

TOWN OF COLONIE TAX OFFICE - TOWN & COUNTY 2024

FISCAL YEAR: 1/1/2024 to 12/31/2024 WARRANT DATE: 12/29/2023 STATE AID: CNTY \$111,509,350 TWN \$4,340,325

MAKE CHECKS PAYABLE TO:

Kimberly J. Cuva, Receiver of Taxes

MEMORIAL TOWN HALL
534 NEW LOUDON RD.
LATHAM, NY 12110

BANK

BILL
10416

TAX MAP NUMBER
012689 54.3-1-35.7-1

TO PAY IN PERSON:

Memorial Town Hall
534 New Loudon Rd.
Latham, NY 12110
Mon. - Fri. 8:30 am - 4:30 pm

PROPERTY INFORMATION:

ACCOUNT#: _____
DIMENSION: 2.40 Acres
ROLL SECTION: 1 CLASS: 464 - OFFICE BLDG.
LOCATION: 17 Corporate Woods Blvd
MUNICIPALITY: Town of Colonie
SCHOOL: 012605 North Colonie
FULL MARKET VALUE: As of 1/1/23 8,910,800
UNIFORM % OF VALUE: 51
LAND ASSESSMENT: 600,000
TOTAL ASSESSMENT: 4,544,500

PROPERTY OWNER:

The State Of New York The Peop
1220 Washington Ave Bldg 22
Albany, NY 12226

EXEMPTION	VALUE	FULL VALUE	TAX PURPOSE
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PROPERTY TAX PAYERS BILL OF RIGHTS:

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
ALBANY COUNTY TAX	34,904,671	-1.0	4,544,500.00	5.58104	25,363.04
COLONIE TOWN TAX	27,622,315	3.4	4,544,500.00	4.402789	20,008.47
WEST ALBANY FD	780,000	3.2	4,544,500.00	2.117461	9,622.80
SEWER A LAND PAYMENT	0	0.0	7.00	29.109246	203.76
SEWER D DEBT PAYMENT	0	0.0	6.00	0.1	0.60
SEWER OPER & MAINT	0	0.0	3.00	69.677573	209.03
SEWER A DEBT PAYMENT	0	0.0	3.00	29.109246	87.33
LATHAM WATER DIST	1,584,890	0.0	4,544,500.00	0.291841	1,326.27

TOTAL TAX AMOUNT: \$56,821.30

FULL PAYMENT OPTION

Paid From	Paid To	Tax Amount	Penalty	Total Due
12/29/2023	01/31/2024	56,821.30		56,821.30
02/01/2024	02/29/2024	56,821.30	568.21	57,389.51
03/01/2024	04/01/2024	56,821.30	1,136.43	57,957.73

TOWN OF COLONIE TAX OFFICE - TOWN & COUNTY 2024

MUNICIPALITY: Town of Colonie
SCHOOL: 012605 NORTH COLONIE
LOCATION: 17 CORPORATE WOODS BLVD

RECEIVER'S STUB

The State Of New York The Peop
1220 Washington Ave Bldg 22
Albany, NY 12226

BILL NUMBER: 10416
Tax Map: 012689 54.3-1-35.7-1
BANK:

**TOTAL BASE TAX:
\$56,821.30**

AMOUNT ENCLOSED:

\$

CHECK THIS BOX TO REQUEST A RECEIPT

RECEIVER STUB MUST BE RETURNED WITH PAYMENT

Printed On: 03/21/2024 At: 09:39:01 AM

TOWN OF COLONIE TAX OFFICE - TOWN & COUNTY 2024

FISCAL YEAR: 1/1/2024 to 12/31/2024	WARRANT DATE: 12/29/2023	STATE AID: CNTY \$111,509,350 TWN \$4,340,325
MAKE CHECKS PAYABLE TO: Kimberly J. Cuva, Receiver of Taxes	BANK 10422	TAX MAP NUMBER 012689 54.3-1-35.7-2

