

Record and Return to:

Chicago Title Insurance Company
80 State Street, Floor 10
Albany, NY 12207

BILL OF SALE

This Bill of Sale Made this _____day of _____, 2025

BETWEEN,

FOREST GROVE LLC, a New York limited liability company, having an address of 1743 Route 9, Clifton Park, NY 12065, “Grantor”, and

TOWN OF WILTON, a Municipal Corporation organized and existing by virtue of the laws of the State of New York, with offices at 22 Traver Road, Wilton, NY 12831, “Grantee”,

WITNESSETH that the Grantor, in consideration of ----- ONE AND 00/100----- DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, its successors and assigns forever, all right, title and interest in and to certain stormwater utility infrastructure including pipes, lines, boxes, manholes and all additional items or improvements appurtenant thereto of every kind and description (the “Stormwater Infrastructure”), with all such Stormwater Infrastructure located within the easement area of a certain Non-exclusive Permanent Right of Way and Easement of even date hereto, with said easement being across, and within a portion of Lot 504-R (the “Lot”), with such easement also providing ingress and egress for maintenance purposes, including but not limited to installation, repair, maintenance and replacement of any improvements contained therein, wherever located within said easement area, all of which is located in the Town of Wilton, County of Saratoga and State of New York lying west of the westerly line of Branch Boulevard (Phase 2), identified as a portion of Lot 504-R, with the legal description and exhibit map of said easement area is set forth in detail in Schedule “A” which is attached hereto.

The Grantor hereby warrants that all Stormwater Infrastructure so installed, and herein described, are free and clear of any liens and encumbrances. The undersigned Grantee accepts receipt of this bill of sale and understands that the above stormwater utility infrastructure is sold on an “as is, where is” condition with no guarantees or warranties, except as otherwise stated herein.

TO HAVE AND TO HOLD the stormwater utility infrastructure herein granted unto the Grantee, its successors and assigns forever.

And the Grantor covenants as follows:

FIRST, That the Grantor has suffered no lien or encumbrances of the stormwater utility infrastructure conveyed.

SECOND, That the Grantor will forever Warrant the title to said stormwater utility infrastructure.

THIRD, That, in Compliance with Sec. 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 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.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its duly authorized representative this ____ day of _____, 2025.

IN PRESENCE OF

Grantor:

FOREST GROVE LLC

**By: Peter Belmonte Builders Corp.,
Sole Member**

**By: _____
Peter J. Belmonte, Jr., President**

**STATE OF NEW YORK :
COUNTY OF SARATOGA :**

On the _____ day of _____, 2025, before me, the undersigned a notary public in and for said state, personally appeared Peter J. Belmonte, Jr., 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 be his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Grantee:

Town of Wilton

By: _____
John Lant, Supervisor

**STATE OF NEW YORK :
COUNTY OF SARATOGA :**

On the ____ day of _____, 2025, before me, the undersigned, personally appeared John Lant 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.

Notary Public

Tax Map Numbers: portion of 141.00-1-38
Property Address: Branch Boulevard, Wilton, NY

**SURVEY DESCRIPTION
BRANCH BOULEVARD (PHASE 2) AND WISTMANS WAY (PHASE 2)
(TOWN HIGHWAYS)
LANDS TO BE DEDICATED TO THE
TOWN OF WILTON
FOREST GROVE PHASE 2 SUBDIVISION
TOWN OF WILTON, NY**

ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND SITUATE in the Town of Wilton, County of Saratoga, State of New York identified as Branch Boulevard (Phase 2) and Wistmans Way (Phase 2) as shown on a map entitled "Subdivision of Lands – Forest Grove – Phase 2", dated October 2, 2023 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on October 3, 2024 as Map No. M2024166 (the map) and being further bounded and described as follows:

Branch Boulevard (Phase 2):

Beginning at a point being the northeasterly corner of Branch Boulevard (Forest Grove – Phase 1A, filed Map No. M2022051) as dedicated to the Town of Wilton in Instrument No.

2023001714 in the westerly line of Lot 16 (Forest Grove – Phase 1A, filed Map No. M2022051), said point being the southeasterly corner of Branch Boulevard (Phase 2), the parcel of land herein being described, as shown on said map;

Thence from said *Point of Beginning* crossing the northerly line of Branch Boulevard as dedicated to the Town of Wilton in Instrument No. 2023001714, North 70 deg. 53 min. 20 sec.

