

Attachment VIII.C.2.a.-4



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: **15-1-4**
- Address: **111 Kiamesha Lake 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):

- **Gwendolyn Weinberg** by deed recorded in Liber 719 at page 315 on December 13, 1967
- **Concord Associates, LP** by deed recorded in Liber 2358 at page 71 on January 11, 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
- **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

15-1-4

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 'A' 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 northwest corner of lands now or formerly of Irving Cohen and running northerly along the westerly line of aforementioned Cohen, North 15°59'50" East, a distance of 370.99 feet to an intersection of stonewalls on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south and continuing along same, South 69°17'00" East, a distance of 1074.74 feet;

THENCE South 02°28'00" West, a distance of 218.80 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same, North 87°32'00" West, a distance of 388.63 feet;

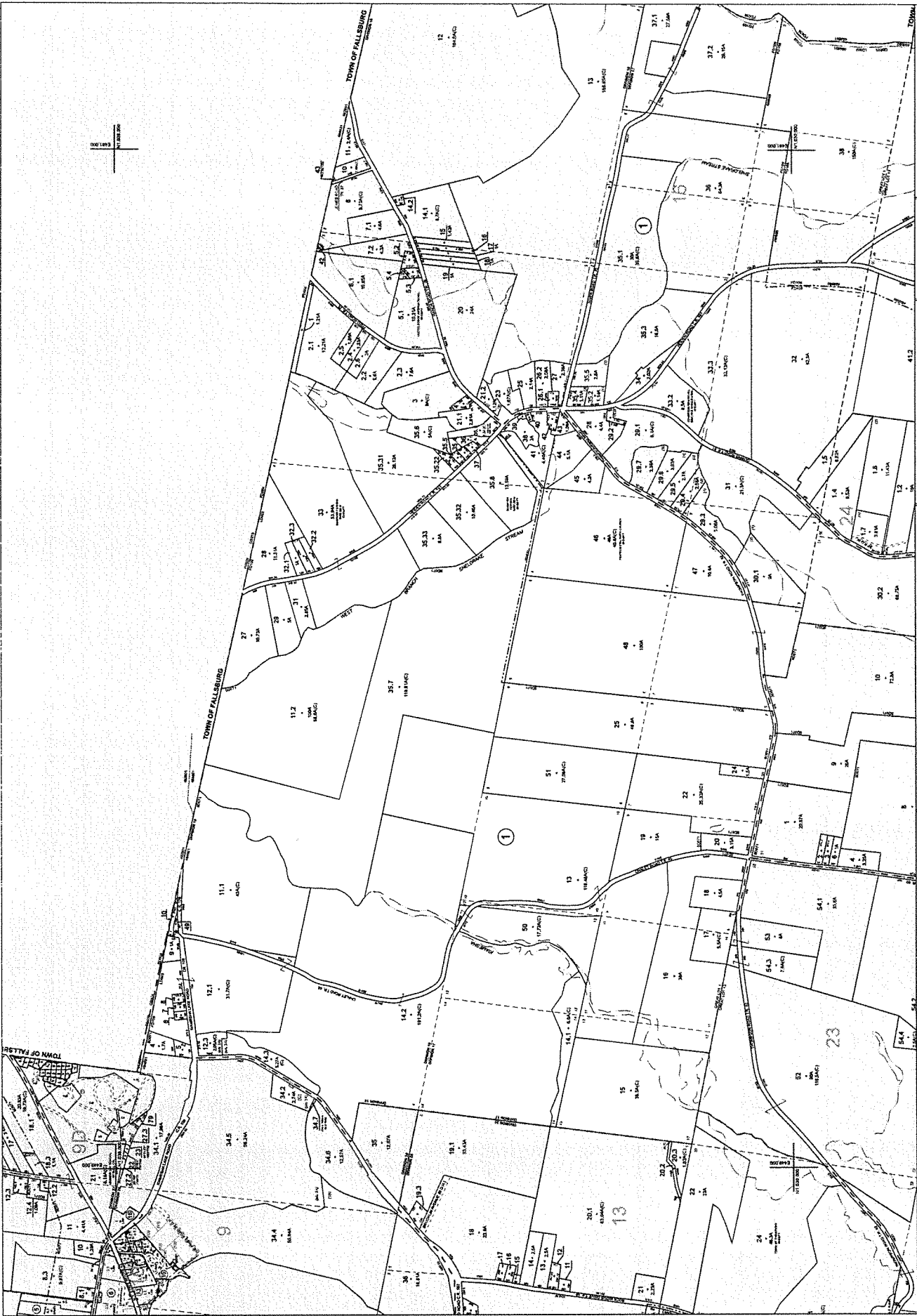
THENCE North 03°12'00" East, a distance of 150.00 feet;

THENCE North 86°48'00" West, a distance of 300.00 feet;

THENCE South 03°12'00" West, a distance of 150.00 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same, North 88°00'00" West, a distance of 315.50 feet to the easterly line of aforementioned Cohen, and continuing along same, North 28°46'00" East, a distance of 218.01 feet to the northerly line of Cohen and continuing along same, North 88°07'00" West, a distance of 200.00 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 351687 square feet; or 8.074 acres of land more or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 4 and part of 12.1 of the Town of Thompson Tax Maps.



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Map No. 1000
Date: 12/15/2011
Scale: 1" = 100'

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Map No. 1000
Date: 12/15/2011
Scale: 1" = 100'

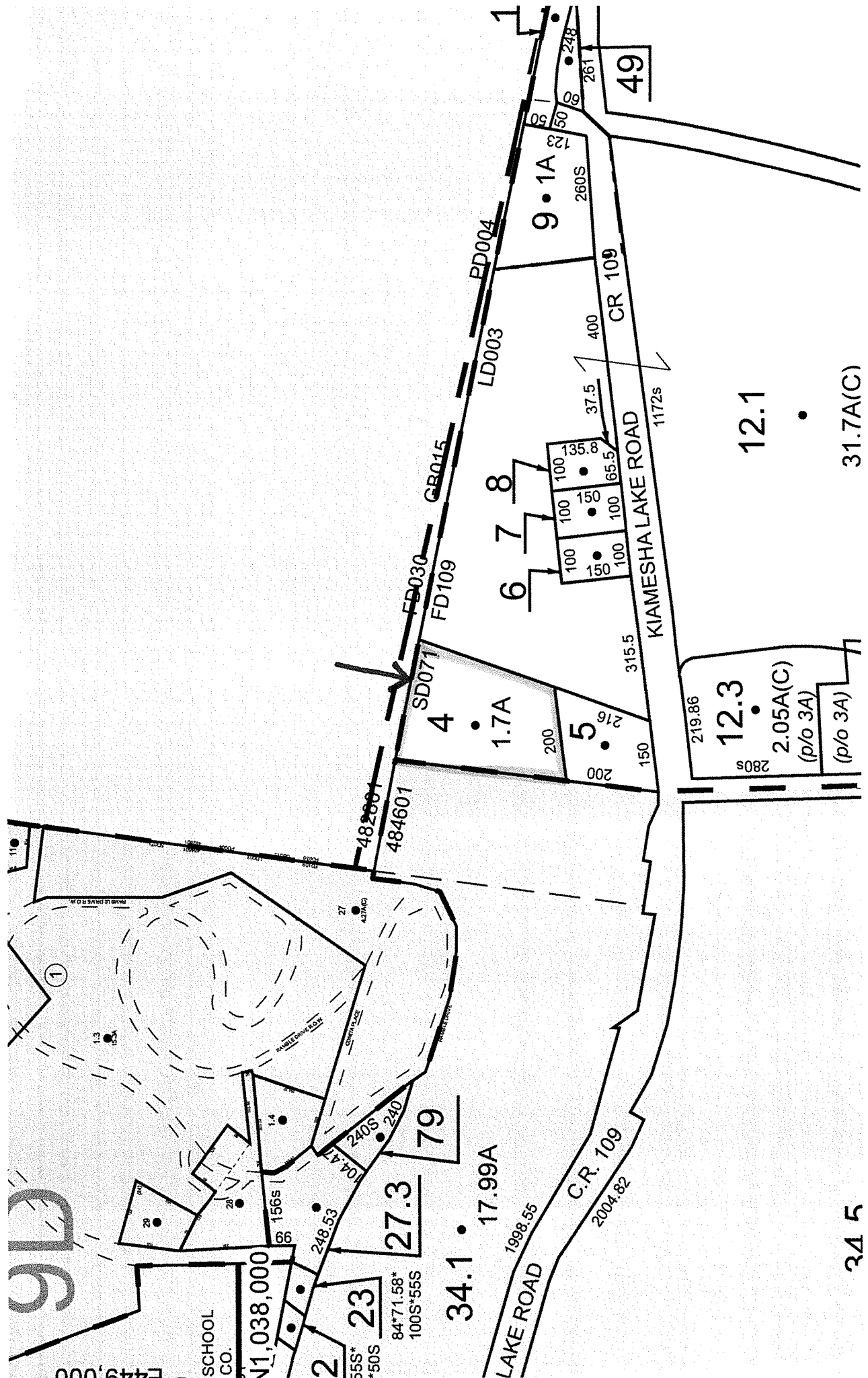
REVISION TABLE

NO.	DATE	DESCRIPTION
1	12/15/2011	INITIAL MAP
2	03/15/2012	AMENDMENT
3	06/15/2012	AMENDMENT
4	09/15/2012	AMENDMENT
5	12/15/2012	AMENDMENT
6	03/15/2013	AMENDMENT
7	06/15/2013	AMENDMENT
8	09/15/2013	AMENDMENT
9	12/15/2013	AMENDMENT
10	03/15/2014	AMENDMENT
11	06/15/2014	AMENDMENT
12	09/15/2014	AMENDMENT
13	12/15/2014	AMENDMENT
14	03/15/2015	AMENDMENT
15	06/15/2015	AMENDMENT
16	09/15/2015	AMENDMENT
17	12/15/2015	AMENDMENT
18	03/15/2016	AMENDMENT
19	06/15/2016	AMENDMENT
20	09/15/2016	AMENDMENT
21	12/15/2016	AMENDMENT
22	03/15/2017	AMENDMENT
23	06/15/2017	AMENDMENT
24	09/15/2017	AMENDMENT
25	12/15/2017	AMENDMENT
26	03/15/2018	AMENDMENT
27	06/15/2018	AMENDMENT
28	09/15/2018	AMENDMENT
29	12/15/2018	AMENDMENT
30	03/15/2019	AMENDMENT
31	06/15/2019	AMENDMENT
32	09/15/2019	AMENDMENT
33	12/15/2019	AMENDMENT
34	03/15/2020	AMENDMENT
35	06/15/2020	AMENDMENT
36	09/15/2020	AMENDMENT
37	12/15/2020	AMENDMENT
38	03/15/2021	AMENDMENT
39	06/15/2021	AMENDMENT
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41	12/15/2021	AMENDMENT
42	03/15/2022	AMENDMENT
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100	09/15/2036	AMENDMENT

SPECIAL DISTRICTS

DISTRICT	NAME	TYPE	STATUS
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SULLIVAN COUNTY TAX MAP DEPARTMENT
101 SULLIVAN COUNTY CENTER
CANTON, NY 13731
PHONE: 518-537-1234
FAX: 518-537-1235
WWW.SULLIVANCOUNTYNY.GOV



910

SCHOOL CO.
1,038,000

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84*71.58*
100S*55S

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LAKE ROAD
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C.R. 109
2004.82

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9 • 1A

KIAMESHA LAKE ROAD
1172s

219.86
12.3
280s
2.05A(C)
(p/o 3A)
(p/o 3A)

12.1

31.7A(C)

345

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: 111
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4023
Tax Map #:
 15.-1-4

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$69,300.00
Total Assessment:
 \$69,300.00
Tax Before Star: \$1,166.98
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 1.7
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	69300.00	3.301084	\$228.77
NYS Welfare Mandates	69300.00	0.967879	\$67.07
Other NYS Mandates	69300.00	2.717525	\$188.32
County Levy	69300.00	1.548595	\$107.32
Town to Highway	69300.00	3.154942	\$218.64
Highway Outside Vill	69300.00	1.976646	\$136.98
Gen Fund out of Vill	69300.00	0.103961	\$7.20
Monticello Joint FD	69300.00	1.840265	\$127.53
E b crawford mem lib	69300.00	0.562473	\$38.98
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	8.00	6.156489	\$46.17

Total Tax: \$1,166.98

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	\$1,166.98	
01/30/2014	Payment	(\$1,166.98)	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: 111 Kiamesha Lake Rd EPT Concord II LLC 909 Walnut St Ste 200 Kansas City MO 64106	Account #: Bill #: 4030 Tax Map #: 15.-1-4	SWIS Code: 484689 School Code: 484601 School District: Monticell
-------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

Land Assessment: \$69,300.00 Total Assessment: \$69,300.00 Tax Before Star: \$1,169.45 Star Savings: \$0.00	Front: 0 Depth: 0 Acreeage: 1.7 Bank:	Book #: 2010 Page #: 56692 Roll Section: 1 Class: 314
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Exemptions: There are currently no exemptions applied to this property.

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	69300.00	3.484705	\$241.49
NYS Welfare Mandates	69300.00	1.266335	\$87.76
Other NYS Mandates	69300.00	2.644283	\$183.25
County Levy	69300.00	1.180434	\$81.80
Town to Highway	69300.00	3.245076	\$224.88
Highway Outside Vill	69300.00	1.876746	\$130.06
Gen Fund out of Vill	69300.00	0.088185	\$6.11
Monticello Joint FD	69300.0000	1.786291	\$123.79
E b crawford mem lib	69300.0000	0.390867	\$27.09
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	7.5000	8.429513	\$63.22

Total Tax: \$1,169.45

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	\$1,169.45	
01/22/2013	Payment	(\$1,169.45)	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: 111
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4034
Tax Map #:
 15.-1-4

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

Land Assessment:
 \$69,300.00
Total Assessment:
 \$69,300.00

Front: 0
Depth: 0
Acresage: 1.7
Bank:

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

Tax Before Star: \$1,064.92
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	69300.00	3.303816	\$228.95
NYS Welfare Mandates	69300.00	1.252189	\$86.78
Other NYS Mandates	69300.00	2.634994	\$182.61
County Levy	69300.00	0.52444	\$36.34
Town to Highway	69300.00	2.68147	\$185.83
Highway Outside Vill	69300.00	1.870323	\$129.61
Gen Fund out of Vill	69300.00	0.061713	\$4.28
Monticello Joint FD	69300.0000	1.79074	\$124.10
E b crawford mem lib	69300.0000	0.331803	\$22.99
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	7.5000	8.457561	\$63.43

Total Tax: \$1,064.92

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	\$1,064.92	
01/24/2012	Payment	(\$1,064.92)	ENTERTAINMENT PROP TRTUST

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: 111
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4037
Tax Map #:
 15.-1-4

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

Land Assessment:
 \$69,300.00
Total Assessment:
 \$69,300.00
Tax Before Star: \$997.44
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.7
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	69300.00	7.607815	\$527.22
Town to Highway	69300.00	1.753363	\$121.51
Highway Outside Vill	69300.00	2.251213	\$156.01
Gen Fund out of Vill	69300.00	0.00022	\$0.02
Monticello Joint FD	69300.0000	1.765412	\$122.34
E b crawford mem lib	69300.0000	0.329987	\$22.87
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	7.5000	6.329784	\$47.47

Total Tax: \$997.44

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	\$997.44	
01/19/2011	Payment	(\$997.44)	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	\$997.44 **
02/28/2011	\$9.97	\$0.00	\$1,007.41 **

TOWN OF THOMPSON

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

Property Address: 111
 Kiamesha Lake Rd **Owner:**
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 4054
Tax Map #:
 15.-1-4

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

Land Assessment:
 \$69,300.00
Total Assessment:
 \$228,600.00
Tax Before Star: \$8,529.66
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.7
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	228600.00	7.81	\$1,785.80
Town to Highway	228600.00	1.85	\$422.80
Highway Outside Vill	228600.00	2.24	\$511.69
Gen Fund out of Vill	228600.00	0	\$0.01
School Relevy	228600.0000	1	\$4,647.87
Monticello Joint FD	228600.0000	1.72	\$392.32
E b crawford mem lib	228600.0000	0.3	\$68.24
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: \$8,529.66

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	\$8,529.66	

Tax Due: \$8,529.66 *

* 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	\$8,529.66 **

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: 111 Kiamesha Lake Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-4
 Bill # 014151
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	1,521.38
Tax Paid:	1,521.38
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	69,300	21.953500	1,521.38

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	0177-00020	1,521.38	

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: **15-1-5**
- Address: **103 Kiamesha Lake 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 Cohen, Arnold Cohen & Barbara Parness** by deed recorded in Liber 1349 at page 86 on July 11, 1988
- **Concord Associates, LP** by deed recorded in Liber 2428 at page 458 on June 28, 2002
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
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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

Schedule "A" Description

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'N' and shown on a map entitled "Map of Parcels Prepared For Concord Resort, 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 on the northerly line of County Route No. 109 also known as Kiamesha Lake Road at the southwest corner of lands now or formerly of Irving Cohen and continuing along the westerly line of said lands now or formerly of Cohen, North $15^{\circ}59'50''$ East, a distance of 199.10 feet;

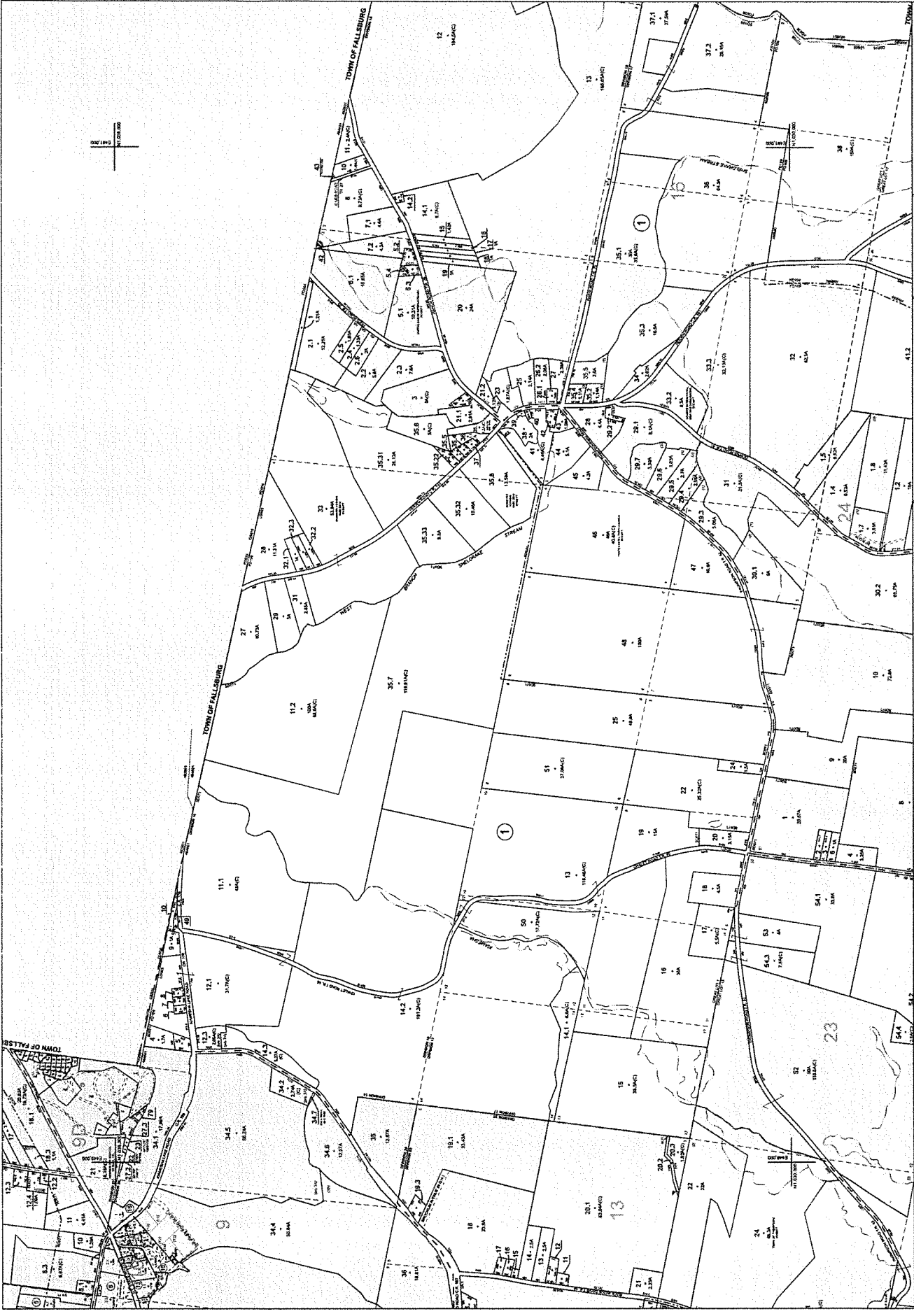
THENCE South $88^{\circ}07'00''$ East, a distance of 200.00 feet;

THENCE South $28^{\circ}46'00''$ West, a distance of 218.01 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road;

CONTINUING along same North $87^{\circ}35'51''$ West, a distance of 149.97 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 33954 square feet; or 0.779 acres of land more or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 5 of the Town of Thompson Tax Maps.



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

DATE: 12/15/2011
BY: [Signature]
SCALE: AS SHOWN
SHEET NO. 13 OF 13

LEGEND

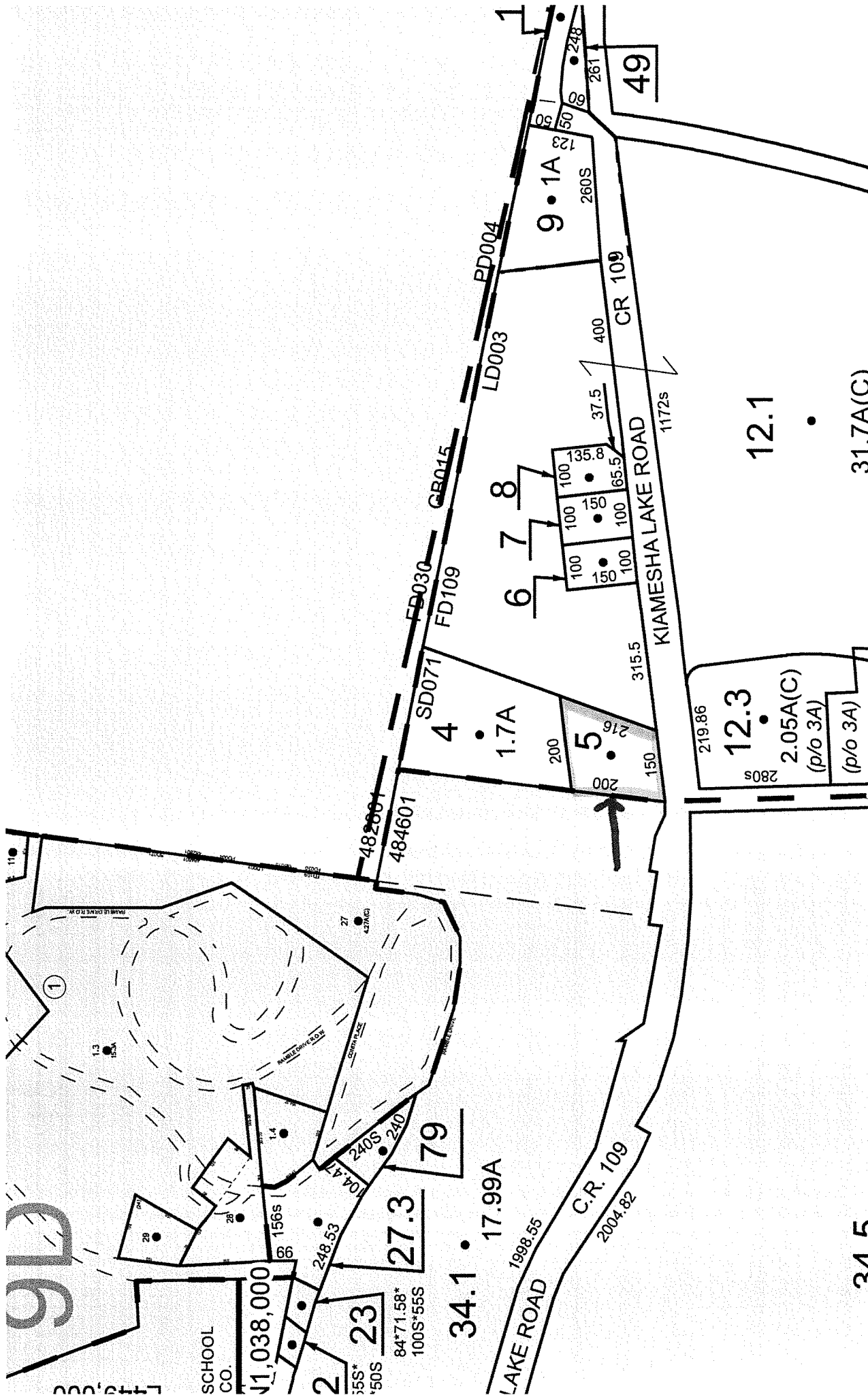
SYMBOL	DESCRIPTION
(Symbol)	LOT
(Symbol)	STREET
(Symbol)	WATER
(Symbol)	UNIMPROVED LOT
(Symbol)	IMPROVED LOT
(Symbol)	UNIMPROVED LOT WITH PERMITS
(Symbol)	IMPROVED LOT WITH PERMITS
(Symbol)	UNIMPROVED LOT WITH PERMITS AND EASEMENTS
(Symbol)	IMPROVED LOT WITH PERMITS AND EASEMENTS
(Symbol)	UNIMPROVED LOT WITH PERMITS AND EASEMENTS AND EASEMENTS
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DATE	REVISION	DATE	DESCRIPTION
12/15/2011	542		REVISION
12/15/2011	541		REVISION
12/15/2011	540		REVISION
12/15/2011	539		REVISION
12/15/2011	538		REVISION
12/15/2011	537		REVISION
12/15/2011	536		REVISION
12/15/2011	535		REVISION
12/15/2011	534		REVISION
12/15/2011	533		REVISION
12/15/2011	532		REVISION
12/15/2011	531		REVISION
12/15/2011	530		REVISION
12/15/2011	529		REVISION
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12/15/2011	504		REVISION
12/15/2011	503		REVISION
12/15/2011	502		REVISION
12/15/2011	501		REVISION
12/15/2011	500		REVISION

DATE	REVISION	DATE	DESCRIPTION
12/15/2011	542		REVISION
12/15/2011	541		REVISION
12/15/2011	540		REVISION
12/15/2011	539		REVISION
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12/15/2011	501		REVISION
12/15/2011	500		REVISION

SULLIVAN COUNTY
TAX MAP DEPARTMENT
100 STATE STREET, SUITE 200
CANTON, NY 13731
PHONE: 518-537-3333
FAX: 518-537-3334
WWW.SULLIVANCOUNTYNY.GOV

WEILER MAPPING
100 STATE STREET, SUITE 200
CANTON, NY 13731
PHONE: 518-537-3333
FAX: 518-537-3334
WWW.WEILERMAPPING.COM



SCHOOL CO.

