

**THE SCHENECTADY ARMORY
125 WASHINGTON AVENUE
SCHENECTADY, NEW YORK 12305-2298
SCHENECTADY COUNTY, NEW YORK**



GENERAL INFORMATION: NYS Office of General Services
Bureau of Land Management
(518) 474-2195
www.ogs.state.ny.us



FACT SHEET

TAX MAP IDENTIFICATION: City of Schenectady ~ Section 39.71, Block 1, Lot 53

LOT SIZE: 1.90± Acres

LOCATION: The subject property is conveniently located near I-890, I-88, and I-90 (the Thruway). Also found nearby are the Palace Theater, Union College, Schenectady County Community College, Schenectady County Airport, the Mohawk Riverfront (including the historic Stockade area), parks, and a myriad of other locales for families and businesses alike.

SITE DESCRIPTION: The site is irregular and consists of 1.90± acres. There are multiple access points with road frontage along Washington Avenue, Railroad Avenue, and Fuller Street. It is mostly level and improved with a paved parking area. The building covers approximately 45% of the total site area.

BUILDING DESCRIPTION: The approximately 73± year old, single-user, multi-story armory building consists of 65,000± square feet including usable basement area. The overall condition is average/good. There is also a garage storage/maintenance building at the rear of the building.

*** PLEASE REFER TO THE ENCLOSED MAPS, SKETCHES, AND PHOTOS FOR ADDITIONAL DETAILS AND LAYOUT ***

ZONING: State-owned property is exempt from local zoning. However, the subject is within an Institutional (I) District. For complete information, contact the City of Schenectady Department of Development at:
<http://www.cityofschenectady.com/development.htm>.

OCCUPANCY: The property is currently vacant.

UTILITIES: All municipal utilities are available on site.

ASBESTOS/LEAD PAINT: Due to the age of the building, the potential for asbestos in interior and exterior structural components and the presence of lead in underlying paint cannot be discounted.

ENVIRONMENTAL CONDITIONS: No significant adverse environmental conditions were observed. However, potential bidders are encouraged to get their own environmental assessment.

FACT SHEET

HISTORIC STRUCTURE INFORMATION:

The Armory was built in 1936 by state architect William Hugaard who reportedly designed eleven other armories. It is listed on both the National and State Register of Historic Places and may qualify for Historic Preservation Tax Credits and other special programs for historic properties. New enhanced New York State Historic Preservation Tax Credit was recently signed into law. (More information can be found at: <http://nysparks.state.ny.us/shpo/investment/income.htm>.) A general deed covenant will be placed upon the building for historic preservation. See the following page for Frequently Asked Questions about the State and National Registers of Historic Places in New York State.

OWNERSHIP:

The property is currently owned by the State of New York.

EASEMENTS:

The property is subject to typical municipal and utility easements in addition to the following known easements:

- Maintenance easement to the City of Schenectady and the People of the State of New York.
- Maintenance easement to the Hotel Van Curler Garage, Inc.

The easements are further described in the proposed description found later in this package.

TAXES AND ASSESSMENT:

State-owned property is exempt from property and school taxes. For information regarding assessment rates, please contact the City of Schenectady Assessor's Office at (518) 382-5075.



PLEASE NOTE: THE ABOVE IS FOR GENERAL INFORMATIONAL PURPOSES ONLY. PROSPECTIVE BIDDERS ARE URGED TO OBTAIN PROFESSIONAL ADVICE, PRIOR TO THE PUBLIC SALE, IN ORDER TO ASSESS THE SITE'S POTENTIAL, BUILDING AND MECHANICAL COMPONENTS AND CONDITION, AND COMPLIANCE WITH HEALTH AND BUILDING CODES FOR ANY PLANNED USE OF THE PROPERTY.



FOR FURTHER INFORMATION, PLEASE CONTACT:

DESIGNATED OGS BUREAU OF LAND MANAGEMENT CONTACTS @ (518) 474-2195:

- ROBERT M. VANDELOO
- LAURA GRAHAM
- CHARLES SHEIFER
- RICH BENNETT

DESIGNATED OGS LEGAL SERVICES CONTACTS @ (518) 474-8831:

- THOMAS A. POHL
- FRANK P. PALLANTE

Frequently Asked Questions about the State and National Registers of Historic Places in New York State

(Reprint of New York State Office of Parks, Recreation, Historic Preservation Flyer)

What are the State and National Registers of Historic Places?

Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?

The registers criteria recognize the value of all aspects of New York's diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?

Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?

A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?

To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property's setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the register's criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?

Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

What are the benefits of being listed on the registers?

The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources.

Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community's awareness and pride in its past.

- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards. [See [The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995](#)]
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property??

Listing on the registers does not interfere with a property owner's right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff - regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?

The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?

No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?

Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?

No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?

State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar -- to protect and preserve properties important in our past.

