

Attachment VIII.C.2.a.-3



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-1-28**
- Address: **State Route 42**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Mary Ann Toomey** by deed recorded in Liber 1218 at page 295 on April 30, 1986
- **Concord Associates L.P.** by deed recorded in 2815 at page 368 on August 11, 2004
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
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- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ▪

▪ Monticello ▪ New York 12701

Tel: 845-791-7777 ▪ Fax: 845-791-7785 ▪ info@southerntiertitle.com ▪ www.southerntiertitle.com

13-1-28

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'L' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the westerly line of County Route 42 and the northerly line of County Route 182 also known as Concord Road and continuing along said Concord Road, South 89°18'49" West, a distance of 86.34 feet;

- THENCE North 00°08'49" East, a distance of 200.00 feet;
- THENCE North 89°51'11" West, a distance of 225.42 feet;
- THENCE North 16°16'49" East, a distance of 664.72 feet;
- THENCE North 48°30'11" West, a distance of 52.14 feet;
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- THENCE North 09°29'11" West, a distance of 79.20 feet;
- THENCE North 01°02'11" West, a distance of 66.00 feet;
- THENCE South 58°59'11" East, a distance of 284.46 feet;
- THENCE South 14°46'11" East, a distance of 83.08 feet;

Continued →

THENCE North 63°59'49" East, a distance of 271.11 feet to the aforementioned westerly line of County Route 42;

CONTINUING along same the following eight (8) courses and distances;

- 1) South 18°19'11" East, a distance of 40.96 feet,
- 2) South 63°59'49" West, a distance of 18.62 feet,
- 3) South 12°39'11" East, a distance of 292.92 feet,
- 4) South 16°09'49" West, a distance of 97.90 feet,
- 5) South 12°03'49" West, a distance of 90.86 feet,
- 6) South 13°27'49" West, a distance of 107.88 feet,
- 7) South 09°44'49" West, a distance of 431.00 feet and
- 8) South 33°58'49" West, a distance of 170.03 feet to the **POINT AND PLACE**

OF BEGINNING.

CONTAINING an area of 420400 square feet; or 9.651 acres of land more or less.

SAID parcel being known as Section 13 Block 1 Lot(s) 28 & 53 of the Town of Thompson Tax Maps.



**SULLIVAN COUNTY
TAX MAP DEPARTMENT**

APPROVED BY THE BOARD OF SUPERVISORS
ON 12/15/2023



REGIONAL TABLE

TAXPAYER	ADDRESS	CITY/TOWN/VILLAGE	PARCEL NO.	AREA (AC)	ASSESSED VALUE	MARKET VALUE

SPECIAL DISTRICTS

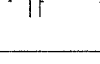
DISTRICT	NAME	AREA (AC)	ASSESSED VALUE	MARKET VALUE

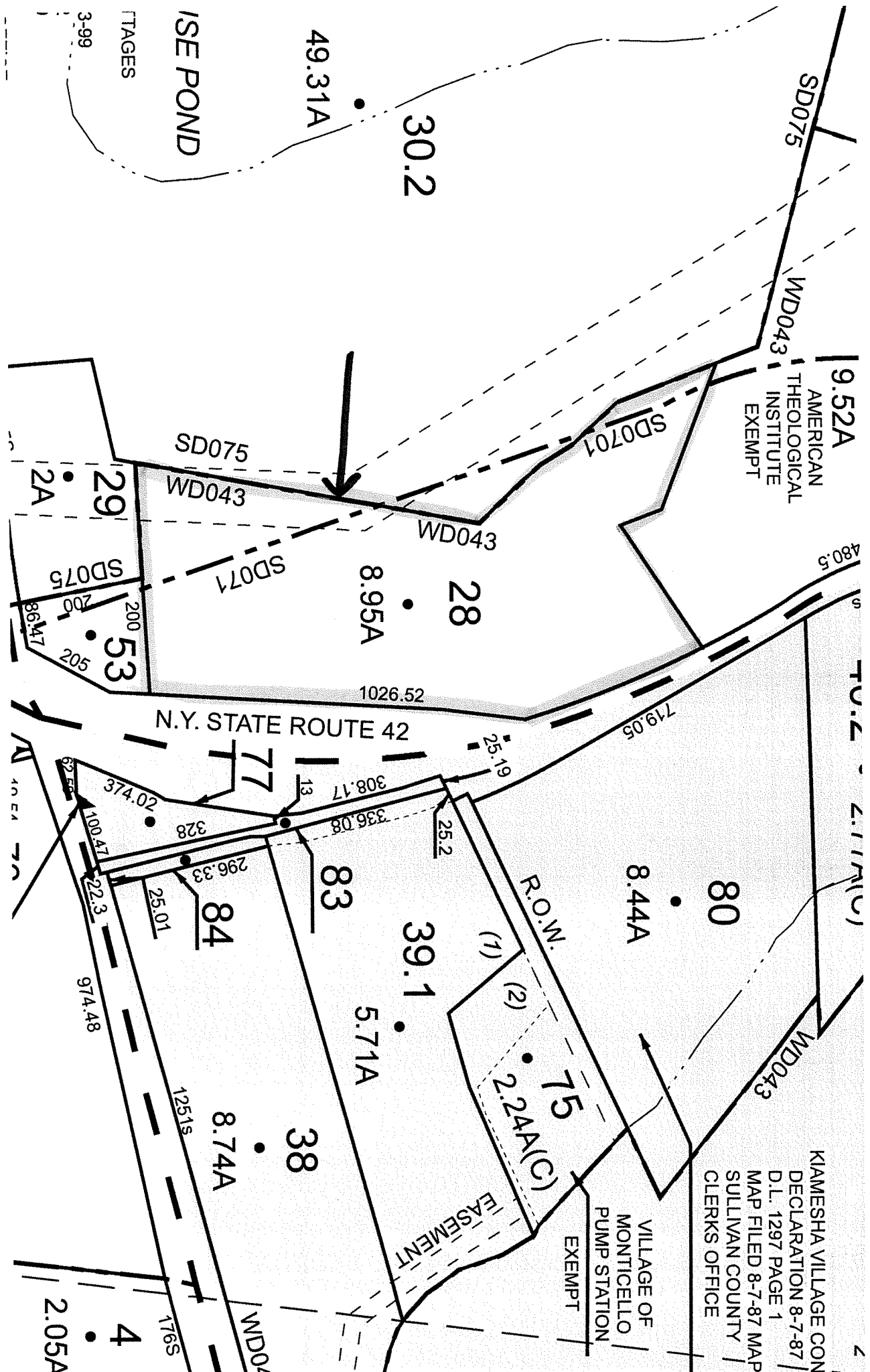
LEGEND

SYMBOL	DESCRIPTION

TOWN OF THOMPSON

APPROVED BY THE BOARD OF SUPERVISORS
ON 12/15/2023





9.52A

AMERICAN THEOLOGICAL INSTITUTE
EXEMPT

LISE POND

30.2

49.31A

3-99

STAGES

8.95A

28

29

53

N.Y. STATE ROUTE 42

8.44A

80

83

84

39.1

75

5.71A

38

8.74A

4

2.05A

KIAMESHA VILLAGE CON
DECLARATION 8-7-87
D.L. 1297 PAGE 1

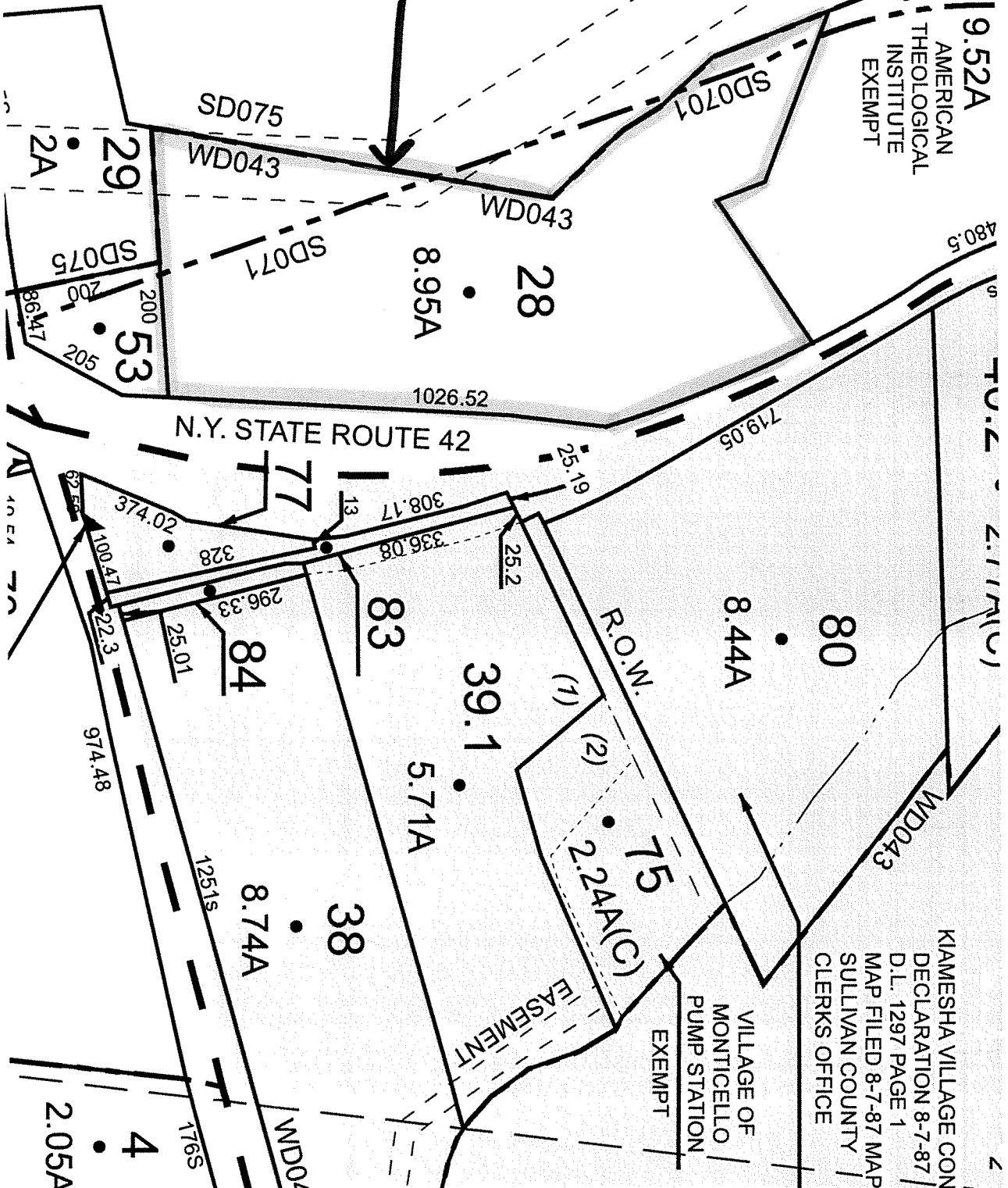
MAP FILED 8-7-87 MAP
SULLIVAN COUNTY
CLERKS OFFICE

VILLAGE OF
MONTICELLO
PUMP STATION
EXEMPT

EASEMENT

R.O.W.

2.24A(C)



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3855
Tax Map #:
 13.-1-28

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:

\$191,600.00

Total Assessment:

\$191,600.00

Tax Before Star: \$3,382.03**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 8.95**Bank:****Book #:** 2010**Page #:** 56692**Roll Section:** 1**Class:** 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	191600.00	3.301084	\$632.49
NYS Welfare Mandates	191600.00	0.967879	\$185.45
Other NYS Mandates	191600.00	2.717525	\$520.68
County Levy	191600.00	1.548595	\$296.71
Town to Highway	191600.00	3.154942	\$604.49
Highway Outside Vill	191600.00	1.976646	\$378.73
Gen Fund out of Vill	191600.00	0.103961	\$19.92
Monticello Joint FD	191600.00	1.840265	\$352.59
E b crawford mem lib	191600.00	0.562473	\$107.77
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	46.00	6.156489	\$283.20

Total Tax: \$3,382.03

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$3,382.03	
01/30/2014	Payment	(\$3,382.03)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3862
Tax Map #:
 13.-1-28

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$191,600.00
Total Assessment:
 \$191,600.00
Tax Before Star: \$3,446.25
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 8.95
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	191600.00	3.484705	\$667.67
NYS Welfare Mandates	191600.00	1.266335	\$242.63
Other NYS Mandates	191600.00	2.644283	\$506.64
County Levy	191600.00	1.180434	\$226.17
Town to Highway	191600.00	3.245076	\$621.76
Highway Outside Vill	191600.00	1.876746	\$359.58
Gen Fund out of Vill	191600.00	0.088185	\$16.90
Monticello Joint FD	191600.0000	1.786291	\$342.25
E b crawford mem lib	191600.0000	0.390867	\$74.89
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	46.0000	8.429513	\$387.76

Total Tax: \$3,446.25

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$3,446.25	
01/22/2013	Payment	(\$3,446.25)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3865
Tax Map #:
 13.-1-28

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$191,600.00
Total Assessment:
 \$191,600.00
Tax Before Star: \$3,157.94
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 8.95
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	191600.00	3.303816	\$633.01
NYS Welfare Mandates	191600.00	1.252189	\$239.92
Other NYS Mandates	191600.00	2.634994	\$504.86
County Levy	191600.00	0.52444	\$100.48
Town to Highway	191600.00	2.68147	\$513.77
Highway Outside Vill	191600.00	1.870323	\$358.35
Gen Fund out of Vill	191600.00	0.061713	\$11.82
Monticello Joint FD	191600.0000	1.79074	\$343.11
E b crawford mem lib	191600.0000	0.331803	\$63.57
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	46.0000	8.457561	\$389.05

Total Tax: \$3,157.94

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$3,157.94	
01/24/2012	Payment	(\$3,157.94)	ENTER PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3868
Tax Map #:
 13.-1-28

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$191,600.00
Total Assessment:
 \$191,600.00
Tax Before Star: \$3,025.11
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 8.95
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	191600.00	7.607815	\$1,457.66
Town to Highway	191600.00	1.753363	\$335.94
Highway Outside Vill	191600.00	2.251213	\$431.33
Gen Fund out of Vill	191600.00	0.00022	\$0.04
Monticello Joint FD	191600.0000	1.765412	\$338.25
E b crawford mem lib	191600.0000	0.329987	\$63.23
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	46.0000	6.329784	\$291.17
Relevied water	107.4900	1	\$107.49

Total Tax: \$3,025.11

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$3,025.11	
01/19/2011	Payment	(\$3,025.11)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$3,025.11 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Route 42
Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3885
Tax Map #:
 13.-1-28

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$191,600.00
Total Assessment:
 \$191,600.00
Tax Before Star: \$7,065.16
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 8.95
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	191600.00	7.81	\$1,496.76
Town to Highway	191600.00	1.85	\$354.37
Highway Outside Vill	191600.00	2.24	\$428.87
Gen Fund out of Vill	191600.00	0	\$0.01
School Relevy	191600.0000	1	\$3,895.59
Monticello Joint FD	191600.0000	1.72	\$328.82
E b crawford mem lib	191600.0000	0.3	\$57.20
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	46.0000	10.95	\$503.54

Total Tax: \$7,065.16

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$7,065.16	

Tax Due: \$7,065.16 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$7,065.16 **
02/28/2010	\$70.65	\$0.00	\$7,135.81 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: State Route 42
 SWIS Code: 484689 Thompson
 Tax Map # 13.-1-28
 Bill # 013983
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	4,206.29
Tax Paid:	4,206.29
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	191,600	21.953500	4,206.29

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00002	4,206.29	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

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- Tax Map Number: **13-1-53**
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548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-~~2~~53

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Continued →

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OF BEGINNING.

CONTAINING an area of 420400 square feet; or 9.651 acres of land more or less.

SAID parcel being known as Section 13 Block 1 Lot(s) 28 & 53 of the Town of Thompson Tax Maps.



SULLIVAN COUNTY
 TAX MAP DEPARTMENT
 FOR REVENUES ONLY
 NOT TO BE USED FOR CONVEYANCE
 ADAPTED FROM THE 2011 TAX MAP
 WITH CORRECTIONS BY THE TAX MAP DEPARTMENT



REVISION TABLE	
NO.	DESCRIPTION
1	ISSUED

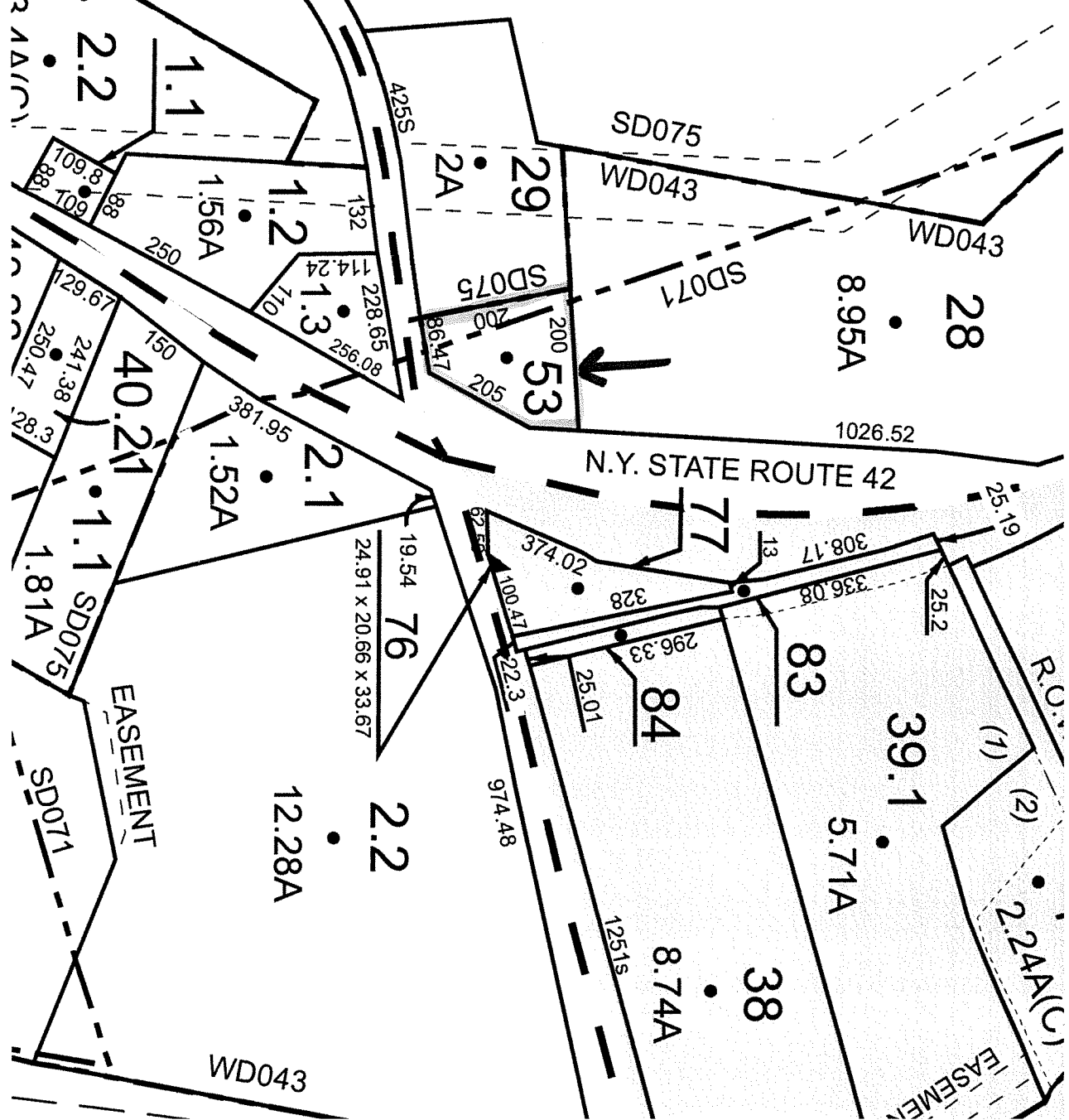
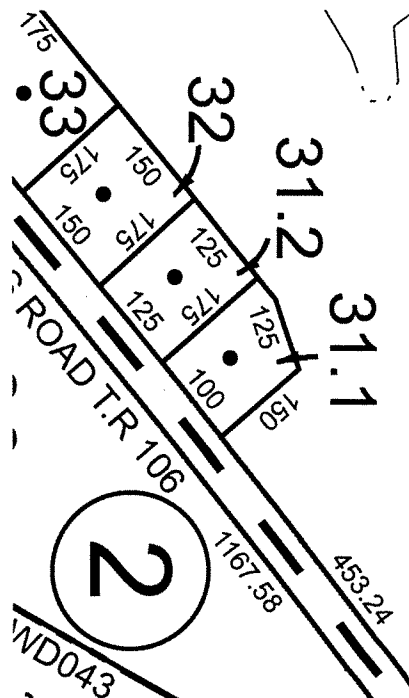
SPECIAL DISTRICTS	
DISTRICT	NAME
1	UNINCORPORATED
2	UNINCORPORATED
3	UNINCORPORATED
4	UNINCORPORATED
5	UNINCORPORATED
6	UNINCORPORATED
7	UNINCORPORATED
8	UNINCORPORATED
9	UNINCORPORATED
10	UNINCORPORATED
11	UNINCORPORATED
12	UNINCORPORATED
13	UNINCORPORATED
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16	UNINCORPORATED
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25	UNINCORPORATED
26	UNINCORPORATED
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29	UNINCORPORATED
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35	UNINCORPORATED
36	UNINCORPORATED
37	UNINCORPORATED
38	UNINCORPORATED
39	UNINCORPORATED
40	UNINCORPORATED
41	UNINCORPORATED
42	UNINCORPORATED
43	UNINCORPORATED
44	UNINCORPORATED
45	UNINCORPORATED
46	UNINCORPORATED
47	UNINCORPORATED
48	UNINCORPORATED
49	UNINCORPORATED
50	UNINCORPORATED
51	UNINCORPORATED
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87	UNINCORPORATED
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90	UNINCORPORATED
91	UNINCORPORATED
92	UNINCORPORATED
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94	UNINCORPORATED
95	UNINCORPORATED
96	UNINCORPORATED
97	UNINCORPORATED
98	UNINCORPORATED
99	UNINCORPORATED
100	UNINCORPORATED



TOWN OF THOMPSON
 SULLIVAN COUNTY, NEW YORK
 TAX MAP DEPARTMENT
 FOR REVENUES ONLY
 NOT TO BE USED FOR CONVEYANCE
 ADAPTED FROM THE 2011 TAX MAP
 WITH CORRECTIONS BY THE TAX MAP DEPARTMENT

JACKHOUSE POND

CLEWOOD COTTAGES
DOMINIUMS
SUBDIVISION 10-13-99
2142, PAGE 222
FILED 10-13-99
NO. 8-209A-B
... CO. CLERKS OFFICE



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3881
Tax Map #:
 13.-1-53

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$66,900.00
Total Assessment:
 \$66,900.00
Tax Before Star: \$1,103.54
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	66900.00	3.301084	\$220.84
NYS Welfare Mandates	66900.00	0.967879	\$64.75
Other NYS Mandates	66900.00	2.717525	\$181.80
County Levy	66900.00	1.548595	\$103.60
Town to Highway	66900.00	3.154942	\$211.07
Highway Outside Vill	66900.00	1.976646	\$132.24
Gen Fund out of Vill	66900.00	0.103961	\$6.95
Monticello Joint FD	66900.00	1.840265	\$123.11
E b crawford mem lib	66900.00	0.562473	\$37.63
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	4.00	6.156489	\$21.55

Total Tax: \$1,103.54

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$1,103.54	
01/30/2014	Payment	(\$1,103.54)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3888
Tax Map #:
 13.-1-53

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$66,900.00
Total Assessment:
 \$66,900.00
Tax Before Star: \$1,132.00
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	66900.00	3.484705	\$233.13
NYS Welfare Mandates	66900.00	1.266335	\$84.72
Other NYS Mandates	66900.00	2.644283	\$176.90
County Levy	66900.00	1.180434	\$78.97
Town to Highway	66900.00	3.245076	\$217.10
Highway Outside Vill	66900.00	1.876746	\$125.55
Gen Fund out of Vill	66900.00	0.088185	\$5.90
Monticello Joint FD	66900.0000	1.786291	\$119.50
E b crawford mem lib	66900.0000	0.390867	\$26.15
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	3.5000	8.429513	\$29.50
Relevied water	34.5800	1	\$34.58

Total Tax: \$1,132.00

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$1,132.00	
01/22/2013	Payment	(\$1,132.00)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3891
Tax Map #:
 13.-1-53

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$66,900.00

Total Assessment:
 \$66,900.00

Tax Before Star: \$1,033.21

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 0.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	66900.00	3.303816	\$221.03
NYS Welfare Mandates	66900.00	1.252189	\$83.77
Other NYS Mandates	66900.00	2.634994	\$176.28
County Levy	66900.00	0.52444	\$35.09
Town to Highway	66900.00	2.68147	\$179.39
Highway Outside Vill	66900.00	1.870323	\$125.12
Gen Fund out of Vill	66900.00	0.061713	\$4.13
Monticello Joint FD	66900.0000	1.79074	\$119.80
E b crawford mem lib	66900.0000	0.331803	\$22.20
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	3.5000	8.457561	\$29.60
Relevied water	36.8000	1	\$36.80

Total Tax: \$1,033.21

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$1,033.21	
01/24/2012	Payment	(\$1,033.21)	ENTERTAIN PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3894
Tax Map #:
 13.-1-53

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$66,900.00
Total Assessment:
 \$66,900.00
Tax Before Star: \$976.75
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 0.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	66900.00	7.607815	\$508.96
Town to Highway	66900.00	1.753363	\$117.30
Highway Outside Vill	66900.00	2.251213	\$150.61
Gen Fund out of Vill	66900.00	0.00022	\$0.01
Monticello Joint FD	66900.0000	1.765412	\$118.11
E b crawford mem lib	66900.0000	0.329987	\$22.08
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	3.5000	6.329784	\$22.15
Relevied water	37.5300	1	\$37.53

Total Tax: \$976.75

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$976.75	
01/19/2011	Payment	(\$976.75)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$976.75 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Route 42
Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3911
Tax Map #:
 13.-1-53

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$66,900.00

Total Assessment:
 \$66,900.00

Tax Before Star: \$2,329.40

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 0.7
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	66900.00	7.81	\$522.62
Town to Highway	66900.00	1.85	\$123.73
Highway Outside Vill	66900.00	2.24	\$149.75
Gen Fund out of Vill	66900.00	0	\$0.00
School Relevy	66900.0000	1	\$1,360.21
Monticello Joint FD	66900.0000	1.72	\$114.81
E b crawford mem lib	66900.0000	0.3	\$19.97
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	3.5000	10.95	\$38.31

Total Tax: \$2,329.40

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$2,329.40	

Tax Due: \$2,329.40 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$2,329.40 **
02/28/2010	\$23.29	\$0.00	\$2,352.69 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: State Route 42
 SWIS Code: 484689 Thompson
 Tax Map # 13.-1-53
 Bill # 014009
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	1,468.69
Tax Paid:	1,468.69
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	66,900	21.953500	1,468.69

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00003	1,468.69	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-2.1**
- Address: **State Route 42**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **KLCR Land Corp & Drew Tovia** by deed recorded in Liber 1036 at page 125 on March 31, 1982
- **Concord Associates, LP** by deed recorded in Liber 2366 at page 506 on February 5, 2002
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Easement Agreement:** Concord Associates, L.P. to Monticello Mall Development and Home Depot U.S.A., Inc. dated March 31, 2003 and recorded April 18, 2003 in Liber 2556 at page 452 – See Exhibit IV
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ▪

▪ Monticello ▪ New York 12701

Tel: 845-791-7777 ▪ Fax: 845-791-7785 ▪ info@southerntiertitle.com ▪ www.southerntiertitle.com

13-3-2-1

Schedule "A" Description – Premises under examination and more is described as follows:

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'M' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of County Route 42 and the northerly line of County Route 182 also known as Concord Road and continuing along said Concord Road the following three (3) courses and distances;

- 1) North 79°36'15" East, a distance of 308.82 feet,
- 2) North 85°45'15" East, a distance of 322.14 feet and
- 3) North 85°17'15" East, a distance of 364.37 feet;

THENCE South 14°04'15" West, a distance of 316.28 feet;

THENCE South 18°01'15" West, a distance of 513.13 feet;

THENCE North 60°29'45" West, a distance of 319.98 feet;

THENCE South 86°27'03" West, a distance of 235.46 feet;

THENCE South 28°40'03" West, a distance of 23.97 feet;

THENCE North 60°29'45" West, a distance of 526.32 feet to the aforementioned easterly line of County Route 42;

CONTINUING along same the following two (2) courses and distances;

- 1) North 41°48'15" East, a distance of 97.37 feet and

- 2) North 35°35'15" East, a distance of 284.65 feet to the **POINT AND PLACE**

OF BEGINNING.

CONTAINING an area of 601003 square feet; or 13.797 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 2.1 & 2.2 of the Town of Thompson Tax Maps.

SULLY COUNTY
TAX MAP DEPARTMENT
FOR THE PURPOSES ONLY
NOT TO BE USED FOR CONFORMANCE
WITH SECTION 107.01



NO.	DATE	REVISION
1	01/15/2023	INITIAL

NO.	DATE	REVISION
1	01/15/2023	INITIAL

NO.	DATE	REVISION
1	01/15/2023	INITIAL

NO.	DATE	REVISION
1	01/15/2023	INITIAL

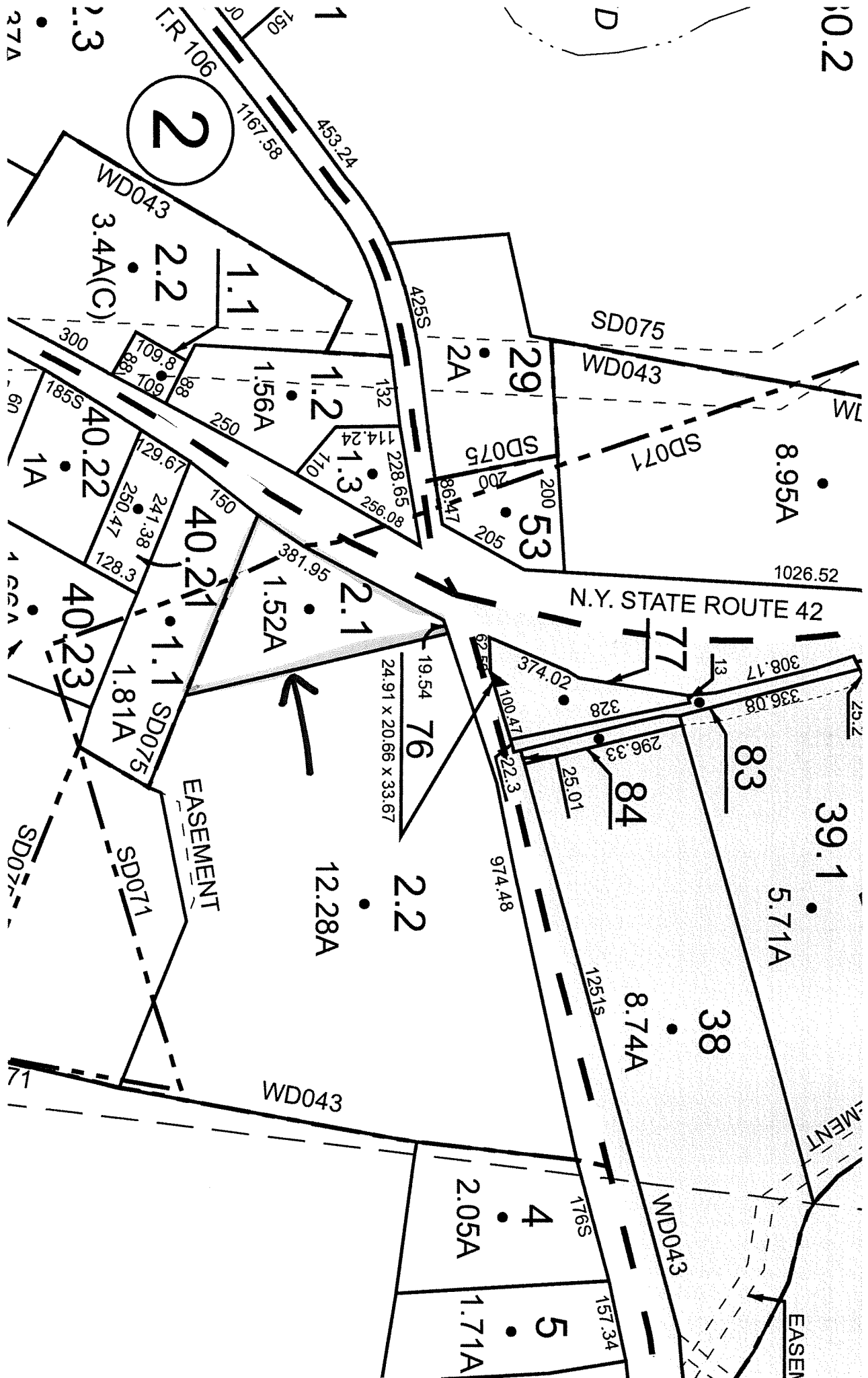
NO.	DATE	REVISION
1	01/15/2023	INITIAL

NO.	DATE	REVISION
1	01/15/2023	INITIAL

NO.	DATE	REVISION
1	01/15/2023	INITIAL



TOWN OF THOMPSON
SULLY COUNTY IOWA



10.2

2

WD043
3.4A(C)
2.2

1.3
27A

1.1
1.56A
1.2
1.3
1.52A
2.1
2.2

40.22
40.21
40.23
1.81A
1.1
1.52A

EASEMENT
SD075
SD071
WD043

425S

SD075

WD043

SD071

29
2A
53
200
205

8.95A

1026.52

N.Y. STATE ROUTE 42

76
19.54
24.91 x 20.66 x 33.67

77
374.02
328
308.17
336.08

84
25.01
296.33

83
13

39.1

5.71A

8.74A
1251S

38

4
2.05A
176S

5
1.71A
157.34

WD043

EASEMENT

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3896
Tax Map #:
 13.-3-2.1

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:

\$115,000.00

Total Assessment:

\$115,000.00

Tax Before Star: \$1,859.94**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acres:** 1.52**Bank:****Book #:** 2010**Page #:** 56692**Roll Section:** 1**Class:** 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	115000.00	3.301084	\$379.62
NYS Welfare Mandates	115000.00	0.967879	\$111.31
Other NYS Mandates	115000.00	2.717525	\$312.52
County Levy	115000.00	1.548595	\$178.09
Town to Highway	115000.00	3.154942	\$362.82
Highway Outside Vill	115000.00	1.976646	\$227.31
Gen Fund out of Vill	115000.00	0.103961	\$11.96
Monticello Joint FD	115000.00	1.840265	\$211.63
E b crawford mem lib	115000.00	0.562473	\$64.68
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	0.0000	6.156489	\$0.00

Total Tax: \$1,859.94

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$1,859.94	
01/30/2014	Payment	(\$1,859.94)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3903
Tax Map #:
 13.-3-2.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:

\$115,000.00

Total Assessment:

\$115,000.00

Tax Before Star: \$1,835.73**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 1.52**Bank:****Book #:** 2010**Page #:** 56692**Roll Section:** 1**Class:** 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	115000.00	3.484705	\$400.74
NYS Welfare Mandates	115000.00	1.266335	\$145.63
Other NYS Mandates	115000.00	2.644283	\$304.09
County Levy	115000.00	1.180434	\$135.75
Town to Highway	115000.00	3.245076	\$373.18
Highway Outside Vill	115000.00	1.876746	\$215.83
Gen Fund out of Vill	115000.00	0.088185	\$10.14
Monticello Joint FD	115000.0000	1.786291	\$205.42
E b crawford mem lib	115000.0000	0.390867	\$44.95
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	0.0000	8.429513	\$0.00

Total Tax: \$1,835.73

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$1,835.73	
01/22/2013	Payment	(\$1,835.73)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3906
Tax Map #:
 13.-3-2.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$115,000.00
Total Assessment:
 \$115,000.00
Tax Before Star: \$1,661.93
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.52
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	115000.00	3.303816	\$379.94
NYS Welfare Mandates	115000.00	1.252189	\$144.00
Other NYS Mandates	115000.00	2.634994	\$303.02
County Levy	115000.00	0.52444	\$60.31
Town to Highway	115000.00	2.68147	\$308.37
Highway Outside Vill	115000.00	1.870323	\$215.09
Gen Fund out of Vill	115000.00	0.061713	\$7.10
Monticello Joint FD	115000.0000	1.79074	\$205.94
E b crawford mem lib	115000.0000	0.331803	\$38.16
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	0.0000	8.457561	\$0.00

Total Tax: \$1,661.93

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$1,661.93	
01/24/2012	Payment	(\$1,661.93)	ENTETAIN PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 Concord Resort LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3909
Tax Map #:
 13.-3-2.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$115,000.00

Total Assessment:
 \$115,000.00

Tax Before Star: \$1,576.43
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 1.52
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	115000.00	7.607815	\$874.90
Town to Highway	115000.00	1.753363	\$201.64
Highway Outside Vill	115000.00	2.251213	\$258.89
Gen Fund out of Vill	115000.00	0.00022	\$0.03
Monticello Joint FD	115000.0000	1.765412	\$203.02
E b crawford mem lib	115000.0000	0.329987	\$37.95
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	0.0000	6.329784	\$0.00

Total Tax: \$1,576.43

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,576.43	
01/19/2011	Payment	(\$1,576.43)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$1,576.43 **
02/28/2011	\$15.76	\$0.00	\$1,592.19 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Route 42
Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3926
Tax Map #:
 13.-3-2.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$115,000.00
Total Assessment:
 \$115,000.00
Tax Before Star: \$3,938.33
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.52
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	115000.00	7.81	\$898.37
Town to Highway	115000.00	1.85	\$212.69
Highway Outside Vill	115000.00	2.24	\$257.41
Gen Fund out of Vill	115000.00	0	\$0.00
School Relevy	115000.0000	1	\$2,338.17
Monticello Joint FD	115000.0000	1.72	\$197.36
E b crawford mem lib	115000.0000	0.3	\$34.33
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	0.0000	10.95	\$0.00

Total Tax: \$3,938.33

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$3,938.33	

Tax Due: \$3,938.33 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$3,938.33 **
02/28/2010	\$39.38	\$0.00	\$3,977.71 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: State Route 42
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-2.1
 Bill # 014024
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,524.65
Tax Paid:	2,524.65
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	115,000	21.953500	2,524.65

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00004	2,524.65	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-2.2**
- Address: **State Route 42**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **KLCR Land Corp & Drew Tovia** by deed recorded in Liber 1036 at page 125 on March 31, 1982
- **Concord Associates, LP** by deed recorded in Liber 2366 at page 506 on February 5, 2002
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Easement Agreement:** Concord Associates, L.P. to Monticello Mall Development and Home Depot U.S.A., Inc. dated March 31, 2003 and recorded April 18, 2003 in Liber 2556 at page 452– See Exhibit IV
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-2.2

Schedule "A" Description – Premises under examination and more is described as follows:

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'M' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of County Route 42 and the northerly line of County Route 182 also known as Concord Road and continuing along said Concord Road the following three (3) courses and distances;

- 1) North 79°36'15" East, a distance of 308.82 feet,
- 2) North 85°45'15" East, a distance of 322.14 feet and
- 3) North 85°17'15" East, a distance of 364.37 feet;

THENCE South 14°04'15" West, a distance of 316.28 feet;

THENCE South 18°01'15" West, a distance of 513.13 feet;

THENCE North 60°29'45" West, a distance of 319.98 feet;

THENCE South 86°27'03" West, a distance of 235.46 feet;

THENCE South 28°40'03" West, a distance of 23.97 feet;

THENCE North 60°29'45" West, a distance of 526.32 feet to the aforementioned easterly line of County Route 42;

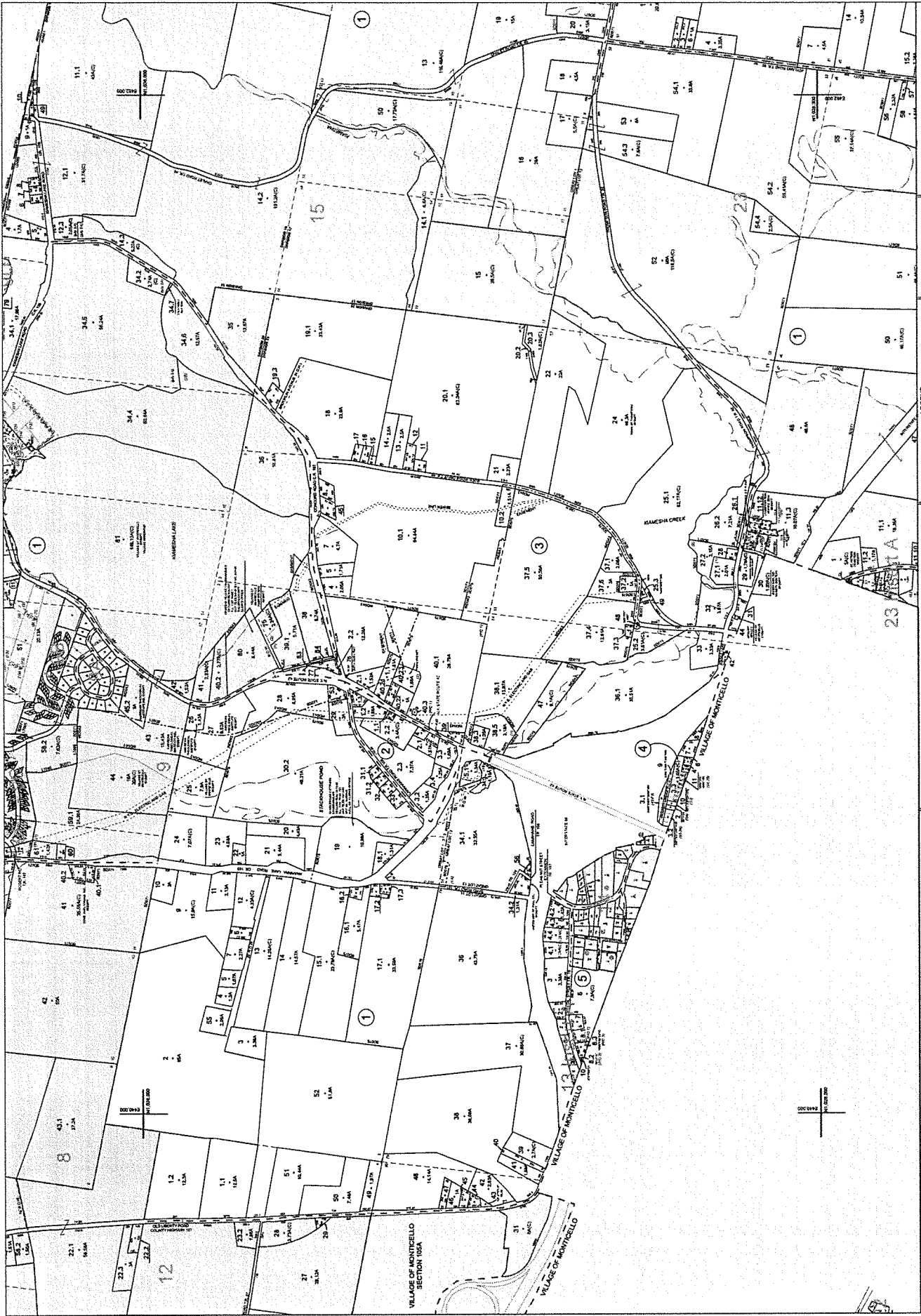
CONTINUING along same the following two (2) courses and distances;

- 1) North 41°48'15" East, a distance of 97.37 feet and
- 2) North 35°35'15" East, a distance of 284.65 feet to the **POINT AND PLACE**

OF BEGINNING.

