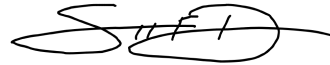


AUTHORIZATION

Proper Tee Holdings LLC, record property owner of 65 Reynolds Road, SBL 64.-2-86.1, and 83 Fort Edward Road, 64.-2-80.11 in the Town of Moreau, hereby authorizes NY USLE Moreau Reynolds A LLC, NY USLE Moreau Reynolds B LLC, Solitude Solar, LLC d/b/a U.S. Light Energy and/or its consultants Barclay Damon LLP and C.T. Male Associates DPC, to file any and all applications and supporting documentation with the Town in connection with approvals sought for the above referenced property.

Proper Tee Holdings LLC

A handwritten signature in black ink, appearing to read 'S. Delaney', written over a horizontal line.

By: Scott Delaney
Authorized Signatory

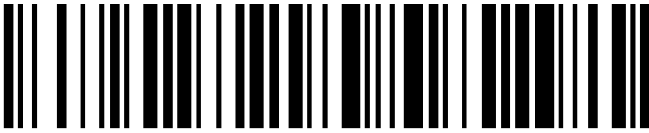
Dated: June 29, 2023



SARATOGA COUNTY – STATE OF NEW YORK
SARATOGA COUNTY CLERK
CRAIG A. HAYNER
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2020023340

Receipt#: 202012338751
Clerk: GB
Rec Date: 09/02/2020 12:01:16 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 14

Party1: TRUSTCO BANK
Party2: PROPER TEE HOLDINGS LLC
Town: MOREAU
64.-2-80.11

Recording:

Pages	65.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
RP5217 - County	9.00
RP5217 All others - State	241.00
TP 584	5.00

Sub Total: 365.00

Transfer Tax
Transfer Tax 2300.00

Sub Total: 2300.00

Total: 2665.00

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

***** Transfer Tax *****

Transfer Tax #: 690
Transfer Tax

Transfer Tax 2300.00

Total: 2300.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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 with a stamped signature underneath.

Saratoga County Clerk

Record and Return to:
Darren Miller, Esq.
Nixon Peabody, LLP
1300 Clinton Square
Rochester, NY 14604

2020023340

09/02/2020 12:01:16 PM
14 Pages RECORDED
DEED
Saratoga County Clerk

BARGAIN AND SALE DEED

THIS INDENTURE, made the 27 day of August, Two Thousand Twenty.

BETWEEN

TRUSTCO BANK, having a place of business at 5 Sarnowski Drive,
Glenville, New York 12302,

party of the first part,

and

PROPER TEE HOLDINGS LLC, c/o its Manager, CSG PV I LLC, c/o
Energy Impact Partners LP, 622 3rd Avenue, 37 Floor, New York, New
York 10017,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL THOSE TRACTS, PIECES OR PARCELS OF LAND situate, lying and being the Town of Moreau, County of Saratoga and State of New York and more particularly bounded and described in Schedule A, attached hereto and made a part hereof.

SUBJECT to all easements and restrictions of record.

BEING the same premises conveyed by Frank Tedeschi, Referee, Referee, to Trustco Bank by deed dated August 28, 2014, and recorded in the Saratoga County Clerk's Office on September 9, 2014, as Instrument #2014025958.

This conveyance does not constitute all or substantially all of the assets of the corporation. No resolution by the Board of Directors is required.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **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.

MICHAEL J. LOFRUMENTO
Notary Public, State of New York
No. 4972303
Qualified in Albany County
Commission Expires September 24, 2022

SCHEDULE A

Legal Description

Parcel 1

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Moreau, County of Saratoga and State of New York and more particularly bounded and described as follows:

Beginning at point in westerly bounds of the lands now or formerly of the Delaware & Hudson Railroad; thence South 50° 55' 59" WEST a distance of 505.42 feet to a point; thence SOUTH 61° 12' 02" WEST a distance of 170.50 feet to a point; thence SOUTH 68° 35' 04" WEST a distance of 233.76 feet to a point; thence SOUTH 82° 53' 38" WEST a distance of 293.49 feet to a point; thence NORTH 85° 58' 38" WEST a distance of 206.61 feet to a point; thence NORTH 80° 48' 30" WEST a distance of 304.87 feet to a point; thence NORTH 78° 09' 23" WEST a distance of 622.05 feet to a point; thence NORTH 89° 32' 20" WEST a distance of 304.26 feet to fish; thence NORTH 79° 54' 18" WEST a distance of 545.91 feet to a point; thence NORTH 78° 56' 34" WEST a distance of 252.81 feet to a point; thence NORTH 80° 41' 17" WEST a distance of 252.56 feet to a point; thence NORTH 79° 21' 42" WEST a distance of 531.42 feet to the southeast corner of lands now or formerly of Bush; thence NORTH 11° 58' 39" EAST a distance of 122.51 feet to a point; thence NORTH 09° 08' 50" EAST a distance of 304.45 feet to a point; thence NORTH 13° 13' 10" EAST a distance of 155.86 feet to a point; thence NORTH 09° 14' 05" EAST a distance of 811.01 feet to a point; thence SOUTH 80° 20' 34" EAST a distance of 1705.35 feet to a point; thence SOUTH 78° 55' 05" EAST a distance of 300.00 feet to a point; thence South 79° 55' 16" EAST a distance of 1427.58 feet to a point; thence NORTH 29° 44' 41" EAST a distance of 244.41 feet to a point; thence along a circular arc to the right of radius 991.74 feet whose chord bears due South a distance of 545.95 feet to a point; thence SOUTH 75° 46' 51" WEST a distance of 20.00 feet to a point; thence along a circular arc to the right of radius 971.74 feet whose chord bears due South a distance of 461.94 feet to a point; thence SOUTH 76° 43' 09" EAST a distance of 27.81 feet to a point; thence NORTH 75° 08' 51" EAST a distance of 287.81 feet to the point of beginning.

Containing 114.609 acres of land, more or less.

Parcel 2

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Moreau, County of Saratoga and State of New York and more particularly bounded and described as follows:

Beginning at the northeast corner of the parcel herein described in westerly line of the lands now or formerly of the Delaware & Hudson Railroad; thence SOUTH 17° 44' 26" EAST a distance of 293.49 feet to a point; thence SOUTH 72° 15' 34" WEST a distance of 35.00 feet to a point; thence SOUTH 17° 44' 26" EAST a distance of 300.00 feet to a point; thence NORTH 72° 15' 34" EAST a distance of 35.00 feet to a point; thence SOUTH 17° 44' 26" EAST a distance of 383.44 feet to a point; thence SOUTH 19° 38' 16" WEST a distance of 1012.34 feet to a point; thence NORTH 80° 20' 34" WEST a distance of 729.80 feet to a point; thence NORTH 80° 21' 25" WEST a distance of 817.52 feet to the centerline of the creek; thence NORTH 40° 15' 17" WEST a distance of 63.22 feet along the centerline of the creek; thence NORTH 19° 02' 47" WEST a distance of 71.80 feet along the centerline of the creek; thence NORTH 12° 00' 43" EAST a distance of 11.23 feet along the centerline of the creek; thence NORTH 21° 44' 47" WEST a distance of 27.56 feet along the centerline of the creek; thence NORTH 04° 33' 13" EAST a distance of 43.67 feet along the centerline of the creek; thence NORTH 32° 12' 13" EAST a distance of 10.25 feet along the centerline of the creek; thence NORTH 16° 49' 47" WEST a distance of 17.06 feet along the centerline of the creek; thence NORTH 04° 12' 47" WEST a distance of 34.69 feet along the centerline of the creek; thence NORTH 37° 00' 13" EAST a distance of 16.05 feet along the centerline of the creek; thence NORTH 13° 13' 17" WEST a distance of 37.69 feet along the centerline of the creek; thence NORTH 16° 49' 43" EAST a distance of 11.54 feet along the centerline of the creek; thence NORTH 02° 17' 13" EAST a distance of 8.60 feet along the centerline of the creek; thence NORTH 30° 57' 17" WEST a distance of 30.16 feet along the centerline of the creek; thence NORTH 02° 05' 33" EAST a distance of 33.70 feet along the centerline of the creek; thence NORTH 28° 37' 43" EAST a distance of 28.07 feet along the centerline of the creek; thence NORTH 25° 45' 17" WEST a distance of 13.39 feet along the centerline of the creek; thence SOUTH 89° 39' 17" EAST a distance of 11.96 feet to a point; thence NORTH 11° 23' 47" WEST a distance of 176.91 feet to a point; thence NORTH 17°

