

CERTIFICATE OF WITHDRAWAL

(Real Property Tax Law, §1138 (subds. 1, 2, and 3))

Index No. 01927-19

TO THE ALBANY COUNTY CLERK:

PLEASE TAKE NOTICE that the following parcel of real property included on the List of Delinquent Taxes for the "In Rem" delinquent tax lien foreclosure proceeding filed by the County of Albany, New York, Tax District in your Office under the above Index No. on JULY 12, 2019 covering the CITY OF ALBANY in Albany County:

PARCEL No. 01927-19-000423
OWNER(S) UNITED STATE POSTAL SERVICE
ADDRESS 450 CENTRAL AVE
CITY of ALBANY
TAX MAP No. 06504500010070000000

RECEIVED
ALBANY COUNTY CLERK
2019 MAR 12 PM 4:07

is hereby **WITHDRAWN** from said foreclosure proceeding by me for one or more of the following reasons (*check all that apply*):

There is reason to believe that there may be a legal impediment to the enforcement of the tax lien(s) affecting said parcel.

The tax lien(s) on said parcel has/have been canceled or is/are subject to cancellation pursuant to section 558 of the Real Property Tax Law.

The enforcement of the tax lien(s) on said parcel has/have been stayed by the filing of a petition pursuant to the Bankruptcy Code of 1978 (Title 11 of the United States Code).

If the Tax District were to acquire said parcel, there is significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing said tax lien(s).

The owner of said parcel has entered into an agreement to pay said tax lien(s) in installments pursuant to section 1184 of the Real Property Tax Law and has not defaulted thereon.

Said parcel was included in the Petition for Foreclosure in said proceeding, but it has since been demonstrated to my satisfaction as Enforcing Officer that said parcel is residential or farm property, and as such, said parcel is not yet subject to inclusion of such a Petition.

The facts which render said parcel eligible for withdrawal from said proceeding are as follows: _____

§1138 withdrawn for legal impediment

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (sub. 2 (b) you are therefore required and directed to upon the filing of this Certificate of Withdrawal in your Office enter on said List of Delinquent Taxes the word "withdrawn" and the date of such filing opposite the description of said parcel.

PLEASE TAKE FURTHER NOTICE that pursuant to Real Property Tax Law, §1138 (subd. 3)) the filing of this Certificate of Withdrawal has no effect upon the delinquent real property tax lien(s) against said parcel, or upon the notice of pendency of said proceeding as to said parcel, unless such lien(s) are canceled and, if said lien(s) are not canceled, said proceeding may be reinstated against said parcel.

DATED: March 6, 2024

**TAX ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT**



**M. DAVID REILLY Jr., Albany County
Commissioner of Management and Budget**

COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 06504500010070000000
 Location: 450 CENTRAL AVE

Owner:
 UNITED STATES POSTAL
 SERVICE
 6 GRIFFIN ROAD NORTH
 WINDSOR CT 06006-0330

Status: Square 0
 Land Valuation: 1,480,500
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 1,480,500
 Interest Per Diem: 744.57

Legal Description:

Deed Date: Book/Page: Interest Date: 03/04/2024

Year	Type	Bill
2018	TL-1	1695

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	607.25	607.25	467.58	1,074.83
		607.25	607.25	467.58	1,074.83
Year Totals		607.25	607.25	467.58	1,074.83

Year	Type	Bill
2015	TL-1	650

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	10.38	10.38	11.73	22.11
		10.38	10.38	11.73	22.11
Year Totals		10.38	10.38	11.73	22.11

Year	Type	Bill
2014	RE-1	6980

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY WAT	108.85	108.85	136.06	244.91
	MAILING CH	1.00	1.00	0.00	1.00
	LEGAL CHAR	0.00	0.00	0.00	0.00
	5 PERCENT	5.44	5.44	0.00	5.44
		115.29	115.29	136.06	251.35
Year Totals		115.29	115.29	136.06	251.35

Year	Type	Bill
2013	TL-1	2456

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	82.49	82.49	113.01	195.50
	TITLE SEAR	290.00	290.00	0.00	290.00
		372.49	372.49	113.01	485.50
Year Totals		372.49	372.49	113.01	485.50

Grand Totals		1,105.41	1,105.41	728.38	1,833.79
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** End of Report - Generated by Neal, Jeffrey **

A. Federal
Revenue Stamp
Ahead

P. 684-Uniform and... of 1987

70301711
JUSTICE BUILDING, INC. LAW BLANK PUBLISHERS

LIBER 2380 PAGE 1137

This Indenture made December 28 1988

No transfer

tax - Exempt

31805(b)(6)

Tax Law

Between PINE QUAIL ASSOCIATES, a New York general partnership with its principal office and place of business at 89 Cascade Terrace, Schenectady, New York 12309

004002

UNITED STATES POSTAL SERVICE, an independent establishment of the Executive Branch of the Government of the United States, c/o United States Postal Service, Windsor Facilities Service Center, 6 Griffin Road North, Windsor, Connecticut, 06006-0330

party of the second part,

Witnesseth that the party of the first part, in consideration of -----
ONE MILLION FOUR HUNDRED THOUSAND----- Dollars (\$1,400,000.)
lawful money of the United States, and other good and valuable consideration

paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all

THOSE CERTAIN PIECES OR PARCELS OF LAND, with buildings and improvements thereon, situate, lying and being in the City of Albany, County of Albany, State of New York, and more particularly bounded and described in Schedule "A" annexed hereto and made a part hereof.