MEMORIAL TOWN HALL
534 NEW LOUDON RD.
LATHAM, NY 12110

TO PAY IN PERSON:
Memorial Town Hall
534 New Loudon Rd.
Latham, NY 12110
Mon. - Fri. 8:30 am - 4:30 pm

PROPERTY INFORMATION:
ACCOUNT#: _____
DIMENSION: 11.60 Acres
ROLL SECTION: 1 CLASS: 464 - OFFICE BLDG.
LOCATION: 17A Corporate Woods Blvd
MUNICIPALITY: Town of Colonie
SCHOOL: 012601 South Colonie
FULL MARKET VALUE: As of 1/1/23 825,300
UNIFORM % OF VALUE: 51
LAND ASSESSMENT: 382,500
TOTAL ASSESSMENT: 420,900

PROPERTY OWNER:
The State Of New York The Peop
1220 Washington Ave Bldg 22
Albany, NY 12226

EXEMPTION	VALUE	FULL VALUE	TAX PURPOSE
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PROPERTY TAX PAYERS BILL OF RIGHTS:

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
ALBANY COUNTY TAX	34,904,671	-1.0	420,900.00	5.58104	2,349.06
COLONIE TOWN TAX	27,622,315	3.4	420,900.00	4.402789	1,853.13
WEST ALBANY FD	780,000	3.2	420,900.00	2.117461	891.24
SEWER A LAND PAYMENT	0	0.0	2.00	29.109246	58.22
SEWER D DEBT PAYMENT	0	0.0	44.00	0.1	4.40
SEWER OPER & MAINT	0	0.0	3.00	69.677573	209.03
SEWER A DEBT PAYMENT	0	0.0	3.00	29.109246	87.33
LATHAM WATER DIST	1,584,890	0.0	420,900.00	0.291841	122.84

TOTAL TAX AMOUNT: \$5,575.25

FULL PAYMENT OPTION

Paid From	Paid To	Tax Amount	Penalty	Total Due
12/29/2023	01/31/2024	5,575.25		5,575.25
02/01/2024	02/29/2024	5,575.25	55.75	5,631.00
03/01/2024	04/01/2024	5,575.25	111.51	5,686.76

TOWN OF COLONIE TAX OFFICE - TOWN & COUNTY 2024

MUNICIPALITY: Town of Colonie
SCHOOL: 012601 SOUTH COLONIE
LOCATION: 17A CORPORATE WOODS BLVD

RECEIVER'S STUB

BILL NUMBER: 10422
Tax Map: 012689 54.3-1-35.7-2
BANK:

The State Of New York The Peop
1220 Washington Ave Bldg 22
Albany, NY 12226

**TOTAL BASE TAX:
\$5,575.25**

AMOUNT ENCLOSED:

\$

CHECK THIS BOX TO REQUEST A RECEIPT

RECEIVER STUB MUST BE RETURNED WITH PAYMENT
Printed On: 03/21/2024 At: 09:39:38 AM

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code

012689

C2. Date Deed Recorded

11/2/23

C3. Book

R2023

C4. Page

19845



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 17 & 17A Corporate Woods Boulevard
 *STREET NUMBER *STREET NAME
 Colonie 12211
 *CITY OR TOWN VILLAGE *ZIP CODE

2. Buyer Name: The People of the State of New York
 *LAST NAME/COMPANY *FIRST NAME
 Division of State Police
 *LAST NAME/COMPANY *FIRST NAME

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 *STREET NUMBER AND NAME *CITY OR TOWN *STATE *ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 5. Deed Property Size: *FRONT FEET X *DEPTH OR 14.00 *ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name: 17 Corporate Woods LLC
 *LAST NAME/COMPANY *FIRST NAME
 *LAST NAME/COMPANY *FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial
 Check the boxes below as they apply:
 8. Ownership Type is Condominium
 9. New Construction on a Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date: 09/07/2023
 *12. Date of Sale/Transfer: 11/02/2023
 *13. Full Sale Price: 12,000,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.
 14. Indicate the value of personal property included in the sale: 0.00
 15. Check one or more of these conditions as applicable to transfer:
 A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business.
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None
 Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which Information taken(YY) 23 *17. Total Assessed Value 9,736,100
 *18. Property Class 464 *19. School District Name 012601 & 012605
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
 54.3-1-35.7-1 54.3-1-35.7-2

