

CLOSING ITEM NO.: A-4

BILL OF SALE

TO

ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

ATLAS COPCO COMPTEC LLC, a limited liability company organized and existing under the laws of the State of Delaware having an office for the transaction of business located at 46 School Road, Voorheesville, New York (the "Grantor"), for the consideration of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration received by the Grantor from ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York having an office for the transaction of business located at 111 Washington Avenue, Suite 100, Albany, New York (the "Grantee"), the receipt of which is hereby acknowledged by the Grantor, hereby sells, transfers and delivers unto the Grantee, and its successors and assigns, all right, title and interest of the Grantor in and to the materials, machinery, equipment, fixtures or furnishings which are described in Exhibit B attached hereto (the "Equipment"), whether now owned or hereafter acquired by the Grantor, which Equipment is located or intended to be located on the real property (the "Land") located at 46 School Road (tax map no.: 61.18-2-4.1) in the Village of Voorheesville, Town of New Scotland, Albany County, New York, which Land is more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto the Grantee, and its successors and assigns, forever, and the said Grantor, for itself, its successors and assigns, covenants and agrees to and with the Grantee, its successors and assigns, to warrant and defend the sale of said Equipment hereby made unto the Grantee, its successors and assigns against the claims and demands of every and all persons whomsoever.

THE GRANTOR hereby warrants to the Grantee that it owns the Equipment free and clear of all liens and encumbrances,

IN WITNESS WHEREOF, the Grantor has caused this bill of sale to be executed in its name by its duly authorized officer and to be dated as of the 1st day of July, 2025.

ATLAS COPCO COMPTEC LLC

BY: 

Aaron Prato, Assistant Secretary

STATE OF ~~NEW YORK~~ *Maryland*
COUNTY OF ~~ALBANY~~ *Garrett*)ss:

On the *27th* day of *June* in the year 2025, before me, the undersigned, personally appeared AARON PRATO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

HEIDI R YODER
Notary Public - State of Maryland
Garrett County
My Commission Expires Nov 30, 2028

Heidi Yoder

Notary Public

EXHIBIT A

DESCRIPTION OF THE LAND

The Land consists of the Leased Land (as described below) and the Licensed Land (as described below).

DESCRIPTION OF THE LEASED LAND

A leasehold interest created by a certain lease to agency dated as of July 1, 2025 (the “Lease to Agency”) between Atlas Copco Comptec LLC (the “Company”), as landlord, and Albany County Industrial Development Agency (the “Agency”), as tenant, in an approximately 44.50 acre parcel of land (the “Leased Land”) located at 46 School Road (tax map no.: 61.18-2-4.1) in the Village of Voorheesville, Town of New Scotland, Albany County, New York, said Leased Land being more particularly described below), together with any improvements now or hereafter located on the Leased Land (the Leased Land and all such improvements being sometimes collectively referred to as the “Leased Premises”):

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Village of Voorheesville, Town of New Scotland, Albany County, New York, bounded and described as follows:

- SEE ATTACHED -

DESCRIPTION OF THE LICENSED LAND

A license interest created by a certain license agreement dated as of July 1, 2025 (the “License to Agency”) between Atlas Copco Comptec LLC (the “Company”), as licensor, and Albany County Industrial Development Agency (the “Agency”), as licensee, in an approximately 44.50 acre parcel of land (the “Licensed Land”) located at 46 School Road (tax map no.: 61.18-2-4.1) in the Village of Voorheesville, Town of New Scotland, Albany County, New York, said Licensed Land being more particularly described below), together with any improvements now or hereafter located on the Licensed Land (the Licensed Land and all such improvements being sometimes collectively referred to as the “Licensed Premises”):

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Village of Voorheesville, Town of New Scotland, Albany County, New York, bounded and described as follows:

- SEE ATTACHED -

PARCEL I

All that tract, piece or parcel of land situate, lying and being in the Village of Voorheesville, Town of New Scotland, Albany County, State of New York, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly boundary of School Road (County Route #208) at the intersection of said boundary with the division line between the lands now or formerly of Neal on the south and the lands now or formerly of Clinton A. Mission on the north; thence S 89° 24' 10" W along said division line a distance of 483.67 feet to a point; thence N 07° 19' 40" E along the division line between the lands now or formerly of Scharer on the west and lands now or formerly of Clinton A. Mission on the east a distance of 259.36 feet to a point; thence: 67° 22' 40" W continuing along said division line a distance of 999.53 feet to a point in the easterly line of lands of Niagara Mohawk Power Corporation; thence N 22° 46' 35" W along said easterly line a distance of 2,193.20 feet to a point in the division line between the lands of the people of the State of New York on the northwest and the lands now or formerly of Clinton A. Mission on the southeast; thence N 35° 20' 50" E along said division line a distance of 45.75 feet to a point in the southerly line of lands of the Delaware & Hudson Railroad; thence easterly and southeasterly along said Railroad the following:

- 1) Thence S 63° 34' 15" E a distance of 17.40 feet to a point;
- 2) Thence S 57° 51' 35" E a distance of 100.50 feet to a point;
- 3) Thence S 63° 34' 15" E a distance of 145.00 feet to a point;
- 4) Thence along a curve to the right, having a radius of 2815.00 feet a central angle of 00° 34' 30", the chord bearing and distance of said curve being S 63° 17' 00" E, 28.25 feet to a point;
- 5) Thence along a curve to the right, having a radius of 2815.00 feet, a central angle of 10° 34' 30", the chord bearing and distance of said curve being S 57° 42' 28" E, 518.82 feet to a point;
- 6) Thence S 52° 25' 15" E a distance of 673.41 feet to a point;
- 7) Thence S 77° 40' 10" E a distance of 20.69 feet to a point;
- 8) Thence S 52° 25' 15" E a distance of 1316.08 feet to a point; thence S 14° 17' 35" E along the division line between the lands now or formerly of Johnston on the east and lands now or formerly of Lawrence Stelrele Corporation on the west a distance of 221.04 feet to a point in the aforementioned westerly boundary of School Road; thence southerly along said westerly boundary of School Road the following:
 - 1) S 21° 07' 35" W a distance of 58.85 feet to a point;
 - 2) S 19° 21' 03" W a distance of 152.04 feet to a point;

