DTF-70 (12/11)

New York State Department of Taxation and Finance

Brownfield Redevelopment Report

Developers of brownfield sites are required to file an annual report with the Tax Department. The report must include the amounts of state and local taxes generated by the activities of the businesses and employees operating on the brownfield site. If the actual amounts are unavailable, a developer may provide estimates. The department is implementing the reporting requirement using Form DTF-70 for periods beginning December 1, 2008.

Developers are generally defined as taxpayers who have executed a Brownfield Cleanup Agreement (BCA) with the Department of Environmental Conservation (DEC) and have been issued or are expected to be issued a Certificate of Completion (COC), or taxpayers that have purchased or acquired a qualified site for which a COC has been issued from an unrelated party.

A developer must compile the required information from any lessees and other developers and combine the information with its own to produce one report for the qualified site. In cases where there are multiple developers on the same site, the report must be completed by only one of the developers, but it must contain information for all activity on the site by all developers and lessees.

The report is first due within one year after the execution of the BCA and for 11 years thereafter. The annual reporting period covers all activity occurring on the site from December 1 through November 30 of the following year. The report is due by December 31 of each year. If a developer would like to request an alternate reporting period, the request should be submitted to the address below.

Starting date of report *(mm-dd-yyyy)* 12-01-2012

Ending date of report *(mm-dd-yyyy)* 11-30-2013

Part 1 — Site identifying information

Name of developer completing report
MAXON ALCO HOLDINGS, LLC

Names of all other developers *(attach additional sheets if necessary)*

Division of Environmental Remediation site number: C447042

Site name: ALCO - MAXON SITE PARCEL A

DEC region: REGION 4

Site location — include street address, municipality, and county
301 NOTT STREET
SCHENECTADY COUNTY
SCHENECTADY, NY 12305

Date BCA executed *(mm-dd-yyyy)*: 08-18-2010

Date COC issued *(mm-dd-yyyy)*: N/A

Date COC sold or transferred *(if applicable) (mm-dd-yyyy)*: N/A

A. Mark an ***X*** in the box if the site is located in an EN-Zone X

If *Yes*, enter the percent of the qualified site located within an EN-Zone ..... 100 %

B. Mark an ***X*** in the box if the site is located in a Brownfield Opportunity Area X

C. Will the site be used/is the site used primarily for manufacturing activities? ..... Yes ___ No X

D. Has the use of the property changed since the last report? *(If* Yes, *list new use below)*..... Yes ___ No X

Send your report or request to: NYS TAX DEPARTMENT
OTPA — BROWNFIELD REPORTING UNIT
W A HARRIMAN CAMPUS
ALBANY NY 12227

6701111039

67001111039

Has any new development occurred on the property since the last report? *(If Yes, describe below)* ..... Yes X No ___

CONTINUED DEMOLITION AND SITE PREPARATION

Part 2 - Tax information

For each applicable tax article or type below, list the actual or estimated amount of tax generated by the activities of the businesses and employees operating on the brownfield site. If the businesses were subject to the tax, but did not generate tax revenue, enter ***0***. If the businesses were not subject to the tax, enter ***N/A***.

	Actual *(mark an X in one)*	or Estimated	Amount
State taxes			
Article 9 - Corporation Tax	___	___	N/A
Article 9-A - Franchise Tax on Business Corporations	___	___	N/A
Article 11 - Tax on Mortgages	___	___	N/A
Article 13 - Tax on Unrelated Business Income	___	___	N/A
Article 22 - Personal Income Tax	___	___	N/A
Article 28 - Sales and Compensating Use Taxes	___	___	N/A
Article 29 - Taxes authorized for cities, counties, and school districts	___	___	N/A
Article 30 - City Personal Income Tax	___	___	N/A
Article 31 - Real Estate Transfer Tax	___	___	N/A
Article 32 - Franchise Tax on Banking Corporations	___	___	N/A
Article 33 - Franchise Tax on Insurance Corporations	___	___	N/A
Article 33-A - Tax on Independently Procured Insurance	___	___	N/A
Article 33-B - Tax on Real Estate Transfers in Towns	___	___	N/A
Local taxes			
Any Real Property Taxes	X	___	14,603.62
New York City Unincorporated Business Taxes	___	___	N/A
New York City Business Taxes	___	___	N/A
New York City Real Property Transfer Taxes	___	___	N/A
New York City Mortgage Taxes	___	___	N/A