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

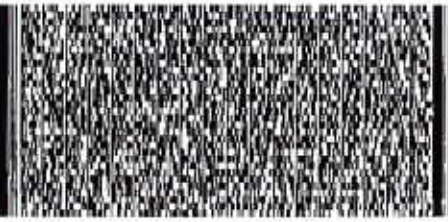
SELLER SIGNATURE: [Signature] DATE: 10/19/2023
 BUYER SIGNATURE: [Signature] DATE: 10/19/23

BUYER CONTACT INFORMATION
 Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or trust that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Cox Amanda W.
 *LAST NAME *FIRST NAME
 (518) 457-6137
 *AREA CODE *TELEPHONE NUMBER (EL. NUMBER)
 1220 Washington Ave, Bldg. 22
 *STREET NUMBER *STREET NAME

Albany NY 12226
 *CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY
 Konz Jeanne M.
 *LAST NAME *FIRST NAME
 (518) 776-2704
 *AREA CODE *TELEPHONE NUMBER (EL. NUMBER)





ALBANY COUNTY – STATE OF NEW YORK
BRUCE A. HIDLEY COUNTY CLERK
16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2023-19845

Receipt#: 20230654944
Clerk: HC
Rec Date: 11/02/2023 12:50:43 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 7
Rec'd Frm: THE PEOPLE OF THE STATE OF NEW YORK

Party1: 17 CORPORATE WOODS LLC
Party2: PEOPLE OF STATE OF NEW YORK
Muni: COLONIE TOWN

Recording:

Cover Page 0.00
Recording Fee 0.00
Cultural Ed 0.00
Records Management - Coun 0.00
Records Management - Stat 0.00
TP584 0.00
Notice of Transfer of Sal 0.00
RP5217 - County 0.00
RP5217 All others - State 0.00

Sub Total: 0.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 0.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 2019
Exempt

Total: 0.00

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Record and Return To:

SASE/DIVISION OF NYS POLICE

Bruce A. Hidley
Albany County Clerk

7
Col
HC

Proceeding 6105
Division of State Police
Acquisition of Property
from 17 Corporate Woods, LLC
Albany County
File No. 23-01

DEED

This DEED, made the 19 day of October, 20 23, between
17 CORPORATE WOODS, LLC, a limited liability company organized under the laws of the
State of New York, having its principal office at 20 Corporate Woods Boulevard, Albany, New York
12211, Grantor, and

THE PEOPLE OF THE STATE OF NEW YORK, acting by and through their Commissioner
of State Police, having offices at 1220 Washington Avenue, Albany, New York 12226, Grantees,

WITNESSETH, that the Grantor, in consideration of TWELVE MILLION and NO/100
DOLLARS (\$12,000,000.00), lawful money of the United States, paid by the Grantees, does hereby grant
and release unto the Grantees, their successors and assigns forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, together with the buildings, structures,
and improvements thereon and any fixtures or appurtenances thereto, situate, lying and being in the Town
of Colonie, County of Albany and State of New York, as shown on a plan titled "Minor Subdivision Plan,
lands known as St. No.'s 17, 17A and 19 Corporate Woods Boulevard", dated June 8, 2023, last revised
August 1, 2023, as prepared by ABD Engineers & Surveyors LLP and filed in the Albany County Clerk's
Office on August 11, 2023, as Map No. 14430 and being more particularly bounded and described as
follows:

