

HARRIS BEACH MURTHA
ATTORNEYS AT LAW

445 HAMILTON AVENUE, SUITE 1206
WHITE PLAINS, NEW YORK 10601
914.683.1200

ADRIANA M. BARANELLO
ASSOCIATE
DIRECT: 914.298.3023
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ABARANELLO@HARRISBEACHMURTHA.COM

October 21, 2025

Via Certified Mail

9489-0090-0027-6674-8588-06

Ms. Lynette Thomas-Braggs, Assessor
Assessment Department
Yonkers City Hall
40 South Broadway, Room 100
Yonkers, New York 10701

Re: Agency: City of Yonkers Industrial Development Agency

Company/Occupant: HP River Club DE 1 LLC, HP River Club DE 2 LLC, HP River Club DE 3 LLC, HP River Club DE 4 LLC; and HP River Club DE 5 LLC

Document: NYS Form RP-412-a, "Application for Real Property Tax Exemption" AMENDED

Premises: 63 Wells Avenue (2.-2605-75) AMENDED

Dear Ms. Thomas-Braggs:

Reference is made to that certain Amended NYS Form RP-412-a, "Application for Real Property Tax Exemption," filed in your office under cover letter dated December 9, 2024, a copy of which Amended NYS Form RP-412-a, "Application for Real Property Tax Exemption" and cover letter are enclosed for your reference.

The "Amended NYS Form RP-412-a, "Application for Real Property Tax Exemption" has been further amended to correct the assessment roll description (3a) for the involved parcel(s). **The correct (and only) assessment roll description for the involved parcel(s) is (2.-2605-75).**

Should you have questions, please contact me at (914) 298-3023. Thank you.

Very truly yours,



Adriana M. Baranello

Enclosures (Amended NYS RP-412-a Form)
cc: Affected Tax Jurisdictions on Schedule A

Ms. Lynette Thomas-Braggs, Assessor
October 21, 2025
Page 2

Schedule A

The Honorable George Latimer
Westchester County Executive
148 Martine Avenue, 9th Floor
White Plains, New York 10601

County Attorney
Westchester County Attorney's Office
Contracts and Real Estate Bureau
148 Martine Avenue, 6th Floor
White Plains, New York 10601

Westchester County Tax Commission
Attn: Executive Director
110 Dr. Martin Luther King Jr. Blvd.
Room L-222
White Plains, New York 10601

Yonkers Corporation Counsel
Yonkers City Hall
40 South Broadway #300
Yonkers, New York 10701

The Hon. Vedat Gashi, Chairman
Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Westchester County Department of Finance
Attn: Commissioner of Finance
148 Martine Avenue, Suite 720
White Plains, New York 10601

The Hon. Michael Spano
Mayor of the City of Yonkers
Yonkers City Hall
40 South Broadway, Room 200
Yonkers, New York 10701

Assessment Department
Yonkers City Hall
40 South Broadway, Room 100
Yonkers, New York 10701
Attn: Assistant Assessor

COPY

HARRIS BEACH ^{PLC}
ATTORNEYS AT LAW

December 9, 2024

445 HAMILTON AVENUE, SUITE 1206
WHITE PLAINS, NY 10601
(914) 683-1200

ADRIANA M. BARANELLO
ATTORNEY
DIRECT: 914.298.3023
FAX: 914.683.1210
ABARANELLO@HARRISBEACH.COM

ASSIGNMENT OF TAX (PILOT) AGREEMENT

VIA FEDERAL EXPRESS

#2829-6415-4405

Ms. Lynette Thomas-Braggs, Assessor
Assessment Department
Yonkers City Hall
40 South Broadway, Room 100
Yonkers, New York 10701

Re: Agency: City of Yonkers Industrial Development Agency
Company/Occupant: HP River Club DE 1 LLC, HP River Club DE 2 LLC; HP
River Club DE 3 LLC, HP River Club DE 4 LLC; and HP River Club DE 5 LLC
Document: Omnibus Assignment and Assumption Agreement (Tax
Agreement) with RP-412-a, "Application for Real Property Tax Exemption"
Premises: 63 Wells Avenue 2.-2605-75; and 1 Alexander Street (2.-2605-73)

Dear Ms. Thomas-Braggs:

Reference is made to that certain Tax (PILOT) Agreement, dated as of September 14, 2015 (the "Tax Agreement"), by and between the Agency and Yonkers Waterfront Properties, LLC, as Original Occupant and Assignor.