CONTAINING an area of 601003 square feet; or 13.797 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 2.1 & 2.2 of the Town of Thompson Tax Maps.



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Map No. 123456789
Date of Issue: 12/15/2023
Scale: 1" = 200'

REVISION TABLE

NO.	DATE	DESCRIPTION
1	12/15/2023	Initial Issue

SPECIAL DISTRICTS

DISTRICT	NAME	CLASSIFICATION	STATUS
1	UNINCORPORATED	RESIDENTIAL	ACTIVE
2	UNINCORPORATED	RESIDENTIAL	ACTIVE
3	UNINCORPORATED	RESIDENTIAL	ACTIVE
4	UNINCORPORATED	RESIDENTIAL	ACTIVE
5	UNINCORPORATED	RESIDENTIAL	ACTIVE
6	UNINCORPORATED	RESIDENTIAL	ACTIVE
7	UNINCORPORATED	RESIDENTIAL	ACTIVE
8	UNINCORPORATED	RESIDENTIAL	ACTIVE
9	UNINCORPORATED	RESIDENTIAL	ACTIVE
10	UNINCORPORATED	RESIDENTIAL	ACTIVE
11	UNINCORPORATED	RESIDENTIAL	ACTIVE
12	UNINCORPORATED	RESIDENTIAL	ACTIVE
13	UNINCORPORATED	RESIDENTIAL	ACTIVE
14	UNINCORPORATED	RESIDENTIAL	ACTIVE
15	UNINCORPORATED	RESIDENTIAL	ACTIVE
16	UNINCORPORATED	RESIDENTIAL	ACTIVE
17	UNINCORPORATED	RESIDENTIAL	ACTIVE
18	UNINCORPORATED	RESIDENTIAL	ACTIVE
19	UNINCORPORATED	RESIDENTIAL	ACTIVE
20	UNINCORPORATED	RESIDENTIAL	ACTIVE
21	UNINCORPORATED	RESIDENTIAL	ACTIVE
22	UNINCORPORATED	RESIDENTIAL	ACTIVE
23	UNINCORPORATED	RESIDENTIAL	ACTIVE
24	UNINCORPORATED	RESIDENTIAL	ACTIVE
25	UNINCORPORATED	RESIDENTIAL	ACTIVE
26	UNINCORPORATED	RESIDENTIAL	ACTIVE
27	UNINCORPORATED	RESIDENTIAL	ACTIVE
28	UNINCORPORATED	RESIDENTIAL	ACTIVE
29	UNINCORPORATED	RESIDENTIAL	ACTIVE
30	UNINCORPORATED	RESIDENTIAL	ACTIVE
31	UNINCORPORATED	RESIDENTIAL	ACTIVE
32	UNINCORPORATED	RESIDENTIAL	ACTIVE
33	UNINCORPORATED	RESIDENTIAL	ACTIVE
34	UNINCORPORATED	RESIDENTIAL	ACTIVE
35	UNINCORPORATED	RESIDENTIAL	ACTIVE
36	UNINCORPORATED	RESIDENTIAL	ACTIVE
37	UNINCORPORATED	RESIDENTIAL	ACTIVE
38	UNINCORPORATED	RESIDENTIAL	ACTIVE
39	UNINCORPORATED	RESIDENTIAL	ACTIVE
40	UNINCORPORATED	RESIDENTIAL	ACTIVE
41	UNINCORPORATED	RESIDENTIAL	ACTIVE
42	UNINCORPORATED	RESIDENTIAL	ACTIVE
43	UNINCORPORATED	RESIDENTIAL	ACTIVE
44	UNINCORPORATED	RESIDENTIAL	ACTIVE
45	UNINCORPORATED	RESIDENTIAL	ACTIVE
46	UNINCORPORATED	RESIDENTIAL	ACTIVE
47	UNINCORPORATED	RESIDENTIAL	ACTIVE
48	UNINCORPORATED	RESIDENTIAL	ACTIVE
49	UNINCORPORATED	RESIDENTIAL	ACTIVE
50	UNINCORPORATED	RESIDENTIAL	ACTIVE
51	UNINCORPORATED	RESIDENTIAL	ACTIVE
52	UNINCORPORATED	RESIDENTIAL	ACTIVE
53	UNINCORPORATED	RESIDENTIAL	ACTIVE
54	UNINCORPORATED	RESIDENTIAL	ACTIVE
55	UNINCORPORATED	RESIDENTIAL	ACTIVE

LEGEND

SYMBOL	DESCRIPTION
[Solid Line]	Property Boundary
[Dashed Line]	Unincorporated Boundary
[Dotted Line]	Water Body
[Cross-hatch]	Water Body
[Diagonal Lines]	Water Body
[Stippled]	Water Body
[White]	Unincorporated Area
[Yellow]	Unincorporated Area
[Green]	Unincorporated Area
[Blue]	Unincorporated Area
[Purple]	Unincorporated Area
[Pink]	Unincorporated Area
[Brown]	Unincorporated Area
[Grey]	Unincorporated Area
[Black]	Unincorporated Area

WEILER MAPPING
SULLIVAN COUNTY, NEW YORK

SULLIVAN COUNTY TAX MAP DEPARTMENT
NOT TO BE USED FOR CONFORMANCE

North Arrow
Scale: 1" = 200'

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3897
Tax Map #:
 13.-3-2.2

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$672,600.00
Total Assessment:
 \$1,227,100.00
Tax Before Star: \$22,782.92
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 12.28
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 417

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1227100.00	3.301084	\$4,050.76
NYS Welfare Mandates	1227100.00	0.967879	\$1,187.68
Other NYS Mandates	1227100.00	2.717525	\$3,334.67
County Levy	1227100.00	1.548595	\$1,900.28
Town to Highway	1227100.00	3.154942	\$3,871.43
Highway Outside Vill	1227100.00	1.976646	\$2,425.54
Gen Fund out of Vill	1227100.00	0.103961	\$127.57
Monticello Joint FD	1227100.00	1.840265	\$2,258.19
E b crawford mem lib	1227100.00	0.562473	\$690.21
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	458.00	6.156489	\$2,816.59
Solid Waste Fee	120.00	1	\$120.00

Total Tax: \$22,782.92

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$22,782.92	
01/30/2014	Payment	(\$22,782.92)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3904
Tax Map #:
 13.-3-2.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$672,600.00
Total Assessment:
 \$1,227,100.00
Tax Before Star: \$23,564.60
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 12.28
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 417

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1227100.00	3.484705	\$4,276.08
NYS Welfare Mandates	1227100.00	1.266335	\$1,553.92
Other NYS Mandates	1227100.00	2.644283	\$3,244.80
County Levy	1227100.00	1.180434	\$1,448.51
Town to Highway	1227100.00	3.245076	\$3,982.03
Highway Outside Vill	1227100.00	1.876746	\$2,302.96
Gen Fund out of Vill	1227100.00	0.088185	\$108.21
Monticello Joint FD	1227100.0000	1.786291	\$2,191.96
E b crawford mem lib	1227100.0000	0.390867	\$479.63
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	457.5000	8.429513	\$3,856.50
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$23,564.60

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$23,564.60	
01/22/2013	Payment	(\$23,564.60)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3907
Tax Map #:
 13.-3-2.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$672,600.00
Total Assessment:
 \$1,227,100.00
Tax Before Star: \$21,722.75
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 12.28
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 417

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1227100.00	3.303816	\$4,054.11
NYS Welfare Mandates	1227100.00	1.252189	\$1,536.56
Other NYS Mandates	1227100.00	2.634994	\$3,233.40
County Levy	1227100.00	0.52444	\$643.54
Town to Highway	1227100.00	2.68147	\$3,290.43
Highway Outside Vill	1227100.00	1.870323	\$2,295.07
Gen Fund out of Vill	1227100.00	0.061713	\$75.73
Monticello Joint FD	1227100.0000	1.79074	\$2,197.42
E b crawford mem lib	1227100.0000	0.331803	\$407.16
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	457.5000	8.457561	\$3,869.33
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$21,722.75

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$21,722.75	
01/24/2012	Payment	(\$21,722.75)	ENTERTIAN PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: State
 Route 42 **Owner:**
 Concord Resort LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3910
Tax Map #:
 13.-3-2.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$672,600.00

Total Assessment:
 \$1,227,100.00

Tax Before Star: \$20,525.38

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 12.28
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 417

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	1227100.00	7.607815	\$9,335.55
Town to Highway	1227100.00	1.753363	\$2,151.55
Highway Outside Vill	1227100.00	2.251213	\$2,762.46
Gen Fund out of Vill	1227100.00	0.00022	\$0.27
Monticello Joint FD	1227100.0000	1.765412	\$2,166.34
E b crawford mem lib	1227100.0000	0.329987	\$404.93
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	457.5000	6.329784	\$2,895.88
Solid Waste Fee	120.0000	1	\$120.00
Relevied water	688.4000	1	\$688.40

Total Tax: \$20,525.38

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$20,525.38	
01/19/2011	Payment	(\$20,525.38)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Route 42
Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3927
Tax Map #:
 13.-3-2.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$672,600.00

Total Assessment:
 \$1,227,100.00

Tax Before Star: \$47,881.78

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 12.28
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 417

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	1227100.00	7.81	\$9,585.99
Town to Highway	1227100.00	1.85	\$2,269.53
Highway Outside Vill	1227100.00	2.24	\$2,746.68
Gen Fund out of Vill	1227100.00	0	\$0.04
School Relevy	1227100.0000	1	\$24,949.26
Monticello Joint FD	1227100.0000	1.72	\$2,105.91
E b crawford mem lib	1227100.0000	0.3	\$366.32
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	457.5000	10.95	\$5,008.05
Solid Waste Fee	850.0000	1	\$850.00

Total Tax: \$47,881.78

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$47,985.78	
02/17/2010	Warnt.Adjustment	(\$104.00)	adjust

Tax Due: \$47,881.78 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
--------	---------	-----	-----------

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: State Route 42
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-2.2
 Bill # 014025
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	26,939.14
Tax Paid:	26,939.14
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	1,227,100	21.953500	26,939.14

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00005	26,939.14	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-5**
- Address: **Concord Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Robert O’Daniels and Christina O’Daniels** by deed recorded in Liber 1598 at page 650 on July 6, 1992
- **Entryway Holdings, LLC** by deed recorded in Liber 2201 at page 223 on July 11, 2000
- **Concord Associates L.P.** by deed recorded in Liber 2249 at page 473 on February 6, 2001
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
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- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ▪

▪ Monticello ▪ New York 12701

Tel: 845-791-7777 ▪ Fax: 845-791-7785 ▪ info@southerntiertitle.com ▪ www.southerntiertitle.com

3-3-5 Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'H' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING on the southerly line of County Route 182 also known as Concord Road;

THENCE South 34°56'00" West, a distance of 116.09 feet;

THENCE South 46°04'00" West, a distance of 260.04 feet;

THENCE South 48°10'00" West, a distance of 184.80 feet;

THENCE North 73°06'00" West, a distance of 377.70 feet;

THENCE North 03°57'00" East, a distance of 381.78 feet to the southerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following five (5) courses and distances;

1) North 84°52'00" East, a distance of 162.27 feet,

2) South 86°57'00" East, a distance of 89.02 feet,

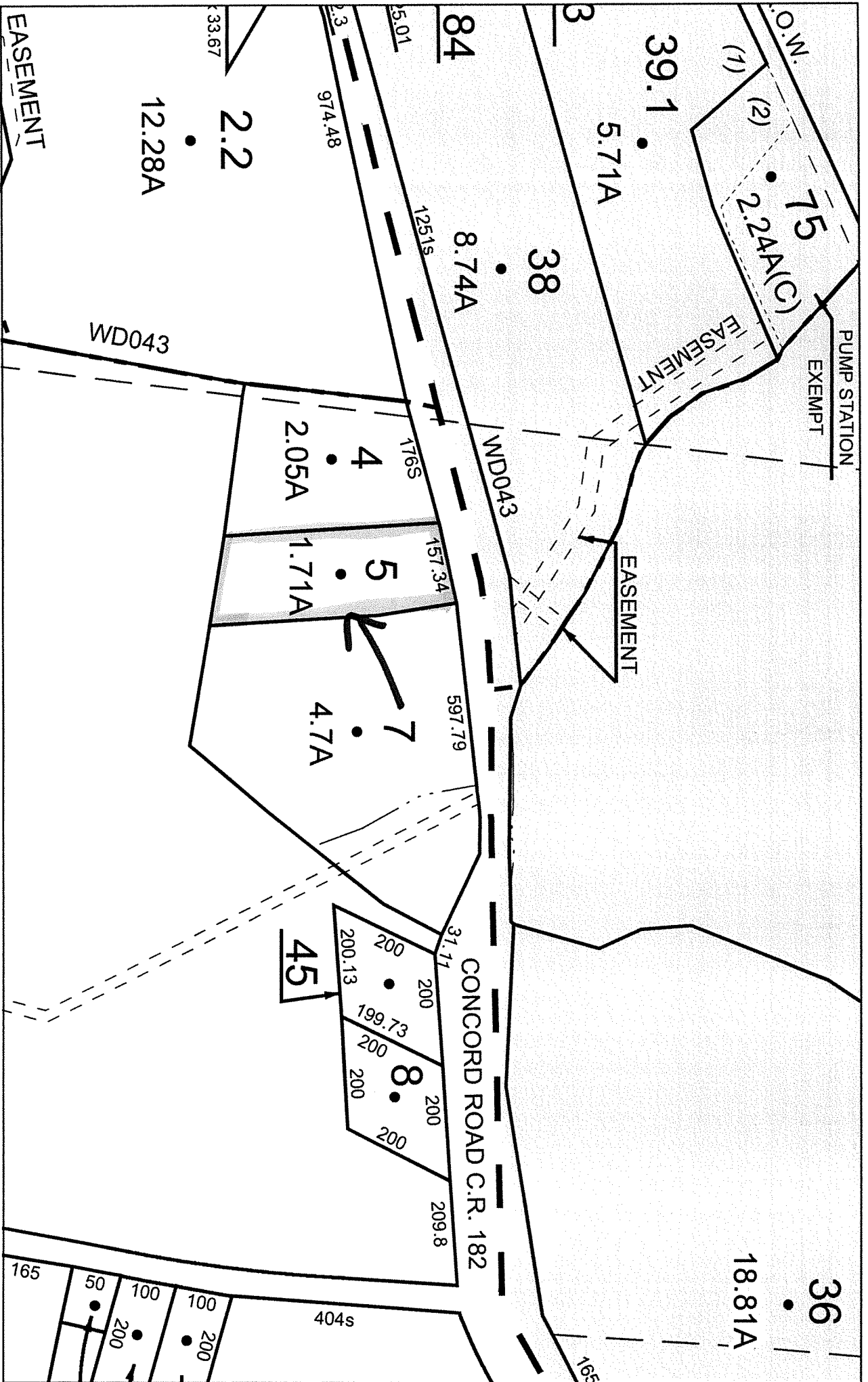
3) South 88°51'00" East, a distance of 279.54 feet,

4) South 81°36'00" East, a distance of 64.72 feet and

5) South 56°51'00" East, a distance of 158.26 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 270464 square feet; or 6.209 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 5 and 7 of the Town of Thompson Tax Maps.



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord
 Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3899
Tax Map #:
 13.-3-5

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$76,300.00
Total Assessment:
 \$76,300.00

Front: 0
Depth: 0
Acreeage: 1.71
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Tax Before Star: \$1,286.36
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	76300.00	3.301084	\$251.87
NYS Welfare Mandates	76300.00	0.967879	\$73.85
Other NYS Mandates	76300.00	2.717525	\$207.35
County Levy	76300.00	1.548595	\$118.16
Town to Highway	76300.00	3.154942	\$240.72
Highway Outside Vill	76300.00	1.976646	\$150.82
Gen Fund out of Vill	76300.00	0.103961	\$7.93
Monticello Joint FD	76300.00	1.840265	\$140.41
E b crawford mem lib	76300.00	0.562473	\$42.92
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	9.00	6.156489	\$52.33

Total Tax: \$1,286.36

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$1,286.36	
01/30/2014	Payment	(\$1,286.36)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord
 Rd **Owner:** EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3906
Tax Map #:
 13.-3-5

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$76,300.00
Total Assessment:
 \$76,300.00
Tax Before Star: \$1,289.62
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 1.71
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	76300.00	3.484705	\$265.88
NYS Welfare Mandates	76300.00	1.266335	\$96.62
Other NYS Mandates	76300.00	2.644283	\$201.76
County Levy	76300.00	1.180434	\$90.07
Town to Highway	76300.00	3.245076	\$247.60
Highway Outside Vill	76300.00	1.876746	\$143.20
Gen Fund out of Vill	76300.00	0.088185	\$6.73
Monticello Joint FD	76300.0000	1.786291	\$136.29
E b crawford mem lib	76300.0000	0.390867	\$29.82
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	8.5000	8.429513	\$71.65

Total Tax: \$1,289.62

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$1,289.62	
01/22/2013	Payment	(\$1,289.62)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3909
Tax Map #:
 13.-3-5

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$76,300.00
Total Assessment:
 \$76,300.00
Tax Before Star: \$1,174.54
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.71
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	76300.00	3.303816	\$252.08
NYS Welfare Mandates	76300.00	1.252189	\$95.54
Other NYS Mandates	76300.00	2.634994	\$201.05
County Levy	76300.00	0.52444	\$40.01
Town to Highway	76300.00	2.68147	\$204.60
Highway Outside Vill	76300.00	1.870323	\$142.71
Gen Fund out of Vill	76300.00	0.061713	\$4.71
Monticello Joint FD	76300.0000	1.79074	\$136.63
E b crawford mem lib	76300.0000	0.331803	\$25.32
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	8.5000	8.457561	\$71.89

Total Tax: \$1,174.54

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$1,174.54	
01/24/2012	Payment	(\$1,174.54)	ENTERTAIN PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3912
Tax Map #:
 13.-3-5

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$76,300.00
Total Assessment:
 \$76,300.00
Tax Before Star: \$1,099.73
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.71
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	76300.00	7.607815	\$580.48
Town to Highway	76300.00	1.753363	\$133.78
Highway Outside Vill	76300.00	2.251213	\$171.77
Gen Fund out of Vill	76300.00	0.00022	\$0.02
Monticello Joint FD	76300.0000	1.765412	\$134.70
E b crawford mem lib	76300.0000	0.329987	\$25.18
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	8.5000	6.329784	\$53.80

Total Tax: \$1,099.73

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,099.73	
01/19/2011	Payment	(\$1,099.73)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$1,099.73 **
02/28/2011	\$11.00	\$0.00	\$1,110.73 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3929
Tax Map #:
 13.-3-5

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$76,300.00
Total Assessment:
 \$76,300.00
Tax Before Star: \$2,706.06
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.71
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	76300.00	7.81	\$596.05
Town to Highway	76300.00	1.85	\$141.12
Highway Outside Vill	76300.00	2.24	\$170.79
Gen Fund out of Vill	76300.00	0	\$0.00
School Relevy	76300.0000	1	\$1,551.33
Monticello Joint FD	76300.0000	1.72	\$130.94
E b crawford mem lib	76300.0000	0.3	\$22.78
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	8.5000	10.95	\$93.05

Total Tax: \$2,706.06

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$2,706.06	

Tax Due: \$2,706.06 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$2,706.06 **
02/28/2010	\$27.06	\$0.00	\$2,733.12 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Concord Rd
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-5
 Bill # 014027
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	1,675.05
Tax Paid:	1,675.05
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	76,300	21.953500	1,675.05

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00006	1,675.05	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-7**
- Address: **Concord Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Lucky 7** by deed recorded in Liber 1675 at page 80 on June 28, 1993
- **Entryway Holdings, LLC** by deed recorded in Liber 2236 at page 621 on December 8, 2000
- **Concord Associates L.P.** by deed recorded in Liber 2249 at page 473 on February 6, 2001
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
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TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-7

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'H' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING on the southerly line of County Route 182 also known as Concord Road;
THENCE South 34°56'00" West, a distance of 116.09 feet;
THENCE South 46°04'00" West, a distance of 260.04 feet;
THENCE South 48°10'00" West, a distance of 184.80 feet;
THENCE North 73°06'00" West, a distance of 377.70 feet;
THENCE North 03°57'00" East, a distance of 381.78 feet to the southerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following five (5) courses and distances;

- 1) North 84°52'00" East, a distance of 162.27 feet,
- 2) South 86°57'00" East, a distance of 89.02 feet,
- 3) South 88°51'00" East, a distance of 279.54 feet,
- 4) South 81°36'00" East, a distance of 64.72 feet and
- 5) South 56°51'00" East, a distance of 158.26 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 270464 square feet; or 6.209 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 5 and 7 of the Town of Thompson Tax Maps.



SULLIVAN COUNTY
TAX MAP DEPARTMENT
NOT TO BE USED FOR CONVEYANCE
ADJUSTING TO 1/4" = 100'
NORTH AMERICAN DATUM 1983 - NAD 83



REVISION TABLE

NO.	DATE	DESCRIPTION
1	10/1/2018	ISSUED

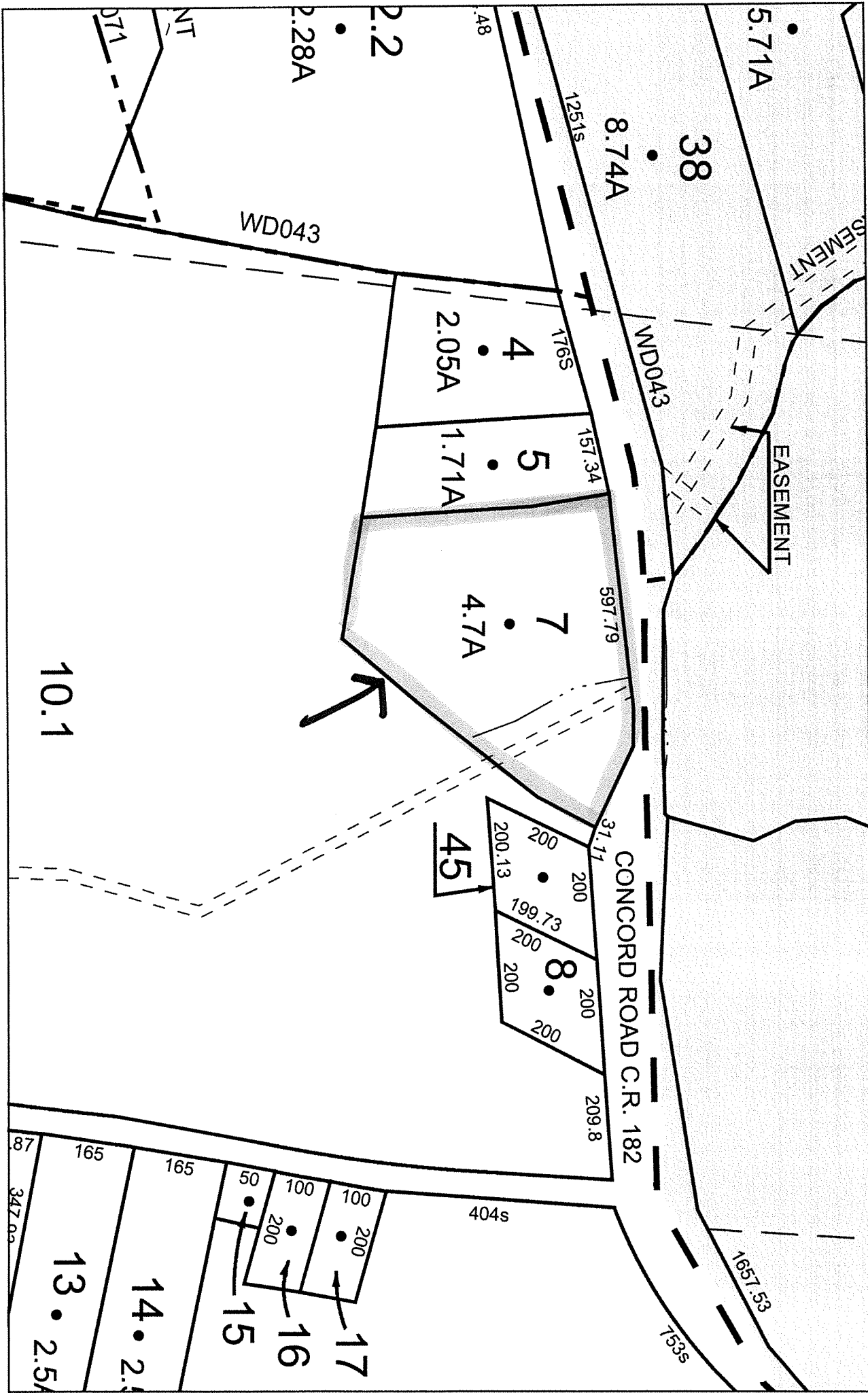
SPECIAL DISTRICTS

DISTRICT	NO.	DATE	DESCRIPTION
1	1	10/1/2018	ISSUED

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	100' WIDE ROAD
(Symbol)	50' WIDE ROAD
(Symbol)	25' WIDE ROAD
(Symbol)	15' WIDE ROAD
(Symbol)	10' WIDE ROAD
(Symbol)	5' WIDE ROAD
(Symbol)	25' WIDE DRIVE
(Symbol)	15' WIDE DRIVE
(Symbol)	10' WIDE DRIVE
(Symbol)	5' WIDE DRIVE
(Symbol)	25' WIDE ALLEY
(Symbol)	15' WIDE ALLEY
(Symbol)	10' WIDE ALLEY
(Symbol)	5' WIDE ALLEY
(Symbol)	25' WIDE PATH
(Symbol)	15' WIDE PATH
(Symbol)	10' WIDE PATH
(Symbol)	5' WIDE PATH
(Symbol)	25' WIDE TRAIL
(Symbol)	15' WIDE TRAIL
(Symbol)	10' WIDE TRAIL
(Symbol)	5' WIDE TRAIL
(Symbol)	25' WIDE FENCE
(Symbol)	15' WIDE FENCE
(Symbol)	10' WIDE FENCE
(Symbol)	5' WIDE FENCE
(Symbol)	25' WIDE BOUNDARY
(Symbol)	15' WIDE BOUNDARY
(Symbol)	10' WIDE BOUNDARY
(Symbol)	5' WIDE BOUNDARY
(Symbol)	25' WIDE EASEMENT
(Symbol)	15' WIDE EASEMENT
(Symbol)	10' WIDE EASEMENT
(Symbol)	5' WIDE EASEMENT
(Symbol)	25' WIDE RIGHT-OF-WAY
(Symbol)	15' WIDE RIGHT-OF-WAY
(Symbol)	10' WIDE RIGHT-OF-WAY
(Symbol)	5' WIDE RIGHT-OF-WAY
(Symbol)	25' WIDE CORRIDOR
(Symbol)	15' WIDE CORRIDOR
(Symbol)	10' WIDE CORRIDOR
(Symbol)	5' WIDE CORRIDOR
(Symbol)	25' WIDE STRIP
(Symbol)	15' WIDE STRIP
(Symbol)	10' WIDE STRIP
(Symbol)	5' WIDE STRIP
(Symbol)	25' WIDE ROW
(Symbol)	15' WIDE ROW
(Symbol)	10' WIDE ROW
(Symbol)	5' WIDE ROW
(Symbol)	25' WIDE ROW
(Symbol)	15' WIDE ROW
(Symbol)	10' WIDE ROW
(Symbol)	5' WIDE ROW

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
10/1/2018



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord
Rd Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3900
Tax Map #:
 13.-3-7

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$133,500.00
Total Assessment:
 \$133,500.00
Tax Before Star: \$2,303.82
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 4.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	133500.00	3.301084	\$440.69
NYS Welfare Mandates	133500.00	0.967879	\$129.21
Other NYS Mandates	133500.00	2.717525	\$362.79
County Levy	133500.00	1.548595	\$206.74
Town to Highway	133500.00	3.154942	\$421.18
Highway Outside Vill	133500.00	1.976646	\$263.88
Gen Fund out of Vill	133500.00	0.103961	\$13.88
Monticello Joint FD	133500.00	1.840265	\$245.68
E b crawford mem lib	133500.00	0.562473	\$75.09
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	24.00	6.156489	\$144.68

Total Tax: \$2,303.82

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$2,303.82	
01/30/2014	Payment	(\$2,303.82)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3907
Tax Map #:
 13.-3-7

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$133,500.00
Total Assessment:
 \$133,500.00
Tax Before Star: \$2,329.15
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 4.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	133500.00	3.484705	\$465.21
NYS Welfare Mandates	133500.00	1.266335	\$169.06
Other NYS Mandates	133500.00	2.644283	\$353.01
County Levy	133500.00	1.180434	\$157.59
Town to Highway	133500.00	3.245076	\$433.22
Highway Outside Vill	133500.00	1.876746	\$250.55
Gen Fund out of Vill	133500.00	0.088185	\$11.77
Monticello Joint FD	133500.0000	1.786291	\$238.47
E b crawford mem lib	133500.0000	0.390867	\$52.18
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	23.5000	8.429513	\$198.09

Total Tax: \$2,329.15

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$2,329.15	
01/22/2013	Payment	(\$2,329.15)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord
 Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3910
Tax Map #:
 13.-3-7

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$133,500.00
Total Assessment:
 \$133,500.00
Tax Before Star: \$2,128.03
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 4.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	133500.00	3.303816	\$441.06
NYS Welfare Mandates	133500.00	1.252189	\$167.17
Other NYS Mandates	133500.00	2.634994	\$351.77
County Levy	133500.00	0.52444	\$70.01
Town to Highway	133500.00	2.68147	\$357.98
Highway Outside Vill	133500.00	1.870323	\$249.69
Gen Fund out of Vill	133500.00	0.061713	\$8.24
Monticello Joint FD	133500.0000	1.79074	\$239.06
E b crawford mem lib	133500.0000	0.331803	\$44.30
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	23.5000	8.457561	\$198.75

Total Tax: \$2,128.03

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$2,128.03	
01/24/2012	Payment	(\$2,128.03)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3913
Tax Map #:
 13.-3-7

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$133,500.00
Total Assessment:
 \$133,500.00
Tax Before Star: \$2,053.66
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 4.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	133500.00	7.607815	\$1,015.64
Town to Highway	133500.00	1.753363	\$234.07
Highway Outside Vill	133500.00	2.251213	\$300.54
Gen Fund out of Vill	133500.00	0.00022	\$0.03
Monticello Joint FD	133500.0000	1.765412	\$235.68
E b crawford mem lib	133500.0000	0.329987	\$44.05
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	23.5000	6.329784	\$148.75
Relevied water	74.9000	1	\$74.90

Total Tax: \$2,053.66

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$2,053.66	
01/19/2011	Payment	(\$2,053.66)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$2,053.66 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord
 Rd **Owner:**
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3930
Tax Map #:
 13.-3-7

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$133,500.00
Total Assessment:
 \$133,500.00
Tax Before Star: \$4,829.13
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 4.7
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	133500.00	7.81	\$1,042.89
Town to Highway	133500.00	1.85	\$246.91
Highway Outside Vill	133500.00	2.24	\$298.82
Gen Fund out of Vill	133500.00	0	\$0.00
School Relevy	133500.0000	1	\$2,714.31
Monticello Joint FD	133500.0000	1.72	\$229.11
E b crawford mem lib	133500.0000	0.3	\$39.85
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	23.5000	10.95	\$257.24

Total Tax: \$4,829.13

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$4,829.13	

Tax Due: \$4,829.13 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$4,829.13 **
02/28/2010	\$48.29	\$0.00	\$4,877.42 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Concord Rd
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-7
 Bill # 014028
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,930.79
Tax Paid:	2,930.79
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	133,500	21.953500	2,930.79

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00007	2,930.79	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-12**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 1343 at page 516 on May 6, 1988
- **County of Sullivan** by deed recorded in Liber 1978 at page 454 on November 3, 1997 and in Liber 2001 at page 543 on March 2, 1998
- **Concord Associates, LP** by deed recorded in Liber 2185 at page 378 on April 27, 2000
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Covenants, Restrictions & Easements:** County of Sullivan to Concord Associates, LP dated April 26, 2000 and recorded April 27, 2000 in Liber 2185 at page 378 – See Exhibit III
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached

Copy of current School Tax Bill is attached showing amount paid.