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44' 13" EAST a distance of 60.18 feet to a point; thence NORTH 14° 02' 13" EAST a distance of 39.02 feet to a point; thence NORTH 18° 18' 13" EAST a distance of 120.98 feet to a point; thence NORTH 00° 58' 43" EAST a distance of 169.85 feet to a point; thence NORTH 29° 25' 16" WEST a distance of 120.28 feet to a point; thence NORTH 35° 30' 47" WEST a distance of 294.47 feet to a point; thence NORTH 28° 44' 47" WEST a distance of 51.24 feet to a point; thence NORTH 08° 51' 13" EAST a distance of 420.80 feet to a point; thence NORTH 06° 26' 13" EAST a distance of 61.68 feet to a point; thence SOUTH 80° 08' 47" EAST a distance of 217.82 feet to a point; thence SOUTH 80° 21' 47" EAST a distance of 300.94 feet to a point; thence SOUTH 80° 24' 13" EAST a distance of 149.99 feet to a point; thence SOUTH 79° 26' 45" EAST a distance of 526.39 feet to a point; thence SOUTH 80° 08' 23" EAST a distance of 200.00 feet to a point; thence SOUTH 80° 18' 46" EAST a distance of 390.73 feet to a point; thence NORTH 11° 39' 31" EAST a distance of 94.70 feet to the point of beginning.

Containing 75.799 acres of land more or less.

Parcel 3

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Moreau, County of Saratoga and State of New York and more particularly bounded and described as follows:

BEGINNING at the northwest corner of the here-in described parcel, said point being at the intersection of the east bounds of lands of Niagara Mohawk Power Corp., Liber 332/Page 149 and the south bounds of lands of the Delaware and Hudson Railroad, Liber 234/Page 299, thence along the south bounds of said Railroad the following 3 courses:

South 17° 44' 26" East 331.60' to a set iron rod, thence

Southeasterly 139.36' along a curve to the left having central angle of 15° 40' 11" and a radius of 509.56' to a set Iron rod, thence

Southeasterly 67.67' along a curve to the left having a central angle of 05° 06' 06" and a radius of 760.00' to set Iron rod in the west bounds of lands of Danielle and Ernest Hilpertshauser, Liber 1325/ Page 333, thence along said lands

South 06° 58' 24" West 396.09' to a set Iron rod in the north bounds of other lands of the Grantees here-In TEE-BIRD COUNTRY CLUB, INC., Liber 1299/Page 143, thence along said lands North 80° 20' 34" West 449.34' to a set Iron rod in the east line of lands of Niagara Mohawk Power Corp., Liber 332/Page 149, thence along said lands North 19° 38' 16" East 863.84' to the point and place of beginning.

Containing 5.384 acres of land, more or less.

Parcel 4

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Moreau, County of Saratoga and State of New York and more particularly bounded and described as follows:

Beginning at a point; thence NORTH 08° 30' 00" EAST a distance of 52.41 feet; thence NORTH 07° 35' 30" EAST a distance of 213.23 feet to a point; thence NORTH 08° 15' 00" EAST a distance of 75.41 feet to a point; thence NORTH 87° 39' 30" EAST a distance of 354.73 feet to the centerline of the brook; thence SOUTH 28° 26' 30" EAST a distance of 13.39 feet along the centerline of the brook; thence SOUTH 25° 56' 30" WEST a distance of 28.07 feet along the centerline of the brook; thence SOUTH 00° 35' 40" EAST a distance of 33.70 feet along the centerline of the brook; thence SOUTH 33° 38' 30" EAST a distance of 30.16 feet along the centerline of the brook; thence SOUTH 00° 24' 00" EAST a distance of 8.60 feet along the centerline of the brook; thence SOUTH 14° 08' 30" WEST a distance of 11.54 feet along the centerline of the brook; thence SOUTH 15° 54' 30" EAST a distance of 37.69 feet along the centerline of the brook; thence SOUTH 34° 19' 01" WEST a distance of 16.05 feet along the centerline of the brook; thence SOUTH 06° 54' 00" EAST a distance of 34.69 feet along the centerline of the brook; thence SOUTH 19° 31' 00" EAST a distance of 17.06 feet along the centerline of the brook; thence SOUTH 29° 31' 00" WEST a distance of 10.25 feet along the centerline of the brook; thence SOUTH 01° 52' 00"