6702111039

Maxon ALCO Holdings, LLC
DTF-70 Real Property Tax Pro-ration
2013

Taxes Paid:

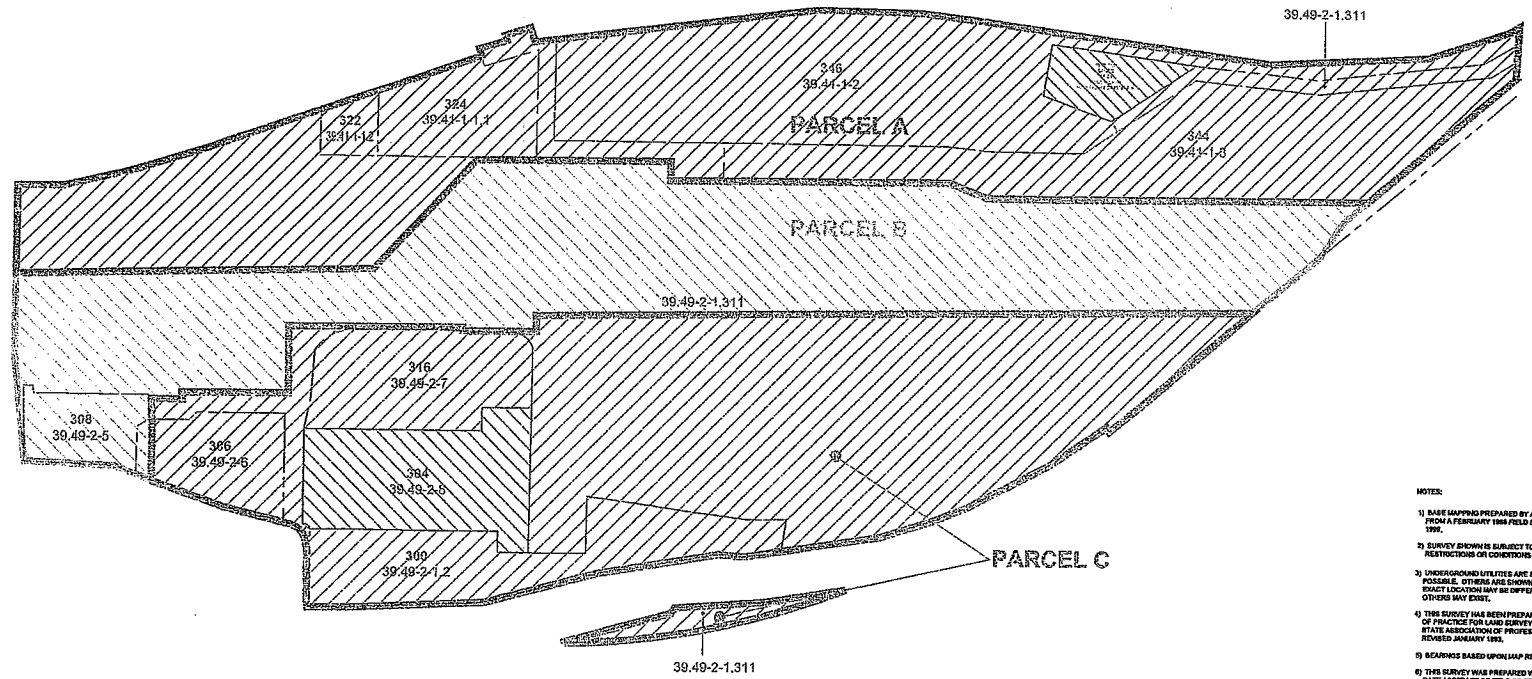
PILOT Payment	$40,000.00

Acreage:

Parcel A -	21.00	Acres	36.51%
Parcel B -	17.22	Acres	29.94%
Parcel C -	19.30	Acres	33.55%
	57.52		

Allocation of PILOT payment:

Parcel A -	$14,603.62
Parcel B -	11,974.96
Parcel C -	13,421.42
	$40,000.00



ALCO-Maxon Site

BCP Application §II

Property Tax Parcels

	Address	Lat.	Long.	Parcel #	Section #	Block #	Lot #	Acreage
1	___ Hill Street (related parcel, see text)	42° 49'28.37"N	73°58'12.25"W	324	39.41	1	1.1	1.38
2	___ Hill Street (related parcel, see text)	42° 49'28.82"N	73°58'14.04"W	322	39.41	1	1.2	0.4
3	___ Hill Street (related parcel, see text)	42° 49'23.47"N	73°58'14"W	346	39.41	1	2	6.59
4	___ Hill Street (related parcel)	42° 49'24.49"N	73°58'17.14"W	344	39.41	1	3	5.3
5	___ Hill Street (related parcel)	42° 49'30.37"N	73°58'12.25"W		39.41	1	3.1	5.3
6	301 Hill Street (now an Hill and Elm Blvd)	42° 49'20.30"N	73°58'5.70"W	300	39.49	2	1.2	2.7
7	Hill Street	42° 49'20.37"N	73°58'0.25"W		39.49	2	1.4	7.5
8	Front Street	42° 49'18.28"N	73°58'3.12"W	308	39.49	2	5	5.98
9	400 Front St	42° 49'18.14"N	73°58'13"W	306	39.49	2	6	1.38
10	___ Front Street (related parcel)	42° 49'23.51"N	73°58'9.14"W	316	39.49	2	7	2.21
11	___ Hill Street (related parcel)	42° 49'13.32"N	73°58'9.38"W	304	39.49	2	8	2.48
12	___ Hill Street	42° 49'20.30"N 42° 49'28.81"N 42° 49'22.16"N	73°58'1.28"W 73°58'3.42"W 73°58'16.38"W	Large Lot Bd Hill Bed Elm Bed	39.49	2	1.311	37.42
	320 Front Street				39.49	1	16	1.69

Source:
Schenectady County, 2008, Real Property Tax Service Agency Image Mate Online, see: http://63.137.242.4/imo-bin/search.asp, Accessed: November, 2009.

PARCEL ACREAGE

PARCEL A - 21.00 ACRES
PARCEL B - 17.22 ACRES
PARCEL C - 19.30 ACRES

NOTES:

1) BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A FEBRUARY 1998 FIELD SURVEY, UPDATED TO NOVEMBER 1999.

2) SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE EASEMENTS, RESTRICTIONS OR CONDITIONS THAT EXIST, IF ANY.

3) UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATION IF POSSIBLE. OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY BE DIFFERENT FROM THAT AS SHOWN AND OTHERS MAY EXIST.

4) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AS LAST REVISED JANUARY 1993.

5) BEARINGS BASED UPON MAP REFERENCE NO. 1.

6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACT THAT SUCH ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.

MAP REFERENCE:

1) "SURVEY OF LANDS, ALCO LOCOMOTIVE, INC., CITY OF SCHENECTADY, COUNTY OF SCHENECTADY", DATED MARCH 1970, AS PREPARED BY C.T. MALE ASSOCIATES.

2) "A SUBDIVISION OF A PORTION OF LANDS OF SCHENECTADY INDUSTRIAL CORPORATION", DATED JUNE 30, 1988, AS PREPARED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP.

3) "SITE PLAN, PROPOSED C & D RECYCLING FACILITY, HOTT STREET INDUSTRIAL PARK", DATED FEBRUARY 1995, AS PREPARED BY BADALLS SMART ASSOCIATES.

SOURCE:

1) ABD ENGINEERS AND SURVEYORS FEBRUARY 1998, REVISED NOVEMBER 1999.

120 60 0 120
SCALE (feet)

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PROJECT NO.	107121
DRAWN:	05/04/10
DRAWN BY:	CTH
CHECKED BY:	
FILE NAME:	107121SOPMAY10.dwg

TAX LOT PARCELS

YOUNG-SOMMER/MAXON
ALCO-MAXON SITE
SCHENECTADY, NEW YORK

PLATE
1