(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-12

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'C' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of County Route No. 109 also known as Kiamesha Lake Road and the centerline of County Route 182 also known as Concord Road and continuing along the aforementioned southerly line of County Route No. 109 also known as Kiamesha Lake Road the following nine (9) courses and distances;

- 1) South 87°35'17" East, a distance of 150.86 feet,
- 2) South 88°28'17" East, a distance of 94.01 feet,
- 3) South 87°52'17" East, a distance of 70.39 feet,

Continued →

- 4) South 86°57'17" East, a distance of 147.30 feet,
- 5) South 86°32'17" East, a distance of 200.40 feet,
- 6) South 86°51'17" East, a distance of 310.71 feet,
- 7) South 87°19'17" East, a distance of 467.40 feet,
- 8) South 86°52'59" East, a distance of 289.67 feet and
- 9) South 77°47'08" East, a distance of 482.81 feet to a point on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south;

CONTINUING along same the following two (2) courses and distances;

- 1) South 68°45'29" East, a distance of 959.75 feet and
- 2) South 69°00'29" East, a distance of 1223.13 feet to the approximate centerline of the West Branch of Sheldrake Stream;

CONTINUING along same the following twenty-nine (29) courses and distances;

- 1) South 07°51'27" East, a distance of 30.42 feet,
- 2) South 19°46'28" East, a distance of 354.20 feet,
- 3) South 37°38'32" East, a distance of 180.68 feet,
- 4) South 22°37'10" East, a distance of 96.91 feet,
- 5) South 11°59'08" East, a distance of 366.93 feet,
- 6) South 43°11'52" East, a distance of 95.64 feet,
- 7) South 67°43'50" East, a distance of 102.99 feet,
- 8) South 61°57'30" East, a distance of 72.30 feet,
- 9) South 06°47'30" East, a distance of 86.33 feet,
- 10) South 28°46'20" West, a distance of 67.03 feet,
- 11) South 06°51'14" East, a distance of 28.12 feet,
- 12) South 37°49'38" East, a distance of 118.30 feet,
- 13) South 25°10'27" East, a distance of 89.74 feet,
- 14) South 07°26'20" East, a distance of 120.14 feet,
- 15) South 01°55'56" East, a distance of 423.06 feet,
- 16) South 21°42'05" East, a distance of 166.05 feet,
- 17) South 03°21'10" East, a distance of 71.11 feet,

- 18) South 33°47'03" East, a distance of 160.33 feet,
- 19) South 89°11'55" East, a distance of 80.45 feet,
- 20) South 42°01'43" East, a distance of 134.90 feet,
- 21) South 18°46'10" West, a distance of 14.55 feet,
- 22) South 13°35'40" East, a distance of 75.29 feet,
- 23) South 00°58'26" West, a distance of 234.27 feet,
- 24) South 08°53'16" West, a distance of 119.20 feet,
- 25) South 10°00'15" East, a distance of 241.24 feet,
- 26) South 29°19'03" East, a distance of 323.51 feet,
- 27) South 23°33'36" East, a distance of 286.99 feet,
- 28) South 07°03'12" East, a distance of 111.94 feet and
- 29) South 18°55'17" East, a distance of 83.94 feet;

THENCE South 58°40'39" East, a distance of 405.38 feet;

THENCE North 61°21'13" East, a distance of 233.12 feet;

THENCE North 62°05'14" East, a distance of 187.14 feet;

THENCE North 62°17'11" East, a distance of 452.54 feet to the westerly line of County Route 161 also known as Heiden Road and continuing along same, South 37°52'19" East, a distance of 50.80 feet;

THENCE South 62°17'11" West, a distance of 461.21 feet;

THENCE South 62°05'04" West, a distance of 186.93 feet;

THENCE South 61°21'21" West, a distance of 255.70 feet to the division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent;

CONTINUING along same the following two (2) courses and distances;

1) North 69°23'31" West, a distance of 976.04 feet and

2) North 68°34'41" West, a distance of 1289.25 feet;

THENCE South 16°09'30" West, a distance of 3187.18 feet to the centerline of Thompsonville Road;

CONTINUING along same the following two (2) courses and distances;

1) South 85°20'09" West, a distance of 128.96 feet and

2) North 84°52'46" West, a distance of 67.00 feet;

THENCE crossing Thompsonville Road, South 15°41'46" West, a distance of 28.03 feet to the southerly line of Thompsonville Road and continuing along same, North 69°20'00" West, a distance of 550.03 feet;

THENCE South 15°32'37" West, a distance of 1016.98 feet;

THENCE North 70°08'54" West, a distance of 578.31 feet;

THENCE North 70°38'25" West, a distance of 123.87 feet;

THENCE South 16°14'12" West, a distance of 490.46 feet;

THENCE North 70°46'13" West, a distance of 302.97 feet to the centerline of Joyland Road;

CONTINUING along same the following seven (7) courses and distances;

1) South 14°20'03" West, a distance of 18.77 feet,

2) South 16°28'56" West, a distance of 84.25 feet,

3) South 18°49'49" West, a distance of 297.65 feet,

4) South 15°24'28" West, a distance of 327.46 feet,

5) South 14°13'43" West, a distance of 265.48 feet,

6) South 16°08'03" West, a distance of 387.79 feet and

7) South 16°01'34" West, a distance of 481.21 feet;

THENCE North 69°09'17" West, a distance of 660.73 feet;

THENCE South 27°05'36" West, a distance of 751.68 feet;

THENCE South 70°46'12" East, a distance of 804.61 feet to the aforementioned centerline of Joyland Road and continuing along same, South 16°44'54" West, a distance of 271.95 feet;

THENCE North 70°48'02" West, a distance of 1621.89 feet;

THENCE North 17°15'50" East, a distance of 272.71 feet;

THENCE North 69°58'30" West, a distance of 332.95 feet;

THENCE North 15°39'20" East, a distance of 2056.61 feet;

THENCE South 67°17'34" East, a distance of 435.20 feet;

THENCE North 23°18'44" East, a distance of 2114.90 feet to the division line of Great

Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°20'00" East, a distance of 589.67 feet;

THENCE North 16°45'00" East, a distance of 563.00 feet;

THENCE South 69°20'00" East, a distance of 350.00 feet;

THENCE South 16°45'00" West, a distance of 563.00 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, crossing Joyland Road, South 69°20'00" East, a distance of 564.60 feet;

THENCE North 15°59'14" East, a distance of 653.60 feet;

THENCE North 85°20'05" West, a distance of 247.96 feet to the centerline of Chalet Road;

CONTINUING along same the following twelve (12) courses and distances;

1) North 00°40'40" West, a distance of 125.64 feet,

2) North 01°59'27" West, a distance of 196.51 feet,

3) North 07°40'03" West, a distance of 106.27 feet,

4) North 10°12'53" West, a distance of 133.06 feet,

5) North 14°05'26" West, a distance of 136.10 feet,

6) North 13°16'52" West, a distance of 128.93 feet,

7) North 11°36'18" West, a distance of 67.40 feet,

8) North 10°32'39" West, a distance of 112.26 feet,

9) North 13°47'29" West, a distance of 68.81 feet,

10) North 20°23'04" West, a distance of 43.72 feet,

11) North 29°01'32" West, a distance of 43.33 feet and

12) North 32°24'55" West, a distance of 86.74 feet;

THENCE South 67°53'33" East, a distance of 1006.08 feet;

THENCE North 15°18'26" East, a distance of 1677.94 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 69°25'51" East, a distance of 729.84 feet;

THENCE North 20°34'10" East, a distance of 1089.00 feet;

THENCE North 69°40'38" West, a distance of 1198.83 feet;

THENCE South 20°34'08" West, a distance of 1083.29 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, North 69°20'22" West, a distance of 1198.32 feet to the approximate centerline of Kiamesha Creek;

CONTINUING along same the following fourteen (14) courses and distances;

- 1) South 38°43'45" West, a distance of 139.26 feet,
- 2) South 19°47'40" West, a distance of 29.74 feet,
- 3) South 27°06'36" West, a distance of 257.65 feet,
- 4) South 17°55'47" West, a distance of 156.34 feet,
- 5) South 07°15'06" West, a distance of 139.27 feet,
- 6) South 04°52'16" East, a distance of 73.96 feet,
- 7) South 34°58'29" West, a distance of 113.94 feet,
- 8) South 06°32'37" West, a distance of 40.45 feet,
- 9) South 04°27'53" East, a distance of 193.59 feet,
- 10) South 21°29'55" West, a distance of 59.40 feet,
- 11) South 42°46'43" West, a distance of 99.24 feet,
- 12) South 48°59'16" West, a distance of 127.61 feet,
- 13) South 67°35'53" West, a distance of 170.27 feet and
- 14) South 55°07'46" West, a distance of 165.72 feet;

THENCE North 67°53'33" West, a distance of 1819.46 feet to the division line of lot 25 on the west & lot 17 on the east of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 15°30'21" West, a distance of 1710.73 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°24'26" East, a distance of 235.78 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet;

THENCE North 72°01'55" West, a distance of 982.75 feet;

THENCE North 76°39'59" East, a distance of 232.83 feet;

THENCE North 73°01'32" East, a distance of 176.88 feet;

THENCE North 41°17'23" East, a distance of 85.80 feet;

THENCE North 71°01'59" West, a distance of 1320.42 feet to the centerline of Rock

Ridge Road;

CONTINUING along same the following four (4) courses and distances;

1) North 28°37'25" East, a distance of 100.70 feet,

2) North 26°34'44" East, a distance of 96.63 feet,

3) North 24°04'40" East, a distance of 150.63 feet and

4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 68°21'00" East, a distance of 340.87 feet;

THENCE North 17°31'14" East, a distance of 340.63 feet;

THENCE North 73°19'53" West, a distance of 338.06 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following two (2) courses and distances;

1) North 17°53'01" East, a distance of 355.39 feet and

2) North 16°35'59" East, a distance of 436.20 feet;

THENCE South 74°29'17" East, a distance of 157.89 feet;

THENCE North 16°07'09" East, a distance of 150.00 feet;

THENCE North 74°29'14" West, a distance of 157.90 feet to the aforementioned centerline of Rock Ridge Road and continuing along same, North 15°53'56" East, a distance of 136.87 feet;

THENCE South 70°39'43" East, a distance of 669.63 feet;

THENCE North 16°28'02" East, a distance of 304.22 feet;

THENCE South 68°26'44" East, a distance of 292.93 feet;

THENCE North 30°13'30" East, a distance of 650.09 feet;

THENCE North 22°16'58" East, a distance of 484.81 feet;

THENCE North 56°04'23" West, a distance of 458.00 feet;

THENCE North 53°40'37" East, a distance of 178.00 feet;

THENCE North 51°04'23" West, a distance of 185.71 feet to the westerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following two (2) courses and distances;

1) North 57°58'49" East, a distance of 169.61 feet and

2) North 58°05'21" East, a distance of 483.00 feet;

THENCE North 23°40'50" West, a distance of 30.52 feet to the centerline of
aforementioned County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

1) North 67°03'00" East, a distance of 444.34 feet,

2) North 62°36'00" East, a distance of 547.50 feet,

3) North 53°39'40" East, a distance of 78.54 feet,

4) North 40°11'42" East, a distance of 604.35 feet,

5) North 39°59'49" East, a distance of 230.03 feet to a point of curvature,

6) Along the curve to the left having a radius of 410.28 feet and an arc length of
262.55 feet to a point of tangency and

7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 12, 19.1, 20.1, 20.2, 20.3, & 22
and Section 15 Block 1 Lot(s) 11.1, 11.2, part of 12.1, 14.1, 14.2, 18, 19, 22, 24, 25, 35.7, & 51,
and Section 23 Block 1 Lot (s) 53, 54.1, 54.2, 54.3, 54.4, 55, & 61.2, and Section 23 Block 2
Lot(s) 2, 3, 4, & 6 and Section 9 Block 1 Lot 35 & part of lot 34.1 of the Town of Thompson Tax
Maps.

15-1-143
15-1-123
23-2-1

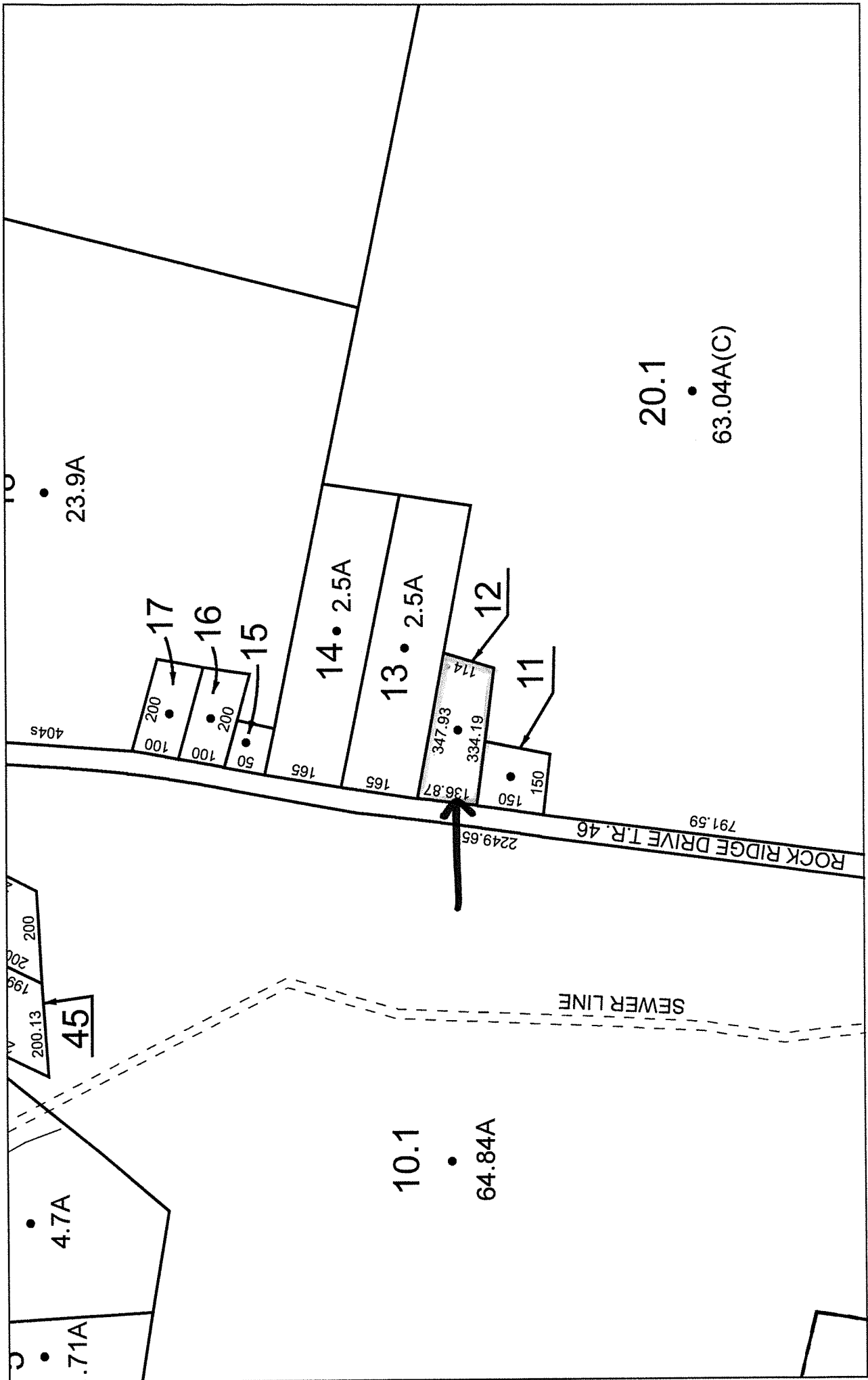
↑
no



SULLIVAN COUNTY
TAX MAP DEPARTMENT
NOT FOR PUBLICATION OR REPRODUCTION
WITHOUT WRITTEN PERMISSION FROM THE
TAX MAP DEPARTMENT, 100 N. YORK STREET, SUITE 200
MONTICELLO, NEW YORK 14856

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
TAX MAP
DATE: 03/20/2024
BY: [Signature]
SCALE: AS SHOWN
NAD 83 DATUM
UTM PROJECTION
ZONE 18N
Easting: 650000
Northing: 4600000
Datum: NAD 83
Units: Meter

REVISION TABLE		SPECIAL DISTRICTS		LEGEND	
NO.	DATE	NAME	TYPE	SYMBOL	DESCRIPTION
1	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
2	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
3	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
4	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
5	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
6	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
7	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
8	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
9	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
10	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
11	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
12	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
13	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
14	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
15	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
16	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
17	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
18	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
19	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
20	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
21	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
22	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
23	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
24	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
25	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
26	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
27	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
28	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
29	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
30	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
31	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
32	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
33	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
34	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
35	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
36	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
37	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
38	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
39	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
40	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
41	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
42	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
43	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
44	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
45	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
46	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
47	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
48	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
49	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
50	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
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52	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
53	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
54	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
55	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
56	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
57	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
58	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
59	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
60	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
61	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
62	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
63	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
64	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
65	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
66	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
67	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
68	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
69	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
70	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
71	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
72	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
73	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
74	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
75	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
76	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
77	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
78	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
79	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
80	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
81	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
82	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
83	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
84	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
85	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
86	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
87	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
88	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
89	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
90	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
91	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
92	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
93	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
94	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
95	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
96	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
97	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
98	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
99	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL
100	03/20/2024	ADDITIONAL	NEW	[Symbol]	ADDITIONAL



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3905 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-12
 Kansas City MO 64106

Land Assessment: \$7,400.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$7,400.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$138.16 **Acreeage:** 0.98 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7400.00	3.301084	\$24.43
NYS Welfare Mandates	7400.00	0.967879	\$7.16
Other NYS Mandates	7400.00	2.717525	\$20.11
County Levy	7400.00	1.548595	\$11.46
Town to Highway	7400.00	3.154942	\$23.35
Highway Outside Vill	7400.00	1.976646	\$14.63
Gen Fund out of Vill	7400.00	0.103961	\$0.77
Monticello Joint FD	7400.00	1.840265	\$13.62
E b crawford mem lib	7400.00	0.562473	\$4.16
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	3.00	6.156489	\$18.47

Total Tax: \$138.16

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$138.16	
01/30/2014	Payment	(\$138.16)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3912
Tax Map #:
 13.-3-12

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$7,400.00
Total Assessment: \$7,400.00
Tax Before Star: \$143.42
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 0.98
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7400.00	3.484705	\$25.79
NYS Welfare Mandates	7400.00	1.266335	\$9.37
Other NYS Mandates	7400.00	2.644283	\$19.57
County Levy	7400.00	1.180434	\$8.74
Town to Highway	7400.00	3.245076	\$24.01
Highway Outside Vill	7400.00	1.876746	\$13.89
Gen Fund out of Vill	7400.00	0.088185	\$0.65
Monticello Joint FD	7400.0000	1.786291	\$13.22
E b crawford mem lib	7400.0000	0.390867	\$2.89
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	3.0000	8.429513	\$25.29

Total Tax: \$143.42

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$143.42	
01/22/2013	Payment	(\$143.42)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3915
Tax Map #:
 13.-3-12

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$7,400.00
Total Assessment: \$7,400.00
Tax Before Star: \$132.32
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.98
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7400.00	3.303816	\$24.45
NYS Welfare Mandates	7400.00	1.252189	\$9.27
Other NYS Mandates	7400.00	2.634994	\$19.50
County Levy	7400.00	0.52444	\$3.88
Town to Highway	7400.00	2.68147	\$19.84
Highway Outside Vill	7400.00	1.870323	\$13.84
Gen Fund out of Vill	7400.00	0.061713	\$0.46
Monticello Joint FD	7400.0000	1.79074	\$13.25
E b crawford mem lib	7400.0000	0.331803	\$2.46
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	3.0000	8.457561	\$25.37

Total Tax: \$132.32

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$132.32	
01/24/2012	Payment	(\$132.32)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
 Dr **Owner:** **Bill #:** 3918 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 13.-3-12 Monticell
 Kiamesha Lake NY 12751

Land Assessment: \$7,400.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$7,400.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$120.42 **Acreage:** 0.98 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7400.00	7.607815	\$56.30
Town to Highway	7400.00	1.753363	\$12.97
Highway Outside Vill	7400.00	2.251213	\$16.66
Gen Fund out of Vill	7400.00	0.00022	\$0.00
Monticello Joint FD	7400.0000	1.765412	\$13.06
E b crawford mem lib	7400.0000	0.329987	\$2.44
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	3.0000	6.329784	\$18.99

Total Tax: \$120.42

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$120.42	
01/19/2011	Payment	(\$120.42)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$120.42 **
02/28/2011	\$1.20	\$0.00	\$121.62 **
03/31/2011	\$2.41	\$2.00	\$124.83 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
 Dr **Owner:**
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3935
Tax Map #:
 13.-3-12

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$7,400.00
Total Assessment: \$7,400.00
Tax Before Star: \$286.27
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.98
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7400.00	7.81	\$57.81
Town to Highway	7400.00	1.85	\$13.69
Highway Outside Vill	7400.00	2.24	\$16.56
Gen Fund out of Vill	7400.00	0	\$0.00
School Relevy	7400.0000	1	\$150.46
Monticello Joint FD	7400.0000	1.72	\$12.70
E b crawford mem lib	7400.0000	0.3	\$2.21
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	3.0000	10.95	\$32.84

Total Tax: \$286.27

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$286.27	

Tax Due: \$286.27 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$286.27 **
02/28/2010	\$2.86	\$0.00	\$289.13 **
03/31/2010	\$5.73	\$2.00	\$294.00 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-12
 Bill # 014033
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	162.46
Tax Paid:	162.46
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	7,400	21.953500	162.46

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00008	162.46	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-17**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Kiamesha Concord, Inc.** by deed recorded in Liber 756 at page 418 on August 3, 1971
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-17

Schedule "A" Description

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'F' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows.

BEGINNING at a point in the centerline of Rock Ridge Road said point being the northwesterly corner of the herein described parcel;

THENCE South $65^{\circ}52'50''$ East, a distance of 225.51 feet;

THENCE South $19^{\circ}07'10''$ West, a distance of 100.00 feet;

THENCE North $65^{\circ}52'50''$ West, a distance of 222.29 feet to the aforementioned the centerline of Rock Ridge Road and continuing along same, North $17^{\circ}17'17''$ East, a distance of 100.33 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 22305 square feet; or 0.512 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot 17 of the Town of Thompson Tax



SULLIVAN COUNTY
TAX MAP DEPARTMENT
JANUARY 1, 2013
MAY 1, 2013
MAY 1, 2013
MAY 1, 2013



WEBER MAPPING

REVISION TABLE

NO.	DATE	DESCRIPTION
1	01/01/13	INITIAL RELEASE
2	05/01/13	2012 TAX MAP
3	01/01/13	2013 TAX MAP

SPECIAL DISTRICTS

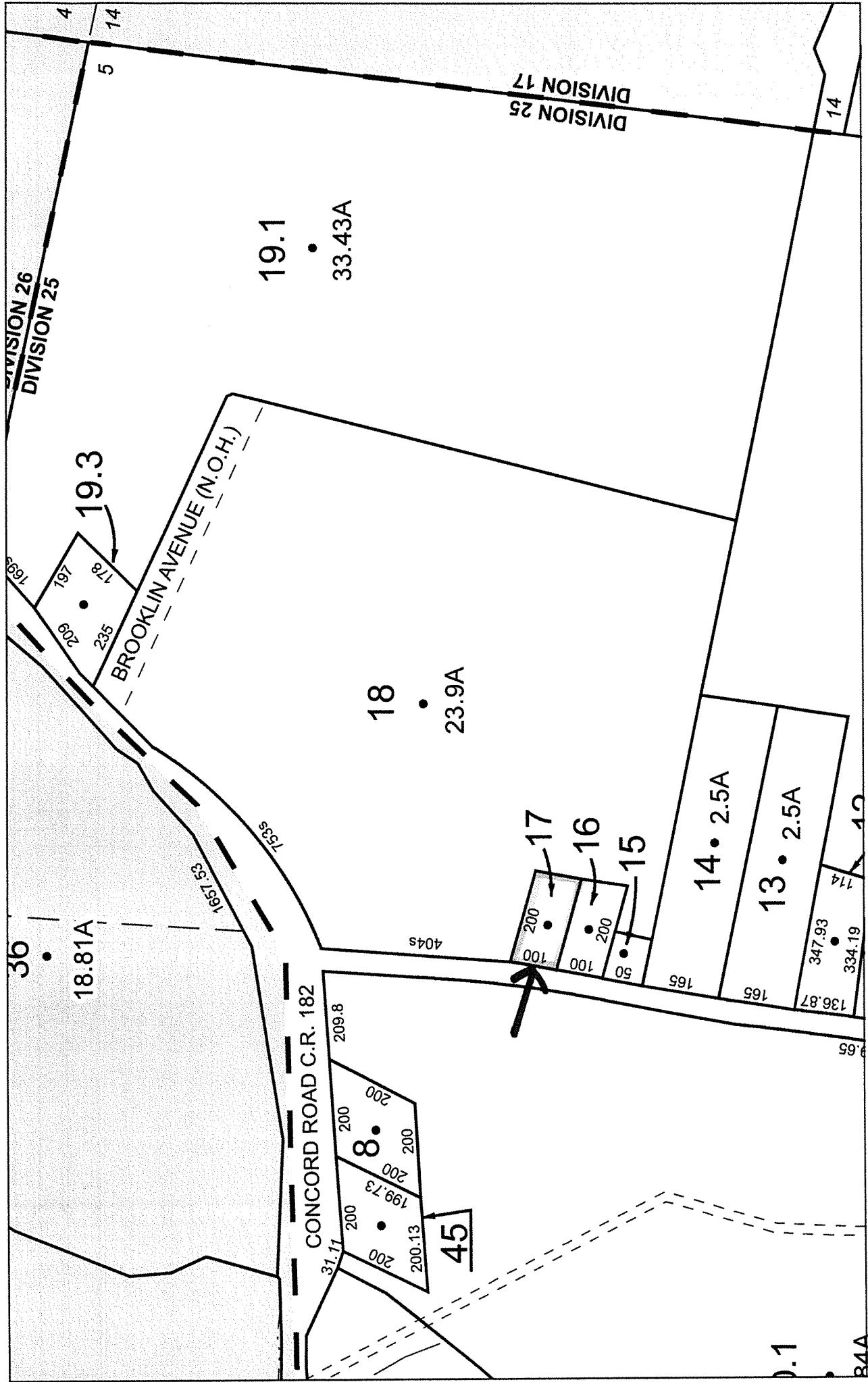
DISTRICT	NAME	STATUS
1
2
3

LEGEND

SYMBOL	DESCRIPTION
...	...
...	...
...	...



TOWN OF THOMPSON
SULLIVAN COUNTY, NY
MAY 1, 2013



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3910 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-17
 Kansas City MO 64106

Land Assessment: **Front:** 100 **Book #:** 2010
 \$40,500.00 **Depth:** 200 **Page #:** 56692
Total Assessment: **Acres:** 0 **Roll Section:** 1
 \$78,300.00 **Bank:** **Class:** 210
Tax Before Star: \$2,095.96
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	78300.00	3.301084	\$258.47
NYS Welfare Mandates	78300.00	0.967879	\$75.78
Other NYS Mandates	78300.00	2.717525	\$212.78
County Levy	78300.00	1.548595	\$121.25
Town to Highway	78300.00	3.154942	\$247.03
Highway Outside Vill	78300.00	1.976646	\$154.77
Gen Fund out of Vill	78300.00	0.103961	\$8.14
Monticello Joint FD	78300.00	1.840265	\$144.09
E b crawford mem lib	78300.00	0.562473	\$44.04
Kiamesha lake sewer	8.00	88.458921	\$663.44
Kiamesha lake sewer	8.00	6.156489	\$46.17
Solid Waste Fee	120.00	1	\$120.00

Total Tax: \$2,095.96

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$2,095.96	
01/30/2014	Payment	(\$2,095.96)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
 Dr **Owner:** **Bill #:** 3917 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-17 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 100 **Book #:** 2010
 \$40,500.00 **Depth:** 200 **Page #:** 56692
Total Assessment: **Acreage:** 0 **Roll Section:** 1
 \$78,300.00 **Bank:** **Class:** 210
Tax Before Star: \$2,073.46
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	78300.00	3.484705	\$272.85
NYS Welfare Mandates	78300.00	1.266335	\$99.15
Other NYS Mandates	78300.00	2.644283	\$207.05
County Levy	78300.00	1.180434	\$92.43
Town to Highway	78300.00	3.245076	\$254.09
Highway Outside Vill	78300.00	1.876746	\$146.95
Gen Fund out of Vill	78300.00	0.088185	\$6.90
Monticello Joint FD	78300.0000	1.786291	\$139.87
E b crawford mem lib	78300.0000	0.390867	\$30.60
Kiamesha lake sewer	7.5000	85.379658	\$640.35
Kiamesha lake sewer	7.5000	8.429513	\$63.22
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$2,073.46

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$2,073.46	
01/22/2013	Payment	(\$2,073.46)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3920
Tax Map #:
 13.-3-17

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$40,500.00
Total Assessment:
 \$78,300.00
Tax Before Star: \$1,896.43
Star Savings: \$0.00

Front: 100
Depth: 200
Acreage: 0
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 210

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	78300.00	3.303816	\$258.69
NYS Welfare Mandates	78300.00	1.252189	\$98.05
Other NYS Mandates	78300.00	2.634994	\$206.32
County Levy	78300.00	0.52444	\$41.06
Town to Highway	78300.00	2.68147	\$209.96
Highway Outside Vill	78300.00	1.870323	\$146.45
Gen Fund out of Vill	78300.00	0.061713	\$4.83
Monticello Joint FD	78300.0000	1.79074	\$140.21
E b crawford mem lib	78300.0000	0.331803	\$25.98
Kiamesha lake sewer	7.5000	77.526874	\$581.45
Kiamesha lake sewer	7.5000	8.457561	\$63.43
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$1,896.43

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$1,896.43	
01/24/2012	Payment	(\$1,896.43)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3923
Tax Map #: 13.-3-17

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$40,500.00
Total Assessment: \$78,300.00
Tax Before Star: \$1,820.22
Star Savings: \$0.00

Front: 100
Depth: 200
Acres: 0
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 210

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	78300.00	7.607815	\$595.69
Town to Highway	78300.00	1.753363	\$137.29
Highway Outside Vill	78300.00	2.251213	\$176.27
Gen Fund out of Vill	78300.00	0.00022	\$0.02
Monticello Joint FD	78300.0000	1.765412	\$138.23
E b crawford mem lib	78300.0000	0.329987	\$25.84
Kiamesha lake sewer	7.5000	77.254174	\$579.41
Kiamesha lake sewer	7.5000	6.329784	\$47.47
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$1,820.22

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,820.22	
01/19/2011	Payment	(\$1,820.22)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$1,820.22 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge Dr
Owner: Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3940
Tax Map #: 13.-3-17

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$40,500.00
Total Assessment: \$78,300.00
Tax Before Star: \$3,382.41
Star Savings: \$0.00

Front: 100
Depth: 200
Acreage: 0
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 210

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	78300.00	7.81	\$611.67
Town to Highway	78300.00	1.85	\$144.82
Highway Outside Vill	78300.00	2.24	\$175.26
Gen Fund out of Vill	78300.00	0	\$0.00
School Relevy	78300.0000	1	\$1,591.98
Monticello Joint FD	78300.0000	1.72	\$134.38
E b crawford mem lib	78300.0000	0.3	\$23.37
Kiamesha lake sewer	7.5000	71.18	\$533.88
Kiamesha lake sewer	7.5000	10.95	\$82.10
Solid Waste Fee	84.9500	1	\$84.95

Total Tax: \$3,382.41

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$3,382.41	

Tax Due: \$3,382.41 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$3,382.41 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-17
 Bill # 014038
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	1,718.96
Tax Paid:	1,718.96
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	78,300	21.953500	1,718.96

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00009	1,718.96	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-18**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPT Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Raymond Parker** by deed recorded in Liber 561 at page 349 on April 28, 1958
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 15, 2011
- **EPT Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-18

SECTION 25 BOOK 1 LOT(S) 79 & 82 OF THE TOWN OF THOMPSON, SULLIVAN COUNTY

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'LH2' and shown on a map entitled "Map of Parcels Prepared for EPT Concord II, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated March 15, 2012" which is more particularly bounded and described as follows:

BEGINNING at the intersection the centerline of Rock Ridge Road and the southerly line of County Route 182 also known as Concord Road and continuing along said southerly line of County Route 182 also known as Concord Road the following six (6) courses and distances;

Continued →

- 226) North $82^{\circ}58'43''$ East, a distance of 120.00 feet,
- 227) North $68^{\circ}30'54''$ East, a distance of 165.61 feet,
- 228) North $61^{\circ}17'31''$ East, a distance of 89.00 feet,
- 229) North $48^{\circ}54'38''$ East, a distance of 197.54 feet,
- 230) North $53^{\circ}57'25''$ East, a distance of 216.00 feet and
- 231) North $57^{\circ}58'49''$ East, a distance of 201.18 feet to the northwest corner of now or formerly Parker said point also being on the southerly line of the Harness Race Track Parcel 4 as shown on a map entitled "Amendment to Filed Lot Improvement / Consolidation Plan Prepared for Concord Associates, LP and Concord Resort LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 11, 2009" filed in the Sullivan County Clerks Office on June 29, 2009 in Volume 12 at page 87;

CONTINUING along aforementioned southerly line of the Harness Race Track Parcel 4 the following three (3) courses and distances;

- 232) South $51^{\circ}04'22''$ East, a distance of 185.72 feet,
 - 233) South $53^{\circ}40'37''$ West, a distance of 178.00 feet and
 - 234) South $56^{\circ}04'23''$ East, a distance of 458.00 feet;
- THENCE South $22^{\circ}16'58''$ West, a distance of 484.81 feet;
THENCE South $30^{\circ}13'30''$ West, a distance of 650.09 feet;
THENCE North $68^{\circ}26'44''$ West, a distance of 292.93 feet;
THENCE North $16^{\circ}26'39''$ East, a distance of 25.78 feet;
THENCE North $70^{\circ}39'48''$ West, a distance of 538.92 feet;
THENCE North $21^{\circ}01'35''$ East, a distance of 67.91 feet;
THENCE South $66^{\circ}30'26''$ East, a distance of 98.31 feet;
THENCE North $19^{\circ}07'10''$ East, a distance of 200.00 feet;
THENCE North $65^{\circ}52'50''$ West, a distance of 225.51 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following three (3) courses and distances;

- 235) North $17^{\circ}17'23''$ East, a distance of 18.64 feet,
- 236) North $13^{\circ}02'52''$ East, a distance of 201.98 feet and

237) North $10^{\circ}36'45''$ East, a distance of 178.79 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 1,126,189 square feet; or 25.854 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 18 and 19.3 of the Town of Thompson Tax Maps.



SULLIVAN COUNTY
TAX MAP DEPARTMENT
FOR THE PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE
UNLESS REFERRED TO BY THE
Municipal Code of the County



WARREN MAPPING
LAND SURVEYING & ENGINEERING
1000 N. 10TH ST. SUITE 100
WARREN, NY 12158
PHONE: 518-537-1111
WWW.WARREN-MAPPING.COM

DATE	CHANGED	REVISION TABLE
11/15/11	1	ADDED
11/15/11	2	ADDED
11/15/11	3	ADDED
11/15/11	4	ADDED
11/15/11	5	ADDED
11/15/11	6	ADDED
11/15/11	7	ADDED
11/15/11	8	ADDED
11/15/11	9	ADDED
11/15/11	10	ADDED
11/15/11	11	ADDED
11/15/11	12	ADDED
11/15/11	13	ADDED
11/15/11	14	ADDED
11/15/11	15	ADDED
11/15/11	16	ADDED
11/15/11	17	ADDED
11/15/11	18	ADDED
11/15/11	19	ADDED
11/15/11	20	ADDED
11/15/11	21	ADDED
11/15/11	22	ADDED
11/15/11	23	ADDED

NAME	ADDRESS	PHONE	EMAIL
WARREN MAPPING	1000 N. 10TH ST. SUITE 100	518-537-1111	WWW.WARREN-MAPPING.COM

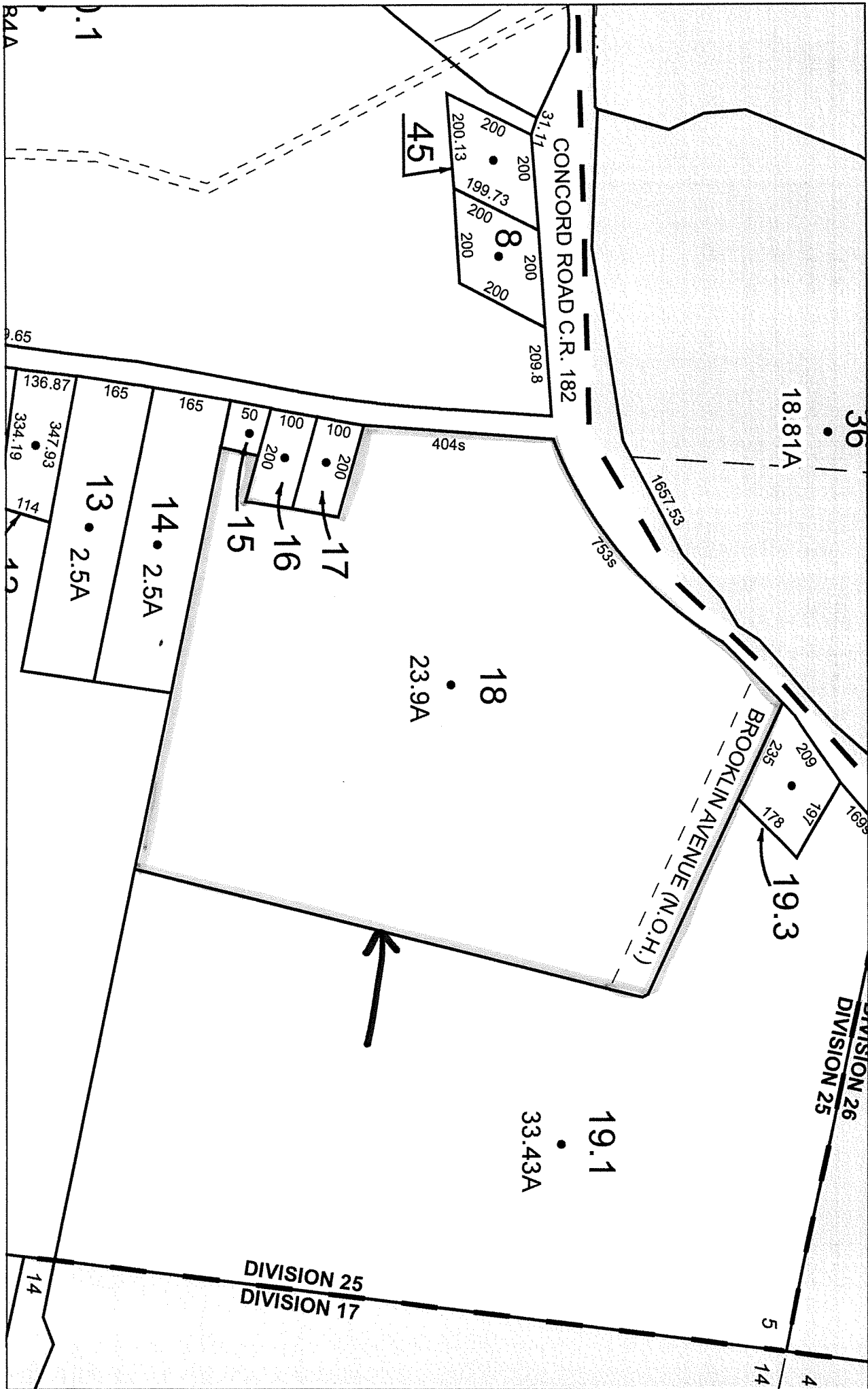
SPECIAL DISTRICTS	NAME	ADDRESS	PHONE	EMAIL
1	WARREN	1000 N. 10TH ST. SUITE 100	518-537-1111	WWW.WARREN-MAPPING.COM

SECTION	NAME	ADDRESS	PHONE	EMAIL
1	WARREN	1000 N. 10TH ST. SUITE 100	518-537-1111	WWW.WARREN-MAPPING.COM

SECTION	NAME	ADDRESS	PHONE	EMAIL
1	WARREN	1000 N. 10TH ST. SUITE 100	518-537-1111	WWW.WARREN-MAPPING.COM

SECTION	NAME	ADDRESS	PHONE	EMAIL
1	WARREN	1000 N. 10TH ST. SUITE 100	518-537-1111	WWW.WARREN-MAPPING.COM

TOWN OF THOMPSON
WARREN MAPPING
1000 N. 10TH ST. SUITE 100
WARREN, NY 12158
PHONE: 518-537-1111
WWW.WARREN-MAPPING.COM



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
 Dr **Owner:** **Bill #:** 3911 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-18
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2011
 \$82,600.00 **Depth:** 0 **Page #:** 8394
Total Assessment: **Acreage:** 25.04 **Roll Section:** 1
 \$82,600.00 **Bank:** **Class:** 322
Tax Before Star: \$2,074.71
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	82600.00	3.301084	\$272.67
NYS Welfare Mandates	82600.00	0.967879	\$79.95
Other NYS Mandates	82600.00	2.717525	\$224.47
County Levy	82600.00	1.548595	\$127.91
Town to Highway	82600.00	3.154942	\$260.60
Highway Outside Vill	82600.00	1.976646	\$163.27
Gen Fund out of Vill	82600.00	0.103961	\$8.59
Monticello Joint FD	82600.00	1.840265	\$152.01
E b crawford mem lib	82600.00	0.562473	\$46.46
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	120.00	6.156489	\$738.78

Total Tax: \$2,074.71

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$2,074.71	
01/30/2014	Payment	(\$2,074.71)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3918
Tax Map #:
 13.-3-18

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$82,600.00
Total Assessment: \$82,600.00
Tax Before Star: \$2,330.08
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 25.04
Bank:

Book #: 2011
Page #: 8394
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	82600.00	3.484705	\$287.84
NYS Welfare Mandates	82600.00	1.266335	\$104.60
Other NYS Mandates	82600.00	2.644283	\$218.42
County Levy	82600.00	1.180434	\$97.50
Town to Highway	82600.00	3.245076	\$268.04
Highway Outside Vill	82600.00	1.876746	\$155.02
Gen Fund out of Vill	82600.00	0.088185	\$7.28
Monticello Joint FD	82600.0000	1.786291	\$147.55
E b crawford mem lib	82600.0000	0.390867	\$32.29
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	120.0000	8.429513	\$1,011.54

Total Tax: \$2,330.08

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$2,330.08	
01/22/2013	Payment	(\$2,330.08)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
 Dr **Owner:** Parker Raymond
 C/O EPT Concord II LLC
 35 West Pershing Rd Ste 201
 Kansas City MO 64108

Account #:
Bill #: 3921
Tax Map #:
 13.-3-18

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$79,800.00
Total Assessment: \$79,800.00
Tax Before Star: \$2,168.12
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 23.9
Bank:

Book #: 0561
Page #: 00349
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	79800.00	3.303816	\$263.64
NYS Welfare Mandates	79800.00	1.252189	\$99.92
Other NYS Mandates	79800.00	2.634994	\$210.27
County Levy	79800.00	0.52444	\$41.85
Town to Highway	79800.00	2.68147	\$213.98
Highway Outside Vill	79800.00	1.870323	\$149.25
Gen Fund out of Vill	79800.00	0.061713	\$4.92
Monticello Joint FD	79800.0000	1.79074	\$142.90
E b crawford mem lib	79800.0000	0.331803	\$26.48
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	120.0000	8.457561	\$1,014.91

Total Tax: \$2,168.12

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$2,168.12	
01/24/2012	Payment	(\$2,168.12)	Owner

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner: Parker Raymond
 Robinson Brog etal
 875 Third Ave Fl 9
 New York NY 10022

Account #:
Bill #: 3924
Tax Map #:
 13.-3-18

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$79,800.00
Total Assessment: \$79,800.00
Tax Before Star: \$1,853.47
Star Savings: \$0.00

Front: 0
Depth: 0
Acreege: 23.9
Bank:

Book #: 0561
Page #: 00349
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	79800.00	7.607815	\$607.10
Town to Highway	79800.00	1.753363	\$139.92
Highway Outside Vill	79800.00	2.251213	\$179.65
Gen Fund out of Vill	79800.00	0.00022	\$0.02
Monticello Joint FD	79800.0000	1.765412	\$140.88
E b crawford mem lib	79800.0000	0.329987	\$26.33
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	120.0000	6.329784	\$759.57

Total Tax: \$1,853.47

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,853.47	
01/11/2011	Payment	(\$1,853.47)	ROBINSON ATTY

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$1,853.47 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner: Parker Raymond
 1345 Ave of Americas Fl 31
 New York NY 10105

Account #:
Bill #: 3941
Tax Map #: 13.-3-18

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$79,800.00
Total Assessment: \$79,800.00
Tax Before Star: \$2,423.96
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 23.9
Bank:

Book #: 0561
Page #: 00349
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	79800.00	7.81	\$623.39
Town to Highway	79800.00	1.85	\$147.59
Highway Outside Vill	79800.00	2.24	\$178.62
Gen Fund out of Vill	79800.00	0	\$0.00
Monticello Joint FD	79800.0000	1.72	\$136.95
E b crawford mem lib	79800.0000	0.3	\$23.82
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	120.0000	10.95	\$1,313.59