West, 82.22 feet to a point being the northwesterly corner of Branch Boulevard (Forest Grove – Phase 1A, filed Map No. M2022051) as dedicated to the Town of Wilton in Instrument No.

2023001714 in the easterly line of Lot 15 (Forest Grove – Phase 1A, filed Map No. M2022051), said point being the southwesterly corner of Branch Boulevard (Phase 2);

Thence along the general westerly line of Branch Boulevard (Phase 2) as it fronts Lot 15 (Forest Grove – Phase 1A, filed Map No. M2022051), Lot 504-R and Lot 701-R4 (Remaining Lands) as shown on said map the following six (6) courses and distances:

- 1) North 32 deg. 27 min. 10 sec. East, 138.35 feet to a point of curvature;
- 2) Along a curve to the left an arc length of 126.32 feet to a point of tangency, said curve having a radius of 360.00 feet and a chord length of North 22 deg. 24 min. 00 sec. East, 125.67 feet;
- 3) North 12 deg. 20 min. 50 sec. East, 203.50 feet to a point of curvature;
- 4) Along a curve to the right an arc length of 263.14 feet to a point of tangency identified as proposed concrete monument #26, said curve having a radius of 440.00 feet and a chord length of North 29 deg. 28 min. 50 sec. East, 259.24 feet;
- 5) North 46 deg. 36 min. 50 sec. East, 124.79 feet to a point of curvature; and

6) Along a curve to the left an arc length of 50.31 feet to a point of cusp in the southwesterly line of Wistmans Way and being the northwesterly corner of Branch Boulevard (Phase 2), said curve having a radius of 35.00 feet and a chord length of North 05 deg. 26 min. 10 sec. East, 46.09 feet;

Thence along the northeasterly line of Branch Boulevard (Phase 2) as it fronts Wistmans Way along a curve to the left an arc length of 141.12 feet to a point being the northeasterly corner of Branch Boulevard (Phase 2) as shown on said map, said curve having a radius of 530.00 feet (chord length of South 43 deg. 22 min. 20 sec. East, 140.41 feet);

Thence along the general easterly line of Branch Boulevard (Phase 2) as it fronts said Lot 701-R4 (Remaining Lands) and Lot 16 (Forest Grove – Phase 1A, filed Map No. M2022051) as shown on said map the following six (6) courses and distances:

- 1) Along a curve to the left an arc length of 50.33 feet to a point of tangency, said curve having a radius of 35.00 feet and a chord length of South 87 deg. 48 min. 00 sec. West, 46.10 feet;
- 2) South 46 deg. 36 min. 50 sec. West, 124.75 feet to a point of curvature;
- 3) Along a curve to the left an arc length of 215.30 feet to a point of tangency, said curve having a radius of 360.00 feet and a chord length of South 29 deg. 28 min. 50 sec. East, 212.11 feet;
- 4) South 12 deg. 20 min. 50 sec. West, 203.50 feet to a point of curvature identified as proposed concrete monument #25;
- 5) Along a curve to the right in a general southerly direction an arc length of 154.39 feet to a point of tangency, said curve having a radius of 440.00 feet; and
- 6) South 32 deg. 27 min. 10 sec. West, 119.38 feet to the point or place of beginning and containing 1.60± acres of land.

Wistmans Way (Phase 2):

Beginning at the point of intersection of the southwesterly line of Wistmans Way, the parcel of land herein being described, with the northwesterly corner of Branch Boulevard (Phase 2) in the easterly line of Lot 701-R4 (Remaining Lands) as shown on said map;

Thence from said *Point of Beginning* along the general southwesterly and westerly lines of said Wistmans Way as it fronts said Lot 701-R4 (Remaining Lands), Lot Nos. 248, 247, 246, 245, 244, 243, 242, 241, 240, 239, 238, 237, 249, 236, 235, 234, 233, 232, 231, 230 and 229 as shown on said map the following four (4) courses and distances:

- 1) Along a curve to the right in a general northerly direction an arc length of 647.75 feet to a point of tangency, said curve having a radius of 530.00 feet;
- 2) North 34 deg. 16 min. 50 sec. East, 500.00 feet to a point of curvature;

3) Along a curve to the left in a general northerly direction an arc length of 295.48 feet to a point of tangency, said curve having a radius of 720.00 feet;

