

Invoice No	Date	Status	Balance Due	Billed Amount	East	West	Paid Date	Amount	East	West
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	
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	
8839865	1/12/2022	Paid	\$57,589.16	\$ 81,424.36	\$ 81,424.36		3/15/2022	\$772.00		\$772.00
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
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			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		2/16/2023	\$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		8/31/2023	\$ 20,386.70		\$ 20,386.70
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	Paid	\$20,386.70	\$ 20,386.70		\$ 20,386.70				
8916989	5/10/2023	Unpaid	\$ 1,080.00	\$ 1,080.00	\$ 1,080.00					
8916990	5/10/2023	Unpaid	\$23,221.70	\$ 23,221.70		\$ 23,221.70				
8922251	6/14/2023	Unpaid	\$ 1,310.40	\$ 1,310.40		\$ 1,310.40				
8922250	6/14/2023	Unpaid	\$ 8,280.00	\$ 8,280.00	\$ 8,280.00					
8931968	8/15/2023	Unpaid	\$ 1,800.00	\$ 1,800.00		\$ 1,800.00				
TOTAL				\$ 374,852.19	\$ 195,867.79	\$ 178,799.60		\$339,159.69	\$186,534.79	\$152,467.10
							Less NR pmt to HB	\$266,393.29		
OUTSTANDING BALANCE				\$ 35,692.50	\$ 9,333.00	\$ 26,332.50		-\$89,159.69		

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

May 10, 2023  
Invoice #8916989

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

May Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$1,080.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,080.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$9,727.20

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23).....\$10,807.20**

### OUTSTANDING INVOICE DETAIL AS OF: 05/10/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8904032	02/15/23	2,052.00	0.00	2,052.00
8907092	03/08/23	7,675.20	0.00	7,675.20
	<b>TOTALS</b>	<b>\$9,727.20</b>	<b>\$0.00</b>	<b>\$9,727.20</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
04/17/23	DG	Review file, including status of partial release request. Review recorded mortgage on Tech East land, including review of Schedule A Land Description. Review partial release documents. Draft partial release of mortgage.	2.50	900.00
04/18/23	DG	Review recorded Tech East mortgage to compare lots covered against partial release request.	0.50	180.00
<b>TOTAL HOURS AND FEES</b>			<b>3.00</b>	<b>\$1,080.00</b>

<b>TIMEKEEPER SUMMARY</b>			
<b><u>Timekeeper</u></b>	<b><u>Rate</u></b>	<b><u>Hours</u></b>	<b><u>Value</u></b>
Grippio, D.	360.00	3.00	1,080.00
<b>TOTALS</b>		<b>3.00</b>	<b>\$1,080.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,080.00**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

May 10, 2023

Firm Matter Number: 2230870.412819  
Invoice #8916989  
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,080.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$9,727.20

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23) .....\$10,807.20**

### 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

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Please include this remittance or print your matter and invoice number (8916989) 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:

2230870.412819  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

May 10, 2023  
Invoice #8916990

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

May Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$23,221.70

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$23,221.70**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$29,974.90

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23).....\$53,196.60**

### OUTSTANDING INVOICE DETAIL AS OF: 05/10/23

<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
8913320	04/18/23	20,386.70	0.00	20,386.70
<b>TOTALS</b>		<b>\$29,974.90</b>	<b>\$0.00</b>	<b>\$29,974.90</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
04/01/23	MVC	Review PAL and Section 1G of Property Disposition Policy to draft ABO notice response. Draft and circulate same to legal working group.	0.80	304.00
04/01/23	JAK	Communication with D. Grippo and M. Curti regarding ABO for Lot 600.	0.30	109.20
04/01/23	DG	Draft email to M. Curti describing the circumstances of the below FMV sale of Lot 600, and thoughts on how the ABO notice might present the sale. Review draft language from M. Curti for the ABO notice.	1.00	360.00
04/03/23	JAK	Communications with D. Grippo regarding PSA for 600 parcel and draft ABO notice; review and respond to email from T. Weidemann regarding same; review draft ABO notice for Lot 600 and M. Curti's comments regarding same; review D. Grippo email regarding proposed partial release issue raised by National Resources.	2.80	1,019.20
04/03/23	DG	Draft and send email to D. Pennessi with responses to final open deal points on the Lot 600 PSA. Review email from T. Weidemann requesting final Lot 600 PSA. Review PAL Section 2897(7)(c). Draft proposed ABO Notice and send to M. Curti. Review changes to draft ABO notice received from M. Curti. Draft and send update to T. Weidemann, including status of Lot 600 PSA negotiations, sample language for UCEDA Board resolution, and proposed ABO notice. Telephone conversation with D. Pennessi on the terms for the final Lot 600 PSA and the status of the Tech West closing, including the partial release request. Send T. Weidemann the final Lot 600 PSA. Review email from T. Weidemann on recommendations for moving past the partial release logjam. Draft and send email to T. Weidemann with recommendations. Research mortgage recording tax exemption issue.	6.00	2,160.00
04/04/23	MVC	Participate in matters related to closing, including multiple calls with client and review of documents.	3.00	1,140.00
04/04/23	JAK	Teleconference with M. Curti and D. Grippo regarding National Resources request for partial release; communication with D. Grippo re partial release; review map with subject properties forwarded by D. Grippo; review draft proposed correspondence to D. Pennessi regarding their request for partial release; review draft documents forwarded by D. Grippo; review draft Time of Essence notice forwarded by D. Grippo.	2.10	764.40

