

October 15, 2025

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

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ASSOCIATE  
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**VIA HAND DELIVERY**

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

**VIA FEDERAL EXPRESS**

**3940-5617-8998**

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

Re: Miroza Tower LLC and City of Yonkers Industrial Development Agency –  
Amended NYS Form RP-412-a and First Amendment to Tax Agreement

Property: 44 (a/k/a 40) Hudson Street and 13 Hawthorne Avenue in the  
City of Yonkers, Westchester County, New York  
Section 1, Block 502, Lot 1.10  
Section 1, Block 511, Lot 11

Dear Ms. Thomas-Braggs:

On behalf of the City of Yonkers Industrial Development Agency (the "Agency"), please find enclosed a completed and signed Amended NYS Form RP-412-a, "Application for Real Property Tax Exemption" (the "Application") along with a copy of First Amendment to Tax Agreement, dated as of October 15, 2025 (the "Tax Agreement"), by and between the Agency and Miroza Tower LLC (the "Occupant").

**The original Tax Agreement has been amended such that the real property commonly referred to as 56-60 Buena Vista Avenue (Section: 1, Block: 511, Lots: 30 and 31) is replaced with 13 Hawthorne Avenue (Section: 1, Block: 511, Lot: 11) (f/k/a 13, 15, and 17 Hawthorne Avenue (Section 1, Block: 511, Lots: 11, 12, and 13), p/o 60 Buena Vista Avenue (p/o Section: 1, Block: 511, Lot: 30) and p/o 64 Buena Vista Avenue (Section: 1, Block: 511, Lot: 28)). The Tax Agreement remains in full force and effect with respect to 44 (a/k/a 40) Hudson Street (Section: 1, Block: 502, Lot: 1.10).**

The Tax Agreement is no longer effective with respect to (i) 56 Buena Vista Avenue (Section: 1, Block: 511, Lot: 30) and (ii) the portion of 60 Buena Vista Avenue (Section: 1, Block: 511, Lot: 31) that was not merged into 13 Hawthorne Avenue (Section: 1, Block: 511, Lot: 11)

Ms. Lynette Thomas-Braggs, Assessor  
Assistant Assessor, City of Yonkers  
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(together, the "Severed Premises"). Please return the Severed Premises to the taxable side of the rolls for City tax year 2026-2027 and County tax year 2026.

This letter is being transmitted to you and each Affected Taxing Jurisdiction associated with the Property described within the First Amendment to Tax Agreement. Please do not hesitate to contact the undersigned with any questions or for additional information.

Very truly yours,



Adriana M. Baranello

Enclosures

cc: Affected Taxing Jurisdiction Officials  
indicated on Schedule A attached hereto (w/encs. – copies)

Ms. Lynette Thomas-Braggs, Assessor  
Assistant Assessor, City of Yonkers  
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Schedule A

**Via Certified Mail**

**# 9489-0090-0027-6674-8586-84**

The Hon. Kenneth W. Jenkins  
County Executive  
Michaelian Office Building  
148 Martine Avenue, 9<sup>th</sup> Floor  
White Plains, New York 10601

**Via Certified Mail**

**# 9489-0090-0027-6674-8587-07**

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**

**# 9489-0090-0027-6674-8587-21**

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**

**# 9489-0090-0027-6674-8587-45**

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

**Via Certified Mail**

**# 9489-0090-0027-6674-8586-91**

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**

**# 9489-0090-0027-6674-8587-14**

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

**Via Certified Mail**

**# 9489-0090-0027-6674-8587-38**

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



**NYS DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES**

RP-412-a (1/95)

**AMENDED**

**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 Ave., Suite 200  
City Yonkers, NY 10701  
Telephone no. Day (914) 509-8659  
Evening ( ) \_\_\_\_\_  
Contact Jaime McGill  
Title Executive Director

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

(If more than one occupant attach separate listing)

Name Miroza Tower LLC  
Street c/o CREFA Companies, 3611 14th Avenue  
City Brooklyn, NY 10701  
Telephone no. Day (516) 568-5259  
Evening ( ) \_\_\_\_\_  
Contact Jacob Klein  
Title Authorized Representative

**3. DESCRIPTION OF PARCEL**

- a. Assessment roll description (tax map no./roll year)  
1.-502-1.10 and 1.-511-11
- b. Street address 44 Hudson Street and  
13 Hawthorne Avenue (Off-Site Parking)
- c. City, Town or Village Yonkers

- d. School District City of Yonkers
- e. County Westchester
- f. Current assessment N/A
- g. Deed to IDA (date recorded; liber and page)  
Lease to IDA (07/22/24; 641153395)

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

- a. Brief description (include property use) Property shall be the site of the construction of a 25-story residential building; retail space, off-site parking, as described in attached Tax Agreement
- b. Type of construction Mixed Use (Residential / Retail)
- c. Square footage \_\_\_\_\_
- d. Total cost \$126,000,000 per  
Occupant's Application to IDA
- e. Date construction commenced Immediately
- f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)  
December 31, 2045

**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 See attached First Amendment to Tax Agreement

- b. Projected expiration date of agreement December 31, 2045

c. Municipal corporations to which payments will be made

|                                | Yes                                 | No                                  |
|--------------------------------|-------------------------------------|-------------------------------------|
| County <u>Westchester</u>      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Town/City <u>Yonkers</u>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Village <u>Not applicable</u>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| School District <u>Yonkers</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

d. Person or entity responsible for payment

Name Miroza Tower LLC  
 Title Attn: Jacob Klein  
 Address c/o CREFA Companies  
3611 14th Avenue, Suite 514  
Brooklyn, New York 11218

e. Is the IDA the owner of the property? ☐ Yes ☒ No (check one)

If "No" identify owner and explain IDA rights or interest in an attached statement.