- 3) S 10° 23' 20" W a distance of 327.35 feet to a point;
- 4) S 05° 12' 50" W a distance of 53.87 feet to a point;

Thence along the division line between the lands now or formerly of Sellnow on the south, east, and north and the lands now of formerly of Clinton A. Mission on the north, west and south the following:

- 1) N 73° 47' 35" W a distance of 190.0 feet to a point;
- 2) S 08° 59' 35" W a distance of 143.70 feet to a point;
- 3) S 84° 43' 25" E a distance of 196.00 feet to a point in the aforementioned westerly boundary of School Road.

Thence southerly along the westerly boundary of School Road the following:

- 1) S 05° 12' 50" W a distance of 37.67 feet to a point;
- 2) S 02° 16' 40" E a distance of 68.90 feet to a point;
- 3) S 00° 21' 50" W a distance of 79.20 feet to the point and place of beginning.

Together with a perpetual easement to use a fifty-foot right of way as a means of ingress and egress to and from the above described premises, which said fifty-foot right of way runs from the southerly line of the above described premises southerly across the lands now or formerly of Scherer to the northerly line of the Altamont Road as the same is more particularly shown on a survey entitled "Map showing Portion of lands of Geo. Johnston, Voorheesville-Town of New Scotland, N.Y.", made by R.E. Gilbert, L.S., dated September 22, 1956, and filed in the Albany County Clerk's Office on November 16, 1956, to which reference is hereby made for a more particular description of said right of way.

Parcel II

All that tract, piece or parcel of land situate, lying and being in the Town of New Scotland & Village of Voorheesville, Albany County, State of New York, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of the lands of Niagara Mohawk Power Corp., at the intersection of said line with the division line between the lands of the people of the State of New York on the northwest and lands of Clinton A. Mission on the southeast; thence S 22° 46' 35" E along said Niagara Mohawk Power Corporation a distance of 1433.42 feet to a point; thence N 79° 35' 00" W along the division line between the lands now or formerly of Williams and the lands now or formerly of Bellanger on the south and the lands now or formerly of Clinton A. Mission on the north a distance of 69.55 feet to a point; thence N 75° 11' 10" W along the division line between the lands now or formerly of Bellanger; lands now or formerly of Cramer; lands now or formerly of Steeves on the south and the lands now or formerly of Clinton A. Mission on the north, a distance of 505.25 feet to a point; thence N 87° 09' 45" W along the northerly terminus of Kling Terrace a distance of 50.00 feet to a point; thence N 75° 55' 10" W along the division line between the lands now or formerly of Kling on the south and lands now or formerly of Clinton A. Mission on the north a distance of 562.98 feet to a point; thence N 01° 26' 10" W along the division line between the lands of the people of the State of New York on the west and the lands now or formerly of Clinton A. Mission on the east a distance of 416.57 feet to a point; thence N 35° 20' 50" E continuing along said division line a distance of 975.49 feet to the point and place of beginning.

TOGETHER with an easement for street and highway purposes in, on and over a strip of land 50 feet in width extending from the northerly end of Kling Terrace, as hereinafter described, to the southerly boundary line of the premises herein conveyed. Said Kling Terrace is described in a deed from J. Anna Kling to the Village of Voorheesville dated November 1, 1957, and recorded in the Albany County Clerk's Office December 14, 1957, in Book 1563 of Deeds at page 353. This deed is intended to assure the continuance of Kling Terrace as so conveyed, northerly to the southerly boundary line of the premises herein conveyed to the end that said Kling Terrace shall be and hereby is dedicated as a public highway and street extending from the Altamont Voorheesville Highway to the southerly boundary line of the premises herein conveyed.

EXHIBIT B

DESCRIPTION OF THE EQUIPMENT

All equipment, fixtures, machines, building materials and items of personal property and all appurtenances (A) acquired, constructed and/or intended to be installed and/or to be acquired, constructed or installed prior to the Completion Date (as defined in the hereinafter defined Lease Agreement) in connection with the acquisition, construction and installation of the Atlas Copco Comptec LLC Project (the "Project") of Albany County Industrial Development Agency (the "Agency") located on the real property described on Exhibit A hereto (the "Land"), said Project to be acquired, constructed and installed by Atlas Copco Comptec LLC (the "Company") as agent of the Agency pursuant to a lease agreement dated as of July 1, 2025 (the "Lease Agreement") by and between the Agency and the Company and (B) now or hereafter attached to, contained in or used in connection with the Land or placed on any part thereof, though not attached thereto, including but not limited to the following:

(1) Pipes, screens, fixtures, heating, lighting, plumbing, ventilation, air conditioning, compacting and elevator plants, call systems, stoves, ranges, refrigerators and other lunch room facilities, rugs, movable partitions, cleaning equipment, maintenance equipment, shelving, flagpoles, signs, waste containers, outdoor benches, drapes, blinds and accessories, security system, sprinkler systems and other fire prevention and extinguishing apparatus and materials, motors and machinery; and

(2) Together with any and all products of any of the above, all substitutions, replacements, additions or accessions therefor and any and all cash proceeds or non-cash proceeds realized from the sale, transfer or conversion of any of the above.