

| Invoice No | Date | Status | Balance Due | Billed | East | West | Other | | Paid | Amount | East | West | Other |
|---------------------|------------|--------|--------------|---------------|---------------|--------------|------------|--|-------------------|--------------|--------------|--------------|-------------|
| | | | | Amount | | | | | Date | | | | |
| 8829418 | 11/5/2021 | Paid | \$ - | \$ 8,287.20 | \$ 8,287.20 | | | | | | | | |
| 8830553 | 10/18/2021 | Paid | \$ - | \$ 9,446.00 | \$ 9,446.00 | | | | 12/22/2021 | \$9,446.00 | \$9,446.00 | | |
| 8830550 | 10/18/2021 | Paid | \$ - | \$ 670.40 | | | \$ 670.40 | | 12/22/2021 | \$670.40 | | | \$ 670.40 |
| 8824122 | 10/18/2021 | Paid | \$ - | \$ 6,307.60 | | \$ 6,307.60 | | | 12/22/2021 | \$6,307.60 | | \$6,307.60 | |
| 8828997 | 11/5/2021 | Paid | \$ 699.20 | \$ 699.20 | | \$ 699.20 | | | 12/23/2021 | \$72,766.40 | \$72,766.40 | | |
| 8829417 | 11/5/2021 | Paid | \$ 6,712.00 | \$ 6,712.00 | | | \$6,712.00 | | 3/15/2022 | \$772.00 | | \$772.00 | |
| 8839865 | 1/12/2022 | Paid | \$ 57,589.16 | \$ 81,424.36 | \$ 81,424.36 | | | | 3/15/2022 | \$6,712.00 | | | \$ 6,712.00 |
| 8834863 | 12/20/2021 | Paid | \$ - | \$ 40,644.00 | \$ 40,644.00 | | | | 4/22/2022 | \$57,589.16 | \$57,589.16 | | |
| 8836694 | 12/20/2021 | Paid | \$ 72.80 | \$ 72.80 | | \$ 72.80 | | | 4/22/2022 | \$3,086.70 | \$3,086.70 | | |
| 8843967 | 2/15/2022 | Paid | \$ 3,086.70 | \$ 3,086.70 | \$ 3,086.70 | | | | 5/12/2022 | \$22,036.25 | \$7,051.85 | \$14,799.60 | \$ 184.80 |
| 8853699 | 3/31/2022 | Paid | \$ 7,051.85 | \$ 7,051.85 | \$ 7,051.85 | | | | 7/26/2022 | \$5,325.78 | \$5,352.78 | | |
| 8853700 | 3/31/2022 | Paid | \$ 14,799.60 | \$ 14,799.60 | | \$ 14,799.60 | | | 7/26/2022 | \$43,193.60 | | \$43,193.60 | |
| 8853701 | 3/31/2022 | Paid | \$ 184.80 | \$ 184.80 | | | \$ 184.80 | | 8/18/2022 | \$15,921.50 | \$15,921.50 | | |
| 8865396 | 6/23/2022 | Paid | \$ 5,325.78 | \$ 5,325.78 | \$ 5,325.78 | | | | 8/18/2022 | \$29,209.00 | | \$29,209.00 | |
| 8865397 | 6/23/2022 | Paid | \$ 43,193.60 | \$ 43,193.60 | | \$ 43,193.60 | | | 9/30/2022 | \$ 2,273.60 | \$ 2,273.60 | | |
| 8868630 | 7/13/2022 | Paid | \$ 15,921.50 | \$ 15,921.50 | \$ 15,921.50 | | | | 9/30/2022 | \$ 3,680.40 | | \$ 3,680.40 | |