Total Tax: \$2,423.96

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$2,423.96	
01/31/2010		(\$2,423.96)	Owner

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$2,423.96 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-18
 Bill # 014039
 School Code: 484601
 Liber / Page: 2011 / 8394

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Tax Amount:	1,813.36
Tax Paid:	1,813.36
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	82,600	21.953500	1,813.36

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/30/13	TRADITIONAL GOLF MGMT	0286-00009	1,813.36	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-19.1**
- Address: **Concord Road**
- 100 % fee title is vested in: EPT Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 865 at page 116 on July 20, 1977 and in Liber 1247 at page 312 on October 20, 1986
- **County of Sullivan** by deed recorded in Liber 1978 at page 454 on November 3, 1997 and in Liber 2001 at page 543 on March 2, 1998
- **Concord Associates, LP** by deed recorded in Liber 2185 at page 378 on April 27, 2000
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPT Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Covenants, Restrictions & Easements:** County of Sullivan to Concord Associates, LP dated April 26, 2000 and recorded April 27, 2000 in Liber 2185 at page 378 – See Exhibit III
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-19.1

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'C' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of County Route No. 109 also known as Kiamesha Lake Road and the centerline of County Route 182 also known as Concord Road and continuing along the aforementioned southerly line of County Route No. 109 also known as Kiamesha Lake Road the following nine (9) courses and distances;

- 1) South $87^{\circ}35'17''$ East, a distance of 150.86 feet,
- 2) South $88^{\circ}28'17''$ East, a distance of 94.01 feet,
- 3) South $87^{\circ}52'17''$ East, a distance of 70.39 feet,

Continued →

- 4) South 86°57'17" East, a distance of 147.30 feet,
- 5) South 86°32'17" East, a distance of 200.40 feet,
- 6) South 86°51'17" East, a distance of 310.71 feet,
- 7) South 87°19'17" East, a distance of 467.40 feet,
- 8) South 86°52'59" East, a distance of 289.67 feet and
- 9) South 77°47'08" East, a distance of 482.81 feet to a point on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south;

CONTINUING along same the following two (2) courses and distances;

- 1) South 68°45'29" East, a distance of 959.75 feet and
- 2) South 69°00'29" East, a distance of 1223.13 feet to the approximate centerline of the West Branch of Sheldrake Stream;

CONTINUING along same the following twenty-nine (29) courses and distances;

- 1) South 07°51'27" East, a distance of 30.42 feet,
- 2) South 19°46'28" East, a distance of 354.20 feet,
- 3) South 37°38'32" East, a distance of 180.68 feet,
- 4) South 22°37'10" East, a distance of 96.91 feet,
- 5) South 11°59'08" East, a distance of 366.93 feet,
- 6) South 43°11'52" East, a distance of 95.64 feet,
- 7) South 67°43'50" East, a distance of 102.99 feet,
- 8) South 61°57'30" East, a distance of 72.30 feet,
- 9) South 06°47'30" East, a distance of 86.33 feet,
- 10) South 28°46'20" West, a distance of 67.03 feet,
- 11) South 06°51'14" East, a distance of 28.12 feet,
- 12) South 37°49'38" East, a distance of 118.30 feet,
- 13) South 25°10'27" East, a distance of 89.74 feet,
- 14) South 07°26'20" East, a distance of 120.14 feet,
- 15) South 01°55'56" East, a distance of 423.06 feet,
- 16) South 21°42'05" East, a distance of 166.05 feet,
- 17) South 03°21'10" East, a distance of 71.11 feet,

- 18) South 33°47'03" East, a distance of 160.33 feet,
- 19) South 89°11'55" East, a distance of 80.45 feet,
- 20) South 42°01'43" East, a distance of 134.90 feet,
- 21) South 18°46'10" West, a distance of 14.55 feet,
- 22) South 13°35'40" East, a distance of 75.29 feet,
- 23) South 00°58'26" West, a distance of 234.27 feet,
- 24) South 08°53'16" West, a distance of 119.20 feet,
- 25) South 10°00'15" East, a distance of 241.24 feet,
- 26) South 29°19'03" East, a distance of 323.51 feet,
- 27) South 23°33'36" East, a distance of 286.99 feet,
- 28) South 07°03'12" East, a distance of 111.94 feet and
- 29) South 18°55'17" East, a distance of 83.94 feet;

THENCE South 58°40'39" East, a distance of 405.38 feet;

THENCE North 61°21'13" East, a distance of 233.12 feet;

THENCE North 62°05'14" East, a distance of 187.14 feet;

THENCE North 62°17'11" East, a distance of 452.54 feet to the westerly line of County Route 161 also known as Heiden Road and continuing along same, South 37°52'19" East, a distance of 50.80 feet;

THENCE South 62°17'11" West, a distance of 461.21 feet;

THENCE South 62°05'04" West, a distance of 186.93 feet;

THENCE South 61°21'21" West, a distance of 255.70 feet to the division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent;

CONTINUING along same the following two (2) courses and distances;

1) North 69°23'31" West, a distance of 976.04 feet and

2) North 68°34'41" West, a distance of 1289.25 feet;

THENCE South 16°09'30" West, a distance of 3187.18 feet to the centerline of Thompsonville Road;

CONTINUING along same the following two (2) courses and distances;

1) South 85°20'09" West, a distance of 128.96 feet and

2) North 84°52'46" West, a distance of 67.00 feet;

THENCE crossing Thompsonville Road, South 15°41'46" West, a distance of 28.03 feet to the southerly line of Thompsonville Road and continuing along same, North 69°20'00" West, a distance of 550.03 feet;

THENCE South 15°32'37" West, a distance of 1016.98 feet;

THENCE North 70°08'54" West, a distance of 578.31 feet;

THENCE North 70°38'25" West, a distance of 123.87 feet;

THENCE South 16°14'12" West, a distance of 490.46 feet;

THENCE North 70°46'13" West, a distance of 302.97 feet to the centerline of Joyland Road;

CONTINUING along same the following seven (7) courses and distances;

1) South 14°20'03" West, a distance of 18.77 feet,

2) South 16°28'56" West, a distance of 84.25 feet,

3) South 18°49'49" West, a distance of 297.65 feet,

4) South 15°24'28" West, a distance of 327.46 feet,

5) South 14°13'43" West, a distance of 265.48 feet,

6) South 16°08'03" West, a distance of 387.79 feet and

7) South 16°01'34" West, a distance of 481.21 feet;

THENCE North 69°09'17" West, a distance of 660.73 feet;

THENCE South 27°05'36" West, a distance of 751.68 feet;

THENCE South 70°46'12" East, a distance of 804.61 feet to the aforementioned centerline of Joyland Road and continuing along same, South 16°44'54" West, a distance of 271.95 feet;

THENCE North 70°48'02" West, a distance of 1621.89 feet;

THENCE North 17°15'50" East, a distance of 272.71 feet;

THENCE North 69°58'30" West, a distance of 332.95 feet;

THENCE North 15°39'20" East, a distance of 2056.61 feet;

THENCE South 67°17'34" East, a distance of 435.20 feet;

THENCE North 23°18'44" East, a distance of 2114.90 feet to the division line of Great

Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°20'00" East, a distance of 589.67 feet;

THENCE North 16°45'00" East, a distance of 563.00 feet;

THENCE South 69°20'00" East, a distance of 350.00 feet;

THENCE South 16°45'00" West, a distance of 563.00 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, crossing Joyland Road, South 69°20'00" East, a distance of 564.60 feet;

THENCE North 15°59'14" East, a distance of 653.60 feet;

THENCE North 85°20'05" West, a distance of 247.96 feet to the centerline of Chalet Road;

CONTINUING along same the following twelve (12) courses and distances;

- 1) North 00°40'40" West, a distance of 125.64 feet,
- 2) North 01°59'27" West, a distance of 196.51 feet,
- 3) North 07°40'03" West, a distance of 106.27 feet,
- 4) North 10°12'53" West, a distance of 133.06 feet,
- 5) North 14°05'26" West, a distance of 136.10 feet,
- 6) North 13°16'52" West, a distance of 128.93 feet,
- 7) North 11°36'18" West, a distance of 67.40 feet,
- 8) North 10°32'39" West, a distance of 112.26 feet,
- 9) North 13°47'29" West, a distance of 68.81 feet,
- 10) North 20°23'04" West, a distance of 43.72 feet,
- 11) North 29°01'32" West, a distance of 43.33 feet and
- 12) North 32°24'55" West, a distance of 86.74 feet;

THENCE South 67°53'33" East, a distance of 1006.08 feet;

THENCE North 15°18'26" East, a distance of 1677.94 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 69°25'51" East, a distance of 729.84 feet;

THENCE North 20°34'10" East, a distance of 1089.00 feet;

THENCE North 69°40'38" West, a distance of 1198.83 feet;

THENCE South 20°34'08" West, a distance of 1083.29 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, North 69°20'22" West, a distance of 1198.32 feet to the approximate centerline of Kiamesha Creek;

CONTINUING along same the following fourteen (14) courses and distances;

- 1) South 38°43'45" West, a distance of 139.26 feet,
- 2) South 19°47'40" West, a distance of 29.74 feet,
- 3) South 27°06'36" West, a distance of 257.65 feet,
- 4) South 17°55'47" West, a distance of 156.34 feet,
- 5) South 07°15'06" West, a distance of 139.27 feet,
- 6) South 04°52'16" East, a distance of 73.96 feet,
- 7) South 34°58'29" West, a distance of 113.94 feet,
- 8) South 06°32'37" West, a distance of 40.45 feet,
- 9) South 04°27'53" East, a distance of 193.59 feet,
- 10) South 21°29'55" West, a distance of 59.40 feet,
- 11) South 42°46'43" West, a distance of 99.24 feet,
- 12) South 48°59'16" West, a distance of 127.61 feet,
- 13) South 67°35'53" West, a distance of 170.27 feet and
- 14) South 55°07'46" West, a distance of 165.72 feet;

THENCE North 67°53'33" West, a distance of 1819.46 feet to the division line of lot 25 on the west & lot 17 on the east of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 15°30'21" West, a distance of 1710.73 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°24'26" East, a distance of 235.78 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet;

THENCE North 72°01'55" West, a distance of 982.75 feet;

THENCE North 76°39'59" East, a distance of 232.83 feet;

THENCE North 73°01'32" East, a distance of 176.88 feet;

THENCE North 41°17'23" East, a distance of 85.80 feet;

THENCE North 71°01'59" West, a distance of 1320.42 feet to the centerline of Rock

Ridge Road;

CONTINUING along same the following four (4) courses and distances;

1) North 28°37'25" East, a distance of 100.70 feet,

2) North 26°34'44" East, a distance of 96.63 feet,

3) North 24°04'40" East, a distance of 150.63 feet and

4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 68°21'00" East, a distance of 340.87 feet;

THENCE North 17°31'14" East, a distance of 340.63 feet;

THENCE North 73°19'53" West, a distance of 338.06 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following two (2) courses and distances;

1) North 17°53'01" East, a distance of 355.39 feet and

2) North 16°35'59" East, a distance of 436.20 feet;

THENCE South 74°29'17" East, a distance of 157.89 feet;

THENCE North 16°07'09" East, a distance of 150.00 feet;

THENCE North 74°29'14" West, a distance of 157.90 feet to the aforementioned centerline of Rock Ridge Road and continuing along same, North 15°53'56" East, a distance of 136.87 feet;

THENCE South 70°39'43" East, a distance of 669.63 feet;

THENCE North 16°28'02" East, a distance of 304.22 feet;

THENCE South 68°26'44" East, a distance of 292.93 feet;

THENCE North 30°13'30" East, a distance of 650.09 feet;

THENCE North 22°16'58" East, a distance of 484.81 feet;

THENCE North 56°04'23" West, a distance of 458.00 feet;

THENCE North 53°40'37" East, a distance of 178.00 feet;

THENCE North 51°04'23" West, a distance of 185.71 feet to the westerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following two (2) courses and distances;

1) North 57°58'49" East, a distance of 169.61 feet and

2) North 58°05'21" East, a distance of 483.00 feet;

THENCE North 23°40'50" West, a distance of 30.52 feet to the centerline of
aforementioned County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

1) North 67°03'00" East, a distance of 444.34 feet,

2) North 62°36'00" East, a distance of 547.50 feet,

3) North 53°39'40" East, a distance of 78.54 feet,

4) North 40°11'42" East, a distance of 604.35 feet,

5) North 39°59'49" East, a distance of 230.03 feet to a point of curvature,

6) Along the curve to the left having a radius of 410.28 feet and an arc length of
262.55 feet to a point of tangency and

7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 12, 19.1, 20.1, 20.2, 20.3, & 22
and Section 15 Block 1 Lot(s) 11.1, 11.2, part of 12.1, 14.1, 14.2, 18, 19, 22, 24, 25, 35.7, & 51,
and Section 23 Block 1 Lot (s) 53, 54.1, 54.2, 54.3, 54.4, 55, & 61.2, and Section 23 Block 2
Lot(s) 2, 3, 4, & 6 and Section 9 Block 1 Lot 35 & part of lot 34.1 of the Town of Thompson Tax
Maps.

15-1-143
15-1-123
23-2-1

↑
NO



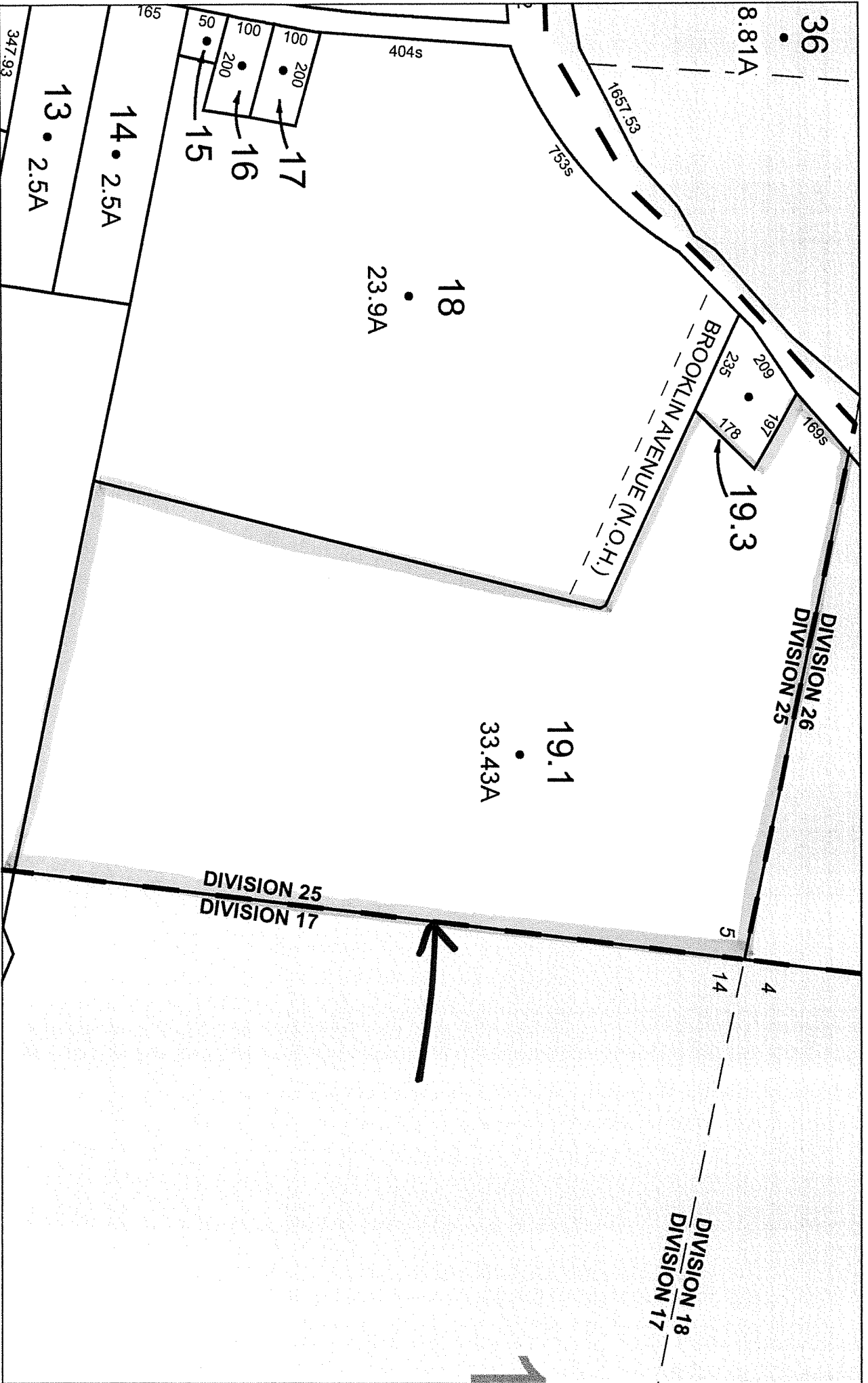
SULLIVAN COUNTY
 TAX MAP DEPARTMENT
 FOR THE PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE
 LICENSED UNDER E.O. 14176
 MAPS PREPARED BY: 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020

REVISION TABLE	
NO.	DESCRIPTION
1	ISSUED
2	ISSUED
3	ISSUED
4	ISSUED
5	ISSUED

SPECIAL DISTRICTS		
NO.	NAME	STATUS
1
2
3
4
5

SCHOOL DISTRICTS		
NO.	NAME	STATUS
1
2
3
4
5

TOWN OF THOMPSON
 SULLIVAN COUNTY, NEW YORK
 MAPS PREPARED BY: 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord
 Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3912
Tax Map #:
 13.-3-19.1

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:

\$103,600.00

Total Assessment:

\$103,600.00

Tax Before Star: \$2,703.68**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 33.43**Bank:****Book #:** 2010**Page #:** 56692**Roll Section:** 1**Class:** 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	103600.00	3.301084	\$341.99
NYS Welfare Mandates	103600.00	0.967879	\$100.27
Other NYS Mandates	103600.00	2.717525	\$281.54
County Levy	103600.00	1.548595	\$160.43
Town to Highway	103600.00	3.154942	\$326.85
Highway Outside Vill	103600.00	1.976646	\$204.78
Gen Fund out of Vill	103600.00	0.103961	\$10.77
Monticello Joint FD	103600.00	1.840265	\$190.65
E b crawford mem lib	103600.00	0.562473	\$58.27
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	167.00	6.156489	\$1,028.13

Total Tax: \$2,703.68

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$2,703.68	
01/30/2014	Payment	(\$2,703.68)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord
 Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3919
Tax Map #:
 13.-3-19.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:

\$103,600.00

Total Assessment:

\$103,600.00

Tax Before Star: \$3,061.49**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 33.43**Bank:****Book #:** 2010**Page #:** 56692**Roll Section:** 1**Class:** 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	103600.00	3.484705	\$361.02
NYS Welfare Mandates	103600.00	1.266335	\$131.19
Other NYS Mandates	103600.00	2.644283	\$273.95
County Levy	103600.00	1.180434	\$122.29
Town to Highway	103600.00	3.245076	\$336.19
Highway Outside Vill	103600.00	1.876746	\$194.43
Gen Fund out of Vill	103600.00	0.088185	\$9.14
Monticello Joint FD	103600.0000	1.786291	\$185.06
E b crawford mem lib	103600.0000	0.390867	\$40.49
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	167.0000	8.429513	\$1,407.73

Total Tax: \$3,061.49

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$3,061.49	
01/22/2013	Payment	(\$3,061.49)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord
Rd Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3922
Tax Map #:
 13.-3-19.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$103,600.00
Total Assessment:
 \$103,600.00
Tax Before Star: \$2,909.59
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 33.43
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	103600.00	3.303816	\$342.28
NYS Welfare Mandates	103600.00	1.252189	\$129.73
Other NYS Mandates	103600.00	2.634994	\$272.99
County Levy	103600.00	0.52444	\$54.33
Town to Highway	103600.00	2.68147	\$277.80
Highway Outside Vill	103600.00	1.870323	\$193.77
Gen Fund out of Vill	103600.00	0.061713	\$6.39
Monticello Joint FD	103600.0000	1.79074	\$185.52
E b crawford mem lib	103600.0000	0.331803	\$34.37
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	167.0000	8.457561	\$1,412.41

Total Tax: \$2,909.59

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$2,909.59	
01/24/2012	Payment	(\$2,909.59)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord
 Rd **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3925
Tax Map #:
 13.-3-19.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$103,600.00
Total Assessment:
 \$103,600.00

Front: 0
Depth: 0
Acreage: 33.43
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Tax Before Star: \$2,477.23
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	103600.00	7.607815	\$788.17
Town to Highway	103600.00	1.753363	\$181.65
Highway Outside Vill	103600.00	2.251213	\$233.23
Gen Fund out of Vill	103600.00	0.00022	\$0.02
Monticello Joint FD	103600.0000	1.765412	\$182.90
E b crawford mem lib	103600.0000	0.329987	\$34.19
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	167.0000	6.329784	\$1,057.07

Total Tax: \$2,477.23

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$2,477.23	
01/19/2011	Payment	(\$2,477.23)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$2,477.23 **
02/28/2011	\$24.77	\$0.00	\$2,502.00 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3942
Tax Map #:
 13.-3-19.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$103,600.00
Total Assessment:
 \$103,600.00

Front: 0
Depth: 0
Acreage: 33.43
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 322

Tax Before Star: \$5,376.00
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	103600.00	7.81	\$809.31
Town to Highway	103600.00	1.85	\$191.61
Highway Outside Vill	103600.00	2.24	\$231.89
Gen Fund out of Vill	103600.00	0	\$0.00
School Relevy	103600.0000	1	\$2,106.38
Monticello Joint FD	103600.0000	1.72	\$177.80
E b crawford mem lib	103600.0000	0.3	\$30.93
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	167.0000	10.95	\$1,828.08

Total Tax: \$5,376.00

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$5,376.00	

Tax Due: \$5,376.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$5,376.00 **
02/28/2010	\$53.76	\$0.00	\$5,429.76 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Concord Rd
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-19.1
 Bill # 014040
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,274.38
Tax Paid:	2,274.38
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	103,600	21.953500	2,274.38

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00010	2,274.38	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-19.3**
- Address: **Concord Road**
- 100 % fee title is vested in: EPT Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Raymond Parker** by deed recorded in Liber 561 at page 349 on April 28, 1958
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 15, 2011
- **EPT Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ▪

▪ Monticello ▪ New York 12701

Tel: 845-791-7777 ▪ Fax: 845-791-7785 ▪ info@southerntiertitle.com ▪ www.southerntiertitle.com

13-3-19.3

SECTION 25 BOOK 1 LOT(S) 70 & 72 OF THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'LH2' and shown on a map entitled "Map of Parcels Prepared for EPT Concord II, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated March 15, 2012" which is more particularly bounded and described as follows:

BEGINNING at the intersection the centerline of Rock Ridge Road and the southerly line of County Route 182 also known as Concord Road and continuing along said southerly line of County Route 182 also known as Concord Road the following six (6) courses and distances;

Continued →

- 226) North 82°58'43" East, a distance of 120.00 feet,
- 227) North 68°30'54" East, a distance of 165.61 feet,
- 228) North 61°17'31" East, a distance of 89.00 feet;
- 229) North 48°54'38" East, a distance of 197.54 feet,
- 230) North 53°57'25" East, a distance of 216.00 feet and
- 231) North 57°58'49" East, a distance of 201.18 feet to the northwest corner of now or formerly Parker said point also being on the southerly line of the Harness Race Track Parcel 4 as shown on a map entitled "Amendment to Filed Lot Improvement / Consolidation Plan Prepared for Concord Associates, LP and Concord Resort LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 11, 2009" filed in the Sullivan County Clerks Office on June 29, 2009 in Volume 12 at page 87;

CONTINUING along aforementioned southerly line of the Harness Race Track Parcel 4 the following three (3) courses and distances;

- 232) South 51°04'22" East, a distance of 185.72 feet,
- 233) South 53°40'37" West, a distance of 178.00 feet and
- 234) South 56°04'23" East, a distance of 458.00 feet;
- THENCE South 22°16'58" West, a distance of 484.81 feet;
- THENCE South 30°13'30" West, a distance of 650.09 feet;
- THENCE North 68°26'44" West, a distance of 292.93 feet;
- THENCE North 16°26'39" East, a distance of 25.78 feet;
- THENCE North 70°39'48" West, a distance of 538.92 feet;
- THENCE North 21°01'35" East, a distance of 67.91 feet;
- THENCE South 66°30'26" East, a distance of 98.31 feet;
- THENCE North 19°07'10" East, a distance of 200.00 feet;
- THENCE North 65°52'50" West, a distance of 225.51 feet to the aforementioned centerline of Rock Ridge Road;

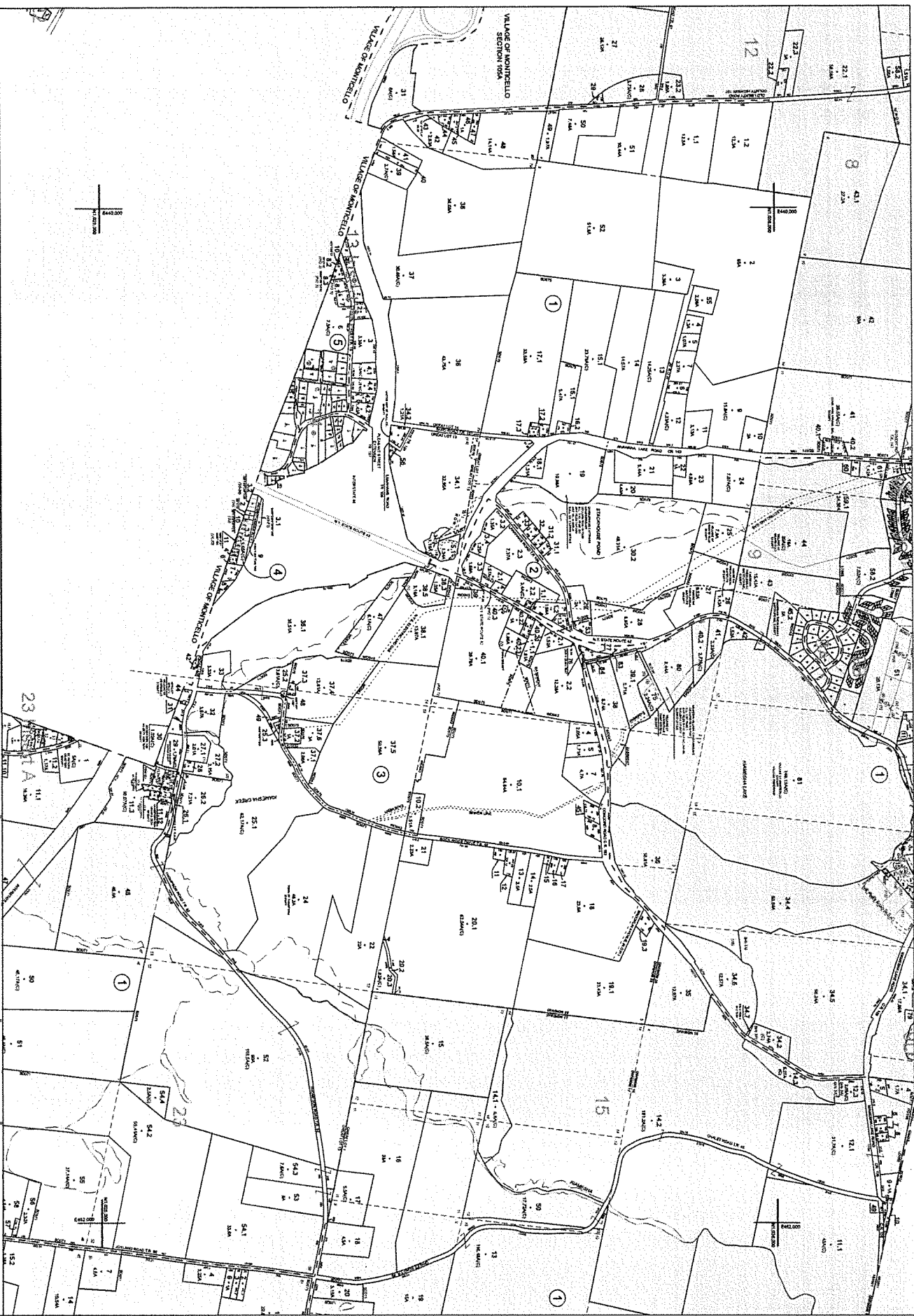
CONTINUING along same the following three (3) courses and distances;

- 235) North 17°17'23" East, a distance of 18.64 feet,
- 236) North 13°02'52" East, a distance of 201.98 feet and

237) North 10°36'45" East, a distance of 178.79 feet to the POINT AND
PLACE OF BEGINNING.

CONTAINING an area of 1,126,189 square feet; or 25.854 acres of land more or
less.

SAID parcel being known as Section 13 Block 3 Lot(s) 18 and 19.3 of the Town
of Thompson Tax Maps.



SULLIVAN COUNTY
 TOWN OF THOMPSON
 MAP FOR THE PURPOSES OF
 LAND TO BE USED FOR DEVELOPMENT
 LICENSED UNDER THE REAL ESTATE
 LICENSE ACT OF 1975, CHAPTER 104,
 SECTION 104-101, T.C.A.



NO.	DATE	REVISION	BY
1	01/15/20	ISSUED	...

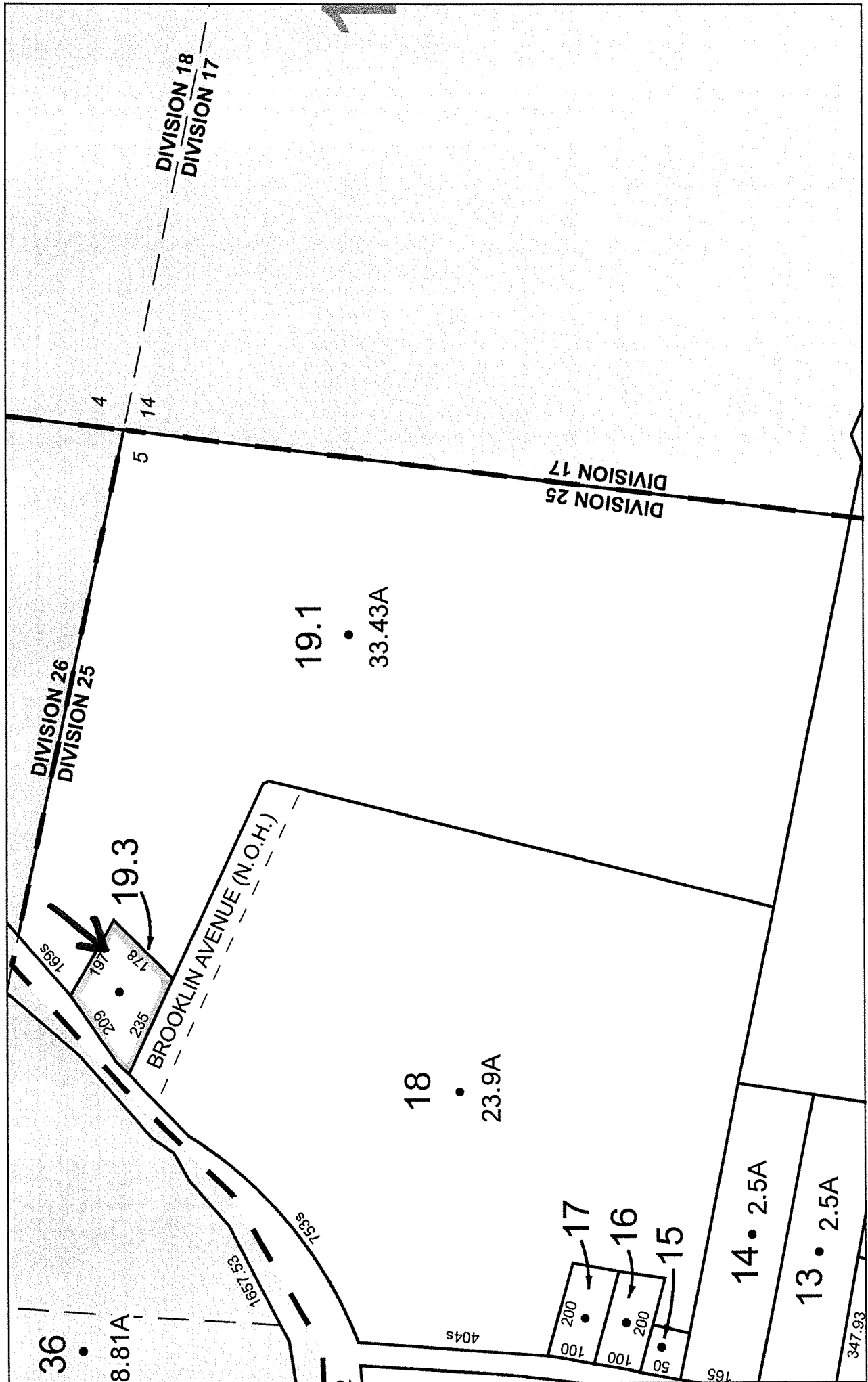
NO.	DATE	REVISION	BY
1	01/15/20	ISSUED	...

NO.	DATE	REVISION	BY
1	01/15/20	ISSUED	...

NO.	DATE	REVISION	BY
1	01/15/20	ISSUED	...

NO.	DATE	REVISION	BY
1	01/15/20	ISSUED	...

TOWN OF THOMPSON
 SULLIVAN COUNTY, TENNESSEE
 MAP FOR THE PURPOSES OF
 LAND TO BE USED FOR DEVELOPMENT
 LICENSED UNDER THE REAL ESTATE
 LICENSE ACT OF 1975, CHAPTER 104,
 SECTION 104-101, T.C.A.



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord
 Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3913
Tax Map #:
 13.-3-19.3

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$8,300.00
Total Assessment: \$8,300.00
Tax Before Star: \$165.02
Star Savings: \$0.00

Front: 209
Depth: 197
Acreage: 0
Bank:

Book #: 2011
Page #: 8394
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	8300.00	3.301084	\$27.40
NYS Welfare Mandates	8300.00	0.967879	\$8.03
Other NYS Mandates	8300.00	2.717525	\$22.56
County Levy	8300.00	1.548595	\$12.85
Town to Highway	8300.00	3.154942	\$26.19
Highway Outside Vill	8300.00	1.976646	\$16.41
Gen Fund out of Vill	8300.00	0.103961	\$0.86
Monticello Joint FD	8300.00	1.840265	\$15.27
E b crawford mem lib	8300.00	0.562473	\$4.67
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	5.00	6.156489	\$30.78

Total Tax: \$165.02

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$165.02	
01/30/2014	Payment	(\$165.02)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3920
Tax Map #:
 13.-3-19.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$8,300.00
Total Assessment: \$8,300.00
Tax Before Star: \$174.64
Star Savings: \$0.00

Front: 209
Depth: 197
Acreage: 0
Bank:

Book #: 2011
Page #: 8394
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	8300.00	3.484705	\$28.92
NYS Welfare Mandates	8300.00	1.266335	\$10.51
Other NYS Mandates	8300.00	2.644283	\$21.95
County Levy	8300.00	1.180434	\$9.80
Town to Highway	8300.00	3.245076	\$26.93
Highway Outside Vill	8300.00	1.876746	\$15.58
Gen Fund out of Vill	8300.00	0.088185	\$0.73
Monticello Joint FD	8300.0000	1.786291	\$14.83
E b crawford mem lib	8300.0000	0.390867	\$3.24
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	5.0000	8.429513	\$42.15

Total Tax: \$174.64

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$174.64	
01/22/2013	Payment	(\$174.64)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Rd Owner: Parker Raymond
 C/O EPT Concord II LLC
 30 West Pershing Rd Ste 201
 Kansas City MO 64108

Account #:
Bill #: 3923
Tax Map #:
 13.-3-19.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$8,300.00
Total Assessment: \$8,300.00
Tax Before Star: \$162.22
Star Savings: \$0.00

Front: 209
Depth: 197
Acreeage: 0
Bank:

Book #: 0561
Page #: 00349
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	8300.00	3.303816	\$27.42
NYS Welfare Mandates	8300.00	1.252189	\$10.39
Other NYS Mandates	8300.00	2.634994	\$21.87
County Levy	8300.00	0.52444	\$4.35
Town to Highway	8300.00	2.68147	\$22.26
Highway Outside Vill	8300.00	1.870323	\$15.52
Gen Fund out of Vill	8300.00	0.061713	\$0.51
Monticello Joint FD	8300.0000	1.79074	\$14.86
E b crawford mem lib	8300.0000	0.331803	\$2.75
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	5.0000	8.457561	\$42.29

Total Tax: \$162.22

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$162.22	
01/24/2012	Payment	(\$162.22)	Owner

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord
 Rd **Owner:**
 Parker Raymond
 Robinson Brog etal
 875 Third Ave Fl 9
 New York NY 10022

Account #:
Bill #: 3926
Tax Map #:
 13.-3-19.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$8,300.00
Total Assessment: \$8,300.00
Tax Before Star: \$145.42
Star Savings: \$0.00

Front: 209
Depth: 197
Acresage: 0
Bank:

Book #: 0561
Page #: 00349
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	8300.00	7.607815	\$63.14
Town to Highway	8300.00	1.753363	\$14.55
Highway Outside Vill	8300.00	2.251213	\$18.69
Gen Fund out of Vill	8300.00	0.00022	\$0.00
Monticello Joint FD	8300.0000	1.765412	\$14.65
E b crawford mem lib	8300.0000	0.329987	\$2.74
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	5.0000	6.329784	\$31.65

Total Tax: \$145.42

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$145.42	
01/11/2011	Payment	(\$145.42)	ROBINSON ATTY

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$145.42 **
02/28/2011	\$1.45	\$0.00	\$146.87 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord
Rd Owner:
 Parker Raymond
 Attn Robinson Brog etal
 1345 Ave of Americas Fl 31
 New York NY 10105

Account #:
Bill #: 3943
Tax Map #:
 13.-3-19.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$8,300.00
Total Assessment: \$8,300.00
Tax Before Star: \$170.22
Star Savings: \$0.00

Front: 209
Depth: 197
Acreage: 0
Bank:

Book #: 0561
Page #: 00349
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	8300.00	7.81	\$64.84
Town to Highway	8300.00	1.85	\$15.35
Highway Outside Vill	8300.00	2.24	\$18.58
Gen Fund out of Vill	8300.00	0	\$0.00
Monticello Joint FD	8300.0000	1.72	\$14.24
E b crawford mem lib	8300.0000	0.3	\$2.48
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	5.0000	10.95	\$54.73

Total Tax: \$170.22

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$170.22	
01/31/2010		(\$170.22)	Owner

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$170.22 **
02/28/2010	\$1.70	\$0.00	\$171.92 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Concord Rd
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-19.3
 Bill # 014041
 School Code: 484601
 Liber / Page: 2011 / 8394

Tax Amount:	182.21
Tax Paid:	182.21
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	8,300	21.953500	182.21

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/30/13	TRADITIONAL GOLF MGMT	0286-00008	182.21	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-20.1**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Concord Development Corp.** by deed recorded in Liber 772 at page 270 on September 25, 1972
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-20.1

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'C' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of County Route No. 109 also known as Kiamesha Lake Road and the centerline of County Route 182 also known as Concord Road and continuing along the aforementioned southerly line of County Route No. 109 also known as Kiamesha Lake Road the following nine (9) courses and distances;

- 1) South 87°35'17" East, a distance of 150.86 feet,
- 2) South 88°28'17" East, a distance of 94.01 feet,
- 3) South 87°52'17" East, a distance of 70.39 feet,

Continued →

- 4) South 86°57'17" East, a distance of 147.30 feet,
- 5) South 86°32'17" East, a distance of 200.40 feet,
- 6) South 86°51'17" East, a distance of 310.71 feet,
- 7) South 87°19'17" East, a distance of 467.40 feet,
- 8) South 86°52'59" East, a distance of 289.67 feet and
- 9) South 77°47'08" East, a distance of 482.81 feet to a point on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south;

CONTINUING along same the following two (2) courses and distances;

- 1) South 68°45'29" East, a distance of 959.75 feet and
- 2) South 69°00'29" East, a distance of 1223.13 feet to the approximate centerline of the West Branch of Sheldrake Stream;

CONTINUING along same the following twenty-nine (29) courses and distances;

