

Emily Essi Bersani, County Clerk

401 Montgomery Street

Room 200

Syracuse, NY 13202

(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :

CSC

Return To :

CSC

Method Returned : ERECORDING

First PARTY 1

COUNTY OF ONONDAGA

First PARTY 2

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Index Type : Land Records

Instr Number : 2026-00007675

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$345.50

Recording Pages : 10

The Property affected by this instrument is situated in Dewitt, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 7495

Deed Amount : \$8,000,000.00

RETT Amount : \$0.00

Total Fees : \$345.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 03/09/2026

At (Recorded Time) : 1:41:11 PM

Emily Essi Bersani

Emily Essi Bersani, County Clerk



THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

BARGAIN AND SALE WITH COVENANT AGAINST GRANTOR'S ACTS

DEED

THIS INDENTURE, made the 2nd day of March, 2026.

BETWEEN COUNTY OF ONONDAGA, a municipal corporation having an address of c/o Onondaga County Executive's Office, John H. Mulroy Civic Center, 14th Floor, 421 Montgomery Street, Syracuse, New York 13202, (the "Grantor"), and

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a government agency having an address of 335 Montgomery Street, Floor 2M, Syracuse, New York 13202, (the "Grantee").

WITNESSETH, that Grantor, for and in consideration paid in the amount of EIGHT MILLION DOLLARS and 00/100 (\$8,000,000.00), and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee forever, the parcels of land, situate, lying and being in the County of Onondaga, State of New York, and more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

BEING the premises known and numbered as 3649 Erie Boulevard East, Dewitt, New York 13214, Tax Parcel No. 063.-01-02.1 and all of Tax Parcel No. 063.-01-02.2 conveyed unto Grantor by Shoppingtown Mall NY LLC, a New York Limited Liability Company by Deed dated December 29, 2020 and recorded in the Onondaga County Clerk's Office on December 30, 2020 as Instrument No. 2020-00051078

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that Grantor has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid;

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the Grantor has duly executed this Bargain & Sale Deed the day and year first above written.

In presence of:

**COUNTY OF ONONDAGA,
A Municipal Corporation**

By:

J. Ryan McMahon, II
J. Ryan McMahon, II, County Executive

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

On the 2nd day of March in the year 2026 before me, the undersigned, a Notary Public in and for said State, personally appeared **J. Ryan McMahon, II**, 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.

PATRICK M. KILMARTIN
Notary Public State of New York
No. 02K16014751
Qualified in Onondaga County
My Commission Expires Nov. 21, 20 26

Patrick M. Kilmartin
NOTARY PUBLIC

9
RFR: Barclay Dano LLC, 125 E. Jefferson St., Syracuse NY 13202
STBC 81361444

EXHIBIT "A"

DESCRIPTION OF DEVELOPER SITE

All that tract or parcel of land situate in the Town of Dewitt, County of Onondaga, State of New York, all as shown on a map entitled, "Shoppingtown Mall, ALTA ACSM Land Title Survey," prepared by The Sear-Brown Group, Inc., (Now Stantec Consulting Services Inc.) last revised December 28, 2020, having drawing no. 5804D SU 9, and being more particularly bounded and described as follows:

Beginning at a point of intersection of the easterly right-of-way line of Erie Boulevard with the southerly right-of-way line of Kinne Road, as widened, said point being marked by a concrete monument found north 0.3 feet and east 0.3 feet, said point being 58.00 feet right of baseline station 30+00 for the reconstruction of Thompson Road per mapping prepared by the New York State Department of Public Works; thence the following three (3) courses along said southerly right-of-way line of Kinne Road

