

WARRANTY DEED

THIS INDENTURE, made the ^{15th} 15 day of July, Two Thousand Twenty,

Between, **CAPITOL DEVELOPMENT GROUP, LLC**, with a mailing address of 796 Burdeck Street, Schenectady, New York 12306, Party of the First Part, and

CITY OF RENSSELAER, a Municipal Corporation existing under the laws of the State of New York, with offices at City Hall, 62 Washington Street, Rensselaer, New York 12144, Party of the Second Part,

WITNESSETH that the Party of the First Part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Party of the Second Part, does hereby grant and release unto the Party of the Second Part, its successors and assigns forever,

SEE ATTACHED SCHEDULE A

Subject to all enforceable easements, restrictions and covenants of record.

BEING a portion of the premises conveyed to the Party of the First Part by deed from Partridge Run Development Group dated January 11, 2002, and recorded January 16, 2002, in the Rensselaer County Clerk's Office on Book 306 at Page 830.

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, its successor and assigns forever.

AND said Party of the First Part covenants as follows:

FIRST, That the Party of the First Part has suffered no lien or encumbrance of said premises;

SECOND, That, in Compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

In witness whereof the Party of the First Part has executed this Deed on the day and date first above written.

CAPITOL DEVELOPMENT GROUP, LLC

By


Paul Hodorowski,
Managing Principal

State of New York)

County of Schenectady) ss.:

On this 15th day of July, Two Thousand Twenty, before me personally came Paul Hodorowski, to me known, who, being by me duly sworn, did depose and say that he resides in

; that he is the Managing Principal of the Capitol Development Group, LLC, the Corporation described in and which executed the above Instrument; and that he signed his name thereto by authority of the Board of Directors of said Corporation.


Notary Public

Record and Return to:
Philip J. Danaher, Esq.
1001 Glaz Street
East Greenbush, NY 12061

SUSAN L. DAVENPORT
Notary Public, State of New York
No. 01DA6057515
Qualified in Schenectady County
Commission Expires April 16, 2023

Schedule A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the City of Rensselaer, County of Rensselaer and State of New York, being a portion of Lot No. 3 as shown on a map entitled "Proposed Resubdivision of a Portion of Partridge Run Subdivision", made by ABD Engineers and Surveyors, dated April, 2000, and filed May 2, 2001, in the Rensselaer County Clerk's Office in Drawer 2001 as Map No. 50, and being more particularly bounded and described as follows:

COMMENCING at a point located on the northerly road boundary of Partridge Boulevard at its intersection with the division line between Lot 2 on the southeast and Lot 3 on the northwest, as shown on the aforementioned map; thence continuing along said road boundary the following four (4) courses and distances:

- 1.) North 67° 35' 46" West a distance of 14.30 feet to a point;
- 2.) Along a curve to the right, having a radius of 25.00 feet, an arc distance of 31.81 feet, said curve containing a chord of North 31° 08' 54" West, 29.70 feet;
- 3.) Along a curve to the left, having a radius of 60.00 feet, an arc distance of 156.76 feet to a point, said curve containing a chord of North 69° 32' 55" West, 115.83 feet; and
- 4.) Along a curve to the right, having a radius of 650.00 feet, an arc distance of 26.15 feet to the POINT OF BEGINNING, said curve containing a chord of North 54° 39' 33" West, 26.15 feet;

thence, continuing along said northerly road boundary, following a curve to the right, having a radius of 650.00 feet, an arc distance of 104.97 feet to a point, said curve containing a chord of North 48° 52' 49" West, 104.85 feet; thence through said Lot 3 the following ten (10) courses and distances:

- 1.) Along a curve to the left, having a radius of 25.00 feet, an arc distance of 44.48 feet to a point, said curve containing a chord of North 84° 46' 31" East, 38.84 feet;
- 2.) North 33° 48' 15" East a distance of 70.67 feet to a point;
- 3.) Along a curve to the right, having a radius of 800.00 feet, an arc distance of 268.88 feet to a point, said curve containing a chord of North 43° 25' 58" East, 267.61 feet;
- 4.) Along a curve to the left, having a radius of 152.00 feet, an arc distance of 110.72 feet to a point, said curve containing a chord of North 32° 38' 02" East, 108.28 feet;
- 5.) Along a curve to the left, having a radius of 31.00 feet, an arc distance of 52.37 feet to a point; said curve containing a chord of North 36° 45' 11" West, 46.36 feet;
- 6.) Along a curve to the right, having a radius of 60.00 feet, an arc distance of 242.53 feet to a point, said curve containing a chord of North 30° 32' 28" East, 108.04 feet;
- 7.) Along a curve to the right, having a radius of 202.00 feet, an arc distance of 292.31 feet to a point, said curve containing a chord of South 12° 02' 40" West, 267.47 feet;

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Schedule A (Continued)

- 8.) Along a curve to the left, having a radius of 750.00 feet, an arc distance of 251.69 feet to a point, said curve containing a chord of South $43^{\circ} 25' 05''$ West, 250.51 feet;
- 9.) South $33^{\circ} 48' 15''$ a distance of 83.51 feet to a point; and
- 10.) Along a curve to the left, having a radius of 25.00 feet, an arc distance of 38.10 feet to the point of beginning, said curve containing a chord of South $09^{\circ} 51' 04''$ East, 34.52 feet.

Being a proposed roadway to be known as Patroon Point Drive.