4) North 10 deg. 46 min. 00 sec. East, 189.88 feet to a point being the northwesterly corner of Wistmans Way (Phase 2) as shown on said map;

Thence crossing the northerly Phase 2 line of Wistmans Way as it fronts said Lot 701-R4 (Remaining Lands), South 79 deg. 14 min. 00 sec. East, 60.00 feet to a point in the northeasterly corner of Wistmans Way (Phase 2) as shown on said map;

Thence along the general easterly and northerly lines of said Wistmans Way (Phase 2) as it fronts said Lot 701-R4 (Remaining Lands), Lot Nos. 228, 227, 226, 225, 224, 223, 222, 221, 220, 219, 218, 217, 216, 215 and 214 as shown on said map the following six (6) courses and distances:

- 1) South 10 deg. 46 min. 00 sec. West, 189.88 feet to a point of curvature;
- 2) Along a curve to the left in a general southerly direction an arc length of 320.11 feet to a point of tangency, said curve having a radius of 780.00 feet;
- 3) South 34 deg. 16 min. 50 sec. West, 305.71 feet to a point of curvature identified as proposed concrete monument #29;
- 4) Along a curve to the left an arc length of 54.98 feet to a point of tangency, said curve having a radius of 35.00 feet and a chord length of South 10 deg. 43 min. 10 sec. East, 49.50 feet;
- 5) South 55 deg. 43 min. 10 sec. East, 229.78 feet to a point of curvature; and
- 6) Along a curve to the left in a general easterly direction an arc length of 624.08 feet to a point being at the most easterly Phase 2 end of Wistmans Way as shown on said map, said curve having a radius of 570.00 feet;

Thence crossing the easterly Phase 2 line of Wistmans Way as it fronts said Lot 701-R4 (Remaining Lands), South 24 deg. 29 min. 50 sec. East, 60.00 feet to a point in the southerly line of Wistmans Way as shown on said map;

Thence along the general southerly, easterly and northeasterly lines of said Wistmans Way as it fronts said Lot 701-R4 (Remaining Lands), Lot Nos. 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197 and 196 as shown on said map the following five (5) courses and distances:

- 1) Along a curve to the right in a general westerly direction an arc length of 685.60 feet to a point of tangency, said curve having a radius of 630.00 feet;
- 2) North 55 deg. 43 min. 10 sec. West, 229.78 feet to a point of curvature;
- 3) Along a curve to the left an arc length of 54.98 feet to a point of tangency, said curve having a radius of 35.00 feet and a chord length of South 79 deg. 16 min. 50 sec. West, 49.50 feet;
- 4) South 34 deg. 16 min. 50 sec. West, 64.29 feet to a point of curvature; and

5) Along a curve to the left in a general southerly direction an arc length of 719.65 feet to a point being at the easterly Phase 2 end of Wistmans Way as shown on said map, said curve having a radius of 470.00 feet;