Being the same premises conveyed to the party of the first part herein by deed dated June 18, 1985 and recorded in the Albany County Clerk's Office on June 21, 1985 in Liber 2285 of Deeds at Page 745.

Subject to all easements, covenants, conditions and restrictions of record, if any.

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REAL ESTATE
DEC 29 1988
TRANSFER TAX
ALBANY
COUNTY

Dec 29 12 05 PM '88

RECORDED - 119

LIBER 2380 PAGE 1138

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

PINE QUAIL ASSOCIATES
BY: Joseph W. Tessitore, Partner L.S.
THOMAS J. PRATICO, SR., Partner L.S.
THOMAS J. PRATICO, JR., Partner L.S.

STATE OF NEW YORK, COUNTY OF

On ... before me personally came ... to me known, who, being by me duly sworn, did depose and say that deponent resides at No. ... of the corporation described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF ALBANY

On December 29 1988 before me personally came JOSEPH W. TESSITORE, THOMAS J. PRATICO, JR. and THOMAS J. PRATICO, SR., to me known and known to me to be the individuals described in and who executed the foregoing instrument, and they each duly acknowledged to me that they executed the same for an on behalf of said form of PINE QUAIL ASSOCIATES, and they were authorized so to do.

Deed
QUITCLAIM WITH LIEN COVENANT
PINE QUAIL ASSOCIATES
TO
UNITED STATES POSTAL SERVICE
DECEMBER 19 88

County of Albany ss.
RECORDED ON THE
day of ... 19...
at ... o'clock ... M.
in Liber ... of Deeds
at Page ... and resumed

NICHOLAS J. GRESLER
Notary Public, State of New York
Qualified in Albany County
Commission Expires 5-31-90
NOTARY PUBLIC
PLEASE RECORD AND RETURN

SCHEDULE "A"

DESCRIPTION

PARCEL I

ALL THAT certain lot, piece or parcel of land situate in the City and County of Albany, State of New York being further bounded and described as follows:

BEGINNING at a point formed by the intersection of the south line of Central Avenue with the west line of Partridge Street (66' ROW) and running thence:

Southerly along the said west line of Partridge Street, South 32° 18' 20" West, a distance of 268.98' to a point.

Running thence westerly, North 57° 41' 40" West, a distance of 98.95' to a point.

Running thence North 32° 17' 01" East, a distance of 124.24' (123.44' Deed) to a point.

Thence continuing in a generally northerly direction, North 32° 24' 01" East, a distance of 71.74' to a point;

Thence, still in a generally northerly direction, North 32° 15' 06" East a distance of 93.49' to a point located on the south side of Central Avenue;

Running thence in a southeasterly direction along the south line of Central Avenue South 46° 00' East, a distance of 101.05' to the point or place of beginning.

Together with the right, title and interest, if any, of the party of the first part in and to that certain easement granted by the City of Albany to Pine Quail Associates, dated October 3, 1986 and recorded in the Office of the Clerk of the County of Albany on October 15, 1986 in Liber 2321 of Deeds at Page 267.

LIBER 2380 PAGE 1140

SCHEDULE "A" continued

DESCRIPTION

PARCEL II

ALL THAT certain lot, piece, or parcel of land situate, in the City and County of Albany, State of New York being further bounded and described as follows:

BEGINNING at a point formed by the intersection of the south line of Central Avenue with the east line of Partridge Street (66' ROW) and running thence;

Southerly along the east side of Partridge Street, South 32° 18' 20" West, a distance of 163.39 feet to the North side of Bradford Street

RUNNING thence southeasterly, along the north side of Bradford Street south 46° 00' East, 62.38' to a point. Running thence northeasterly, North 44° 00' East, 160' to the south side of Central Avenue.

RUNNING thence northwesterly and along the south line of Central Avenue North 46° 00' West a distance of 95.50' to the point or place of beginning.

Parcels I and II heretofore described being and intending to be the same premises as were conveyed to Pine Quail Associates, a New York General Partnership by deed made by Pratesco Associates dated June 18, 1985 and recorded in the Office of the Clerk of Albany County on June 21, 1985 in Liber 2285 of Deeds at page 745.

STATE OF NEW YORK)
COUNTY OF ALBANY)

Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS G. CLINGAN
ALBANY COUNTY CLERK

DLG-1/19/89
RECORD AND RETURN TO
DAVID S. KELSON, ESQ.
UNITED STATES POSTAL SERVICE
NEW YORK FACILITIES SERVICE OFFICE
90 CHURCH STREET - ROOM 1516
NEW YORK, NEW YORK 10007-9991