1. N 31°48'53" E, a distance of 32.58 feet to a point; thence
2. N 89°56'40" E, a distance of 813.96 feet to a point; thence
3. S 45°03'20" E, a distance of 68.41 feet to a point of intersection with the westerly right-of-way line of Agway Drive (60 feet wide); thence
4. S 00°03'20" E, along said westerly right-of-way line, a distance of 284.94 feet to a point on the southerly right-of-way line of relocated Agway Drive (60 feet wide); thence the following two (2) courses along said right-of-way line
5. Southeasterly, along a curve to the left, having a radius of 50.00 feet, through a central angle of 99°31'40", a distance of 86.85 feet to a point of tangency; thence
6. N 80°25'00" E, a distance of 114.76 feet to a point; thence
7. S 10°55'54" E, a distance of 132.96 feet to a point; thence
8. S 55°55'54" E, a distance of 162.58 feet to a point; thence
9. N 79°04'06" E, a distance of 217.02 feet to a point; thence
10. N 17°12'34" W, a distance of 152.68 feet to a point; thence

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11. N 10°55'54" W, a distance of 95.54 feet to a point of intersection with the aforementioned southerly right-of-way line of Agway Drive; thence the following five (5) courses along said right-of-way line

12. N 79°04'06" E, a distance of 458.12 feet to a point of curvature; thence

13. Southeasterly, along a curve to the right, having a radius of 105.00 feet, through a central angle of 104°48'52", a distance of 192.08 feet to a point of tangency; thence

14. S 03°52'58" W, a distance of 293.63 feet to a point of curvature; thence

15. Southerly and southeasterly, along a curve to the left, having a radius of 165.00 feet, through a central angle of 46°54'08", a distance of 135.07 feet to a point of tangency; thence

16. S 43°01'10" E, a distance of 176.62 feet to a point of intersection with the northerly line of lands formerly of Hoblan Associates, said point being marked by a concrete monument; thence the following four (4) courses along said northerly line

17. S 46°48'30" W, a distance of 365.00 feet to a point; thence

18. S 79°49'02" W, a distance of 442.11 feet to a point, said point being marked by a 1-inch iron pin found south 0.2 feet and east 0.2 feet; thence

19. S 43°20'25" W, a distance of 357.67 feet to a point, said point being marked by a concrete monument; thence

20. S 46°39'35" E, a distance of 154.94 feet to a point, said point being marked by a 1-inch iron pin found south 0.3 feet and east 0.3 feet; thence

21. S 53°35'00" W, a distance of 573.25 feet to a point, said point being marked by a 1-inch iron pin found north 0.1 feet and east 0.1 feet; thence

22. S 16°00'00" W, a distance of 18.60 feet to a point; thence

23. S 80°58'00" W, a distance of 296.84 feet to a point; thence

24. S 53°18'00" W, a distance of 76.38 feet to a point of intersection with the existing easterly right-of-way line of Erie Boulevard, N.Y.S. Route No. 5 (width varies); thence the following twenty (20) courses along said easterly right-of-way line of Erie Boulevard.

25. N 08°53'50" W, a distance of 29.03 feet to a point, said point being 77.00 feet right at baseline station 10+00; thence

26. N 10°21'04" W, a distance of 72.38 feet to a point, thence

27. N 79°38'56" E, a distance of 15.28 feet to a point; thence

28. N 10°00'42" W, a distance of 25.52 feet to a point; thence

29. S 79°38'56" W, a distance of 15.43 feet to a point; thence

30. N 10°21'04" W, a distance of 356.20 feet to a point; thence

31. S 79°38'56" E, a distance of 9.85 feet to a point; thence

32. N 10°20'18" W, a distance of 110.07 feet to a point; thence

33. N 79°00'41" E, a distance of 20.01 feet to a point; thence

34. N 12°25'15" W, a distance of 25.00 feet to a point; thence

35. S 79°33'15" W, a distance of 14.51 feet to a point; thence

36. N 45°09'22" W, a distance of 8.32 feet to a point; thence

37. N 20°50'52" W, a distance of 27.29 feet to a point; thence

38. S 79°17'52" W, a distance of 5.46 feet to a point; thence

39. N 10°42'08" W, a distance of 82.38 feet to a point, said point being 69.00 feet right at baseline station 17+00; thence