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WEST a distance of 43.67 feet along the centerline of the brook; thence SOUTH 24° 26' 00" EAST a distance of 27.56 feet along the centerline of the brook; thence SOUTH 09° 19' 30" WEST a distance of 11.23 feet along the centerline of the brook; thence SOUTH 21° 44' 00" EAST a distance of 71.80 feet along the centerline of the brook; thence South 42° 56' 30" E a distance of 63.22 feet to a point; thence NORTH 79° 19' 00" WEST a distance of 104.26 feet to a point; thence NORTH 83° 18' 00" WEST a distance of 132.96 feet to a point; thence NORTH 83° 01' 30" WEST a distance of 156.71 feet to a point; thence NORTH 83° 50' 27" WEST a distance of 104.03 feet to the point of beginning.

Containing 3.382 acres of land, more or less.

EXCEPTING from the above described premises so much thereof as was conveyed to Niagara Mohawk Power Corporation for transmission lines.

The premises herein are more modernly described as follows:

All those certain tracts, pieces or parcels of land situate in the Town of Moreau, County of Saratoga, State of New York, lying Northerly of NYS Route 197 – Reynolds Corners – Fort Edward S.H. No. 1748, and being more particularly bounded and described as follows:

Parcel 1 – Area = 115.41± Acres

BEGINNING at a point on the Northwesternly 1956 highway boundary of NYS Route 197 - Reynolds Corners – Fort Edward S.H. No. 1748 at its point of intersection with the division line between the lands now or formerly of Trustco Bank (Parcel 1) as described in Instrument No. 2014025958 on the South and the lands now or formerly of the County of Saratoga Industrial Development Agency as described in Book 1436 of Deeds at Page 607 on the North and runs thence from said point of beginning along the Northwesternly and Westerly 1956 and 1962 highway boundary of NYS Route 197 - Reynolds Corners – Fort Edward S.H. No. 1748 the following eight (8) courses: 1) South 32 deg. 39 min. 54 sec. West 505.42 feet to a point; 2) South 42 deg. 55 min. 57 sec. West 170.50 feet to a point; 3) South 50 deg 18 min. 59 sec. West 233.76 feet to a point; 4) South 64 deg. 37 min. 33 sec. West 293.49 feet to a point; 5) South 75 deg. 45 min. 25 sec. West 206.61 feet to a point; 6) South 80 deg. 55 min. 25 sec. West 304.87 feet to a point; 7) South 83 deg. 34 min. 32 sec. West 622.05 feet to a point; and 8) South 72 deg. 11 min. 35 sec. West 66.42 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the Northeast and the lands now or formerly of Niagara Mohawk Power Corporation – Glens Falls Thompson Transmission Line on the Southwest; thence North 45 deg. 27 min. 49 sec. West 1,649.64 feet to its point of intersection with the division line between the said lands now or formerly Trustco Bank (Parcel 1) on the East and the said lands now or formerly of Niagara Mohawk Power Corporation on the West; thence North 01 deg. 22 min. 11 sec. East along the last mentioned division line 54.11 feet to its point of

