 Main Street	3	Westchester	City of White Plains	Yes	2,265,958
PASS & SEYMOUR INC.	C734102 P&S / Boyd Ave.	7	Onondaga	Solvay	No	65,035
RIVER PLACE II HOLDINGS II LLC	C231012 River Place II West 42nd St. Gas Works	2	New York	New York	Yes	287,951
SOUTH HILL BUSINESS CAMPUS, LLC	C755012 Former Axiohm Facility	7	Tompkins	Ithaca	No	19,682
TOTAL						8,673,743

ENVIRONMENTAL REMEDIATION INSURANCE CREDIT

Taxpayer Name	Project Site Name	DEC Region	County	Municipality	En-Zone	Credit Claimed
RICHMOND HILL HOUSING 2 LIMITED PARTNER	C241103 Uniforms for Industry	2	Queens	Richmond Hill	No	30,000
RICHMOND HILL HOUSING GP LLC	C241103 Uniforms for Industry	2	Queens	Richmond Hill	No	30,000
UFI INC.	C241103 Uniforms for Industry	2	Queens	Richmond Hill	No	30,000
TOTAL						90,000

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- C) Reporting is limited to the entity earning credit as determined by the credit forms filed with the tax return.
- D) The actual amount of credit claimed during the period covered by this report may exceed what is reported here. This can occur if recipients of credit from pass-through entities file returns claiming credit, but the entity has not yet filed a return.
- E) The report covers returns received by the Tax Department during the period of January 1, 2013 through December 31, 2013. Generally, this period covers the 2012 tax year. However, as a result of statutorily-permitted filing extensions and differing fiscal years, some returns for tax years prior to 2012 could be filed in 2013 and some 2012 tax year returns will not be filed until 2014.
- F) The real property tax credit is available for 10 years. The environmental remediation insurance credit is available once.
- G) In the 2010, 2011, and 2012 tax years, taxpayers are required to defer amounts of credits used and refunded that in the aggregate exceed \$2 million. Excess brownfield credits deferred will be available as follows: 50% of total deferred allowed in 2013; 75% of remaining credit allowed in 2014; all remaining credit allowed in 2015.

¹Credit form not filed, information taken from a pass-through entity.

²Section 171-r of the Tax Law