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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/04/23	DG	Review tax lots subject to partial release request and send email to J. Kasschau. Revise Closing Settlement Statement to include utility charge credit provision. Prepare execution version of the Environmental Compliance and Indemnification Agreement. Revise title company escrow letter. Prepare execution version of the Lot 600 PSA. Draft email to D. Pennessi with understanding of the partial release issue and attaching closing documents for April 5th closing. Communicate with C. Nardi regarding closing logistics and title company coordination. Review mortgage recoding tax exemption with M. Curti. Send T. Weidemann proposed language for Board resolution authorizing mortgage recording tax exemption. Send email to D. Pennessi with closing documents. Review response from D. Pennessi requesting a written commitment from UCEDA to grant the partial release without any payment. Brief T. Weidemann, J. Kasschau and M. Curti. Telephone conversation with M. Curti. Draft Time of the Essence Notice.	7.50	2,700.00
04/04/23	CN	Assist Dan Grippo with closing preparations.	2.00	270.00
04/05/23	MVC	Attend to various closing matters related to Tech City west. Participate on numerous conference calls with client and internally. Review documents and provide comments regarding same.	3.50	1,330.00
04/05/23	JAK	Prepare for and attend teleconference with T. Weidemann regarding National Resources request for partial release; discussions with D. Grippo regarding partial release; review correspondence with attachment forwarded by D. Grippo to T. Weidemann; conference call with client and with representatives from National Resources including J. Cotter and D. Pennessi to discuss partial release concept; review draft insurance and indemnity agreement regarding tenants with stored materials and discussion with D. Grippo regarding same.	2.70	982.80

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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/05/23	DG	Telephone conference with T. Weidemann, J. Kasschau and M. Curti. Draft and send email to T. Weidemann with the proposed Time of the Essence Notice and identification of the lots subject to the partial release request. Telephone conversation with D. Pennessi regarding the status of the partial release request, including UCEDA's desire to discuss the use of a subordination agreement with the construction lender. Discuss with J. Kasschau. Participate in conference call with representatives from UCEDA and I.Park to negotiate solution to the partial release issue and to discuss and prepare for closing the Tech West transaction on April 6th. Draft Post-Closing Agreement regarding removal of occupants. Send draft to D. Pennessi. Review proposed changes to Post-Closing Agreement received from D. Pennessi. Discuss with j. Kasschau and M. Curti. Communications with D. Pennessi to finalize closing documents, including revisions to Closing Settlement Statement with final numbers. Continued negotiation of the Post-Closing Agreement, including discussion with J. Kasschau and input from T. Weidemann. Draft email to T. Weidemann with instructions for signing and sending/delivering closing documents to title company acting as escrow agent for closing.	7.50	2,700.00
04/05/23	CN	Assist Dan Grippo with closing preparations.	1.00	135.00
04/06/23	JAK	Review communication from client regarding proposed Post-Closing Agreement; discussion with D. Grippo regarding same and draft Title Escrow Letter; attend to pre-closing issues.	2.40	873.60
04/06/23	DG	Review email from T. Weidemann regarding form of Post-Closing Agreement. Draft email to D. Pennessi advising that UCEDA has approved the latest form of the Post-Closing Agreement. Make revisions to the title escrow letter, including the addition of the Environmental Agreement. Revise Environmental Agreement and send final Execution Version to D. Pennessi. Draft email to C. Pennessi regarding delivery of the UCEDA closing documents. Telephone conversation with T. Weidemann and L. Chen to discuss final figures on closing statement, including the addition of a estimate for the charges from 3/7 through 4/6. Revise and finalize Closing Settlement Statement and send to D. Pennessi. Telephone conversation with D. Pennessi regarding the revised statement. Request wiring instructions from UCEDA and send to D. Pennessi. Email correspondence with D. Pennessi to confirm logistics for breaking escrow and closing. Notify T. Weidemann that the Tech West transaction has closed.	7.00	2,520.00