BEGINNING at a point of non-tangent in the westerly road boundary of Corporate Woods
Boulevard at its intersection with the division line between Lot No. 1 (as shown on the above referenced
map) on the south and lands now or formerly of Corporate Woods 15, LLC as described in Liber 2527 of
deeds at page 1106 on the north; thence southerly along said westerly road boundary of Corporate Woods
Boulevard the following two (2) courses and distances:

1. Along an arc of a curve to the right having a radius of 2,970.00 feet, an arc length of
108.83 feet, chord bearing South 18°06'55" East, 108.83 feet to a point of tangent; THENCE
2. South 17°04'02" East, 528.19 feet to a point at its intersection with the existing division line
between the aforementioned Lot No. 1 on the north and Lot No. 2 (also as shown on the
above referenced map) on the south;

THENCE along said division line and along the proposed division line between said Lot No. 1 and Lot No. 2 the following three (3) courses and distances:

1. South 72°56'01" West, 190.00 feet to a point; thence
2. South 08°31'20" West, 137.59 feet to a point; thence
3. South 55°53'19" East, 178.26 feet to a point of non-tangent in the westerly road boundary of the aforementioned Corporate Woods Boulevard;

THENCE along said westerly road boundary of Corporate Woods Boulevard the following two (2) courses and distances:

1. Along an arc of a curve to the right having a radius of 320.00 feet, an arc length of 32.94 feet, chord bearing South 41°08'57" West, 32.92 feet to a point of compound curvature; THENCE
2. Along an arc of a curve to the right having a radius of 525.72 feet, an arc length of 560.79 feet, chord bearing South 74°39'23" West, 534.57 feet to a point of non-tangent at its intersection with the division line between the aforementioned Lot No. 1 on the east and lands now or formerly of Picotte Development Company, LP as described in Liber 2503 of deeds at page 71 on the west;

THENCE along said division line North 17°04'02" West, 901.24 feet to a point in the aforementioned division line between Lot No. 1 and Corporate Woods 15, LLC; THENCE along said division line North 72°55'58" East, 698.01 feet to a point of non-tangent, the point and place of BEGINNING and containing 607,385 square feet (13.944 acres) of land more or less.

TOGETHER with and SUBJECT to a forty-foot (40') wide easement along an existing roadway running from Corporate Woods Boulevard to the premises hereinabove described and conveyed for ingress, egress and regress, said easement being more particularly bounded and described as follows:

COMMENCING at a point in the southerly road boundary of Corporate Woods Boulevard at its intersection with the division line between Lot No. 1 on the north and Lot No. 2 on the south (both lots as shown on the above referenced map); THENCE southerly along said southerly road boundary of Corporate Woods Boulevard along an arc of a curve to the right having a radius of 320.00 feet, an arc length of 268.64 feet and a chord of South 06°59'01" West, 260.82 feet to the point and place of BEGINNING; THENCE continuing along said southerly road boundary of Corporate Woods Boulevard along an arc of a curve to the right having a radius of 320.00 feet, an arc length of 40.03 feet and a chord of South 34°37'02" West, 40.00 feet to a point of non-tangent at its intersection with the division line between Lot No. 2 on the east and Lot No. 1 on the west; THENCE along said division line the following two (2) courses and distances:

1. North 55°53'19" West, 178.26 feet to a point; THENCE
2. North 08°31'20" East, 44.35 feet to a point therein;

THENCE through the aforementioned Lot No. 2 South 55°53'19" East, 197.77 feet to the point and place of BEGINNING and CONTAINING 7,537 square feet of land more or less.

TOGETHER with the right to maintain the roadway in the event that Grantor, its successors and assigns, fail to maintain the roadway. GRANTOR hereby AGREES for itself, its successors and assigns, that, should the roadway be maintained by Grantees upon the Grantor's failure to do so, it shall reimburse the Grantees for the cost of such maintenance.