| 8868629 | 7/13/2022 | Paid | \$ 29,209.00 | \$ 29,209.00 | | \$ 29,209.00 | | | 9/30/2022 | \$ 1,368.00 | \$ 1,368.00 | | |
| 8874528 | 8/23/2022 | Paid | \$ 2,273.60 | \$ 2,273.60 | \$ 2,273.60 | | | | 9/30/2022 | \$ 1,656.00 | | \$1,656.00 | |
| 8874529 | 8/23/2022 | Paid | \$ 3,680.40 | \$ 3,680.40 | | \$ 3,680.40 | | | 11/9/2022 | \$691.60 | \$691.60 | | |
| 8877153 | 9/9/2022 | Paid | \$ 1,368.00 | \$ 1,368.00 | \$ 1,368.00 | | | | 11/9/2022 | \$1,478.00 | | \$1,478.00 | |
| 8877154 | 9/9/2022 | Paid | \$ 1,656.00 | \$ 1,656.00 | | \$ 1,656.00 | | | 12/23/2022 | \$360.00 | \$360.00 | | |
| 8881757 | 10/7/2022 | Paid | \$ 691.60 | \$ 691.60 | \$ 691.60 | | | | 12/23/2022 | \$16,745.20 | | \$16,745.20 | |
| 8881758 | 10/7/2022 | Paid | \$ 1,478.40 | \$ 1,478.40 | | \$ 1,478.40 | | | 2/16/2023 | \$252.00 | | \$252.00 | |
| 8887997 | 11/9/2022 | Paid | \$ 360.00 | \$ 360.00 | \$ 360.00 | | | | 2/16/2013 | \$4,398.80 | | \$4,398.80 | |
| 8887998 | 11/9/2022 | Paid | \$ 16,745.20 | \$ 16,745.20 | | \$ 16,745.20 | | | 2/16/2023 | \$900.00 | \$900.00 | | |
| 8893712 | 12/12/2022 | Paid | \$ 252.00 | \$ 252.00 | | \$ 252.00 | | | 5/3/2023 | \$ 3,971.20 | | \$ 3,971.20 | |
| 8898288 | 1/12/2023 | Paid | \$ 4,398.80 | \$ 4,398.80 | | \$ 4,398.80 | | | 5/3/2023 | \$ 2,052.00 | \$ 2,052.00 | | |
| 8898289 | 1/12/2023 | Paid | \$ 900.00 | \$ 900.00 | \$ 900.00 | | | | 5/3/2023 | \$ 7,675.20 | \$ 7,675.20 | | |
| 8904031 | 2/15/2023 | Paid | \$ 3,971.20 | \$ 3,971.20 | | \$ 3,971.20 | | | 5/3/2023 | \$ 5,617.00 | | \$ 5,617.00 | |
| 8904032 | 2/15/2023 | Paid | \$ 2,052.00 | \$ 2,052.00 | \$ 2,052.00 | | | | | | | | |
| 8907092 | 3/8/2023 | Paid | \$ 7,675.20 | \$ 7,675.20 | \$ 7,675.20 | | | | | | | | |
| 8907091 | 3/8/2023 | Paid | \$ 5,617.00 | \$ 5,617.00 | | \$ 5,617.00 | | | | | | | |
| 8913320 | 4/18/2023 | Unpaid | \$ 20,386.70 | \$ 20,386.70 | | \$ 20,386.70 | | | | | | | |
| TOTAL | | | | \$ 346,542.49 | \$ 186,507.79 | \$152,467.50 | \$7,567.20 | | | \$326,155.39 | \$186,534.79 | \$132,080.40 | \$ 7,567.20 |
| | | | | | | | | | Less NR pmt to HB | \$253,388.99 | | | |
| OUTSTANDING BALANCE | | | | \$ 20,387.10 | \$ (27.00) | \$ 20,387.10 | \$ - | | | -\$76,155.39 | | | |