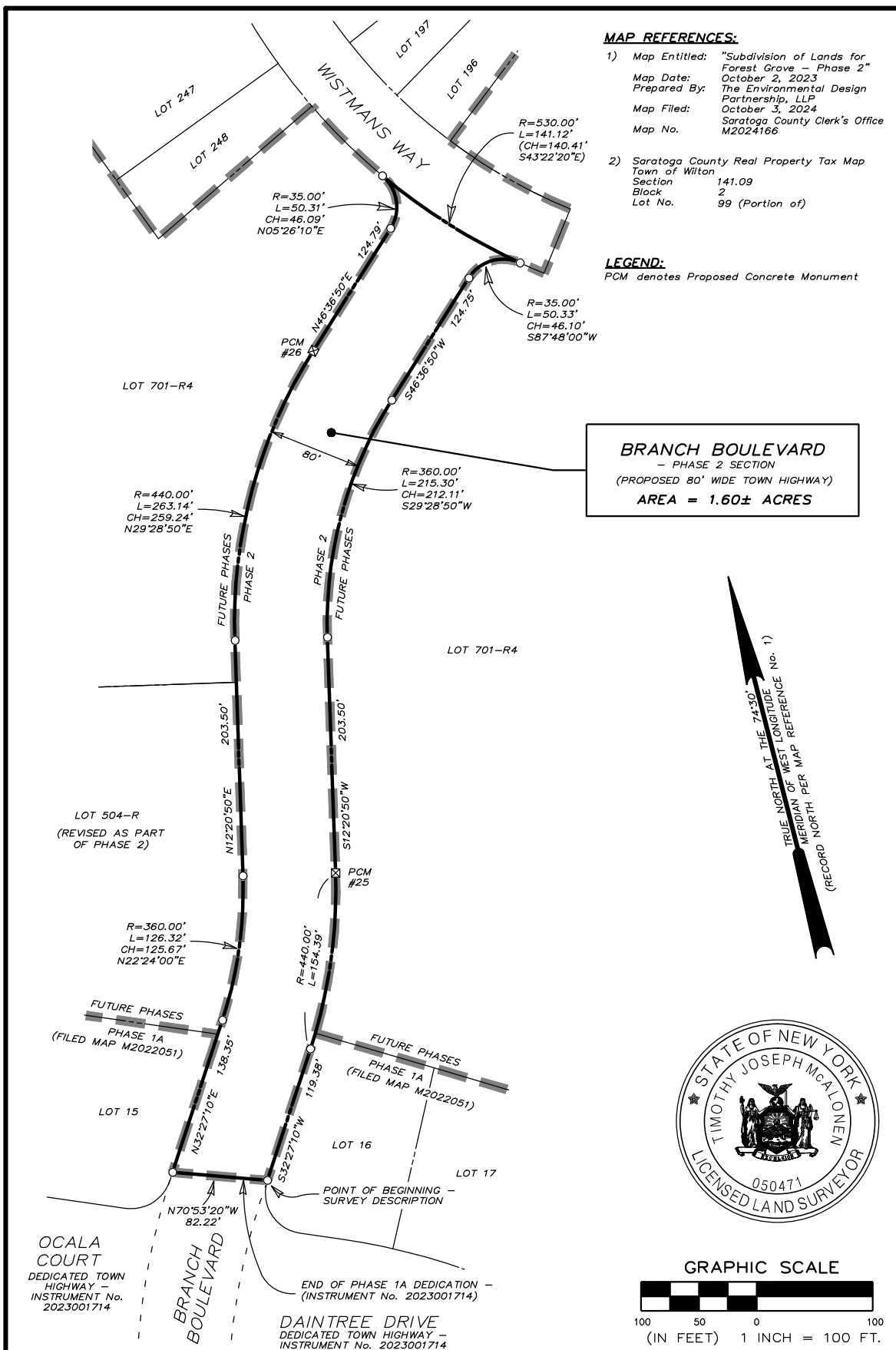
Thence crossing the easterly Phase 2 end of Wistmans Way as it fronts said Lot 701-R4 (Remaining Lands), South 36 deg. 33 min. 00 sec. West, 60.00 feet to a point in the southwesterly line of Wistmans Way (Phase 2) as shown on said map;

Thence along said southwesterly line of Wistmans Way (Phase 2) as it fronts said Lot 701-R4 (Remaining Lands) and Branch Boulevard (Phase 2) along a curve to the right in a general northwesterly direction having a radius of 530.00 feet and an arc length of 163.78 feet to the point or place of beginning and containing 3.71± acres of land.

Said *parcels* made subject to any and all enforceable covenants, conditions, easements and restrictions of record as they may appear.

October 21, 2025
Timothy J. McAlonen, PLS





BRANCH BOULEVARD (TOWN HIGHWAY) - PHASE 2 SECTION TO BE DEDICATED TO THE TOWN OF WILTON FOREST GROVE - PHASE 2 SUBDIVISION

TOWN OF WILTON
 SCALE: 1" = 100'