- 1) South 07°51'27" East, a distance of 30.42 feet,
- 2) South 19°46'28" East, a distance of 354.20 feet,
- 3) South 37°38'32" East, a distance of 180.68 feet,
- 4) South 22°37'10" East, a distance of 96.91 feet,
- 5) South 11°59'08" East, a distance of 366.93 feet,
- 6) South 43°11'52" East, a distance of 95.64 feet,
- 7) South 67°43'50" East, a distance of 102.99 feet,
- 8) South 61°57'30" East, a distance of 72.30 feet,
- 9) South 06°47'30" East, a distance of 86.33 feet,
- 10) South 28°46'20" West, a distance of 67.03 feet,
- 11) South 06°51'14" East, a distance of 28.12 feet,
- 12) South 37°49'38" East, a distance of 118.30 feet,
- 13) South 25°10'27" East, a distance of 89.74 feet,
- 14) South 07°26'20" East, a distance of 120.14 feet,
- 15) South 01°55'56" East, a distance of 423.06 feet,
- 16) South 21°42'05" East, a distance of 166.05 feet,
- 17) South 03°21'10" East, a distance of 71.11 feet,

- 18) South 33°47'03" East, a distance of 160.33 feet,
- 19) South 89°11'55" East, a distance of 80.45 feet,
- 20) South 42°01'43" East, a distance of 134.90 feet,
- 21) South 18°46'10" West, a distance of 14.55 feet,
- 22) South 13°35'40" East, a distance of 75.29 feet,
- 23) South 00°58'26" West, a distance of 234.27 feet,
- 24) South 08°53'16" West, a distance of 119.20 feet,
- 25) South 10°00'15" East, a distance of 241.24 feet,
- 26) South 29°19'03" East, a distance of 323.51 feet,
- 27) South 23°33'36" East, a distance of 286.99 feet,
- 28) South 07°03'12" East, a distance of 111.94 feet and
- 29) South 18°55'17" East, a distance of 83.94 feet;

THENCE South 58°40'39" East, a distance of 405.38 feet;

THENCE North 61°21'13" East, a distance of 233.12 feet;

THENCE North 62°05'14" East, a distance of 187.14 feet;

THENCE North 62°17'11" East, a distance of 452.54 feet to the westerly line of County Route 161 also known as Heiden Road and continuing along same, South 37°52'19" East, a distance of 50.80 feet;

THENCE South 62°17'11" West, a distance of 461.21 feet;

THENCE South 62°05'04" West, a distance of 186.93 feet;

THENCE South 61°21'21" West, a distance of 255.70 feet to the division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent;

CONTINUING along same the following two (2) courses and distances;

1) North 69°23'31" West, a distance of 976.04 feet and

2) North 68°34'41" West, a distance of 1289.25 feet;

THENCE South 16°09'30" West, a distance of 3187.18 feet to the centerline of Thompsonville Road;

CONTINUING along same the following two (2) courses and distances;

1) South 85°20'09" West, a distance of 128.96 feet and

2) North 84°52'46" West, a distance of 67.00 feet;

THENCE crossing Thompsonville Road, South 15°41'46" West, a distance of 28.03 feet to the southerly line of Thompsonville Road and continuing along same, North 69°20'00" West, a distance of 550.03 feet;

THENCE South 15°32'37" West, a distance of 1016.98 feet;

THENCE North 70°08'54" West, a distance of 578.31 feet;

THENCE North 70°38'25" West, a distance of 123.87 feet;

THENCE South 16°14'12" West, a distance of 490.46 feet;

THENCE North 70°46'13" West, a distance of 302.97 feet to the centerline of Joyland Road;

CONTINUING along same the following seven (7) courses and distances;

1) South 14°20'03" West, a distance of 18.77 feet,

2) South 16°28'56" West, a distance of 84.25 feet,

3) South 18°49'49" West, a distance of 297.65 feet,

4) South 15°24'28" West, a distance of 327.46 feet,

5) South 14°13'43" West, a distance of 265.48 feet,

6) South 16°08'03" West, a distance of 387.79 feet and

7) South 16°01'34" West, a distance of 481.21 feet;

THENCE North 69°09'17" West, a distance of 660.73 feet;

THENCE South 27°05'36" West, a distance of 751.68 feet;

THENCE South 70°46'12" East, a distance of 804.61 feet to the aforementioned centerline of Joyland Road and continuing along same, South 16°44'54" West, a distance of 271.95 feet;

THENCE North 70°48'02" West, a distance of 1621.89 feet;

THENCE North 17°15'50" East, a distance of 272.71 feet;

THENCE North 69°58'30" West, a distance of 332.95 feet;

THENCE North 15°39'20" East, a distance of 2056.61 feet;

THENCE South 67°17'34" East, a distance of 435.20 feet;

THENCE North 23°18'44" East, a distance of 2114.90 feet to the division line of Great

Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°20'00" East, a distance of 589.67 feet;

THENCE North 16°45'00" East, a distance of 563.00 feet;

THENCE South 69°20'00" East, a distance of 350.00 feet;

THENCE South 16°45'00" West, a distance of 563.00 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, crossing Joyland Road, South 69°20'00" East, a distance of 564.60 feet;

THENCE North 15°59'14" East, a distance of 653.60 feet;

THENCE North 85°20'05" West, a distance of 247.96 feet to the centerline of Chalet Road;

CONTINUING along same the following twelve (12) courses and distances;

1) North 00°40'40" West, a distance of 125.64 feet,

2) North 01°59'27" West, a distance of 196.51 feet,

3) North 07°40'03" West, a distance of 106.27 feet,

4) North 10°12'53" West, a distance of 133.06 feet,

5) North 14°05'26" West, a distance of 136.10 feet,

6) North 13°16'52" West, a distance of 128.93 feet,

7) North 11°36'18" West, a distance of 67.40 feet,

8) North 10°32'39" West, a distance of 112.26 feet,

9) North 13°47'29" West, a distance of 68.81 feet,

10) North 20°23'04" West, a distance of 43.72 feet,

11) North 29°01'32" West, a distance of 43.33 feet and

12) North 32°24'55" West, a distance of 86.74 feet;

THENCE South 67°53'33" East, a distance of 1006.08 feet;

THENCE North 15°18'26" East, a distance of 1677.94 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 69°25'51" East, a distance of 729.84 feet;

THENCE North 20°34'10" East, a distance of 1089.00 feet;

THENCE North 69°40'38" West, a distance of 1198.83 feet;

THENCE South 20°34'08" West, a distance of 1083.29 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, North 69°20'22" West, a distance of 1198.32 feet to the approximate centerline of Kiamesha Creek;

CONTINUING along same the following fourteen (14) courses and distances;

- 1) South 38°43'45" West, a distance of 139.26 feet,
- 2) South 19°47'40" West, a distance of 29.74 feet,
- 3) South 27°06'36" West, a distance of 257.65 feet,
- 4) South 17°55'47" West, a distance of 156.34 feet,
- 5) South 07°15'06" West, a distance of 139.27 feet,
- 6) South 04°52'16" East, a distance of 73.96 feet,
- 7) South 34°58'29" West, a distance of 113.94 feet,
- 8) South 06°32'37" West, a distance of 40.45 feet,
- 9) South 04°27'53" East, a distance of 193.59 feet,
- 10) South 21°29'55" West, a distance of 59.40 feet,
- 11) South 42°46'43" West, a distance of 99.24 feet,
- 12) South 48°59'16" West, a distance of 127.61 feet,
- 13) South 67°35'53" West, a distance of 170.27 feet and
- 14) South 55°07'46" West, a distance of 165.72 feet;

THENCE North 67°53'33" West, a distance of 1819.46 feet to the division line of lot 25 on the west & lot 17 on the east of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 15°30'21" West, a distance of 1710.73 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°24'26" East, a distance of 235.78 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet;

THENCE North 72°01'55" West, a distance of 982.75 feet;

THENCE North 76°39'59" East, a distance of 232.83 feet;

THENCE North 73°01'32" East, a distance of 176.88 feet;

THENCE North 41°17'23" East, a distance of 85.80 feet;

THENCE North 71°01'59" West, a distance of 1320.42 feet to the centerline of Rock

Ridge Road;

CONTINUING along same the following four (4) courses and distances;

- 1) North 28°37'25" East, a distance of 100.70 feet,
- 2) North 26°34'44" East, a distance of 96.63 feet,
- 3) North 24°04'40" East, a distance of 150.63 feet and
- 4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 68°21'00" East, a distance of 340.87 feet;

THENCE North 17°31'14" East, a distance of 340.63 feet;

THENCE North 73°19'53" West, a distance of 338.06 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following two (2) courses and distances;

- 1) North 17°53'01" East, a distance of 355.39 feet and
- 2) North 16°35'59" East, a distance of 436.20 feet;

THENCE South 74°29'17" East, a distance of 157.89 feet;

THENCE North 16°07'09" East, a distance of 150.00 feet;

THENCE North 74°29'14" West, a distance of 157.90 feet to the aforementioned centerline of Rock Ridge Road and continuing along same, North 15°53'56" East, a distance of 136.87 feet;

THENCE South 70°39'43" East, a distance of 669.63 feet;

THENCE North 16°28'02" East, a distance of 304.22 feet;

THENCE South 68°26'44" East, a distance of 292.93 feet;

THENCE North 30°13'30" East, a distance of 650.09 feet;

THENCE North 22°16'58" East, a distance of 484.81 feet;

THENCE North 56°04'23" West, a distance of 458.00 feet;

THENCE North 53°40'37" East, a distance of 178.00 feet;

THENCE North 51°04'23" West, a distance of 185.71 feet to the westerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following two (2) courses and distances;

1) North 57°58'49" East, a distance of 169.61 feet and

2) North 58°05'21" East, a distance of 483.00 feet;

THENCE North 23°40'50" West, a distance of 30.52 feet to the centerline of
aforementioned County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

1) North 67°03'00" East, a distance of 444.34 feet,

2) North 62°36'00" East, a distance of 547.50 feet,

3) North 53°39'40" East, a distance of 78.54 feet,

4) North 40°11'42" East, a distance of 604.35 feet,

5) North 39°59'49" East, a distance of 230.03 feet to a point of curvature,

6) Along the curve to the left having a radius of 410.28 feet and an arc length of
262.55 feet to a point of tangency and

7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 12, 19.1, 20.1, 20.2, 20.3, & 22
and Section 15 Block 1 Lot(s) 11.1, 11.2, part of 12.1, 14.1, 14.2, 18, 19, 22, 24, 25, 35.7, & 51,
and Section 23 Block 1 Lot (s) 53, 54.1, 54.2, 54.3, 54.4, 55, & 61.2, and Section 23 Block 2
Lot(s) 2, 3, 4, & 6 and Section 9 Block 1 Lot 35 & part of lot 34.1 of the Town of Thompson Tax
Maps.

15-1-143
15-1-123
23-2-1

↑
NO



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

TAX MAP
SECTION 10A

VILLAGE OF MONTICELLO

SECTION 10A

DATE: 10/1/2019

SCALE: 1" = 100'

NORTH ARROW

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	LOT
(Symbol)	STREET
(Symbol)	WATER
(Symbol)	RAILROAD
(Symbol)	POWER LINE
(Symbol)	SEWER LINE
(Symbol)	WATER MAIN
(Symbol)	ROAD
(Symbol)	TRAIL
(Symbol)	UNIMPROVED LOT
(Symbol)	IMPROVED LOT
(Symbol)	CONCRETE DRIVE
(Symbol)	ASPHALT DRIVE
(Symbol)	GRAVEL DRIVE
(Symbol)	DIRT DRIVE
(Symbol)	WOODEN DRIVE
(Symbol)	CONCRETE DRIVE
(Symbol)	ASPHALT DRIVE
(Symbol)	GRAVEL DRIVE
(Symbol)	DIRT DRIVE
(Symbol)	WOODEN DRIVE

SPECIAL DISTRICTS

DISTRICT	NAME	TYPE	STATUS
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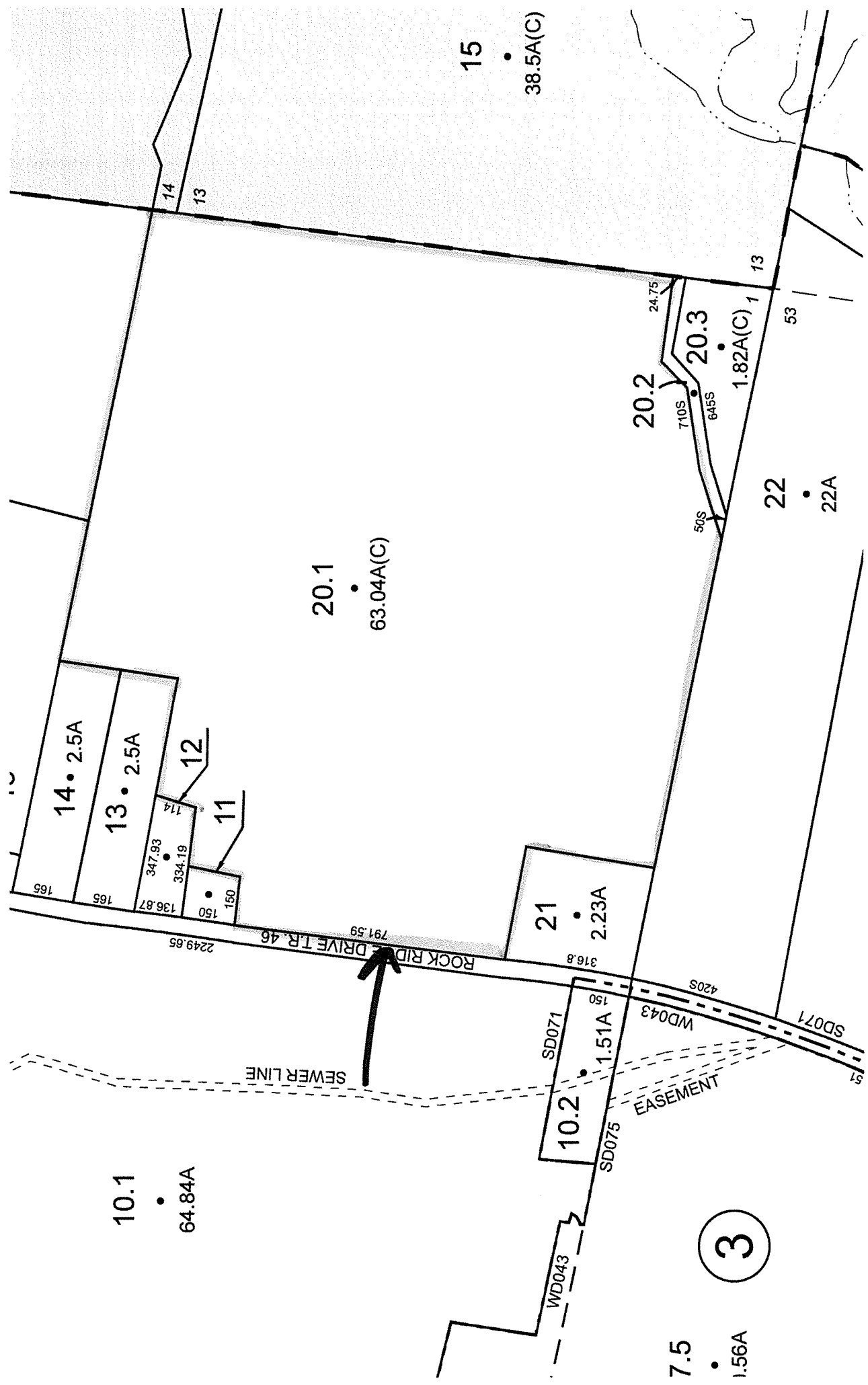
REVISION TABLE

NO.	DATE	DESCRIPTION
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SULLIVAN COUNTY
TAX MAP DEPARTMENT
NOT TO BE USED FOR GOVERNANCE
LEGALLY DRAWN BY THE
SULLIVAN COUNTY TAX MAP DEPARTMENT
10/1/2019

WEILER MATTHEW
10/1/2019

NORTH ARROW



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3914 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-20.1
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$124,100.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 63.04 **Roll Section:** 1
 \$124,100.00 **Bank:** **Class:** 322
Tax Before Star: \$2,007.10
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	124100.00	3.301084	\$409.66
NYS Welfare Mandates	124100.00	0.967879	\$120.11
Other NYS Mandates	124100.00	2.717525	\$337.24
County Levy	124100.00	1.548595	\$192.18
Town to Highway	124100.00	3.154942	\$391.53
Highway Outside Vill	124100.00	1.976646	\$245.30
Gen Fund out of Vill	124100.00	0.103961	\$12.90
Monticello Joint FD	124100.00	1.840265	\$228.38
E b crawford mem lib	124100.00	0.562473	\$69.80
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	0.0000	6.156489	\$0.00

Total Tax: \$2,007.10

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$2,007.10	
01/30/2014	Payment	(\$2,007.10)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge
 Dr **Owner:** EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3921
Tax Map #:
 13.-3-20.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$124,100.00
Total Assessment:
 \$124,100.00
Tax Before Star: \$1,980.99
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 63.04
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	124100.00	3.484705	\$432.45
NYS Welfare Mandates	124100.00	1.266335	\$157.15
Other NYS Mandates	124100.00	2.644283	\$328.16
County Levy	124100.00	1.180434	\$146.49
Town to Highway	124100.00	3.245076	\$402.71
Highway Outside Vill	124100.00	1.876746	\$232.90
Gen Fund out of Vill	124100.00	0.088185	\$10.94
Monticello Joint FD	124100.0000	1.786291	\$221.68
E b crawford mem lib	124100.0000	0.390867	\$48.51
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	0.0000	8.429513	\$0.00

Total Tax: \$1,980.99

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$1,980.99	
01/22/2013	Payment	(\$1,980.99)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3924 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-20.1 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$124,100.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 63.04 **Roll Section:** 1
 \$124,100.00 **Bank:** **Class:** 322
Tax Before Star: \$1,793.43
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	124100.00	3.303816	\$410.00
NYS Welfare Mandates	124100.00	1.252189	\$155.40
Other NYS Mandates	124100.00	2.634994	\$327.00
County Levy	124100.00	0.52444	\$65.08
Town to Highway	124100.00	2.68147	\$332.77
Highway Outside Vill	124100.00	1.870323	\$232.11
Gen Fund out of Vill	124100.00	0.061713	\$7.66
Monticello Joint FD	124100.0000	1.79074	\$222.23
E b crawford mem lib	124100.0000	0.331803	\$41.18
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	0.0000	8.457561	\$0.00

Total Tax: \$1,793.43

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$1,793.43	
01/24/2012	Payment	(\$1,793.43)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3927
Tax Map #: 13.-3-20.1

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$124,100.00
Total Assessment: \$124,100.00
Tax Before Star: \$1,701.17
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 63.04
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	124100.00	7.607815	\$944.13
Town to Highway	124100.00	1.753363	\$217.59
Highway Outside Vill	124100.00	2.251213	\$279.38
Gen Fund out of Vill	124100.00	0.00022	\$0.03
Monticello Joint FD	124100.0000	1.765412	\$219.09
E b crawford mem lib	124100.0000	0.329987	\$40.95
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	0.0000	6.329784	\$0.00

Total Tax: \$1,701.17

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,701.17	
01/19/2011	Payment	(\$1,701.17)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$1,701.17 **
02/28/2011	\$17.01	\$0.00	\$1,718.18 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge Dr
Owner: Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3944
Tax Map #: 13.-3-20.1

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$110,600.00
Total Assessment: \$205,600.00
Tax Before Star: \$10,538.97
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 63.04
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 260

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	205600.00	7.81	\$1,606.13
Town to Highway	205600.00	1.85	\$380.26
Highway Outside Vill	205600.00	2.24	\$460.20
Gen Fund out of Vill	205600.00	0	\$0.01
School Relevy	205600.0000	1	\$4,180.23
Monticello Joint FD	205600.0000	1.72	\$352.84
E b crawford mem lib	205600.0000	0.3	\$61.38
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	315.0000	10.95	\$3,448.17
Solid Waste Fee	49.7500	1	\$49.75

Total Tax: \$10,538.97

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$10,538.97	

Tax Due: \$10,538.97 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$10,538.97 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-20.1
 Bill # 014042
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,724.43
Tax Paid:	2,724.43
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	124,100	21.953500	2,724.43

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00011	2,724.43	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-20.2**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Elijah Silvieus** by deed recorded in Liber 91 at page 159 on November 16, 1886
- **County of Sullivan** by deed recorded in Liber 3119 at page 628 on February 28, 2006
- **Frank Settineri** by deed recorded in Liber 3189 at page 582 on July 13, 2006
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-20.2

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'C' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of County Route No. 109 also known as Kiamesha Lake Road and the centerline of County Route 182 also known as Concord Road and continuing along the aforementioned southerly line of County Route No. 109 also known as Kiamesha Lake Road the following nine (9) courses and distances;

- 1) South 87°35'17" East, a distance of 150.86 feet,
- 2) South 88°28'17" East, a distance of 94.01 feet,
- 3) South 87°52'17" East, a distance of 70.39 feet,

Continued →

- 4) South 86°57'17" East, a distance of 147.30 feet,
- 5) South 86°32'17" East, a distance of 200.40 feet,
- 6) South 86°51'17" East, a distance of 310.71 feet,
- 7) South 87°19'17" East, a distance of 467.40 feet,
- 8) South 86°52'59" East, a distance of 289.67 feet and
- 9) South 77°47'08" East, a distance of 482.81 feet to a point on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south;

CONTINUING along same the following two (2) courses and distances;

- 1) South 68°45'29" East, a distance of 959.75 feet and
- 2) South 69°00'29" East, a distance of 1223.13 feet to the approximate centerline of the West Branch of Sheldrake Stream;

CONTINUING along same the following twenty-nine (29) courses and distances;

- 1) South 07°51'27" East, a distance of 30.42 feet,
- 2) South 19°46'28" East, a distance of 354.20 feet,
- 3) South 37°38'32" East, a distance of 180.68 feet,
- 4) South 22°37'10" East, a distance of 96.91 feet,
- 5) South 11°59'08" East, a distance of 366.93 feet,
- 6) South 43°11'52" East, a distance of 95.64 feet,
- 7) South 67°43'50" East, a distance of 102.99 feet,
- 8) South 61°57'30" East, a distance of 72.30 feet,
- 9) South 06°47'30" East, a distance of 86.33 feet,
- 10) South 28°46'20" West, a distance of 67.03 feet,
- 11) South 06°51'14" East, a distance of 28.12 feet,
- 12) South 37°49'38" East, a distance of 118.30 feet,
- 13) South 25°10'27" East, a distance of 89.74 feet,
- 14) South 07°26'20" East, a distance of 120.14 feet,
- 15) South 01°55'56" East, a distance of 423.06 feet,
- 16) South 21°42'05" East, a distance of 166.05 feet,
- 17) South 03°21'10" East, a distance of 71.11 feet,

- 18) South 33°47'03" East, a distance of 160.33 feet,
- 19) South 89°11'55" East, a distance of 80.45 feet,
- 20) South 42°01'43" East, a distance of 134.90 feet,
- 21) South 18°46'10" West, a distance of 14.55 feet,
- 22) South 13°35'40" East, a distance of 75.29 feet,
- 23) South 00°58'26" West, a distance of 234.27 feet,
- 24) South 08°53'16" West, a distance of 119.20 feet,
- 25) South 10°00'15" East, a distance of 241.24 feet,
- 26) South 29°19'03" East, a distance of 323.51 feet,
- 27) South 23°33'36" East, a distance of 286.99 feet,
- 28) South 07°03'12" East, a distance of 111.94 feet and
- 29) South 18°55'17" East, a distance of 83.94 feet;

THENCE South 58°40'39" East, a distance of 405.38 feet;

THENCE North 61°21'13" East, a distance of 233.12 feet;

THENCE North 62°05'14" East, a distance of 187.14 feet;

THENCE North 62°17'11" East, a distance of 452.54 feet to the westerly line of County Route 161 also known as Heiden Road and continuing along same, South 37°52'19" East, a distance of 50.80 feet;

THENCE South 62°17'11" West, a distance of 461.21 feet;

THENCE South 62°05'04" West, a distance of 186.93 feet;

THENCE South 61°21'21" West, a distance of 255.70 feet to the division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent;

CONTINUING along same the following two (2) courses and distances;

1) North 69°23'31" West, a distance of 976.04 feet and

2) North 68°34'41" West, a distance of 1289.25 feet;

THENCE South 16°09'30" West, a distance of 3187.18 feet to the centerline of Thompsonville Road;

CONTINUING along same the following two (2) courses and distances;

1) South 85°20'09" West, a distance of 128.96 feet and

2) North 84°52'46" West, a distance of 67.00 feet;

THENCE crossing Thompsonville Road, South 15°41'46" West, a distance of 28.03 feet to the southerly line of Thompsonville Road and continuing along same, North 69°20'00" West, a distance of 550.03 feet;

THENCE South 15°32'37" West, a distance of 1016.98 feet;

THENCE North 70°08'54" West, a distance of 578.31 feet;

THENCE North 70°38'25" West, a distance of 123.87 feet;

THENCE South 16°14'12" West, a distance of 490.46 feet;

THENCE North 70°46'13" West, a distance of 302.97 feet to the centerline of Joyland Road;

CONTINUING along same the following seven (7) courses and distances;

1) South 14°20'03" West, a distance of 18.77 feet,

2) South 16°28'56" West, a distance of 84.25 feet,

3) South 18°49'49" West, a distance of 297.65 feet,

4) South 15°24'28" West, a distance of 327.46 feet,

5) South 14°13'43" West, a distance of 265.48 feet,

6) South 16°08'03" West, a distance of 387.79 feet and

7) South 16°01'34" West, a distance of 481.21 feet;

THENCE North 69°09'17" West, a distance of 660.73 feet;

THENCE South 27°05'36" West, a distance of 751.68 feet;

THENCE South 70°46'12" East, a distance of 804.61 feet to the aforementioned centerline of Joyland Road and continuing along same, South 16°44'54" West, a distance of 271.95 feet;

THENCE North 70°48'02" West, a distance of 1621.89 feet;

THENCE North 17°15'50" East, a distance of 272.71 feet;

THENCE North 69°58'30" West, a distance of 332.95 feet;

THENCE North 15°39'20" East, a distance of 2056.61 feet;

THENCE South 67°17'34" East, a distance of 435.20 feet;

THENCE North 23°18'44" East, a distance of 2114.90 feet to the division line of Great

Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°20'00" East, a distance of 589.67 feet;

THENCE North 16°45'00" East, a distance of 563.00 feet;

THENCE South 69°20'00" East, a distance of 350.00 feet;

THENCE South 16°45'00" West, a distance of 563.00 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, crossing Joyland Road, South 69°20'00" East, a distance of 564.60 feet;

THENCE North 15°59'14" East, a distance of 653.60 feet;

THENCE North 85°20'05" West, a distance of 247.96 feet to the centerline of Chalet Road;

CONTINUING along same the following twelve (12) courses and distances;

1) North 00°40'40" West, a distance of 125.64 feet,

2) North 01°59'27" West, a distance of 196.51 feet,

3) North 07°40'03" West, a distance of 106.27 feet,

4) North 10°12'53" West, a distance of 133.06 feet,

5) North 14°05'26" West, a distance of 136.10 feet,

6) North 13°16'52" West, a distance of 128.93 feet,

7) North 11°36'18" West, a distance of 67.40 feet,

8) North 10°32'39" West, a distance of 112.26 feet,

9) North 13°47'29" West, a distance of 68.81 feet,

10) North 20°23'04" West, a distance of 43.72 feet,

11) North 29°01'32" West, a distance of 43.33 feet and

12) North 32°24'55" West, a distance of 86.74 feet;

THENCE South 67°53'33" East, a distance of 1006.08 feet;

THENCE North 15°18'26" East, a distance of 1677.94 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 69°25'51" East, a distance of 729.84 feet;

THENCE North 20°34'10" East, a distance of 1089.00 feet;

THENCE North 69°40'38" West, a distance of 1198.83 feet;

THENCE South 20°34'08" West, a distance of 1083.29 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, North 69°20'22" West, a distance of 1198.32 feet to the approximate centerline of Kiamesha Creek;

CONTINUING along same the following fourteen (14) courses and distances;

- 1) South 38°43'45" West, a distance of 139.26 feet,
- 2) South 19°47'40" West, a distance of 29.74 feet,
- 3) South 27°06'36" West, a distance of 257.65 feet,
- 4) South 17°55'47" West, a distance of 156.34 feet,
- 5) South 07°15'06" West, a distance of 139.27 feet,
- 6) South 04°52'16" East, a distance of 73.96 feet,
- 7) South 34°58'29" West, a distance of 113.94 feet,
- 8) South 06°32'37" West, a distance of 40.45 feet,
- 9) South 04°27'53" East, a distance of 193.59 feet,
- 10) South 21°29'55" West, a distance of 59.40 feet,
- 11) South 42°46'43" West, a distance of 99.24 feet,
- 12) South 48°59'16" West, a distance of 127.61 feet,
- 13) South 67°35'53" West, a distance of 170.27 feet and
- 14) South 55°07'46" West, a distance of 165.72 feet;

THENCE North 67°53'33" West, a distance of 1819.46 feet to the division line of lot 25 on the west & lot 17 on the east of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 15°30'21" West, a distance of 1710.73 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°24'26" East, a distance of 235.78 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet;

THENCE North 72°01'55" West, a distance of 982.75 feet;

THENCE North 76°39'59" East, a distance of 232.83 feet;

THENCE North 73°01'32" East, a distance of 176.88 feet;

THENCE North 41°17'23" East, a distance of 85.80 feet;

THENCE North 71°01'59" West, a distance of 1320.42 feet to the centerline of Rock

Ridge Road;

CONTINUING along same the following four (4) courses and distances;

1) North 28°37'25" East, a distance of 100.70 feet,

2) North 26°34'44" East, a distance of 96.63 feet,

3) North 24°04'40" East, a distance of 150.63 feet and

4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 68°21'00" East, a distance of 340.87 feet;

THENCE North 17°31'14" East, a distance of 340.63 feet;

THENCE North 73°19'53" West, a distance of 338.06 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following two (2) courses and distances;

1) North 17°53'01" East, a distance of 355.39 feet and

2) North 16°35'59" East, a distance of 436.20 feet;

THENCE South 74°29'17" East, a distance of 157.89 feet;

THENCE North 16°07'09" East, a distance of 150.00 feet;

THENCE North 74°29'14" West, a distance of 157.90 feet to the aforementioned centerline of Rock Ridge Road and continuing along same, North 15°53'56" East, a distance of 136.87 feet;

THENCE South 70°39'43" East, a distance of 669.63 feet;

THENCE North 16°28'02" East, a distance of 304.22 feet;

THENCE South 68°26'44" East, a distance of 292.93 feet;

THENCE North 30°13'30" East, a distance of 650.09 feet;

THENCE North 22°16'58" East, a distance of 484.81 feet;

THENCE North 56°04'23" West, a distance of 458.00 feet;

THENCE North 53°40'37" East, a distance of 178.00 feet;

THENCE North 51°04'23" West, a distance of 185.71 feet to the westerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following two (2) courses and distances;

1) North 57°58'49" East, a distance of 169.61 feet and

2) North 58°05'21" East, a distance of 483.00 feet;

THENCE North 23°40'50" West, a distance of 30.52 feet to the centerline of
aforementioned County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

1) North 67°03'00" East, a distance of 444.34 feet,

2) North 62°36'00" East, a distance of 547.50 feet,

3) North 53°39'40" East, a distance of 78.54 feet,

4) North 40°11'42" East, a distance of 604.35 feet,

5) North 39°59'49" East, a distance of 230.03 feet to a point of curvature,

6) Along the curve to the left having a radius of 410.28 feet and an arc length of
262.55 feet to a point of tangency and

7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 12, 19.1, 20.1, 20.2, 20.3, & 22
and Section 15 Block 1 Lot(s) 11.1, 11.2, part of 12.1, 14.1, 14.2, 18, 19, 22, 24, 25, 35.7, & 51,
and Section 23 Block 1 Lot (s) 53, 54.1, 54.2, 54.3, 54.4, 55, & 61.2, and Section 23 Block 2
Lot(s) 2, 3, 4, & 6 and Section 9 Block 1 Lot 35 & part of lot 34.1 of the Town of Thompson Tax
Maps.

15-1-143
15-1-123
23-2-1

↑
no



SULLY COUNTY
TAX MAP DEPARTMENT
 1000 SULLY AVENUE, SUITE 100
 SULLY, MISSOURI 64686
 PHONE: 660-533-5500
 FAX: 660-533-5501



REVISION TABLE

NO.	DATE	DESCRIPTION
1	11/18/2020	INITIAL RELEASE
2	02/10/2021	ADDITION OF NEW LOTS
3	05/10/2021	ADJUSTMENT OF LOT BOUNDARIES
4	08/10/2021	ADDITION OF NEW LOTS
5	11/10/2021	ADJUSTMENT OF LOT BOUNDARIES

SPECIAL DISTRICTS

DISTRICT	NAME	DESCRIPTION
1	UNINCORPORATED	UNINCORPORATED
2	UNINCORPORATED	UNINCORPORATED
3	UNINCORPORATED	UNINCORPORATED
4	UNINCORPORATED	UNINCORPORATED
5	UNINCORPORATED	UNINCORPORATED

LEGEND

SYMBOL	DESCRIPTION
(1)	UNINCORPORATED
(2)	UNINCORPORATED
(3)	UNINCORPORATED
(4)	UNINCORPORATED
(5)	UNINCORPORATED

TOWN OF THOMPSON
 1000 SULLY AVENUE, SUITE 100
 SULLY, MISSOURI 64686
 PHONE: 660-533-5500
 FAX: 660-533-5501

LEGEND

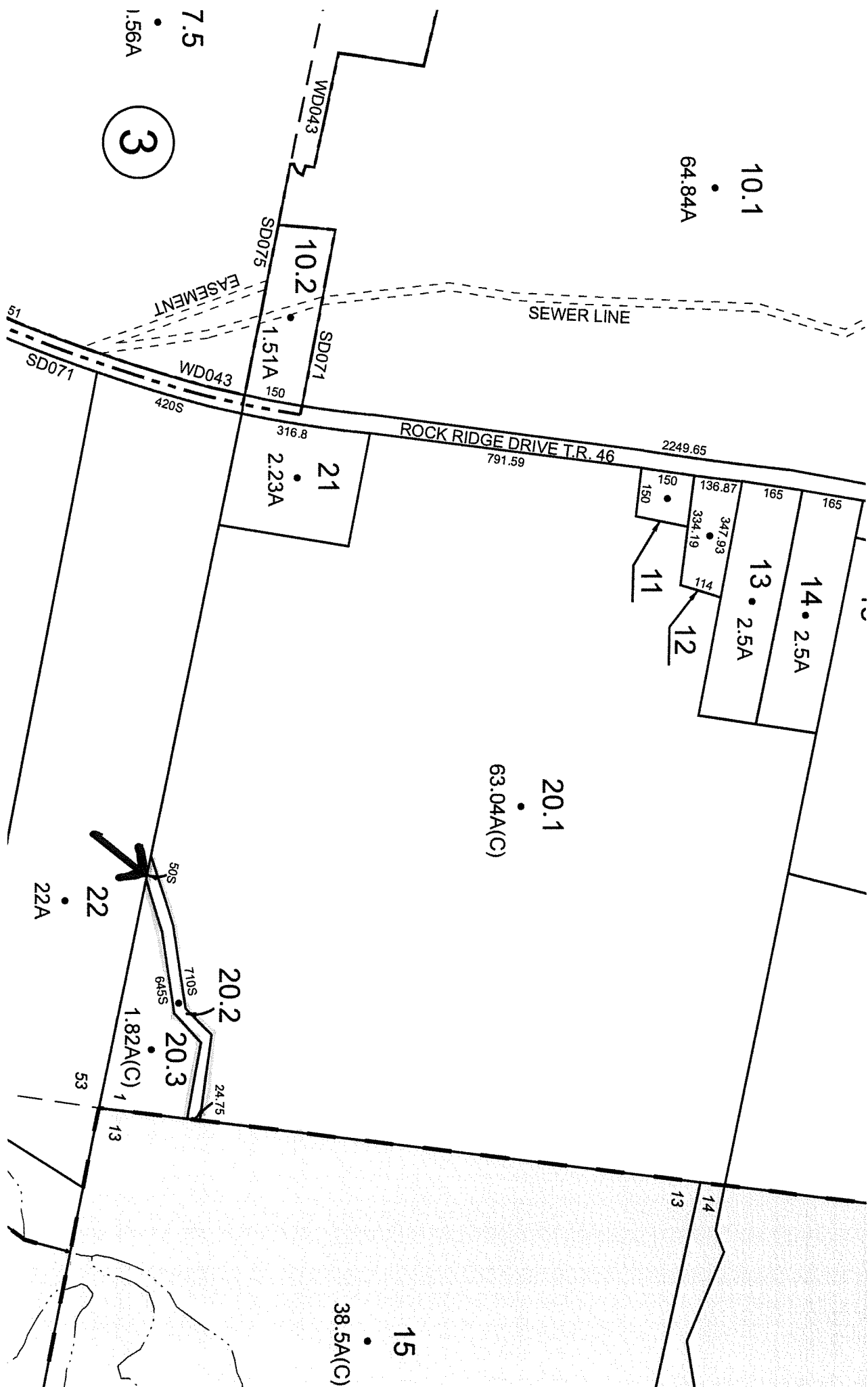
SYMBOL	DESCRIPTION
(1)	UNINCORPORATED
(2)	UNINCORPORATED
(3)	UNINCORPORATED
(4)	UNINCORPORATED
(5)	UNINCORPORATED

TOWN OF THOMPSON
 1000 SULLY AVENUE, SUITE 100
 SULLY, MISSOURI 64686
 PHONE: 660-533-5500
 FAX: 660-533-5501

LEGEND

SYMBOL	DESCRIPTION
(1)	UNINCORPORATED
(2)	UNINCORPORATED
(3)	UNINCORPORATED
(4)	UNINCORPORATED
(5)	UNINCORPORATED

TOWN OF THOMPSON
 1000 SULLY AVENUE, SUITE 100
 SULLY, MISSOURI 64686
 PHONE: 660-533-5500
 FAX: 660-533-5501



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3915 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-20.2
 Kansas City MO 64106

Land Assessment: \$500.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$500.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$26.55 **Acreeage:** 0.4 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	500.00	3.301084	\$1.65
NYS Welfare Mandates	500.00	0.967879	\$0.48
Other NYS Mandates	500.00	2.717525	\$1.36
County Levy	500.00	1.548595	\$0.77
Town to Highway	500.00	3.154942	\$1.58
Highway Outside Vill	500.00	1.976646	\$0.99
Gen Fund out of Vill	500.00	0.103961	\$0.05
Monticello Joint FD	500.00	1.840265	\$0.92
E b crawford mem lib	500.00	0.562473	\$0.28
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	3.00	6.156489	\$18.47

Total Tax: \$26.55

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$26.55	
01/30/2014	Payment	(\$26.55)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3922
Tax Map #: 13.-3-20.2

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$500.00
Total Assessment: \$500.00
Tax Before Star: \$33.26
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 0.4
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	500.00	3.484705	\$1.74
NYS Welfare Mandates	500.00	1.266335	\$0.63
Other NYS Mandates	500.00	2.644283	\$1.32
County Levy	500.00	1.180434	\$0.59
Town to Highway	500.00	3.245076	\$1.62
Highway Outside Vill	500.00	1.876746	\$0.94
Gen Fund out of Vill	500.00	0.088185	\$0.04
Monticello Joint FD	500.0000	1.786291	\$0.89
E b crawford mem lib	500.0000	0.390867	\$0.20
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	3.0000	8.429513	\$25.29

Total Tax: \$33.26

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$33.26	
01/22/2013	Payment	(\$33.26)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3925
Tax Map #: 13.-3-20.2

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$500.00
Total Assessment: \$500.00
Tax Before Star: \$32.61
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 0.4
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	500.00	3.303816	\$1.65
NYS Welfare Mandates	500.00	1.252189	\$0.63
Other NYS Mandates	500.00	2.634994	\$1.32
County Levy	500.00	0.52444	\$0.26
Town to Highway	500.00	2.68147	\$1.34
Highway Outside Vill	500.00	1.870323	\$0.94
Gen Fund out of Vill	500.00	0.061713	\$0.03
Monticello Joint FD	500.0000	1.79074	\$0.90
E b crawford mem lib	500.0000	0.331803	\$0.17
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	3.0000	8.457561	\$25.37

Total Tax: \$32.61

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$32.61	
01/24/2012	Payment	(\$32.61)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3928 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 13.-3-20.2 Monticell
 Kiamesha Lake NY 12751