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

April 18, 2023
Invoice #8913320

Firm Attorney: Thomas Garry
Firm Matter Numbers: 2230870.415694

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

April Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE\$20,386.70

TOTAL AMOUNT DUE FOR THIS INVOICE\$20,386.70

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$9,588.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (04/18/23).....\$29,974.90

OUTSTANDING INVOICE DETAIL AS OF: 04/18/23

| <u>Invoice</u> | <u>Date</u> | <u>Original Amount</u> | <u>Payments/Credits</u> | <u>Amount Due</u> |
|----------------|---------------|------------------------|-------------------------|-------------------|
| 8904031 | 02/15/23 | 3,971.20 | 0.00 | 3,971.20 |
| 8907091 | 03/08/23 | 5,617.00 | 0.00 | 5,617.00 |
| | TOTALS | \$9,588.20 | \$0.00 | \$9,588.20 |

PROFESSIONAL SERVICES RENDERED:

| <u>DATE</u> | <u>TIMEKEEPER</u> | <u>NARRATIVE</u> | <u>HOURS</u> | <u>AMOUNT</u> |
|--------------------|--------------------------|---|---------------------|----------------------|
| 02/21/23 | JAK | Review email from T. Weidemann to D. Grippo regarding term sheet. | 0.10 | 36.40 |
| 03/01/23 | JAK | Conference with D. Grippo regarding planned closing for Tech City west and specifically related to utility charges and taxes. | 0.40 | 145.60 |
| 03/01/23 | DG | Draft and send response to T. Weidemann regarding his email from 2/28. Review new email from T. Weidemann with additional questions regarding Tech West utility charges and taxes, including implications, if any, of UCEDA obligations as tenant at Tech West. Analyze issues. Discuss with J. Kasschau. Draft and send response to T. Weidemann. | 3.00 | 1,080.00 |
| 03/07/23 | CN | T/c with Dan Grippo on open items and path to closing. Review of deliverables, open items and outstanding information. Updating and finalizing closing deliverables. | 2.50 | 337.50 |
| 03/08/23 | JAK | Review email correspondence from client; discussion with D. Grippo regarding impending closing. | 0.50 | 182.00 |
| 03/08/23 | DG | Review email from T. Weidemann and status of the Tech West transaction. Discuss with J. Kasschau. Telephone conversation with C. Nardi to review the closing deliverables and checklist. Make modifications to the deed and assess open items. | 2.50 | 900.00 |
| 03/09/23 | JAK | Teleconference with client and D. Grippo; discussion with D. Grippo regarding next steps for impending closing; review correspondence from client in relation to closing issues. | 1.00 | 364.00 |
| 03/09/23 | DG | Telephone call with T. Weidemann and J. Kasschau to discuss status of the Tech West transaction and next steps. Telephone conversation with C. Nardi to review the title affidavit, UCC-1s and other ancillary closing documents. Draft email to D. Pennessi laying out the action items necessary to close the transaction on March 31, 2023. Circulate email internally for comment and review. | 3.00 | 1,080.00 |
| 03/17/23 | JAK | Communication from client regarding UCEDA board approval of NR master plan and request to reach out to counsel to iPark; communication with D. Grippo regarding same; review email from D. Grippo to client regarding action items necessary for closing. | 0.50 | 182.00 |