Pursuant to a certain Omnibus Assignment and Assumption Agreement dated November 22, 2024, Yonkers Waterfront Properties, LLC assigned all its rights, title, interest, duties, obligations and liabilities under the Tax Agreement to HP River Club DE 1 LLC, HP River Club DE 2 LLC; HP River Club DE 3 LLC, HP River Club DE 4 LLC; and HP River Club DE 5 LLC as the New Occupants and Assignees of the Property referenced above.

On behalf of the City of Yonkers Industrial Development Agency, I have enclosed for you, the assessor of the taxing jurisdiction within which the above-referenced Property is located, a completed and signed amended "Application for Real Property Tax Exemption" on NYS Form RP-412-a indicating the assignment referenced above, along with a signed copy of the executed Omnibus Assignment and Assumption Agreement.

Ms. Lynette Thomas-Braggs, Assessor
December 9, 2024
Page 2

COPY
HARRIS BEACH PLLC
ATTORNEYS AT LAW

Should you have questions, please contact me at (914) 298-3023. Thank you.

Very truly yours,



Adriana M. Baranello

Enclosures

- Amended NYS RP-412-a Form (signed original)
- Omnibus Assignment and Assumption Agreement (signed copy)

cc: Affected Tax Jurisdictions on Schedule A

Schedule A

Via Certified Mail
9489-0090-0027-6674-8723-14
The Honorable George Latimer
Westchester County Executive
148 Martine Avenue, 9th Floor
White Plains, New York 10601

Via Certified Mail
9489-0090-0027-6674-8723-38
County Attorney
Westchester County Attorney's Office
Contracts and Real Estate Bureau
148 Martine Avenue, 6th Floor
White Plains, New York 10601

Via Certified Mail
9489-0090-0027-6674-8723-52
Westchester County Tax Commission
Attn: Executive Director
110 Dr. Martin Luther King Jr. Blvd.
Room L-222
White Plains, New York 10601

Via Certified Mail
9489-0090-0027-6674-8723-76
Yonkers Corporation Counsel
Yonkers City Hall
40 South Broadway #300
Yonkers, New York 10701

Via Certified Mail
9489-0090-0027-6674-8723-21
The Hon. Vedat Gashi, Chairman
Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Via Certified Mail
9489-0090-0027-6674-8723-45
Westchester County Department of Finance
Attn: Commissioner of Finance
148 Martine Avenue, Suite 720
White Plains, New York 10601

Via Certified Mail
9489-0090-0027-6674-8723-69
The Hon. Michael Spano
Mayor of the City of Yonkers
Yonkers City Hall
40 South Broadway, Room 200
Yonkers, New York 10701

Via Certified Mail
9489-0090-0027-6674-8723-83
Assessment Department
Yonkers City Hall
40 South Broadway, Room 100
Yonkers, New York 10701
Attn: Assistant Assessor



NYS BOARD OF REAL PROPERTY SERVICES

COPY
AMENDED

RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name City of Yonkers Industrial Development Agency
Street 470 Nepperhan Avenue, Suite 200
City Yonkers, New York 10701
Telephone no. Day (914) 509-8651
Evening ()
Contact Jaime McGill
Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)
(If more than one occupant attach separate listing)

NEW

Name HP River Club DE 1 LLC*
Street 101 Chase Avenue
City Lakewood, New Jersey 08701
Telephone no. Day (732) 397-9115
Evening ()
Contact Joseph Felder
Title

3. DESCRIPTION OF PARCEL

- a. Assessment roll description (tax map no./roll year)
Block 2605, Lot 75 and Block 2605, Lot 73
- b. Street address 63 Wells Avenue and 1 Alexander Street
- c. City, Town or Village City of Yonkers
- d. School District Yonkers
- e. County Westchester County
- f. Current assessment TBD
- g. Deed to IDA (date recorded; liber and page)
12/23/2008; Control #483520462

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

- a. Brief description (include property use) Apartment Building and Parking Lot
- b. Type of construction N/A
- c. Square footage N/A
- d. Total cost N/A
- e. Date construction commenced N/A
- f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
December 31, 2035

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment Please refer to that certain Tax Agreement dated as of September 14, 2015, a copy of which is attached to the Omnibus Assignment and Assumption Agreement, dated as of November 22, 2024, enclosed for your reference

- b. Projected expiration date of agreement December 31, 2035

* and HP River Club DE 2 LLC; HP River Club DE 3 LLC; HP River Club DE 4 LLC; and HP River Club DE 5 LLC

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Westchester</u>	X	
Town/City <u>City of Yonkers</u>	X	
Village <u>Not Applicable</u>		X
School District <u>Yonkers DSC</u>	X	

d. Person or entity responsible for payment

Name HP River Club DE 1 LLC*
Title Attn: Joseph Felder

Address _____
101 Chase Avenue
Lakewood, New Jersey 08701

Telephone (732) 397-9115

e. Is the IDA the owner of the property? Yes No (circle one)
If "No" identify owner and explain IDA rights or interest in an attached statement.