1,038,000

23
84*71.58*
100S*55S

34.1 • 17.99A

27.3

79

LAKE ROAD

C.R. 109

2004.82

1998.55

315.5

KIAMESHA LAKE ROAD

1172s

CR 109

260S

9.1A

LD003 PD004

FD030

FD109

GR015

484601

482801

SD071

1.7A

200

216

150

5

219.86

12.3

2.05A(C)

(p/o 3A)

(p/o 3A)

12.1

31.7A(C)

49

34 5

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: 103
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4024
Tax Map #:
 15.-1-5

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$43,200.00
Total Assessment:
 \$43,200.00
Tax Before Star: \$744.86
Star Savings: \$0.00

Front: 150
Depth: 218
Acresage: 0
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	43200.00	3.301084	\$142.61
NYS Welfare Mandates	43200.00	0.967879	\$41.81
Other NYS Mandates	43200.00	2.717525	\$117.40
County Levy	43200.00	1.548595	\$66.90
Town to Highway	43200.00	3.154942	\$136.29
Highway Outside Vill	43200.00	1.976646	\$85.39
Gen Fund out of Vill	43200.00	0.103961	\$4.49
Monticello Joint FD	43200.00	1.840265	\$79.50
E b crawford mem lib	43200.00	0.562473	\$24.30
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	8.00	6.156489	\$46.17

Total Tax: \$744.86

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	\$744.86	
01/30/2014	Payment	(\$744.86)	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: 103
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4031
Tax Map #:
 15.-1-5

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

Land Assessment:
 \$43,200.00
Total Assessment:
 \$43,200.00
Tax Before Star: \$752.83
Star Savings: \$0.00

Front: 150
Depth: 218
Acres: 0
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	43200.00	3.484705	\$150.54
NYS Welfare Mandates	43200.00	1.266335	\$54.71
Other NYS Mandates	43200.00	2.644283	\$114.23
County Levy	43200.00	1.180434	\$50.99
Town to Highway	43200.00	3.245076	\$140.19
Highway Outside Vill	43200.00	1.876746	\$81.08
Gen Fund out of Vill	43200.00	0.088185	\$3.81
Monticello Joint FD	43200.0000	1.786291	\$77.17
E b crawford mem lib	43200.0000	0.390867	\$16.89
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	7.5000	8.429513	\$63.22

Total Tax: \$752.83

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	\$752.83	
01/22/2013	Payment	(\$752.83)	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: 103
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4035
Tax Map #:
 15.-1-5

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

Land Assessment:
 \$43,200.00
Total Assessment:
 \$43,200.00
Tax Before Star: \$687.73
Star Savings: \$0.00

Front: 150
Depth: 218
Acres: 0
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	43200.00	3.303816	\$142.72
NYS Welfare Mandates	43200.00	1.252189	\$54.09
Other NYS Mandates	43200.00	2.634994	\$113.83
County Levy	43200.00	0.52444	\$22.66
Town to Highway	43200.00	2.68147	\$115.84
Highway Outside Vill	43200.00	1.870323	\$80.80
Gen Fund out of Vill	43200.00	0.061713	\$2.67
Monticello Joint FD	43200.0000	1.79074	\$77.36
E b crawford mem lib	43200.0000	0.331803	\$14.33
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	7.5000	8.457561	\$63.43

Total Tax: \$687.73

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	\$687.73	
01/24/2012	Payment	(\$687.73)	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: 103
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4038
Tax Map #:
 15.-1-5

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

Land Assessment:
 \$43,200.00
Total Assessment:
 \$43,200.00
Tax Before Star: \$639.67
Star Savings: \$0.00

Front: 150
Depth: 218
Acreage: 0
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	43200.00	7.607815	\$328.66
Town to Highway	43200.00	1.753363	\$75.75
Highway Outside Vill	43200.00	2.251213	\$97.25
Gen Fund out of Vill	43200.00	0.00022	\$0.01
Monticello Joint FD	43200.0000	1.765412	\$76.27
E b crawford mem lib	43200.0000	0.329987	\$14.26
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	7.5000	6.329784	\$47.47

Total Tax: \$639.67

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	\$639.67	
01/19/2011	Payment	(\$639.67)	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	\$639.67 **
02/28/2011	\$6.40	\$0.00	\$646.07 **

TOWN OF THOMPSON

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

Property Address: 103
 Kiamesha Lake Rd
Owner: Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 4055
Tax Map #:
 15.-1-5

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

Land Assessment:
 \$43,200.00
Total Assessment:
 \$153,100.00
Tax Before Star: \$5,944.04
Star Savings: \$0.00

Front: 150
Depth: 218
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	153100.00	7.81	\$1,196.00
Town to Highway	153100.00	1.85	\$283.16
Highway Outside Vill	153100.00	2.24	\$342.69
Gen Fund out of VIII	153100.00	0	\$0.00
School Relevy	153100.0000	1	\$3,112.81
Monticello Joint FD	153100.0000	1.72	\$262.75
E b crawford mem lib	153100.0000	0.3	\$45.70
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: \$5,944.04

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	\$5,944.04	

Tax Due: \$5,944.04 *

* 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	\$5,944.04 **

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: 103 Kiamesha Lake Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-5
 Bill # 014152
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	948.39
Tax Paid:	948.39
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	43,200	21.953500	948.39

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	0177-00021	948.39	

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: **15-1-11.1**
- Address: **Kiamesha Lake 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):

- **Nalou Realty Corp.** by deed recorded in Liber 695 at page 259 on June 18, 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
- **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 '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 PARAPROFES ONLY
NOT TO BE USED FOR CONFERENCE
UNLESS APPROVED BY THE CLERK
Maple, Hampshire County, 1982, State of New York

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
Map No. 100-100-100-100
Scale: 1" = 100'

REVISION TABLE

DATE	BY	REVISION

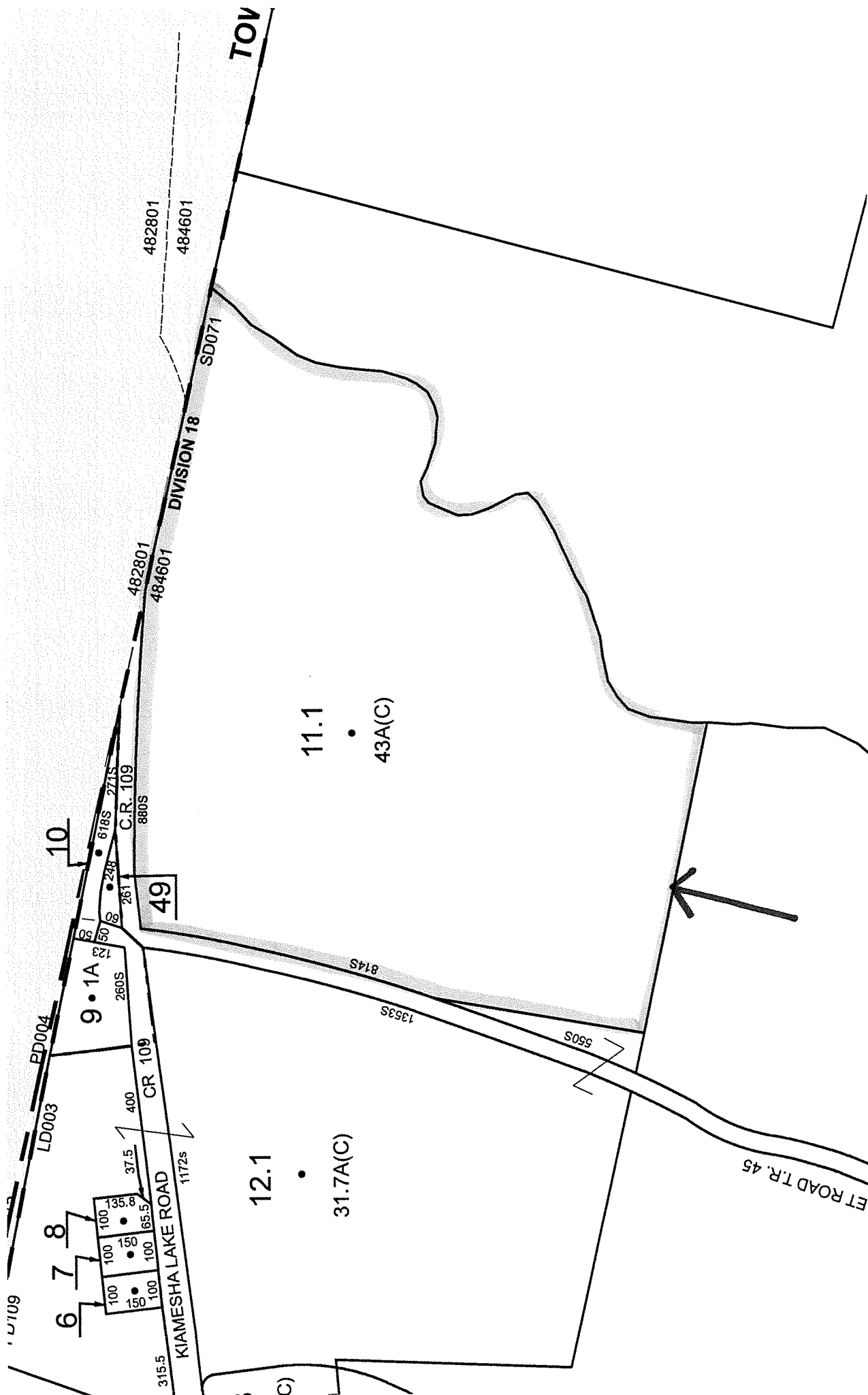
SPECIAL DISTRICTS

DISTRICT	NAME	TYPE	DATE

LEGEND

SYMBOL	DESCRIPTION

WHEELER MAPPING
SULLIVAN COUNTY, NEW YORK
100-100-100-100



LD109

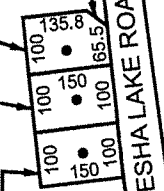
6

7

8

9

10



9.1A

CR 109

49

315.5

KIAMESHA LAKE ROAD

1172s

400

260S

123

50

261

238

618S

271S

C.R. 109

880S

482801

484601

DIVISION 18

SD071

482801

484601

TOV

12.1

31.7A(C)

11.1

43A(C)

814S

1353S

550S

ET ROAD T.R. 45

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

Account #:
Bill #: 4029
Tax Map #:
 15.-1-11.1

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$154,400.00

Total Assessment:
 \$154,400.00

Tax Before Star: \$3,820.82
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 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	154400.00	3.301084	\$509.69
NYS Welfare Mandates	154400.00	0.967879	\$149.44
Other NYS Mandates	154400.00	2.717525	\$419.59
County Levy	154400.00	1.548595	\$239.10
Town to Highway	154400.00	3.154942	\$487.12
Highway Outside Vill	154400.00	1.976646	\$305.19
Gen Fund out of Vill	154400.00	0.103961	\$16.05
Monticello Joint FD	154400.00	1.840265	\$284.14
E b crawford mem lib	154400.00	0.562473	\$86.85
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	215.00	6.156489	\$1,323.65

Total Tax: \$3,820.82

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	\$3,820.82	
01/30/2014	Payment	(\$3,820.82)	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: Kiamesha
 Lk Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4036
Tax Map #:
 15.-1-11.1

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

Land Assessment:

\$154,400.00

Total Assessment:

\$154,400.00

Tax Before Star: \$4,277.03**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 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	154400.00	3.484705	\$538.04
NYS Welfare Mandates	154400.00	1.266335	\$195.52
Other NYS Mandates	154400.00	2.644283	\$408.28
County Levy	154400.00	1.180434	\$182.26
Town to Highway	154400.00	3.245076	\$501.04
Highway Outside Vill	154400.00	1.876746	\$289.77
Gen Fund out of Vill	154400.00	0.088185	\$13.62
Monticello Joint FD	154400.0000	1.786291	\$275.80
E b crawford mem lib	154400.0000	0.390867	\$60.35
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	215.0000	8.429513	\$1,812.35

Total Tax: \$4,277.03

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	\$4,277.03	
01/22/2013	Payment	(\$4,277.03)	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: Kiamesha
 Lk Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4040
Tax Map #:
 15.-1-11.1

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

Land Assessment:
 \$154,400.00
Total Assessment:
 \$154,400.00

Front: 0
Depth: 0
Acreage: 43
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Tax Before Star: \$4,049.69
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	154400.00	3.303816	\$510.11
NYS Welfare Mandates	154400.00	1.252189	\$193.34
Other NYS Mandates	154400.00	2.634994	\$406.84
County Levy	154400.00	0.52444	\$80.97
Town to Highway	154400.00	2.68147	\$414.02
Highway Outside Vill	154400.00	1.870323	\$288.78
Gen Fund out of Vill	154400.00	0.061713	\$9.53
Monticello Joint FD	154400.0000	1.79074	\$276.49
E b crawford mem lib	154400.0000	0.331803	\$51.23
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	215.0000	8.457561	\$1,818.38

Total Tax: \$4,049.69

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	\$4,049.69	
01/24/2012	Payment	(\$4,049.69)	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: Kiamesha
 Lk Rd **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4043
Tax Map #:
 15.-1-11.1

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

Land Assessment:
 \$154,400.00

Total Assessment:
 \$154,400.00

Tax Before Star: \$3,477.42
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 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
County&Court Expense	154400.00	7.607815	\$1,174.65
Town to Highway	154400.00	1.753363	\$270.72
Highway Outside Vill	154400.00	2.251213	\$347.59
Gen Fund out of Vill	154400.00	0.00022	\$0.03
Monticello Joint FD	154400.0000	1.765412	\$272.58
E b crawford mem lib	154400.0000	0.329987	\$50.95
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	215.0000	6.329784	\$1,360.90

Total Tax: \$3,477.42

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	\$3,477.42	
01/19/2011	Payment	(\$3,477.42)	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	\$3,477.42 **
02/28/2011	\$34.77	\$0.00	\$3,512.19 **

TOWN OF THOMPSON

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

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

Account #:
Bill #: 4060
Tax Map #:
 15.-1-11.1

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

Land Assessment:
 \$154,400.00

Total Assessment:
 \$154,400.00

Tax Before Star: \$7,641.15

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 43
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	154400.00	7.81	\$1,206.16
Town to Highway	154400.00	1.85	\$285.56
Highway Outside Vill	154400.00	2.24	\$345.60
Gen Fund out of Vill	154400.00	0	\$0.00
School Relevy	154400.0000	1	\$3,139.25
Monticello Joint FD	154400.0000	1.72	\$264.98
E b crawford mem lib	154400.0000	0.3	\$46.09
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	215.0000	10.95	\$2,353.51

Total Tax: \$7,641.15

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	\$7,641.15	

Tax Due: \$7,641.15 *

* 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	\$7,641.15 **
02/28/2010	\$76.41	\$0.00	\$7,717.56 **

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: Kiamesha Lk Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-11.1
 Bill # 014157
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	3,389.62
Tax Paid:	3,389.62
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	154,400	21.953500	3,389.62

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	0177-00022	3,389.62	

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: **15-1-11.2**
- Address: **County Highway 161**
- 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 695 at page 259 on June 18, 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
- **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

15-1-11.2

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 $87^{\circ}35'17''$ 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.

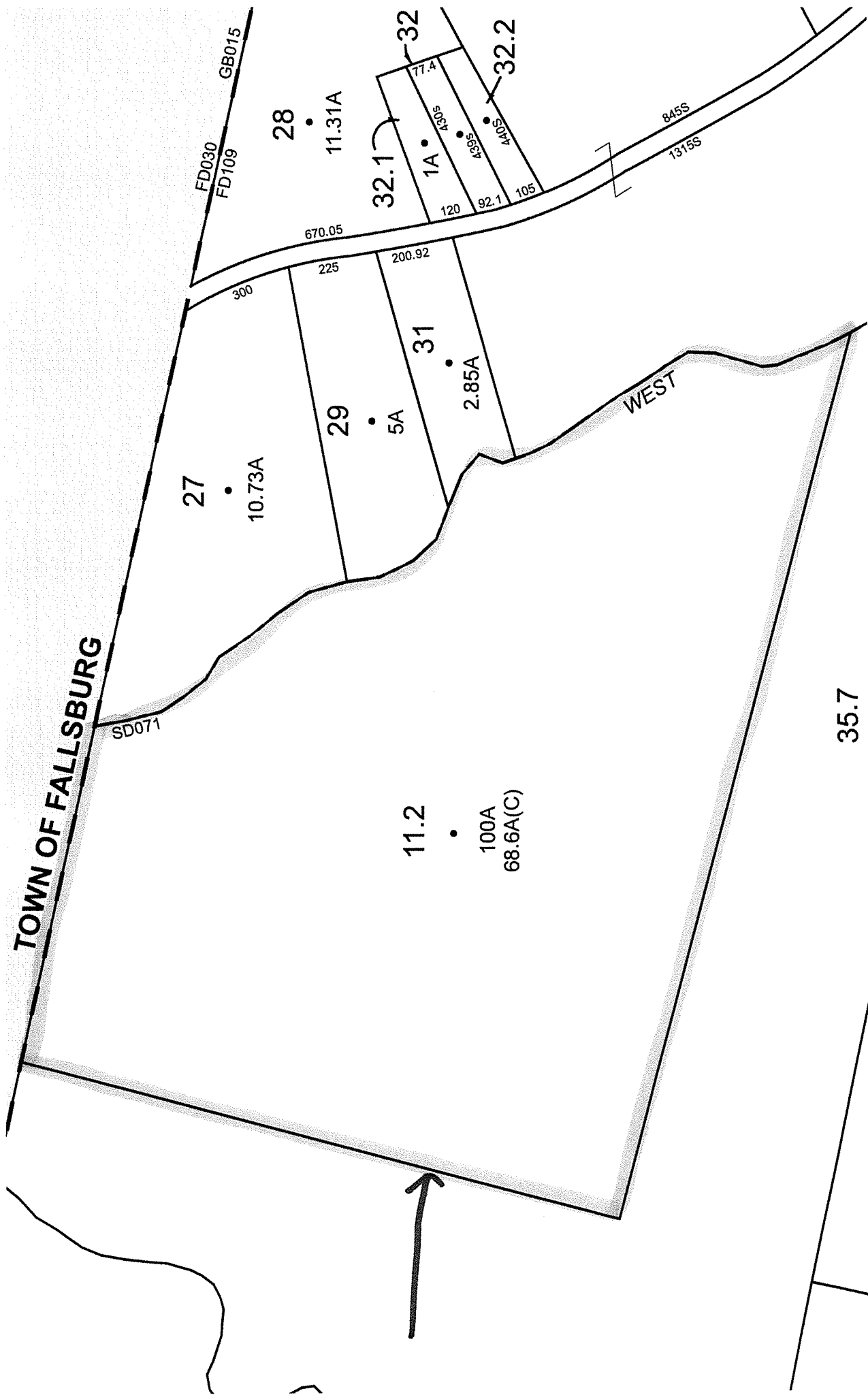
CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

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 FALLSBURG



27

10.73A

28

11.31A

29

5A

11.2

100A
68.6A(C)

31

2.85A

32

1A

32.2

300

225

200.92

670.05

32.1

120

92.1

105

77.4

430S

430S

40S

845S

1315S

WEST

35.7

SD071

FD030
FD109
GB015



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: Co Hwy
 161 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4030
Tax Map #:
 15.-1-11.2

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:

\$110,300.00

Total Assessment:

\$110,300.00

Tax Before Star: \$3,895.60**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 68.6**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	110300.00	3.301084	\$364.11
NYS Welfare Mandates	110300.00	0.967879	\$106.76
Other NYS Mandates	110300.00	2.717525	\$299.74
County Levy	110300.00	1.548595	\$170.81
Town to Highway	110300.00	3.154942	\$347.99
Highway Outside Vill	110300.00	1.976646	\$218.02
Gen Fund out of Vill	110300.00	0.103961	\$11.47
Monticello Joint FD	110300.00	1.840265	\$202.98
E b crawford mem lib	110300.00	0.562473	\$62.04
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	343.00	6.156489	\$2,111.68

Total Tax: \$3,895.60

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	\$3,895.60	
01/30/2014	Payment	(\$3,895.60)	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: Co Hwy
 161 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4037
Tax Map #:
 15.-1-11.2

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

Land Assessment:
 \$110,300.00
Total Assessment:
 \$110,300.00
Tax Before Star: \$4,652.03
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 68.6
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	110300.00	3.484705	\$384.36
NYS Welfare Mandates	110300.00	1.266335	\$139.68
Other NYS Mandates	110300.00	2.644283	\$291.66
County Levy	110300.00	1.180434	\$130.20
Town to Highway	110300.00	3.245076	\$357.93
Highway Outside Vill	110300.00	1.876746	\$207.01
Gen Fund out of Vill	110300.00	0.088185	\$9.73
Monticello Joint FD	110300.0000	1.786291	\$197.03
E b crawford mem lib	110300.0000	0.390867	\$43.11
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	343.0000	8.429513	\$2,891.32

Total Tax: \$4,652.03

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	\$4,652.03	
01/22/2013	Payment	(\$4,652.03)	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: Co Hwy
 161 **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4041
Tax Map #:
 15.-1-11.2

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

Land Assessment:
 \$110,300.00
Total Assessment:
 \$110,300.00

Front: 0
Depth: 0
Acreage: 68.6
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Tax Before Star: \$4,494.96
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	110300.00	3.303816	\$364.41
NYS Welfare Mandates	110300.00	1.252189	\$138.12
Other NYS Mandates	110300.00	2.634994	\$290.64
County Levy	110300.00	0.52444	\$57.85
Town to Highway	110300.00	2.68147	\$295.77
Highway Outside Vill	110300.00	1.870323	\$206.30
Gen Fund out of Vill	110300.00	0.061713	\$6.81
Monticello Joint FD	110300.0000	1.79074	\$197.52
E b crawford mem lib	110300.0000	0.331803	\$36.60
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	343.0000	8.457561	\$2,900.94

Total Tax: \$4,494.96

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	\$4,494.96	
01/24/2012	Payment	(\$4,494.96)	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: Co Hwy
 161 **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4044
Tax Map #:
 15.-1-11.2

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

Land Assessment:
 \$33,100.00
Total Assessment:
 \$33,100.00

Front: 0
Depth: 0
Acreage: 68.6
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Tax Before Star: \$2,624.87
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	33100.00	7.607815	\$251.82
Town to Highway	33100.00	1.753363	\$58.04
Highway Outside Vill	33100.00	2.251213	\$74.52
Gen Fund out of Vill	33100.00	0.00022	\$0.01
Monticello Joint FD	33100.0000	1.765412	\$58.44
E b crawford mem lib	33100.0000	0.329987	\$10.92
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	343.0000	6.329784	\$2,171.12

Total Tax: \$2,624.87

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	\$2,624.87	
01/19/2011	Payment	(\$2,624.87)	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	\$2,624.87 **
02/28/2011	\$26.25	\$0.00	\$2,651.12 **

TOWN OF THOMPSON

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

Property Address: Co Hwy
 161 **Owner:**
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 4061
Tax Map #:
 15.-1-11.2

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

Land Assessment:
 \$33,100.00
Total Assessment:
 \$33,100.00
Tax Before Star: \$4,888.23
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 68.6
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	33100.00	7.81	\$258.57
Town to Highway	33100.00	1.85	\$61.22
Highway Outside Vill	33100.00	2.24	\$74.09
Gen Fund out of Vill	33100.00	0	\$0.00
School Relevy	33100.0000	1	\$672.99
Monticello Joint FD	33100.0000	1.72	\$56.81
E b crawford mem lib	33100.0000	0.3	\$9.88
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	343.0000	10.95	\$3,754.67

Total Tax: \$4,888.23

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	\$4,888.23	

Tax Due: \$4,888.23 *

* 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	\$4,888.23 **
02/28/2010	\$48.88	\$0.00	\$4,937.11 **

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: Co Hwy 161
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-11.2
 Bill # 014158
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,421.47
Tax Paid:	2,421.47
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	110,300	21.953500	2,421.47

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	0177-00023	2,421.47	

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: **15-1-13**
- Address: **84 Chalet 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):

- **Nalou Realty Corp.** by deed recorded in Liber 695 at page 259 on June 18, 1965
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394
- **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

15-1-13

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

That certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'LH1' 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 a point in the centerline of Thompsonville Road;
THENCE North 20°16'27" West, a distance of 66.71 feet;
THENCE North 34°25'01" East, a distance of 82.03 feet;
THENCE North 25°27'40" East, a distance of 373.40 feet;
THENCE North 37°35'04" East, a distance of 273.90 feet;
THENCE North 63°33'42" East, a distance of 50.58 feet;
THENCE North 04°06'40" West, a distance of 82.46 feet;
THENCE North 31°12'29" East, a distance of 251.84 feet;
THENCE North 58°17'54" East, a distance of 89.77 feet;
THENCE North 57°31'09" East, a distance of 130.29 feet;
THENCE North 09°02'43" East, a distance of 104.87 feet;
THENCE North 24°36'42" East, a distance of 156.34 feet to the division line of Great Lot 1 on the north and Great Lot 13 on the south;
CONTINUING along same the following two (2) courses and distances;
184) North 69°20'00" West, a distance of 128.15 feet and
185) North 69°24'26" West, a distance of 235.78 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, North 15°30'21" East, a distance of 1710.73 feet;
THENCE South 67°53'33" East, a distance of 1819.46 feet to the approximate centerline of Kiamesha Creek;

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

- 186) North 55°07'46" East, a distance of 165.72 feet,
- 187) North 67°35'53" East, a distance of 170.27 feet,
- 188) North 48°59'16" East, a distance of 127.61 feet,
- 189) North 42°46'43" East, a distance of 99.24 feet,
- 190) North 21°29'55" East, a distance of 59.40 feet,
- 191) North 04°27'53" West, a distance of 193.59 feet,
- 192) North 06°32'37" East, a distance of 40.45 feet,
- 193) North 34°58'29" East, a distance of 113.94 feet,
- 194) North 04°52'16" West, a distance of 73.96 feet,
- 195) North 07°15'06" East, a distance of 139.27 feet,
- 196) North 17°55'47" East, a distance of 156.34 feet,
- 197) North 27°06'36" East, a distance of 257.65 feet,
- 198) North 19°47'40" East, a distance of 29.74 feet and
- 199) North 38°43'45" East, a distance of 139.26 feet to the 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°20'22" East, a distance of 1198.32 feet;

THENCE North 20°34'08" East, a distance of 1083.29 feet;

THENCE South 69°40'38" East, a distance of 1198.83 feet;

THENCE South 20°34'10" West, a distance of 1089.00 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°25'51" West, a distance of 729.84 feet;

THENCE South 15°18'26" West, a distance of 1677.94 feet;

THENCE North 67°53'33" West, a distance of 1006.08 feet to the centerline of Chalet Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 200) South 32°24'55" East, a distance of 86.74 feet,
- 201) South 29°01'32" East, a distance of 43.33 feet,
- 202) South 20°23'04" East, a distance of 43.72 feet,

- 203) South 13°47'29" East, a distance of 68.81 feet,
- 204) South 10°32'39" East, a distance of 112.26 feet,
- 205) South 11°36'18" East, a distance of 67.40 feet,
- 206) South 13°16'52" East, a distance of 128.93 feet,
- 207) South 14°05'26" East, a distance of 136.10 feet,
- 208) South 10°12'53" East, a distance of 133.06 feet,
- 209) South 07°40'03" East, a distance of 106.27 feet,
- 210) South 01°59'27" East, a distance of 196.51 feet,
- 211) South 00°40'40" East, a distance of 125.64 feet,
- 212) South 05°33'03" West, a distance of 70.28 feet,
- 213) South 12°33'45" West, a distance of 86.60 feet,
- 214) South 16°40'34" West, a distance of 100.27 feet and
- 215) South 17°16'08" West, a distance of 330.03 feet to the aforementioned
division line of Great Lot 1 on the north and Great Lot 13 on the south
and continuing along same, North 69°20'00" West, a distance of
330.00 feet;

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

THENCE North 69°20'00" West, 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, North 69°20'00" West, a distance of 589.67 feet;

THENCE South 23°18'44" West, a distance of 2114.90 feet;

THENCE North 67°17'34" West, a distance of 435.20 feet;

THENCE South 15°39'20" West, a distance of 566.94 feet;

THENCE North 70°16'15" West, a distance of 1494.90 feet;

THENCE South 15°13'50" West, a distance of 1100.22 feet;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line
of Route 17;

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

216) North 41°35'52" West, a distance of 414.77 feet and

217) North 45°42'43" West, a distance of 29.98 feet;

THENCE North $15^{\circ}13'50''$ East, a distance of 884.24 feet;
THENCE South $70^{\circ}47'00''$ East, a distance of 161.39 feet;
THENCE South $70^{\circ}35'00''$ East, a distance of 342.75 feet to the centerline of
Thompsonville Road;

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

- 218) North $71^{\circ}30'00''$ East, a distance of 44.45 feet,
- 219) North $74^{\circ}50'00''$ East, a distance of 176.54 feet,
- 220) North $73^{\circ}16'00''$ East, a distance of 105.51 feet,
- 221) North $67^{\circ}33'00''$ East, a distance of 118.37 feet,
- 222) North $62^{\circ}13'00''$ East, a distance of 84.37 feet,
- 223) North $57^{\circ}13'00''$ East, a distance of 120.01 feet,
- 224) North $53^{\circ}43'00''$ East, a distance of 308.21 feet and
- 225) North $57^{\circ}40'00''$ East, a distance of 573.41 feet to the POINT AND
PLACE OF BEGINNING.

CONTAINING an area of 16,726,759 square feet; or 383.994 acres of land more
or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 13, 15, 16, 17, & 50 and
Section 23 Block 1 Lot(s) 48 & 52 of the Town of Thompson Tax Maps.