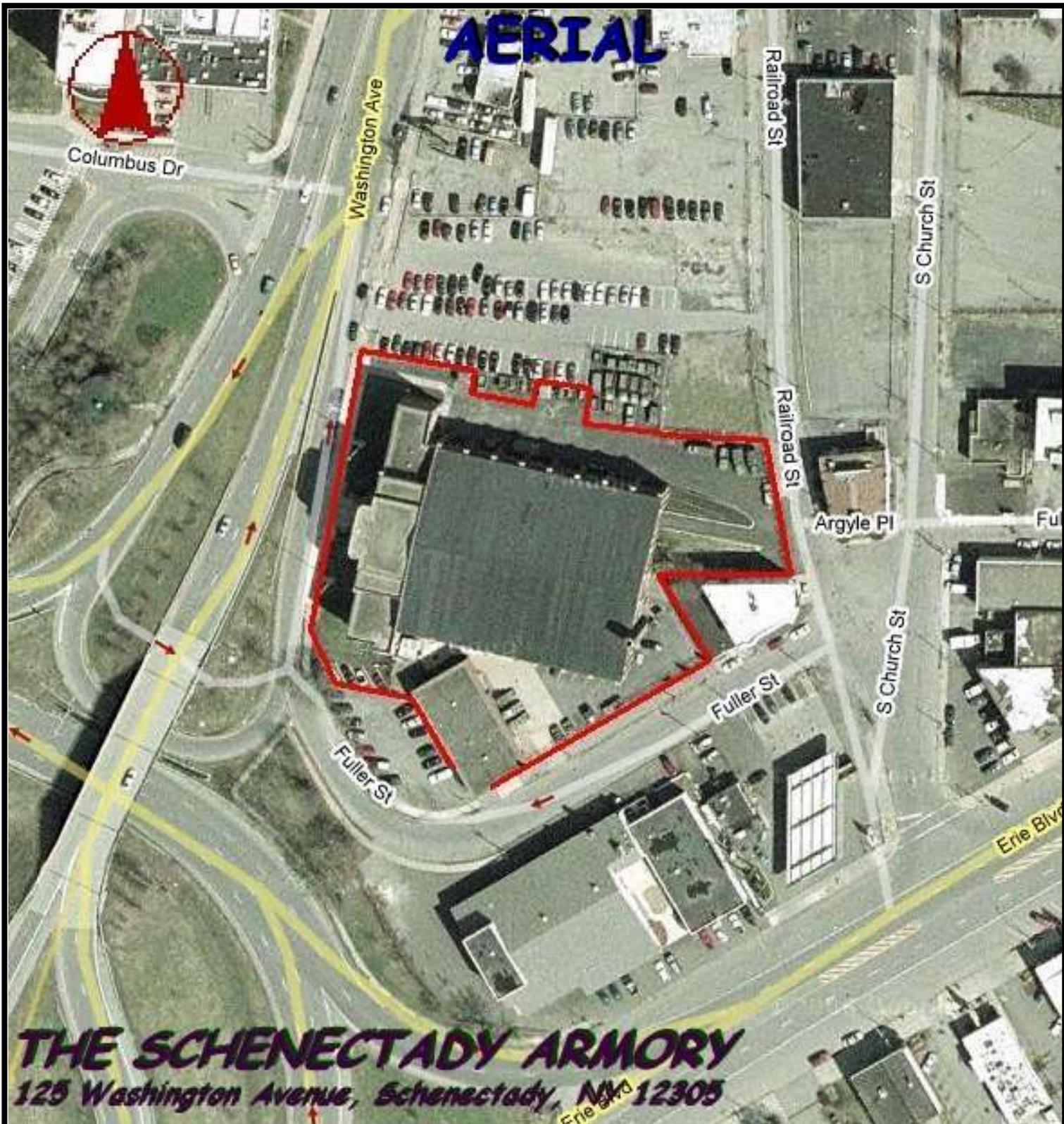
How does listing protect a building and its surroundings?

The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?

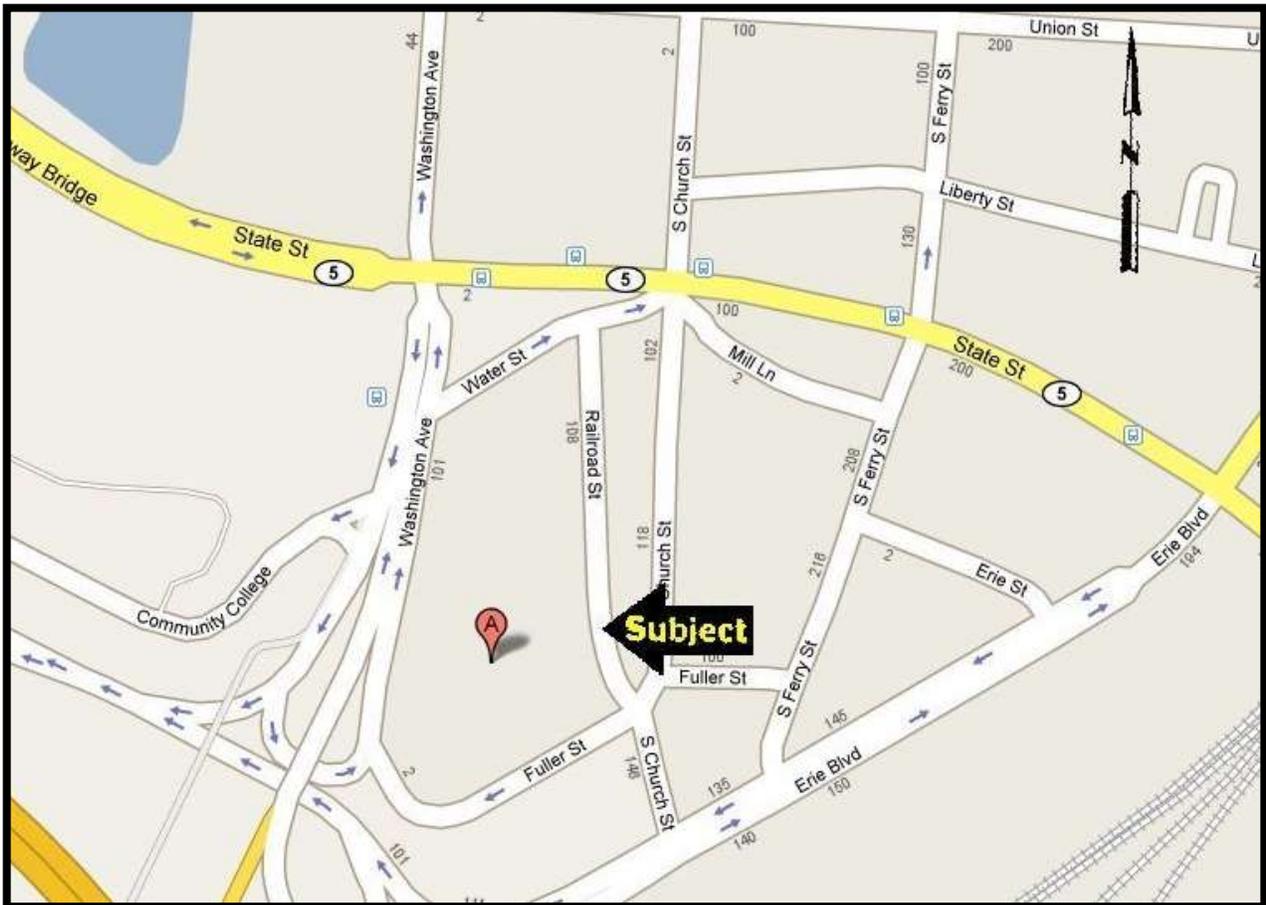
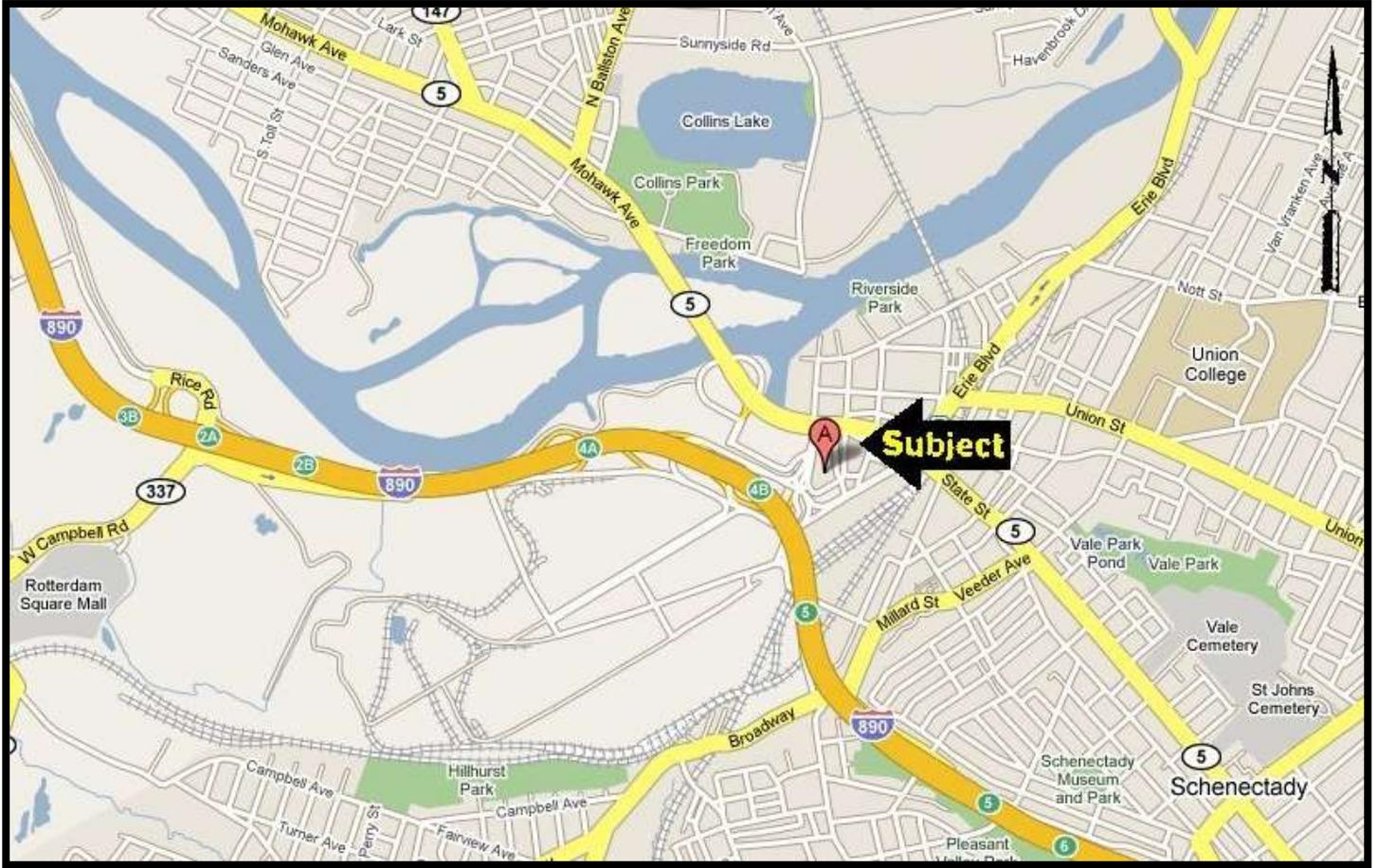
For more information contact the Historic Preservation Field Services at (518) 237-8643 or log on to the OPRHP website at www.nysparks.state.ny.us