GRANTOR, as fee owner of Lot 2 shown on a subdivision map entitled "Minor Subdivision Plan, Lands Known as St. No.'s 17, 17A, & 19 Corporate Woods Boulevard, Town of Colonie, County of Albany, State of New York" dated June 8, 2023, last revised August 1, 2023, made by Robert D. Davis, Jr., P.L.S. Lic. No. 51060, of ABD Engineers & Surveyors, Drawing No. 1648A-P23, and filed in the Albany County Clerk's Office on August 11, 2023, as Map No. 14430, FURTHER hereby AGREES for itself, its successors and assigns, that it shall not permanently or temporarily improve or obstruct the easement or cause any improvements or obstructions to be constructed within the easement that would impair the exercise by the Grantees herein, their successors and assigns, of the rights granted by the easement, except for temporary obstructions required for the Grantor's performance of routine maintenance and only upon the Grantor's providing thirty (30) days' written notice to the Grantees prior to performing any such maintenance.

TOGETHER with an easement to run utilities, in over and across any private drive, lane, waterway or road, running between any highway, road, street or avenue and the property conveyed herein.

BEING a portion of premises conveyed to the Grantor by deed from Corporate Woods Partners dated August 29, 1995, and recorded in the Albany County Clerk's Office on August 30, 1995, in Liber 2540 of Deeds at Page 587.

ALL AS SHOWN on a survey map entitled "Survey & Map of Lands to be Conveyed to The People of the State of New York, St. No. 17, 17A Corporate Woods Boulevard, Town of Colonie, County of Albany, State of New York" dated August 30, 2023, last revised on September 19, 2023, made by Robert D. Davis, Jr.; P.L.S. Lic. No. 51060, of ABD Engineers & Surveyors, Drawing No. 1648A-P23, filed at the Albany office of the New York State Office of General Services as OGS Map No. 2875 and intended to be filed in the Albany County Clerk's Office prior hereto or simultaneously herewith.

TOGETHER with three (3) rights of way reserved by William P. Van Rensselaer Estate Corporation in a deed to the City of Albany dated June 18, 1931, and recorded in the Albany County Clerk's Office on June 19, 1931, in Liber 842 of Deeds at Page 273, said rights of way being more particularly described therein as Right-of-Way Parcel Nos. 1, 2 and 3.

TOGETHER with "that certain right of way off Shaker Road lying between the City of Albany conduit right of way and the property now or formerly of Leonard" as granted by Shaker Heights Development, Inc., to Walfred Corp., by deed dated June 18, 1957, and recorded in the Albany County Clerk's Office on June 18, 1957, in Liber 1541 of Deeds at Page 359.

SUBJECT to the following, as they may affect:

1. Easement granted by West Bradford Corporation to the Town of Colonie dated December 2, 1982, and recorded in the Albany County Clerk's Office on January 6, 1983, in Liber 2234 of Deeds at Page 87.
2. Easement granted by West Bradford Corporation to the Town of Colonie dated December 2, 1982, and recorded in the Albany County Clerk's Office on January 6, 1983, in Liber 2234 of Deeds at Page 90.