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

LOT	OWNER	AREA	TYPE	REMARKS
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LEGEND

SYMBOL	DESCRIPTION
—	LOT BOUNDARY
- - -	STREET CENTERLINE
- · - · -	STREET RIGHT-OF-WAY
~ ~ ~	WATER
▲	CONCRETE CURB
○	MANHOLE
□	STREET LIGHT
△	STOP SIGN
◇	YIELD SIGN
◇	NO LEFT TURN SIGN
◇	NO RIGHT TURN SIGN
◇	NO U-TURN SIGN
◇	NO TRUCKS SIGN
◇	NO MOTORCYCLES SIGN
◇	NO BICYCLES SIGN
◇	NO SKATEBOARDING SIGN
◇	NO STUNTS SIGN
◇	NO MOTORCYCLES SIGN
◇	NO BICYCLES SIGN
◇	NO SKATEBOARDING SIGN
◇	NO STUNTS SIGN

REVENUE TABLE

LOT	OWNER	AREA	TYPE	REVENUE
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SULLIVAN COUNTY TAX MAP DEPARTMENT
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONFORMANCE

WEILER MAPPING
SULLIVAN COUNTY, NEW YORK



35.33
9.8A

35.32
10.46A

35.8
13.59A

46
46A
40.8A(C)
PENTECOSTAL FATH'N CHURCH
ESTMT

47
10.6A

48
100A

35.7
119.91A(C)

25
48.6A

51
27.08A(C)

22
25.32A(C)

24
1.5A

20
3.15A

19
15A

13
118.48A(C)

50
17.72A(C)

18
4.5A

17
5.5A(C)

53
8A

54.3
7.6A(C)

16
38A

15
38.5A(C)

14.1
6.6A(C)

12.57A

35
12.67A

19.1
33.48A

20.2
1.82A(C)

20.3
1.82A(C)

22
22A

E449,000



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

Account #:
Bill #: 4033
Tax Map #:
 15.-1-13

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$1,039,100.00
Total Assessment: \$1,515,700.00
Tax Before Star: \$28,397.05
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 116.48
Bank:

Book #: 2011
Page #: 8394
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1515700.00	3.301084	\$5,003.45
NYS Welfare Mandates	1515700.00	0.967879	\$1,467.01
Other NYS Mandates	1515700.00	2.717525	\$4,118.95
County Levy	1515700.00	1.548595	\$2,347.21
Town to Highway	1515700.00	3.154942	\$4,781.95
Highway Outside Vill	1515700.00	1.976646	\$2,996.00
Gen Fund out of Vill	1515700.00	0.103961	\$157.57
Monticello Joint FD	1515700.00	1.840265	\$2,789.29
E b crawford mem lib	1515700.00	0.562473	\$852.54
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	582.00	6.156489	\$3,583.08
Solid Waste Fee	300.00	1	\$300.00

Total Tax: \$28,397.05

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	\$28,397.05	
01/30/2014	Payment	(\$28,397.05)	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: 84 Chalet
 Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4040
Tax Map #:
 15.-1-13

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

Land Assessment:

\$1,039,100.00

Total Assessment:

\$1,515,700.00

Tax Before Star: \$29,400.97**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 116.48**Bank:****Book #:** 2011**Page #:** 8394**Roll Section:** 1**Class:** 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1515700.00	3.484705	\$5,281.77
NYS Welfare Mandates	1515700.00	1.266335	\$1,919.38
Other NYS Mandates	1515700.00	2.644283	\$4,007.94
County Levy	1515700.00	1.180434	\$1,789.18
Town to Highway	1515700.00	3.245076	\$4,918.56
Highway Outside Vill	1515700.00	1.876746	\$2,844.58
Gen Fund out of Vill	1515700.00	0.088185	\$133.66
Monticello Joint FD	1515700.0000	1.786291	\$2,707.48
E b crawford mem lib	1515700.0000	0.390867	\$592.44
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	582.0000	8.429513	\$4,905.98
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$29,400.97**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	\$29,400.97	
01/22/2013	Payment	(\$29,400.97)	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: Chalet Rd
Owner:
 Nalou Realty Corp
 C/O EPT Concord II LLC
 30 West Pershing Rd Ste 201
 Kansas City MO 64108

Account #:
Bill #: 4044
Tax Map #:
 15.-1-13

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

Land Assessment:
 \$1,039,100.00
Total Assessment:
 \$1,515,700.00
Tax Before Star: \$27,126.40
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 116.48
Bank:

Book #: 695
Page #: 00259
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1515700.00	3.303816	\$5,007.59
NYS Welfare Mandates	1515700.00	1.252189	\$1,897.94
Other NYS Mandates	1515700.00	2.634994	\$3,993.86
County Levy	1515700.00	0.52444	\$794.89
Town to Highway	1515700.00	2.68147	\$4,064.30
Highway Outside Vill	1515700.00	1.870323	\$2,834.85
Gen Fund out of Vill	1515700.00	0.061713	\$93.54
Monticello Joint FD	1515700.0000	1.79074	\$2,714.22
E b crawford mem lib	1515700.0000	0.331803	\$502.91
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	582.0000	8.457561	\$4,922.30
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$27,126.40

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	\$27,126.40	
01/24/2012	Payment	(\$27,126.40)	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: Chalet Rd
Owner:
 Nalou Realty Corp
 Robinson Brog etal
 875 Third Ave Fl 9
 New York NY 10022

Account #:
Bill #: 4047
Tax Map #:
 15.-1-13

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

Land Assessment:
 \$1,039,100.00
Total Assessment:
 \$1,039,100.00
Tax Before Star: \$18,227.93
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 116.48
Bank:

Book #: 695
Page #: 00259
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	1039100.00	7.607815	\$7,905.28
Town to Highway	1039100.00	1.753363	\$1,821.92
Highway Outside Vill	1039100.00	2.251213	\$2,339.24
Gen Fund out of Vill	1039100.00	0.00022	\$0.23
Monticello Joint FD	1039100.0000	1.765412	\$1,834.44
E b crawford mem lib	1039100.0000	0.329987	\$342.89
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	582.0000	6.329784	\$3,683.93
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$18,227.93

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	\$18,227.93	
01/11/2011	Payment	(\$18,227.93)	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

TOWN OF THOMPSON

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

Property Address: Chalet Rd
Owner:
 Nalou Realty Corp
 Robinson Brog etal
 1345 Ave of Americas Fl 31
 New York NY 10105

Account #:
Bill #: 4063
Tax Map #:
 15.-1-13

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

Land Assessment:

\$1,039,100.00

Total Assessment:

\$1,039,100.00

Tax Before Star: \$21,129.45**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreeage:** 116.48**Bank:****Book #:** 695**Page #:** 00259**Roll Section:** 1**Class:** 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	1039100.00	7.81	\$8,117.36
Town to Highway	1039100.00	1.85	\$1,921.82
Highway Outside Vill	1039100.00	2.24	\$2,325.87
Gen Fund out of Vill	1039100.00	0	\$0.03
Monticello Joint FD	1039100.0000	1.72	\$1,783.27
E b crawford mem lib	1039100.0000	0.3	\$310.20
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	582.0000	10.95	\$6,370.90
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$21,129.45

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	\$21,279.45	
01/31/2010		(\$21,279.45)	Owner
02/17/2010	Warnt.Adjustment	(\$150.00)	adjust
03/01/2010	REFUND FOR OVERPAYMENT	\$150.00	

Tax Due: \$0.00 *

* Does not include penalties or 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: 84 Chalet Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-13
 Bill # 014161
 School Code: 484601
 Liber / Page: 2011 / 8394

Tax Amount:	33,274.92
Tax Paid:	33,274.92
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	1,515,700	21.953500	33,274.92

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	0286-00007	33,274.92	

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: **15-1-12.1**
- Address: **107-110 Kiamesha Lake 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):

- **Silver’s Realty Co.** by deed recorded in Liber 808 at page 1139 on August 13, 1975
- **Arnold Silver and Gwendolyn Silver** by deed recorded in Liber 1834 at page 630 on October 13, 1995
- **Concord Associates, LP** by deed recorded in Liber 2358 at page 75 on January 11, 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
- **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@southern tiertitle.com ■ www.southern tiertitle.com

15-1-12.1

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 'A' 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 northwest corner of lands now or formerly of Irving Cohen and running northerly along the westerly line of aforementioned Cohen, North 15°59'50" East, a distance of 370.99 feet to an intersection of stonewalls on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south and continuing along same, South 69°17'00" East, a distance of 1074.74 feet;

THENCE South 02°28'00" West, a distance of 218.80 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same, North 87°32'00" West, a distance of 388.63 feet;

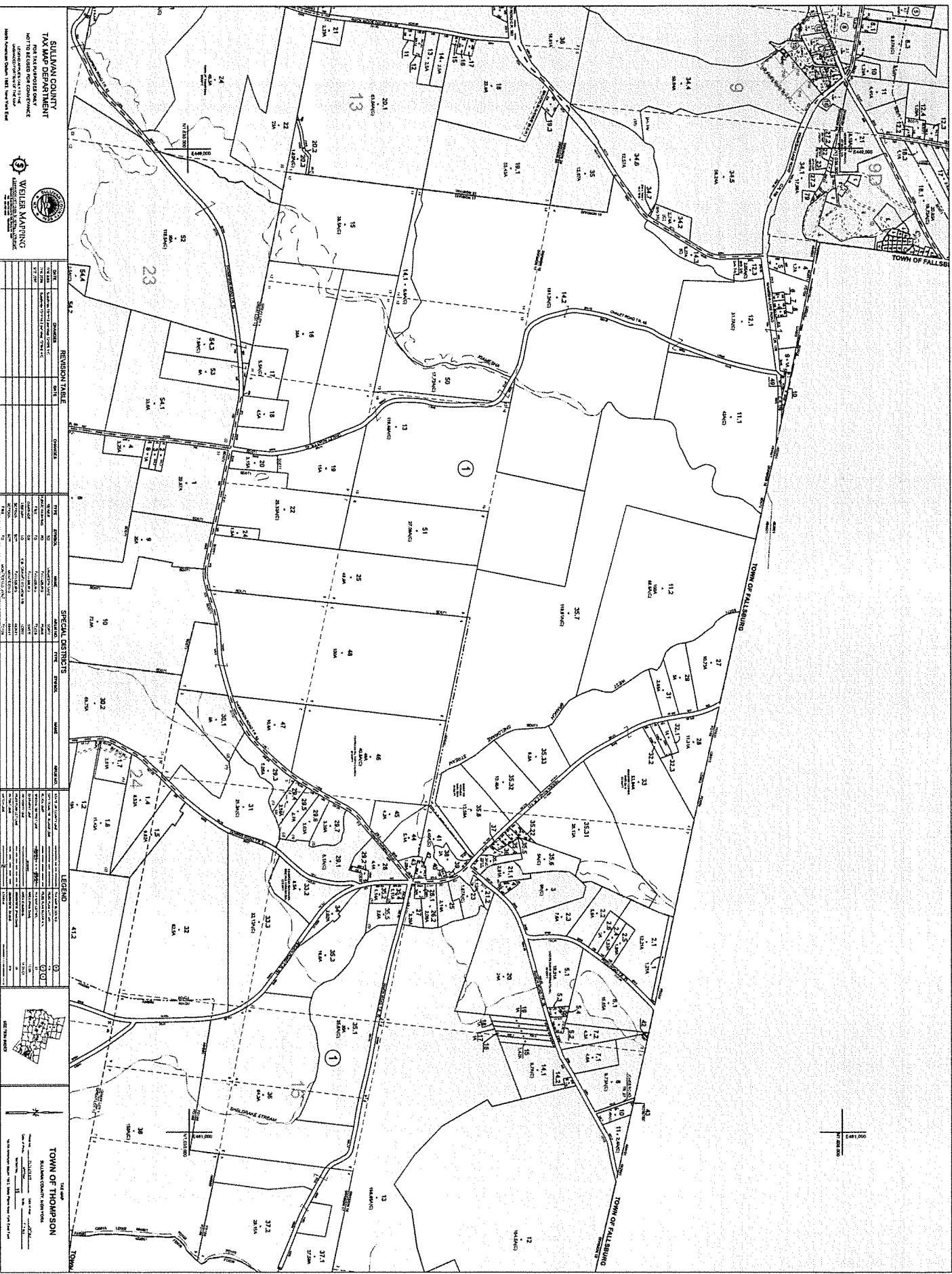
THENCE North 03°12'00" East, a distance of 150.00 feet;

THENCE North 86°48'00" West, a distance of 300.00 feet;

THENCE South 03°12'00" West, a distance of 150.00 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same, North 88°00'00" West, a distance of 315.50 feet to the easterly line of aforementioned Cohen, and continuing along same, North 28°46'00" East, a distance of 218.01 feet to the northerly line of Cohen and continuing along same, North 88°07'00" West, a distance of 200.00 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 351687 square feet; or 8.074 acres of land more or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 4 and part of 12.1 of the Town of Thompson Tax Maps.



SULLAWAY COUNTY TAX MAP DEPARTMENT
 NOT FOR REPRODUCTION
 UNLESS SPECIFICALLY NOTED
 FROM THE ORIGINAL MAP FILED WITH THE CLERK



DATE	REVISION	DESCRIPTION
01/15/2014	01	INITIAL MAP
01/15/2014	02	ADDED LOT 1
01/15/2014	03	ADDED LOT 2
01/15/2014	04	ADDED LOT 3
01/15/2014	05	ADDED LOT 4
01/15/2014	06	ADDED LOT 5
01/15/2014	07	ADDED LOT 6
01/15/2014	08	ADDED LOT 7
01/15/2014	09	ADDED LOT 8
01/15/2014	10	ADDED LOT 9
01/15/2014	11	ADDED LOT 10
01/15/2014	12	ADDED LOT 11
01/15/2014	13	ADDED LOT 12
01/15/2014	14	ADDED LOT 13
01/15/2014	15	ADDED LOT 14
01/15/2014	16	ADDED LOT 15
01/15/2014	17	ADDED LOT 16
01/15/2014	18	ADDED LOT 17
01/15/2014	19	ADDED LOT 18
01/15/2014	20	ADDED LOT 19
01/15/2014	21	ADDED LOT 20
01/15/2014	22	ADDED LOT 21
01/15/2014	23	ADDED LOT 22
01/15/2014	24	ADDED LOT 23
01/15/2014	25	ADDED LOT 24
01/15/2014	26	ADDED LOT 25
01/15/2014	27	ADDED LOT 26
01/15/2014	28	ADDED LOT 27
01/15/2014	29	ADDED LOT 28
01/15/2014	30	ADDED LOT 29
01/15/2014	31	ADDED LOT 30
01/15/2014	32	ADDED LOT 31
01/15/2014	33	ADDED LOT 32
01/15/2014	34	ADDED LOT 33
01/15/2014	35	ADDED LOT 34
01/15/2014	36	ADDED LOT 35
01/15/2014	37	ADDED LOT 36
01/15/2014	38	ADDED LOT 37
01/15/2014	39	ADDED LOT 38
01/15/2014	40	ADDED LOT 39
01/15/2014	41	ADDED LOT 40

REVISION	DATE	DESCRIPTION
01	01/15/2014	INITIAL MAP
02	01/15/2014	ADDED LOT 1
03	01/15/2014	ADDED LOT 2
04	01/15/2014	ADDED LOT 3
05	01/15/2014	ADDED LOT 4
06	01/15/2014	ADDED LOT 5
07	01/15/2014	ADDED LOT 6
08	01/15/2014	ADDED LOT 7
09	01/15/2014	ADDED LOT 8
10	01/15/2014	ADDED LOT 9
11	01/15/2014	ADDED LOT 10
12	01/15/2014	ADDED LOT 11
13	01/15/2014	ADDED LOT 12
14	01/15/2014	ADDED LOT 13
15	01/15/2014	ADDED LOT 14
16	01/15/2014	ADDED LOT 15
17	01/15/2014	ADDED LOT 16
18	01/15/2014	ADDED LOT 17
19	01/15/2014	ADDED LOT 18
20	01/15/2014	ADDED LOT 19
21	01/15/2014	ADDED LOT 20
22	01/15/2014	ADDED LOT 21
23	01/15/2014	ADDED LOT 22
24	01/15/2014	ADDED LOT 23
25	01/15/2014	ADDED LOT 24
26	01/15/2014	ADDED LOT 25
27	01/15/2014	ADDED LOT 26
28	01/15/2014	ADDED LOT 27
29	01/15/2014	ADDED LOT 28
30	01/15/2014	ADDED LOT 29
31	01/15/2014	ADDED LOT 30
32	01/15/2014	ADDED LOT 31
33	01/15/2014	ADDED LOT 32
34	01/15/2014	ADDED LOT 33
35	01/15/2014	ADDED LOT 34
36	01/15/2014	ADDED LOT 35
37	01/15/2014	ADDED LOT 36
38	01/15/2014	ADDED LOT 37
39	01/15/2014	ADDED LOT 38
40	01/15/2014	ADDED LOT 39
41	01/15/2014	ADDED LOT 40

SPECIAL DISTRICTS	NAME	TYPE	STATUS
1	WINDY HOLLOW	WATER	ACTIVE
2	CANTON	WATER	ACTIVE
3	MAY	WATER	ACTIVE
4	MADISON	WATER	ACTIVE
5	WINDY HOLLOW	WATER	ACTIVE
6	CANTON	WATER	ACTIVE
7	MAY	WATER	ACTIVE
8	MADISON	WATER	ACTIVE
9	WINDY HOLLOW	WATER	ACTIVE
10	CANTON	WATER	ACTIVE
11	MAY	WATER	ACTIVE
12	MADISON	WATER	ACTIVE
13	WINDY HOLLOW	WATER	ACTIVE
14	CANTON	WATER	ACTIVE
15	MAY	WATER	ACTIVE
16	MADISON	WATER	ACTIVE
17	WINDY HOLLOW	WATER	ACTIVE
18	CANTON	WATER	ACTIVE
19	MAY	WATER	ACTIVE
20	MADISON	WATER	ACTIVE
21	WINDY HOLLOW	WATER	ACTIVE
22	CANTON	WATER	ACTIVE
23	MAY	WATER	ACTIVE
24	MADISON	WATER	ACTIVE
25	WINDY HOLLOW	WATER	ACTIVE
26	CANTON	WATER	ACTIVE
27	MAY	WATER	ACTIVE
28	MADISON	WATER	ACTIVE
29	WINDY HOLLOW	WATER	ACTIVE
30	CANTON	WATER	ACTIVE
31	MAY	WATER	ACTIVE
32	MADISON	WATER	ACTIVE
33	WINDY HOLLOW	WATER	ACTIVE
34	CANTON	WATER	ACTIVE
35	MAY	WATER	ACTIVE
36	MADISON	WATER	ACTIVE
37	WINDY HOLLOW	WATER	ACTIVE
38	CANTON	WATER	ACTIVE
39	MAY	WATER	ACTIVE
40	MADISON	WATER	ACTIVE

LEGEND	SYMBOL	DESCRIPTION
01	Black outline	LOT BOUNDARY
02	Red outline	TOWN BOUNDARY
03	Blue outline	WATER BOUNDARY
04	Green outline	WOODS BOUNDARY
05	Yellow outline	ROAD BOUNDARY
06	Grey outline	UTILITY BOUNDARY
07	White outline	UNDEVELOPED LAND
08	Black outline	ADJACENT TOWN
09	Black outline	ADJACENT COUNTY
10	Black outline	ADJACENT STATE
11	Black outline	ADJACENT FEDERAL
12	Black outline	ADJACENT LOCAL
13	Black outline	ADJACENT OTHER
14	Black outline	ADJACENT UNKNOWN

TOWN OF THOMPSON
 SULLAWAY COUNTY, MISSOURI
 MAP NUMBER: 2014-01
 DATE: 01/15/2014
 SCALE: 1" = 100'

TOWN OF FALLS
 SULLAWAY COUNTY, MISSOURI
 MAP NUMBER: 2014-01
 DATE: 01/15/2014
 SCALE: 1" = 100'

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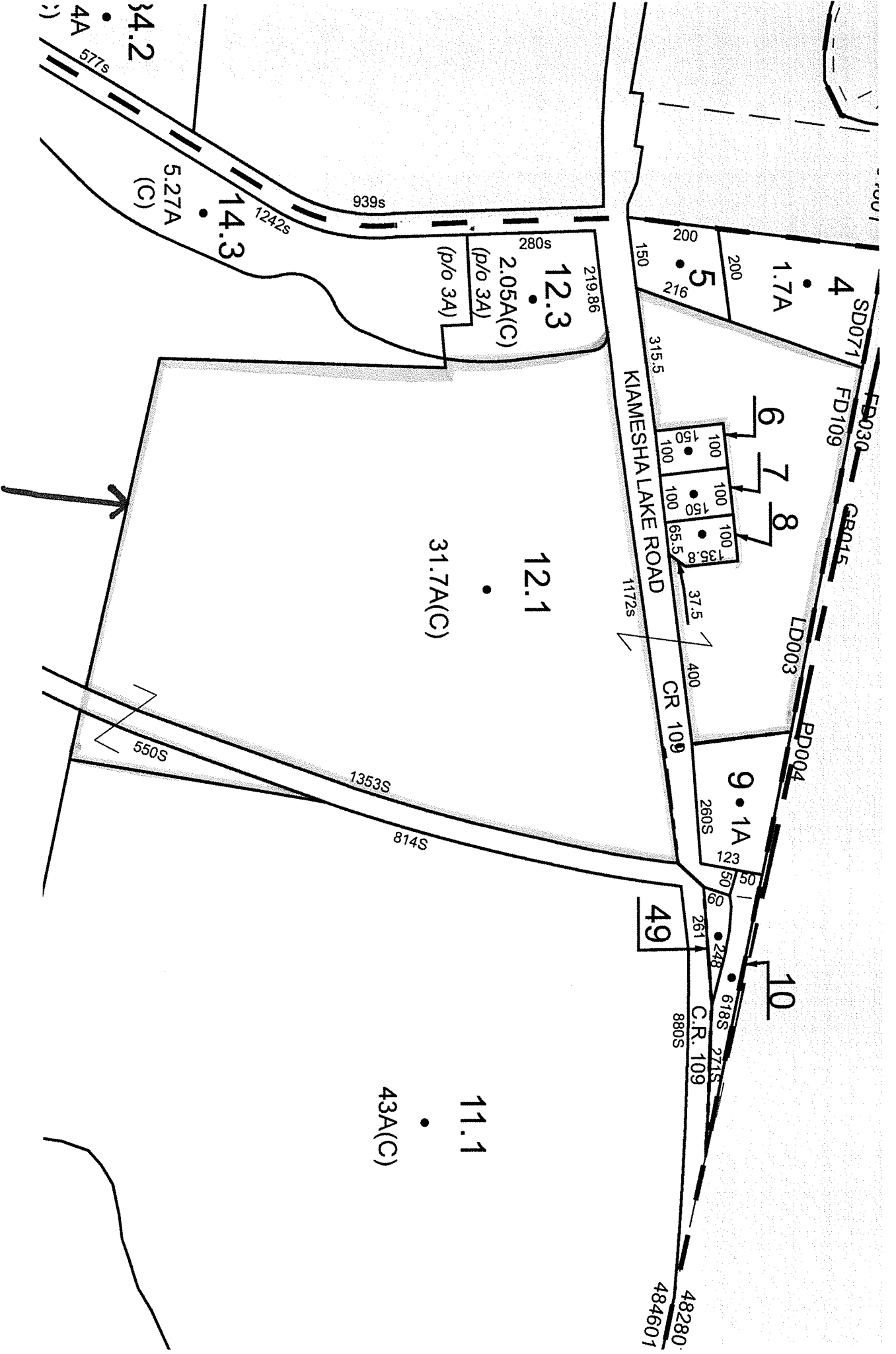
TOWN OF FALLS
 SULLAWAY COUNTY, MISSOURI
 MAP NUMBER: 2014-01
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 SULLAWAY COUNTY, MISSOURI
 MAP NUMBER: 2014-01
 DATE: 01/15/2014
 SCALE: 1" = 100'



34.2
 4A
 577s
 5.27A
 (C)
 14.3

219.86
 280s
 12.3
 2.05A(C)
 (p/o 3A)
 (p/o 3A)

31.7A(C)
 12.1

200
 150
 5
 216
 200
 1.7A
 4

315.5
 KAMESHA LAKE ROAD
 1172s
 6
 7
 8

100 100 100 100 100
 100 100 100 65.5
 37.5
 400
 CR 109
 LD003
 PD004

260S
 9.1A
 123
 50
 50
 49

261
 248
 618S
 271S
 C.R. 109
 880S
 10
 48280

11.1
 43A(C)

484601
 48280

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: 107-110
 Kiamesha Lake Rd **Owner:** EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4031
Tax Map #: 15.-1-12.1

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$70,000.00
Total Assessment: \$661,500.00
Tax Before Star: \$13,794.63
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 31.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 411

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	661500.00	3.301084	\$2,183.67
NYS Welfare Mandates	661500.00	0.967879	\$640.25
Other NYS Mandates	661500.00	2.717525	\$1,797.64
County Levy	661500.00	1.548595	\$1,024.40
Town to Highway	661500.00	3.154942	\$2,086.99
Highway Outside Vill	661500.00	1.976646	\$1,307.55
Gen Fund out of Vill	661500.00	0.103961	\$68.77
Monticello Joint FD	661500.00	1.840265	\$1,217.34
E b crawford mem lib	661500.00	0.562473	\$372.08
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	211.00	6.156489	\$1,295.94
Solid Waste Fee	1800.00	1	\$1,800.00

Total Tax: \$13,794.63

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	\$13,794.63	
01/30/2014	Payment	(\$13,794.63)	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: 107-110
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4038
Tax Map #:
 15.-1-12.1

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

Land Assessment:

\$70,000.00

Total Assessment:

\$661,500.00

Tax Before Star: \$14,133.88

Star Savings: \$0.00

Front: 0

Depth: 0

Acresage: 31.7

Bank:

Book #: 2010

Page #: 56692

Roll Section: 1

Class: 411

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	661500.00	3.484705	\$2,305.13
NYS Welfare Mandates	661500.00	1.266335	\$837.68
Other NYS Mandates	661500.00	2.644283	\$1,749.19
County Levy	661500.00	1.180434	\$780.86
Town to Highway	661500.00	3.245076	\$2,146.62
Highway Outside Vill	661500.00	1.876746	\$1,241.47
Gen Fund out of Vill	661500.00	0.088185	\$58.33
Monticello Joint FD	661500.0000	1.786291	\$1,181.63
E b crawford mem lib	661500.0000	0.390867	\$258.56
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	210.5000	8.429513	\$1,774.41
Solid Waste Fee	1800.0000	1	\$1,800.00

Total Tax: \$14,133.88

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	\$14,133.88	
01/22/2013	Payment	(\$14,133.88)	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: 107-110
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4042
Tax Map #:
 15.-1-12.1

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

Land Assessment:
 \$70,000.00
Total Assessment:
 \$661,500.00
Tax Before Star: \$13,139.97
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 31.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 411

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	661500.00	3.303816	\$2,185.47
NYS Welfare Mandates	661500.00	1.252189	\$828.32
Other NYS Mandates	661500.00	2.634994	\$1,743.05
County Levy	661500.00	0.52444	\$346.92
Town to Highway	661500.00	2.68147	\$1,773.79
Highway Outside Vill	661500.00	1.870323	\$1,237.22
Gen Fund out of Vill	661500.00	0.061713	\$40.82
Monticello Joint FD	661500.0000	1.79074	\$1,184.57
E b crawford mem lib	661500.0000	0.331803	\$219.49
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	210.5000	8.457561	\$1,780.32
Solid Waste Fee	1800.0000	1	\$1,800.00

Total Tax: \$13,139.97

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	\$13,139.97	
01/24/2012	Payment	(\$13,139.97)	ENTERTAINMENT PROP

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: 107-110
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4045
Tax Map #:
 15.-1-12.1

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

Land Assessment:
 \$70,000.00
Total Assessment:
 \$661,500.00
Tax Before Star: \$12,200.28
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 31.7
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 411

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	661500.00	7.607815	\$5,032.57
Town to Highway	661500.00	1.753363	\$1,159.85
Highway Outside Vill	661500.00	2.251213	\$1,489.18
Gen Fund out of Vill	661500.00	0.00022	\$0.15
Monticello Joint FD	661500.0000	1.765412	\$1,167.82
E b crawford mem lib	661500.0000	0.329987	\$218.29
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	210.5000	6.329784	\$1,332.42
Solid Waste Fee	1800.0000	1	\$1,800.00

Total Tax: \$12,200.28

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	\$12,200.28	
01/19/2011	Payment	(\$12,200.28)	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	\$12,200.28 **

TOWN OF THOMPSON

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

Property Address: 107-110
 Kiamesha Lake Rd **Owner:**
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 4062
Tax Map #:
 15.-1-12.1

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

Land Assessment:
 \$95,200.00

Total Assessment:
 \$686,700.00

Tax Before Star: \$26,670.75
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 35.37
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 411

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	686700.00	7.81	\$5,364.44
Town to Highway	686700.00	1.85	\$1,270.06
Highway Outside Vill	686700.00	2.24	\$1,537.07
Gen Fund out of Vill	686700.00	0	\$0.02
School Relevy	686700.0000	1	\$13,961.91
Monticello Joint FD	686700.0000	1.72	\$1,178.50
E b crawford mem lib	686700.0000	0.3	\$205.00
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	210.5000	10.95	\$2,304.25
Solid Waste Fee	849.5000	1	\$849.50

Total Tax: \$26,670.75

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	\$26,670.75	

Tax Due: \$26,670.75 *

* 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	\$26,670.75 **

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: 107-110 Kiamesha Lake Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-12.1
 Bill # 014159
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	14,522.24
Tax Paid:	14,522.24
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	661,500	21.953500	14,522.24

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	0177-00024	14,522.24	

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: **15-1-12.3**
- Address: **107-110 Kiamesha Lake 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):

- **Silver's Realty Co.** by deed recorded in Liber 808 at page 1139 on August 13, 1975
- **Arnold Silver and Gwendolyn Silver** by deed recorded in Liber 1834 at page 630 on October 13, 1995
- **Concord Associates, LP** by deed recorded in Liber 2358 at page 75 on January 11, 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:

- **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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- **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

P10
15-1-12.1 (12.3)

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**

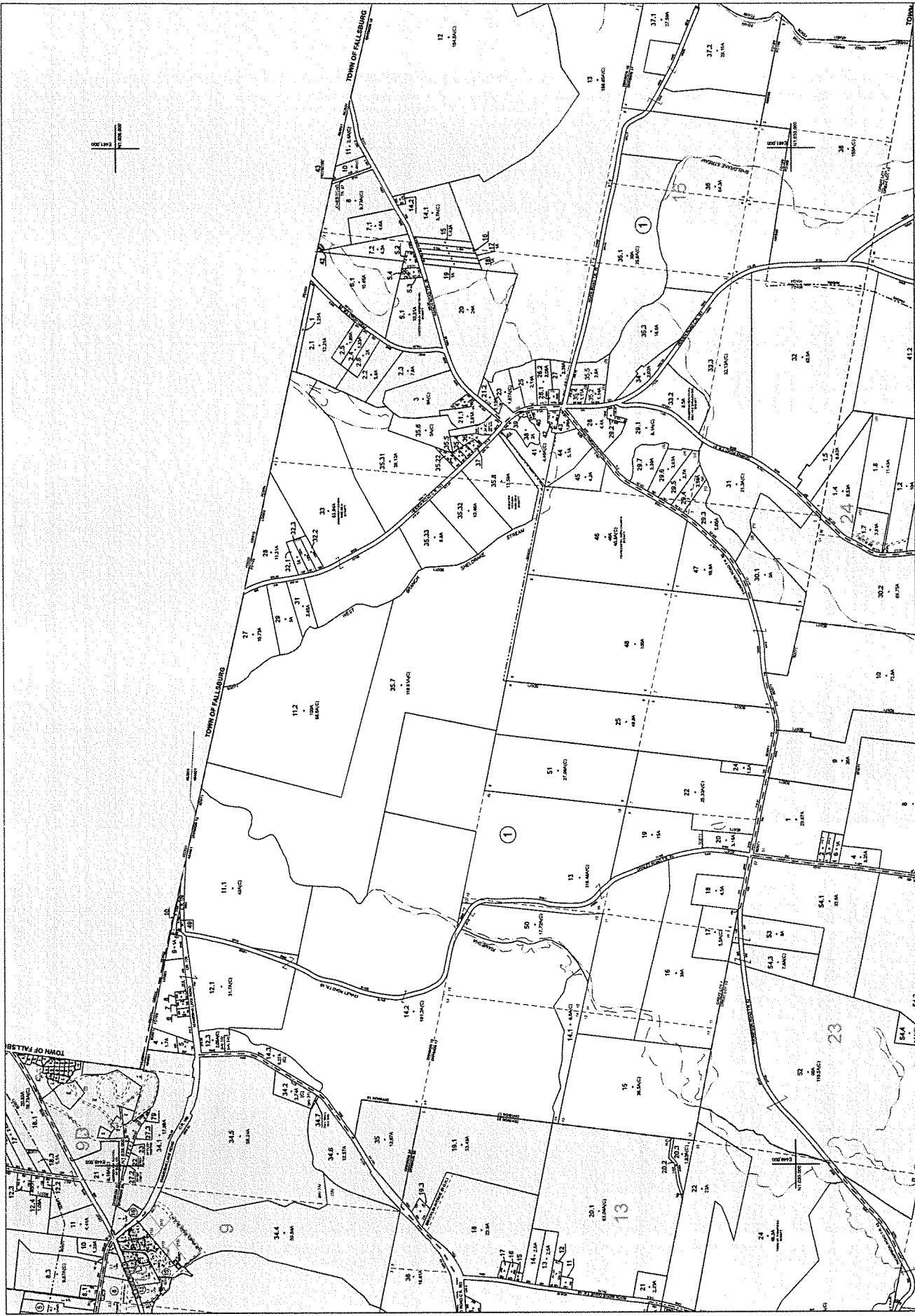
OF BEGINNING.