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intersection with the division line between the lands now or formerly of Trustco Bank (Parcel 3) on the North and the said lands now or formerly of Trustco Bank (Parcel 1) on the South; thence North 81 deg. 23 min. 21 sec. East along the last mentioned division line 449.40 feet to its point of intersection with the common division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the South and the lands now or formerly of Ernest Hilpertshavser III and Danielle M. Hilertshauser as described in Instrument No. 2015013764 and lands now or formerly of Robert D. Perry and Rita M. Perry as described in Instrument No. 2013050115 on the North; thence North 81 deg. 23 min. 21 sec. East along the last mentioned common division line 424.61 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the South and the lands now or formerly of Lawrence J. Thayer, III and Debra H. Thayer as described in Book 1456 of Deeds at Page 271 on the North; thence along the last mentioned division line North 82 deg 48 min. 50 sec. East 300.00 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the South and the lands now or formerly of The County of Saratoga as described in Instrument No. 2012047004 on the North; thence North 81 deg. 48 min. 39 sec. East along the last mentioned division line 1,427.58 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the East and the said lands now or formerly of The County of Saratoga on the West; thence North 11 deg. 28 min. 36 sec. East along the last mentioned division line 244.04 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the Southwest and the lands now or formerly of the County of Saratoga Industrial Development Agency as described in Book 1436 of Deeds at Page 607 formerly lands of the Delaware and Hudson Railroad on the Northeast; thence Southeasterly along the last mentioned division line along a curve to the right having a radius of 991.74 feet, an arc length of 553.09 feet and a chord bearing of South 48 deg. 27 min. 51 sec. East 545.95 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the Northwest and the said lands now or formerly of the County of Saratoga Industrial Development Agency on the Southeast; thence South 57 deg. 30 min. 46 sec. West along the last mentioned division line 20.00 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the West and the said lands now or formerly of the County of Saratoga Industrial Development Agency on the East; thence along the last mentioned division

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line in a Southeasterly direction along a curve to the right having a radius of 971.74 feet, an arc length of 466.40 feet and a chord bearing of South 18 deg. 44 min. 15 sec. East 461.93 feet to its point of intersection with the first herein described division line; thence along said first herein described division line North 85 deg. 00 min. 46 sec. East 27.81 feet to the point or place of beginning.

Also, the following described portion of Parcel 1:

BEGINNING at a point on the Northwesternly 1962 highway boundary of NYS Route 197 - Reynolds Corners – Fort Edward S.H. No. 1748 at its point of intersection with the division line between the lands now or formerly of Trustco Bank (Parcel 1) as described in Instrument No. 2014025958 on the Southwest and the lands now or formerly of Niagara Mohawk Power Corporation – Glens Falls Thompson Transmission Line on the Northeast, said point being situate South 72 deg. 11 min. 35 sec. West 112.90 feet as measured along said 1962 highway boundary from the Westerly terminus of the eighth (8th) course mentioned above and runs thence from said point of beginning South 72 deg. 11 min. 35 sec. West along said 1962 highway boundary 124.94 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on North and the lands now or formerly of Nancy R. Fish as described in Book 1405 of Deeds at Page 474 on the South; thence along the last mentioned division line the following four (4) courses: 1) South 81 deg. 49 min. 37 sec. West 545.91 feet to a point; 2) South 82 deg. 47 min. 21 sec. West 252.81 feet to a point; 3) South 81 deg. 02 min. 38 sec. West 252.56 feet to a point; and 4) South 82 deg. 22 min. 13 sec. West 531.42 feet to its point of intersection with the division line between said lands now or formerly of Trustco Bank (Parcel 1) on the East and the lands now or formerly of Daniel M. Levo, Timothy J. Levo and Richard T. Levo as described in Instrument No. 2013037734 on the West; thence along the last mentioned division line the following four (4) courses: 1) North 06 deg. 17 min. 26 sec. West 122.51 feet to a point; 2) North 09 deg. 07 min. 15 sec. West 304.45 feet to a point; 3) North 05 deg. 02 min. 55 sec. West 155.86 feet to a point; and 4) North 09 deg. 02 min. 00 sec. West 811.01 feet to its point of intersection with the division line between the lands now or formerly of Trustco Bank (Parcel 2) on the North and the said lands now or formerly of Trustco Bank (Parcel 1) on the South; thence North 81 deg. 23 min. 21 sec. East along the last mentioned division line 729.80 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the West and the said lands now or formerly of Niagara

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Mohawk Power Corporation on the East; thence South 01 deg. 22 min. 11 sec. West 79.82 feet to its point of intersection with the first herein described division line; thence along said first herein described division line South 45 deg. 27 min. 49 sec. East 1,640.55 feet to the point or place of beginning.

The total area of Parcel 1 is 115.41 acres of land, more or less.