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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/07/23	JAK	Attend to post closing issues; conference with D. Grippo; review email correspondence from client requesting execution copies of closing documents.	0.50	182.00
04/07/23	DG	Review email from L. Chen requesting copies of closing documents. Send email to C. Nardi with instructions for sending L. Chen copies of the executed closing documents. Review transmittal from C. Nardi.	0.50	180.00
04/10/23	JAK	Communication with D. Grippo regarding executed closing documents; communication with T. Weidemann regarding information needed for UCEDA board meeting; prepare for and attend webex with D. Grippo and T. Weidemann; review draft correspondence to D. Pennessi outlining information necessary for UCEDA board presentation.	1.80	655.20
04/10/23	DG	Review email from T. Weidemann regarding closing documents received from D. Pennessi. Review file. Send response seeking additional information for post-closing follow up. Review email from T. Weidemann regarding UCEDA Board meeting on April 11th and materials needed to present the partial release matter. Telephone conference with T. Weidemann and J. Kasschau to discuss the issue. Draft and circulate internally an email to D. Pennessi requesting supplemental information for the Board meeting. Review changes from J. Kasschau. Send email to D. Pennessi and review his response.	4.00	1,440.00
04/11/23	JAK	Receipt and review of email from J. Cotter with additional information requested for presentation to UCEDA board meeting.	0.30	109.20
04/11/23	DG	Telephone conversation with D. Pennessi regarding Schedule B Site Map to Quit Claim Deed. Review supplemental information for Board meeting submitted by J. Cotter.	0.50	180.00
04/12/23	JAK	Review email from client to national resources recapitulating results of UCEDA board meeting and attaching LTV analysis; review email from D. Grippo with attached PSA; communication with client regarding modifications to schedule B	0.70	254.80

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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/12/23	DG	Review email from T. Weidemann regarding Board's approval of the partial release request. Review the revised Schedule B to Quit Claim Deed received from D. Pennessi. Draft and send email to T. Weidemann explaining the deed revision: the ask to substitute the simpler schedule for the original schedule that included other aspects of the Master Plan. Draft and send email to T. Weidemann following up on the assemblage of a fully-executed electronic version of the Lot 600 PSA. Review response from T. Weidemann on the revised Schedule B issue. Draft and send email to D. Pennessi approving the revised Schedule B.	3.00	1,080.00
04/18/23	DG	Review status of Lot 600 PSA contract. Draft and send email to T. Weidemann with proposed course of action for execution and delivery of a fully-executed contract.	0.50	180.00
04/21/23	DG	Review email from T. Weidemann regarding Lot 600 PSA and closing documents from Tech West. Telephone conversation with C. Nardi regarding closing documents. Draft and send email to T. Weidemann, including final Closing Settlement Statement and share file of documents.	1.00	360.00
04/21/23	CN	Creating Sharefile of closing documents for Tim Weidemann.	0.50	67.50
04/27/23	JAK	Receipt and review of email from T. Weidemann regarding request for review of draft proposed master lease with National Resources; discussion with D. Grippo regarding same.	1.90	691.60
04/28/23	JAK	Correspondence with T. Weidemann regarding need for term sheet in relation to master lease; discussion with D. Grippo regarding master lease; review email correspondence from D. Grippo commenting on proposed master lease structure.	1.30	473.20
<b>TOTAL HOURS AND FEES</b>			<b>66.10</b>	<b>\$23,221.70</b>

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TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	7.30	2,774.00
Kasschau, J.	364.00	16.80	6,115.20
Grippio, D.	360.00	38.50	13,860.00
Nardi, C.	135.00	3.50	472.50
<b>TOTALS</b>		<b>66.10</b>	<b>\$23,221.70</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$23,221.70**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

May 10, 2023

Firm Matter Number: 2230870.415694  
Invoice #8916990  
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$23,221.70**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$29,974.90

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23) .....\$53,196.60**

### PAYMENT INSTRUCTIONS

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ABA #: 221970443  
Swift Code: STETUS33

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**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](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

June 14, 2023  
Invoice #8922251

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

June Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$1,310.40

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,310.40**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23).....\$44,918.80**

### OUTSTANDING INVOICE DETAIL AS OF: 06/14/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8913320	04/18/23	20,386.70	0.00	20,386.70
8916990	05/10/23	23,221.70	0.00	23,221.70
	<b>TOTALS</b>	<b>\$43,608.40</b>	<b>\$0.00</b>	<b>\$43,608.40</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
05/01/23	JAK	Communication with client confirming terms for Master Lease; discussion with D. Grippo regarding same.	0.20	72.80
05/05/23	JAK	Review draft proposed master lease; review CE and T. Weidemann comments to draft Master Lease; review email communications from T. Weidemann and D. Grippo.	1.80	655.20
05/09/23	JAK	Prepare for and attend webex with T. Weidemann and D. Grippo regarding draft proposed Master Lease Agreement with National Resources.	1.20	436.80
05/10/23	JAK	Communication with D. Grippo regarding additional proposed changes to lease with respect to default provision; review email correspondence with client regarding same.	0.40	145.60
<b>TOTAL HOURS AND FEES</b>			<b>3.60</b>	<b>\$1,310.40</b>

<b>TIMEKEEPER SUMMARY</b>			
<b><u>Timekeeper</u></b>	<b><u>Rate</u></b>	<b><u>Hours</u></b>	<b><u>Value</u></b>
Kasschau, J.	364.00	3.60	1,310.40
<b>TOTALS</b>		<b>3.60</b>	<b>\$1,310.40</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,310.40**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