40. N 12°59'38" W, a distance of 300.01 feet to a point, said point being 66.00 feet right at baseline station 20+00; thence

41. N 13°24'58" W, a distance of 345.05 feet to a point, said point being 60.00 feet right at baseline station 23+45; thence

42. N 12°25'10" W, a distance of 420.00 feet to a point, said point being 60.00 feet right at baseline station 27+65; thence

43. N 13°58'58" W, a distance of 82.81 feet to a point marked by a concrete monument found south 0.2 feet and east 0.5 feet, said point being 58.00 feet right at baseline station 28+47; thence

44. N 13°11'07" W, a distance of 153.00 feet to the Point of Beginning.

Containing 53.620 acres of land, more or less.

Excepting therefrom the following two (2) parcels:

All that tract or parcel of land containing 1.853 acres, more or less, situate in the Town of Dewitt, County of Onondaga, State of New York, all as shown on a map entitled, "Shoppingtown Mall, ALTA/ACSM Land Title Survey," prepared by The Sear-Brown Group, Inc. (now Stantec Consulting Services Inc.), last revised December 28, 2020, having Drawing No. 5804D SU 9, and being more particularly bounded and described as follows:

Commencing at a point of intersection of the existing easterly right-of-way line of Erie Boulevard, N.Y.S. Route 5 with the southerly right-of-way line of Kinne Road, as widened, said point being marked by a concrete monument found north 0.3 feet and east 0.3 feet, said point being 58.00 feet right of baseline station 30+00 for the reconstruction of Thompson Road per mapping prepared by the New York State Department of Public Works; thence the following three (3) courses along said easterly right-of-way line of Kinne Road

- A. S 13°11'07" E, a distance of 153.00 feet to a point; thence
- B. S 13°58'58" E, a distance of 82.81 feet to a point; thence
- C. S 12°25'10" E, a distance of 331.01 feet to a point; thence

D. N 79°21'16" E, through the Developer Site, a distance of 14.71 feet to the Point of Beginning of the hereinafter described parcel; thence the following ten (10) courses

- 1. N 10°38'44" W, a distance of 213.75 feet to a point; thence
- 2. N 79°21'16" E, a distance of 248.69 feet to a point; thence
- 3. N 10°38'44" W, a distance of 12.60 feet to a point; thence
- 4. N 79°21'16" E, a distance of 58.00 feet to a point; thence
- 5. S 10°38'44" E, a distance of 40.30 feet to a point; thence
- 6. N 79°21'16" E, a distance of 107.31 feet to a point; thence
- 7. S 10°38'44" E, a distance of 167.65 feet to a point; thence

8. S 79°21'16" W, a distance of 300.00 feet to a point; thence
9. S 10°38'44" E, a distance of 18.40 feet to a point; thence
10. S 79°21'16" W, a distance of 114.00 feet to the Point of Beginning.

The above described parcel is labeled as "Sears Store Site" on the aforementioned map.

Also, all that tract or parcel of land containing 0.697 acres, more or less, situate in the Town of Dewitt, County of Onondaga, State of New York, all as shown on a map entitled, "Shoppingtown Mall, ALTA/ACSM Land Title Survey," prepared by The Sear-Brown Group, Inc. (now Stantec Consulting Services Inc.), last revised December 28, 2020, having Drawing No. 5804D SU 9, and being more particularly bounded and described as follows:

Commencing at a point of intersection of the southerly right-of-way line of Kinne Road, as widened, with the existing easterly right-of-way line of Erie Boulevard, N.Y.S. Route 5, said point being marked by a concrete monument found north 0.3 feet and east 0.3 feet, said point being 58.00 feet right of baseline station 30+00 for the reconstruction of Thompson Road per mapping prepared by the New York State Department of Public Works; thence the following two (2) courses and distances along said southerly right-of-way line