Parcel 2 – Area = 78.88± Acres

COMMENCING at a point on the Northwesterly 1962 highway boundary of NYS Route 197 - Reynolds Corners – Fort Edward S.H. No. 1748 at its point of intersection with the division line between the lands now or formerly of Trustco Bank (Parcel 1) as described in Instrument No. 2014025958 on the Southwest and the lands now or formerly of Niagara Mohawk Power Corporation – Glens Falls Thompson Transmission Line on the Northeast; thence from said point of commencement along the last mentioned division line North 45 deg. 27 min. 49 sec. West 1,640.55 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the West and the said lands now or formerly of Niagara Mohawk Power Corporation on the East; thence North 01 deg. 22 min. 11 sec. East along the last mentioned division line 79.82 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the South and the lands now or formerly of Trustco Bank (Parcel 2) on the North and being the true POINT OF BEGINNING and runs thence from said point of beginning along the last mentioned division line South 81 deg. 23 min. 21 sec. West 729.80 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the North and the lands now or formerly of Daniel M. Levo, Timothy J. Levo and Richard T. Levo as described in Instrument No. 2013037734 on the South; thence North 81 deg. 22 min. 30 sec. West along the last mentioned division line 817.52 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the Northeast and the lands now or formerly of Trustco Bank (Parcel 4) on the Southwest; thence along the division line between Parcel 2 generally on the East and Parcel 4 generally on the West through said lands now or formerly of Trustco Bank the following sixteen (16) courses: 1) North 58 deg. 31 min. 22 sec. West 63.22 feet to a point; 2) North 37 deg. 18 min. 52 sec. West 71.80 feet to a point; 3) North 06 deg. 15 min. 22 sec. West 11.23 feet to a point; 4) North 40 deg. 00 min. 52 sec. West 27.56 feet to a point; 5) North 13 deg. 42 min. 52 sec. West 43.67 feet to a point; 6) North 13 deg. 56 min. 07 sec. East

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10.25 feet to a point; 7) North 35 deg. 05 min. 52 sec. West 17.06 feet to a point; 8) North 22 deg. 28 min. 52 sec. West 34.69 feet to a point; 9) North 18 deg. 44 min. 08 sec. East 16.05 feet to a point; 10) North 31 deg. 29 min. 22 sec. West 37.69 feet to a point; 11) North 01 deg. 26 min. 22 sec. West 11.54 feet to a point; 12) North 15 deg. 58 min. 52 sec. West 8.60 feet to a point; 13) North 49 deg. 13 min. 22 sec. West 30.16 feet to a point; 14) North 16 deg. 10 min. 32 sec. West 33.70 feet to a point; 15) North 10 deg. 21 min. 38 sec. East 28.07 feet to a point; and 16) North 44 deg. 01 min. 22 sec. West 13.39 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the South and the lands now or formerly of Tee Bird Country Club as described in Book 745 of Deeds at Page 273, Book 841 of Deeds at Page 391, and Book 866 of Deeds at Page 324 on the North; thence North 72 deg. 04 min. 38 sec. East along the last mentioned division line 11.96 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the East and the said lands now or formerly of Tee Bird Country Club on the West; thence along the last mentioned division line between the lands now or formerly of Trustco Bank (Parcel 2) generally on the East and the said lands now or formerly of Tee Bird Country Club generally on the West the following eleven (11) courses: 1) North 29 deg. 39 min. 52 sec. West 176.91 feet to a point; 2) North 00 deg. 31 min. 52 sec. West 60.18 feet to a point; 3) North 06 deg. 44 min. 52 sec. West 94.91 feet to a point; 4) North 04 deg. 13 min. 52 sec. West 39.02 feet to a point; 5) North 00 deg. 02 min. 08 sec. East 120.98 feet to a point; 6) North 17 deg. 17 min. 22 sec. West 169.85 feet to a point; 7) North 47 deg. 41 min. 21 sec. West 120.28 feet to a point; 8) North 53 deg. 46 min. 52 sec. West 294.15 feet to a point; 9) North 47 deg. 00 min. 52 sec. West 51.24 feet to a point; 10) North 09 deg. 24 min. 52 sec. West 420.80 feet to a point; and 11) North 11 deg. 49 min. 52 sec. West 61.68 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the South and the said lands now or formerly of Tee Bird Country Club on the North; thence along the common division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the South and the said lands now or formerly of Tee Bird Country Club, lands now or formerly of Deborah J. Irwin as described in Book 1750 of Deeds at Page 624, lands now or formerly of Timothy Monahan as described in Instrument No. 2014035307, lands now or formerly of Thomas W. Lapan and Melanie C. Lapan as described in Instrument No. 2014018189, lands now or formerly of Brian D. Irwin and Jodie Lynn Irwin as described in Instrument No. 2015015279, lands