3. Permanent drainage easement granted by West Bradford Corporation to the Town of Colonie dated December 2, 1982, and recorded in the Albany County Clerk's Office on January 6, 1983, in Liber 2234 of Deeds at Page 95.
4. Easement granted by West Bradford Corporation to the Town of Colonie dated December 2, 1982, and recorded in the Albany County Clerk's Office on January 6, 1983, in Liber 2234 of Deeds at Page 105.
5. Permanent drainage easement granted by West Bradford Corporation to the Town of Colonie dated December 2, 1982, and recorded in the Albany County Clerk's Office on January 6, 1983, in Liber 2234 of Deeds at Page 108.
6. Permanent utility easement granted by West Bradford Corporation to the Town of Colonie. dated May 3, 1982, and recorded in the Albany County Clerk's Office on January 6, 1983, in Liber 2234 of Deeds at Page 121.
7. Permanent utility easement granted by West Bradford Corporation to the Town of Colonie by deed dated December 2, 1982, and recorded in the Albany County Clerk's Office on March 17, 1983, in Liber 2237 of Deeds at Page 55.
8. Sewer line easement granted by Walfred Corporation to the Town of Colonie dated January 29, 1975, and recorded in the Albany County Clerk's Office on February 14, 1975, in Liber 2094 of Deeds at Page 681.
9. Sanitary line easement granted by Walfred Corp. to the Town of Colonie dated September 2, 1975, and recorded in the Albany County Clerk's Office on September 16, 1975, in Liber 2103 of Deeds at Page 981.
10. Easement granted by West Bradford Corporation to Niagara Mohawk Power Corporation and New York Telephone Company dated March 15, 1983, and recorded in the Albany County Clerk's Office on March 28, 1983, in Liber 2237 of Deeds at Page 565.
11. Easement granted by Corporate Woods Partners to the Town of Colonie dated January 21, 1990; and recorded in the Albany County Clerk's Office on January 24, 1990, in Liber 2408 of Deeds at Page 875.
12. Easement granted by 17 Corporate Woods, LLC, to Niagara Mohawk Power Corporation and New York Telephone Company d/b/a NYNEX dated June 17, 1997, and recorded in the Albany County Clerk's Office on June 30, 1997, in Liber 2582 of Deeds at Page 56.
13. Drainage easements granted to the Town of Colonie, recorded in Liber 2290 of Deeds at Pages 335 and 339.
14. Utility easement granted to Town of Colonie, recorded in Liber 2509 of Deeds at Page 233 (for signal support).
15. 20-foot-wide sanitary sewer easement granted to the Town of Colonie by Liber 2303 of Deeds at Page 137.

SUBJECT to the rights of others, if any, in and to any street, road, highway, or public or private right of way within the premises.

SUBJECT to the rights, including riparian rights, of others, if any, in and to any stream, watercourse, or body of water within the premises.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any strips and gores between the above-described parcel and adjoining owners.

TOGETHER with all right, title and interest of the Grantor in and to all streets, lanes, roads, and rights of way traversing or adjoining the premises herein above described, and the ponds, marshes, rivers, lakes, creeks, waters, and lands under water located in, upon or adjoining the above-described premises, and all littoral, riparian and shore rights in any wise pertaining or belonging thereto.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the above-granted premises unto the Grantees, their successors and assigns forever.

The property described above does not constitute all or substantially all of the assets of the Grantor.

And said Grantor covenants with the Grantees as follows:

FIRST: That said Grantor is seized of said premises in fee simple, and has good right to convey the same;

SECOND: That the Grantees shall quietly enjoy the said premises;

THIRD: That the said premises are free from incumbrances;

FOURTH: That the Grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH: That said Grantor will forever WARRANT the title to said premises; and

SIXTH: That this conveyance is subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized officer the day and year first above written.

17 CORPORATE WOODS, LLC

By: John D. Picotte
John D. Picotte
Managing Member

By: Michael B. Picotte
Michael B. Picotte
Managing Member

STATE OF NEW YORK)
) ss.:
COUNTY OF Albany)

On the 19th day of October in the year 2023, before me, the undersigned, personally appeared John D. Picotte, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jacquelyn L. Finn
Notary Public, State of New York

JACQUELYN L. FINN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01F14942169
Qualified in Rensselaer County
Commission Expires September 12, 2026

STATE OF NEW YORK)
) ss.:
COUNTY OF Albany)

On the 19th day of October in the year 2023, before me, the undersigned, personally appeared Michael B. Picotte, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jacquelyn L. Finn
Notary Public, State of New York

JACQUELYN L. FINN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01F14942169
Qualified in Rensselaer County
Commission Expires September 12, 2026

RECORD & RETURN TO:

Amanda W. Cox, Esq.
Assistant Counsel
Division of State Police
1220 Washington Avenue, Bldg. 22
Albany, New York 12226-2252