- A. N 31°48'53" E, a distance of 32.58 feet to a point; thence
- B. N 89°56'40" E, a distance of 559.19 feet to a point; thence
- C. S 00°03'20" E, through the Developer Site, a distance of 27.00 feet to the Point of Beginning of the hereinafter described parcel; thence the following four (4) courses
 1. N 89°56'40" E, a distance of 208.00 feet to a point; thence
 2. S 00°03'20" E, a distance of 146.00 feet to a point; thence
 3. S 89°56'40" W, a distance of 208.00 feet to a point; thence
 4. N 00°03'20" W, a distance of 146.00 feet to the Point of Beginning.

The above described parcel is labeled as "Sears T.B.A. Site" on the aforementioned map.

Intending to describe that portion of the developer site lying south of Agway

Drive containing 51.070 acres, more or less ($56.030 - 2.410 = 53.620 - 1.853 - 0.697 = 51.070$).

Also, all that tract or parcel of land containing 10.319 acres, more or less, described as follows:

Beginning at a point of intersection of the easterly right-of-way line of Agway Drive (formerly Mapleview Road) (60 feet wide) with the northerly line of lands formerly of John C. Gianforte, said point being marked by an iron pin found south 0.2 feet and west 0.3 feet; thence

1. N 00°03'20" W, along said easterly right-of-way line, a distance of 87.30 feet to a point of intersection with the southerly right-of-way line of Kinne Road, as widened; thence the following nine (9) courses along said southerly right-of-way line
2. N 44°11'41" E, a distance of 17.38 feet to a point, said point being marked by a concrete monument found south 0.2 feet; thence
3. N 89°56'40" E, a distance of 124.91 feet to a point; thence
4. N 88°42'16" E, a distance of 212.40 feet to a point; thence
5. N 88°56'16" E, a distance of 122.70 feet to a point; thence
6. N 86°01'09" E, a distance of 397.71 feet to a point, said point being marked by an iron pin found south 0.2 feet; thence
7. N 88°56'16" E, a distance of 100.00 feet to a point, said point being marked by an iron pin found south 0.2 feet; thence
8. N 01°03'44" W, a distance of 5.25 feet to a point; thence
9. N 88°56'16" E, a distance of 38.83 feet to a point; thence
10. S 87°34'33" E, a distance of 324.57 feet to a point of intersection with the westerly line of lands formerly of Hoblan Associates, said point being marked by a concrete monument; thence the following two (2) courses along said line
11. S 02°25'27" W, a distance of 661.88 feet to a point, said point being marked by a concrete monument; thence
12. S 80°33'00" E, a distance of 80.59 feet to a point at the northerly corner of another parcel formerly owned by Hoblan Associates, said point being marked by a concrete monument; thence

13. S 46°48'30" W, along the northerly line of lands now or formerly of Hoblan Associates, a distance of 272.94 feet to a point of intersection with the northerly right-of-way line of Agway Drive; thence the following five (5) courses along said right-of-way line

14. N 43°01'10" W, a distance of 176.44 feet to a point of curvature; thence

15. Northerly, along a curve to the right, having a radius of 105.00 feet, through a central angle of 46°54'08", a distance of 85.95 feet to a point of tangency; thence

16. N 03°52'58" E, a distance of 293.63 feet to a point of curvature; thence

17. Northerly and westerly, along a curve to the left, having a radius of 165.00 feet, through a central angle of 104°48'52", a distance of 301.84 feet to a point of tangency, said point being marked by a railroad spike; thence

18. S 79°04'06" W, a distance of 746.65 feet to a point of intersection with the easterly line of the aforementioned lands of John C. Gianforte; thence the following two (2) courses along said parcel

19. N 01°47'10" E, along said easterly line of Gianforte, a distance of 200.61 feet to a point at the northeasterly corner of said lands; thence

20. S 89°56'40" W, along the northerly line of said lands, a distance of 132.96 feet to the Point of Beginning.

Intending to describe a portion of the entire site lying north of Agway Drive.