AERIAL



THE SCHENECTADY ARMORY
125 Washington Avenue, Schenectady, NY 12305

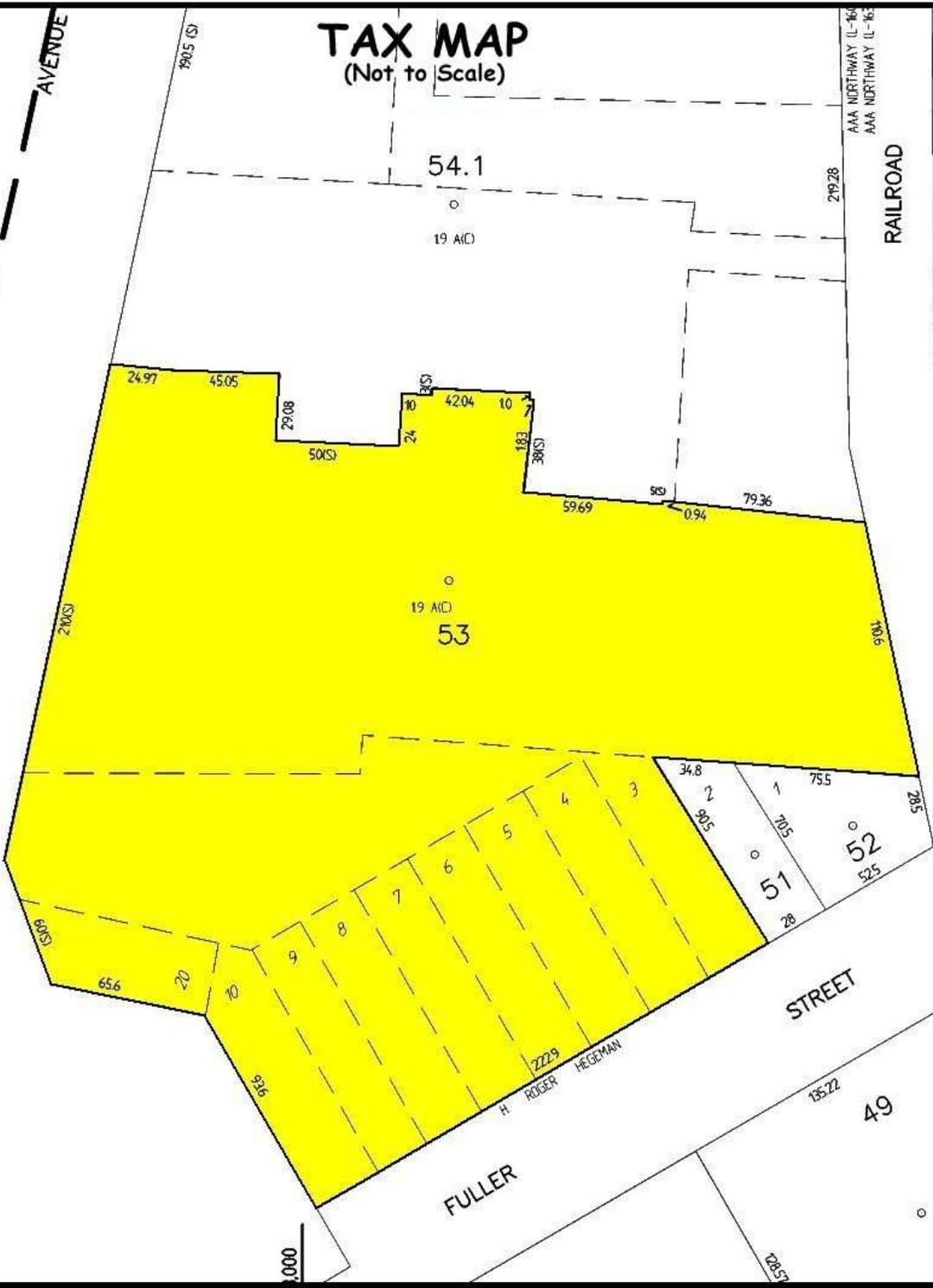
LOCATION MAPS



TAX MAP

(Not to Scale)