| <u>DATE</u> | <u>TIMEKEEPER</u> | <u>NARRATIVE</u> | <u>HOURS</u> | <u>AMOUNT</u> |
|-------------|-------------------|---|--------------|---------------|
| 03/17/23 | DG | Review email from T. Weidemann regarding Board meeting and approval of the Master Plan. Draft and send to T. Weidemann a proposed email to D. Pennessi with guidance on action items necessary to close on March 31, 2023. Send email to D. Pennessi. | 2.00 | 720.00 |
| 03/18/23 | JAK | Communication with D. Grippo regarding proposed master lease. | 0.20 | 72.80 |
| 03/18/23 | DG | Review email from T. Weidemann regarding real estate tax implications of proposed master lease for the Innovation Center. Communicate with J. Kasschau. | 0.50 | 180.00 |
| 03/20/23 | JAK | Communication with client and D. Grippo regarding iPark requests to facilitate closing. | 0.40 | 145.60 |
| 03/20/23 | DG | Review email from D. Pennessi. Review status of closing documents in preparation for call with D. Pennessi. Telephone call with D. Pennessi to discuss status, including the need for carrying costs to compute closing adjustments and the need to negotiate terms for the sale of Lot 600. Draft and send email to brief T. Weidemann. Telephone conversation with T. Weidemann. | 3.00 | 1,080.00 |
| 03/21/23 | JAK | Review email communication from client regarding requests made by iPark and discussion with D. Grippo regarding same. | 0.30 | 109.20 |
| 03/21/23 | DG | Review email from T. Weidemann regarding closing adjustments and closing conditions. Respond to question raised regarding calculation of real estate tax adjustments and Lot 600. Review utility charge bills. Review additional questions regarding payments currently due under the PSA. Draft and send response to the additional questions. Draft email to D. Pennessi regarding the utility charges and payments due at closing. | 3.00 | 1,080.00 |
| 03/22/23 | JAK | Communication with D. Grippo regarding closing documents. | 0.40 | 145.60 |
| 03/22/23 | DG | Draft and send email to D. Pennessi sending utility bills and advising of additional closing costs. Review email from D. Pennessi requesting draft Lot 600 PSA. Draft and send email to T. Weidemann seeking confirmation of deal points to structure/draft Lot 600 PSA. | 2.00 | 720.00 |
| 03/23/23 | JAK | Correspondence with client and D. Grippo regarding closing items. | 0.30 | 109.20 |

| <u>DATE</u> | <u>TIMEKEEPER</u> | <u>NARRATIVE</u> | <u>HOURS</u> | <u>AMOUNT</u> |
|-------------|-------------------|--|--------------|---------------|
| 03/23/23 | DG | Review email from T. Weidemann regarding deal points for the Lot 600 PSA. Make revisions to the draft PSA based on the comments from T. Weidemann, including streamlining the PSA to remove references to construction of improvements. Draft and send email to T. Weidemann with the revised PSA. Review and respond to questions from T. Weidemann regarding a Time of the Essence Notice. Review utility bill for the period 2/2-3/6. Make recommendations for a course of action, including a proposed email to D. Pennessi stressing urgency of closing the Tech West transaction. | 5.50 | 1,980.00 |
| 03/24/23 | JAK | Communication with client and D. Grippo regarding closing documents and outstanding items. | 0.40 | 145.60 |
| 03/24/23 | DG | Draft and send email to D. Pennessi attaching draft Lot 600 PSA. Review open real estate tax information received from T. Weidemann and get clarification on County/Town taxes. Compute tax adjustments. Draft and send email to D. Pennessi with the tax information to be used for closing adjustments. | 2.50 | 900.00 |
| 03/27/23 | JAK | Review email from client re keeping pressure on re closing date. | 0.10 | 36.40 |
| 03/27/23 | DG | Review email from T. Weidemann. | 0.10 | 36.00 |
| 03/28/23 | JAK | Email to client regarding keeping pressure on iPark to close. | 0.20 | 72.80 |
| 03/28/23 | DG | Draft closing settlement statement. Compute tax adjustments and utility charges. Review open items necessary to complete to close. Discuss with J. Kasschau. Draft and send email to D. Pennessi. | 3.00 | 1,080.00 |
| 03/29/23 | JAK | Review and respond to email from T. Weidemann regarding pushing for closing; communication with D. Grippo regarding same. | 0.50 | 182.00 |
| 03/29/23 | DG | Review email from D. Pensiveness regarding signing of Lot 600 PSA and receipt of satisfactory property condition report as conditions to Closing. Review PSA on these issues. Telephone conversations with J. Kasschau and T. Weidemann. Review draft email response to D. Pensiveness. Telephone conversation with D. Pensiveness to discuss status and review draft Closing Settlement Statement. Make revisions to draft settlement statement. Make revisions to Purchase Money Note. Telephone conversation with J. Kasschau. Draft email and send revised documents to D. Pensiveness. Make revisions to Quit Claim Deed with respect to the covenant and restriction on the Recreational Area. | 5.00 | 1,800.00 |
| 03/30/23 | JAK | Communication with D. Grippo regarding iPark request for partial release; discussion with D. Grippo and T. Weidemann re apportionment of rents, etc. | 1.30 | 473.20 |