June 14, 2023

Firm Matter Number: 2230870.415694  
Invoice #8922251  
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,310.40**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23) .....\$44,918.80**

### PAYMENT INSTRUCTIONS

#### Payment by Credit Card

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

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#### 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 (8922251) 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](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

June 14, 2023  
Invoice #8922250

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

June Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$8,280.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$8,280.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$1,110.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23).....\$9,390.00**

### OUTSTANDING INVOICE DETAIL AS OF: 06/14/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8907092	03/08/23	7,675.20	7,645.20	30.00
8916989	05/10/23	1,080.00	0.00	1,080.00
	<b>TOTALS</b>	<b>\$8,755.20</b>	<b>\$(7,645.20)</b>	<b>\$1,110.00</b>



**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
05/01/23	DG	Review the term sheet for USEDAs leasing of space at i.Park 87. Start drafting the lease. Email correspondence with T. Weidemann to clarify lease terms.	3.50	1,260.00
05/02/23	DG	Continue drafting the UCEDA lease. Discuss lease structure and possible termination option with J. Kasschau. Draft email to T. Weidemann discussing lease structure and attaching first draft of the lease. Review emails regarding next steps and call set for Thursday, May 4th.	4.00	1,440.00
05/04/23	DG	Review lease provisions regarding partial assignments and direct leases. Telephone call with T. Weidemann and J. Kasschau.	0.50	180.00
05/05/23	DG	Review comments from UCEDA on the draft lease. Draft email to T Weidemann responding to UCEDA's comments and requesting additional information. Review email from T. Weidemann clarifying certain deal points. Make revisions to the draft lease.	2.50	900.00
05/08/23	DG	Continue making revisions to draft lease based on comments from UCEDA. Discuss with J. Kasschau. Draft and send email to T. Weidemann attaching a revised draft of the lease. Arrange call for May 9th.	3.00	1,080.00
05/09/23	DG	Prepare for 1:00 call with T. Weidemann and J. Kasschau. Participate in the call. Review notes from the call. Make revisions to the draft lease, including revisions to the tenant contribution and minimum capital investment provisions. Review work letter leasing provisions, including timing for submission of plans and specifications for tenant build out.	3.50	1,260.00
05/10/23	DG	Make further revisions to the draft lease, including refinement of Section 15.3 pertaining to federal and state funding and Landlord's use thereof and minimum required capital investment in the Center. Draft and send email to T. Weidemann with revised lease. Review email form T. Weidemann regarding the status of the matter. Make further revisions to the default provisions of the lease to add tenant protections.	3.00	1,080.00
05/30/23	DG	Review additional comments from T. Weidemann on the draft lease. Make revisions to the draft to incorporate comments, including revisions to the repair provisions and the addition of a Permitted Subletting clause and Tenant Allowance clause.	3.00	1,080.00

**TOTAL HOURS AND FEES****23.00      \$8,280.00**

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TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	23.00	8,280.00
<b>TOTALS</b>		<b>23.00</b>	<b>\$8,280.00</b>

<b>TOTAL AMOUNT DUE FOR THIS INVOICE.....</b>	<b>\$8,280.00</b>
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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

June 14, 2023

Firm Matter Number: 2230870.412819  
Invoice #8922250  
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$8,280.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$1,110.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23) .....\$9,390.00**

### PAYMENT INSTRUCTIONS

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

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.412819  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

August 15, 2023  
Invoice #8931968

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

August Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$1,800.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,800.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23).....\$45,408.40**

### OUTSTANDING INVOICE DETAIL AS OF: 08/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8913320	04/18/23	20,386.70	0.00	20,386.70
8916990	05/10/23	23,221.70	0.00	23,221.70
	<b>TOTALS</b>	<b>\$43,608.40</b>	<b>\$0.00</b>	<b>\$43,608.40</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
07/07/23	DG	Review email from L. Chen requesting fully-executed copy of the Lot 600 Purchase and Sale Agreement. Review file and send relevant correspondence with T. Weidemann to C. Nardi. Discuss situation and response with C. Nardi. Review fully-executed Lot 600 SAP received from L. Chen. Discuss with C. Nardi, including timing of transaction and follow up on the ABO notice.	2.00	720.00
07/17/23	DG	Review file in response to question from County Attorney's Office regarding the status of the recording of the deed and mortgage from the April closing. Emails with C. Nardi. Draft email to D. Pennessi requesting information. Review file for information regarding whether the purchaser delivered the original promissory note to UCEDA. Telephone conversation with D. Pennessi regarding all of the foregoing.	2.00	720.00
07/31/23	DG	Review file. Telephone conversation with C. Nardi regarding note and other closing documents from the closing on April 6, 2023. Draft and send email to D. Pennessi requesting information regarding the recording of the deed and mortgage from the closing.	1.00	360.00