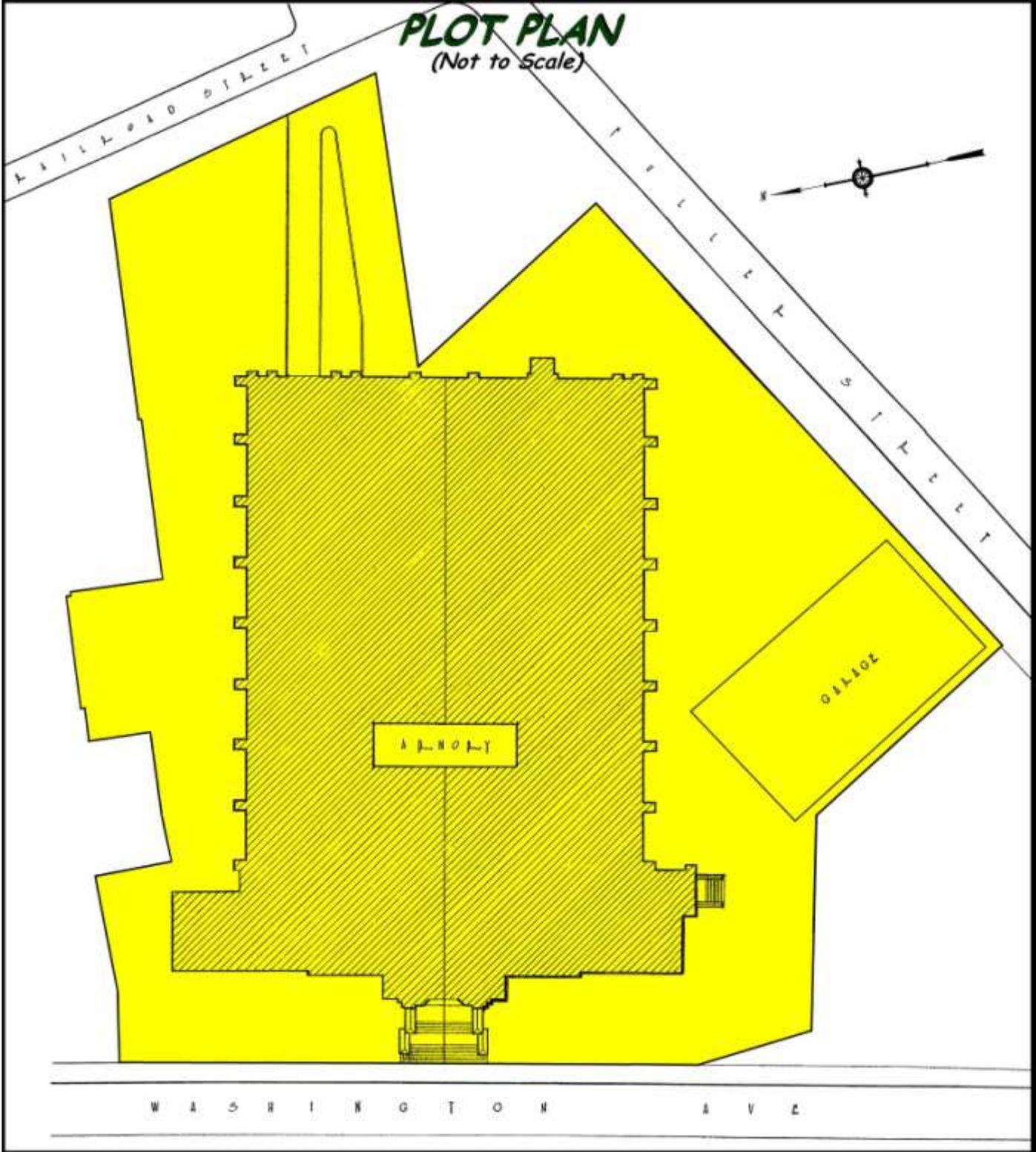
WASHINGTON AVENUE



1,000

PLOT PLAN

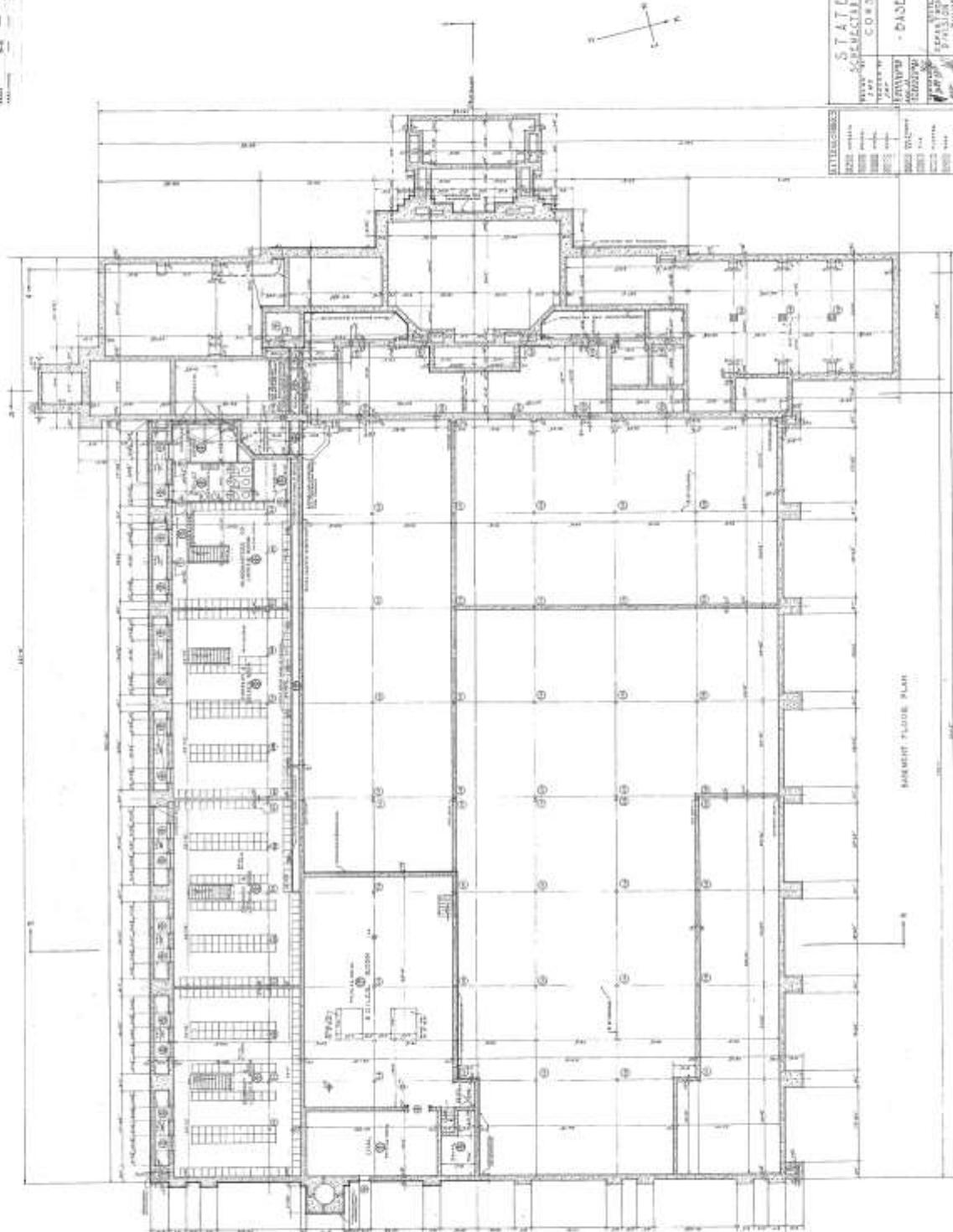
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W A S H I N G T O N A V E