Land Assessment: \$500.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$500.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$25.84 **Acreege:** 0.4 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	500.00	7.607815	\$3.80
Town to Highway	500.00	1.753363	\$0.88
Highway Outside Vill	500.00	2.251213	\$1.13
Gen Fund out of Vill	500.00	0.00022	\$0.00
Monticello Joint FD	500.0000	1.765412	\$0.88
E b crawford mem lib	500.0000	0.329987	\$0.16
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	3.0000	6.329784	\$18.99

Total Tax: \$25.84

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$25.84	
01/19/2011	Payment	(\$25.84)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$25.84 **
02/28/2011	\$0.26	\$0.00	\$26.10 **
03/31/2011	\$0.52	\$2.00	\$28.36 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3945
Tax Map #:
 13.-3-20.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$500.00
Total Assessment: \$500.00
Tax Before Star: \$49.97
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.4
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	500.00	7.81	\$3.91
Town to Highway	500.00	1.85	\$0.92
Highway Outside Vill	500.00	2.24	\$1.12
Gen Fund out of Vill	500.00	0	\$0.00
School Relevy	500.0000	1	\$10.17
Monticello Joint FD	500.0000	1.72	\$0.86
E b crawford mem lib	500.0000	0.3	\$0.15
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	3.0000	10.95	\$32.84

Total Tax: \$49.97

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$49.97	

Tax Due: \$49.97 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$49.97 **
02/28/2010	\$0.50	\$0.00	\$50.47 **
03/31/2010	\$1.00	\$2.00	\$52.97 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-20.2
 Bill # 014043
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	10.98
Tax Paid:	10.98
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	500	21.953500	10.98

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00012	10.98	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-20.3**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPT Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Concord Development Corp.** by deed recorded in Liber 772 at page 270 on September 25, 1972
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-2013

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'C' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of County Route No. 109 also known as Kiamesha Lake Road and the centerline of County Route 182 also known as Concord Road and continuing along the aforementioned southerly line of County Route No. 109 also known as Kiamesha Lake Road the following nine (9) courses and distances;

- 1) South $87^{\circ}35'17''$ East, a distance of 150.86 feet,
- 2) South $88^{\circ}28'17''$ East, a distance of 94.01 feet,
- 3) South $87^{\circ}52'17''$ East, a distance of 70.39 feet,

Continued →

- 4) South 86°57'17" East, a distance of 147.30 feet,
- 5) South 86°32'17" East, a distance of 200.40 feet,
- 6) South 86°51'17" East, a distance of 310.71 feet,
- 7) South 87°19'17" East, a distance of 467.40 feet,
- 8) South 86°52'59" East, a distance of 289.67 feet and
- 9) South 77°47'08" East, a distance of 482.81 feet to a point on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south;

CONTINUING along same the following two (2) courses and distances;

- 1) South 68°45'29" East, a distance of 959.75 feet and
- 2) South 69°00'29" East, a distance of 1223.13 feet to the approximate centerline of the West Branch of Sheldrake Stream;

CONTINUING along same the following twenty-nine (29) courses and distances;

- 1) South 07°51'27" East, a distance of 30.42 feet,
- 2) South 19°46'28" East, a distance of 354.20 feet,
- 3) South 37°38'32" East, a distance of 180.68 feet,
- 4) South 22°37'10" East, a distance of 96.91 feet,
- 5) South 11°59'08" East, a distance of 366.93 feet,
- 6) South 43°11'52" East, a distance of 95.64 feet,
- 7) South 67°43'50" East, a distance of 102.99 feet,
- 8) South 61°57'30" East, a distance of 72.30 feet,
- 9) South 06°47'30" East, a distance of 86.33 feet,
- 10) South 28°46'20" West, a distance of 67.03 feet,
- 11) South 06°51'14" East, a distance of 28.12 feet,
- 12) South 37°49'38" East, a distance of 118.30 feet,
- 13) South 25°10'27" East, a distance of 89.74 feet,
- 14) South 07°26'20" East, a distance of 120.14 feet,
- 15) South 01°55'56" East, a distance of 423.06 feet,
- 16) South 21°42'05" East, a distance of 166.05 feet,
- 17) South 03°21'10" East, a distance of 71.11 feet,

- 18) South 33°47'03" East, a distance of 160.33 feet,
- 19) South 89°11'55" East, a distance of 80.45 feet,
- 20) South 42°01'43" East, a distance of 134.90 feet,
- 21) South 18°46'10" West, a distance of 14.55 feet,
- 22) South 13°35'40" East, a distance of 75.29 feet,
- 23) South 00°58'26" West, a distance of 234.27 feet,
- 24) South 08°53'16" West, a distance of 119.20 feet,
- 25) South 10°00'15" East, a distance of 241.24 feet,
- 26) South 29°19'03" East, a distance of 323.51 feet,
- 27) South 23°33'36" East, a distance of 286.99 feet,
- 28) South 07°03'12" East, a distance of 111.94 feet and
- 29) South 18°55'17" East, a distance of 83.94 feet;

THENCE South 58°40'39" East, a distance of 405.38 feet;

THENCE North 61°21'13" East, a distance of 233.12 feet;

THENCE North 62°05'14" East, a distance of 187.14 feet;

THENCE North 62°17'11" East, a distance of 452.54 feet to the westerly line of County Route 161 also known as Heiden Road and continuing along same, South 37°52'19" East, a distance of 50.80 feet;

THENCE South 62°17'11" West, a distance of 461.21 feet;

THENCE South 62°05'04" West, a distance of 186.93 feet;

THENCE South 61°21'21" West, a distance of 255.70 feet to the division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent;

CONTINUING along same the following two (2) courses and distances;

1) North 69°23'31" West, a distance of 976.04 feet and

2) North 68°34'41" West, a distance of 1289.25 feet;

THENCE South 16°09'30" West, a distance of 3187.18 feet to the centerline of Thompsonville Road;

CONTINUING along same the following two (2) courses and distances;

1) South 85°20'09" West, a distance of 128.96 feet and

2) North 84°52'46" West, a distance of 67.00 feet;

THENCE crossing Thompsonville Road, South 15°41'46" West, a distance of 28.03 feet to the southerly line of Thompsonville Road and continuing along same, North 69°20'00" West, a distance of 550.03 feet;

THENCE South 15°32'37" West, a distance of 1016.98 feet;

THENCE North 70°08'54" West, a distance of 578.31 feet;

THENCE North 70°38'25" West, a distance of 123.87 feet;

THENCE South 16°14'12" West, a distance of 490.46 feet;

THENCE North 70°46'13" West, a distance of 302.97 feet to the centerline of Joyland Road;

CONTINUING along same the following seven (7) courses and distances;

1) South 14°20'03" West, a distance of 18.77 feet,

2) South 16°28'56" West, a distance of 84.25 feet,

3) South 18°49'49" West, a distance of 297.65 feet,

4) South 15°24'28" West, a distance of 327.46 feet,

5) South 14°13'43" West, a distance of 265.48 feet,

6) South 16°08'03" West, a distance of 387.79 feet and

7) South 16°01'34" West, a distance of 481.21 feet;

THENCE North 69°09'17" West, a distance of 660.73 feet;

THENCE South 27°05'36" West, a distance of 751.68 feet;

THENCE South 70°46'12" East, a distance of 804.61 feet to the aforementioned centerline of Joyland Road and continuing along same, South 16°44'54" West, a distance of 271.95 feet;

THENCE North 70°48'02" West, a distance of 1621.89 feet;

THENCE North 17°15'50" East, a distance of 272.71 feet;

THENCE North 69°58'30" West, a distance of 332.95 feet;

THENCE North 15°39'20" East, a distance of 2056.61 feet;

THENCE South 67°17'34" East, a distance of 435.20 feet;

THENCE North 23°18'44" East, a distance of 2114.90 feet to the division line of Great

Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°20'00" East, a distance of 589.67 feet;

THENCE North 16°45'00" East, a distance of 563.00 feet;

THENCE South 69°20'00" East, a distance of 350.00 feet;

THENCE South 16°45'00" West, a distance of 563.00 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, crossing Joyland Road, South 69°20'00" East, a distance of 564.60 feet;

THENCE North 15°59'14" East, a distance of 653.60 feet;

THENCE North 85°20'05" West, a distance of 247.96 feet to the centerline of Chalet Road;

CONTINUING along same the following twelve (12) courses and distances;

- 1) North 00°40'40" West, a distance of 125.64 feet,
- 2) North 01°59'27" West, a distance of 196.51 feet,
- 3) North 07°40'03" West, a distance of 106.27 feet,
- 4) North 10°12'53" West, a distance of 133.06 feet,
- 5) North 14°05'26" West, a distance of 136.10 feet,
- 6) North 13°16'52" West, a distance of 128.93 feet,
- 7) North 11°36'18" West, a distance of 67.40 feet,
- 8) North 10°32'39" West, a distance of 112.26 feet,
- 9) North 13°47'29" West, a distance of 68.81 feet,
- 10) North 20°23'04" West, a distance of 43.72 feet,
- 11) North 29°01'32" West, a distance of 43.33 feet and
- 12) North 32°24'55" West, a distance of 86.74 feet;

THENCE South 67°53'33" East, a distance of 1006.08 feet;

THENCE North 15°18'26" East, a distance of 1677.94 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 69°25'51" East, a distance of 729.84 feet;

THENCE North 20°34'10" East, a distance of 1089.00 feet;

THENCE North 69°40'38" West, a distance of 1198.83 feet;

THENCE South 20°34'08" West, a distance of 1083.29 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, North 69°20'22" West, a distance of 1198.32 feet to the approximate centerline of Kiamesha Creek;

CONTINUING along same the following fourteen (14) courses and distances;

- 1) South 38°43'45" West, a distance of 139.26 feet,
- 2) South 19°47'40" West, a distance of 29.74 feet,
- 3) South 27°06'36" West, a distance of 257.65 feet,
- 4) South 17°55'47" West, a distance of 156.34 feet,
- 5) South 07°15'06" West, a distance of 139.27 feet,
- 6) South 04°52'16" East, a distance of 73.96 feet,
- 7) South 34°58'29" West, a distance of 113.94 feet,
- 8) South 06°32'37" West, a distance of 40.45 feet,
- 9) South 04°27'53" East, a distance of 193.59 feet,
- 10) South 21°29'55" West, a distance of 59.40 feet,
- 11) South 42°46'43" West, a distance of 99.24 feet,
- 12) South 48°59'16" West, a distance of 127.61 feet,
- 13) South 67°35'53" West, a distance of 170.27 feet and
- 14) South 55°07'46" West, a distance of 165.72 feet;

THENCE North 67°53'33" West, a distance of 1819.46 feet to the division line of lot 25 on the west & lot 17 on the east of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 15°30'21" West, a distance of 1710.73 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°24'26" East, a distance of 235.78 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet;

THENCE North 72°01'55" West, a distance of 982.75 feet;

THENCE North 76°39'59" East, a distance of 232.83 feet;

THENCE North 73°01'32" East, a distance of 176.88 feet;

THENCE North 41°17'23" East, a distance of 85.80 feet;

THENCE North 71°01'59" West, a distance of 1320.42 feet to the centerline of Rock

Ridge Road;

CONTINUING along same the following four (4) courses and distances;

- 1) North 28°37'25" East, a distance of 100.70 feet,
- 2) North 26°34'44" East, a distance of 96.63 feet,
- 3) North 24°04'40" East, a distance of 150.63 feet and
- 4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 68°21'00" East, a distance of 340.87 feet;

THENCE North 17°31'14" East, a distance of 340.63 feet;

THENCE North 73°19'53" West, a distance of 338.06 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following two (2) courses and distances;

- 1) North 17°53'01" East, a distance of 355.39 feet and
- 2) North 16°35'59" East, a distance of 436.20 feet;

THENCE South 74°29'17" East, a distance of 157.89 feet;

THENCE North 16°07'09" East, a distance of 150.00 feet;

THENCE North 74°29'14" West, a distance of 157.90 feet to the aforementioned centerline of Rock Ridge Road and continuing along same, North 15°53'56" East, a distance of 136.87 feet;

THENCE South 70°39'43" East, a distance of 669.63 feet;

THENCE North 16°28'02" East, a distance of 304.22 feet;

THENCE South 68°26'44" East, a distance of 292.93 feet;

THENCE North 30°13'30" East, a distance of 650.09 feet;

THENCE North 22°16'58" East, a distance of 484.81 feet;

THENCE North 56°04'23" West, a distance of 458.00 feet;

THENCE North 53°40'37" East, a distance of 178.00 feet;

THENCE North 51°04'23" West, a distance of 185.71 feet to the westerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following two (2) courses and distances;

1) North 57°58'49" East, a distance of 169.61 feet and

2) North 58°05'21" East, a distance of 483.00 feet;

THENCE North 23°40'50" West, a distance of 30.52 feet to the centerline of
aforementioned County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

1) North 67°03'00" East, a distance of 444.34 feet,

2) North 62°36'00" East, a distance of 547.50 feet,

3) North 53°39'40" East, a distance of 78.54 feet,

4) North 40°11'42" East, a distance of 604.35 feet,

5) North 39°59'49" East, a distance of 230.03 feet to a point of curvature,

6) Along the curve to the left having a radius of 410.28 feet and an arc length of
262.55 feet to a point of tangency and

7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

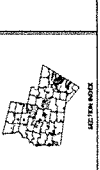
SAID parcel being known as Section 13 Block 3 Lot(s) 12, 19.1, 20.1, 20.2, 20.3, & 22
and Section 15 Block 1 Lot(s) 11.1, 11.2, part of 12.1, 14.1, 14.2, 18, 19, 22, 24, 25, 35.7, & 51,
and Section 23 Block 1 Lot (s) 53, 54.1, 54.2, 54.3, 54.4, 55, & 61.2, and Section 23 Block 2
Lot(s) 2, 3, 4, & 6 and Section 9 Block 1 Lot 35 & part of lot 34.1 of the Town of Thompson Tax
Maps.

15-1-143
15-1-123
23-2-1

↑
no



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK



LEGEND

1	SECTION
2	LOT
3	PLAT
4	TRAIL
5	ROAD
6	CRACK
7	WATER
8	SWAMP
9	WOOD
10	MEADOW
11	PASTURE
12	AGRICULTURE
13	UNIMPROVED
14	IMPROVED
15	UNIMPROVED
16	IMPROVED
17	UNIMPROVED
18	IMPROVED
19	UNIMPROVED
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92	IMPROVED
93	UNIMPROVED
94	IMPROVED
95	UNIMPROVED
96	IMPROVED
97	UNIMPROVED
98	IMPROVED
99	UNIMPROVED
100	IMPROVED

SPECIAL DISTRICTS

NAME	TYPE	DATE
...

REVISION TABLE

NO.	DATE	DESCRIPTION
1

CHANGES

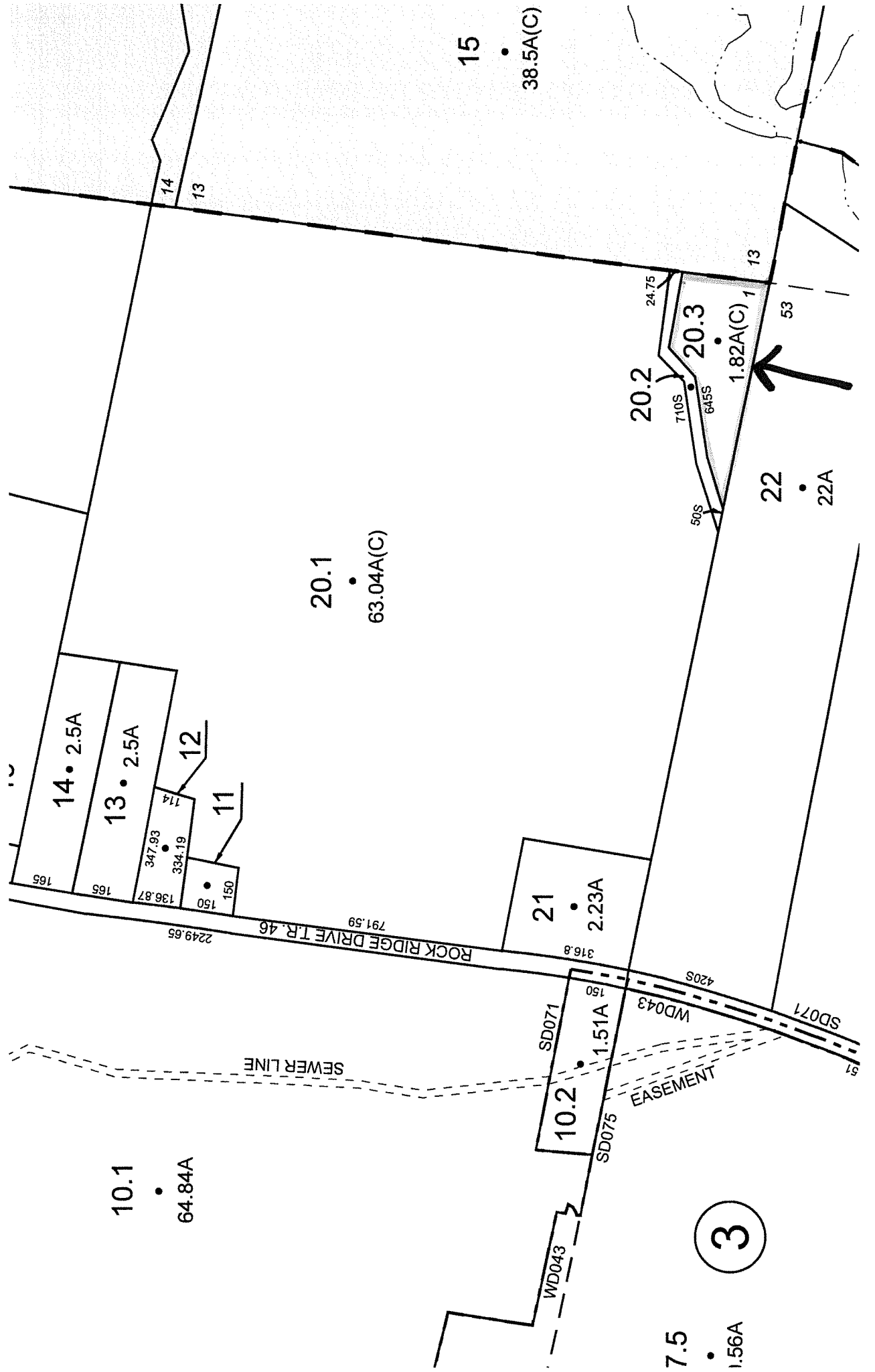
NO.	DATE	DESCRIPTION
1

SULLIVAN COUNTY TAX MAP DEPARTMENT
NOT TO BE USED FOR CONFORMANCE

WEILER MAPPING
SULLIVAN COUNTY, NEW YORK

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

DATE: 11/11/11
SCALE: AS SHOWN
BY: J. WEILER
CHECKED: J. WEILER
APPROVED: J. WEILER



3

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3916
Tax Map #:
 13.-3-20.3

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$11,100.00
Total Assessment:
 \$11,100.00
Tax Before Star: \$234.92
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 1.82
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	11100.00	3.301084	\$36.64
NYS Welfare Mandates	11100.00	0.967879	\$10.74
Other NYS Mandates	11100.00	2.717525	\$30.16
County Levy	11100.00	1.548595	\$17.19
Town to Highway	11100.00	3.154942	\$35.02
Highway Outside Vill	11100.00	1.976646	\$21.94
Gen Fund out of Vill	11100.00	0.103961	\$1.15
Monticello Joint FD	11100.00	1.840265	\$20.43
E b crawford mem lib	11100.00	0.562473	\$6.24
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	9.00	6.156489	\$55.41

Total Tax: \$234.92

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$234.92	
01/30/2014	Payment	(\$234.92)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3923 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-20.3 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$11,100.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 1.82 **Roll Section:** 1
 \$11,100.00 **Bank:** **Class:** 314
Tax Before Star: \$253.06
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	11100.00	3.484705	\$38.68
NYS Welfare Mandates	11100.00	1.266335	\$14.06
Other NYS Mandates	11100.00	2.644283	\$29.35
County Levy	11100.00	1.180434	\$13.10
Town to Highway	11100.00	3.245076	\$36.02
Highway Outside Vill	11100.00	1.876746	\$20.83
Gen Fund out of Vill	11100.00	0.088185	\$0.98
Monticello Joint FD	11100.0000	1.786291	\$19.83
E b crawford mem lib	11100.0000	0.390867	\$4.34
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	9.0000	8.429513	\$75.87

Total Tax: \$253.06

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$253.06	
01/22/2013	Payment	(\$253.06)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
 Dr **Owner:** **Bill #:** 3926 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-20.3 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$11,100.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 1.82 **Roll Section:** 1
 \$11,100.00 **Bank:** **Class:** 314
Tax Before Star: \$236.53
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	11100.00	3.303816	\$36.67
NYS Welfare Mandates	11100.00	1.252189	\$13.90
Other NYS Mandates	11100.00	2.634994	\$29.25
County Levy	11100.00	0.52444	\$5.82
Town to Highway	11100.00	2.68147	\$29.76
Highway Outside Vill	11100.00	1.870323	\$20.76
Gen Fund out of Vill	11100.00	0.061713	\$0.69
Monticello Joint FD	11100.0000	1.79074	\$19.88
E b crawford mem lib	11100.0000	0.331803	\$3.68
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	9.0000	8.457561	\$76.12

Total Tax: \$236.53

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$236.53	
01/24/2012	Payment	(\$236.53)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3929
Tax Map #: 13.-3-20.3

SWIS Code: 484689
School Code: 484601
School District: Monticell

Land Assessment: \$11,100.00
Total Assessment: \$11,100.00
Tax Before Star: \$209.13
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.82
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	11100.00	7.607815	\$84.45
Town to Highway	11100.00	1.753363	\$19.46
Highway Outside Vill	11100.00	2.251213	\$24.99
Gen Fund out of Vill	11100.00	0.00022	\$0.00
Monticello Joint FD	11100.0000	1.765412	\$19.60
E b crawford mem lib	11100.0000	0.329987	\$3.66
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	9.0000	6.329784	\$56.97

Total Tax: \$209.13

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$209.13	
01/19/2011	Payment	(\$209.13)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$209.13 **
02/28/2011	\$2.09	\$0.00	\$211.22 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3946
Tax Map #:
 13.-3-20.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$11,100.00
Total Assessment:
 \$11,100.00
Tax Before Star: \$478.65
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.82
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	11100.00	7.81	\$86.71
Town to Highway	11100.00	1.85	\$20.53
Highway Outside Vill	11100.00	2.24	\$24.85
Gen Fund out of Vill	11100.00	0	\$0.00
School Relevy	11100.0000	1	\$225.68
Monticello Joint FD	11100.0000	1.72	\$19.05
E b crawford mem lib	11100.0000	0.3	\$3.31
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	9.0000	10.95	\$98.52

Total Tax: \$478.65

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$478.65	

Tax Due: \$478.65 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$478.65 **
02/28/2010	\$4.79	\$0.00	\$483.44 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-20.3
 Bill # 014044
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	243.68
Tax Paid:	243.68
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	11,100	21.953500	243.68

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.	Paid On	Paid By	Check #	Tax Paid	Fee Paid
	09/27/13	EPT Concord II, LLC	0177-00013	243.68	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-22**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 700 at page 1081 on November 12, 1965
- **County of Sullivan** by deed recorded in Liber 1978 at page 454 on November 3, 1997 and in Liber 2001 at page 543 on March 2, 1998
- **Concord Associates, LP** by deed recorded in Liber 2185 at page 378 on April 27, 2000
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Covenants, Restrictions & Easements:** County of Sullivan to Concord Associates, LP dated April 26, 2000 and recorded April 27, 2000 in Liber 2185 at page 378 – See Exhibit III
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ▪

▪ Monticello ▪ New York 12701

Tel: 845-791-7777 ▪ Fax: 845-791-7785 ▪ info@southerntiertitle.com ▪ www.southerntiertitle.com

13-3-22

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'C' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly line of County Route No. 109 also known as Kiamesha Lake Road and the centerline of County Route 182 also known as Concord Road and continuing along the aforementioned southerly line of County Route No. 109 also known as Kiamesha Lake Road the following nine (9) courses and distances;

- 1) South 87°35'17" East, a distance of 150.86 feet,
- 2) South 88°28'17" East, a distance of 94.01 feet,
- 3) South 87°52'17" East, a distance of 70.39 feet,

Continued →

- 4) South 86°57'17" East, a distance of 147.30 feet,
- 5) South 86°32'17" East, a distance of 200.40 feet,
- 6) South 86°51'17" East, a distance of 310.71 feet,
- 7) South 87°19'17" East, a distance of 467.40 feet,
- 8) South 86°52'59" East, a distance of 289.67 feet and
- 9) South 77°47'08" East, a distance of 482.81 feet to a point on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south;

CONTINUING along same the following two (2) courses and distances;

- 1) South 68°45'29" East, a distance of 959.75 feet and
- 2) South 69°00'29" East, a distance of 1223.13 feet to the approximate centerline of the West Branch of Sheldrake Stream;

CONTINUING along same the following twenty-nine (29) courses and distances;

- 1) South 07°51'27" East, a distance of 30.42 feet,
- 2) South 19°46'28" East, a distance of 354.20 feet,
- 3) South 37°38'32" East, a distance of 180.68 feet,
- 4) South 22°37'10" East, a distance of 96.91 feet,
- 5) South 11°59'08" East, a distance of 366.93 feet,
- 6) South 43°11'52" East, a distance of 95.64 feet,
- 7) South 67°43'50" East, a distance of 102.99 feet,
- 8) South 61°57'30" East, a distance of 72.30 feet,
- 9) South 06°47'30" East, a distance of 86.33 feet,
- 10) South 28°46'20" West, a distance of 67.03 feet,
- 11) South 06°51'14" East, a distance of 28.12 feet,
- 12) South 37°49'38" East, a distance of 118.30 feet,
- 13) South 25°10'27" East, a distance of 89.74 feet,
- 14) South 07°26'20" East, a distance of 120.14 feet,
- 15) South 01°55'56" East, a distance of 423.06 feet,
- 16) South 21°42'05" East, a distance of 166.05 feet,
- 17) South 03°21'10" East, a distance of 71.11 feet,

- 18) South 33°47'03" East, a distance of 160.33 feet,
- 19) South 89°11'55" East, a distance of 80.45 feet,
- 20) South 42°01'43" East, a distance of 134.90 feet,
- 21) South 18°46'10" West, a distance of 14.55 feet,
- 22) South 13°35'40" East, a distance of 75.29 feet,
- 23) South 00°58'26" West, a distance of 234.27 feet,
- 24) South 08°53'16" West, a distance of 119.20 feet,
- 25) South 10°00'15" East, a distance of 241.24 feet,
- 26) South 29°19'03" East, a distance of 323.51 feet,
- 27) South 23°33'36" East, a distance of 286.99 feet,
- 28) South 07°03'12" East, a distance of 111.94 feet and
- 29) South 18°55'17" East, a distance of 83.94 feet;

THENCE South 58°40'39" East, a distance of 405.38 feet;

THENCE North 61°21'13" East, a distance of 233.12 feet;

THENCE North 62°05'14" East, a distance of 187.14 feet;

THENCE North 62°17'11" East, a distance of 452.54 feet to the westerly line of County Route 161 also known as Heiden Road and continuing along same, South 37°52'19" East, a distance of 50.80 feet;

THENCE South 62°17'11" West, a distance of 461.21 feet;

THENCE South 62°05'04" West, a distance of 186.93 feet;

THENCE South 61°21'21" West, a distance of 255.70 feet to the division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent;

CONTINUING along same the following two (2) courses and distances;

1) North 69°23'31" West, a distance of 976.04 feet and

2) North 68°34'41" West, a distance of 1289.25 feet;

THENCE South 16°09'30" West, a distance of 3187.18 feet to the centerline of Thompsonville Road;

CONTINUING along same the following two (2) courses and distances;

1) South 85°20'09" West, a distance of 128.96 feet and

2) North 84°52'46" West, a distance of 67.00 feet;

THENCE crossing Thompsonville Road, South 15°41'46" West, a distance of 28.03 feet to the southerly line of Thompsonville Road and continuing along same, North 69°20'00" West, a distance of 550.03 feet;

THENCE South 15°32'37" West, a distance of 1016.98 feet;

THENCE North 70°08'54" West, a distance of 578.31 feet;

THENCE North 70°38'25" West, a distance of 123.87 feet;

THENCE South 16°14'12" West, a distance of 490.46 feet;

THENCE North 70°46'13" West, a distance of 302.97 feet to the centerline of Joyland Road;

CONTINUING along same the following seven (7) courses and distances;

1) South 14°20'03" West, a distance of 18.77 feet,

2) South 16°28'56" West, a distance of 84.25 feet,

3) South 18°49'49" West, a distance of 297.65 feet,

4) South 15°24'28" West, a distance of 327.46 feet,

5) South 14°13'43" West, a distance of 265.48 feet,

6) South 16°08'03" West, a distance of 387.79 feet and

7) South 16°01'34" West, a distance of 481.21 feet;

THENCE North 69°09'17" West, a distance of 660.73 feet;

THENCE South 27°05'36" West, a distance of 751.68 feet;

THENCE South 70°46'12" East, a distance of 804.61 feet to the aforementioned centerline of Joyland Road and continuing along same, South 16°44'54" West, a distance of 271.95 feet;

THENCE North 70°48'02" West, a distance of 1621.89 feet;

THENCE North 17°15'50" East, a distance of 272.71 feet;

THENCE North 69°58'30" West, a distance of 332.95 feet;

THENCE North 15°39'20" East, a distance of 2056.61 feet;

THENCE South 67°17'34" East, a distance of 435.20 feet;

THENCE North 23°18'44" East, a distance of 2114.90 feet to the division line of Great

Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°20'00" East, a distance of 589.67 feet;

THENCE North 16°45'00" East, a distance of 563.00 feet;

THENCE South 69°20'00" East, a distance of 350.00 feet;

THENCE South 16°45'00" West, a distance of 563.00 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, crossing Joyland Road, South 69°20'00" East, a distance of 564.60 feet;

THENCE North 15°59'14" East, a distance of 653.60 feet;

THENCE North 85°20'05" West, a distance of 247.96 feet to the centerline of Chalet Road;

CONTINUING along same the following twelve (12) courses and distances;

1) North 00°40'40" West, a distance of 125.64 feet,

2) North 01°59'27" West, a distance of 196.51 feet,

3) North 07°40'03" West, a distance of 106.27 feet,

4) North 10°12'53" West, a distance of 133.06 feet,

5) North 14°05'26" West, a distance of 136.10 feet,

6) North 13°16'52" West, a distance of 128.93 feet,

7) North 11°36'18" West, a distance of 67.40 feet,

8) North 10°32'39" West, a distance of 112.26 feet,

9) North 13°47'29" West, a distance of 68.81 feet,

10) North 20°23'04" West, a distance of 43.72 feet,

11) North 29°01'32" West, a distance of 43.33 feet and

12) North 32°24'55" West, a distance of 86.74 feet;

THENCE South 67°53'33" East, a distance of 1006.08 feet;

THENCE North 15°18'26" East, a distance of 1677.94 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 69°25'51" East, a distance of 729.84 feet;

THENCE North 20°34'10" East, a distance of 1089.00 feet;

THENCE North 69°40'38" West, a distance of 1198.83 feet;

THENCE South 20°34'08" West, a distance of 1083.29 feet to the aforementioned division line of lot 18 on the north & lot 17 on the south of Great Lot 1 of the Hardenburgh Patent and continuing along same, North 69°20'22" West, a distance of 1198.32 feet to the approximate centerline of Kiamesha Creek;

CONTINUING along same the following fourteen (14) courses and distances;

- 1) South 38°43'45" West, a distance of 139.26 feet,
- 2) South 19°47'40" West, a distance of 29.74 feet,
- 3) South 27°06'36" West, a distance of 257.65 feet,
- 4) South 17°55'47" West, a distance of 156.34 feet,
- 5) South 07°15'06" West, a distance of 139.27 feet,
- 6) South 04°52'16" East, a distance of 73.96 feet,
- 7) South 34°58'29" West, a distance of 113.94 feet,
- 8) South 06°32'37" West, a distance of 40.45 feet,
- 9) South 04°27'53" East, a distance of 193.59 feet,
- 10) South 21°29'55" West, a distance of 59.40 feet,
- 11) South 42°46'43" West, a distance of 99.24 feet,
- 12) South 48°59'16" West, a distance of 127.61 feet,
- 13) South 67°35'53" West, a distance of 170.27 feet and
- 14) South 55°07'46" West, a distance of 165.72 feet;

THENCE North 67°53'33" West, a distance of 1819.46 feet to the division line of lot 25 on the west & lot 17 on the east of Great Lot 1 of the Hardenburgh Patent and continuing along same, South 15°30'21" West, a distance of 1710.73 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 69°24'26" East, a distance of 235.78 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet;

THENCE North 72°01'55" West, a distance of 982.75 feet;

THENCE North 76°39'59" East, a distance of 232.83 feet;

THENCE North 73°01'32" East, a distance of 176.88 feet;

THENCE North 41°17'23" East, a distance of 85.80 feet;

THENCE North 71°01'59" West, a distance of 1320.42 feet to the centerline of Rock

Ridge Road;

CONTINUING along same the following four (4) courses and distances;

1) North 28°37'25" East, a distance of 100.70 feet,

2) North 26°34'44" East, a distance of 96.63 feet,

3) North 24°04'40" East, a distance of 150.63 feet and

4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, South 68°21'00" East, a distance of 340.87 feet;

THENCE North 17°31'14" East, a distance of 340.63 feet;

THENCE North 73°19'53" West, a distance of 338.06 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following two (2) courses and distances;

1) North 17°53'01" East, a distance of 355.39 feet and

2) North 16°35'59" East, a distance of 436.20 feet;

THENCE South 74°29'17" East, a distance of 157.89 feet;

THENCE North 16°07'09" East, a distance of 150.00 feet;

THENCE North 74°29'14" West, a distance of 157.90 feet to the aforementioned centerline of Rock Ridge Road and continuing along same, North 15°53'56" East, a distance of 136.87 feet;

THENCE South 70°39'43" East, a distance of 669.63 feet;

THENCE North 16°28'02" East, a distance of 304.22 feet;

THENCE South 68°26'44" East, a distance of 292.93 feet;

THENCE North 30°13'30" East, a distance of 650.09 feet;

THENCE North 22°16'58" East, a distance of 484.81 feet;

THENCE North 56°04'23" West, a distance of 458.00 feet;

THENCE North 53°40'37" East, a distance of 178.00 feet;

THENCE North 51°04'23" West, a distance of 185.71 feet to the westerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following two (2) courses and distances;

1) North 57°58'49" East, a distance of 169.61 feet and

2) North 58°05'21" East, a distance of 483.00 feet;

THENCE North 23°40'50" West, a distance of 30.52 feet to the centerline of
aforementioned County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

1) North 67°03'00" East, a distance of 444.34 feet,

2) North 62°36'00" East, a distance of 547.50 feet,

3) North 53°39'40" East, a distance of 78.54 feet,

4) North 40°11'42" East, a distance of 604.35 feet,

5) North 39°59'49" East, a distance of 230.03 feet to a point of curvature,

6) Along the curve to the left having a radius of 410.28 feet and an arc length of
262.55 feet to a point of tangency and

7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot(s) 12, 19.1, 20.1, 20.2, 20.3, & 22
and Section 15 Block 1 Lot(s) 11.1, 11.2, part of 12.1, 14.1, 14.2, 18, 19, 22, 24, 25, 35.7, & 51,
and Section 23 Block 1 Lot (s) 53, 54.1, 54.2, 54.3, 54.4, 55, & 61.2, and Section 23 Block 2
Lot(s) 2, 3, 4, & 6 and Section 9 Block 1 Lot 35 & part of lot 34.1 of the Town of Thompson Tax
Maps.