Telephone (516) 568-5259

**\*NO - IDA HAS A LEASEHOLD INTEREST IN THE PROPERTY\***

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) ☒ Yes ☐ No

If yes, list the statutory exemption reference and assessment roll year on which granted:  
 exemption 18020 Indl.Develp assessment roll year 2025

7. A copy of this application, including all attachments, has been mailed or delivered on 10/15/205 (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  
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 6, 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

CITY OF YONKERS INDUSTRIAL DEVELOPMENT AGENCY

AND

MIROZA TOWER LLC

---

FIRST AMENDMENT TO TAX AGREEMENT

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Dated as of October 15, 2025

Affected Tax Jurisdictions

Westchester County

City of Yonkers

Street Address:

44 (a/k/a 40) Hudson Street

13 Hawthorne Avenue

City of Yonkers

Westchester County, New York

Tax Map No(s):

Section 1, Block 502, Lot 1.10

Section 1, Block 511, Lot 11

## **FIRST AMENDMENT TO TAX AGREEMENT**

THIS FIRST AMENDMENT TO TAX AGREEMENT (this "Amendment") is made as of October 15, 2025 (the "Effective Date") and is by and between **CITY OF YONKERS INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with offices located at 470 Nepperhan Avenue, Suite 200, Yonkers, New York 10701 (the "Agency") and **MIROZA TOWER LLC**, a liability company duly organized and validly existing under the laws of the State of New York, c/o CREFA Companies, 3611 14th Avenue, Suite 514, Brooklyn, New York 11218 (the "Company").

WHEREAS, the Company and the Agency previously entered into various agreements in furtherance of a certain Project (as defined in the herein defined Tax Agreement), including that certain Tax Agreement dated as of May 17, 2024 (the "Tax Agreement") pursuant to which the Company receives certain real property tax benefits relating to the Facility (as such term is defined in the Tax Agreement), which Facility is located at 44 (a/k/a 40) Hudson Street (Section: 1, Block: 502, Lot: 1.10) (the "44 Hudson") and 56-60 Buena Vista Avenue (Section: 1, Block: 511, Lots: 30 and 31) (the "Original Off-Site Parking"), City of Yonkers, Westchester County, New York; and

WHEREAS, pursuant to a certain Purchase and Sale Agreement, dated as of February 4, 2025, as amended by that certain First Amendment to Purchase and Sale Agreement, dated as of April 3, 2025, by and between the Company and 13 Hawthorne Yonkers, LLC, 15 Hawthorne Yonkers AMS LLC, 17 Hawthorne Yonkers AMS LLC, 52 BV Yonkers AMS LLC and 56-60 BV Yonkers AMS LLC (collectively, "AMS") agreed to an in-kind exchange for adjacent parcels, including a portion of the Original Off-Site Parking; and

WHEREAS, the Company will convey fee title to a portion of the Original Off-Site Parking to AMS and AMS will convey fee title to 13 Hawthorne Avenue (Section: 1, Block: 511, Lot: 11; f/k/a 13, 15, and 17 Hawthorne Avenue (Section 1, Block: 511, Lots: 11, 12, and 13), p/o 60 Buena Vista Avenue (p/o Section: 1, Block: 511, Lot: 30) and p/o 64 Buena Vista Avenue (Section: 1, Block: 511, Lot: 28) (the "New Off-Site Parking") to the Company; and

WHEREAS, in 2019, the Company purchased approximately 1,035 square feet of the parcel adjacent to 44 Hudson, commonly known as p/o 25 Prospect Street (p/o Section: 1, Block: 502, Lot: 40) (the "Additional Land"), for purposes of locating certain Equipment, as well as the construction of retaining walls and access stairs; and

WHEREAS, as of the date hereof, the Additional Land has been merged with 44 Hudson (as so merged, the Facility Realty"); and

WHEREAS, the Facility Realty shall continue to be commonly referred to as 44 (a/k/a 40) Hudson Street, and designated as Section: 1, Block: 502. Lot: 1.10 on the Tax Map of the City of Yonkers; and

WHEREAS, the Company and the Agency desire to amend the Tax Agreement for the purpose of: (i) releasing the portion of the Original Off-Site Parking being conveyed to AMS (ii) making the New Off-Site Parking and the Facility Realty subject to the Tax Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. Definitions. Capitalized terms used in this First Amendment and not heretofore defined shall have the meanings set forth in the Tax Agreement.

Section 2. Amendments.