WATERPROOFING SCHEDULE

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	ASPHALT	SQ. YD.	100	0.15	15.00
2	CEMENT	CY	5	1.00	5.00
3	IRON	LB.	1000	0.05	50.00
4	BRICK	SQ. YD.	200	0.10	20.00
5	PLASTER	SQ. YD.	100	0.15	15.00
6	PAINT	SQ. YD.	50	0.10	5.00
7	ROOFING	SQ. YD.	100	0.15	15.00
8	GLASS	SQ. YD.	50	0.10	5.00
9	WOOD	SQ. YD.	100	0.15	15.00
10	IRON	LB.	1000	0.05	50.00
11	CEMENT	CY	5	1.00	5.00
12	ASPHALT	SQ. YD.	100	0.15	15.00
13	PAINT	SQ. YD.	50	0.10	5.00
14	ROOFING	SQ. YD.	100	0.15	15.00
15	GLASS	SQ. YD.	50	0.10	5.00
16	WOOD	SQ. YD.	100	0.15	15.00
17	IRON	LB.	1000	0.05	50.00
18	CEMENT	CY	5	1.00	5.00
19	ASPHALT	SQ. YD.	100	0.15	15.00
20	PAINT	SQ. YD.	50	0.10	5.00
21	ROOFING	SQ. YD.	100	0.15	15.00
22	GLASS	SQ. YD.	50	0.10	5.00
23	WOOD	SQ. YD.	100	0.15	15.00
24	IRON	LB.	1000	0.05	50.00
25	CEMENT	CY	5	1.00	5.00
26	ASPHALT	SQ. YD.	100	0.15	15.00
27	PAINT	SQ. YD.	50	0.10	5.00
28	ROOFING	SQ. YD.	100	0.15	15.00
29	GLASS	SQ. YD.	50	0.10	5.00
30	WOOD	SQ. YD.	100	0.15	15.00