| <u>DATE</u> | <u>TIMEKEEPER</u> | <u>NARRATIVE</u> | <u>HOURS</u> | <u>AMOUNT</u> |
|-----------------------------|-------------------|--|--------------|--------------------|
| 03/30/23 | DG | Telephone conversation with D. Pennessi regarding request for partial release of mortgage. Consider request and discuss with J. Kasschau. Review email from D. Pennessi making request for partial release. Send email to D. Pennessi requesting consideration of a partial release payment. | 0.70 | 252.00 |
| 03/30/23 | DG | Revise tax adjustments. Review request to apportion rents collected. Draft and send email to T. Weidemann regarding apportionment of rents. Discuss with J. Kasschau and T. Weidemann. Prepare Schedule B Site Map to deed. Revise reverter language in deed. Send Site Map and revised deed to D. Pennessi. Revise Lot 600 PSA in response to D. Pennessi's requested changes. Send D. Pennessi a redline of Lot 600 PSA showing changes against the Tech East PSA. Telephone conversation with T. Weidemann regarding status. Draft and circulate proposed email regarding closing after the UCEDA Board meeting on April 4th. Prepare execution versions of closing documents and send to D. Pennessi. Discussions with C. Nardi to prepare miscellaneous closing documents, including signature page to the Closing Statement. Draft and send email to T. Weidemann identifying open deal points on the Lot 600 PSA and providing potential responses. | 7.50 | 2,700.00 |
| 03/31/23 | JAK | Communication with D. Grippo and client regarding closing status; teleconferences with T. Weidemann and D. Grippo. | 1.70 | 618.80 |
| 03/31/23 | DG | Draft title escrow letter. Draft and send email to T. Weidemann regarding partial release request. Draft and send email to M. Curti regarding ABO Notice. Review PAL Section 2897(6) and (7) with respect to below FMV dispositions. Consider Lot 600 as part of the larger IBM Tech City Campus redevelopment and review aggregate appraisal figure against aggregate purchase price. | 4.00 | 1,440.00 |
| TOTAL HOURS AND FEES | | | 58.10 | \$20,386.70 |

| TIMEKEEPER SUMMARY | | | |
|--------------------|-------------|--------------|--------------------|
| <u>Timekeeper</u> | <u>Rate</u> | <u>Hours</u> | <u>Value</u> |
| Kasschau, J. | 364.00 | 8.30 | 3,021.20 |
| Grippio, D. | 360.00 | 47.30 | 17,028.00 |
| Nardi, C. | 135.00 | 2.50 | 337.50 |
| TOTALS | | 58.10 | \$20,386.70 |

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$20,386.70

HARRIS BEACH ^{PLLC}

ATTORNEYS AT LAW

REMITTANCE

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

April 18, 2023

Firm Matter Number: 2230870.415694
Invoice #8913320
Firm Attorney: Thomas Garry

April Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$20,386.70

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER\$9,588.20

TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (04/18/23)\$29,974.90

PAYMENT INSTRUCTIONS

Payment by Credit Card

<https://www.harrisbeach.com/payment>

*Click on link and you will be directed to the Harris Beach Invoice Payment Page.
Please include the Firm Matter Number and Invoice Number which are referenced on this invoice above.*



Payment by Wire or ACH

Bank Name: Webster 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 (8913320) 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:
Attorney:

2230870.415694
Thomas Garry

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