6. Is the property receiving or has the property ever received any other exemption from real property taxation?
(check one) Yes No Property is subject to that certain Tax Agreement dated as of September 14, 2015

If yes, list the statutory exemption reference and assessment roll year on which granted:
exemption _____ assessment roll year _____

7. A copy of this application, including all attachments, has been mailed or delivered on 12/9/24 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Susan Gerry, Secretary _____ of _____
Name Title
City of Yonkers Industrial Development Agency hereby certify that the information
Organization
on this application and accompanying papers constitutes a true statement of facts.

November 6, 2024

Date

X 
Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

* and HP River Club DE 2 LLC; HP River Club DE 3 LLC, HP River Club DE 4 LLC; and HP River Club DE 5 LLC



NYS BOARD OF REAL PROPERTY SERVICES

AMENDED

RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. **INDUSTRIAL DEVELOPMENT AGENCY (IDA)**

Name City of Yonkers Industrial Development Agency
Street 470 Nepperhan Avenue, Suite 200
City Yonkers, New York 10701
Telephone no. Day (914) 509-8651
Evening ()
Contact Jaime McGill
Title Executive Director

2. **OCCUPANT (IF OTHER THAN IDA)**

(If more than one occupant attach separate listing)

NEW

Name HP River Club DE 1 LLC*
Street 101 Chase Avenue
City Lakewood, New Jersey 08701
Telephone no. Day (732) 397-9115
Evening ()
Contact Joseph Felder
Title

3. **DESCRIPTION OF PARCEL**

a. Assessment roll description (tax map no./roll year)
Block 2605, Lot 75

d. School District Yonkers

b. Street address 63 Wells Avenue

e. County Westchester County

c. City, Town or Village City of Yonkers

f. Current assessment TBD

g. Deed to IDA (date recorded; liber and page)
12/23/2008; Control #483520462

4. **GENERAL DESCRIPTION OF PROPERTY** (if necessary, attach plans or specifications)

a. Brief description (include property use) Apartment Building and Parking Lot

b. Type of construction N/A

c. Square footage N/A
d. Total cost N/A
e. Date construction commenced N/A

f. Projected expiration of exemption (i.e.
date when property is no longer
possessed, controlled, supervised or
under the jurisdiction of IDA)
December 31, 2035

5. **SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE
MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION**

(Attach copy of the agreement or extract of the terms relating to the project).

a. Formula for payment Please refer to that certain Tax Agreement dated as of September 14, 2015, a
copy of which is attached to the Omnibus Assignment and Assumption Agreement, dated as of
November 22, 2024, enclosed for your reference

b. Projected expiration date of agreement December 31, 2035

* and HP River Club DE 2 LLC; HP River Club DE 3 LLC, HP River Club DE 4 LLC; and HP River Club DE 5 LLC

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Westchester</u>	☒ X	☐
Town/City <u>City of Yonkers</u>	☒ X	☐
Village <u>Not Applicable</u>	☐	☒ X
School District <u>Yonkers DSC</u>	☒ X	☐

d. Person or entity responsible for payment

Name HP River Club DE 1 LLC*
 Title Attn: Joseph Felder
 Address _____
101 Chase Avenue
Lakewood, New Jersey 08701
 Telephone (732) 397-9115

e. Is the IDA the owner of the property? Yes/No (circle one)
 If "No" identify owner and explain IDA rights or interest in an attached statement.

6. Is the property receiving or has the property ever received any other exemption from real property taxation?
 (check one) ☒ Yes ☐ No Property is subject to that certain Tax Agreement dated as of September 14, 2015

If yes, list the statutory exemption reference and assessment roll year on which granted:
 exemption _____ assessment roll year _____

7. A copy of this application, including all attachments, has been mailed or delivered on 12-9-2024 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Siby Oommen, Chief Fiscal Officer of
City of Yonkers Industrial Development Agency hereby certify that the information
Organization
 on this application and accompanying papers constitutes a true statement of facts.

October 15, 2025

Date

X 
 Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

* and HP River Club DE 2 LLC; HP River Club DE 3 LLC, HP River Club DE 4 LLC; and HP River Club DE 5 LLC