TIMOTHY J. McALONEN

PLS 50,471

SARATOGA COUNTY, NEW YORK
 OCTOBER 21, 2025

tmcalonen@edpllp.com



**ENVIRONMENTAL DESIGN
 PARTNERSHIP, LLP**

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 (518) 871-7621 edpllp.com

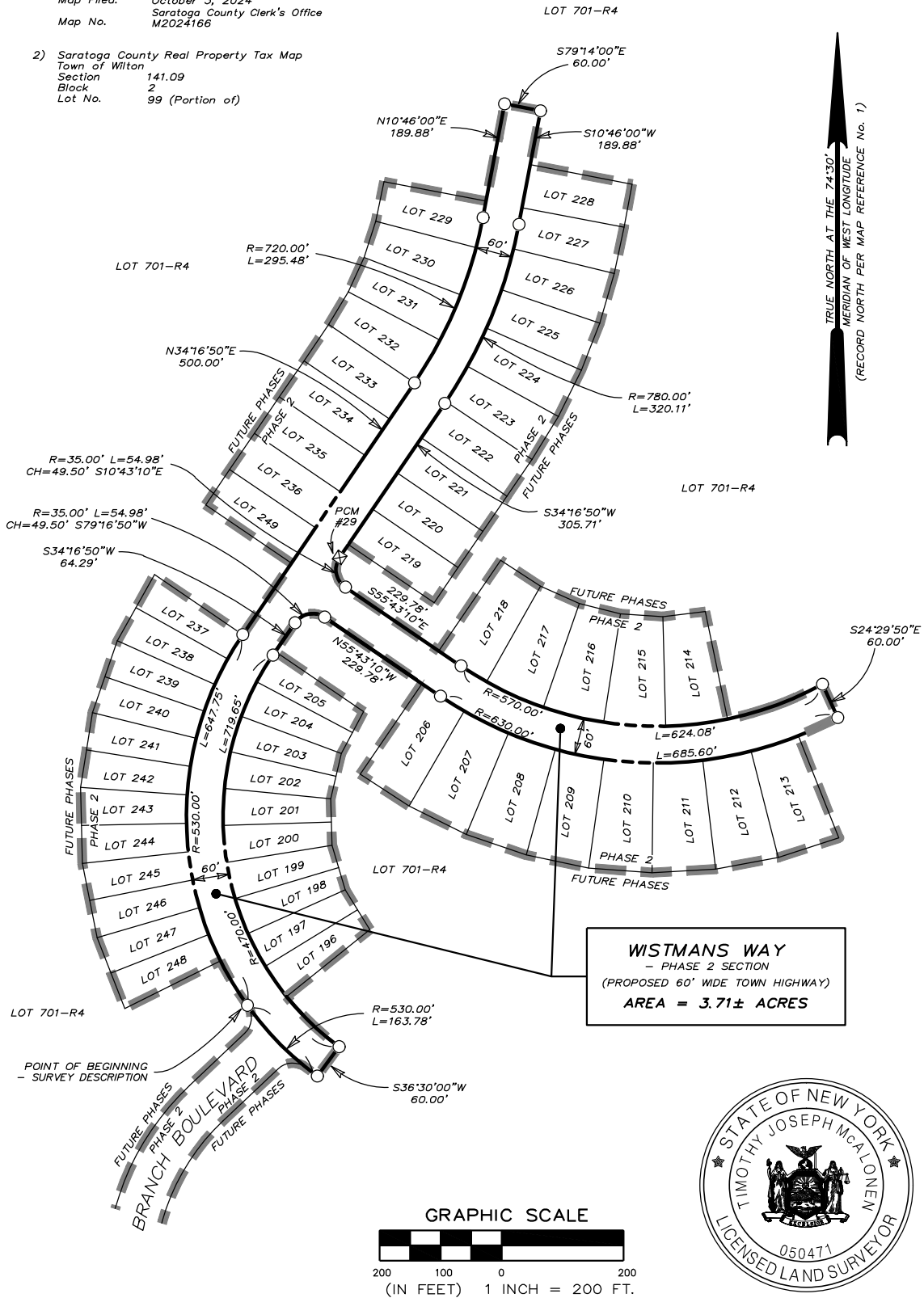
MAP REFERENCES:

1) Map Entitled: "Subdivision of Lands for Forest Grove - Phase 2"
Map Date: October 2, 2023
Prepared By: The Environmental Design Partnership, LLP
Map Filed: October 3, 2024
Saratoga County Clerk's Office
Map No. M2024166

2) Saratoga County Real Property Tax Map
Town of Wilton
Section 141.09
Block 2
Lot No. 99 (Portion of)

LEGEND:

PCM denotes Proposed Concrete Monument



WISTMANS WAY (TOWN HIGHWAY) TO BE DEDICATED TO THE TOWN OF WILTON FOREST GROVE - PHASE 2 SUBDIVISION

TOWN OF WILTON
SCALE: 1" = 200'
TIMOTHY J. McALONEN

PLS 50,471

SARATOGA COUNTY, NEW YORK
OCTOBER 21, 2025
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edp
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