NEW YORK STATE ENERGY RESEARCH
AND DEVELOPMENT AUTHORITY

ANNUAL REPORT ON

DISPOSITION OF REAL AND PERSONAL PROPERTY

For the Fiscal Year Ended March 31, 2012

Section 1. Real Property Held In the Name Of NYSERDA as of March 31, 2012

- A parcel of land (approximately 3.67 acres) and a building (two-story office building with partial basement containing approximately 66,000 square feet of gross area) located at 17 Columbia Circle, Albany, Albany County, New York.

- A parcel of land (approximately 3,300 acres) known as the Western New York Nuclear Service Center located in West Valley, Cattaraugus County, New York.

- A parcel of land (approximately 280-acres) known as the Saratoga Technology + Energy Park® (STEP®), formerly known as the Saratoga Research and Development Center, which includes one +/- 23,600 gross square foot building and one +/-43,300 gross square foot state-of-the-art workforce training facility, both owned by NYSERDA, and +/-105,000 square foot of building owned by the United Group of companies, pursuant to a ground lease, located in Malta, Saratoga County, New York.

- A parcel of underwater land and an outfall structure for the release of cooling water located at the Indian Point Nuclear Generating Station, Village of Buchanan, Westchester County, New York, upon which is located. The land and structure is leased to the facility owner, Entergy (successor to Consolidated Edison Company of New York, Inc.), pursuant to a Lease dated July 1, 1971 with NYSERDA (successor to the New York State Atomic and Space Development Authority) scheduled to expire, subject to a renewal option, on March 31, 2017.

Section 2. Personal Property with a Value in Excess of $5,000 and Real Property Disposed of During the Fiscal Year Ended March 31, 2012

Purchaser	Description	Price Received
United STEP I, LLC	Modification to Ground Lease agreement to add 20-year renewal option to 49-year term for 6.08 acres on which a +/- 105,000sf one- and two-story multi-tenanted building and related improvements were constructed (107 Hermes Road)	Rental rate for the renewal period will be subject to good faith negotiation
STEP Tech, LLC	49-year term Ground Lease agreement for approximately 3.08 acres at STEP for the construction of a building of approximately 89,600sf and related improvements	Ground rent payment of $414,400; utility connection fee of $626,304 ($6.99/sf), less costs incurred by lessee for extending infrastructure for the benefit of others; 10-year renewal option subject to good faith negotiation; expansion option alloing construction of additional 50,000sf for additional hook-up fee of $6.99/sf; plus payment of proportionate share of common area maintenance charges

Saratoga County Sewer District No. 1	Deed of Dedication and Permanent Right of Way and Easement to transfer ownership of sewer lines at STEP	None. Necessary to extend sewer into Saratoga Technology + Energy Park

There were no disposals of personal property with a value in excess of $5,000 during the reporting period.