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

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NO



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SULLIVAN COUNTY, NEW YORK

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LEGEND

SYMBOL	DESCRIPTION
(Solid line)	Property Boundary
(Dashed line)	Unimproved Land
(Stippled area)	Water
(Diagonal lines)	Highway
(Wavy lines)	Stream
(Circle with number)	Parcel Number

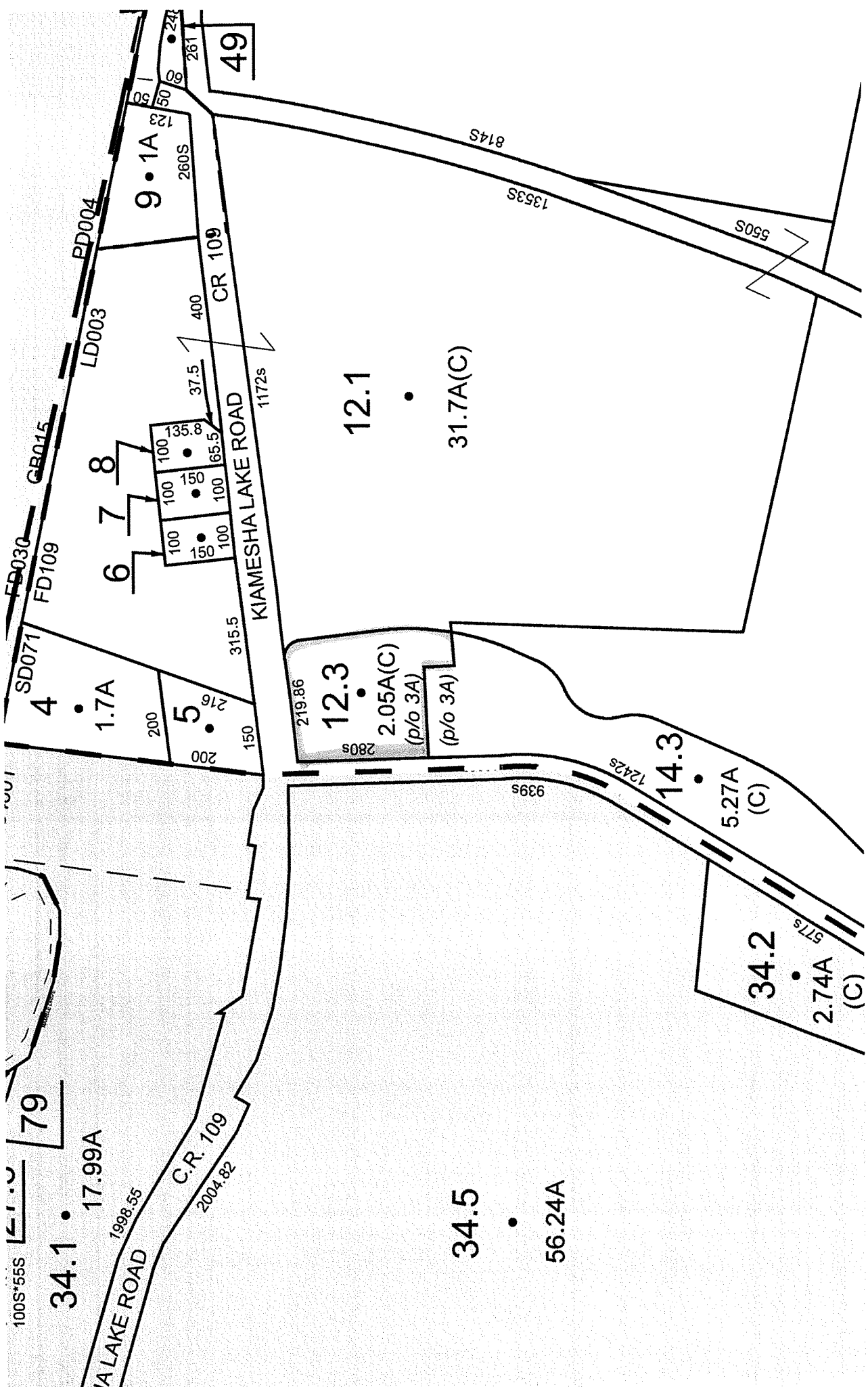
REVISION TABLE

NO.	DATE	DESCRIPTION
1	1980	Original Map
2	1985	Amendment
3	1990	Amendment
4	1995	Amendment
5	2000	Amendment
6	2005	Amendment
7	2010	Amendment
8	2015	Amendment
9	2020	Amendment
10	2025	Amendment

WHEELER MAPPING
SULLIVAN COUNTY, NEW YORK

SULLIVAN COUNTY TAX MAP DEPARTMENT
FOR THE PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

North Arrow (Pointing Right)
Scale: 1" = 100 Feet



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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: 107-110
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4032
Tax Map #:
 15.-1-12.3

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$25,200.00
Total Assessment:
 \$25,200.00
Tax Before Star: \$1,703.49
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 2.05
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	25200.00	3.301084	\$83.19
NYS Welfare Mandates	25200.00	0.967879	\$24.39
Other NYS Mandates	25200.00	2.717525	\$68.48
County Levy	25200.00	1.548595	\$39.02
Town to Highway	25200.00	3.154942	\$79.50
Highway Outside Vill	25200.00	1.976646	\$49.81
Gen Fund out of Vill	25200.00	0.103961	\$2.62
Monticello Joint FD	25200.00	1.840265	\$46.37
E b crawford mem lib	25200.00	0.562473	\$14.17
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	211.00	6.156489	\$1,295.94

Total Tax: \$1,703.49

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	\$1,703.49	
01/30/2014	Payment	(\$1,703.49)	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: 107-110
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4039
Tax Map #:
 15.-1-12.3

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

Land Assessment:
 \$25,200.00
Total Assessment:
 \$25,200.00
Tax Before Star: \$2,176.67
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 2.05
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	25200.00	3.484705	\$87.81
NYS Welfare Mandates	25200.00	1.266335	\$31.91
Other NYS Mandates	25200.00	2.644283	\$66.64
County Levy	25200.00	1.180434	\$29.75
Town to Highway	25200.00	3.245076	\$81.78
Highway Outside Vill	25200.00	1.876746	\$47.29
Gen Fund out of Vill	25200.00	0.088185	\$2.22
Monticello Joint FD	25200.0000	1.786291	\$45.01
E b crawford mem lib	25200.0000	0.390867	\$9.85
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	210.5000	8.429513	\$1,774.41

Total Tax: \$2,176.67

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	\$2,176.67	
01/22/2013	Payment	(\$2,176.67)	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: 107-110
 Kiamesha Lake Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4043
Tax Map #:
 15.-1-12.3

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

Land Assessment:
 \$25,200.00

Total Assessment:
 \$25,200.00

Tax Before Star: \$2,144.51

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.05
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	25200.00	3.303816	\$83.26
NYS Welfare Mandates	25200.00	1.252189	\$31.56
Other NYS Mandates	25200.00	2.634994	\$66.40
County Levy	25200.00	0.52444	\$13.22
Town to Highway	25200.00	2.68147	\$67.57
Highway Outside Vill	25200.00	1.870323	\$47.13
Gen Fund out of Vill	25200.00	0.061713	\$1.56
Monticello Joint FD	25200.0000	1.79074	\$45.13
E b crawford mem lib	25200.0000	0.331803	\$8.36
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	210.5000	8.457561	\$1,780.32

Total Tax: \$2,144.51

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	\$2,144.51	
01/24/2012	Payment	(\$2,144.51)	ENTERTAINMENT PROP TRTUST

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: 107-110
 Kiamesha Lake Rd
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4046
Tax Map #:
 15.-1-12.3

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

Land Assessment:
 \$25,200.00

Total Assessment:
 \$25,200.00

Tax Before Star: \$1,677.87

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.05
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	25200.00	7.607815	\$191.72
Town to Highway	25200.00	1.753363	\$44.18
Highway Outside Vill	25200.00	2.251213	\$56.73
Gen Fund out of Vill	25200.00	0.00022	\$0.01
Monticello Joint FD	25200.0000	1.765412	\$44.49
E b crawford mem lib	25200.0000	0.329987	\$8.32
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	210.5000	6.329784	\$1,332.42

Total Tax: \$1,677.87

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	\$1,677.87	
01/19/2011	Payment	(\$1,677.87)	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	\$1,677.87 **
02/28/2011	\$16.78	\$0.00	\$1,694.65 **

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: 107-110 Kiamesha Lake Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-12.3
 Bill # 014160
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	553.23
Tax Paid:	553.23
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	25,200	21.953500	553.23

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

Sheri Bisland
 School Tax Collector

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00025	553.23	

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: **15-1-14.1**
- Address: **Chalet 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):

- **Kiamesha Concord Inc.** by deed recorded in Liber 431 at page 493 on September 27, 1943
- **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

15-1-14.1

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

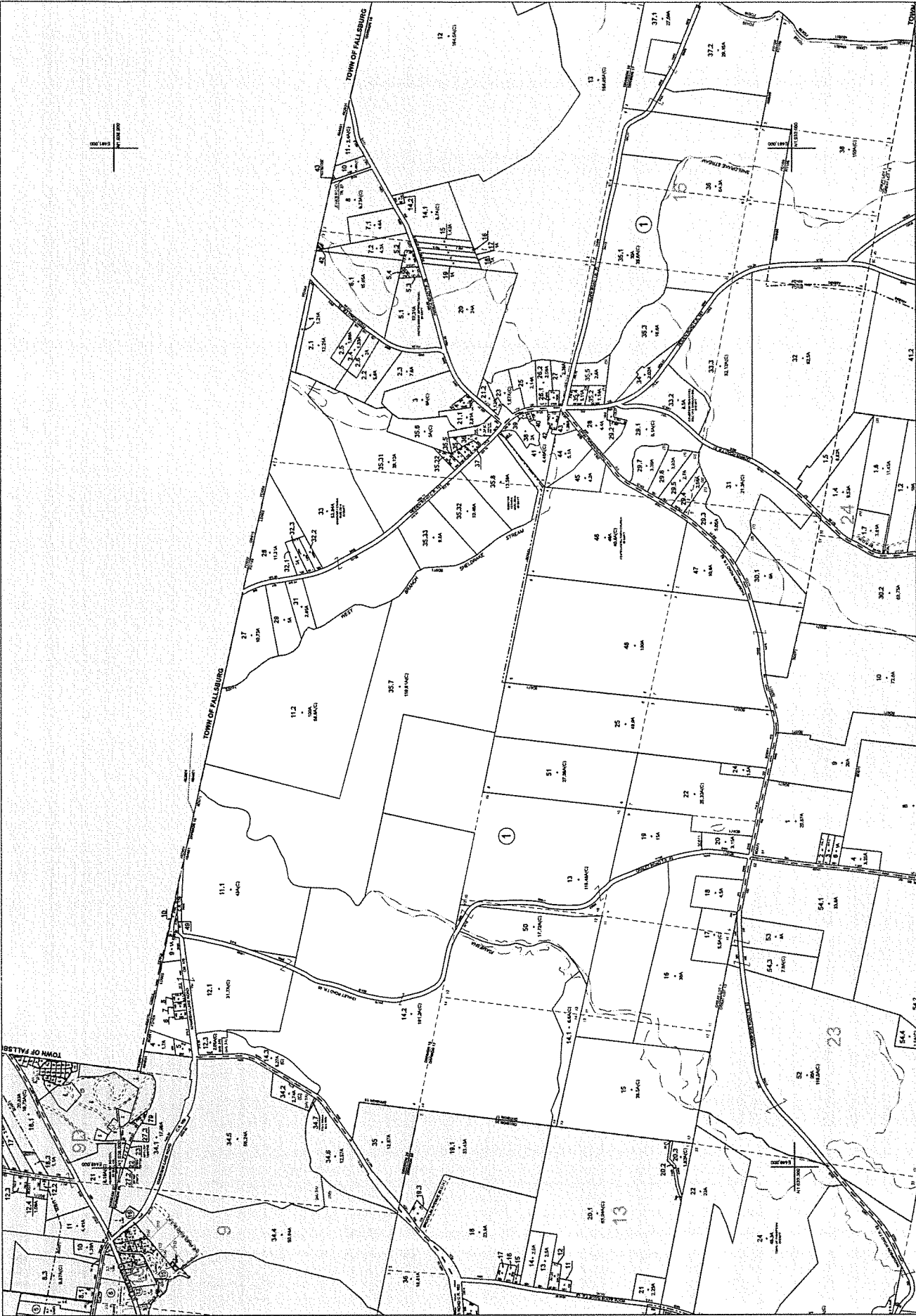
7) North 05°59'34" East, a distance of 438.84 feet to the **POINT AND PLACE
OF BEGINNING.**

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



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Map No. 100
Date: 1913

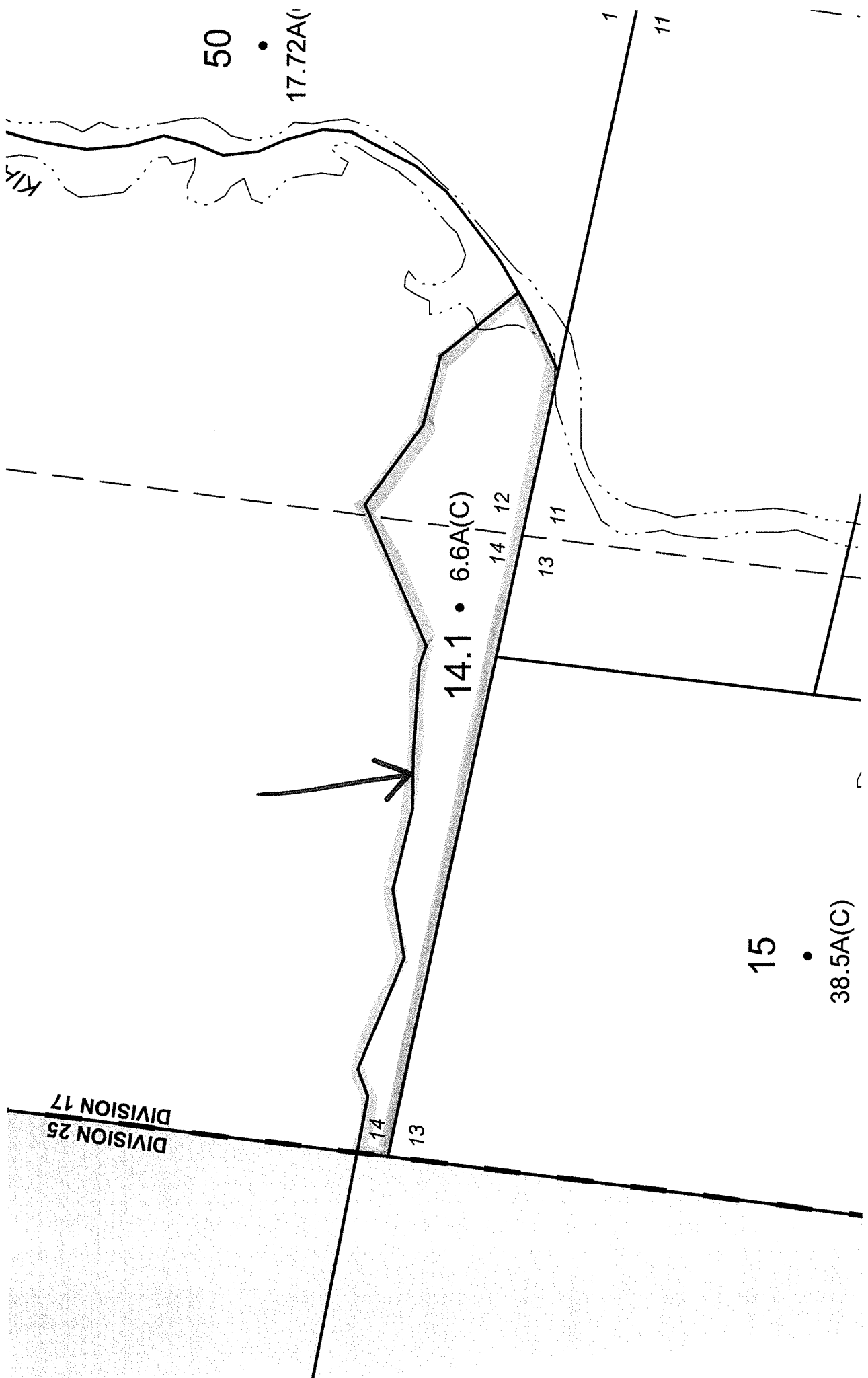
SECTION INDEX

REVISION TABLE		LEGEND	
NO.	DATE	DESCRIPTION	BY
1	1913	Original Map	
2	1914	Amended	
3	1915	Amended	
4	1916	Amended	
5	1917	Amended	
6	1918	Amended	
7	1919	Amended	
8	1920	Amended	
9	1921	Amended	
10	1922	Amended	
11	1923	Amended	
12	1924	Amended	
13	1925	Amended	
14	1926	Amended	
15	1927	Amended	
16	1928	Amended	
17	1929	Amended	
18	1930	Amended	
19	1931	Amended	
20	1932	Amended	
21	1933	Amended	
22	1934	Amended	
23	1935	Amended	
24	1936	Amended	
25	1937	Amended	
26	1938	Amended	
27	1939	Amended	
28	1940	Amended	
29	1941	Amended	
30	1942	Amended	
31	1943	Amended	
32	1944	Amended	
33	1945	Amended	
34	1946	Amended	
35	1947	Amended	
36	1948	Amended	
37	1949	Amended	
38	1950	Amended	
39	1951	Amended	
40	1952	Amended	
41	1953	Amended	
42	1954	Amended	
43	1955	Amended	
44	1956	Amended	
45	1957	Amended	
46	1958	Amended	
47	1959	Amended	
48	1960	Amended	
49	1961	Amended	
50	1962	Amended	
51	1963	Amended	
52	1964	Amended	
53	1965	Amended	
54	1966	Amended	
55	1967	Amended	
56	1968	Amended	
57	1969	Amended	
58	1970	Amended	
59	1971	Amended	
60	1972	Amended	
61	1973	Amended	
62	1974	Amended	
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66	1978	Amended	
67	1979	Amended	
68	1980	Amended	
69	1981	Amended	
70	1982	Amended	
71	1983	Amended	
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75	1987	Amended	
76	1988	Amended	
77	1989	Amended	
78	1990	Amended	
79	1991	Amended	
80	1992	Amended	
81	1993	Amended	
82	1994	Amended	
83	1995	Amended	
84	1996	Amended	
85	1997	Amended	
86	1998	Amended	
87	1999	Amended	
88	2000	Amended	
89	2001	Amended	
90	2002	Amended	
91	2003	Amended	
92	2004	Amended	
93	2005	Amended	
94	2006	Amended	
95	2007	Amended	
96	2008	Amended	
97	2009	Amended	
98	2010	Amended	
99	2011	Amended	
100	2012	Amended	

SULLIVAN COUNTY
TAX MAP DEPARTMENT

NOT TO BE USED FOR CONFORMANCE

Map No. 100
Date: 1913



50

17.72A(C)

14.1 • 6.6A(C)

15

38.5A(C)

DIVISION 25
DIVISION 17

K/K

14

13

14 | 12

13 | 11

1

11



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

Account #:
Bill #: 4034
Tax Map #:
 15.-1-14.1

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$225,000.00
Total Assessment:
 \$225,000.00

Front: 0
Depth: 0
Acreage: 6.6
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 552

Tax Before Star: \$4,182.18
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	225000.00	3.301084	\$742.74
NYS Welfare Mandates	225000.00	0.967879	\$217.77
Other NYS Mandates	225000.00	2.717525	\$611.44
County Levy	225000.00	1.548595	\$348.43
Town to Highway	225000.00	3.154942	\$709.86
Highway Outside Vill	225000.00	1.976646	\$444.75
Gen Fund out of Vill	225000.00	0.103961	\$23.39
Monticello Joint FD	225000.00	1.840265	\$414.06
E b crawford mem lib	225000.00	0.562473	\$126.56
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	40.00	6.156489	\$243.18
Solid Waste Fee	300.00	1	\$300.00

Total Tax: \$4,182.18

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	\$4,182.18	
01/30/2014	Payment	(\$4,182.18)	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: Chalet Rd
Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4041
Tax Map #:
 15.-1-14.1

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

Land Assessment:
 \$225,000.00
Total Assessment:
 \$225,000.00

Front: 0
Depth: 0
Acreage: 6.6
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 552

Tax Before Star: \$4,224.64
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	225000.00	3.484705	\$784.06
NYS Welfare Mandates	225000.00	1.266335	\$284.93
Other NYS Mandates	225000.00	2.644283	\$594.96
County Levy	225000.00	1.180434	\$265.60
Town to Highway	225000.00	3.245076	\$730.14
Highway Outside Vill	225000.00	1.876746	\$422.27
Gen Fund out of Vill	225000.00	0.088185	\$19.84
Monticello Joint FD	225000.0000	1.786291	\$401.92
E b crawford mem lib	225000.0000	0.390867	\$87.95
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	39.5000	8.429513	\$332.97
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$4,224.64

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	\$4,224.64	
01/22/2013	Payment	(\$4,224.64)	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: Chalet Rd
Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4045
Tax Map #:
 15.-1-14.1

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

Land Assessment:
 \$225,000.00
Total Assessment:
 \$225,000.00

Front: 0
Depth: 0
Acreage: 6.6
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 552

Tax Before Star: \$3,885.66
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	225000.00	3.303816	\$743.36
NYS Welfare Mandates	225000.00	1.252189	\$281.74
Other NYS Mandates	225000.00	2.634994	\$592.87
County Levy	225000.00	0.52444	\$118.00
Town to Highway	225000.00	2.68147	\$603.33
Highway Outside Vill	225000.00	1.870323	\$420.82
Gen Fund out of Vill	225000.00	0.061713	\$13.89
Monticello Joint FD	225000.0000	1.79074	\$402.92
E b crawford mem lib	225000.0000	0.331803	\$74.66
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	39.5000	8.457561	\$334.07
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$3,885.66

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	\$3,885.66	
01/24/2012	Payment	(\$3,885.66)	ENTERTAINMNET 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: Chalet Rd
Owner:
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4048
Tax Map #:
 15.-1-14.1

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

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$1,920.83
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 6.6
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	100000.00	7.607815	\$760.78
Town to Highway	100000.00	1.753363	\$175.34
Highway Outside Vill	100000.00	2.251213	\$225.12
Gen Fund out of Vill	100000.00	0.00022	\$0.02
Monticello Joint FD	100000.0000	1.765412	\$176.54
E b crawford mem lib	100000.0000	0.329987	\$33.00
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	39.5000	6.329784	\$250.03
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$1,920.83

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	\$1,920.83	
01/19/2011	Payment	(\$1,920.83)	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	\$1,920.83 **

TOWN OF THOMPSON

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

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

Account #:
Bill #: 4064
Tax Map #:
 15.-1-14.1

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

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00

Front: 0
Depth: 0
Acreage: 7.9
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 552

Tax Before Star: \$4,157.02

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	100000.00	7.81	\$781.19
Town to Highway	100000.00	1.85	\$184.95
Highway Outside Vill	100000.00	2.24	\$223.83
Gen Fund out of Vill	100000.00	0	\$0.00
School Relevy	100000.0000	1	\$2,033.19
Monticello Joint FD	100000.0000	1.72	\$171.62
E b crawford mem lib	100000.0000	0.3	\$29.85
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	39.5000	10.95	\$432.39
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$4,157.02

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	\$4,307.02	
02/17/2010	Warnt.Adjustment	(\$150.00)	adjust

Tax Due: \$4,157.02 *

* 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: Chalet Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-14.1
 Bill # 014162
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	4,939.54
Tax Paid:	4,939.54
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	225,000	21.953500	4,939.54

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	0177-00026	4,939.54	

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: **15-1-14.2**
- 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):

- **Kiamesha Concord Inc.** by deed recorded in Liber 431 at page 493 on September 27, 1943
- **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

15-1-14.2

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 $87^{\circ}35'17''$ 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

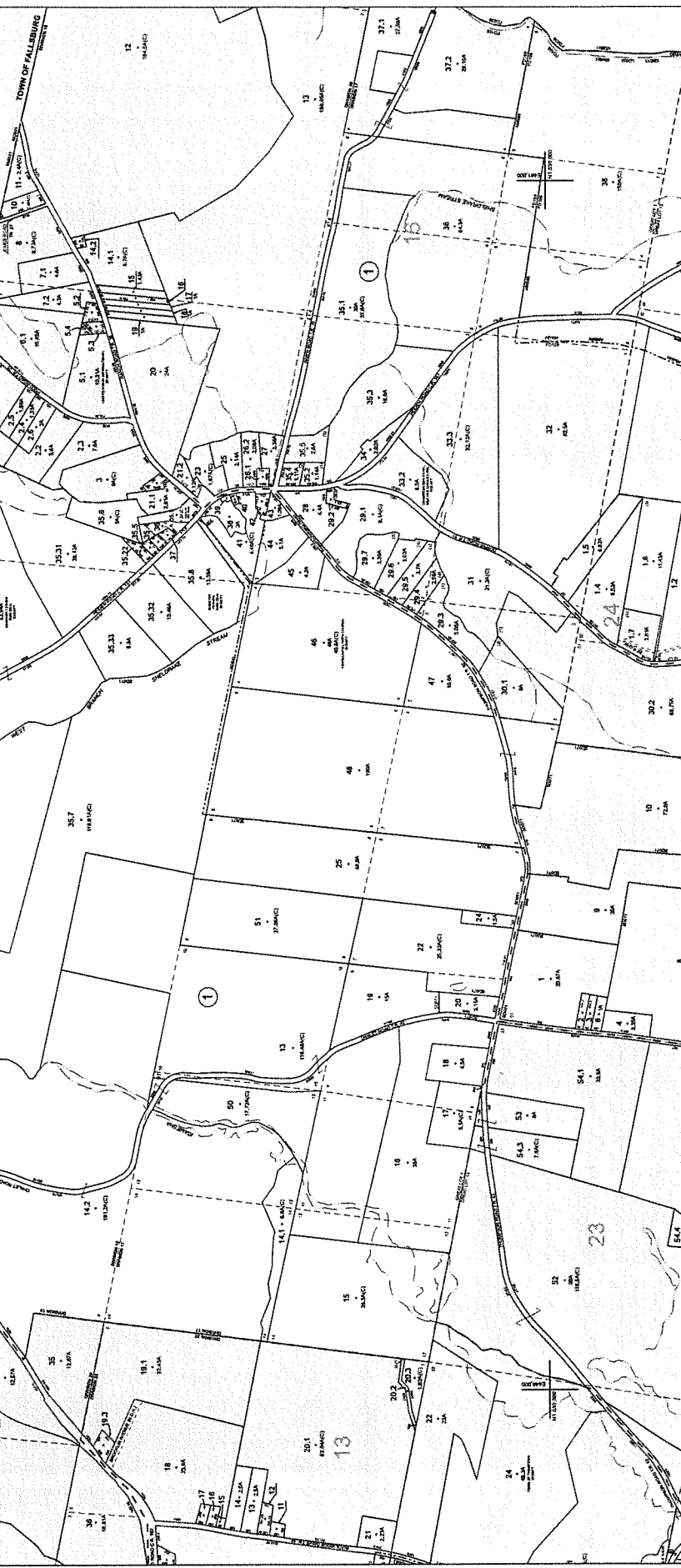
7) North 05°59'34" East, a distance of 438.84 feet to the **POINT AND PLACE
OF BEGINNING.**

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

DATE	11/14/2024
DRAWN BY	W. J. BURNETT
CHECKED BY	W. J. BURNETT
APPROVED BY	W. J. BURNETT
SCALE	AS SHOWN
PROJECT NO.	2024-001
DATE OF ISSUE	11/14/2024
BY WHOLESALE	W. J. BURNETT
BY RETAIL	W. J. BURNETT
DATE OF ISSUE	11/14/2024
BY WHOLESALE	W. J. BURNETT
BY RETAIL	W. J. BURNETT

REVISION TABLE

NO.	DATE	DESCRIPTION
1	11/14/2024	INITIAL PLOTTING
2	11/14/2024	INFORMATION CORRECTIONS
3	11/14/2024	FINAL CORRECTIONS
4	11/14/2024	FINAL PLOTTING
5	11/14/2024	FINAL CHECKING

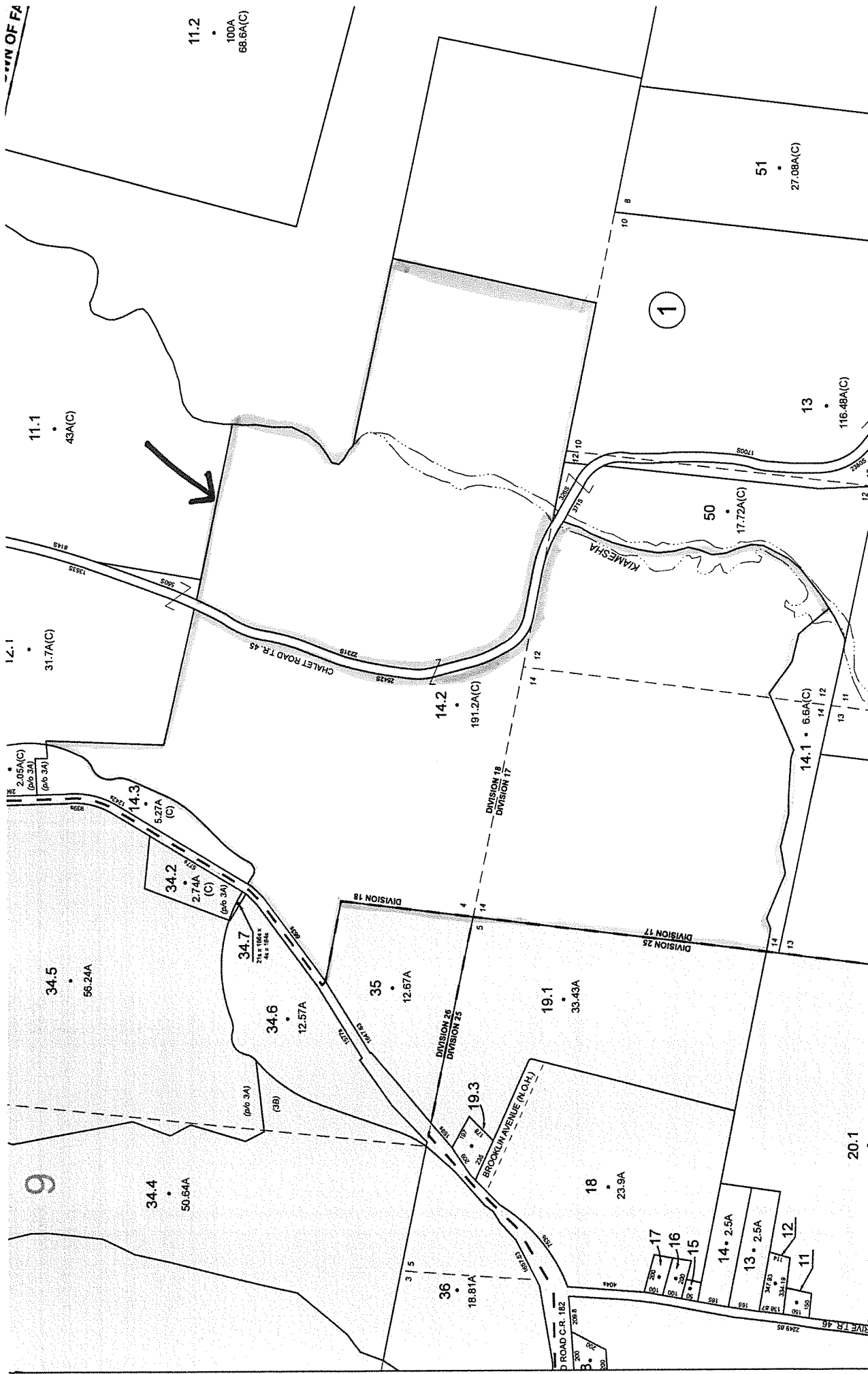
SECTIONAL PLATS

NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/14/2024	INITIAL PLOTTING	W. J. BURNETT	W. J. BURNETT
2	11/14/2024	INFORMATION CORRECTIONS	W. J. BURNETT	W. J. BURNETT
3	11/14/2024	FINAL CORRECTIONS	W. J. BURNETT	W. J. BURNETT
4	11/14/2024	FINAL PLOTTING	W. J. BURNETT	W. J. BURNETT
5	11/14/2024	FINAL CHECKING	W. J. BURNETT	W. J. BURNETT



