

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY

NOTICE OF PUBLIC HEARING

The New York City Industrial Development Agency (the "Agency") is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to issue nonrecourse revenue bonds to provide financing for qualified projects, and to enter into industrial and small industry incentive program transactions and other straight-lease transactions for the benefit of qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living. The Agency has been requested (i) to make available the proceeds of its bonds to be issued in the approximate aggregate dollar amounts, to be used by the persons, for the purposes, and at the addresses identified below, and (ii) to participate in industrial and small industry incentive program straight-lease transactions and other straight-lease transactions for the purposes and at the addresses also identified below. As used herein, "bonds" are bonds, the interest on which may be exempt from local and/or State and/or Federal income taxes; and the "City" shall mean The City of New York. As used herein with reference to bond amounts, "approximately" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount.

Straight lease (Industrial Incentive Program) transaction for the benefit of a to-be formed holding company, on behalf of Best Choice Trading Corporation, a wholesale seafood distributor, in connection with the renovation, equipping and/or furnishing of an approximately 19,840 square foot facility located on an approximately 19,840 square foot parcel of land located at 146 Stewart Avenue, Brooklyn, New York, and in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 8,749 square foot facility located on an approximately 9,284 square foot parcel of land located at 150 Stewart Avenue, Brooklyn, New York. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight-lease (commercial growth) transaction for the benefit of Blackrock Financial Management, Inc., an investment management firm, and its eligible affiliates in connection with the renovation of office space and for the acquisition and/or leasing and installation of machinery, equipment, furniture, fixtures and other tangible personal property located at the following additional locations: approximately 133,663 square feet located at 55 East 52nd Street, Floors 6, 7, 10, Mezzanine and Basement, New York, New York; and approximately 21,398 square feet located at 49 East 52nd Street, Floors 3, 4, 5 and Basement, New York, New York. The project was induced and authorized on April 11, 2000 and June 13, 2000, respectively. The financial assistance conferred by

the Agency consisted of exemption from City and State sales and use taxes. The financial assistance proposed to be conferred by the Agency for the locations described herein also consists of exemption from City and State sales and use taxes. No new financial assistance is being provided.

Approximately \$4,000,000 tax-exempt manufacturing facilities bond transaction on behalf of a to-be-formed real estate holding company, for the benefit of Boundary Fence & Railing Systems, Inc., a fence and railing manufacturer and distributor, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 23,500 square foot facility located on an approximately 47,500 square foot parcel of land located at 87-35 131st Street, Richmond Hill, Queens, New York and in connection with the acquisition, construction, renovation, equipping and/or furnishing of an approximately 2,000 square foot facility on an approximately 47,500 square foot parcel of land located at 87-35 131st Street, Richmond Hill, Queens, New York. The financial assistance proposed to be conferred by the Agency will consist of such bond financing, payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Industrial Incentive Program) transaction for the benefit of a to-be formed holding company, on behalf of Epic Pharma Inc., a pharmaceutical drug manufacturer, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 110,600 square foot facility located on an approximately 325,240 square foot parcel of land located at 227-15 North Conduit Avenue, Queens, New York. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Industrial Incentive Program) transaction for the benefit of a to-be formed holding company, on behalf of Focus Lighting Inc., a designer and distributor of architectural lighting systems, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 8,541 square foot facility located on an approximately 5,694 square foot parcel of land located at 221 West 116th Street, New York, New York, Block 1922, Lot 17. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Small Industry Incentive Program) transaction for the benefit of a to-be-formed holding company, on behalf of Peralta Metal Works Inc., a steel fabricator, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 10,000 square foot facility located on an approximately 10,000 square foot parcel of land located at 602 Atkins Avenue, Brooklyn, New York, Block 4500, Lot 24. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Pursuant to Section 859a of the General Municipal Law of the State of New York and Internal Revenue Code Section 147(f), the Agency will hold a hearing on the proposed financings and transactions set forth above at the office of the New York City Economic Development Corporation (“NYCEDC”), 110 William Street, 4th Floor, New York, New York commencing at 10:00 A.M. on **Thursday, July 17, 2008**. Interested members of the public are invited to attend. The Agency will present information at such hearing on the proposed financings and transactions set forth above. Pursuant to subdivision 3 of the above-referenced Section 859a, the Agency will, in addition, provide an opportunity for the public to review at such hearing the project application and the cost-benefit analysis for each of the proposed financings and transactions. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available, starting on or about noon on the Friday preceding the hearing. Persons desiring to obtain copies of these materials may visit the website of the New York City Economic Development Corporation at nycedc.com or may call (212) 312-3543. Persons desiring to make a brief statement regarding the proposed financings and transactions should give prior notice to the Agency at the address or phone number shown below. Written comments may be submitted to the Agency to the attention of Mr. David Shelley at the address shown below. Please be advised that certain of the aforementioned proposed financings and transactions may possibly be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available by contacting dshelley@nycedc.com on or about noon on the Friday preceding the hearing.

New York City Industrial Development Agency
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