15-1-143
15-1-123
23-2-1

↑
NO



TOWN OF THOMPSON
 SULLIVAN COUNTY, NEW YORK
 Map No. 13-13-2023-001
 Date of Map: 12/15/2023
 Scale: 1" = 100'



LEGEND

SYMBOL	DESCRIPTION
(Solid line)	Property Boundary
(Dashed line)	Unimproved Land
(Dotted line)	Water
(Thick solid line)	Right-of-Way
(Thin solid line)	Other

SPECIAL DISTRICTS

DISTRICT	NAME	TYPE	DATE
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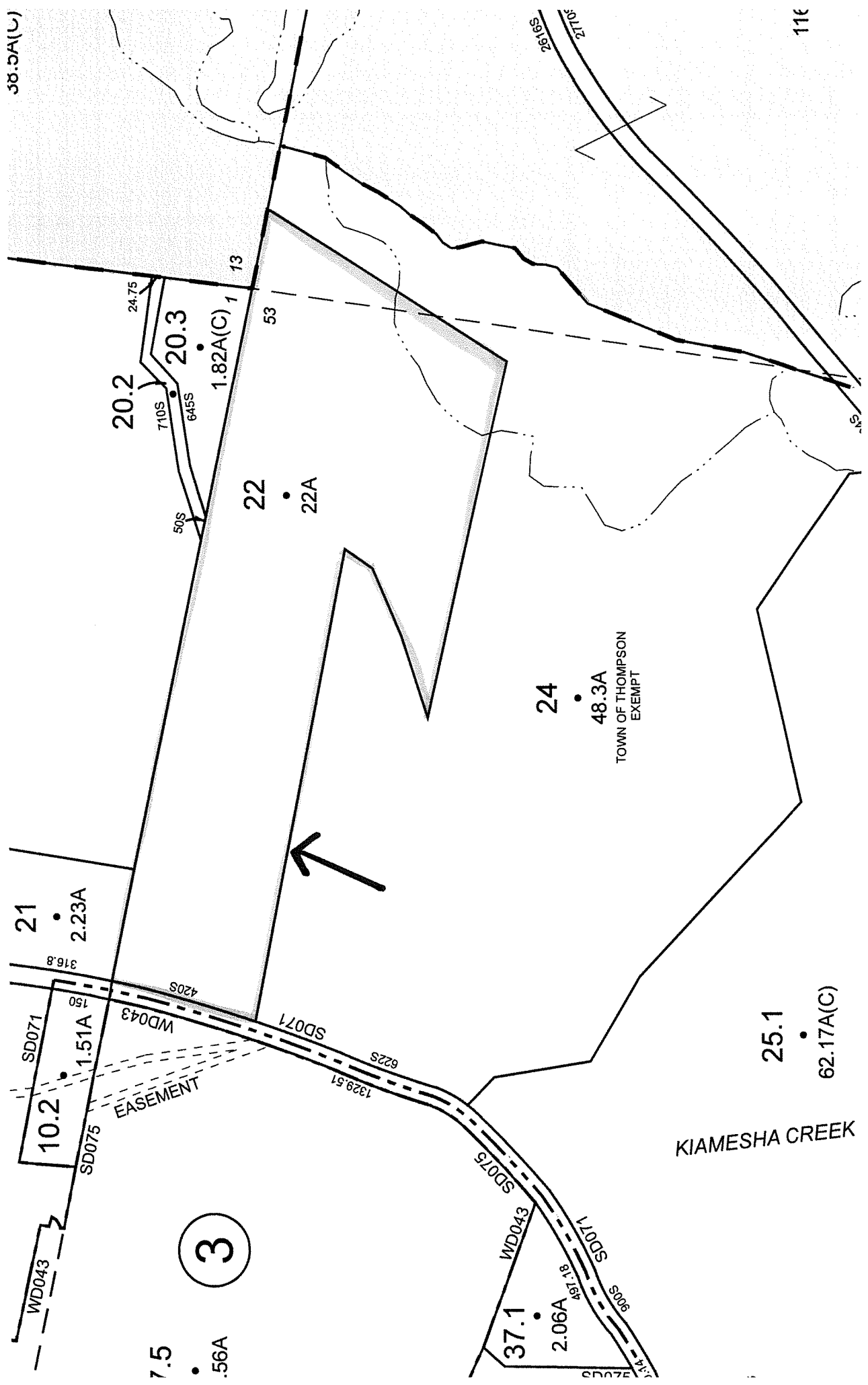
REVISION TABLE

NO.	DATE	DESCRIPTION
1	12/15/2023	Initial Map
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SULLIVAN COUNTY
 TAX MAP DEPARTMENT
 100 N. STATE ST., SUITE 200
 CATSKILL, NY 12414
 518-535-3300
 www.sullivancounty.org

WEILER MAPPING
 100 N. STATE ST., SUITE 200
 CATSKILL, NY 12414
 518-535-3300
 www.weilermapping.com



38.5A(U)

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10.2
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 1.51A

21
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 2.23A

20.2
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 710S

20.3
 ●
 645S

22
 ●
 22A

24
 ●
 48.3A
 TOWN OF THOMPSON
 EXEMPT

25.1
 ●
 62.17A(C)

37.1
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 2.06A

KIAMESHA CREEK

SD071

SD075

EASEMENT

WD043

SD071

622S

1329.51

SD075

WD043

SD071

900S

497.18

24.75

1.82A(C) 1

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53

2616S

2716S

SNS

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3918
Tax Map #:
 13.-3-22

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$48,700.00
Total Assessment:
 \$48,700.00

Front: 0
Depth: 0
Acreage: 22
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Tax Before Star: \$1,464.85
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	48700.00	3.301084	\$160.76
NYS Welfare Mandates	48700.00	0.967879	\$47.14
Other NYS Mandates	48700.00	2.717525	\$132.34
County Levy	48700.00	1.548595	\$75.42
Town to Highway	48700.00	3.154942	\$153.65
Highway Outside Vill	48700.00	1.976646	\$96.26
Gen Fund out of Vill	48700.00	0.103961	\$5.06
Monticello Joint FD	48700.00	1.840265	\$89.62
E b crawford mem lib	48700.00	0.562473	\$27.39
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	110.00	6.156489	\$677.21

Total Tax: \$1,464.85

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$1,464.85	
01/30/2014	Payment	(\$1,464.85)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3925
Tax Map #:
 13.-3-22

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$48,700.00

Total Assessment:
 \$48,700.00

Tax Before Star: \$1,704.66
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 22
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	48700.00	3.484705	\$169.71
NYS Welfare Mandates	48700.00	1.266335	\$61.67
Other NYS Mandates	48700.00	2.644283	\$128.78
County Levy	48700.00	1.180434	\$57.49
Town to Highway	48700.00	3.245076	\$158.04
Highway Outside Vill	48700.00	1.876746	\$91.40
Gen Fund out of Vill	48700.00	0.088185	\$4.29
Monticello Joint FD	48700.0000	1.786291	\$86.99
E b crawford mem lib	48700.0000	0.390867	\$19.04
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	110.0000	8.429513	\$927.25

Total Tax: \$1,704.66

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$1,704.66	
01/22/2013	Payment	(\$1,704.66)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3928
Tax Map #:
 13.-3-22

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$48,700.00

Total Assessment:
 \$48,700.00

Tax Before Star: \$1,634.12

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 22
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	48700.00	3.303816	\$160.90
NYS Welfare Mandates	48700.00	1.252189	\$60.98
Other NYS Mandates	48700.00	2.634994	\$128.32
County Levy	48700.00	0.52444	\$25.54
Town to Highway	48700.00	2.68147	\$130.59
Highway Outside Vill	48700.00	1.870323	\$91.08
Gen Fund out of Vill	48700.00	0.061713	\$3.01
Monticello Joint FD	48700.0000	1.79074	\$87.21
E b crawford mem lib	48700.0000	0.331803	\$16.16
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	110.0000	8.457561	\$930.33

Total Tax: \$1,634.12

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$1,634.12	
01/24/2012	Payment	(\$1,634.12)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3931
Tax Map #:
 13.-3-22

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$48,700.00
Total Assessment: \$48,700.00
Tax Before Star: \$1,363.86
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 22
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	48700.00	7.607815	\$370.50
Town to Highway	48700.00	1.753363	\$85.39
Highway Outside Vill	48700.00	2.251213	\$109.63
Gen Fund out of Vill	48700.00	0.00022	\$0.01
Monticello Joint FD	48700.0000	1.765412	\$85.98
E b crawford mem lib	48700.0000	0.329987	\$16.07
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	110.0000	6.329784	\$696.28

Total Tax: \$1,363.86

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,363.86	
01/19/2011	Payment	(\$1,363.86)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$1,363.86 **
02/28/2011	\$13.64	\$0.00	\$1,377.50 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3948
Tax Map #:
 13.-3-22

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$48,700.00

Total Assessment:
 \$48,700.00

Tax Before Star: \$2,871.92

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 22
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	48700.00	7.81	\$380.44
Town to Highway	48700.00	1.85	\$90.07
Highway Outside Vill	48700.00	2.24	\$109.01
Gen Fund out of Vill	48700.00	0	\$0.00
School Relevy	48700.0000	1	\$990.16
Monticello Joint FD	48700.0000	1.72	\$83.58
E b crawford mem lib	48700.0000	0.3	\$14.54
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	110.0000	10.95	\$1,204.12

Total Tax: \$2,871.92

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$2,871.92	

Tax Due: \$2,871.92 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$2,871.92 **
02/28/2010	\$28.72	\$0.00	\$2,900.64 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-22
 Bill # 014046
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	1,069.14
Tax Paid:	1,069.14
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	48,700	21.953500	1,069.14

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00014	1,069.14	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-25.1**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 633 at page 461 on March 12, 1962
- **County of Sullivan** by deed recorded in Liber 1978 at page 454 on November 3, 1997 and in Liber 2001 at page 543 on March 2, 1998
- **Concord Associates, LP** by deed recorded in Liber 2185 at page 378 on April 27, 2000
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Covenants, Restrictions & Easements:** County of Sullivan to Concord Associates, LP dated April 26, 2000 and recorded April 27, 2000 in Liber 2185 at page 378 – See Exhibit III
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.

(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

13-3-25.1

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'E' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Rock Ridge Road and continuing along same, North 12°11'00" East, a distance of 99.00 feet;

THENCE North 21°26'00" West, a distance of 229.50 feet;

THENCE North 14°28'00" West, a distance of 105.60 feet;

THENCE North 12°28'00" West, a distance of 184.80 feet;

THENCE North 10°28'00" East, a distance of 237.60 feet;

THENCE South 70°32'00" East, a distance of 264.00 feet;

THENCE South 12°30'00" West, a distance of 151.27 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 1) North 22°28'00" East, a distance of 75.40 feet,
- 2) North 46°24'00" East, a distance of 27.04 feet,
- 3) North 72°54'00" East, a distance of 43.14 feet,
- 4) South 81°43'00" East, a distance of 67.14 feet,
- 5) South 73°14'00" East, a distance of 289.34 feet,
- 6) South 75°51'00" East, a distance of 68.05 feet,
- 7) South 84°49'00" East, a distance of 50.34 feet,
- 8) North 81°35'00" East, a distance of 60.00 feet,
- 9) North 70°47'00" East, a distance of 79.33 feet,
- 10) North 66°32'00" East, a distance of 182.90 feet,
- 11) North 73°27'13" East, a distance of 174.23 feet,
- 12) North 67°46'00" East, a distance of 83.24 feet,
- 13) North 61°13'00" East, a distance of 53.40 feet,
- 14) North 56°52'00" East, a distance of 215.00 feet,

15) North 53°01'00" East, a distance of 59.26 feet and
16) North 41°58'00" East, a distance of 20.18 feet;
THENCE South 41°52'00" East, a distance of 119.70 feet;
THENCE South 03°05'00" East, a distance of 247.00 feet;
THENCE South 48°18'00" East, a distance of 290.40 feet;
THENCE South 33°18'00" East, a distance of 585.14 feet;
THENCE North 87°26'00" East, a distance of 580.80 feet;
THENCE South 47°48'00" East, a distance of 436.18 feet;
THENCE South 05°50'00" West, a distance of 206.87 feet to the centerline of
Thompsonville Road;

CONTINUING along same the following eight (8) courses and distances;

- 1) South 57°40'00" West, a distance of 217.01 feet,
- 2) South 53°43'00" West, a distance of 308.21 feet,
- 3) South 57°13'00" West, a distance of 120.01 feet,
- 4) South 62°13'00" West, a distance of 84.37 feet,
- 5) South 67°33'00" West, a distance of 118.37 feet,
- 6) South 73°16'00" West, a distance of 105.51 feet,
- 7) South 74°50'00" West, a distance of 176.54 feet and
- 8) South 71°30'00" West, a distance of 44.45 feet;

THENCE North 70°35'00" West, a distance of 342.75 feet to the approximate centerline
of Kiamesha Creek;

CONTINUING along same the following twenty-one (21) courses and distances;

- 1) North 05°12'00" East, a distance of 22.25 feet,
- 2) North 27°03'00" West, a distance of 58.11 feet,
- 3) North 60°55'00" West, a distance of 106.35 feet,
- 4) North 03°56'00" West, a distance of 79.16 feet,
- 5) North 14°34'00" East, a distance of 66.29 feet,
- 6) North 09°00'00" East, a distance of 47.48 feet,
- 7) North 73°23'00" West, a distance of 48.67 feet,

- 8) North 42°22'00" West, a distance of 216.20 feet,
- 9) North 18°43'00" West, a distance of 85.50 feet,
- 10) North 57°36'00" West, a distance of 23.87 feet,
- 11) North 16°36'00" West, a distance of 124.81 feet,
- 12) North 61°36'00" West, a distance of 234.42 feet,
- 13) North 34°12'00" West, a distance of 46.51 feet,
- 14) North 52°42'00" West, a distance of 39.74 feet,
- 15) North 82°49'00" West, a distance of 51.64 feet,
- 16) South 56°38'00" West, a distance of 83.88 feet,
- 17) South 61°46'00" West, a distance of 59.64 feet,
- 18) North 79°29'00" West, a distance of 146.23 feet,
- 19) North 87°37'00" West, a distance of 62.61 feet,
- 20) North 83°35'00" West, a distance of 63.60 feet and
- 21) South 69°03'00" West, a distance of 64.15 feet;

THENCE North 75°37'00" West, a distance of 518.08 feet;

THENCE North 82°16'00" West, a distance of 30.01 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 2869835 square feet; or 65.882 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot 25 of the Town of Thompson Tax

Maps.

25.1
25.2
25.3

SULLIVAN COUNTY
TAX MAP DEPARTMENT
NOT TO BE USED FOR CONFORMANCE
with State Code Section 111.14
Map Adopted October 1981, New York State



REVISION TABLE

NO.	DATE	DESCRIPTION
1	1981	ADOPTED
2	1982	ADDED
3	1983	ADDED
4	1984	ADDED
5	1985	ADDED
6	1986	ADDED
7	1987	ADDED
8	1988	ADDED
9	1989	ADDED
10	1990	ADDED
11	1991	ADDED
12	1992	ADDED
13	1993	ADDED
14	1994	ADDED
15	1995	ADDED
16	1996	ADDED
17	1997	ADDED
18	1998	ADDED
19	1999	ADDED
20	2000	ADDED
21	2001	ADDED
22	2002	ADDED
23	2003	ADDED

SPECIAL DISTRICTS

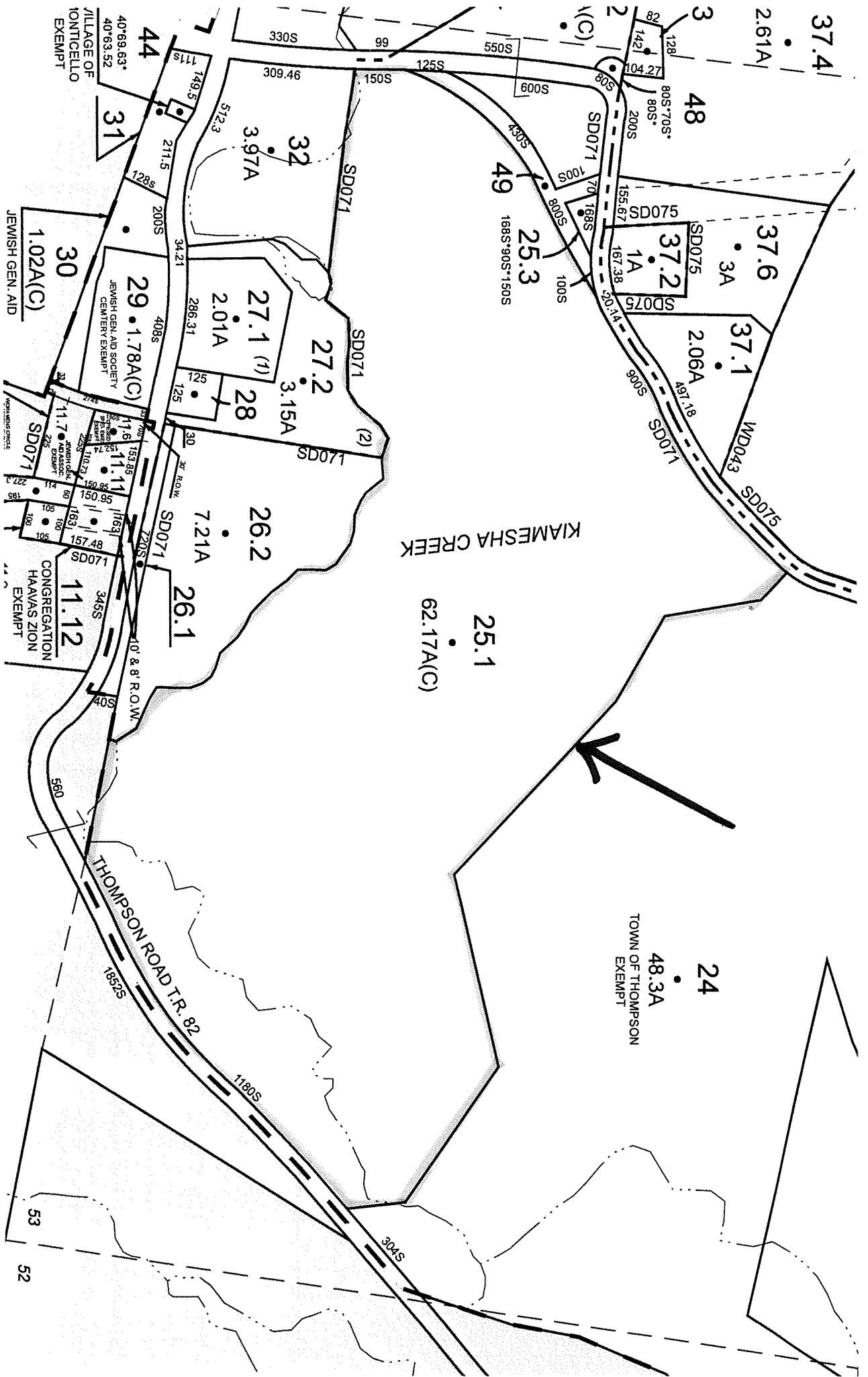
DISTRICT	NO.	DATE	DESCRIPTION
1	1	1981	ADDED
2	1	1981	ADDED
3	1	1981	ADDED
4	1	1981	ADDED
5	1	1981	ADDED
6	1	1981	ADDED
7	1	1981	ADDED
8	1	1981	ADDED
9	1	1981	ADDED
10	1	1981	ADDED
11	1	1981	ADDED
12	1	1981	ADDED
13	1	1981	ADDED
14	1	1981	ADDED
15	1	1981	ADDED
16	1	1981	ADDED
17	1	1981	ADDED
18	1	1981	ADDED
19	1	1981	ADDED
20	1	1981	ADDED
21	1	1981	ADDED
22	1	1981	ADDED
23	1	1981	ADDED

LEGEND

NO.	DESCRIPTION
1	1981
2	1982
3	1983
4	1984
5	1985
6	1986
7	1987
8	1988
9	1989
10	1990
11	1991
12	1992
13	1993
14	1994
15	1995
16	1996
17	1997
18	1998
19	1999
20	2000
21	2001
22	2002
23	2003

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
Map Adopted October 1981, New York State





TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3919
Tax Map #:
 13.-3-25.1

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$114,800.00
Total Assessment: \$114,800.00
Tax Before Star: \$3,765.20
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 62.17
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	114800.00	3.301084	\$378.96
NYS Welfare Mandates	114800.00	0.967879	\$111.11
Other NYS Mandates	114800.00	2.717525	\$311.97
County Levy	114800.00	1.548595	\$177.78
Town to Highway	114800.00	3.154942	\$362.19
Highway Outside Vill	114800.00	1.976646	\$226.92
Gen Fund out of Vill	114800.00	0.103961	\$11.93
Monticello Joint FD	114800.00	1.840265	\$211.26
E b crawford mem lib	114800.00	0.562473	\$64.57
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	310.00	6.156489	\$1,908.51

Total Tax: \$3,765.20

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$3,765.20	
01/30/2014	Payment	(\$3,765.20)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge Dr
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3926
Tax Map #:
 13.-3-25.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$114,800.00
Total Assessment: \$114,800.00
Tax Before Star: \$4,445.68
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 62.17
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	114800.00	3.484705	\$400.04
NYS Welfare Mandates	114800.00	1.266335	\$145.38
Other NYS Mandates	114800.00	2.644283	\$303.56
County Levy	114800.00	1.180434	\$135.51
Town to Highway	114800.00	3.245076	\$372.53
Highway Outside Vill	114800.00	1.876746	\$215.45
Gen Fund out of Vill	114800.00	0.088185	\$10.12
Monticello Joint FD	114800.0000	1.786291	\$205.07
E b crawford mem lib	114800.0000	0.390867	\$44.87
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	310.0000	8.429513	\$2,613.15

Total Tax: \$4,445.68

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$4,445.68	
01/22/2013	Payment	(\$4,445.68)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3929
Tax Map #:
 13.-3-25.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$114,800.00
Total Assessment:
 \$114,800.00
Tax Before Star: \$4,280.87
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 62.17
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	114800.00	3.303816	\$379.28
NYS Welfare Mandates	114800.00	1.252189	\$143.75
Other NYS Mandates	114800.00	2.634994	\$302.50
County Levy	114800.00	0.52444	\$60.21
Town to Highway	114800.00	2.68147	\$307.83
Highway Outside Vill	114800.00	1.870323	\$214.71
Gen Fund out of Vill	114800.00	0.061713	\$7.08
Monticello Joint FD	114800.0000	1.79074	\$205.58
E b crawford mem lib	114800.0000	0.331803	\$38.09
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	310.0000	8.457561	\$2,621.84

Total Tax: \$4,280.87

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$4,280.87	
01/24/2012	Payment	(\$4,280.87)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3932
Tax Map #:
 13.-3-25.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$114,800.00
Total Assessment:
 \$114,800.00
Tax Before Star: \$3,535.92
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 62.17
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	114800.00	7.607815	\$873.38
Town to Highway	114800.00	1.753363	\$201.29
Highway Outside Vill	114800.00	2.251213	\$258.44
Gen Fund out of Vill	114800.00	0.00022	\$0.03
Monticello Joint FD	114800.0000	1.765412	\$202.67
E b crawford mem lib	114800.0000	0.329987	\$37.88
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	310.0000	6.329784	\$1,962.23

Total Tax: \$3,535.92

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$3,535.92	
01/19/2011	Payment	(\$3,535.92)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$3,535.92 **
02/28/2011	\$35.36	\$0.00	\$3,571.28 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3949
Tax Map #:
 13.-3-25.1

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$114,800.00
Total Assessment:
 \$114,800.00
Tax Before Star: \$7,324.91
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 62.17
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 322

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	114800.00	7.81	\$896.81
Town to Highway	114800.00	1.85	\$212.32
Highway Outside Vill	114800.00	2.24	\$256.96
Gen Fund out of Vill	114800.00	0	\$0.00
School Relevy	114800.0000	1	\$2,334.10
Monticello Joint FD	114800.0000	1.72	\$197.02
E b crawford mem lib	114800.0000	0.3	\$34.27
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	310.0000	10.95	\$3,393.43

Total Tax: \$7,324.91

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$7,324.91	

Tax Due: \$7,324.91 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$7,324.91 **
02/28/2010	\$73.25	\$0.00	\$7,398.16 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-25.1
 Bill # 014047
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,520.26
Tax Paid:	2,520.26
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	114,800	21.953500	2,520.26

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00015	2,520.26	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-25.2**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 633 at page 461 on March 12, 1962
- **Concord Associates, LP** by deed recorded in Liber 2185 at page 378 on April 27, 2000
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Covenants, Restrictions & Easements:** County of Sullivan to Concord Associates, LP dated April 26, 2000 and recorded April 27, 2000 in Liber 2185 at page 378 – See Exhibit III
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.

(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ▪

▪ Monticello ▪ New York 12701

Tel: 845-791-7777 ▪ Fax: 845-791-7785 ▪ info@southerntiertitle.com ▪ www.southerntiertitle.com

P3-3-25.2

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'E' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Rock Ridge Road and continuing along same, North 12°11'00" East, a distance of 99.00 feet;

THENCE North 21°26'00" West, a distance of 229.50 feet;

THENCE North 14°28'00" West, a distance of 105.60 feet;

THENCE North 12°28'00" West, a distance of 184.80 feet;

THENCE North 10°28'00" East, a distance of 237.60 feet;

THENCE South 70°32'00" East, a distance of 264.00 feet;

THENCE South 12°30'00" West, a distance of 151.27 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 1) North 22°28'00" East, a distance of 75.40 feet,
- 2) North 46°24'00" East, a distance of 27.04 feet,
- 3) North 72°54'00" East, a distance of 43.14 feet,
- 4) South 81°43'00" East, a distance of 67.14 feet,
- 5) South 73°14'00" East, a distance of 289.34 feet,
- 6) South 75°51'00" East, a distance of 68.05 feet,
- 7) South 84°49'00" East, a distance of 50.34 feet,
- 8) North 81°35'00" East, a distance of 60.00 feet,
- 9) North 70°47'00" East, a distance of 79.33 feet,
- 10) North 66°32'00" East, a distance of 182.90 feet,
- 11) North 73°27'13" East, a distance of 174.23 feet,
- 12) North 67°46'00" East, a distance of 83.24 feet,
- 13) North 61°13'00" East, a distance of 53.40 feet,
- 14) North 56°52'00" East, a distance of 215.00 feet,

15) North 53°01'00" East, a distance of 59.26 feet and
16) North 41°58'00" East, a distance of 20.18 feet;
THENCE South 41°52'00" East, a distance of 119.70 feet;
THENCE South 03°05'00" East, a distance of 247.00 feet;
THENCE South 48°18'00" East, a distance of 290.40 feet;
THENCE South 33°18'00" East, a distance of 585.14 feet;
THENCE North 87°26'00" East, a distance of 580.80 feet;
THENCE South 47°48'00" East, a distance of 436.18 feet;
THENCE South 05°50'00" West, a distance of 206.87 feet to the centerline of
Thompsonville Road;

CONTINUING along same the following eight (8) courses and distances;

- 1) South 57°40'00" West, a distance of 217.01 feet,
- 2) South 53°43'00" West, a distance of 308.21 feet,
- 3) South 57°13'00" West, a distance of 120.01 feet,
- 4) South 62°13'00" West, a distance of 84.37 feet,
- 5) South 67°33'00" West, a distance of 118.37 feet,
- 6) South 73°16'00" West, a distance of 105.51 feet,
- 7) South 74°50'00" West, a distance of 176.54 feet and
- 8) South 71°30'00" West, a distance of 44.45 feet;

THENCE North 70°35'00" West, a distance of 342.75 feet to the approximate centerline
of Kiamesha Creek;

CONTINUING along same the following twenty-one (21) courses and distances;

- 1) North 05°12'00" East, a distance of 22.25 feet,
- 2) North 27°03'00" West, a distance of 58.11 feet,
- 3) North 60°55'00" West, a distance of 106.35 feet,
- 4) North 03°56'00" West, a distance of 79.16 feet,
- 5) North 14°34'00" East, a distance of 66.29 feet,
- 6) North 09°00'00" East, a distance of 47.48 feet,
- 7) North 73°23'00" West, a distance of 48.67 feet,

- 8) North 42°22'00" West, a distance of 216.20 feet,
- 9) North 18°43'00" West, a distance of 85.50 feet,
- 10) North 57°36'00" West, a distance of 23.87 feet,
- 11) North 16°36'00" West, a distance of 124.81 feet,
- 12) North 61°36'00" West, a distance of 234.42 feet,
- 13) North 34°12'00" West, a distance of 46.51 feet,
- 14) North 52°42'00" West, a distance of 39.74 feet,
- 15) North 82°49'00" West, a distance of 51.64 feet,
- 16) South 56°38'00" West, a distance of 83.88 feet,
- 17) South 61°46'00" West, a distance of 59.64 feet,
- 18) North 79°29'00" West, a distance of 146.23 feet,
- 19) North 87°37'00" West, a distance of 62.61 feet,
- 20) North 83°35'00" West, a distance of 63.60 feet and
- 21) South 69°03'00" West, a distance of 64.15 feet;

THENCE North 75°37'00" West, a distance of 518.08 feet;

THENCE North 82°16'00" West, a distance of 30.01 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 2869835 square feet; or 65.882 acres of land more or less.

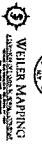
SAID parcel being known as Section 13 Block 3 Lot 25 of the Town of Thompson Tax

Maps.

25.1
25.2
25.3



SULLIVAN COUNTY
 TAXMAP DEPARTMENT
 401 S. 10th Street, Knoxville, TN 37902
 423-249-1100
 www.sullivancountytn.gov



WILDER MAPPING
 1000 N. 10th Street, Knoxville, TN 37902
 423-249-1100
 www.wildermapping.com

REVISION TABLE

NO.	DATE	DESCRIPTION
1	08/20/2014	INITIAL RELEASE
2	09/15/2014	ADDED 2014 TAX MAPS
3	10/15/2014	ADDED 2014 TAX MAPS
4	11/15/2014	ADDED 2014 TAX MAPS
5	12/15/2014	ADDED 2014 TAX MAPS

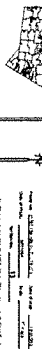
SPECIAL DISTRICTS

DISTRICT	NO.	DATE	DESCRIPTION
1	1	08/20/2014	INITIAL RELEASE
2	1	08/20/2014	INITIAL RELEASE
3	1	08/20/2014	INITIAL RELEASE
4	1	08/20/2014	INITIAL RELEASE
5	1	08/20/2014	INITIAL RELEASE

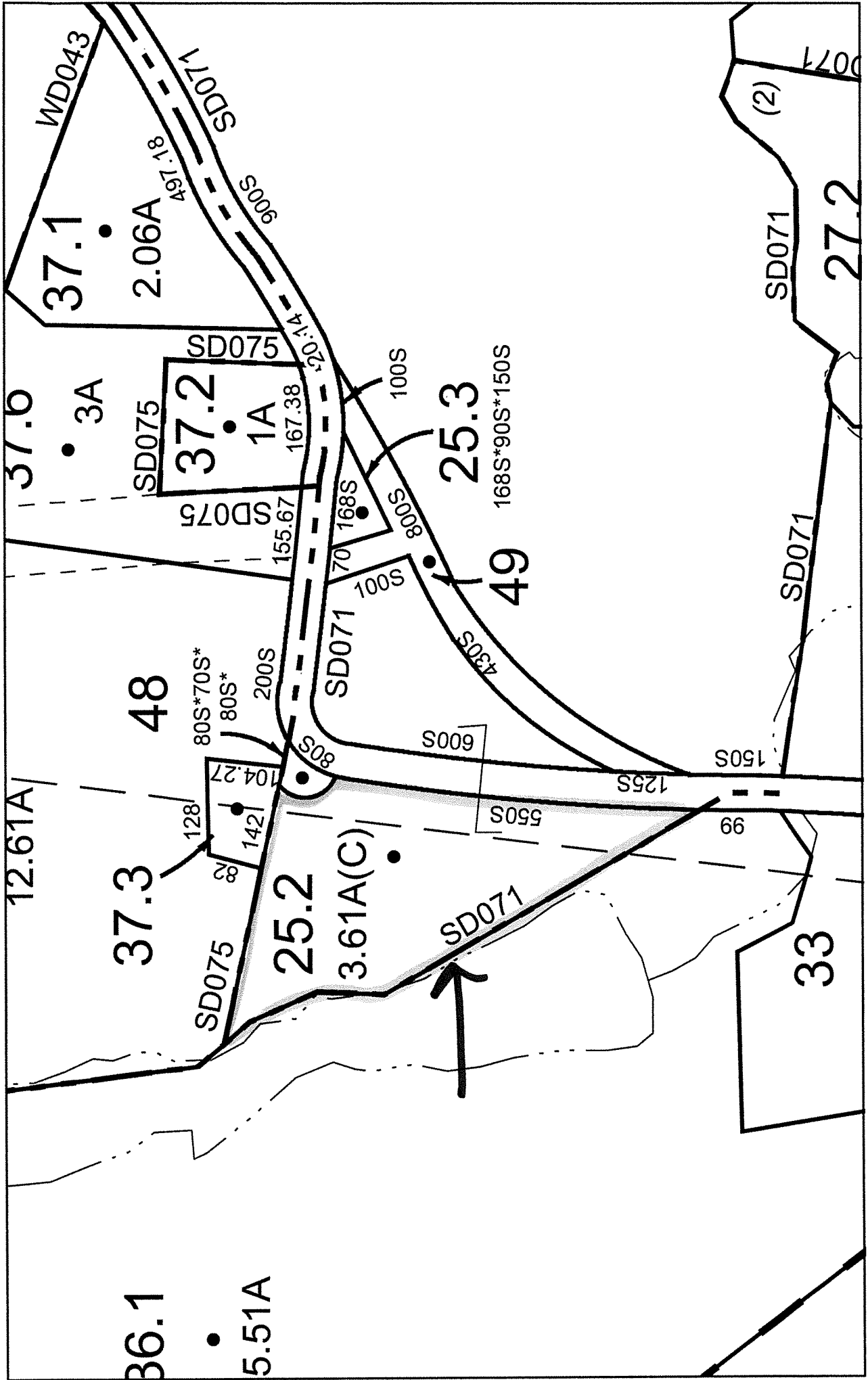
LEGEND

SYMBOL	DESCRIPTION
○	UNINCORPORATED AREA
○	INCORPORATED AREA
○	UNINCORPORATED AREA
○	INCORPORATED AREA
○	UNINCORPORATED AREA
○	INCORPORATED AREA

TOWN OF THOMPSON
 1000 N. 10th Street, Knoxville, TN 37902
 423-249-1100
 www.wildermapping.com



WILDER MAPPING
 1000 N. 10th Street, Knoxville, TN 37902
 423-249-1100
 www.wildermapping.com



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3920
Tax Map #:
 13.-3-25.2

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$15,200.00
Total Assessment:
 \$15,200.00
Tax Before Star: \$356.67
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 3.61
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	15200.00	3.301084	\$50.18
NYS Welfare Mandates	15200.00	0.967879	\$14.71
Other NYS Mandates	15200.00	2.717525	\$41.31
County Levy	15200.00	1.548595	\$23.54
Town to Highway	15200.00	3.154942	\$47.96
Highway Outside Vill	15200.00	1.976646	\$30.05
Gen Fund out of Vill	15200.00	0.103961	\$1.58
Monticello Joint FD	15200.00	1.840265	\$27.97
E b crawford mem lib	15200.00	0.562473	\$8.55
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	18.00	6.156489	\$110.82

Total Tax: \$356.67

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$356.67	
01/30/2014	Payment	(\$356.67)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3927
Tax Map #:
 13.-3-25.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$15,200.00
Total Assessment:
 \$15,200.00
Tax Before Star: \$394.37
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 3.61
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	15200.00	3.484705	\$52.97
NYS Welfare Mandates	15200.00	1.266335	\$19.25
Other NYS Mandates	15200.00	2.644283	\$40.19
County Levy	15200.00	1.180434	\$17.94
Town to Highway	15200.00	3.245076	\$49.33
Highway Outside Vill	15200.00	1.876746	\$28.53
Gen Fund out of Vill	15200.00	0.088185	\$1.34
Monticello Joint FD	15200.0000	1.786291	\$27.15
E b crawford mem lib	15200.0000	0.390867	\$5.94
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	18.0000	8.429513	\$151.73

Total Tax: \$394.37

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$394.37	
01/22/2013	Payment	(\$394.37)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3930
Tax Map #:
 13.-3-25.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$15,200.00

Total Assessment:
 \$15,200.00

Tax Before Star: \$371.90

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 3.61
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	15200.00	3.303816	\$50.22
NYS Welfare Mandates	15200.00	1.252189	\$19.03
Other NYS Mandates	15200.00	2.634994	\$40.05
County Levy	15200.00	0.52444	\$7.97
Town to Highway	15200.00	2.68147	\$40.76
Highway Outside Vill	15200.00	1.870323	\$28.43
Gen Fund out of Vill	15200.00	0.061713	\$0.94
Monticello Joint FD	15200.0000	1.79074	\$27.22
E b crawford mem lib	15200.0000	0.331803	\$5.04
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	18.0000	8.457561	\$152.24

Total Tax: \$371.90

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$371.90	
01/24/2012	Payment	(\$371.90)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3933
Tax Map #:
 13.-3-25.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$15,200.00
Total Assessment:
 \$15,200.00
Tax Before Star: \$322.30
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 3.61
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	15200.00	7.607815	\$115.64
Town to Highway	15200.00	1.753363	\$26.65
Highway Outside Vill	15200.00	2.251213	\$34.22
Gen Fund out of Vill	15200.00	0.00022	\$0.00
Monticello Joint FD	15200.0000	1.765412	\$26.83
E b crawford mem lib	15200.0000	0.329987	\$5.02
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	18.0000	6.329784	\$113.94

Total Tax: \$322.30

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$322.30	
01/19/2011	Payment	(\$322.30)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$322.30 **
02/28/2011	\$3.22	\$0.00	\$325.52 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3950
Tax Map #:
 13.-3-25.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$15,200.00
Total Assessment:
 \$15,200.00
Tax Before Star: \$717.58
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 3.61
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 314

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	15200.00	7.81	\$118.74
Town to Highway	15200.00	1.85	\$28.11
Highway Outside Vill	15200.00	2.24	\$34.02
Gen Fund out of Vill	15200.00	0	\$0.00
School Relevy	15200.0000	1	\$309.04
Monticello Joint FD	15200.0000	1.72	\$26.09
E b crawford mem lib	15200.0000	0.3	\$4.54
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	18.0000	10.95	\$197.04

Total Tax: \$717.58

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$717.58	

Tax Due: \$717.58 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$717.58 **
02/28/2010	\$7.18	\$0.00	\$724.76 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-25.2
 Bill # 014048
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	333.69
Tax Paid:	333.69
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	15,200	21.953500	333.69

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00016	333.69	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-25.3**
- Address: **Rock Ridge Drive**
- 100 % fee title is vested in: **EPR Concord II, L.P.** by deed made by **EPT Concord II, LLC** recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 633 at page 461 on March 12, 1962
- **County of Sullivan** by deed recorded in Liber 1978 at page 454 on November 3, 1997 and in Liber 2001 at page 543 on March 2, 1998
- **Concord Associates, LP** by deed recorded in Liber 2185 at page 378 on April 27, 2000
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Covenants, Restrictions & Easements:** County of Sullivan to Concord Associates, LP dated April 26, 2000 and recorded April 27, 2000 in Liber 2185 at page 378 – See Exhibit III
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

Schedule "A" Description – Premises under examination and more is described as follows:

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'E' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Rock Ridge Road and continuing along same, North 12°11'00" East, a distance of 99.00 feet;

THENCE North 21°26'00" West, a distance of 229.50 feet;

THENCE North 14°28'00" West, a distance of 105.60 feet;

THENCE North 12°28'00" West, a distance of 184.80 feet;

THENCE North 10°28'00" East, a distance of 237.60 feet;

THENCE South 70°32'00" East, a distance of 264.00 feet;

THENCE South 12°30'00" West, a distance of 151.27 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 1) North 22°28'00" East, a distance of 75.40 feet,
- 2) North 46°24'00" East, a distance of 27.04 feet,
- 3) North 72°54'00" East, a distance of 43.14 feet,
- 4) South 81°43'00" East, a distance of 67.14 feet,
- 5) South 73°14'00" East, a distance of 289.34 feet,
- 6) South 75°51'00" East, a distance of 68.05 feet,
- 7) South 84°49'00" East, a distance of 50.34 feet,
- 8) North 81°35'00" East, a distance of 60.00 feet,
- 9) North 70°47'00" East, a distance of 79.33 feet,
- 10) North 66°32'00" East, a distance of 182.90 feet,
- 11) North 73°27'13" East, a distance of 174.23 feet,
- 12) North 67°46'00" East, a distance of 83.24 feet,
- 13) North 61°13'00" East, a distance of 53.40 feet,
- 14) North 56°52'00" East, a distance of 215.00 feet,

15) North 53°01'00" East, a distance of 59.26 feet and
16) North 41°58'00" East, a distance of 20.18 feet;
THENCE South 41°52'00" East, a distance of 119.70 feet;
THENCE South 03°05'00" East, a distance of 247.00 feet;
THENCE South 48°18'00" East, a distance of 290.40 feet;
THENCE South 33°18'00" East, a distance of 585.14 feet;
THENCE North 87°26'00" East, a distance of 580.80 feet;
THENCE South 47°48'00" East, a distance of 436.18 feet;
THENCE South 05°50'00" West, a distance of 206.87 feet to the centerline of
Thompsonville Road;

CONTINUING along same the following eight (8) courses and distances;

- 1) South 57°40'00" West, a distance of 217.01 feet,
- 2) South 53°43'00" West, a distance of 308.21 feet,
- 3) South 57°13'00" West, a distance of 120.01 feet,
- 4) South 62°13'00" West, a distance of 84.37 feet,
- 5) South 67°33'00" West, a distance of 118.37 feet,
- 6) South 73°16'00" West, a distance of 105.51 feet,
- 7) South 74°50'00" West, a distance of 176.54 feet and
- 8) South 71°30'00" West, a distance of 44.45 feet;

THENCE North 70°35'00" West, a distance of 342.75 feet to the approximate centerline
of Kiamesha Creek;

CONTINUING along same the following twenty-one (21) courses and distances;

- 1) North 05°12'00" East, a distance of 22.25 feet,
- 2) North 27°03'00" West, a distance of 58.11 feet,
- 3) North 60°55'00" West, a distance of 106.35 feet,
- 4) North 03°56'00" West, a distance of 79.16 feet,
- 5) North 14°34'00" East, a distance of 66.29 feet,
- 6) North 09°00'00" East, a distance of 47.48 feet,
- 7) North 73°23'00" West, a distance of 48.67 feet,

- 8) North 42°22'00" West, a distance of 216.20 feet,
- 9) North 18°43'00" West, a distance of 85.50 feet,
- 10) North 57°36'00" West, a distance of 23.87 feet,
- 11) North 16°36'00" West, a distance of 124.81 feet,
- 12) North 61°36'00" West, a distance of 234.42 feet,
- 13) North 34°12'00" West, a distance of 46.51 feet,
- 14) North 52°42'00" West, a distance of 39.74 feet,
- 15) North 82°49'00" West, a distance of 51.64 feet,
- 16) South 56°38'00" West, a distance of 83.88 feet,
- 17) South 61°46'00" West, a distance of 59.64 feet,
- 18) North 79°29'00" West, a distance of 146.23 feet,
- 19) North 87°37'00" West, a distance of 62.61 feet,
- 20) North 83°35'00" West, a distance of 63.60 feet and
- 21) South 69°03'00" West, a distance of 64.15 feet;

THENCE North 75°37'00" West, a distance of 518.08 feet;

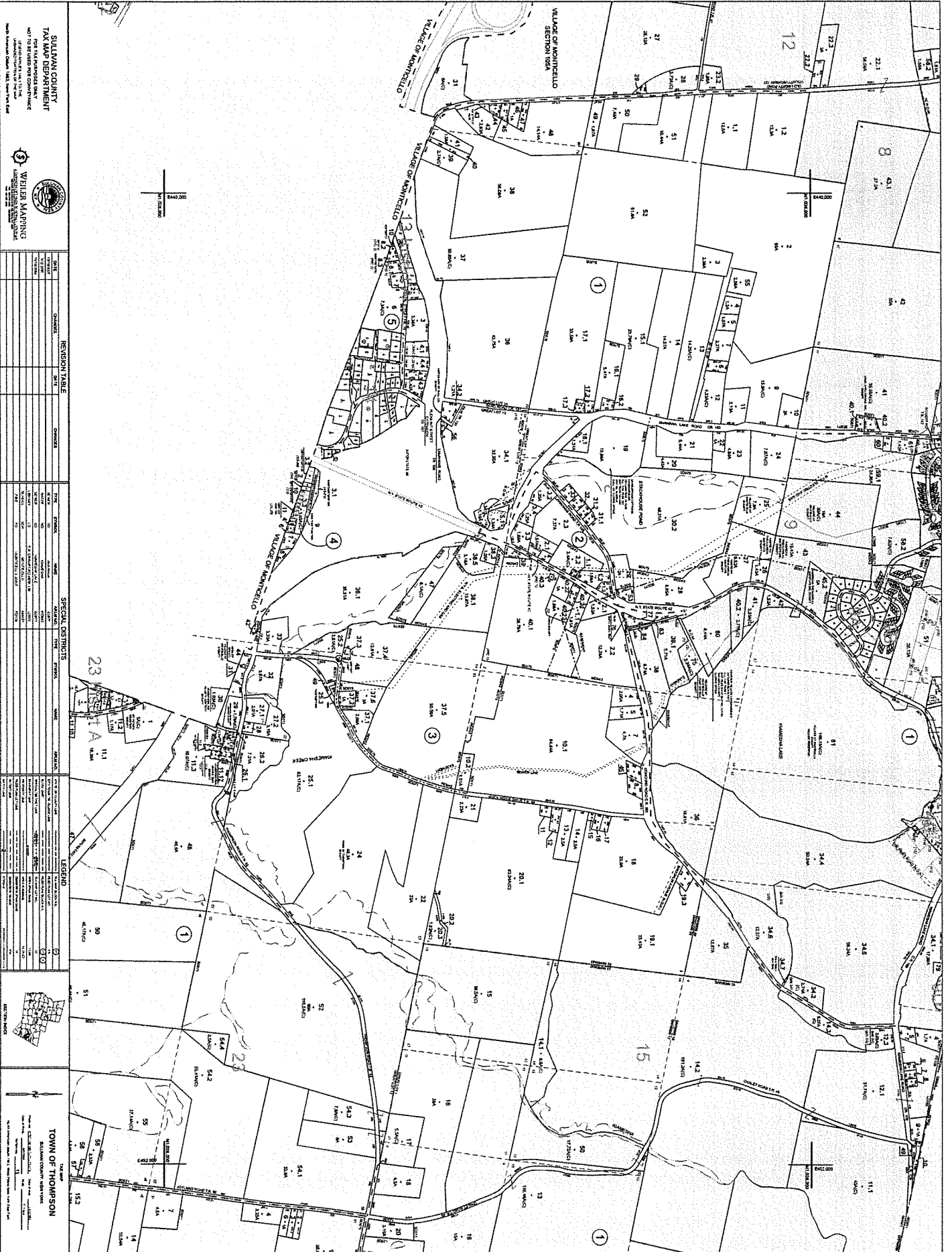
THENCE North 82°16'00" West, a distance of 30.01 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 2869835 square feet; or 65.882 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot 25 of the Town of Thompson Tax

Maps.