**TOTAL HOURS AND FEES****5.00      \$1,800.00**

<b>TIMEKEEPER SUMMARY</b>			
<b><u>Timekeeper</u></b>	<b><u>Rate</u></b>	<b><u>Hours</u></b>	<b><u>Value</u></b>
Grippio, D.	360.00	5.00	1,800.00
<b>TOTALS</b>		<b>5.00</b>	<b>\$1,800.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,800.00**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

August 15, 2023

Firm Matter Number: 2230870.415694  
Invoice #8931968  
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,800.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23) .....\$45,408.40**

### PAYMENT INSTRUCTIONS

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Account #: 6700337453  
ABA #: 221970443  
Swift Code: STETUS33

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**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](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

May 10, 2023  
Invoice #8916989

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

May Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$1,080.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,080.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$9,727.20

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23).....\$10,807.20**

### OUTSTANDING INVOICE DETAIL AS OF: 05/10/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8904032	02/15/23	2,052.00	0.00	2,052.00
8907092	03/08/23	7,675.20	0.00	7,675.20
	<b>TOTALS</b>	<b>\$9,727.20</b>	<b>\$0.00</b>	<b>\$9,727.20</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
04/17/23	DG	Review file, including status of partial release request. Review recorded mortgage on Tech East land, including review of Schedule A Land Description. Review partial release documents. Draft partial release of mortgage.	2.50	900.00
04/18/23	DG	Review recorded Tech East mortgage to compare lots covered against partial release request.	0.50	180.00
<b>TOTAL HOURS AND FEES</b>			<b>3.00</b>	<b>\$1,080.00</b>

<b>TIMEKEEPER SUMMARY</b>			
<b><u>Timekeeper</u></b>	<b><u>Rate</u></b>	<b><u>Hours</u></b>	<b><u>Value</u></b>
Grippio, D.	360.00	3.00	1,080.00
<b>TOTALS</b>		<b>3.00</b>	<b>\$1,080.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,080.00**



# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

May 10, 2023

Firm Matter Number: 2230870.412819  
Invoice #8916989  
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,080.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$9,727.20

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23) .....\$10,807.20**

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

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.412819  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

May 10, 2023  
Invoice #8916990

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

May Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$23,221.70

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$23,221.70**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$29,974.90

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23).....\$53,196.60**

### OUTSTANDING INVOICE DETAIL AS OF: 05/10/23

<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
8913320	04/18/23	20,386.70	0.00	20,386.70
<b>TOTALS</b>		<b>\$29,974.90</b>	<b>\$0.00</b>	<b>\$29,974.90</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
04/01/23	MVC	Review PAL and Section 1G of Property Disposition Policy to draft ABO notice response. Draft and circulate same to legal working group.	0.80	304.00
04/01/23	JAK	Communication with D. Grippo and M. Curti regarding ABO for Lot 600.	0.30	109.20
04/01/23	DG	Draft email to M. Curti describing the circumstances of the below FMV sale of Lot 600, and thoughts on how the ABO notice might present the sale. Review draft language from M. Curti for the ABO notice.	1.00	360.00
04/03/23	JAK	Communications with D. Grippo regarding PSA for 600 parcel and draft ABO notice; review and respond to email from T. Weidemann regarding same; review draft ABO notice for Lot 600 and M. Curti's comments regarding same; review D. Grippo email regarding proposed partial release issue raised by National Resources.	2.80	1,019.20
04/03/23	DG	Draft and send email to D. Pennessi with responses to final open deal points on the Lot 600 PSA. Review email from T. Weidemann requesting final Lot 600 PSA. Review PAL Section 2897(7)(c). Draft proposed ABO Notice and send to M. Curti. Review changes to draft ABO notice received from M. Curti. Draft and send update to T. Weidemann, including status of Lot 600 PSA negotiations, sample language for UCEDA Board resolution, and proposed ABO notice. Telephone conversation with D. Pennessi on the terms for the final Lot 600 PSA and the status of the Tech West closing, including the partial release request. Send T. Weidemann the final Lot 600 PSA. Review email from T. Weidemann on recommendations for moving past the partial release logjam. Draft and send email to T. Weidemann with recommendations. Research mortgage recording tax exemption issue.	6.00	2,160.00
04/04/23	MVC	Participate in matters related to closing, including multiple calls with client and review of documents.	3.00	1,140.00
04/04/23	JAK	Teleconference with M. Curti and D. Grippo regarding National Resources request for partial release; communication with D. Grippo re partial release; review map with subject properties forwarded by D. Grippo; review draft proposed correspondence to D. Pennessi regarding their request for partial release; review draft documents forwarded by D. Grippo; review draft Time of Essence notice forwarded by D. Grippo.	2.10	764.40