(a) In all instances in the Tax Agreement, references to 56-60 Buena Vista Avenue (Section: 1, Block: 511, Lots: 30 and 31) are amended by deletion and replaced with 13 Hawthorne Avenue (Section: 1, Block: 511, Lot: 11).

(b) In all instances in the Tax Agreement, all references to the "Off-Site Parking" shall be understood to refer to the New Off-Site Parking.

(c) In all instances in the Tax Agreement, the term "Land" shall be understood to describe (i) the Facility Realty and (ii) the New Off-Site Parking.

(d) Schedule A to the Tax Agreement is amended by deletion and replaced with Exhibit A attached hereto.

Section 3. Existing Agreement. Except as expressly modified by this First Amendment, all of the terms, conditions, and covenants in the Tax Agreement shall remain in full force and effect. In the event of any conflict between this First Amendment and the Tax Agreement, this First Amendment shall govern.

Section 4. Counterparts. This First Amendment may be executed in counterparts, and by different parties hereto on separate counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

*[Remainder of Page Intentionally Left Blank]*

[Signature Page to First Amendment to Tax Agreement]

**IN WITNESS WHEREOF**, the undersigned have duly executed and delivered this Amendment as of the date first written above.

**CITY OF YONKERES INDUSTRIAL  
DEVELOPMENT AGENCY**

By: \_\_\_\_\_

Name: Susan Gerry

Title: Secretary

**MIROZA TOWER LLC,  
a New York Limited Liability Company**

By: \_\_\_\_\_

Name: Chaym Hersh Freidman

Title: Authorized Signatory

**MIROZA TOWER LLC,  
a New York Limited Liability Company**

By: \_\_\_\_\_

Name: Jacob Klein

Title: Authorized Signatory

[Signature Page to First Amendment to Tax Agreement]

**IN WITNESS WHEREOF**, the undersigned have duly executed and delivered this Amendment as of the date first written above.

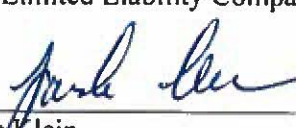
**CITY OF YONKERES INDUSTRIAL  
DEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Name: Susan Gerry  
Title: Secretary

**MIROZA TOWER LLC,**  
a New York Limited Liability Company

By:  \_\_\_\_\_  
Name: Chaym Hersch Freidman  
Title: Authorized Signatory

**MIROZA TOWER LLC,**  
a New York Limited Liability Company

By:  \_\_\_\_\_  
Name: Jacob Klein  
Title: Authorized Signatory

**EXHIBIT A**

LEGAL DESCRIPTION

SECTION 1, BLOCK 502, LOT 1.10

ALL THAT certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of Hawthorne Avenue and southerly side of Hudson Street;

RUNNING THENCE easterly along the southerly side of Hudson Street forming an interior angle of 84 degrees 39 minutes 00 seconds with the easterly side of Hawthorne Avenue, 202.44 feet;

THENCE southerly along a line forming an interior angle of 90 degrees 02 minutes 30 seconds with the southerly side of Hudson Street, 100 feet;

THENCE westerly along a line forming an interior angle of 89 degrees 57 minutes 30 seconds with the last-mentioned course to the easterly side of Hawthorne Avenue, 193.20 feet;

THENCE northerly along the easterly side of Hawthorne Avenue and along a line forming an interior angle of 95 degrees 08 minutes 32 second with the last-mentioned course, 15.06 feet; and

THENCE northerly along the easterly side of Hawthorne Avenue forming an interior angle of 179 degrees 47 minutes 32 seconds with the last-mentioned course, 85.37 feet to the point or place of BEGINNING.

PREMISES known as 44 Hudson Street, Yonkers, NY.

DESCRIPTION OF A PARCEL OF PROPERTY LOCATED IN THE CITY OF  
YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK  
SECTION 1, BLOCK 511, LOT 11

ALL that certain plot, piece or parcel of land situate, lying and located in the City of Yonkers, County of Westchester, State of New York and bounded and described as follows:

Beginning at a point formed by the division line between property now or formerly 19 Hawthorne Ave. Realty, property now or formerly Miroza Tower LLC and the westerly side of Hawthorne Avenue, said point being distant 168.18 feet northerly from the northerly side of Prospect Street to the POINT OF BEGINNING;

thence from said point of beginning along said division line, North 80 degrees 13 minutes 49 seconds West, a distance of 130.00 feet to the easterly side of property now or formerly 62 BV Yonkers AMS LLC;

thence along said division line and along the easterly side of property now or formerly 5660 BVISTA LLC, North 09 degrees 46 minutes 11 seconds East, a distance of 75.00

feet to the southerly side of property now or formerly Miroza Tower LLC;

thence along said property line and along property now or formelry Mary Melvin, South 80 degrees 13 minutes 49 seconds East, a distance of 130.00 feet to the westerly side of Hawthorne Avenue;

thence along said westerly side of Hawthorne Avenue, South 09 degrees 46 minutes 11 seconds West, a distance of 75.00 feet to the point and place of BEGINNING.

Containing 9,750 square feet or 0.2238 acres, more or less.