25.1
25.2
25.3



SULLIVAN COUNTY
TAX MAP DEPARTMENT
100 N. STATE ST. SUITE 200
CATSKILL, NY 12414
PHONE: 518-833-1234
FAX: 518-833-1235
WWW.SULLIVANCOUNTYNY.GOV

REVISION TABLE

DATE	CHANGES
01/15/00	INITIAL
02/15/00	REVISION
03/15/00	REVISION
04/15/00	REVISION
05/15/00	REVISION
06/15/00	REVISION
07/15/00	REVISION
08/15/00	REVISION
09/15/00	REVISION
10/15/00	REVISION
11/15/00	REVISION
12/15/00	REVISION

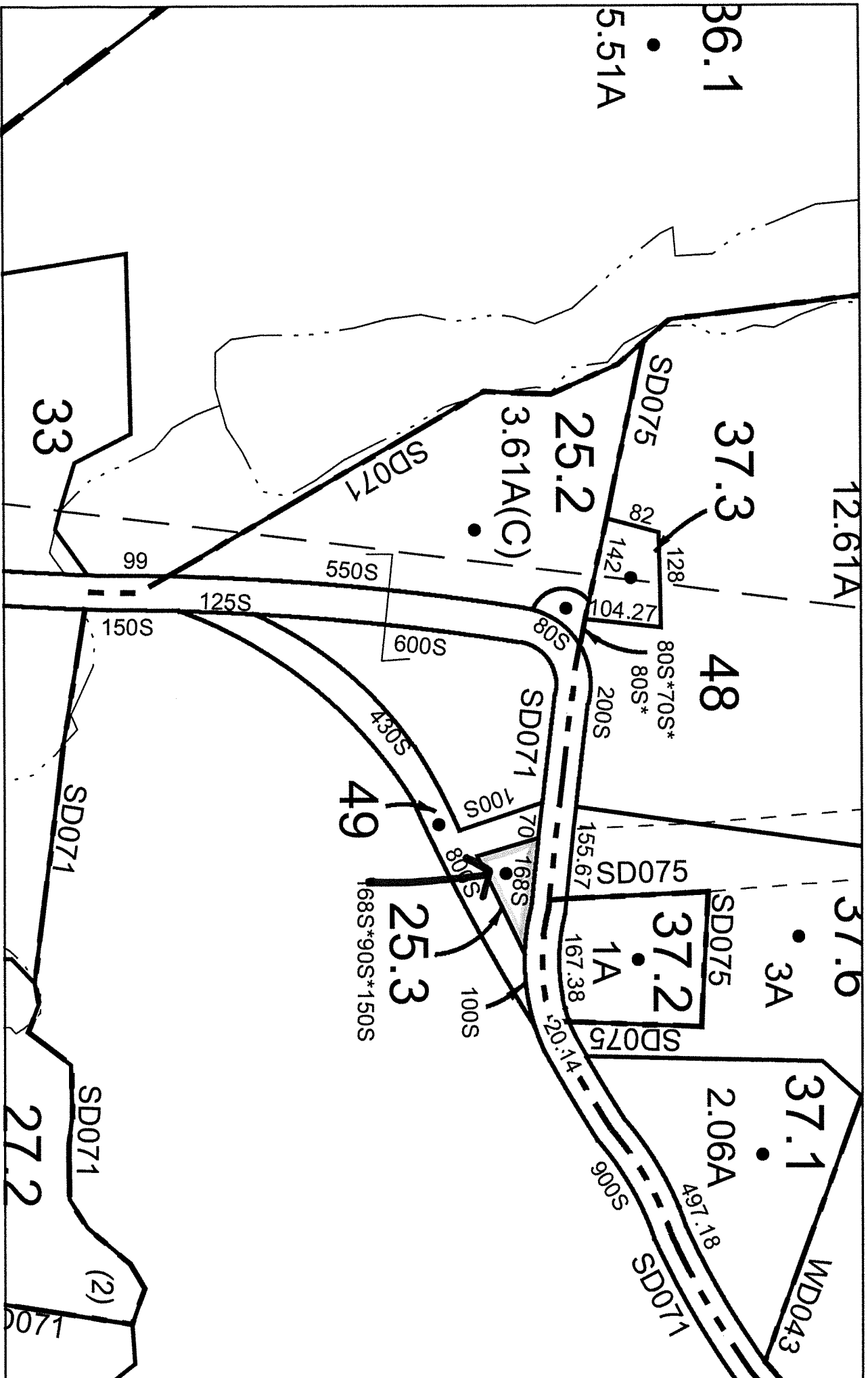
SPECIAL DISTRICTS

DISTRICT	NAME	DATE	STATUS
1
2
3
4
5
8
9
11
12
15
23

LEGEND

SYMBOL	DESCRIPTION
(Solid line)	...
(Dashed line)	...
(Dotted line)	...
(Thick solid line)	...
(Thin solid line)	...
(Wavy line)	...
(Cross-hatched)	...
(Diagonal lines)	...
(Stippled)	...
(White)	...

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
100 N. STATE ST. SUITE 200
CATSKILL, NY 12414
PHONE: 518-833-1234
FAX: 518-833-1235
WWW.SULLIVANCOUNTYNY.GOV



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3921 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-25.3
 Kansas City MO 64106

Land Assessment: \$700.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$700.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$11.37 **Acreage:** 0.09 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	700.00	3.301084	\$2.31
NYS Welfare Mandates	700.00	0.967879	\$0.68
Other NYS Mandates	700.00	2.717525	\$1.90
County Levy	700.00	1.548595	\$1.08
Town to Highway	700.00	3.154942	\$2.21
Highway Outside Vill	700.00	1.976646	\$1.38
Gen Fund out of Vill	700.00	0.103961	\$0.07
Monticello Joint FD	700.00	1.840265	\$1.29
E b crawford mem lib	700.00	0.562473	\$0.39
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	0.0100	6.156489	\$0.06

Total Tax: \$11.37

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$11.37	
01/30/2014	Payment	(\$11.37)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Rock Ridge **Account #:** **SWIS Code:** 484689
Dr Owner: **Bill #:** 3928 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-25.3 Monticell
 Kansas City MO 64106

Land Assessment: \$700.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$700.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$11.25 **Acreeage:** 0.09 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	700.00	3.484705	\$2.44
NYS Welfare Mandates	700.00	1.266335	\$0.89
Other NYS Mandates	700.00	2.644283	\$1.85
County Levy	700.00	1.180434	\$0.83
Town to Highway	700.00	3.245076	\$2.27
Highway Outside Vill	700.00	1.876746	\$1.31
Gen Fund out of Vill	700.00	0.088185	\$0.06
Monticello Joint FD	700.0000	1.786291	\$1.25
E b crawford mem lib	700.0000	0.390867	\$0.27
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	0.0100	8.429513	\$0.08

Total Tax: \$11.25

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$11.25	
01/22/2013	Payment	(\$11.25)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3931
Tax Map #:
 13.-3-25.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$700.00
Total Assessment: \$700.00
Tax Before Star: \$10.19
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.09
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	700.00	3.303816	\$2.31
NYS Welfare Mandates	700.00	1.252189	\$0.88
Other NYS Mandates	700.00	2.634994	\$1.84
County Levy	700.00	0.52444	\$0.37
Town to Highway	700.00	2.68147	\$1.88
Highway Outside Vill	700.00	1.870323	\$1.31
Gen Fund out of Vill	700.00	0.061713	\$0.04
Monticello Joint FD	700.0000	1.79074	\$1.25
E b crawford mem lib	700.0000	0.331803	\$0.23
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	0.0100	8.457561	\$0.08

Total Tax: \$10.19

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$10.19	
01/24/2012	Payment	(\$10.19)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

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TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
Dr Owner:
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3934
Tax Map #:
 13.-3-25.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$700.00
Total Assessment: \$700.00
Tax Before Star: \$9.67
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.09
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	700.00	7.607815	\$5.33
Town to Highway	700.00	1.753363	\$1.23
Highway Outside Vill	700.00	2.251213	\$1.58
Gen Fund out of Vill	700.00	0.00022	\$0.00
Monticello Joint FD	700.0000	1.765412	\$1.24
E b crawford mem lib	700.0000	0.329987	\$0.23
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	0.0100	6.329784	\$0.06

Total Tax: \$9.67

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$9.67	
01/19/2011	Payment	(\$9.67)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$9.67 **
02/28/2011	\$0.10	\$0.00	\$9.77 **
03/31/2011	\$0.19	\$2.00	\$11.86 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Rock Ridge
 Dr **Owner:**
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3951
Tax Map #:
 13.-3-25.3

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment: \$700.00
Total Assessment: \$700.00
Tax Before Star: \$24.08
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 0.09
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 311

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	700.00	7.81	\$5.47
Town to Highway	700.00	1.85	\$1.29
Highway Outside Vill	700.00	2.24	\$1.57
Gen Fund out of Vill	700.00	0	\$0.00
School Relevy	700.0000	1	\$14.23
Monticello Joint FD	700.0000	1.72	\$1.20
E b crawford mem lib	700.0000	0.3	\$0.21
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	0.0100	10.95	\$0.11

Total Tax: \$24.08

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$24.08	

Tax Due: \$24.08 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$24.08 **
02/28/2010	\$0.24	\$0.00	\$24.32 **
03/31/2010	\$0.48	\$2.00	\$26.56 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Rock Ridge Dr
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-25.3
 Bill # 014049
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	15.37
Tax Paid:	15.37
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	700	21.953500	15.37

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00017	15.37	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 4, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-26.2**
- Address: **Thompson Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913, see exhibit section for copies
- Schedule "A" Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 655 at page 429 on June 4, 1963
- **County of Sullivan** by deed recorded in Liber 2001 at page 543 on March 2, 1998
- **Nalou Realty Corp.** by deed recorded in Liber 2257 at page 410 on March 15, 2001
- **Concord Associates, LP** by deed recorded in Liber 2445 at page 105 August 9, 2002
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

EASEMENTS/OPTIONS/ENCUMBRANCES ETC. (20 years) - See exhibit section for copies:

- **Memorandum of Lease to Agency:** Between Concord Resort, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040124, Book 3517 at page 167.
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Company, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040125, Book 3517 at page 195.
- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00.
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040127, Book 3517 at page 314.
- **Declaration of Restrictive Covenant:** Concord Associates, L.P. and EPT Concord II, LLC dated June 17, 2010 and recorded July 15, 2010 in Instrument No. 2010-26690
- **Declaration of Restrictive Covenant:** EPT Concord II, LLC and Concord Resort, LLC dated June 17, 2010 and recorded July 15, 2010 in Instrument No. 2010-26691
- **Notice of Pendency:** For judgment pursuant to CPLR, Index #2011-2882, filed October 6, 2011 in the Supreme Court; Plaintiffs: Empire Resorts Inc. and Monticello Raceway Management Inc. Defendants: EPT Concord II LLC et al.
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394.
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395.
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
 - Copy of current School Tax Bill is attached showing amount paid.
- (NOTE: Prior years are provided to other statements unavailable)

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

Effective Date: May 25, 2014

13-3-26.2

Schedule "A" Description

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'K' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Kiamesha Creek and continuing along same the following fourteen (14) courses and distances;

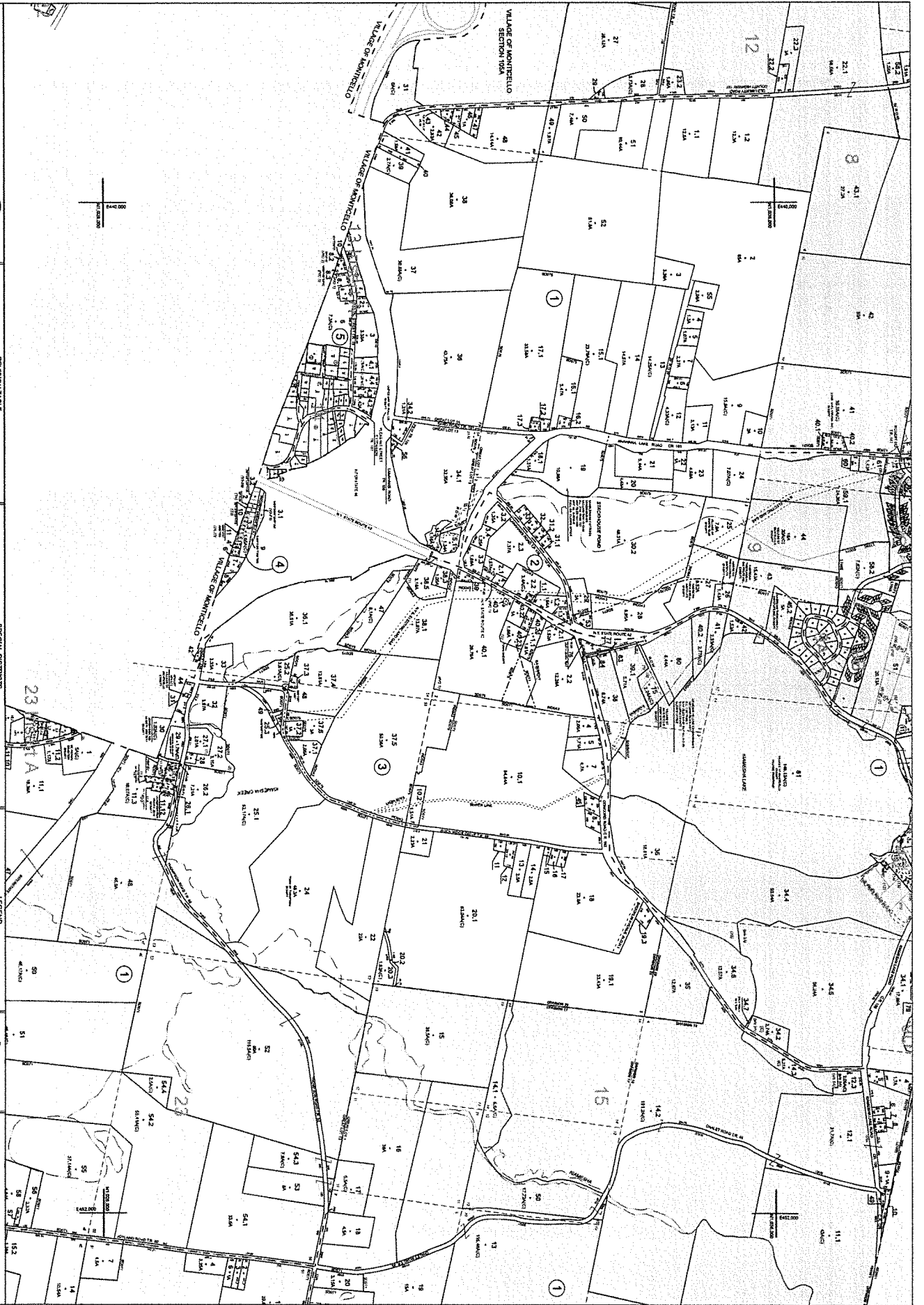
- 1) South 52°42'00" East, a distance of 18.14 feet,
- 2) South 34°12'00" East, a distance of 46.51 feet,
- 3) South 61°36'00" East, a distance of 234.42 feet,
- 4) South 16°36'00" East, a distance of 124.81 feet,
- 5) South 57°36'00" East, a distance of 23.87 feet,
- 6) South 18°43'00" East, a distance of 85.50 feet,
- 7) South 42°22'00" East, a distance of 216.20 feet,
- 8) South 73°23'00" East, a distance of 48.67 feet,
- 9) South 09°00'00" West, a distance of 47.48 feet,
- 10) South 14°34'00" West, a distance of 66.29 feet,
- 11) South 03°56'00" East, a distance of 79.16 feet,
- 12) South 60°55'00" East, a distance of 106.35 feet,
- 13) South 27°03'00" East, a distance of 58.11 feet and
- 14) South 05°12'00" West, a distance of 22.25 feet;

THENCE North 70°47'00" West, a distance of 859.24 feet;

THENCE North 18°08'37" East, a distance of 611.20 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 314001 square feet; or 7.208 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot 26.2 of the Town of Thompson Tax



SULLIVAN COUNTY
TAX MAP DEPARTMENT
NOT TO BE USED FOR CONVEYANCE
JULY 2014 EDITION
Map Prepared Under Title 160, Section 160.1



REVISION TABLE

NO.	DATE	DESCRIPTION
1	07/2014	ISSUED

SPECIAL DISTRICTS

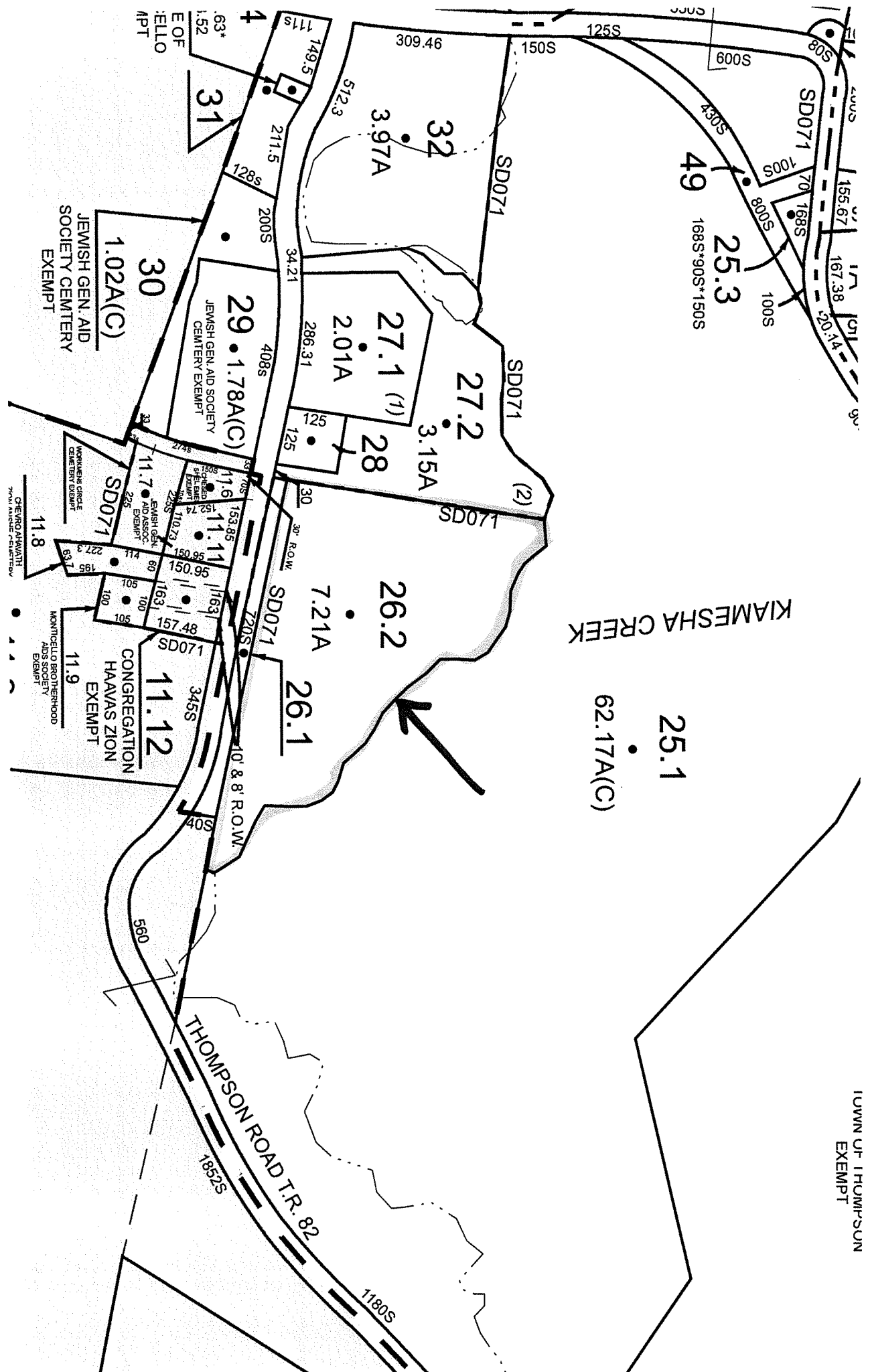
DISTRICT	NO.	DATE	DESCRIPTION
1	1	07/2014	ISSUED

LEGEND

SYMBOL	DESCRIPTION
(Solid line)	PROPERTY BOUNDARIES
(Dashed line)	SPECIAL DISTRICT BOUNDARIES
(Dotted line)	UNINCORPORATED TOWNSHIP BOUNDARIES
(Thick solid line)	ROADS
(Thin solid line)	RAILROADS
(Wavy line)	WATER BODIES
(Shaded area)	WOODLAND
(Stippled area)	WATER

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
2014 EDITION
Map Prepared Under Title 160, Section 160.1

LAWN OF THOMPSON
EXEMPT



KIAMASHA CREEK

25.1
62.17A(C)

THOMPSON ROAD T.R. 82

JEWISH GEN. AID SOCIETY CEMETERY EXEMPT

JEWISH GEN. AID SOCIETY CEMETERY EXEMPT

CONGREGATION HAAVA'S ZION EXEMPT

MONTECELLO BROTHERHOOD ADS SOCIETY EXEMPT

WORKMANS CIRCLE CEMETERY EXEMPT

JEWISH GEN. AID ASSOC. EXEMPT

JEWISH GEN. AID SOCIETY EXEMPT

GEN. BARRIAGE

GEN. BARRIAGE

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GEN. BARRIAGE

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Thompson **Account #:** **SWIS Code:** 484689
 Rd **Owner:** **Bill #:** 3922 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 13.-3-26.2
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$30,400.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 7.21 **Roll Section:** 1
 \$264,500.00 **Bank:** **Class:** 210
Tax Before Star: \$4,619.48
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	264500.00	3.301084	\$873.14
NYS Welfare Mandates	264500.00	0.967879	\$256.00
Other NYS Mandates	264500.00	2.717525	\$718.79
County Levy	264500.00	1.548595	\$409.60
Town to Highway	264500.00	3.154942	\$834.48
Highway Outside Vill	264500.00	1.976646	\$522.82
Gen Fund out of Vill	264500.00	0.103961	\$27.50
Monticello Joint FD	264500.00	1.840265	\$486.75
E b crawford mem lib	264500.00	0.562473	\$148.77
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	36.00	6.156489	\$221.63
Solid Waste Fee	120.00	1	\$120.00

Total Tax: \$4,619.48

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$4,619.48	
01/30/2014	Payment	(\$4,619.48)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Thompson
 Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3929
Tax Map #:
 13.-3-26.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$30,400.00
Total Assessment:
 \$264,500.00

Front: 0
Depth: 0
Acreeage: 7.21
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 210

Tax Before Star: \$4,645.63
Star Savings: \$0.00

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	264500.00	3.484705	\$921.70
NYS Welfare Mandates	264500.00	1.266335	\$334.95
Other NYS Mandates	264500.00	2.644283	\$699.41
County Levy	264500.00	1.180434	\$312.22
Town to Highway	264500.00	3.245076	\$858.32
Highway Outside Vill	264500.00	1.876746	\$496.40
Gen Fund out of Vill	264500.00	0.088185	\$23.32
Monticello Joint FD	264500.0000	1.786291	\$472.47
E b crawford mem lib	264500.0000	0.390867	\$103.38
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	36.0000	8.429513	\$303.46
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$4,645.63

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$4,645.63	
01/22/2013	Payment	(\$4,645.63)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Thompson
Rd Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3933
Tax Map #:
 13.-3-26.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$30,400.00
Total Assessment:
 \$264,500.00
Tax Before Star: \$4,246.88
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 7.21
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 210

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	264500.00	3.303816	\$873.86
NYS Welfare Mandates	264500.00	1.252189	\$331.20
Other NYS Mandates	264500.00	2.634994	\$696.96
County Levy	264500.00	0.52444	\$138.71
Town to Highway	264500.00	2.68147	\$709.25
Highway Outside Vill	264500.00	1.870323	\$494.70
Gen Fund out of Vill	264500.00	0.061713	\$16.32
Monticello Joint FD	264500.0000	1.79074	\$473.65
E b crawford mem lib	264500.0000	0.331803	\$87.76
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	36.0000	8.457561	\$304.47
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$4,246.88

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$4,246.88	
01/24/2012	Payment	(\$4,246.88)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Thompson
 Rd **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3936
Tax Map #:
 13.-3-26.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$30,400.00
Total Assessment:
 \$264,500.00
Tax Before Star: \$3,973.64
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 7.21
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 210

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	264500.00	7.607815	\$2,012.27
Town to Highway	264500.00	1.753363	\$463.76
Highway Outside Vill	264500.00	2.251213	\$595.45
Gen Fund out of Vill	264500.00	0.00022	\$0.06
Monticello Joint FD	264500.0000	1.765412	\$466.95
E b crawford mem lib	264500.0000	0.329987	\$87.28
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	36.0000	6.329784	\$227.87
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$3,973.64

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$3,973.64	
01/19/2011	Payment	(\$3,973.64)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$3,973.64 **

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Thompson
Rd Owner:
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3953
Tax Map #:
 13.-3-26.2

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$30,400.00

Total Assessment:
 \$264,500.00

Tax Before Star: \$9,537.21
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 7.21
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 210

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	264500.00	7.81	\$2,066.25
Town to Highway	264500.00	1.85	\$489.20
Highway Outside Vill	264500.00	2.24	\$592.04
Gen Fund out of Vill	264500.00	0	\$0.01
School Relevy	264500.0000	1	\$5,377.79
Monticello Joint FD	264500.0000	1.72	\$453.93
E b crawford mem lib	264500.0000	0.3	\$78.96
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	36.0000	10.95	\$394.08
Solid Waste Fee	84.9500	1	\$84.95

Total Tax: \$9,537.21

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$9,537.21	

Tax Due: \$9,537.21 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$9,537.21 **

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Thompson Rd
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-26.2
 Bill # 014050
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	5,806.70
Tax Paid:	5,806.70
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	264,500	21.953500	5,806.70

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00018	5,806.70	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A



June 10, 2014

SOUTHERN TIER TITLE AGENCY LLC does hereby certify that we have searched the indices in the Sullivan County Clerk's Office for fee title and easements, options, encumbrances etc. and the findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **13-3-45**
- Address: **Concord Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Lucky 7** by deed recorded in Liber1675 at page 80 on June 28, 1993
- **Entryway Holdings, LLC** by deed recorded in Liber 2236 at page 621 on December 8, 2000
- **Concord Associates L.P.** by deed recorded in Liber 2249 at page 473 on February 6, 2001
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

OPEN EASEMENTS/OPTIONS/ENCUMBRANCES ETC. WITHIN PAST 20 YEARS:

- **Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement:** County of Sullivan Industrial Development Agency, as Agency and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Document No. 2008-00040126, Book 3517 at page 223 in the amount of \$225,000,000.00, which Lien survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VII
- **Assignment of Leases and Rents:** County of Sullivan Industrial Development Agency, as Agency, and Concord Resort, LLC, as Borrower, to EPT Concord, LLC, as Lender, dated August 20, 2008 and recorded September 17, 2008, Book 3517 at page 314, which Assignment survived and is retained by EPT Concord II, LLC, as Lender, pursuant to Deed in Lieu of Foreclosure Dated June 18, 2010, and recorded July 15, 2010, as Instrument Number 2010-56692 – See Exhibit VIII
- **Memorandum of Lease to Agency:** Between EPT Concord II, LLC, as Company, and County of Sullivan Industrial Development Agency, as Agency, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9394 - See Exhibit XIII
- **Memorandum of Leaseback to Company:** Between County of Sullivan Industrial Development Agency, as Agency and EPT Concord II, LLC, as Company, dated October 21, 2013 and recorded December 5, 2013 Instrument No. 2013-9395 - See Exhibit XIV
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
- Copy of current School Tax Bill is attached showing amount paid.
(NOTE: Prior years are paid to date - statements unavailable)

Effective Date: May 25, 2014

548 Broadway ■ Monticello ■ New York 12701

Tel: 845-791-7777 ■ Fax: 845-791-7785 ■ info@southerntiertitle.com ■ www.southerntiertitle.com

B-3-45

Schedule "A" Description

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'G' and shown on a map entitled "Map of Parcels Prepared For Concord Resorts, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated August 15, 2008" which is more particularly bounded and described as follows.

BEGINNING on the southerly line of County Route 182 also known as Concord Road and continuing along same, South 85°04'00" East, a distance of 200.00 feet;

THENCE South 34°56'00" West, a distance of 199.73 feet;

THENCE North 85°08'00" West, a distance of 200.13 feet;

THENCE North 34°56'00" East, a distance of 200.00 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 34618 square feet; or 0.795 acres of land more or less.

SAID parcel being known as Section 13 Block 3 Lot 45 of the Town of Thompson Tax

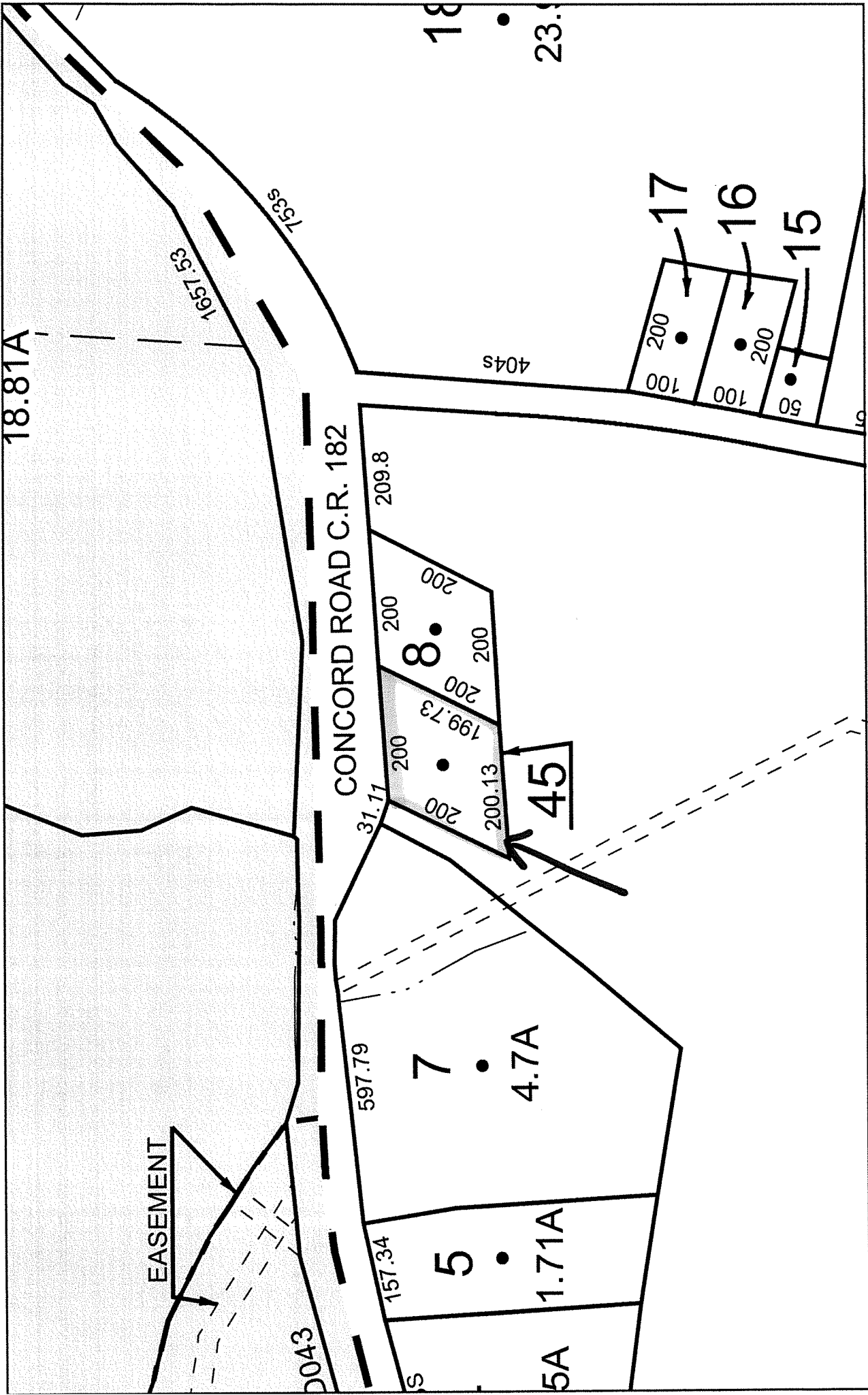


TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
DATE OF MAP: 10/1/2019
SCALE: AS SHOWN

SECTION 105A

LOT	AREA	OWNER	STATUS
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
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33	1.00
34	1.00
35	1.00
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65	1.00
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67	1.00
68	1.00
69	1.00
70	1.00
71	1.00
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78	1.00
79	1.00
80	1.00
81	1.00
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83	1.00
84	1.00
85	1.00
86	1.00
87	1.00
88	1.00
89	1.00
90	1.00
91	1.00
92	1.00
93	1.00
94	1.00
95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00

SULLIVAN COUNTY TAX MAP DEPARTMENT
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONFORMANCE
UNLESS SPECIFICALLY NOTED
MAPS CURRENT TO DATE 10/1/2019



TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3945
Tax Map #: 13.-3-45

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$35,300.00
Total Assessment: \$35,300.00
Tax Before Star: \$570.94
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 1
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	35300.00	3.301084	\$116.53
NYS Welfare Mandates	35300.00	0.967879	\$34.17
Other NYS Mandates	35300.00	2.717525	\$95.93
County Levy	35300.00	1.548595	\$54.67
Town to Highway	35300.00	3.154942	\$111.37
Highway Outside Vill	35300.00	1.976646	\$69.78
Gen Fund out of Vill	35300.00	0.103961	\$3.67
Monticello Joint FD	35300.00	1.840265	\$64.96
E b crawford mem lib	35300.00	0.562473	\$19.86

Total Tax: \$570.94

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$570.94	
01/30/2014	Payment	(\$570.94)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due

TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver
 PO Box 240, 4052 State Route 42, Monticello NY 12701
 (845) 794-2500 x320 - FAX (845) 794-8600
 www.townofthompson.com

Property Address: Concord Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3952
Tax Map #:
 13.-3-45

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$35,300.00
Total Assessment:
 \$35,300.00
Tax Before Star: \$563.49
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 1
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	35300.00	3.484705	\$123.01
NYS Welfare Mandates	35300.00	1.266335	\$44.70
Other NYS Mandates	35300.00	2.644283	\$93.34
County Levy	35300.00	1.180434	\$41.67
Town to Highway	35300.00	3.245076	\$114.55
Highway Outside Vill	35300.00	1.876746	\$66.25
Gen Fund out of Vill	35300.00	0.088185	\$3.11
Monticello Joint FD	35300.0000	1.786291	\$63.06
E b crawford mem lib	35300.0000	0.390867	\$13.80

Total Tax: \$563.49

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$563.49	
01/22/2013	Payment	(\$563.49)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 3956
Tax Map #:
 13.-3-45

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$35,300.00
Total Assessment:
 \$35,300.00
Tax Before Star: \$510.13
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	35300.00	3.303816	\$116.62
NYS Welfare Mandates	35300.00	1.252189	\$44.20
Other NYS Mandates	35300.00	2.634994	\$93.02
County Levy	35300.00	0.52444	\$18.51
Town to Highway	35300.00	2.68147	\$94.66
Highway Outside Vill	35300.00	1.870323	\$66.02
Gen Fund out of Vill	35300.00	0.061713	\$2.18
Monticello Joint FD	35300.0000	1.79074	\$63.21
E b crawford mem lib	35300.0000	0.331803	\$11.71

Total Tax: \$510.13

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$510.13	
01/24/2012	Payment	(\$510.13)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 3959
Tax Map #:
 13.-3-45

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$35,300.00
Total Assessment:
 \$35,300.00
Tax Before Star: \$483.90
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 1
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	35300.00	7.607815	\$268.56
Town to Highway	35300.00	1.753363	\$61.89
Highway Outside Vill	35300.00	2.251213	\$79.47
Gen Fund out of Vill	35300.00	0.00022	\$0.01
Monticello Joint FD	35300.0000	1.765412	\$62.32
E b crawford mem lib	35300.0000	0.329987	\$11.65

Total Tax: \$483.90

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$483.90	
01/19/2011	Payment	(\$483.90)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$483.90 **
02/28/2011	\$4.84	\$0.00	\$488.74 **
03/31/2011	\$9.68	\$2.00	\$495.58 **

** Does not include returned check fees, if any.

TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320
 4052 State Route 42
 Monticello, NY 12701

Property Address: Concord Rd
Owner: Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 3976
Tax Map #:
 13.-3-45

SWIS Code: 484689
School Code: 484601
School District:
 Monticell

Land Assessment:
 \$35,300.00
Total Assessment:
 \$35,300.00
Tax Before Star: \$1,208.89
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 330

Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	35300.00	7.81	\$275.76
Town to Highway	35300.00	1.85	\$65.29
Highway Outside Vill	35300.00	2.24	\$79.01
Gen Fund out of Vill	35300.00	0	\$0.00
School Relevy	35300.0000	1	\$717.71
Monticello Joint FD	35300.0000	1.72	\$60.58
E b crawford mem lib	35300.0000	0.3	\$10.54

Total Tax: \$1,208.89

Payment History

(Payments made to the county directly may not be reflected on this site.)

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$1,208.89	

Tax Due: \$1,208.89 *

* Does not include penalties or fees, if any.

Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$1,208.89 **
02/28/2010	\$12.09	\$0.00	\$1,220.98 **
03/31/2010	\$24.18	\$2.00	\$1,235.07 **

** Does not include returned check fees, if any.

Monticello Central School District
237 Forestburgh Road, Monticello, NY 127001 845-794-1515
Tax Certification

Tax Year: 2013 - 2014 School Tax
Fiscal Year Ending 6/30/2014

Property EPT Concord II, LLC
 Owner(s): 909 Walnut St Ste 200
 Kansas City, MO 64106

Property Location: Concord Rd
 SWIS Code: 484689 Thompson
 Tax Map # 13.-3-45
 Bill # 014073
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	774.96
Tax Paid:	774.96
Tax Balance Due:	Paid In Full

Send Payments to: Monticello Central School, Dept 117060, PO Box 5207, Binghamton, NY 13902-5207

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	35,300	21.953500	774.96

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00019	774.96	

Sheri Bisland
 School Tax Collector

Last Updated: 11/25/13 09:37 A