SOUTH MAN COUNTY
TAX MAP REPARATION
FOR PARAPHRASE ONLY
NOT TO BE USED FOR CONFERENCE
JANUARY 1, 2025
MARIETTA COUNTY, MISSOURI

...EN OF FA



Private Tr. 48
D Road C.R. 182
B. 25

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 #: 4035
Tax Map #:
 15.-1-14.2

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$1,640,000.00

Total Assessment:
 \$1,800,000.00

Tax Before Star: \$35,306.91

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 191.2
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1800000.00	3.301084	\$5,941.95
NYS Welfare Mandates	1800000.00	0.967879	\$1,742.18
Other NYS Mandates	1800000.00	2.717525	\$4,891.55
County Levy	1800000.00	1.548595	\$2,787.47
Town to Highway	1800000.00	3.154942	\$5,678.90
Highway Outside Vill	1800000.00	1.976646	\$3,557.96
Gen Fund out of Vill	1800000.00	0.103961	\$187.13
Monticello Joint FD	1800000.00	1.840265	\$3,312.48
E b crawford mem lib	1800000.00	0.562473	\$1,012.45
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	958.00	6.156489	\$5,894.84
Solid Waste Fee	300.00	1	\$300.00

Total Tax: \$35,306.91

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	\$35,306.91	
01/30/2014	Payment	(\$35,306.91)	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 #: 4042
Tax Map #:
 15.-1-14.2

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

Land Assessment:
 \$1,640,000.00

Total Assessment:
 \$1,800,000.00

Tax Before Star: \$37,104.51

Star Savings: \$0.00

Front: 0

Depth: 0

Acreage: 191.2

Bank:

Book #: 2010

Page #: 56692

Roll Section: 1

Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1800000.00	3.484705	\$6,272.47
NYS Welfare Mandates	1800000.00	1.266335	\$2,279.40
Other NYS Mandates	1800000.00	2.644283	\$4,759.71
County Levy	1800000.00	1.180434	\$2,124.78
Town to Highway	1800000.00	3.245076	\$5,841.14
Highway Outside Vill	1800000.00	1.876746	\$3,378.14
Gen Fund out of Vill	1800000.00	0.088185	\$158.73
Monticello Joint FD	1800000.0000	1.786291	\$3,215.32
E b crawford mem lib	1800000.0000	0.390867	\$703.56
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	957.5000	8.429513	\$8,071.26
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$37,104.51

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	\$37,104.51	
01/22/2013	Payment	(\$37,104.51)	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 #: 4046
Tax Map #:
 15.-1-14.2

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

Land Assessment:
 \$1,640,000.00
Total Assessment:
 \$1,800,000.00

Front: 0
Depth: 0
Acreage: 191.2
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 552

Tax Before Star: \$34,410.79
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1800000.00	3.303816	\$5,946.87
NYS Welfare Mandates	1800000.00	1.252189	\$2,253.94
Other NYS Mandates	1800000.00	2.634994	\$4,742.99
County Levy	1800000.00	0.52444	\$943.99
Town to Highway	1800000.00	2.68147	\$4,826.65
Highway Outside Vill	1800000.00	1.870323	\$3,366.58
Gen Fund out of Vill	1800000.00	0.061713	\$111.08
Monticello Joint FD	1800000.0000	1.79074	\$3,223.33
E b crawford mem lib	1800000.0000	0.331803	\$597.25
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	957.5000	8.457561	\$8,098.11
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$34,410.79

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	\$34,410.79	
01/24/2012	Payment	(\$34,410.79)	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 #: 4049
Tax Map #:
 15.-1-14.2

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

Land Assessment:
 \$1,640,000.00
Total Assessment:
 \$1,800,000.00
Tax Before Star: \$31,035.19
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 191.2
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	1800000.00	7.607815	\$13,694.07
Town to Highway	1800000.00	1.753363	\$3,156.05
Highway Outside Vill	1800000.00	2.251213	\$4,052.18
Gen Fund out of Vill	1800000.00	0.00022	\$0.40
Monticello Joint FD	1800000.0000	1.765412	\$3,177.74
E b crawford mem lib	1800000.0000	0.329987	\$593.98
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	957.5000	6.329784	\$6,060.77
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$31,035.19

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	\$31,035.19	
01/19/2011	Payment	(\$31,035.19)	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	\$31,035.19 **

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 #: 4065
Tax Map #:
 15.-1-14.2

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

Land Assessment:
 \$1,640,000.00
Total Assessment:
 \$1,900,000.00
Tax Before Star: \$75,849.46
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 191.5
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	1900000.00	7.81	\$14,842.63
Town to Highway	1900000.00	1.85	\$3,514.07
Highway Outside Vill	1900000.00	2.24	\$4,252.86
Gen Fund out of Vill	1900000.00	0	\$0.06
School Relevy	1900000.0000	1	\$38,630.58
Monticello Joint FD	1900000.0000	1.72	\$3,260.73
E b crawford mem lib	1900000.0000	0.3	\$567.20
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	957.5000	10.95	\$10,481.33
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$75,849.46

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	\$75,999.46	
02/17/2010	Warnt.Adjustment	(\$150.00)	adjust

Tax Due: \$75,849.46 *

* 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: Concord Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-14.2
 Bill # 014163
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	39,516.30
Tax Paid:	39,516.30
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	1,800,000	21.953500	39,516.30

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	0177-00027	39,516.30	

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: **15-1-14.3**
- 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):

- **Kiamesha Concord Inc.** by deed recorded in Liber 431 at page 493 on September 27, 1943
- **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

15-143

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

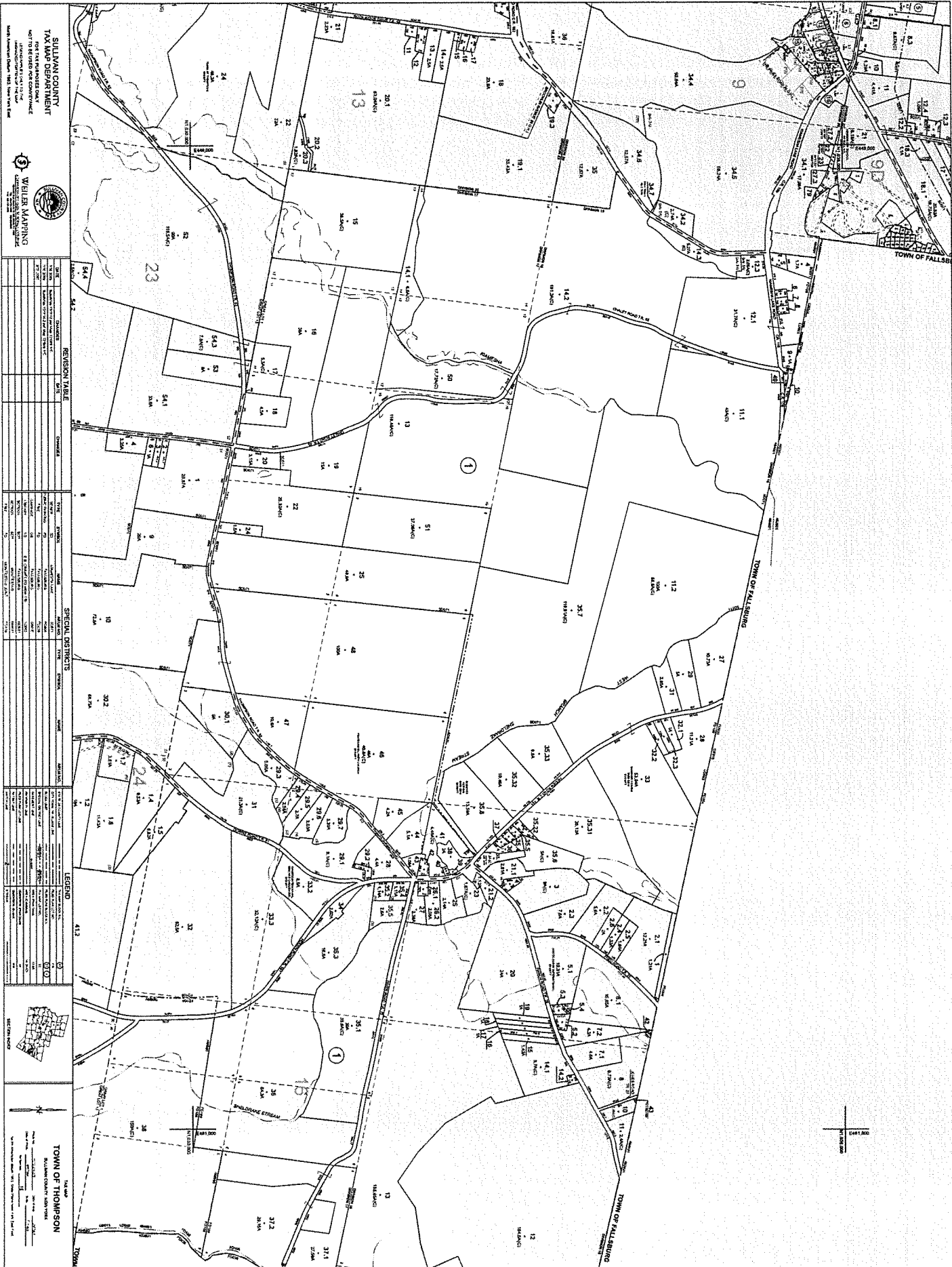
7) North 05°59'34" East, a distance of 438.84 feet to the **POINT AND PLACE
OF BEGINNING.**

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
 FOR THE BOARD OF COMPTROLLER
 1000 S. MAIN ST. FALLSBURG, ILL. 62404
 PHONE: 618-732-2200 FAX: 618-732-2201

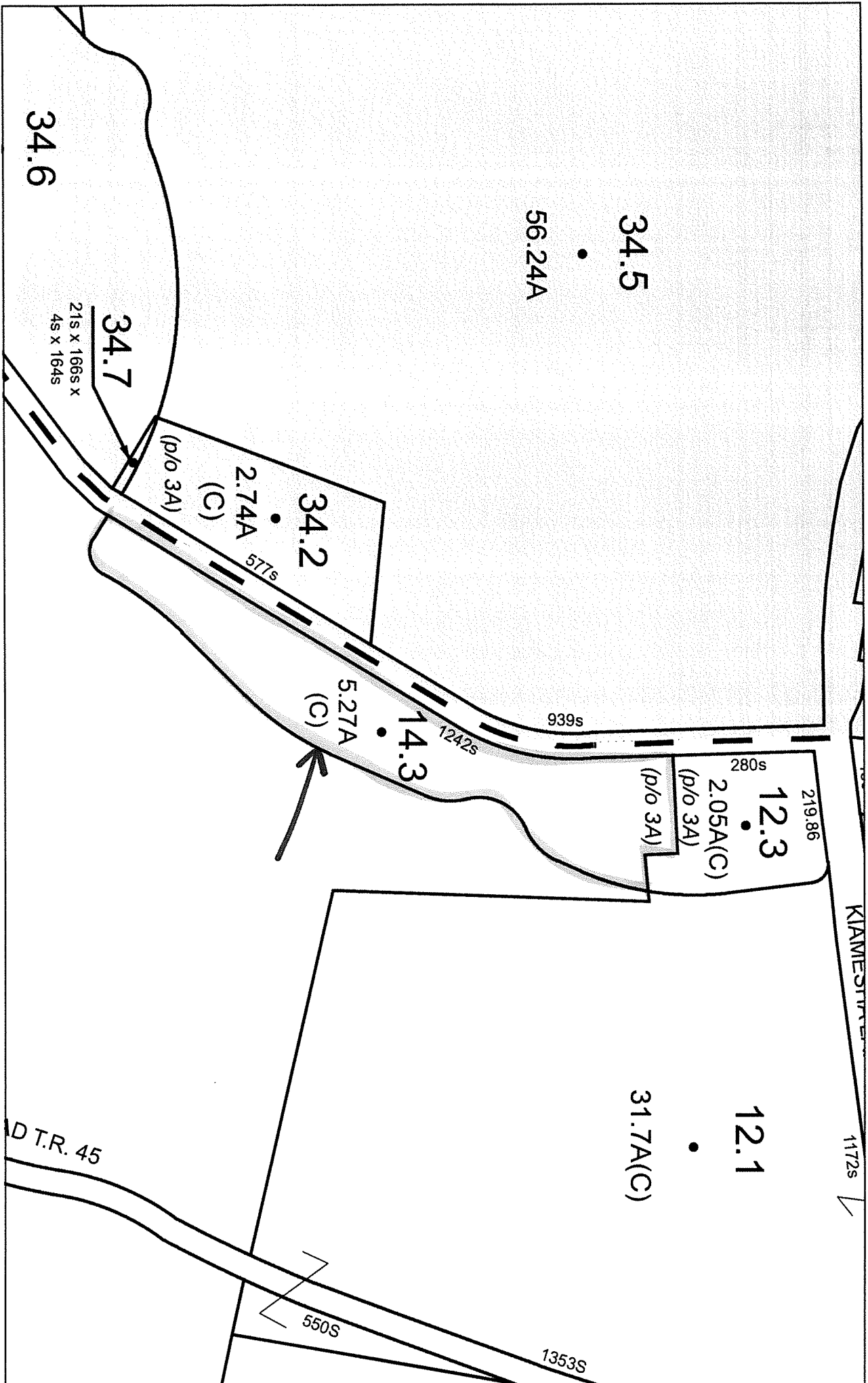
REVISION TABLE

NO.	DATE	DESCRIPTION
1	11/15/00	INITIAL
2	02/28/01	ADDED 100' WIDE STRIP ALONG RAILROAD
3	05/15/01	ADDED 100' WIDE STRIP ALONG RAILROAD
4	08/15/01	ADDED 100' WIDE STRIP ALONG RAILROAD
5	11/15/01	ADDED 100' WIDE STRIP ALONG RAILROAD
6	02/15/02	ADDED 100' WIDE STRIP ALONG RAILROAD
7	05/15/02	ADDED 100' WIDE STRIP ALONG RAILROAD
8	08/15/02	ADDED 100' WIDE STRIP ALONG RAILROAD
9	11/15/02	ADDED 100' WIDE STRIP ALONG RAILROAD
10	02/15/03	ADDED 100' WIDE STRIP ALONG RAILROAD
11	05/15/03	ADDED 100' WIDE STRIP ALONG RAILROAD
12	08/15/03	ADDED 100' WIDE STRIP ALONG RAILROAD
13	11/15/03	ADDED 100' WIDE STRIP ALONG RAILROAD
14	02/15/04	ADDED 100' WIDE STRIP ALONG RAILROAD
15	05/15/04	ADDED 100' WIDE STRIP ALONG RAILROAD
16	08/15/04	ADDED 100' WIDE STRIP ALONG RAILROAD
17	11/15/04	ADDED 100' WIDE STRIP ALONG RAILROAD
18	02/15/05	ADDED 100' WIDE STRIP ALONG RAILROAD
19	05/15/05	ADDED 100' WIDE STRIP ALONG RAILROAD
20	08/15/05	ADDED 100' WIDE STRIP ALONG RAILROAD
21	11/15/05	ADDED 100' WIDE STRIP ALONG RAILROAD
22	02/15/06	ADDED 100' WIDE STRIP ALONG RAILROAD
23	05/15/06	ADDED 100' WIDE STRIP ALONG RAILROAD
24	08/15/06	ADDED 100' WIDE STRIP ALONG RAILROAD
25	11/15/06	ADDED 100' WIDE STRIP ALONG RAILROAD
26	02/15/07	ADDED 100' WIDE STRIP ALONG RAILROAD
27	05/15/07	ADDED 100' WIDE STRIP ALONG RAILROAD
28	08/15/07	ADDED 100' WIDE STRIP ALONG RAILROAD
29	11/15/07	ADDED 100' WIDE STRIP ALONG RAILROAD
30	02/15/08	ADDED 100' WIDE STRIP ALONG RAILROAD
31	05/15/08	ADDED 100' WIDE STRIP ALONG RAILROAD
32	08/15/08	ADDED 100' WIDE STRIP ALONG RAILROAD
33	11/15/08	ADDED 100' WIDE STRIP ALONG RAILROAD
34	02/15/09	ADDED 100' WIDE STRIP ALONG RAILROAD
35	05/15/09	ADDED 100' WIDE STRIP ALONG RAILROAD
36	08/15/09	ADDED 100' WIDE STRIP ALONG RAILROAD
37	11/15/09	ADDED 100' WIDE STRIP ALONG RAILROAD
38	02/15/10	ADDED 100' WIDE STRIP ALONG RAILROAD
39	05/15/10	ADDED 100' WIDE STRIP ALONG RAILROAD
40	08/15/10	ADDED 100' WIDE STRIP ALONG RAILROAD
41	11/15/10	ADDED 100' WIDE STRIP ALONG RAILROAD
42	02/15/11	ADDED 100' WIDE STRIP ALONG RAILROAD
43	05/15/11	ADDED 100' WIDE STRIP ALONG RAILROAD
44	08/15/11	ADDED 100' WIDE STRIP ALONG RAILROAD
45	11/15/11	ADDED 100' WIDE STRIP ALONG RAILROAD
46	02/15/12	ADDED 100' WIDE STRIP ALONG RAILROAD
47	05/15/12	ADDED 100' WIDE STRIP ALONG RAILROAD
48	08/15/12	ADDED 100' WIDE STRIP ALONG RAILROAD
49	11/15/12	ADDED 100' WIDE STRIP ALONG RAILROAD
50	02/15/13	ADDED 100' WIDE STRIP ALONG RAILROAD
51	05/15/13	ADDED 100' WIDE STRIP ALONG RAILROAD
52	08/15/13	ADDED 100' WIDE STRIP ALONG RAILROAD
53	11/15/13	ADDED 100' WIDE STRIP ALONG RAILROAD
54	02/15/14	ADDED 100' WIDE STRIP ALONG RAILROAD

SPECIAL DISTRICTS

DISTRICT	NAME	DATE
1	UNINCORPORATED	11/15/00
2	UNINCORPORATED	11/15/00
3	UNINCORPORATED	11/15/00
4	UNINCORPORATED	11/15/00
5	UNINCORPORATED	11/15/00
6	UNINCORPORATED	11/15/00
7	UNINCORPORATED	11/15/00
8	UNINCORPORATED	11/15/00
9	UNINCORPORATED	11/15/00
10	UNINCORPORATED	11/15/00
11	UNINCORPORATED	11/15/00
12	UNINCORPORATED	11/15/00
13	UNINCORPORATED	11/15/00
14	UNINCORPORATED	11/15/00
15	UNINCORPORATED	11/15/00
16	UNINCORPORATED	11/15/00
17	UNINCORPORATED	11/15/00
18	UNINCORPORATED	11/15/00
19	UNINCORPORATED	11/15/00
20	UNINCORPORATED	11/15/00
21	UNINCORPORATED	11/15/00
22	UNINCORPORATED	11/15/00
23	UNINCORPORATED	11/15/00
24	UNINCORPORATED	11/15/00
25	UNINCORPORATED	11/15/00
26	UNINCORPORATED	11/15/00
27	UNINCORPORATED	11/15/00
28	UNINCORPORATED	11/15/00
29	UNINCORPORATED	11/15/00
30	UNINCORPORATED	11/15/00
31	UNINCORPORATED	11/15/00
32	UNINCORPORATED	11/15/00
33	UNINCORPORATED	11/15/00
34	UNINCORPORATED	11/15/00
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36	UNINCORPORATED	11/15/00
37	UNINCORPORATED	11/15/00
38	UNINCORPORATED	11/15/00
39	UNINCORPORATED	11/15/00
40	UNINCORPORATED	11/15/00
41	UNINCORPORATED	11/15/00
42	UNINCORPORATED	11/15/00
43	UNINCORPORATED	11/15/00
44	UNINCORPORATED	11/15/00
45	UNINCORPORATED	11/15/00
46	UNINCORPORATED	11/15/00
47	UNINCORPORATED	11/15/00
48	UNINCORPORATED	11/15/00
49	UNINCORPORATED	11/15/00
50	UNINCORPORATED	11/15/00
51	UNINCORPORATED	11/15/00
52	UNINCORPORATED	11/15/00
53	UNINCORPORATED	11/15/00
54	UNINCORPORATED	11/15/00

TOWN OF THOMPSON
 SULLIVAN COUNTY, ILLINOIS
 TAX MAP DEPARTMENT
 1000 S. MAIN ST. FALLSBURG, ILL. 62404
 PHONE: 618-732-2200 FAX: 618-732-2201



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 #: 4036
Tax Map #:
 15.-1-14.3

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$7,512.18
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 5.27
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	100000.00	3.301084	\$330.11
NYS Welfare Mandates	100000.00	0.967879	\$96.79
Other NYS Mandates	100000.00	2.717525	\$271.75
County Levy	100000.00	1.548595	\$154.86
Town to Highway	100000.00	3.154942	\$315.49
Highway Outside Vill	100000.00	1.976646	\$197.66
Gen Fund out of Vill	100000.00	0.103961	\$10.40
Monticello Joint FD	100000.00	1.840265	\$184.03
E b crawford mem lib	100000.00	0.562473	\$56.25
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	958.00	6.156489	\$5,894.84

Total Tax: \$7,512.18

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	\$7,512.18	
01/30/2014	Payment	(\$7,512.18)	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 #: 4043
Tax Map #:
 15.-1-14.3

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

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$9,667.55
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 5.27
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	100000.00	3.484705	\$348.47
NYS Welfare Mandates	100000.00	1.266335	\$126.63
Other NYS Mandates	100000.00	2.644283	\$264.43
County Levy	100000.00	1.180434	\$118.04
Town to Highway	100000.00	3.245076	\$324.51
Highway Outside Vill	100000.00	1.876746	\$187.67
Gen Fund out of Vill	100000.00	0.088185	\$8.82
Monticello Joint FD	100000.0000	1.786291	\$178.63
E b crawford mem lib	100000.0000	0.390867	\$39.09
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	957.5000	8.429513	\$8,071.26

Total Tax: \$9,667.55

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	\$9,667.55	
01/22/2013	Payment	(\$9,667.55)	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 #: 4047
Tax Map #:
 15.-1-14.3

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

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$9,543.25
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 5.27
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	100000.00	3.303816	\$330.38
NYS Welfare Mandates	100000.00	1.252189	\$125.22
Other NYS Mandates	100000.00	2.634994	\$263.50
County Levy	100000.00	0.52444	\$52.44
Town to Highway	100000.00	2.68147	\$268.15
Highway Outside Vill	100000.00	1.870323	\$187.03
Gen Fund out of Vill	100000.00	0.061713	\$6.17
Monticello Joint FD	100000.0000	1.79074	\$179.07
E b crawford mem lib	100000.0000	0.331803	\$33.18
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	957.5000	8.457561	\$8,098.11

Total Tax: \$9,543.25

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	\$9,543.25	
01/24/2012	Payment	(\$9,543.25)	ENTERTAINMNET 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 #: 4050
Tax Map #:
 15.-1-14.3

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

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$7,431.57
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 5.27
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	100000.00	7.607815	\$760.78
Town to Highway	100000.00	1.753363	\$175.34
Highway Outside Vill	100000.00	2.251213	\$225.12
Gen Fund out of Vill	100000.00	0.00022	\$0.02
Monticello Joint FD	100000.0000	1.765412	\$176.54
E b crawford mem lib	100000.0000	0.329987	\$33.00
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	957.5000	6.329784	\$6,060.77

Total Tax: \$7,431.57

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	\$7,431.57	
01/19/2011	Payment	(\$7,431.57)	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	\$7,431.57 **
02/28/2011	\$74.32	\$0.00	\$7,505.89 **

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: Concord Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-14.3
 Bill # 014164
 School Code: 484601
 Liber / Page: 2010 / 56692

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

Tax Amount:	2,195.35
Tax Paid:	2,195.35
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	100,000	21.953500	2,195.35

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	0177-00028	2,195.35	

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: **15-1-15**
- 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 XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Raymond Parker** by deed recorded in Liber 532 at page 395 on July 2, 1956
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 15, 2011
- **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

15-1-15

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

That certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'LH1' 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 a point in the centerline of Thompsonville Road;
THENCE North 20°16'27" West, a distance of 66.71 feet;
THENCE North 34°25'01" East, a distance of 82.03 feet;
THENCE North 25°27'40" East, a distance of 373.40 feet;
THENCE North 37°35'04" East, a distance of 273.90 feet;
THENCE North 63°33'42" East, a distance of 50.58 feet;
THENCE North 04°06'40" West, a distance of 82.46 feet;
THENCE North 31°12'29" East, a distance of 251.84 feet;
THENCE North 58°17'54" East, a distance of 89.77 feet;
THENCE North 57°31'09" East, a distance of 130.29 feet;
THENCE North 09°02'43" East, a distance of 104.87 feet;
THENCE North 24°36'42" East, a distance of 156.34 feet to the division line of Great Lot 1 on the north and Great Lot 13 on the south;
CONTINUING along same the following two (2) courses and distances;
184) North 69°20'00" West, a distance of 128.15 feet and
185) North 69°24'26" West, a distance of 235.78 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, North 15°30'21" East, a distance of 1710.73 feet;
THENCE South 67°53'33" East, a distance of 1819.46 feet to the approximate centerline of Kiamesha Creek;

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

- 186) North 55°07'46" East, a distance of 165.72 feet,
- 187) North 67°35'53" East, a distance of 170.27 feet,
- 188) North 48°59'16" East, a distance of 127.61 feet,
- 189) North 42°46'43" East, a distance of 99.24 feet,
- 190) North 21°29'55" East, a distance of 59.40 feet,
- 191) North 04°27'53" West, a distance of 193.59 feet,
- 192) North 06°32'37" East, a distance of 40.45 feet,
- 193) North 34°58'29" East, a distance of 113.94 feet,
- 194) North 04°52'16" West, a distance of 73.96 feet,
- 195) North 07°15'06" East, a distance of 139.27 feet,
- 196) North 17°55'47" East, a distance of 156.34 feet,
- 197) North 27°06'36" East, a distance of 257.65 feet,
- 198) North 19°47'40" East, a distance of 29.74 feet and
- 199) North 38°43'45" East, a distance of 139.26 feet to the 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°20'22" East, a distance of 1198.32 feet;

THENCE North 20°34'08" East, a distance of 1083.29 feet;

THENCE South 69°40'38" East, a distance of 1198.83 feet;

THENCE South 20°34'10" West, a distance of 1089.00 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°25'51" West, a distance of 729.84 feet;

THENCE South 15°18'26" West, a distance of 1677.94 feet;

THENCE North 67°53'33" West, a distance of 1006.08 feet to the centerline of Chalet Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 200) South 32°24'55" East, a distance of 86.74 feet,
- 201) South 29°01'32" East, a distance of 43.33 feet,
- 202) South 20°23'04" East, a distance of 43.72 feet,

- 203) South 13°47'29" East, a distance of 68.81 feet,
- 204) South 10°32'39" East, a distance of 112.26 feet,
- 205) South 11°36'18" East, a distance of 67.40 feet,
- 206) South 13°16'52" East, a distance of 128.93 feet,
- 207) South 14°05'26" East, a distance of 136.10 feet,
- 208) South 10°12'53" East, a distance of 133.06 feet,
- 209) South 07°40'03" East, a distance of 106.27 feet,
- 210) South 01°59'27" East, a distance of 196.51 feet,
- 211) South 00°40'40" East, a distance of 125.64 feet,
- 212) South 05°33'03" West, a distance of 70.28 feet,
- 213) South 12°33'45" West, a distance of 86.60 feet,
- 214) South 16°40'34" West, a distance of 100.27 feet and
- 215) South 17°16'08" West, a distance of 330.03 feet to the aforementioned
division line of Great Lot 1 on the north and Great Lot 13 on the south
and continuing along same, North 69°20'00" West, a distance of
330.00 feet;

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

THENCE North 69°20'00" West, 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, North 69°20'00" West, a distance of 589.67 feet;

THENCE South 23°18'44" West, a distance of 2114.90 feet;

THENCE North 67°17'34" West, a distance of 435.20 feet;

THENCE South 15°39'20" West, a distance of 566.94 feet;

THENCE North 70°16'15" West, a distance of 1494.90 feet;

THENCE South 15°13'50" West, a distance of 1100.22 feet;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line
of Route 17;

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

216) North 41°35'52" West, a distance of 414.77 feet and

217) North 45°42'43" West, a distance of 29.98 feet;

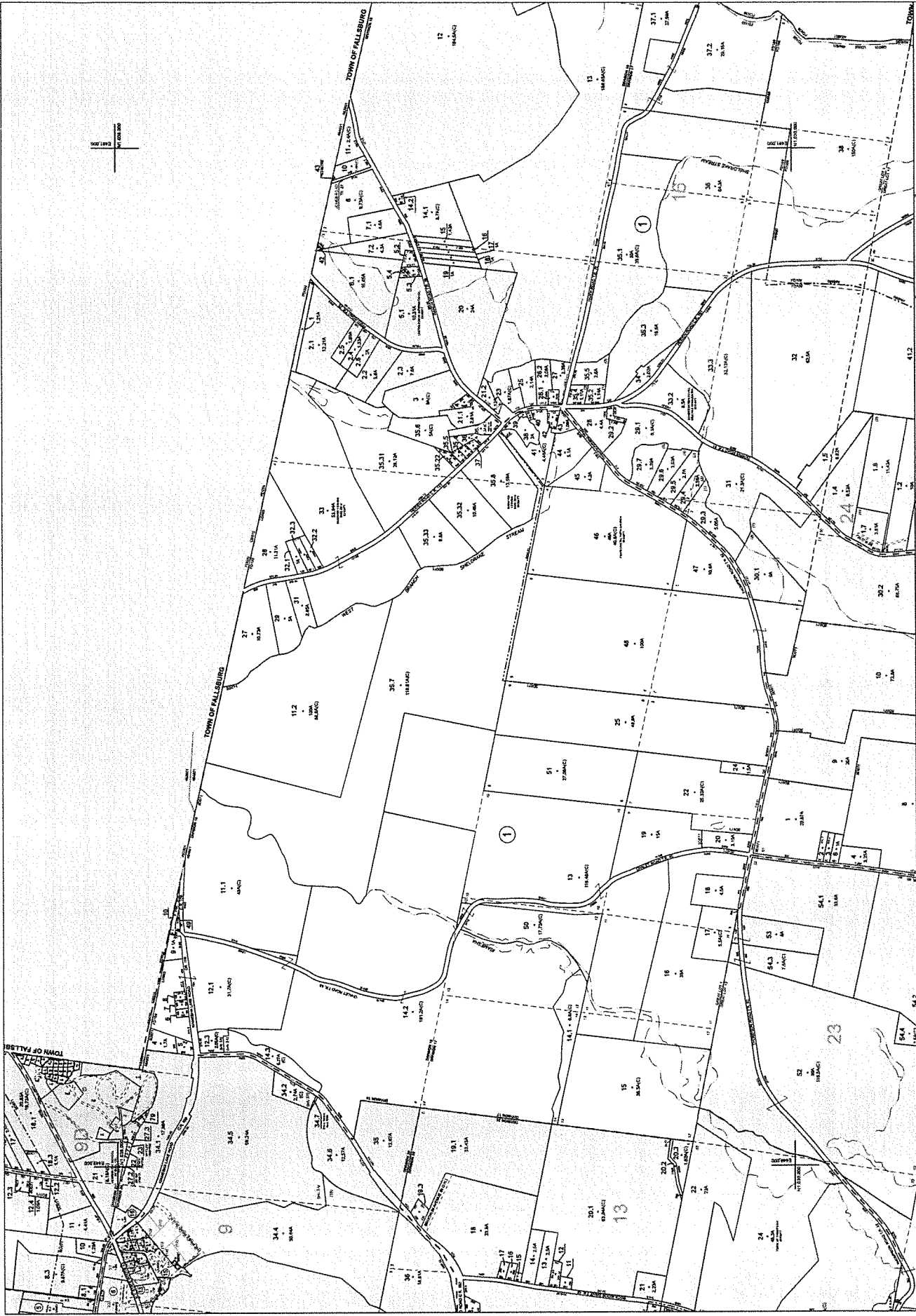
THENCE North 15°13'50" East, a distance of 884.24 feet;
THENCE South 70°47'00" East, a distance of 161.39 feet;
THENCE South 70°35'00" East, a distance of 342.75 feet to the centerline of
Thompsonville Road;

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

- 218) North 71°30'00" East, a distance of 44.45 feet,
- 219) North 74°50'00" East, a distance of 176.54 feet,
- 220) North 73°16'00" East, a distance of 105.51 feet,
- 221) North 67°33'00" East, a distance of 118.37 feet,
- 222) North 62°13'00" East, a distance of 84.37 feet,
- 223) North 57°13'00" East, a distance of 120.01 feet,
- 224) North 53°43'00" East, a distance of 308.21 feet and
- 225) North 57°40'00" East, a distance of 573.41 feet to the POINT AND
PLACE OF BEGINNING.

