

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

Ulster County Economic Development Alliance, Inc.
Attn: Timothy Weidemann
P.O. Box 1800
244 Fair Street
Kingston, NY 12402

July 13, 2022
Invoice #8868630

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.412819

Client Name: Ulster County Economic Development Alliance,
Inc.
Matter Name: Tech City

July Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$15,921.50

TOTAL AMOUNT DUE FOR THIS INVOICE\$15,921.50

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$5,325.78

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (07/13/22).....\$21,247.28

OUTSTANDING INVOICE DETAIL AS OF: 07/13/22

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8865396	06/23/22	5,325.78	0.00	5,325.78
	TOTALS	\$5,325.78	\$0.00	\$5,325.78

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/01/22	JAK	Webex with D. Grippo and M. Curti to discuss impending closing; review and respond to email correspondence from client;	0.90	327.60
06/01/22	JAK	Review draft checklist for closing forwarded by D. Grippo and communications regarding same; communication with M. Curti regarding closing preparation.	1.40	509.60
06/01/22	DG	Review PSA to check documents necessary to close.	1.00	360.00
06/01/22	CN	Creating checklist of closing documents for West campus transaction. Updating mortgage and note from East campus and putting into final form for signature. Creating signature pages for various documents from West and East transaction. Uploading documents requiring signature to Sharefile. Sending documents to company and UCEDA for signature.	2.30	310.50
06/02/22	JAK	Communication with C. Nardi and HBPLLC team regarding closing checklist; communications with D. DeLeo and Ulster CA regarding taxes owed.	0.40	145.60
06/02/22	DG	Review PSA closing, default and notice provisions and draft proposed notice of Purchaser's failure to proceed to closing in a timely manner. Review PSA to confirm completeness of closing checklist.	2.50	900.00
06/03/22	MVC	Attend to closing matters regarding the East Parcel, including identifying open closing matters and adjustments.	1.50	570.00
06/06/22	JAK	Correspondence with Ulster County Attorney's office regarding closing documents and tax bill status.	0.30	109.20
06/06/22	DG	Participate in conference on closing documentation. Review tax bill information.	1.00	360.00
06/06/22	CN	Preparing memorandum of license. Updating closing checklist. Correspondence with County re tax bills from town and school. Call to discuss current status and open items.	1.40	189.00
06/07/22	MVC	Attend to closing matters related to adjustments and settlement statement re: East Parcel project. Multiple telephone calls with Jared Kasschau and developer's counsel (Daniel Pennessi). Review multiple emails regarding closing.	6.50	2,470.00
06/07/22	JAK	Attend to closing items; communications with HBPLLC team; communications with client; communications with Purchaser's counsel.	4.80	1,747.20

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/07/22	DG	Prepare for closing on June 8th. Review closing document list. Review and revise note and mortgage. Review and revise settlement statement. Review open real estate taxes and confirm amounts due. Review escrow letter to title company. Participate in several conference calls to review steps needed to close on June 8th.	5.00	1,800.00
06/07/22	CN	Conference calls and t/c with working group regarding open items and status to closing. Revising mortgage, note, and settlement statement costs.	2.00	270.00
06/08/22	JAK	Work with HBPLLC team regarding closing items for East Campus; communications with team, client, and National Resources team regarding same.	5.20	1,892.80
06/08/22	DG	Participate in telephone conference with Dan Pennessi, Tim Weidemann, Jared Kasschau and Michael Curti o review requirements to close the property transfer today. Draft numerous revisions to the settlement statement, including changes to reflect updated title costs such as mortgage recording tax, mortgage insurance premiums, and recording fees. Draft post-closing agreement regarding purchaser's obligation to deliver mortgagee title insurance policy. Review escrow release process.	6.00	2,160.00
06/15/22	DG	Review the administrative fee provisions of the SPA.	0.50	180.00
06/17/22	DG	Work with Chris Nardi to assemble complete file of closing documents. Review PSA to confirm list of closing documents.	2.00	720.00
06/22/22	DG	Review SPA Closing Deliverables and Track down copies of deeds from June 8th closing. Communicate with Lauren Calamari.	1.00	360.00
06/23/22	DG	Review copies of deeds from UCEDA to Purchaser. Discuss with Chris Nardi. Correspond with Lauren Calabria, inquiring about blanks in the deed that need to be completed.	0.50	180.00
06/30/22	DG	Follow up with Lauren Calamari on the issue regarding finalization and recording of the deeds.	1.00	360.00
TOTAL HOURS AND FEES			47.20	\$15,921.50

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	8.00	3,040.00
Kasschau, J.	364.00	13.00	4,732.00
Grippio, D.	360.00	20.50	7,380.00
Nardi, C.	135.00	5.70	769.50
TOTALS		47.20	\$15,921.50

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$15,921.50

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REMITTANCE

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PAYMENT INSTRUCTIONS

Payment by Credit Card

<https://www.harrisbeach.com>

Choose "Make a Payment" at the very lower right hand corner of our Homepage.
Include the Firm Matter Number and Invoice Number which are referenced on this invoice above.



Payment by Wire or ACH

Bank Name: Sterling National Bank
Account Name: Harris Beach, PLLC Operating A/C
Account #: 6700337453
ABA #: 221970443
Swift Code: STETUS33

Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8868630) in the check memo. Mail to:

HARRIS BEACH PLLC
The Omni
333 Earle Ovington Blvd, Suite 901
Uniondale, NY 11553

Reference Information

Firm Matter Number: 2230870.412819
Attorney: Thomas Garry

For questions please contact: billing@harrisbeach.com
Federal Tax Id: 84-1623836