BASMENT FLOOR PLAN

STATE ALMHOUSE
 NEW YORK
 CONSTRUCTION
 1914

BASEMENT PLAN

DESIGNED BY
 ARCHITECT
 ENGINEER

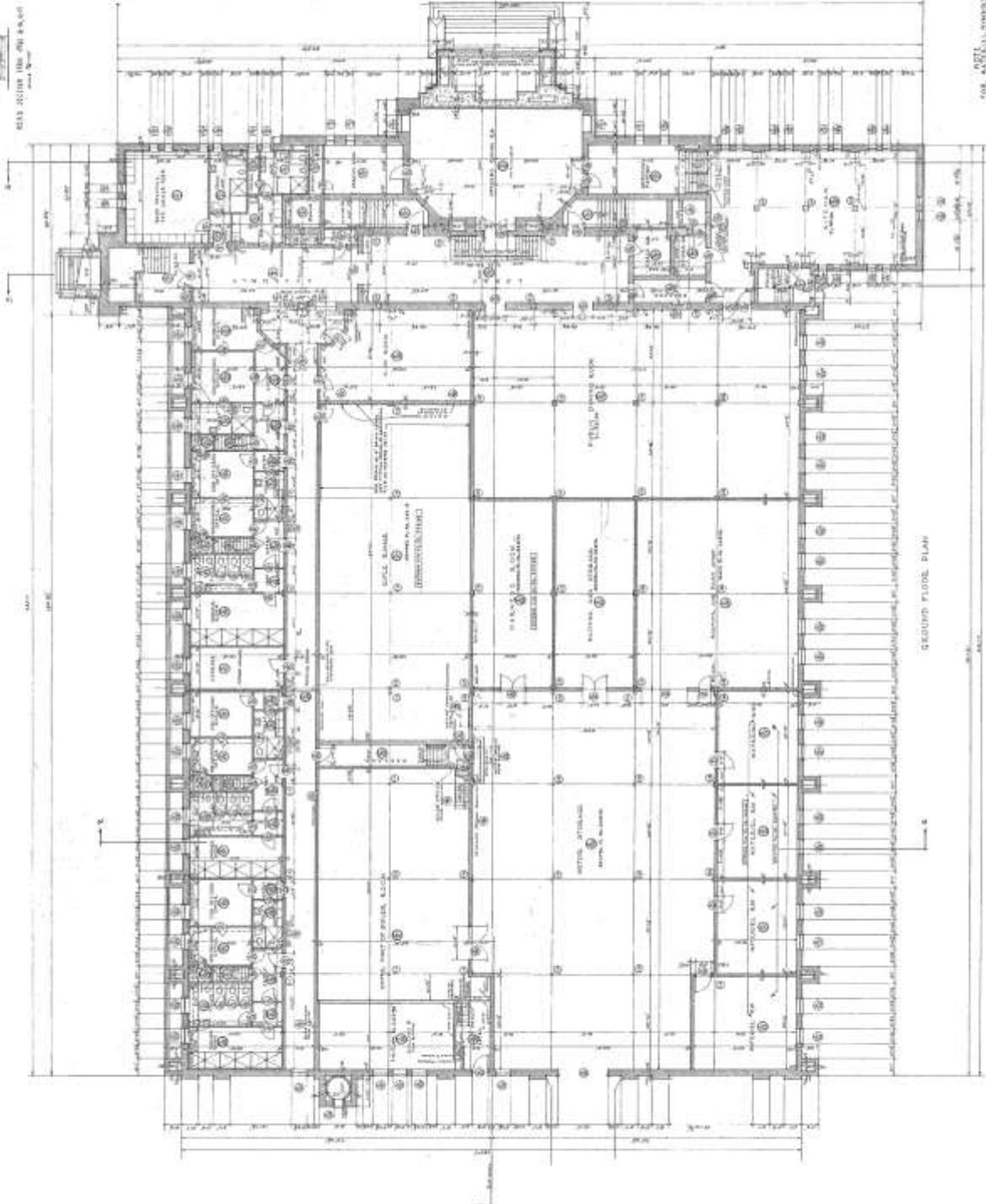
CONSTRUCTION
 1914

104

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	ASPHALT	SQ. YD.	100	0.15	15.00
2	CEMENT	CY	5	1.00	5.00
3	IRON	LB.	1000	0.05	50.00
4	BRICK	SQ. YD.	200	0.10	20.00
5	PLASTER	SQ. YD.	100	0.15	15.00
6	PAINT	SQ. YD.	50	0.10	5.00
7	ROOFING	SQ. YD.	100	0.15	15.00
8	GLASS	SQ. YD.	50	0.10	5.00
9	WOOD	SQ. YD.	100	0.15	15.00
10	IRON	LB.	1000	0.05	50.00
11	CEMENT	CY	5	1.00	5.00
12	ASPHALT	SQ. YD.	100	0.15	15.00
13	PAINT	SQ. YD.	50	0.10	5.00
14	ROOFING	SQ. YD.	100	0.15	15.00
15	GLASS	SQ. YD.	50	0.10	5.00
16	WOOD	SQ. YD.	100	0.15	15.00
17	IRON	LB.	1000	0.05	50.00
18	CEMENT	CY	5	1.00	5.00
19	ASPHALT	SQ. YD.	100	0.15	15.00
20	PAINT	SQ. YD.	50	0.10	5.00
21	ROOFING	SQ. YD.	100	0.15	15.00
22	GLASS	SQ. YD.	50	0.10	5.00
23	WOOD	SQ. YD.	100	0.15	15.00
24	IRON	LB.	1000	0.05	50.00
25	CEMENT	CY	5	1.00	5.00
26	ASPHALT	SQ. YD.	100	0.15	15.00
27	PAINT	SQ. YD.	50	0.10	5.00
28	ROOFING	SQ. YD.	100	0.15	15.00
29	GLASS	SQ. YD.	50	0.10	5.00
30	WOOD	SQ. YD.	100	0.15	15.00

WATERPROOFING SCHEDULE

NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1	ASPHALT	SQ. YD.	10,000	0.10	1,000.00
2	CEMENT	CY	100	10.00	1,000.00
3	IRON	LB.	10,000	0.05	500.00
4	BRICK	SQ. YD.	10,000	0.10	1,000.00
5	CONCRETE	CY	100	10.00	1,000.00
6	PAINT	SQ. YD.	10,000	0.10	1,000.00
7	GLASS	SQ. YD.	10,000	0.10	1,000.00
8	STEEL	LB.	10,000	0.05	500.00
9	WOOD	SQ. YD.	10,000	0.10	1,000.00
10	PLASTER	SQ. YD.	10,000	0.10	1,000.00
11	ROOFING	SQ. YD.	10,000	0.10	1,000.00
12	MECHANICAL	HR.	100	10.00	1,000.00
13	ELECTRICAL	HR.	100	10.00	1,000.00
14	PLUMBING	HR.	100	10.00	1,000.00
15	PAINTING	SQ. YD.	10,000	0.10	1,000.00
16	GLASS	SQ. YD.	10,000	0.10	1,000.00
17	STEEL	LB.	10,000	0.05	500.00
18	WOOD	SQ. YD.	10,000	0.10	1,000.00
19	PLASTER	SQ. YD.	10,000	0.10	1,000.00
20	ROOFING	SQ. YD.	10,000	0.10	1,000.00
21	MECHANICAL	HR.	100	10.00	1,000.00
22	ELECTRICAL	HR.	100	10.00	1,000.00
23	PLUMBING	HR.	100	10.00	1,000.00
24	PAINTING	SQ. YD.	10,000	0.10	1,000.00
25	GLASS	SQ. YD.	10,000	0.10	1,000.00
26	STEEL	LB.	10,000	0.05	500.00
27	WOOD	SQ. YD.	10,000	0.10	1,000.00
28	PLASTER	SQ. YD.	10,000	0.10	1,000.00
29	ROOFING	SQ. YD.	10,000	0.10	1,000.00
30	MECHANICAL	HR.	100	10.00	1,000.00
31	ELECTRICAL	HR.	100	10.00	1,000.00
32	PLUMBING	HR.	100	10.00	1,000.00
33	PAINTING	SQ. YD.	10,000	0.10	1,000.00
34	GLASS	SQ. YD.	10,000	0.10	1,000.00
35	STEEL	LB.	10,000	0.05	500.00
36	WOOD	SQ. YD.	10,000	0.10	1,000.00
37	PLASTER	SQ. YD.	10,000	0.10	1,000.00
38	ROOFING	SQ. YD.	10,000	0.10	1,000.00
39	MECHANICAL	HR.	100	10.00	1,000.00
40	ELECTRICAL	HR.	100	10.00	1,000.00
41	PLUMBING	HR.	100	10.00	1,000.00
42	PAINTING	SQ. YD.	10,000	0.10	1,000.00
43	GLASS	SQ. YD.	10,000	0.10	1,000.00
44	STEEL	LB.	10,000	0.05	500.00
45	WOOD	SQ. YD.	10,000	0.10	1,000.00
46	PLASTER	SQ. YD.	10,000	0.10	1,000.00
47	ROOFING	SQ. YD.	10,000	0.10	1,000.00
48	MECHANICAL	HR.	100	10.00	1,000.00
49	ELECTRICAL	HR.	100	10.00	1,000.00
50	PLUMBING	HR.	100	10.00	1,000.00