CONTAINING an area of 16,726,759 square feet; or 383.994 acres of land more
or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 13, 15, 16, 17, & 50 and
Section 23 Block 1 Lot(s) 48 & 52 of the Town of Thompson Tax Maps.



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Map No. 2023-001 Date: 03/15/23

Scale: 1" = 100' ±

SECTION 1

41.2

RESUBDIVISION TABLE		SPECIAL DISTRICTS	
LOT	ACRES	NAME	TYPE
1	1.0	UNINCORPORATED	UNINCORPORATED
2	1.0	UNINCORPORATED	UNINCORPORATED
3	1.0	UNINCORPORATED	UNINCORPORATED
4	1.0	UNINCORPORATED	UNINCORPORATED
5	1.0	UNINCORPORATED	UNINCORPORATED
6	1.0	UNINCORPORATED	UNINCORPORATED
7	1.0	UNINCORPORATED	UNINCORPORATED
8	1.0	UNINCORPORATED	UNINCORPORATED
9	1.0	UNINCORPORATED	UNINCORPORATED
10	1.0	UNINCORPORATED	UNINCORPORATED
11	1.0	UNINCORPORATED	UNINCORPORATED
12	1.0	UNINCORPORATED	UNINCORPORATED
13	1.0	UNINCORPORATED	UNINCORPORATED
14	1.0	UNINCORPORATED	UNINCORPORATED
15	1.0	UNINCORPORATED	UNINCORPORATED
16	1.0	UNINCORPORATED	UNINCORPORATED
17	1.0	UNINCORPORATED	UNINCORPORATED
18	1.0	UNINCORPORATED	UNINCORPORATED
19	1.0	UNINCORPORATED	UNINCORPORATED
20	1.0	UNINCORPORATED	UNINCORPORATED
21	1.0	UNINCORPORATED	UNINCORPORATED
22	1.0	UNINCORPORATED	UNINCORPORATED
23	1.0	UNINCORPORATED	UNINCORPORATED
24	1.0	UNINCORPORATED	UNINCORPORATED
25	1.0	UNINCORPORATED	UNINCORPORATED
26	1.0	UNINCORPORATED	UNINCORPORATED
27	1.0	UNINCORPORATED	UNINCORPORATED
28	1.0	UNINCORPORATED	UNINCORPORATED
29	1.0	UNINCORPORATED	UNINCORPORATED
30	1.0	UNINCORPORATED	UNINCORPORATED
31	1.0	UNINCORPORATED	UNINCORPORATED
32	1.0	UNINCORPORATED	UNINCORPORATED
33	1.0	UNINCORPORATED	UNINCORPORATED
34	1.0	UNINCORPORATED	UNINCORPORATED
35	1.0	UNINCORPORATED	UNINCORPORATED
36	1.0	UNINCORPORATED	UNINCORPORATED
37	1.0	UNINCORPORATED	UNINCORPORATED
38	1.0	UNINCORPORATED	UNINCORPORATED
39	1.0	UNINCORPORATED	UNINCORPORATED
40	1.0	UNINCORPORATED	UNINCORPORATED
41	1.0	UNINCORPORATED	UNINCORPORATED
42	1.0	UNINCORPORATED	UNINCORPORATED
43	1.0	UNINCORPORATED	UNINCORPORATED
44	1.0	UNINCORPORATED	UNINCORPORATED
45	1.0	UNINCORPORATED	UNINCORPORATED
46	1.0	UNINCORPORATED	UNINCORPORATED
47	1.0	UNINCORPORATED	UNINCORPORATED
48	1.0	UNINCORPORATED	UNINCORPORATED
49	1.0	UNINCORPORATED	UNINCORPORATED
50	1.0	UNINCORPORATED	UNINCORPORATED
51	1.0	UNINCORPORATED	UNINCORPORATED
52	1.0	UNINCORPORATED	UNINCORPORATED
53	1.0	UNINCORPORATED	UNINCORPORATED
54	1.0	UNINCORPORATED	UNINCORPORATED

SULLIVAN COUNTY
TAX MAP DEPARTMENT

FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONFORMANCE

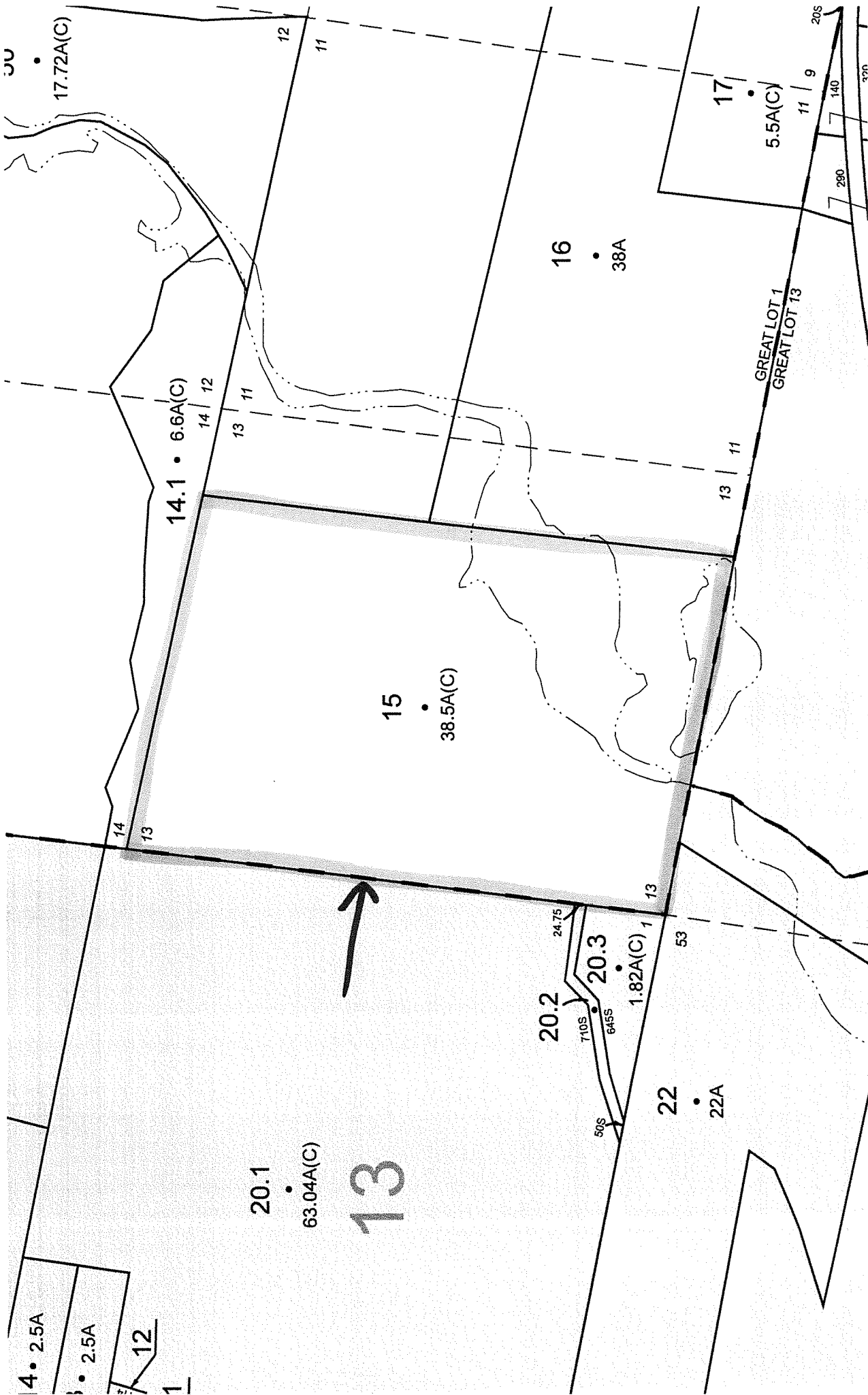
Map No. 2023-001 Date: 03/15/23

Scale: 1" = 100' ±

WELER MAPPING
SULLIVAN COUNTY, NEW YORK

Map No. 2023-001 Date: 03/15/23

Scale: 1" = 100' ±



4 • 2.5A

• 2.5A

12

17.72A(C)

14.1 • 6.6A(C)

15 • 38.5A(C)

16 • 38A

17 • 5.5A(C)

20.1 • 63.04A(C)

13

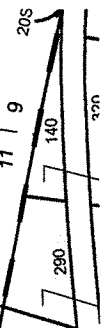
20.2

20.3

1.82A(C)

22 • 22A

GREAT LOT 1
GREAT LOT 13



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 #:** 4037 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-15
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2011
 \$1,137,500.00 **Depth:** 0 **Page #:** 8394
Total Assessment: **Acres:** 42.69 **Roll Section:** 1
 \$1,137,500.00 **Bank:** **Class:** 552
Tax Before Star: \$19,882.32
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1137500.00	3.301084	\$3,754.98
NYS Welfare Mandates	1137500.00	0.967879	\$1,100.96
Other NYS Mandates	1137500.00	2.717525	\$3,091.18
County Levy	1137500.00	1.548595	\$1,761.53
Town to Highway	1137500.00	3.154942	\$3,588.75
Highway Outside Vill	1137500.00	1.976646	\$2,248.43
Gen Fund out of Vill	1137500.00	0.103961	\$118.26
Monticello Joint FD	1137500.00	1.840265	\$2,093.30
E b crawford mem lib	1137500.00	0.562473	\$639.81
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	193.00	6.156489	\$1,185.12
Solid Waste Fee	300.00	1	\$300.00

Total Tax: \$19,882.32

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	\$19,882.32	
01/30/2014	Payment	(\$19,882.32)	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 **Account #:** **SWIS Code:** 484689
 Rd **Owner:** **Bill #:** 4044 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-15 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2011
 \$1,137,500.00 **Depth:** 0 **Page #:** 8394
Total Assessment: **Acres:** 42.69 **Roll Section:** 1
 \$1,137,500.00 **Bank:** **Class:** 552
Tax Before Star: \$20,080.50
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1137500.00	3.484705	\$3,963.85
NYS Welfare Mandates	1137500.00	1.266335	\$1,440.46
Other NYS Mandates	1137500.00	2.644283	\$3,007.87
County Levy	1137500.00	1.180434	\$1,342.74
Town to Highway	1137500.00	3.245076	\$3,691.27
Highway Outside Vill	1137500.00	1.876746	\$2,134.80
Gen Fund out of Vill	1137500.00	0.088185	\$100.31
Monticello Joint FD	1137500.0000	1.786291	\$2,031.91
E b crawford mem lib	1137500.0000	0.390867	\$444.61
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	192.5000	8.429513	\$1,622.68
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$20,080.50

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	\$20,080.50	
01/22/2013	Payment	(\$20,080.50)	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: Thompson
Rd Owner:
 Parker Raymond
 C/O EPT Concord II LLC
 30 West Pershing Rd Ste 201
 Kansas City MO 64108

Account #:
Bill #: 4048
Tax Map #:
 15.-1-15

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

Land Assessment:
 \$1,137,500.00
Total Assessment:
 \$1,137,500.00
Tax Before Star: \$18,366.65
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 38.5
Bank:

Book #: 522
Page #: 00395
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	1137500.00	3.303816	\$3,758.09
NYS Welfare Mandates	1137500.00	1.252189	\$1,424.36
Other NYS Mandates	1137500.00	2.634994	\$2,997.31
County Levy	1137500.00	0.52444	\$596.55
Town to Highway	1137500.00	2.68147	\$3,050.17
Highway Outside Vill	1137500.00	1.870323	\$2,127.49
Gen Fund out of Vill	1137500.00	0.061713	\$70.20
Monticello Joint FD	1137500.0000	1.79074	\$2,036.97
E b crawford mem lib	1137500.0000	0.331803	\$377.43
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	192.5000	8.457561	\$1,628.08
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$18,366.65

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	\$18,366.65	
01/24/2012	Payment	(\$18,366.65)	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: Thompson
Rd Owner:
 Parker Raymond
 Robinson Brog etal
 875 Third Ave Fl 9
 New York NY 10022

Account #:
Bill #: 4051
Tax Map #:
 15.-1-15

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

Land Assessment:
 \$500,000.00
Total Assessment:
 \$500,000.00
Tax Before Star: \$8,372.49
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 38.5
Bank:

Book #: 522
Page #: 00395
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	500000.00	7.607815	\$3,803.91
Town to Highway	500000.00	1.753363	\$876.68
Highway Outside Vill	500000.00	2.251213	\$1,125.61
Gen Fund out of Vill	500000.00	0.00022	\$0.11
Monticello Joint FD	500000.0000	1.765412	\$882.71
E b crawford mem lib	500000.0000	0.329987	\$164.99
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	192.5000	6.329784	\$1,218.48
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$8,372.49

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	\$8,372.49	
01/11/2011	Payment	(\$8,372.49)	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

TOWN OF THOMPSON

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

Property Address: Thompson
Rd Owner:
 Parker Raymond
 Robinson Brog etal
 1345 Ave of Americas Fl 31
 New York NY 10105

Account #:
Bill #: 4066
Tax Map #:
 15.-1-15

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

Land Assessment:
 \$500,000.00
Total Assessment:
 \$500,000.00

Front: 0
Depth: 0
Acreage: 38.5
Bank:

Book #: 522
Page #: 00395
Roll Section: 1
Class: 552

Tax Before Star: \$9,364.46
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	500000.00	7.81	\$3,905.96
Town to Highway	500000.00	1.85	\$924.75
Highway Outside Vill	500000.00	2.24	\$1,119.17
Gen Fund out of Vill	500000.00	0	\$0.02
Monticello Joint FD	500000.0000	1.72	\$858.09
E b crawford mem lib	500000.0000	0.3	\$149.26
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	192.5000	10.95	\$2,107.21
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$9,364.46

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	\$9,514.46	
01/31/2010		(\$9,514.46)	Owner
02/17/2010	Warnt.Adjustment	(\$150.00)	adjust
03/01/2010		\$150.00	

Tax Due: \$0.00 *

* Does not include penalties or 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: Thompson Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-15
 Bill # 014165
 School Code: 484601
 Liber / Page: 2011 / 8394

Tax Amount:	24,972.11
Tax Paid:	24,972.11
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	1,137,500	21.953500	24,972.11

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	0286-00006	24,972.11	

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: **15-1-16**
- Address: **Chalet 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):

- **Nalou Realty Corp.** by deed recorded in Liber 982 at page 39 on November 10, 1980
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 15, 2011
- **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

15-1-14

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

That certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'LH1' 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 a point in the centerline of Thompsonville Road;

THENCE North 20°16'27" West, a distance of 66.71 feet;

THENCE North 34°25'01" East, a distance of 82.03 feet;

THENCE North 25°27'40" East, a distance of 373.40 feet;

THENCE North 37°35'04" East, a distance of 273.90 feet;

THENCE North 63°33'42" East, a distance of 50.58 feet;

THENCE North 04°06'40" West, a distance of 82.46 feet;

THENCE North 31°12'29" East, a distance of 251.84 feet;

THENCE North 58°17'54" East, a distance of 89.77 feet;

THENCE North 57°31'09" East, a distance of 130.29 feet;

THENCE North 09°02'43" East, a distance of 104.87 feet;

THENCE North 24°36'42" East, a distance of 156.34 feet to the division line of Great Lot 1 on the north and Great Lot 13 on the south;

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

184) North 69°20'00" West, a distance of 128.15 feet and

185) North 69°24'26" West, a distance of 235.78 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, North 15°30'21" East, a distance of 1710.73 feet;

THENCE South 67°53'33" East, a distance of 1819.46 feet to the approximate centerline of Kiamesha Creek;

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

- 186) North 55°07'46" East, a distance of 165.72 feet,
- 187) North 67°35'53" East, a distance of 170.27 feet,
- 188) North 48°59'16" East, a distance of 127.61 feet,
- 189) North 42°46'43" East, a distance of 99.24 feet,
- 190) North 21°29'55" East, a distance of 59.40 feet,
- 191) North 04°27'53" West, a distance of 193.59 feet,
- 192) North 06°32'37" East, a distance of 40.45 feet,
- 193) North 34°58'29" East, a distance of 113.94 feet,
- 194) North 04°52'16" West, a distance of 73.96 feet,
- 195) North 07°15'06" East, a distance of 139.27 feet,
- 196) North 17°55'47" East, a distance of 156.34 feet,
- 197) North 27°06'36" East, a distance of 257.65 feet,
- 198) North 19°47'40" East, a distance of 29.74 feet and
- 199) North 38°43'45" East, a distance of 139.26 feet to the 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°20'22" East, a distance of 1198.32 feet;

THENCE North 20°34'08" East, a distance of 1083.29 feet;

THENCE South 69°40'38" East, a distance of 1198.83 feet;

THENCE South 20°34'10" West, a distance of 1089.00 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°25'51" West, a distance of 729.84 feet;

THENCE South 15°18'26" West, a distance of 1677.94 feet;

THENCE North 67°53'33" West, a distance of 1006.08 feet to the centerline of Chalet Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 200) South 32°24'55" East, a distance of 86.74 feet,
- 201) South 29°01'32" East, a distance of 43.33 feet,
- 202) South 20°23'04" East, a distance of 43.72 feet,

- 203) South 13°47'29" East, a distance of 68.81 feet,
- 204) South 10°32'39" East, a distance of 112.26 feet,
- 205) South 11°36'18" East, a distance of 67.40 feet,
- 206) South 13°16'52" East, a distance of 128.93 feet,
- 207) South 14°05'26" East, a distance of 136.10 feet,
- 208) South 10°12'53" East, a distance of 133.06 feet,
- 209) South 07°40'03" East, a distance of 106.27 feet,
- 210) South 01°59'27" East, a distance of 196.51 feet,
- 211) South 00°40'40" East, a distance of 125.64 feet,
- 212) South 05°33'03" West, a distance of 70.28 feet,
- 213) South 12°33'45" West, a distance of 86.60 feet,
- 214) South 16°40'34" West, a distance of 100.27 feet and
- 215) South 17°16'08" West, a distance of 330.03 feet to the aforementioned division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same, North 69°20'00" West, a distance of 330.00 feet;

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

THENCE North 69°20'00" West, 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, North 69°20'00" West, a distance of 589.67 feet;

THENCE South 23°18'44" West, a distance of 2114.90 feet;

THENCE North 67°17'34" West, a distance of 435.20 feet;

THENCE South 15°39'20" West, a distance of 566.94 feet;

THENCE North 70°16'15" West, a distance of 1494.90 feet;

THENCE South 15°13'50" West, a distance of 1100.22 feet;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line of Route 17;

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

216) North 41°35'52" West, a distance of 414.77 feet and

217) North 45°42'43" West, a distance of 29.98 feet;

THENCE North 15°13'50" East, a distance of 884.24 feet;

THENCE South 70°47'00" East, a distance of 161.39 feet;

THENCE South 70°35'00" East, a distance of 342.75 feet to the centerline of
Thompsonville Road;

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

218) North 71°30'00" East, a distance of 44.45 feet,

219) North 74°50'00" East, a distance of 176.54 feet,

220) North 73°16'00" East, a distance of 105.51 feet,

221) North 67°33'00" East, a distance of 118.37 feet,

222) North 62°13'00" East, a distance of 84.37 feet,

223) North 57°13'00" East, a distance of 120.01 feet,

224) North 53°43'00" East, a distance of 308.21 feet and

225) North 57°40'00" East, a distance of 573.41 feet to the POINT AND

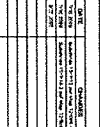
PLACE OF BEGINNING.

CONTAINING an area of 16,726,759 square feet; or 383.994 acres of land more
or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 13, 15, 16, 17, & 50 and
Section 23 Block 1 Lot(s) 48 & 52 of the Town of Thompson Tax Maps.



SULLY COUNTY TAX MAP DEPARTMENT
 401 W. 14TH STREET
 SULLY, MO 64686
 PH: 816.888.3333
 FAX: 816.888.3334
 WWW: WWW.SULLYCOUNTYMO.GOV

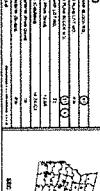


REVISION TABLE			
NO.	DATE	DESCRIPTION	BY
1	11/11/11	INITIAL MAP	AW

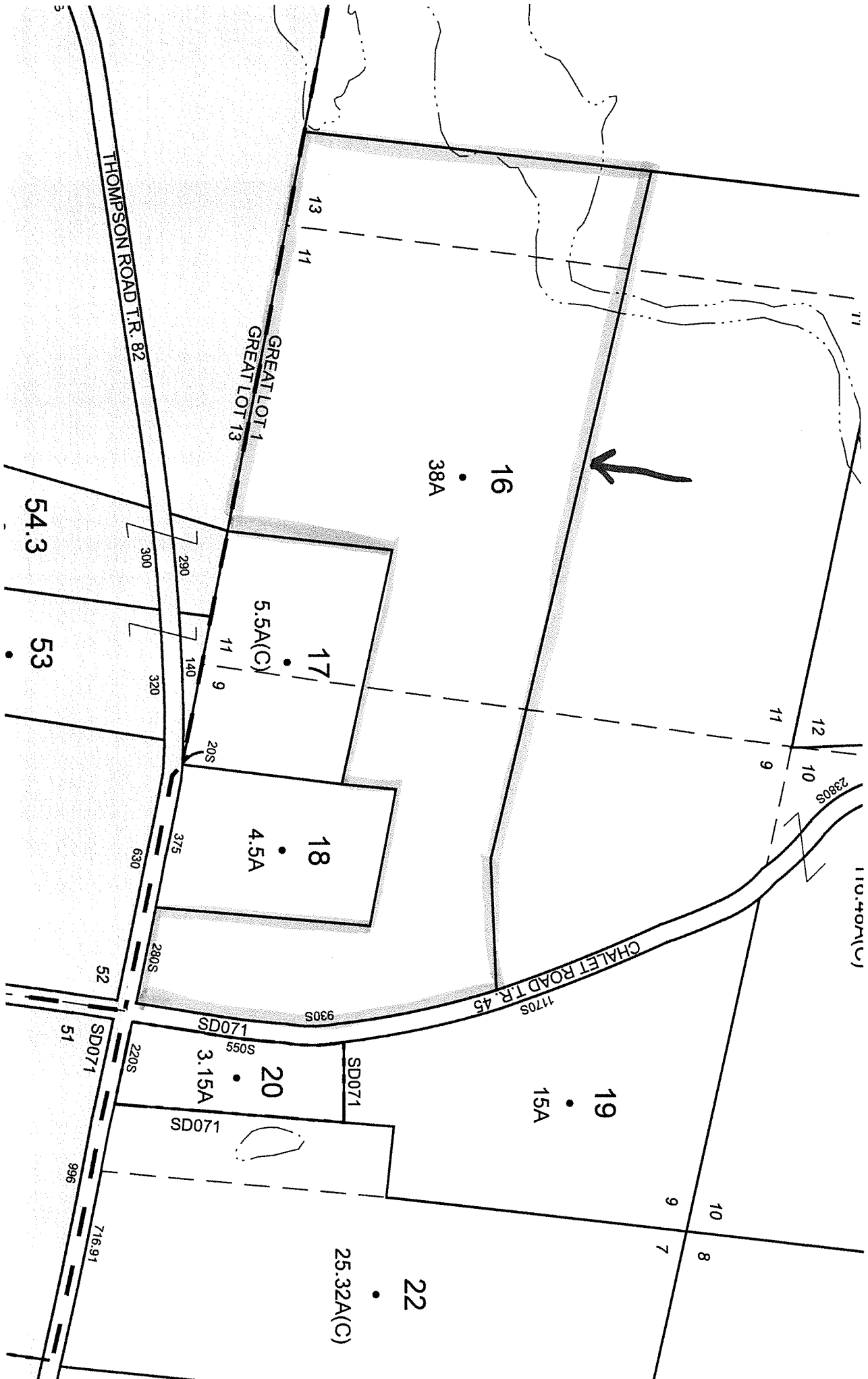
SPECIAL DISTRICTS	
DISTRICT	NAME
1	UNINCORPORATED

LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	WATER
[Symbol]	RAILROAD
[Symbol]	ROAD
[Symbol]	LOT
[Symbol]	UNINCORPORATED
[Symbol]	INCORPORATED

TOWN OF THOMPSON	
DISTRICT	NAME
1	UNINCORPORATED



TOWN OF THOMPSON
 SULLY COUNTY, MISSOURI
 11/11/11
 AW
 11/11/11



16
•
38A

GREAT LOT 1
GREAT LOT 13

17
•
5.5A(C)

18
•
4.5A

19
•
15A

20
•
3.15A

22
•
25.32A(C)

THOMPSON ROAD T.R. 82

CHALET ROAD T.R. 45

54.3

53

52

51

110.40A(C)

2380S

930S

SD071

SD071

SD071

716.91

996

220S

20S

630

320

290

300

13

11

11

12

10

9

9

10

8

7



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: Chalet Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4038 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-16
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2011
 \$650,000.00 **Depth:** 0 **Page #:** 8394
Total Assessment: **Acreage:** 38 **Roll Section:** 1
 \$650,000.00 **Bank:** **Class:** 552
Tax Before Star: \$11,982.41
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	650000.00	3.301084	\$2,145.70
NYS Welfare Mandates	650000.00	0.967879	\$629.12
Other NYS Mandates	650000.00	2.717525	\$1,766.39
County Levy	650000.00	1.548595	\$1,006.59
Town to Highway	650000.00	3.154942	\$2,050.71
Highway Outside Vill	650000.00	1.976646	\$1,284.82
Gen Fund out of Vill	650000.00	0.103961	\$67.57
Monticello Joint FD	650000.00	1.840265	\$1,196.17
E b crawford mem lib	650000.00	0.562473	\$365.61
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	190.00	6.156489	\$1,169.73
Solid Waste Fee	300.00	1	\$300.00

Total Tax: \$11,982.41

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	\$11,982.41	
01/30/2014	Payment	(\$11,982.41)	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: Chalet Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4045
Tax Map #:
 15.-1-16

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

Land Assessment:
 \$650,000.00
Total Assessment:
 \$650,000.00
Tax Before Star: \$12,277.50
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 38
Bank:

Book #: 2011
Page #: 8394
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	650000.00	3.484705	\$2,265.06
NYS Welfare Mandates	650000.00	1.266335	\$823.12
Other NYS Mandates	650000.00	2.644283	\$1,718.78
County Levy	650000.00	1.180434	\$767.28
Town to Highway	650000.00	3.245076	\$2,109.30
Highway Outside Vill	650000.00	1.876746	\$1,219.88
Gen Fund out of Vill	650000.00	0.088185	\$57.32
Monticello Joint FD	650000.0000	1.786291	\$1,161.09
E b crawford mem lib	650000.0000	0.390867	\$254.06
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	190.0000	8.429513	\$1,601.61
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$12,277.50

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	\$12,277.50	
01/22/2013	Payment	(\$12,277.50)	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: Chalet Rd
Owner:
 Nalou Realty Corp
 C/O EPT Concord II LLC
 30 West Pershing Rd Ste 201
 Kansas City MO 64108

Account #:
Bill #: 4049
Tax Map #:
 15.-1-16

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

Land Assessment:
 \$650,000.00
Total Assessment:
 \$650,000.00
Tax Before Star: \$11,300.41
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 38
Bank:

Book #: 982
Page #: 00039
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	650000.00	3.303816	\$2,147.48
NYS Welfare Mandates	650000.00	1.252189	\$813.92
Other NYS Mandates	650000.00	2.634994	\$1,712.75
County Levy	650000.00	0.52444	\$340.89
Town to Highway	650000.00	2.68147	\$1,742.96
Highway Outside Vill	650000.00	1.870323	\$1,215.71
Gen Fund out of Vill	650000.00	0.061713	\$40.11
Monticello Joint FD	650000.0000	1.79074	\$1,163.98
E b crawford mem lib	650000.0000	0.331803	\$215.67
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	190.0000	8.457561	\$1,606.94
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$11,300.41

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	\$11,300.41	
01/24/2012	Payment	(\$11,300.41)	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: Chalet Rd
Owner:
 Nalou Realty Corp
 Robinson Brog etal
 875 Third Ave Fl 9
 New York NY 10022

Account #:
Bill #: 4052
Tax Map #:
 15.-1-16

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

Land Assessment:
 \$650,000.00
Total Assessment:
 \$650,000.00
Tax Before Star: \$10,412.87
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 38
Bank:

Book #: 982
Page #: 00039
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	650000.00	7.607815	\$4,945.08
Town to Highway	650000.00	1.753363	\$1,139.69
Highway Outside Vill	650000.00	2.251213	\$1,463.29
Gen Fund out of Vill	650000.00	0.00022	\$0.14
Monticello Joint FD	650000.0000	1.765412	\$1,147.52
E b crawford mem lib	650000.0000	0.329987	\$214.49
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	190.0000	6.329784	\$1,202.66
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$10,412.87

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	\$10,412.87	
01/11/2011	Payment	(\$10,412.87)	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

TOWN OF THOMPSON

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

Property Address: Chalet Rd
Owner:
 Nalou Realty Corp
 Attn Robinson Brog etal
 1345 Ave of Americas Fl 31
 New York NY 10105

Account #:
Bill #: 4067
Tax Map #:
 15.-1-16

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

Land Assessment:
 \$650,000.00
Total Assessment:
 \$650,000.00
Tax Before Star: \$11,424.27
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 38
Bank:

Book #: 982
Page #: 00039
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	650000.00	7.81	\$5,077.74
Town to Highway	650000.00	1.85	\$1,202.18
Highway Outside Vill	650000.00	2.24	\$1,454.93
Gen Fund out of Vill	650000.00	0	\$0.02
Monticello Joint FD	650000.0000	1.72	\$1,115.51
E b crawford mem lib	650000.0000	0.3	\$194.04
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	190.0000	10.95	\$2,079.85
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$11,424.27

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	\$11,574.27	
01/31/2010		(\$11,574.27)	Owner
02/17/2010	Warnt.Adjustment	(\$150.00)	adjust
03/01/2010	REFUND FOR OVERPAYMENT	\$150.00	

Tax Due: \$0.00 *

* Does not include penalties or 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: Chalet Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-16
 Bill # 014166
 School Code: 484601
 Liber / Page: 2011 / 8394

Tax Amount:	14,269.78
Tax Paid:	14,269.78
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	650,000	21.953500	14,269.78

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	0286-00005	14,269.78	

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: **15-1-17**
- 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 XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 617 at page 49 on May 24, 1961
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 5, 2011
- **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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- **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

15-1-17

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

That certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'LH1' 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 a point in the centerline of Thompsonville Road;
THENCE North 20°16'27" West, a distance of 66.71 feet;
THENCE North 34°25'01" East, a distance of 82.03 feet;
THENCE North 25°27'40" East, a distance of 373.40 feet;
THENCE North 37°35'04" East, a distance of 273.90 feet;
THENCE North 63°33'42" East, a distance of 50.58 feet;
THENCE North 04°06'40" West, a distance of 82.46 feet;
THENCE North 31°12'29" East, a distance of 251.84 feet;
THENCE North 58°17'54" East, a distance of 89.77 feet;
THENCE North 57°31'09" East, a distance of 130.29 feet;
THENCE North 09°02'43" East, a distance of 104.87 feet;
THENCE North 24°36'42" East, a distance of 156.34 feet to the division line of Great Lot 1 on the north and Great Lot 13 on the south;
CONTINUING along same the following two (2) courses and distances;
184) North 69°20'00" West, a distance of 128.15 feet and
185) North 69°24'26" West, a distance of 235.78 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, North 15°30'21" East, a distance of 1710.73 feet;
THENCE South 67°53'33" East, a distance of 1819.46 feet to the approximate centerline of Kiamesha Creek;

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

- 186) North 55°07'46" East, a distance of 165.72 feet,
- 187) North 67°35'53" East; a distance of 170.27 feet,
- 188) North 48°59'16" East, a distance of 127.61 feet,
- 189) North 42°46'43" East, a distance of 99.24 feet,
- 190) North 21°29'55" East, a distance of 59.40 feet,
- 191) North 04°27'53" West, a distance of 193.59 feet,
- 192) North 06°32'37" East, a distance of 40.45 feet,
- 193) North 34°58'29" East, a distance of 113.94 feet,
- 194) North 04°52'16" West, a distance of 73.96 feet,
- 195) North 07°15'06" East, a distance of 139.27 feet,
- 196) North 17°55'47" East, a distance of 156.34 feet,
- 197) North 27°06'36" East, a distance of 257.65 feet,
- 198) North 19°47'40" East, a distance of 29.74 feet and
- 199) North 38°43'45" East, a distance of 139.26 feet to the 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°20'22" East, a distance of 1198.32 feet;

THENCE North 20°34'08" East, a distance of 1083.29 feet;

THENCE South 69°40'38" East, a distance of 1198.83 feet;

THENCE South 20°34'10" West, a distance of 1089.00 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°25'51" West, a distance of 729.84 feet;

THENCE South 15°18'26" West, a distance of 1677.94 feet;

THENCE North 67°53'33" West, a distance of 1006.08 feet to the centerline of Chalet Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 200) South 32°24'55" East, a distance of 86.74 feet,
- 201) South 29°01'32" East, a distance of 43.33 feet,
- 202) South 20°23'04" East, a distance of 43.72 feet,

- 203) South 13°47'29" East, a distance of 68.81 feet,
- 204) South 10°32'39" East, a distance of 112.26 feet,
- 205) South 11°36'18" East, a distance of 67.40 feet,
- 206) South 13°16'52" East, a distance of 128.93 feet,
- 207) South 14°05'26" East, a distance of 136.10 feet,
- 208) South 10°12'53" East, a distance of 133.06 feet,
- 209) South 07°40'03" East, a distance of 106.27 feet,
- 210) South 01°59'27" East, a distance of 196.51 feet,
- 211) South 00°40'40" East, a distance of 125.64 feet,
- 212) South 05°33'03" West, a distance of 70.28 feet,
- 213) South 12°33'45" West, a distance of 86.60 feet,
- 214) South 16°40'34" West, a distance of 100.27 feet and
- 215) South 17°16'08" West, a distance of 330.03 feet to the aforementioned
division line of Great Lot 1 on the north and Great Lot 13 on the south
and continuing along same, North 69°20'00" West, a distance of
330.00 feet;

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

THENCE North 69°20'00" West, 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, North 69°20'00" West, a distance of 589.67 feet;

THENCE South 23°18'44" West, a distance of 2114.90 feet;

THENCE North 67°17'34" West, a distance of 435.20 feet;

THENCE South 15°39'20" West, a distance of 566.94 feet;

THENCE North 70°16'15" West, a distance of 1494.90 feet;

THENCE South 15°13'50" West, a distance of 1100.22 feet;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line
of Route 17;

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

216) North 41°35'52" West, a distance of 414.77 feet and

217) North 45°42'43" West, a distance of 29.98 feet;

THENCE North $15^{\circ}13'50''$ East, a distance of 884.24 feet;
THENCE South $70^{\circ}47'00''$ East, a distance of 161.39 feet;
THENCE South $70^{\circ}35'00''$ East, a distance of 342.75 feet to the centerline of
Thompsonville Road;

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

- 218) North $71^{\circ}30'00''$ East, a distance of 44.45 feet,
- 219) North $74^{\circ}50'00''$ East, a distance of 176.54 feet,
- 220) North $73^{\circ}16'00''$ East, a distance of 105.51 feet,
- 221) North $67^{\circ}33'00''$ East, a distance of 118.37 feet,
- 222) North $62^{\circ}13'00''$ East, a distance of 84.37 feet,
- 223) North $57^{\circ}13'00''$ East, a distance of 120.01 feet,
- 224) North $53^{\circ}43'00''$ East, a distance of 308.21 feet and
- 225) North $57^{\circ}40'00''$ East, a distance of 573.41 feet to the POINT AND
PLACE OF BEGINNING.

CONTAINING an area of 16,726,759 square feet; or 383.994 acres of land more
or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 13, 15, 16, 17, & 50 and
Section 23 Block 1 Lot(s) 48 & 52 of the Town of Thompson Tax Maps.



SULLIVAN COUNTY
 TAX MAP DEPARTMENT
 FOR THE FISCAL YEAR ENDING
 2017
 PREPARED BY THE TAX MAP DEPARTMENT
 UNDER THE SUPERVISION OF THE TAX MAP COMMISSIONER
 1000 N. STATE ST. SUITE 100
 CATSKILL, NY 12414

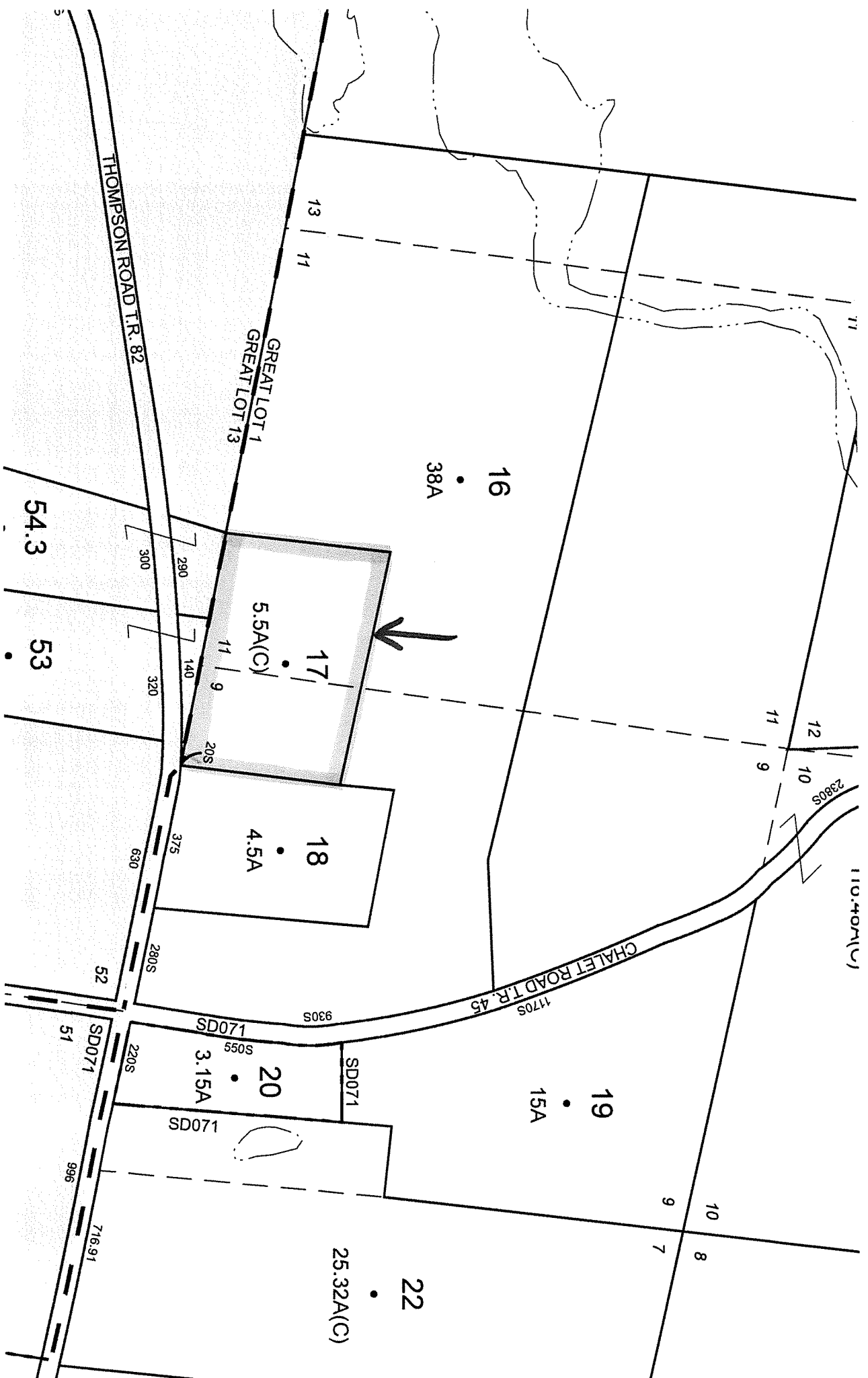


REVISION TABLE	
NO.	DATE
1	12/15/16
2	12/15/16
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6	12/15/16
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SPECIAL DISTRICTS	
DISTRICT	NO.
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100	100

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	Lot
(Symbol)	Water
(Symbol)	Highway
(Symbol)	Other

TOWN OF THOMPSON
 SULLIVAN COUNTY, NEW YORK
 1000 N. STATE ST. SUITE 100
 CATSKILL, NY 12414



16
•
38A

GREAT LOT 1
GREAT LOT 13

17
•
5.5A(C)

18
•
4.5A

19
•
15A

20
•
3.15A

22
•
25.32A(C)

THOMPSON ROAD T.R. 82

CHALET ROAD T.R. 45

110.40A(C)

54.3

53

52

51

996

716.91

300

290

140

320

20S

630

375

280S

SD071

930S

SD071

SD071

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2380S

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13

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11

5

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 #:** 4039 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-17
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2011
 \$23,500.00 **Depth:** 0 **Page #:** 8394
Total Assessment: **Acreage:** 5.5 **Roll Section:** 1
 \$23,500.00 **Bank:** **Class:** 314
Tax Before Star: \$549.38
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	23500.00	3.301084	\$77.58
NYS Welfare Mandates	23500.00	0.967879	\$22.75
Other NYS Mandates	23500.00	2.717525	\$63.86
County Levy	23500.00	1.548595	\$36.39
Town to Highway	23500.00	3.154942	\$74.14
Highway Outside Vill	23500.00	1.976646	\$46.45
Gen Fund out of Vill	23500.00	0.103961	\$2.44
Monticello Joint FD	23500.00	1.840265	\$43.25
E b crawford mem lib	23500.00	0.562473	\$13.22
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	28.00	6.156489	\$169.30

Total Tax: \$549.38

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	\$549.38	
01/30/2014	Payment	(\$549.38)	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 #: 4046
Tax Map #:
 15.-1-17

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

Land Assessment: \$23,500.00
Total Assessment: \$23,500.00
Tax Before Star: \$606.94
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 5.5
Bank:

Book #: 2011
Page #: 8394
Roll Section: 1
Class: 314

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	23500.00	3.484705	\$81.89
NYS Welfare Mandates	23500.00	1.266335	\$29.76
Other NYS Mandates	23500.00	2.644283	\$62.14
County Levy	23500.00	1.180434	\$27.74
Town to Highway	23500.00	3.245076	\$76.26
Highway Outside Vill	23500.00	1.876746	\$44.10
Gen Fund out of Vill	23500.00	0.088185	\$2.07
Monticello Joint FD	23500.0000	1.786291	\$41.98
E b crawford mem lib	23500.0000	0.390867	\$9.19
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	27.5000	8.429513	\$231.81

Total Tax: \$606.94

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	\$606.94	
01/22/2013	Payment	(\$606.94)	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: Thompson
Rd Owner:
 Nalou Realty Corp
 C/O EPT Concord II LLC
 30 West Pershing Rd Ste 201
 Kansas City MO 64108

Account #:
Bill #: 4050
Tax Map #:
 15.-1-17

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

Land Assessment:
 \$23,500.00
Total Assessment:
 \$23,500.00

Front: 0
Depth: 0
Acreeage: 5.5
Bank:

Book #: 0617
Page #: 00049
Roll Section: 1
Class: 314

Tax Before Star: \$572.18
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	23500.00	3.303816	\$77.64
NYS Welfare Mandates	23500.00	1.252189	\$29.43
Other NYS Mandates	23500.00	2.634994	\$61.92
County Levy	23500.00	0.52444	\$12.32
Town to Highway	23500.00	2.68147	\$63.01
Highway Outside Vill	23500.00	1.870323	\$43.95
Gen Fund out of Vill	23500.00	0.061713	\$1.45
Monticello Joint FD	23500.0000	1.79074	\$42.08
E b crawford mem lib	23500.0000	0.331803	\$7.80
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	27.5000	8.457561	\$232.58

Total Tax: \$572.18

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	\$572.18	
01/24/2012	Payment	(\$572.18)	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: Thompson
Rd Owner:
 Nalou Realty Corp
 Robinson Brog etal
 875 Third Ave Fl 9
 New York NY 10022

Account #:
Bill #: 4053
Tax Map #:
 15.-1-17

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

Land Assessment:
 \$23,500.00
Total Assessment:
 \$23,500.00

Front: 0
Depth: 0
Acreage: 5.5
Bank:

Book #: 0617
Page #: 00049
Roll Section: 1
Class: 314

Tax Before Star: \$496.20
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	23500.00	7.607815	\$178.78
Town to Highway	23500.00	1.753363	\$41.20
Highway Outside Vill	23500.00	2.251213	\$52.90
Gen Fund out of Vill	23500.00	0.00022	\$0.01
Monticello Joint FD	23500.0000	1.765412	\$41.49
E b crawford mem lib	23500.0000	0.329987	\$7.75
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	27.5000	6.329784	\$174.07

Total Tax: \$496.20

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	\$496.20	
01/11/2011	Payment	(\$496.20)	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	\$496.20 **

TOWN OF THOMPSON

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

Property Address: Thompson
 Rd **Owner:**
 Nalou Realty Corp
 Attn Robinson Brog etal
 1345 Ave of Americas Fl 31
 New York NY 10105

Account #:
Bill #: 4068
Tax Map #:
 15.-1-17

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

Land Assessment:

\$23,500.00

Total Assessment:

\$23,500.00

Tax Before Star: \$628.02**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreeage:** 5.5**Bank:****Book #:** 0617**Page #:** 00049**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	23500.00	7.81	\$183.58
Town to Highway	23500.00	1.85	\$43.46
Highway Outside Vill	23500.00	2.24	\$52.60
Gen Fund out of Vill	23500.00	0	\$0.00
Monticello Joint FD	23500.0000	1.72	\$40.33
E b crawford mem lib	23500.0000	0.3	\$7.02
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	27.5000	10.95	\$301.03

Total Tax: \$628.02**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	\$628.02	
01/31/2010		(\$628.02)	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.

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$628.02 **

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 # 15.-1-17
 Bill # 014167
 School Code: 484601
 Liber / Page: 2011 / 8394

Tax Amount:	515.91
Tax Paid:	515.91
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	23,500	21.953500	515.91

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	0286-00004	515.91	

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: **15-1-18**
- Address: **Thompson 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 976 at page 310 on September 26, 1980
- **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

15-1-08

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
 TOWN ENGINEER
 1000 FALLSBURG RD.
 FALLSBURG, NY 14733
 PHONE: 716-338-1100
 FAX: 716-338-1101
 WWW: WWW.TOWNOFTHOMPSON.NY.GOV



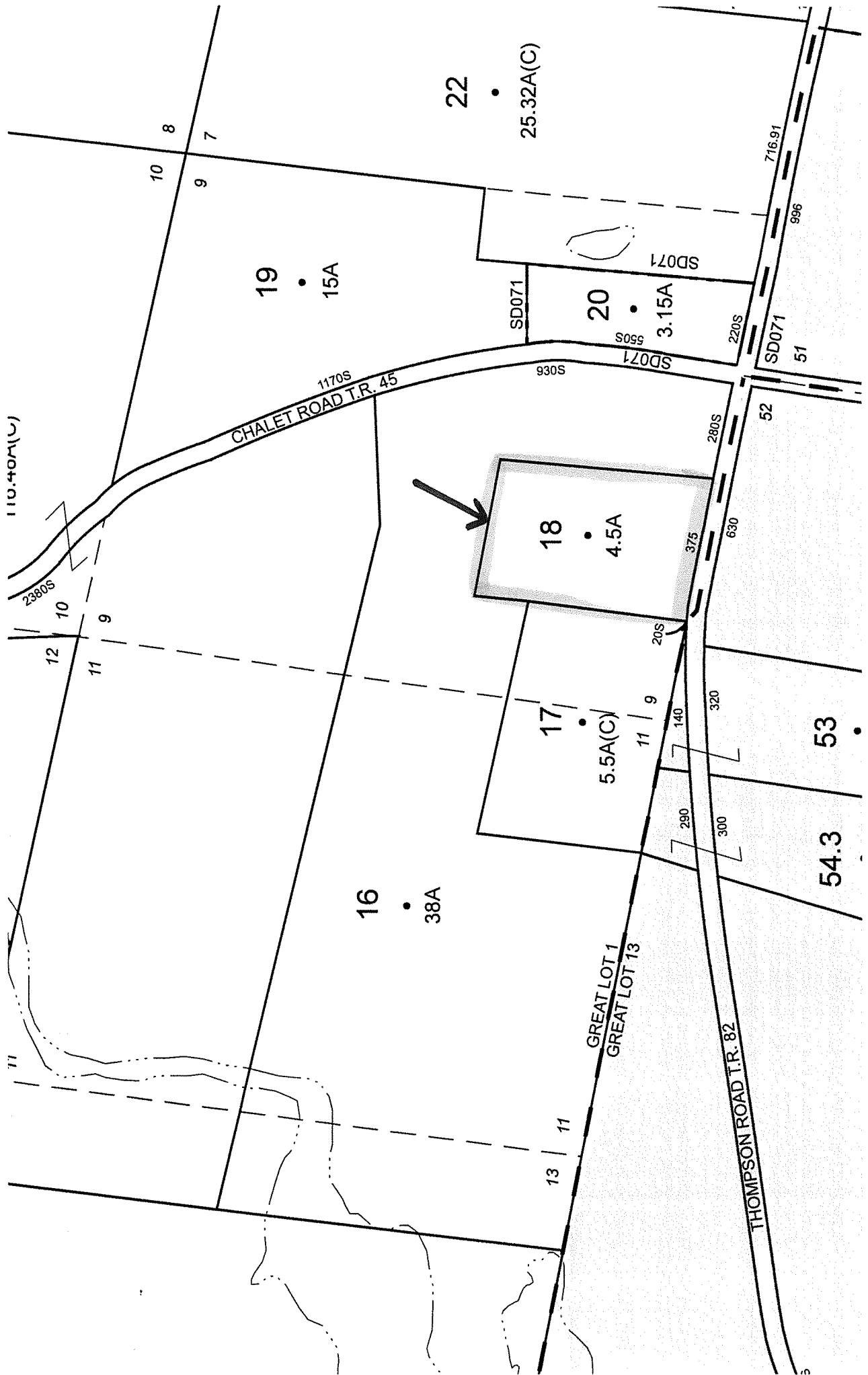


REVISION TABLE		SPECIAL DISTRICTS	
NO.	DATE	TYPE	DESCRIPTION
1	01/15/10	ADDED	ADDED
2	02/15/10	ADDED	ADDED
3	03/15/10	ADDED	ADDED
4	04/15/10	ADDED	ADDED
5	05/15/10	ADDED	ADDED
6	06/15/10	ADDED	ADDED
7	07/15/10	ADDED	ADDED
8	08/15/10	ADDED	ADDED
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93	09/15/17	ADDED	ADDED
94	10/15/17	ADDED	ADDED
95	11/15/17	ADDED	ADDED
96	12/15/17	ADDED	ADDED
97	01/15/18	ADDED	ADDED
98	02/15/18	ADDED	ADDED
99	03/15/18	ADDED	ADDED
100	04/15/18	ADDED	ADDED



WELLERS MAPPING
 1000 FALLSBURG RD.
 FALLSBURG, NY 14733
 PHONE: 716-338-1100
 FAX: 716-338-1101
 WWW: WWW.WELLERSMAPPING.COM

SULLIVAN COUNTY TAX MAP DEPARTMENT
 FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONFORMANCE
 WITH ANY OTHER CODES
 MAPS CURRENT TO 10/15/18



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 #:** 4040 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-18
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$28,500.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 4.5 **Roll Section:** 1
 \$152,800.00 **Bank:** **Class:** 210
Tax Before Star: \$3,300.92
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	152800.00	3.301084	\$504.41
NYS Welfare Mandates	152800.00	0.967879	\$147.89
Other NYS Mandates	152800.00	2.717525	\$415.24
County Levy	152800.00	1.548595	\$236.63
Town to Highway	152800.00	3.154942	\$482.08
Highway Outside Vill	152800.00	1.976646	\$302.03
Gen Fund out of Vill	152800.00	0.103961	\$15.89
Monticello Joint FD	152800.00	1.840265	\$281.19
E b crawford mem lib	152800.00	0.562473	\$85.95
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: \$3,300.92

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	\$3,300.92	
01/30/2014	Payment	(\$3,300.92)	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: Thompson Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4047
Tax Map #:
 15.-1-18

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

Land Assessment:
 \$28,500.00

Total Assessment:
 \$152,800.00

Tax Before Star: \$3,262.71
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 4.5
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	152800.00	3.484705	\$532.46
NYS Welfare Mandates	152800.00	1.266335	\$193.50
Other NYS Mandates	152800.00	2.644283	\$404.05
County Levy	152800.00	1.180434	\$180.37
Town to Highway	152800.00	3.245076	\$495.85
Highway Outside Vill	152800.00	1.876746	\$286.77
Gen Fund out of Vill	152800.00	0.088185	\$13.47
Monticello Joint FD	152800.0000	1.786291	\$272.95
E b crawford mem lib	152800.0000	0.390867	\$59.72
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: \$3,262.71

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	\$3,262.71	
01/22/2013	Payment	(\$3,262.71)	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 #: 4051
Tax Map #:
 15.-1-18

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

Land Assessment:
 \$28,500.00
Total Assessment:
 \$152,800.00
Tax Before Star: \$2,973.07
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 4.5
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	152800.00	3.303816	\$504.82
NYS Welfare Mandates	152800.00	1.252189	\$191.33
Other NYS Mandates	152800.00	2.634994	\$402.63
County Levy	152800.00	0.52444	\$80.13
Town to Highway	152800.00	2.68147	\$409.73
Highway Outside Vill	152800.00	1.870323	\$285.79
Gen Fund out of Vill	152800.00	0.061713	\$9.43
Monticello Joint FD	152800.0000	1.79074	\$273.63
E b crawford mem lib	152800.0000	0.331803	\$50.70
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: \$2,973.07

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	\$2,973.07	
01/24/2012	Payment	(\$2,973.07)	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 #: 4054
Tax Map #:
 15.-1-18

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

Land Assessment:
 \$28,500.00
Total Assessment:
 \$152,800.00
Tax Before Star: \$2,841.45
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 4.5
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	152800.00	7.607815	\$1,162.47
Town to Highway	152800.00	1.753363	\$267.91
Highway Outside Vill	152800.00	2.251213	\$343.99
Gen Fund out of Vill	152800.00	0.00022	\$0.03
Monticello Joint FD	152800.0000	1.765412	\$269.75
E b crawford mem lib	152800.0000	0.329987	\$50.42
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: \$2,841.45

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	\$2,841.45	
01/19/2011	Payment	(\$2,841.45)	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	\$2,841.45 **

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 #: 4069
Tax Map #:
 15.-1-18

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

Land Assessment:
 \$28,500.00
Total Assessment:
 \$152,800.00
Tax Before Star: \$5,933.77
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 4.5
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	152800.00	7.81	\$1,193.66
Town to Highway	152800.00	1.85	\$282.60
Highway Outside Vill	152800.00	2.24	\$342.02
Gen Fund out of Vill	152800.00	0	\$0.00
School Relevy	152800.0000	1	\$3,106.71
Monticello Joint FD	152800.0000	1.72	\$262.23
E b crawford mem lib	152800.0000	0.3	\$45.62
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: \$5,933.77

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	\$5,933.77	

Tax Due: \$5,933.77 *

* 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	\$5,933.77 **

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 # 15.-1-18
 Bill # 014168
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	3,354.49
Tax Paid:	3,354.49
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	152,800	21.953500	3,354.49

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	0177-00029	3,354.49	

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: **15-1-19**
- Address: **32 Chalet 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):

- **Nalou Realty Corp.** by deed recorded in Liber 740 at page 212 on February 9, 1970
- **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 '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



110.40M(C)

2380S

CHALET ROAD T.R. 45

GREAT LOT 1
GREAT LOT 13

THOMPSON ROAD T.R. 82

19
•
15A

22
•
25.32A(C)

20
•
3.15A

18
•
4.5A

17
•
5.5A(C)

16
•
38A

53
•

54.3

52

51

716.91

996

SD071

SD071

SD071

SD071

930S

550S

220S

280S

375

20S

320

290

300

12

11

10

9

10

9

8

7

13

11

11

9

11

9

10

9

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

Account #:
Bill #: 4041
Tax Map #: 15.-1-19

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$54,300.00
Total Assessment: \$161,200.00
Tax Before Star: \$3,436.76
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 15
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	161200.00	3.301084	\$532.13
NYS Welfare Mandates	161200.00	0.967879	\$156.02
Other NYS Mandates	161200.00	2.717525	\$438.07
County Levy	161200.00	1.548595	\$249.63
Town to Highway	161200.00	3.154942	\$508.58
Highway Outside Vill	161200.00	1.976646	\$318.64
Gen Fund out of Vill	161200.00	0.103961	\$16.76
Monticello Joint FD	161200.00	1.840265	\$296.65
E b crawford mem lib	161200.00	0.562473	\$90.67
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: \$3,436.76

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	\$3,436.76	
01/30/2014	Payment	(\$3,436.76)	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: 32 Chalet Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4048
Tax Map #:
 15.-1-19

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

Land Assessment:
 \$54,300.00
Total Assessment:
 \$161,200.00
Tax Before Star: \$3,396.80
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 15
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	161200.00	3.484705	\$561.73
NYS Welfare Mandates	161200.00	1.266335	\$204.13
Other NYS Mandates	161200.00	2.644283	\$426.26
County Levy	161200.00	1.180434	\$190.29
Town to Highway	161200.00	3.245076	\$523.11
Highway Outside Vill	161200.00	1.876746	\$302.53
Gen Fund out of Vill	161200.00	0.088185	\$14.22
Monticello Joint FD	161200.0000	1.786291	\$287.95
E b crawford mem lib	161200.0000	0.390867	\$63.01
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: \$3,396.80