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now or formerly of Richard C. Haxstun Jr. and Penelope J. Haxstun as described in Book 1326 of Deeds at Page 598, and lands now or formerly of Edward Turner as described in Book 1541 of Deeds at Page 722 on the North the following six (6) courses: 1) North 81 deg. 35 min. 08 sec. East 217.82 feet to a point; 2) North 81 deg. 22 min. 08 sec. East 300.94 feet to a point; 3) North 81 deg. 19 min. 42 sec. East 149.99 feet to a point; 4) North 82 deg. 17 min. 10 sec. East 526.39 feet to a point; 5) North 81 deg. 35 min. 32 sec. East 200.00 feet to a point; and 6) North 81 deg. 25 min. 06 sec. East 390.73 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the Southwest and the lands now or formerly of the County of Saratoga Industrial Development Agency as described in Book 1436 of Deeds at Page 607 lands formerly of the Delaware and Hudson Railroad on the Northeast; thence along the division line between the said lands now or formerly of Trustco Bank (Parcel 2) generally on the Southwest and the lands now or formerly of the County of Saratoga Industrial Development Agency generally on the Northeast the following five (5) courses: 1) South 36 deg. 00 min. 31 sec. East 293.49 feet to a point; 2) South 53 deg. 59 min. 29 sec. West 35.00 feet to a point; 3) South 36 deg. 00 min. 31 sec. East 300.00 feet to a point; 4) North 53 deg. 59 min. 29 sec. East 35.00 feet to a point; and 5) South 36 deg. 00 min. 31 sec. East 383.44 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the West and the said lands now or formerly of Niagara Mohawk Power Corporation on the East; thence South 01 deg. 22 min. 11 sec. West along the last mentioned division line 1,012.34 feet to the point or place of beginning and containing 78.88 acres of land, more or less.

Parcel 3 – Area = 5.38± Acres

COMMENCING at a point on the Northwestern 1962 highway boundary of NYS Route 197 - Reynolds Corners – Fort Edward S.H. No. 1748 at its point of intersection with the division line between the lands now or formerly of Trustco Bank (Parcel 1) as described in Instrument No. 2014025958 on the Northeast and the lands now or formerly of Niagara Mohawk Power Corporation – Glens Falls Thompson Transmission Line on the Southwest; thence from said point of commencement along the last mentioned division line the following two (2) courses: 1) North 45 deg. 27 min. 49 sec. West 1,649.64 feet to a point; and 2) North 01 deg. 22 min. 11 sec. East 54.11 feet to the true POINT OF BEGINNING and runs thence from said point of beginning along the division line between

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the said lands now or formerly of Trustco Bank (Parcel 3) on the East and the said lands now or formerly of Niagara Mohawk Power Corporation on the West, North 01 deg. 22 min. 11 sec. East 863.85 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 3) on the Southwest and the lands now or formerly of the County of Saratoga Industrial Development Agency as described in Book 1436 of Deeds at Page 607 on the Northeast; thence Southeasterly along the last mentioned division line the following three (3) courses: 1) South 36 deg. 00 min. 31 sec. East 331.60 feet to a point of curvature; 2) Southeasterly along a curve to the left having a radius of 509.56 feet, an arc length of 139.36 feet to a point of compound curvature, the chord for said course being South 43 deg. 50 min. 36 sec. East 138.92 feet; and 3) Southeasterly along a curve to the left having a radius of 760.00 feet, an arc length of 67.54 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 3) on the West and the lands now or formerly of Ernest Hilpertshavser III and Danielle M. Hilertshauser as described in Instrument No. 2015013764 on the East, the chord for said course being South 54 deg. 13 min. 27 sec. East 67.52 feet; thence along the last mentioned division line South 11 deg. 18 min. 57 sec. East 396.10 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the South and the lands now or formerly of Trustco Bank (Parcel 3) on the North; thence South 81 deg. 23 min. 21 sec. West along the last mentioned division line 449.40 feet to the point or place of beginning and containing 5.38 acres of land, more or less.