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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/04/23	DG	Review tax lots subject to partial release request and send email to J. Kasschau. Revise Closing Settlement Statement to include utility charge credit provision. Prepare execution version of the Environmental Compliance and Indemnification Agreement. Revise title company escrow letter. Prepare execution version of the Lot 600 PSA. Draft email to D. Pennessi with understanding of the partial release issue and attaching closing documents for April 5th closing. Communicate with C. Nardi regarding closing logistics and title company coordination. Review mortgage recoding tax exemption with M. Curti. Send T. Weidemann proposed language for Board resolution authorizing mortgage recording tax exemption. Send email to D. Pennessi with closing documents. Review response from D. Pennessi requesting a written commitment from UCEDA to grant the partial release without any payment. Brief T. Weidemann, J. Kasschau and M. Curti. Telephone conversation with M. Curti. Draft Time of the Essence Notice.	7.50	2,700.00
04/04/23	CN	Assist Dan Grippo with closing preparations.	2.00	270.00
04/05/23	MVC	Attend to various closing matters related to Tech City west. Participate on numerous conference calls with client and internally. Review documents and provide comments regarding same.	3.50	1,330.00
04/05/23	JAK	Prepare for and attend teleconference with T. Weidemann regarding National Resources request for partial release; discussions with D. Grippo regarding partial release; review correspondence with attachment forwarded by D. Grippo to T. Weidemann; conference call with client and with representatives from National Resources including J. Cotter and D. Pennessi to discuss partial release concept; review draft insurance and indemnity agreement regarding tenants with stored materials and discussion with D. Grippo regarding same.	2.70	982.80

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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/05/23	DG	Telephone conference with T. Weidemann, J. Kasschau and M. Curti. Draft and send email to T. Weidemann with the proposed Time of the Essence Notice and identification of the lots subject to the partial release request. Telephone conversation with D. Pennessi regarding the status of the partial release request, including UCEDA's desire to discuss the use of a subordination agreement with the construction lender. Discuss with J. Kasschau. Participate in conference call with representatives from UCEDA and I.Park to negotiate solution to the partial release issue and to discuss and prepare for closing the Tech West transaction on April 6th. Draft Post-Closing Agreement regarding removal of occupants. Send draft to D. Pennessi. Review proposed changes to Post-Closing Agreement received from D. Pennessi. Discuss with j. Kasschau and M. Curti. Communications with D. Pennessi to finalize closing documents, including revisions to Closing Settlement Statement with final numbers. Continued negotiation of the Post-Closing Agreement, including discussion with J. Kasschau and input from T. Weidemann. Draft email to T. Weidemann with instructions for signing and sending/delivering closing documents to title company acting as escrow agent for closing.	7.50	2,700.00
04/05/23	CN	Assist Dan Grippo with closing preparations.	1.00	135.00
04/06/23	JAK	Review communication from client regarding proposed Post-Closing Agreement; discussion with D. Grippo regarding same and draft Title Escrow Letter; attend to pre-closing issues.	2.40	873.60
04/06/23	DG	Review email from T. Weidemann regarding form of Post-Closing Agreement. Draft email to D. Pennessi advising that UCEDA has approved the latest form of the Post-Closing Agreement. Make revisions to the title escrow letter, including the addition of the Environmental Agreement. Revise Environmental Agreement and send final Execution Version to D. Pennessi. Draft email to C. Pennessi regarding delivery of the UCEDA closing documents. Telephone conversation with T. Weidemann and L. Chen to discuss final figures on closing statement, including the addition of a estimate for the charges from 3/7 through 4/6. Revise and finalize Closing Settlement Statement and send to D. Pennessi. Telephone conversation with D. Pennessi regarding the revised statement. Request wiring instructions from UCEDA and send to D. Pennessi. Email correspondence with D. Pennessi to confirm logistics for breaking escrow and closing. Notify T. Weidemann that the Tech West transaction has closed.	7.00	2,520.00

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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/07/23	JAK	Attend to post closing issues; conference with D. Grippo; review email correspondence from client requesting execution copies of closing documents.	0.50	182.00
04/07/23	DG	Review email from L. Chen requesting copies of closing documents. Send email to C. Nardi with instructions for sending L. Chen copies of the executed closing documents. Review transmittal from C. Nardi.	0.50	180.00
04/10/23	JAK	Communication with D. Grippo regarding executed closing documents; communication with T. Weidemann regarding information needed for UCEDA board meeting; prepare for and attend webex with D. Grippo and T. Weidemann; review draft correspondence to D. Pennessi outlining information necessary for UCEDA board presentation.	1.80	655.20
04/10/23	DG	Review email from T. Weidemann regarding closing documents received from D. Pennessi. Review file. Send response seeking additional information for post-closing follow up. Review email from T. Weidemann regarding UCEDA Board meeting on April 11th and materials needed to present the partial release matter. Telephone conference with T. Weidemann and J. Kasschau to discuss the issue. Draft and circulate internally an email to D. Pennessi requesting supplemental information for the Board meeting. Review changes from J. Kasschau. Send email to D. Pennessi and review his response.	4.00	1,440.00
04/11/23	JAK	Receipt and review of email from J. Cotter with additional information requested for presentation to UCEDA board meeting.	0.30	109.20
04/11/23	DG	Telephone conversation with D. Pennessi regarding Schedule B Site Map to Quit Claim Deed. Review supplemental information for Board meeting submitted by J. Cotter.	0.50	180.00
04/12/23	JAK	Review email from client to national resources recapitulating results of UCEDA board meeting and attaching LTV analysis; review email from D. Grippo with attached PSA; communication with client regarding modifications to schedule B	0.70	254.80