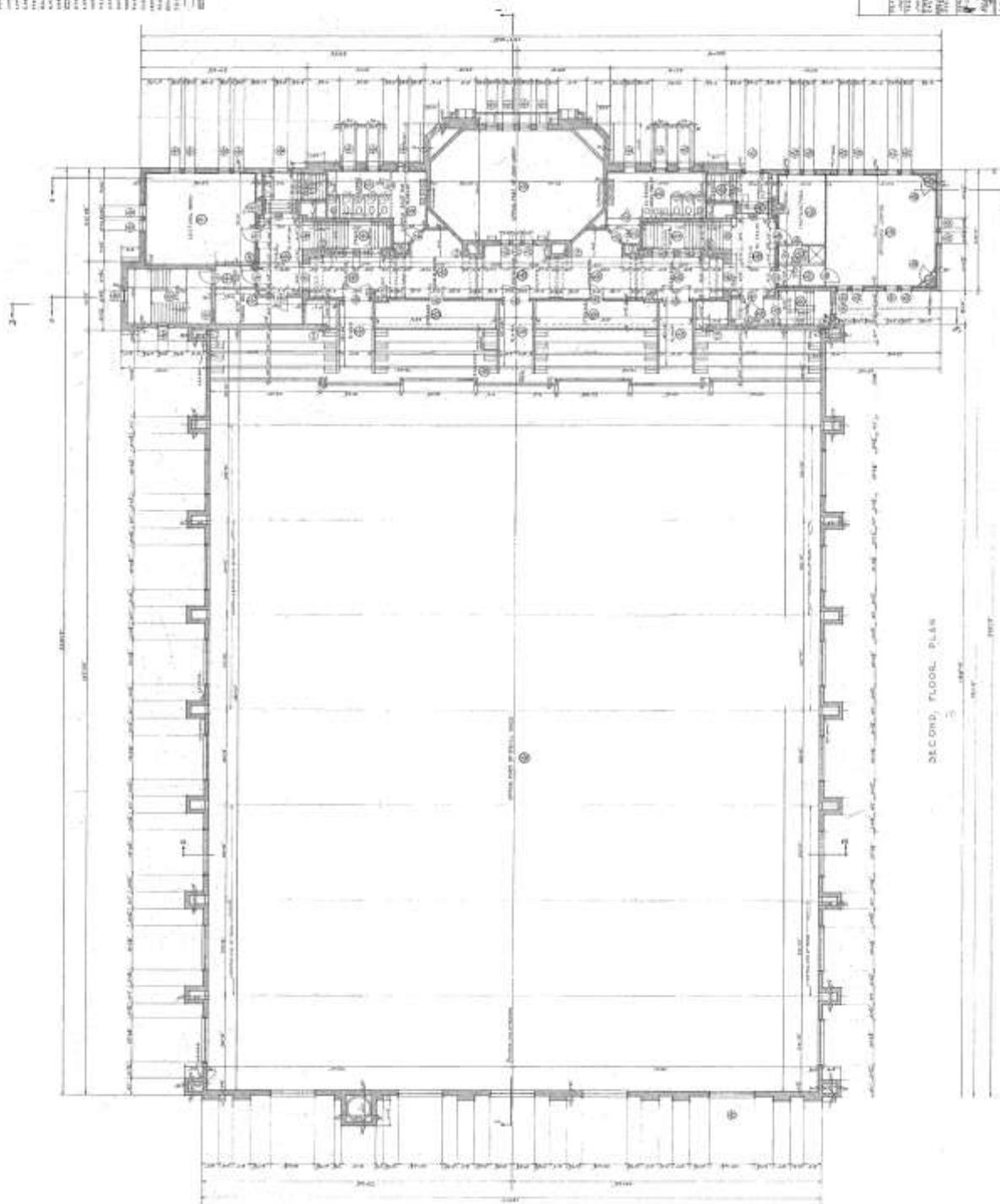


STILL ARMORY
COLLEGE, ALBANY
CONSTRUCTION
GROUP - GROUND FLOOR PLAN
NO. 05

FOR ARCHITECTURAL
 BILL OF MATERIALS

WATERPROOFING SPECIFICATIONS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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SECOND FLOOR PLAN

STATE ALMOY
 ALMOY HOUSE
 CONSTRUCTION
 SECOND FLOOR PLAN
 DRAWN BY
 CHECKED BY
 APPROVED BY
 DATE

108
 REVISIONS
 NO. DATE DESCRIPTION
 1 1/1/1911

PHOTOS



Front View



Rear View



South Side of Building



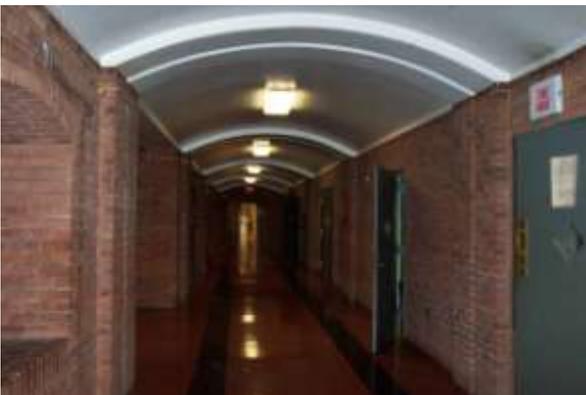
Gymnasium/Drill Area



Gymnasium/Drill Area



Restroom



Hallway



Showers

PHOTOS



Kitchen Area



Office



Office



Utility Room



Boilers



Loading Ramp at Rear of Building



Garage Area



Garage Area

PROPOSED DESCRIPTION
SCHENECTADY ARMORY
UPL01064

ALL that certain tract or parcel of land, situate, lying and being in the City of Schenectady, County of Schenectady, State of New York, being bounded and described as follows:

BEGINNING at a point in the easterly line of Washington Avenue distant northerly 214.00 feet, measured along said easterly line of Washington Avenue from its intersection with the northerly line of Fuller Street, said point of beginning being the southwesterly corner of that portion of said State armory lands which was conveyed to the People of the State of New York by Mary H. Nuttall by deed dated June 25, 1935 and recorded in Schenectady County Clerk's Office June 26, 1935 in Book 395 of Deeds at page 415, and running from said point of beginning along the easterly line of Washington Avenue North 25 degrees 7 minutes and 20 seconds East 257.20 feet to the northwesterly corner of that portion of said State armory lands which was conveyed to the People of the State of New York by Hotel Van Curler Garage, Inc. by deed dated August 9, 1935 and recorded in said Clerk's office on August 12, 1935 in Book 396 of Deeds at page 243; thence South 65 degrees 19 minutes 50 seconds East 24.97 feet; thence South 75 degrees 40 minutes 30 seconds East 45.05 feet; thence South 13 degrees 40 minutes West 29.08 feet to the southeasterly corner of that portion of said State armory lands conveyed to the People of the State of New York by said Hotel Van Curler Garage, Inc. as aforesaid; thence South 75 degrees 20 minutes 10 seconds East 17.20 feet; thence South 71 degrees 56 minutes East 30.67 feet; thence North 23 degrees 8 minutes East 24.42 feet; thence South 71 degrees 28 minutes East 10.14 feet; thence North 18 degrees 32 minutes East 1.30 feet; thence South 71 degrees 14 minutes East 42.04 feet; thence South 15 degrees 48 minutes West 1.00 feet; thence South 71 degrees 14 minutes East 1.83 feet; thence South 18 degrees 48 minutes West 34.95 feet; thence South 71 degrees 42 minutes East 60.00 feet; thence North 19 degrees 37 minutes East 1.23 feet; thence South 72 degrees 00 minutes East 84.40 feet to the westerly line of Railroad Street at the northeasterly corner of that portion of said State armory site which was conveyed to the People of the State of New York by Walter E. Talbot and Ella Magill Talbot, his wife, by deed dated July 3, 1935 and recorded in said Clerk's office July 5, 1935 in Book 395 of Deeds at page 506; thence along the westerly line of Railroad Street South 00 degrees 01 minutes 10 seconds West 110.30 feet to the southeasterly corner of the portion of said State Armory lands which was conveyed to the People of the State of New York by James A. Goodrich by deed dated June 26, 1935 and recorded in said Clerk's office June 27, 1935 in Book 395 of Deeds at page 433; thence along the northerly line of property now or formerly of the Wendell Hotel North 72 degrees 50 minutes 20 seconds West 107.60 feet to the northeasterly corner of that portion of said State armory lands which was conveyed to the People of the State of New York by Hermina Sollman by deed dated June 25, 1935 and recorded in said Clerk's office on June 26, 1935 in Book 395 of Deeds at page 413, being also the northeasterly corner of Lot No. 3 on "Map of Lots in the First Ward of the City of Schenectady belonging to H. Roger Hegeman," filed in the office of the Clerk of the County of Schenectady February 17, 1898; thence along the easterly line of said Lot No. 3 South 17 degrees 39 minutes East 90.50 feet to the northerly line of Fuller Street; thence along the northerly line of Fuller Street South 72 degrees 21 minutes West 222.90 feet to the southwesterly corner of Lot No. 10 as laid down on said map above referred to, being also the southwesterly corner of that portion of said State armory lands which was conveyed to the People of the State of New York by Belle Chamberlain by deed dated June 25, 1935 and recorded in said Clerk's office on June 26, 1935 in Book 395 of Deeds at page 416; thence along the westerly line of Lot No. 10 North 17 degrees 39 minutes West 93.60 feet to the southeasterly corner of that portion of said State armory property which was conveyed to the People of the State New York by Mary H. Nuttall by said deed of June 25, 1935 hereinabove referred to; thence along the southerly line of the property so conveyed by said Nuttall North 63 degrees 53 minutes West 93.60 feet to the point and place of beginning; all bearings being magnetic bearings as of June 21, 1932.

BEING the same premises as described in the following conveyances:

(1) Deed from Hotel Van Curler Garage, Inc., dated August 9, 1935 and recorded August 12, 1935 in the Schenectady County Clerk's Office in Book 396 of Deeds at page 243;

(2) Deed from Robert C. Klemm, et al, dated June 25, 1935 and recorded July 5, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 504;

(3) From Jane Helen Fuller and others, by Order confirming Report of Commissioners made January 10, 1939 and entered in the Office of the Schenectady County Clerk, January 11, 1939 and recorded in said clerk's Office in Book 44 of Orders at page 24, which said order was made in condemnation proceedings in the County Court of Schenectady County duly had and taken by the Board of Supervisors of Schenectady County to acquire title in the name of the State of New York to lands as a site for a State Armory in the City of Schenectady, Schenectady, New York, title having vested in the State of New York under Order on January 13, 1939;

(4) Deed from Marcus Goldberg, dated June 26, 1935 and recorded June 27, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 432;

(5) Deed from Mary H. Nuttall, dated June 25, 1935 and recorded June 26, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 415;

(6) Deed from Walter E. Talbot and Ella Magill Talbot, his wife, dated July 3, 1935 and recorded July 5, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 506;

(7) Deed from James Goodrich, dated June 26, 1935 and recorded June 27, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 433;

(8) Deed from Hermina Sollman, dated June 25, 1935 and recorded June 26, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 413;

(9) Deed from Charles Henry Meyer and Sophia Meyer, his wife, dated June 27, 1935 and recorded June 27, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 426;

(10) Deed from Nettie Muth, dated June 28, 1935 and recorded June 28, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 440;

(11) Deed from George T. Bradt and Ada A. Bradt, his wife, dated June 27, 1935, and recorded June 27, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 429;

(12) Deed from Mary Meyer, individually and as Executrix, etc. of Joseph Bowers, deceased, dated August 9, 1935 and recorded August 9, 1935 in the Schenectady County Clerk's Office in Book 396 of Deeds at page 222;

(13) Deed from Silas D. Cain and Anna T. Cain, his wife, and Mary Meyer, individually and as Executrix, etc. of Joseph Bowers, deceased, dated August 9, 1935 and recorded August 9, 1935 in book 396 of Deeds at page 224;

(14) Deed from Robert Stevens and Anna S. Stevens, his wife, dated June 26, 1935 and recorded June 26, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 424; and

(15) Deed from Belle Chamberlain, dated June 25, 1935 and recorded June 26, 1935 in the Schenectady County Clerk's Office in Book 395 of Deeds at page 416;

EXCEPTING from the above described parcel of land all those lands transferred to the State Department of Public Works by the Office of General Services upon consent of the State of New York Executive Department, Division of Military and Naval Affairs on January 27, 1961, as shown on a map entitled, "Interstate Route Connection 550-2-3, F.I.S.H. No. 84816, Campbell Road-Broadway, Schenectady County, Map No. 78T, Parcel No. 108.

SUBJECT to the right of the City of Schenectady and the People of the State of New York in and to an easement to maintain a covered arch culvert for Mill Creek running through said property.

SUBJECT to an easement reserved by the Hotel Van Curler Garage, Inc. by its deed to the People of the State of New York, dated August 9, 1935 and recorded in the Schenectady County Clerk's Office August 12, 1935 in Book 396 of Deeds at page 243, for ingress, egress and regress by persons, but not by any vehicle, over and across a strip of land 6 feet in width along the northerly and easterly side of the portion of said State armory property so conveyed by said Hotel Van Curler Garage, Inc. for the purpose of repairing and maintaining the walls of the garage on the adjoining property and also for the purpose of permitting existing overhanging eaves or roof timbers, if any, to continue without molestation or claim of encroachment or trespass on the part of said Hotel Van Curler Garage, Inc.

SUBJECT to any statement of facts an accurate survey may show.

SUBJECT to any covenants, conditions, restrictions, easements and right-of-way, if any, contained in instruments of record affecting said premises so far as the same may now be in force and effect.