Parcel 4 – Area = 3.38 ± Acres

COMMENCING at a point on the Northwestern 1962 highway boundary of NYS Route 197 - Reynolds Corners – Fort Edward S.H. No. 1748 at its point of intersection with the division line between the lands now or formerly of Trustco Bank (Parcel 1) as described in Instrument No. 2014025958 on the Southwest and the lands now or formerly of Niagara Mohawk Power Corporation – Glens Falls Thompson Transmission Line on the Northeast; thence from said point of commencement along the last mentioned division line North 45 deg. 27 min. 49 sec. West 1,640.55 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the West and the said lands now or formerly of Niagara Mohawk Power Corporation on the East; thence North 01 deg. 22 min. 11 sec. East along the last mentioned division line 79.82 feet to its point of

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intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 1) on the South and the lands now or formerly of Trustco Bank (Parcel 2) on the North; thence South 81 deg. 23 min. 21 sec. West along the last mentioned division line 729.80 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 2) on the North and the said lands now or formerly of Daniel M. Levo, Timothy J. Levo and Richard T. Levo on the South; thence along the last mentioned division line South 81 deg. 22 min. 30 sec. West 817.52 feet to the true POINT OF BEGINNING and runs thence from said point of beginning along the division line between the lands now or formerly of Trustco Bank (Parcel 4) on the North and the said lands now or formerly of Daniel M. Levo, Timothy J. Levo and Richard T. Levo on the South the following four (4) courses: 1) South 85 deg. 06 min. 08 sec. West 104.26 feet to a point; 2) South 81 deg. 07 min. 08 sec. West 132.96 feet to a point; 3) South 81 deg. 23 min. 38 sec. West 156.71 feet to a point; and 4) South 80 deg. 34 min. 41 sec. West 104.04 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 4) on the East and the said lands now or formerly of Tee Bird County Club on the West; thence along the last mentioned division line the following three (3) courses: 1) North 07 deg. 04 min. 36 sec. West 52.41 feet to a point; 2) North 07 deg. 59 min. 22 sec. West 213.23 feet to a point; and 3) North 07 deg. 19 min. 52 sec. West 75.41 feet to its point of intersection with the division line between the said lands now or formerly of Trustco Bank (Parcel 4) on the South and the said lands now or formerly of Tee Bird Country Club on the North; thence North 72 deg. 04 min. 38 sec. East 354.73 feet to its point of intersection with the division line between said Parcel 4 generally on the West and said Parcel 2 generally on the East the following sixteen (16) courses: 1) South 44 deg. 01 min. 22 sec. East 13.39 feet to a point; 2) South 10 deg. 21 min. 38 sec. West 28.07 feet to a point; 3) South 16 deg. 10 min. 32 sec. East 33.70 feet to a point; 4) South 49 deg. 13 min. 22 sec. East 30.16 feet to a point; 5) South 15 deg. 58 min. 52 sec. East 8.60 feet to a point; 6) South 01 deg. 26 min. 22 sec. East 11.54 feet to a point; 7) South 31 deg. 29 min. 22 sec. East 37.69 feet to a point; 8) South 18 deg. 44 min. 08 sec. West 16.05 feet to a point; 9) South 22 deg. 28 min. 52 sec. East 34.69 feet to a point; 10) South 35 deg. 05 min. 52 sec. East 17.06 feet to a point; 11) South 13 deg. 56 min. 07 sec. West 10.25 feet to a point; 12) South 13 deg. 42 min. 52 sec. East 43.67 feet to a point; 13) South 40 deg. 00 min. 52 sec. East 27.56 feet to a point; 14) South 06 deg. 15 min. 22 sec. East 11.23 feet to a point; 15) South 37 deg. 18 min. 52 sec. East 71.80 feet to a

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point; and 16) South 58 deg. 31 min. 22 sec. East 63.22 feet to the point or place of beginning and containing 3.38 acres of land, more or less.