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<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/12/23	DG	Review email from T. Weidemann regarding Board's approval of the partial release request. Review the revised Schedule B to Quit Claim Deed received from D. Pennessi. Draft and send email to T. Weidemann explaining the deed revision: the ask to substitute the simpler schedule for the original schedule that included other aspects of the Master Plan. Draft and send email to T. Weidemann following up on the assemblage of a fully-executed electronic version of the Lot 600 PSA. Review response from T. Weidemann on the revised Schedule B issue. Draft and send email to D. Pennessi approving the revised Schedule B.	3.00	1,080.00
04/18/23	DG	Review status of Lot 600 PSA contract. Draft and send email to T. Weidemann with proposed course of action for execution and delivery of a fully-executed contract.	0.50	180.00
04/21/23	DG	Review email from T. Weidemann regarding Lot 600 PSA and closing documents from Tech West. Telephone conversation with C. Nardi regarding closing documents. Draft and send email to T. Weidemann, including final Closing Settlement Statement and share file of documents.	1.00	360.00
04/21/23	CN	Creating Sharefile of closing documents for Tim Weidemann.	0.50	67.50
04/27/23	JAK	Receipt and review of email from T. Weidemann regarding request for review of draft proposed master lease with National Resources; discussion with D. Grippo regarding same.	1.90	691.60
04/28/23	JAK	Correspondence with T. Weidemann regarding need for term sheet in relation to master lease; discussion with D. Grippo regarding master lease; review email correspondence from D. Grippo commenting on proposed master lease structure.	1.30	473.20
<b>TOTAL HOURS AND FEES</b>			<b>66.10</b>	<b>\$23,221.70</b>

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	7.30	2,774.00
Kasschau, J.	364.00	16.80	6,115.20
Grippio, D.	360.00	38.50	13,860.00
Nardi, C.	135.00	3.50	472.50
<b>TOTALS</b>		<b>66.10</b>	<b>\$23,221.70</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$23,221.70**



# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

May 10, 2023

Firm Matter Number: 2230870.415694  
Invoice #8916990  
Firm Attorney: Thomas Garry

May Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$23,221.70**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$29,974.90

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (05/10/23) .....\$53,196.60**

### PAYMENT INSTRUCTIONS

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Account #: 6700337453  
ABA #: 221970443  
Swift Code: STETUS33

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Please include this remittance or print your matter and invoice number (8916990) 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](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

June 14, 2023  
Invoice #8922251

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

June Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$1,310.40

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,310.40**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23).....\$44,918.80**

### OUTSTANDING INVOICE DETAIL AS OF: 06/14/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8913320	04/18/23	20,386.70	0.00	20,386.70
8916990	05/10/23	23,221.70	0.00	23,221.70
	<b>TOTALS</b>	<b>\$43,608.40</b>	<b>\$0.00</b>	<b>\$43,608.40</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
05/01/23	JAK	Communication with client confirming terms for Master Lease; discussion with D. Grippo regarding same.	0.20	72.80
05/05/23	JAK	Review draft proposed master lease; review CE and T. Weidemann comments to draft Master Lease; review email communications from T. Weidemann and D. Grippo.	1.80	655.20
05/09/23	JAK	Prepare for and attend webex with T. Weidemann and D. Grippo regarding draft proposed Master Lease Agreement with National Resources.	1.20	436.80
05/10/23	JAK	Communication with D. Grippo regarding additional proposed changes to lease with respect to default provision; review email correspondence with client regarding same.	0.40	145.60
<b>TOTAL HOURS AND FEES</b>			<b>3.60</b>	<b>\$1,310.40</b>

<b>TIMEKEEPER SUMMARY</b>			
<b><u>Timekeeper</u></b>	<b><u>Rate</u></b>	<b><u>Hours</u></b>	<b><u>Value</u></b>
Kasschau, J.	364.00	3.60	1,310.40
<b>TOTALS</b>		<b>3.60</b>	<b>\$1,310.40</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,310.40**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

June 14, 2023

Firm Matter Number: 2230870.415694  
Invoice #8922251  
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,310.40**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23) .....\$44,918.80**

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**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](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

June 14, 2023  
Invoice #8922250

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

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

June Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$8,280.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$8,280.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$1,110.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23).....\$9,390.00**

