

AFFIDAVIT UNDER SECTION 255
OF THE TAX LAW

STATE OF NEW YORK)
 : ss.
COUNTY OF ULSTER)

Herbert Litts, III, being duly sworn, deposes and says:

1. I am Acting Board Chair of the Ulster County Economic Development Alliance, Inc. ("UCEDA") having its principal place of business at 244 Fair Street, Kingston, New York 12402 and am familiar with the facts stated herein.
2. UCEDA is the owner and holder of that certain Purchase Money Mortgage and Security Agreement dated as of June 8, 2022 (the "Mortgage") in the amount of \$4,900,000.00 executed by I. Park 87, LLC in favor of UCEDA and recorded in the Office of the Clerk in Ulster County on August 26, 2022, in Mortgage Liber 12922 Page 15. The mortgage recording tax with respect to the Mortgage has been paid.
3. The Mortgage covers certain property and interests situated at in the Town of Ulster, County of Ulster, State of New York known as Section 48.7, Block 1, Lots 110, 120, 130, 240, 250, 260, 270, 300, 400, 500, 700, 800 and 900.
4. I. Park 87, LLC and UCEDA have executed, and delivered, and entered into a certain Correction Purchase Money Mortgage and Security Agreement dated as of October 13, 2023 (the "Correction Mortgage") correcting the Schedule A description of the Mortgaged Premises in the Mortgage by adding a page that was missing for Lots 140, 150, 160 and 170, and the Correction Mortgage does not create or secure any new or future indebtedness or obligation secured by, or under any contingency that may be secured by said mortgage.

THEREFORE, your deponent respectfully requests that said Correction Mortgage hereby be declared exempt from taxation pursuant to the provisions of Section 255 Article 11 of the Tax Law.

Herbert Litts, III

Sworn to before me this
___ day of October, 2023

NOTARY PUBLIC