Both of the described parcels comprise the Developer Site containing a total of 61.389 acres, more or less.



Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax



See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Form with sections for Grantor/Transferor and Grantee/Transferee, including fields for Name, Mailing address, City, State, ZIP code, and Social Security number (SSN).

Location and description of property conveyed

Table with columns: Tax map designation - Section, block & lot; SWIS code; Street address; City, town, or village; County.

Type of property conveyed (mark an X in applicable box)

Form with checkboxes for property types (One- to three-family house, Residential cooperative, etc.) and date of conveyance (03/02/2026).

Condition of conveyance (mark an X in all that apply)

Form with checkboxes for conditions of conveyance (a. Conveyance of fee interest, f. Conveyance which consists of a mere change of identity, etc.).

Table for recording officer's use with columns: Amount received, Date received, Transaction number.

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3) Exemption claimed
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.	8,000,000	00
2.		
3.		
4.		
5.		
6.		

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part 1, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part 3 – Explanation of exemption claimed on Part 1, line 1 (mark an X in all boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) k

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

This is to certify that: (mark an X in the appropriate box)

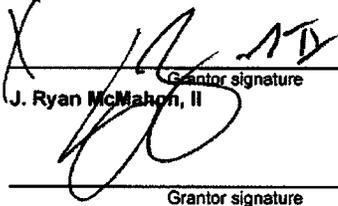
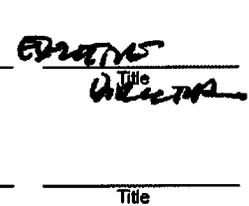
1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a. The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b. The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c. The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d. The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

 - e. Other (attach detailed explanation).
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a. A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b. A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded.)

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ J. Ryan McMahon, II Grantor signature	_____ County Executive Title	 _____ Grantee signature	 _____ Title
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

TP-584 Addendum

Location and Description of property conveyed:

Tax Map designation- (Section, block & lot)	SWIS code (six digits)	Street Address	City, town or village	County
063.01-02.1	312689	3649-3691 Erie Blvd. E	Dewitt	Onondaga
063.-01-02.2	312689	Kinne Road	Dewitt	Onondaga

FOR COUNTY USE ONLY

C1. SWIS Code _____
 C2. Date Deed Recorded _____
Month Day Year
 C3. Book _____ C4. Page _____



**New York State Department of
Taxation and Finance**
 Office of Real Property Tax Services
RP- 5217-PDF
 Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 3649 Erie Boulevard East
* STREET NUMBER * STREET NAME
Dewitt 13214
* CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Industrial Dev. Agency Onondaga County
* LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
LAST NAME/COMPANY FIRST NAME
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size X OR 61.39
* FRONT FEET * DEPTH * ACRES

6. Seller Name County of Onondaga
* LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial Check the boxes below as they apply:
 8. Ownership Type is Condominium
 9. New Construction on a Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date _____
 * 12. Date of Sale/Transfer 03/02/2026
 *13. Full Sale Price 8,000,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
 A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business.
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None
 Comment(s) on Condition: _____

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YT) 25 *17. Total Assessed Value 18,322,400
 *18. Property Class 451 *19. School District Name Jamesville Dewitt
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
063.-01-02.1 063.-01-02.2

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE
X [Signature] 3/2/26
SELLER SIGNATURE DATE

BUYER SIGNATURE
[Signature] 3/2/26
BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Industrial Dev. Agency Onondaga County
* LAST NAME FIRST NAME
(315) 435-3770
* AREA CODE * TELEPHONE NUMBER (Ex: 9999999)
335 Montgomery St. Floor 2M
* STREET NUMBER * STREET NAME
Syracuse NY 13202
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY
Davis Jeffrey
LAST NAME FIRST NAME
(315) 425-2823
AREA CODE TELEPHONE NUMBER (Ex: 9999999)