### OUTSTANDING INVOICE DETAIL AS OF: 06/14/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8907092	03/08/23	7,675.20	7,645.20	30.00
8916989	05/10/23	1,080.00	0.00	1,080.00
	<b>TOTALS</b>	<b>\$8,755.20</b>	<b>\$(7,645.20)</b>	<b>\$1,110.00</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
05/01/23	DG	Review the term sheet for USEDAs leasing of space at i.Park 87. Start drafting the lease. Email correspondence with T. Weidemann to clarify lease terms.	3.50	1,260.00
05/02/23	DG	Continue drafting the UCEDA lease. Discuss lease structure and possible termination option with J. Kasschau. Draft email to T. Weidemann discussing lease structure and attaching first draft of the lease. Review emails regarding next steps and call set for Thursday, May 4th.	4.00	1,440.00
05/04/23	DG	Review lease provisions regarding partial assignments and direct leases. Telephone call with T. Weidemann and J. Kasschau.	0.50	180.00
05/05/23	DG	Review comments from UCEDA on the draft lease. Draft email to T Weidemann responding to UCEDA's comments and requesting additional information. Review email from T. Weidemann clarifying certain deal points. Make revisions to the draft lease.	2.50	900.00
05/08/23	DG	Continue making revisions to draft lease based on comments from UCEDA. Discuss with J. Kasschau. Draft and send email to T. Weidemann attaching a revised draft of the lease. Arrange call for May 9th.	3.00	1,080.00
05/09/23	DG	Prepare for 1:00 call with T. Weidemann and J. Kasschau. Participate in the call. Review notes from the call. Make revisions to the draft lease, including revisions to the tenant contribution and minimum capital investment provisions. Review work letter leasing provisions, including timing for submission of plans and specifications for tenant build out.	3.50	1,260.00
05/10/23	DG	Make further revisions to the draft lease, including refinement of Section 15.3 pertaining to federal and state funding and Landlord's use thereof and minimum required capital investment in the Center. Draft and send email to T. Weidemann with revised lease. Review email form T. Weidemann regarding the status of the matter. Make further revisions to the default provisions of the lease to add tenant protections.	3.00	1,080.00
05/30/23	DG	Review additional comments from T. Weidemann on the draft lease. Make revisions to the draft to incorporate comments, including revisions to the repair provisions and the addition of a Permitted Subletting clause and Tenant Allowance clause.	3.00	1,080.00

**TOTAL HOURS AND FEES****23.00      \$8,280.00**

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<b>TIMEKEEPER SUMMARY</b>			
<b><u>Timekeeper</u></b>	<b><u>Rate</u></b>	<b><u>Hours</u></b>	<b><u>Value</u></b>
Grippio, D.	360.00	23.00	8,280.00
<b>TOTALS</b>		<b>23.00</b>	<b>\$8,280.00</b>

<b>TOTAL AMOUNT DUE FOR THIS INVOICE.....</b>	<b>\$8,280.00</b>
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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

June 14, 2023

Firm Matter Number: 2230870.412819  
Invoice #8922250  
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$8,280.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$1,110.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23) .....\$9,390.00**

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333 Earle Ovington Blvd, Suite 901  
Uniondale, NY 11553

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.412819  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836



# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

August 15, 2023  
Invoice #8931968

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415694

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

August Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$1,800.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,800.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23).....\$45,408.40**

### OUTSTANDING INVOICE DETAIL AS OF: 08/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8913320	04/18/23	20,386.70	0.00	20,386.70
8916990	05/10/23	23,221.70	0.00	23,221.70
	<b>TOTALS</b>	<b>\$43,608.40</b>	<b>\$0.00</b>	<b>\$43,608.40</b>

**PROFESSIONAL SERVICES RENDERED:**

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/07/23	DG	Review email from L. Chen requesting fully-executed copy of the Lot 600 Purchase and Sale Agreement. Review file and send relevant correspondence with T. Weidemann to C. Nardi. Discuss situation and response with C. Nardi. Review fully-executed Lot 600 SAP received from L. Chen. Discuss with C. Nardi, including timing of transaction and follow up on the ABO notice.	2.00	720.00
07/17/23	DG	Review file in response to question from County Attorney's Office regarding the status of the recording of the deed and mortgage from the April closing. Emails with C. Nardi. Draft email to D. Pennessi requesting information. Review file for information regarding whether the purchaser delivered the original promissory note to UCEDA. Telephone conversation with D. Pennessi regarding all of the foregoing.	2.00	720.00
07/31/23	DG	Review file. Telephone conversation with C. Nardi regarding note and other closing documents from the closing on April 6, 2023. Draft and send email to D. Pennessi requesting information regarding the recording of the deed and mortgage from the closing.	1.00	360.00

**TOTAL HOURS AND FEES****5.00      \$1,800.00**

<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	5.00	1,800.00
<b>TOTALS</b>		<b>5.00</b>	<b>\$1,800.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$1,800.00**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

August 15, 2023

Firm Matter Number: 2230870.415694  
Invoice #8931968  
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$1,800.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$43,608.40

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23) .....\$45,408.40**

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#### Reference Information

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Attorney:

2230870.415694  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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