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	\$3,396.80	
01/22/2013	Payment	(\$3,396.80)	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: 32 Chalet Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4052
Tax Map #:
 15.-1-19

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

Land Assessment:
 \$54,300.00
Total Assessment:
 \$161,200.00
Tax Before Star: \$3,094.47
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 15
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	161200.00	3.303816	\$532.58
NYS Welfare Mandates	161200.00	1.252189	\$201.85
Other NYS Mandates	161200.00	2.634994	\$424.76
County Levy	161200.00	0.52444	\$84.54
Town to Highway	161200.00	2.68147	\$432.25
Highway Outside Vill	161200.00	1.870323	\$301.50
Gen Fund out of Vill	161200.00	0.061713	\$9.95
Monticello Joint FD	161200.0000	1.79074	\$288.67
E b crawford mem lib	161200.0000	0.331803	\$53.49
Klamesha lake sewer	7.5000	77.526874	\$581.45
Klamesha lake sewer	7.5000	8.457561	\$63.43
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$3,094.47

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	\$3,094.47	
01/24/2012	Payment	(\$3,094.47)	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: 32 Chalet Rd
Owner: EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4055
Tax Map #:
 15.-1-19

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

Land Assessment:
 \$54,300.00
Total Assessment:
 \$161,200.00
Tax Before Star: \$2,956.61
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 15
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	161200.00	7.607815	\$1,226.38
Town to Highway	161200.00	1.753363	\$282.64
Highway Outside Vill	161200.00	2.251213	\$362.90
Gen Fund out of Vill	161200.00	0.00022	\$0.04
Monticello Joint FD	161200.0000	1.765412	\$284.58
E b crawford mem lib	161200.0000	0.329987	\$53.19
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: \$2,956.61

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	\$2,956.61	
01/19/2011	Payment	(\$2,956.61)	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	\$2,956.61 **

TOWN OF THOMPSON

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

Property Address: 32 Chalet
 Rd **Owner:**
 Concord Resort LLC
 PO Box 137
 Kiamesha Lake NY 12751

Account #:
Bill #: 4070
Tax Map #:
 15.-1-19

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

Land Assessment:
 \$54,300.00

Total Assessment:
 \$161,200.00

Tax Before Star: \$6,221.45

Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 15
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	161200.00	7.81	\$1,259.28
Town to Highway	161200.00	1.85	\$298.14
Highway Outside Vill	161200.00	2.24	\$360.82
Gen Fund out of Vill	161200.00	0	\$0.01
School Relevy	161200.0000	1	\$3,277.50
Monticello Joint FD	161200.0000	1.72	\$276.65
E b crawford mem lib	161200.0000	0.3	\$48.12
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: \$6,221.45

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	\$6,221.45	

Tax Due: \$6,221.45 *

* 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	\$6,221.45 **

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: 32 Chalet Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-19
 Bill # 014169
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	3,538.90
Tax Paid:	3,538.90
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	161,200	21.953500	3,538.90

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	0177-00030	3,538.90	

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: **15-1-22**
- 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 XV
- Schedule "A" Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Concord Development Corp.** by deed recorded in Liber 850 at page 30 on February 2, 1977 and in Liber 860 at page 68 on June 3, 1977
- **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

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

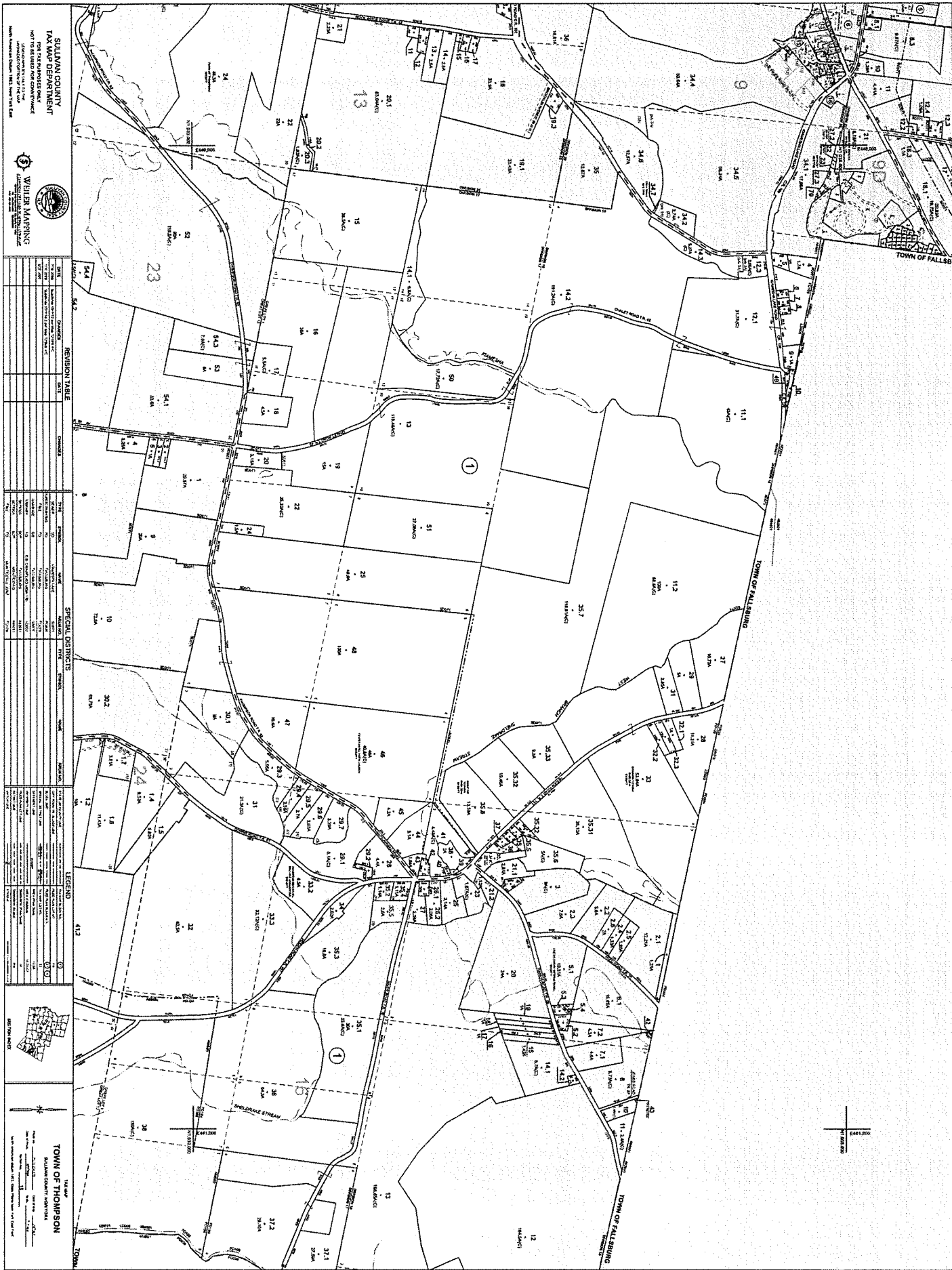
7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

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 MAPS DEPARTMENT
FOR THE FALLOVER PERIOD
10/1/2024 TO 9/30/2025
LITHOGRAPHED BY THE STATE OF NEW YORK
LITHOGRAPHED BY THE STATE OF NEW YORK
LITHOGRAPHED BY THE STATE OF NEW YORK

REVISION TABLE

NO.	DATE	DESCRIPTION
1	10/1/2024	ISSUED

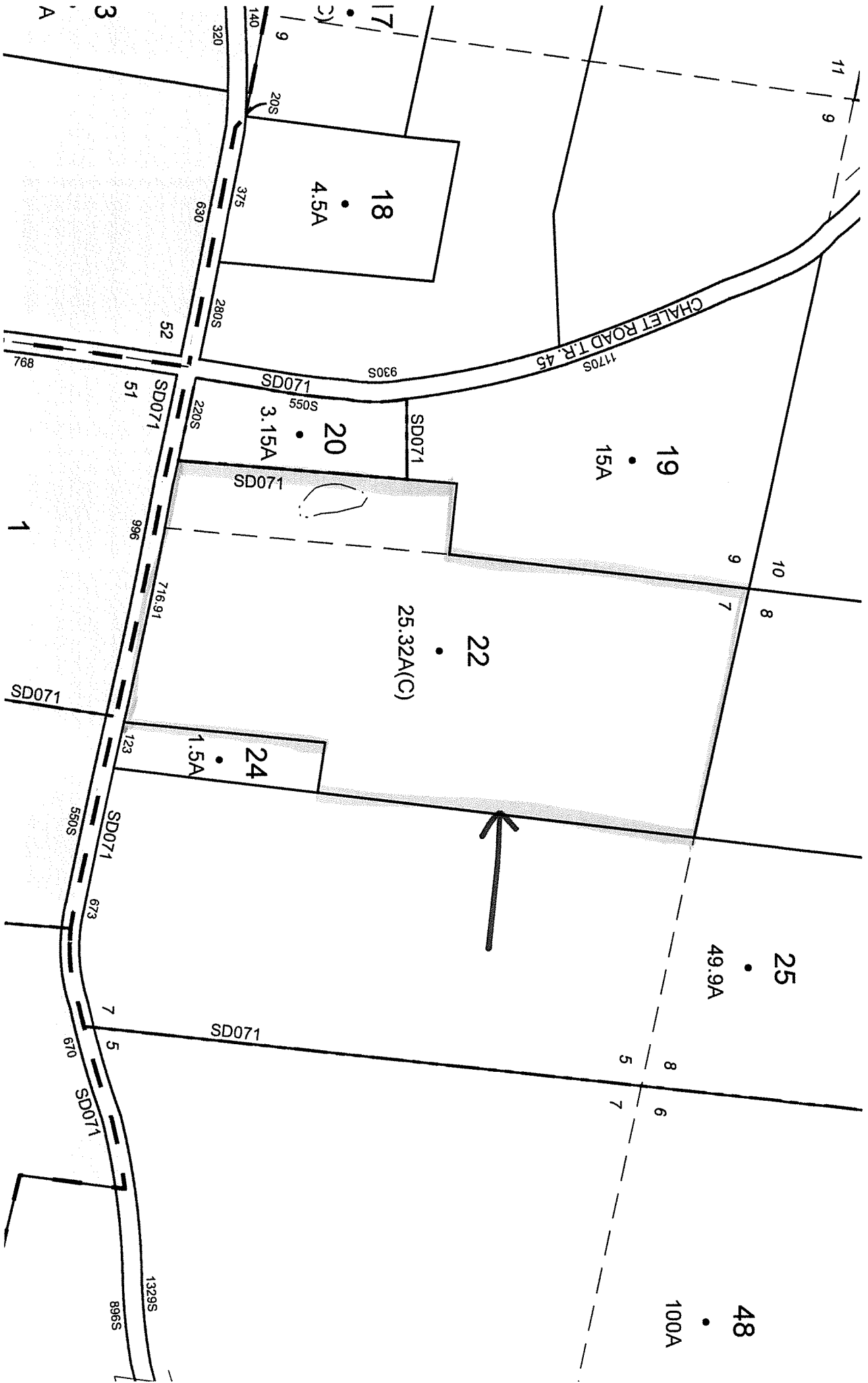
SPECIAL DISTRICTS

DISTRICT	NAME	DATE
1

LEGEND

SYMBOL	DESCRIPTION
...	...

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
LITHOGRAPHED BY THE STATE OF NEW YORK
LITHOGRAPHED BY THE STATE OF NEW YORK
LITHOGRAPHED BY THE STATE OF NEW YORK



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 #:** 4043 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-22
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$75,100.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 25.32 **Roll Section:** 1
 \$75,100.00 **Bank:** **Class:** 322
Tax Before Star: \$1,260.80
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	75100.00	3.301084	\$247.91
NYS Welfare Mandates	75100.00	0.967879	\$72.69
Other NYS Mandates	75100.00	2.717525	\$204.09
County Levy	75100.00	1.548595	\$116.30
Town to Highway	75100.00	3.154942	\$236.94
Highway Outside Vill	75100.00	1.976646	\$148.45
Gen Fund out of Vill	75100.00	0.103961	\$7.81
Monticello Joint FD	75100.00	1.840265	\$138.20
E b crawford mem lib	75100.00	0.562473	\$42.24
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	8.00	6.156489	\$46.17

Total Tax: \$1,260.80

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	\$1,260.80	
01/30/2014	Payment	(\$1,260.80)	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 **Account #:** **SWIS Code:** 484689
 Rd **Owner:** **Bill #:** 4050 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-22 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$75,100.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 25.32 **Roll Section:** 1
 \$75,100.00 **Bank:** **Class:** 322
Tax Before Star: \$1,262.03
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	75100.00	3.484705	\$261.70
NYS Welfare Mandates	75100.00	1.266335	\$95.10
Other NYS Mandates	75100.00	2.644283	\$198.59
County Levy	75100.00	1.180434	\$88.65
Town to Highway	75100.00	3.245076	\$243.71
Highway Outside Vill	75100.00	1.876746	\$140.94
Gen Fund out of Vill	75100.00	0.088185	\$6.62
Monticello Joint FD	75100.0000	1.786291	\$134.15
E b crawford mem lib	75100.0000	0.390867	\$29.35
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	7.5000	8.429513	\$63.22

Total Tax: \$1,262.03

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	\$1,262.03	
01/22/2013	Payment	(\$1,262.03)	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 #: 4054
Tax Map #:
 15.-1-22

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

Land Assessment:

\$75,100.00

Total Assessment:

\$75,100.00

Tax Before Star: \$1,148.74**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 25.32**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	75100.00	3.303816	\$248.12
NYS Welfare Mandates	75100.00	1.252189	\$94.04
Other NYS Mandates	75100.00	2.634994	\$197.89
County Levy	75100.00	0.52444	\$39.39
Town to Highway	75100.00	2.68147	\$201.38
Highway Outside Vill	75100.00	1.870323	\$140.46
Gen Fund out of Vill	75100.00	0.061713	\$4.63
Monticello Joint FD	75100.0000	1.79074	\$134.48
E b crawford mem lib	75100.0000	0.331803	\$24.92
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	7.5000	8.457561	\$63.43

Total Tax: \$1,148.74

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	\$1,148.74	
01/24/2012	Payment	(\$1,148.74)	ENTEETAINMENT 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 #: 4057
Tax Map #:
 15.-1-22

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

Land Assessment:
 \$75,100.00
Total Assessment:
 \$75,100.00
Tax Before Star: \$1,076.95
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 25.32
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	75100.00	7.607815	\$571.35
Town to Highway	75100.00	1.753363	\$131.68
Highway Outside Vill	75100.00	2.251213	\$169.07
Gen Fund out of Vill	75100.00	0.00022	\$0.02
Monticello Joint FD	75100.0000	1.765412	\$132.58
E b crawford mem lib	75100.0000	0.329987	\$24.78
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	7.5000	6.329784	\$47.47

Total Tax: \$1,076.95

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	\$1,076.95	
01/19/2011	Payment	(\$1,076.95)	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	\$1,076.95 **
02/28/2011	\$10.77	\$0.00	\$1,087.72 **

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 #: 4072
Tax Map #:
 15.-1-22

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

Land Assessment:
 \$75,100.00
Total Assessment:
 \$161,500.00
Tax Before Star: \$5,697.83
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 25.32
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 240

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	161500.00	7.81	\$1,261.62
Town to Highway	161500.00	1.85	\$298.70
Highway Outside Vill	161500.00	2.24	\$361.49
Gen Fund out of Vill	161500.00	0	\$0.01
School Relevy	161500.0000	1	\$3,283.59
Monticello Joint FD	161500.0000	1.72	\$277.16
E b crawford mem lib	161500.0000	0.3	\$48.21
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	7.5000	10.95	\$82.10
Solid Waste Fee	84.9500	1	\$84.95

Total Tax: \$5,697.83

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	\$5,697.83	

Tax Due: \$5,697.83 *

* 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	\$5,697.83 **

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 # 15.-1-22
 Bill # 014171
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	1,648.71
Tax Paid:	1,648.71
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	75,100	21.953500	1,648.71

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	0177-00031	1,648.71	

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: **15-1-24**
- 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 XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 1083 at page 274 on June 14, 1983
- **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

15-1-24

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

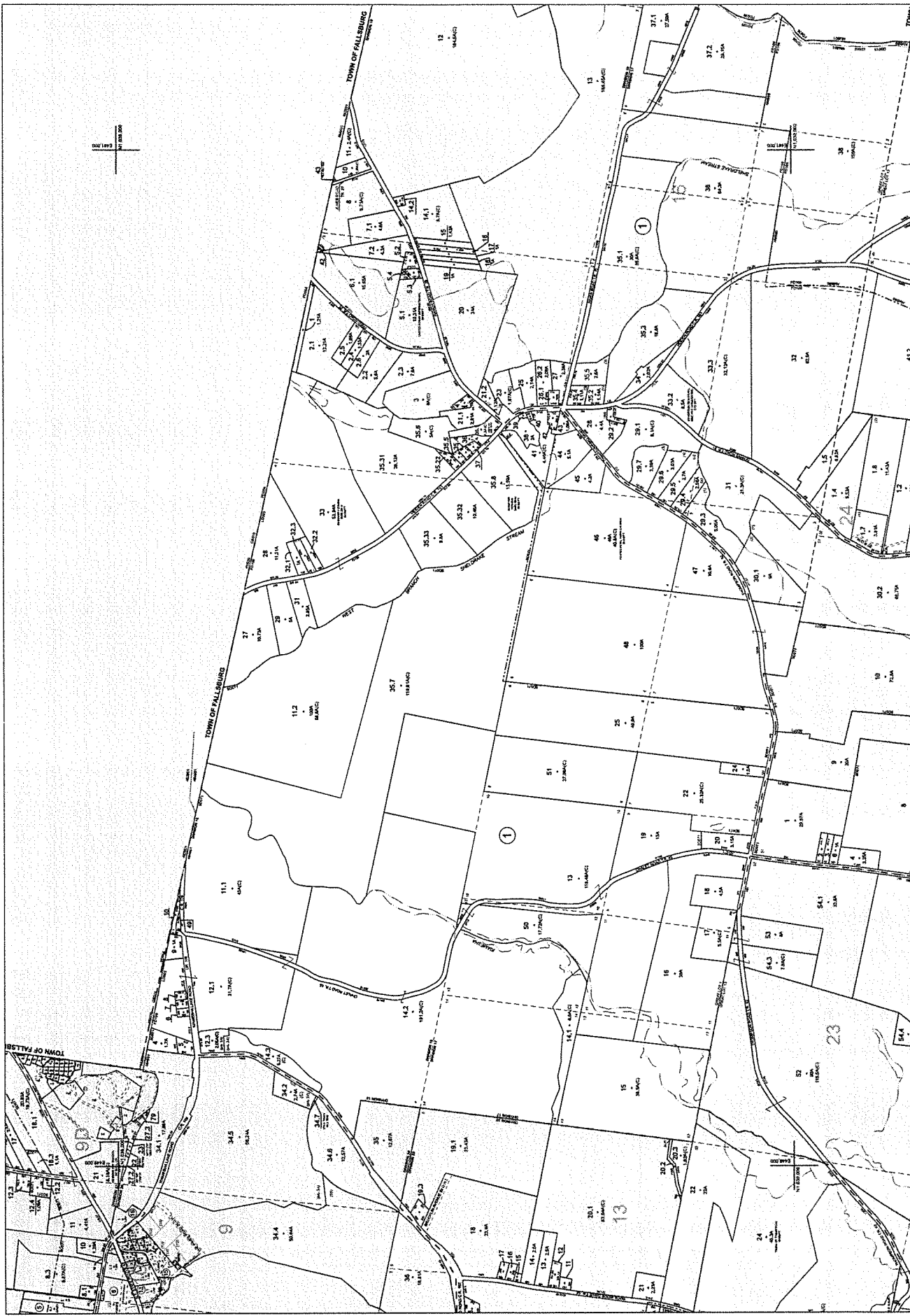
7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

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

Map prepared under the authority of the Board of Supervisors, Town of Thompson, New York, on the 15th day of June, 1900.

SECTION MAP

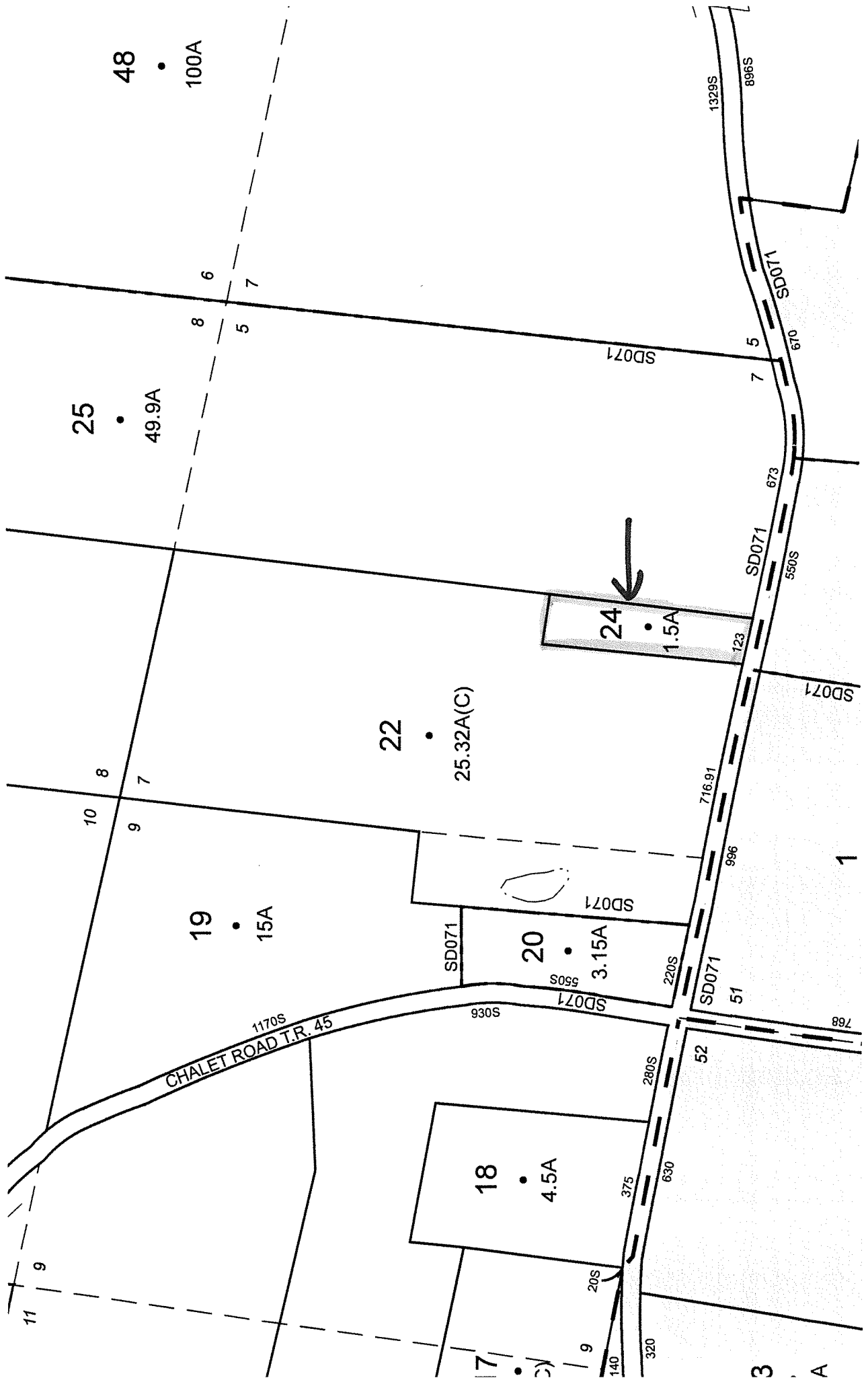
REVISION TABLE		SPECIAL DISTRICTS		LEGEND	
NO.	DATE	NAME	REMARKS	NO.	DESCRIPTION
1	1900	Original	Original	1	Water
2	1901	Amended	Amended	2	Highway
3	1902	Amended	Amended	3	Unimproved Land
4	1903	Amended	Amended	4	Improved Land
5	1904	Amended	Amended	5	Swamp
6	1905	Amended	Amended	6	Marsh
7	1906	Amended	Amended	7	Other
8	1907	Amended	Amended	8	Other
9	1908	Amended	Amended	9	Other
10	1909	Amended	Amended	10	Other
11	1910	Amended	Amended	11	Other
12	1911	Amended	Amended	12	Other
13	1912	Amended	Amended	13	Other
14	1913	Amended	Amended	14	Other
15	1914	Amended	Amended	15	Other
16	1915	Amended	Amended	16	Other
17	1916	Amended	Amended	17	Other
18	1917	Amended	Amended	18	Other
19	1918	Amended	Amended	19	Other
20	1919	Amended	Amended	20	Other
21	1920	Amended	Amended	21	Other
22	1921	Amended	Amended	22	Other
23	1922	Amended	Amended	23	Other
24	1923	Amended	Amended	24	Other
25	1924	Amended	Amended	25	Other
26	1925	Amended	Amended	26	Other
27	1926	Amended	Amended	27	Other
28	1927	Amended	Amended	28	Other
29	1928	Amended	Amended	29	Other
30	1929	Amended	Amended	30	Other
31	1930	Amended	Amended	31	Other
32	1931	Amended	Amended	32	Other
33	1932	Amended	Amended	33	Other
34	1933	Amended	Amended	34	Other
35	1934	Amended	Amended	35	Other
36	1935	Amended	Amended	36	Other
37	1936	Amended	Amended	37	Other
38	1937	Amended	Amended	38	Other
39	1938	Amended	Amended	39	Other
40	1939	Amended	Amended	40	Other
41	1940	Amended	Amended	41	Other
42	1941	Amended	Amended	42	Other
43	1942	Amended	Amended	43	Other
44	1943	Amended	Amended	44	Other
45	1944	Amended	Amended	45	Other
46	1945	Amended	Amended	46	Other
47	1946	Amended	Amended	47	Other
48	1947	Amended	Amended	48	Other
49	1948	Amended	Amended	49	Other
50	1949	Amended	Amended	50	Other
51	1950	Amended	Amended	51	Other
52	1951	Amended	Amended	52	Other
53	1952	Amended	Amended	53	Other
54	1953	Amended	Amended	54	Other
55	1954	Amended	Amended	55	Other
56	1955	Amended	Amended	56	Other
57	1956	Amended	Amended	57	Other
58	1957	Amended	Amended	58	Other
59	1958	Amended	Amended	59	Other
60	1959	Amended	Amended	60	Other
61	1960	Amended	Amended	61	Other
62	1961	Amended	Amended	62	Other
63	1962	Amended	Amended	63	Other
64	1963	Amended	Amended	64	Other
65	1964	Amended	Amended	65	Other
66	1965	Amended	Amended	66	Other
67	1966	Amended	Amended	67	Other
68	1967	Amended	Amended	68	Other
69	1968	Amended	Amended	69	Other
70	1969	Amended	Amended	70	Other
71	1970	Amended	Amended	71	Other
72	1971	Amended	Amended	72	Other
73	1972	Amended	Amended	73	Other
74	1973	Amended	Amended	74	Other
75	1974	Amended	Amended	75	Other
76	1975	Amended	Amended	76	Other
77	1976	Amended	Amended	77	Other
78	1977	Amended	Amended	78	Other
79	1978	Amended	Amended	79	Other
80	1979	Amended	Amended	80	Other
81	1980	Amended	Amended	81	Other
82	1981	Amended	Amended	82	Other
83	1982	Amended	Amended	83	Other
84	1983	Amended	Amended	84	Other
85	1984	Amended	Amended	85	Other
86	1985	Amended	Amended	86	Other
87	1986	Amended	Amended	87	Other
88	1987	Amended	Amended	88	Other
89	1988	Amended	Amended	89	Other
90	1989	Amended	Amended	90	Other
91	1990	Amended	Amended	91	Other
92	1991	Amended	Amended	92	Other
93	1992	Amended	Amended	93	Other
94	1993	Amended	Amended	94	Other
95	1994	Amended	Amended	95	Other
96	1995	Amended	Amended	96	Other
97	1996	Amended	Amended	97	Other
98	1997	Amended	Amended	98	Other
99	1998	Amended	Amended	99	Other
100	1999	Amended	Amended	100	Other

SULLIVAN COUNTY
TAX MAP DEPARTMENT

NOT TO BE USED FOR CONFERENCE

WEILER MAPPING
SULLIVAN COUNTY, NEW YORK

Map No. 1000



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 #: 4044
Tax Map #:
 15.-1-24

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$10,000.00
Total Assessment:
 \$10,000.00
Tax Before Star: \$207.91
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.5
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	10000.00	3.301084	\$33.01
NYS Welfare Mandates	10000.00	0.967879	\$9.68
Other NYS Mandates	10000.00	2.717525	\$27.18
County Levy	10000.00	1.548595	\$15.49
Town to Highway	10000.00	3.154942	\$31.55
Highway Outside Vill	10000.00	1.976646	\$19.77
Gen Fund out of Vill	10000.00	0.103961	\$1.04
Monticello Joint FD	10000.00	1.840265	\$18.40
E b crawford mem lib	10000.00	0.562473	\$5.62
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	8.00	6.156489	\$46.17

Total Tax: \$207.91

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	\$207.91	
01/30/2014	Payment	(\$207.91)	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	Account #:	SWIS Code: 484689
Owner: EPT Concord II LLC	Bill #: 4051	School Code: 484601
909 Walnut St Ste 200	Tax Map #: 15.-1-24	School District: Monticell
Kansas City MO 64106		

Land Assessment: \$10,000.00	Front: 0	Book #: 2010
Total Assessment: \$10,000.00	Depth: 0	Page #: 56692
Tax Before Star: \$222.84	Acreeage: 1.5	Roll Section: 1
Star Savings: \$0.00	Bank:	Class: 314

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	10000.00	3.484705	\$34.85
NYS Welfare Mandates	10000.00	1.266335	\$12.66
Other NYS Mandates	10000.00	2.644283	\$26.44
County Levy	10000.00	1.180434	\$11.80
Town to Highway	10000.00	3.245076	\$32.45
Highway Outside Vill	10000.00	1.876746	\$18.77
Gen Fund out of Vill	10000.00	0.088185	\$0.88
Monticello Joint FD	10000.0000	1.786291	\$17.86
E b crawford mem lib	10000.0000	0.390867	\$3.91
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	7.5000	8.429513	\$63.22

Total Tax: \$222.84

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	\$222.84	
01/22/2013	Payment	(\$222.84)	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
Rd Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4055
Tax Map #:
 15.-1-24

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

Land Assessment:
 \$10,000.00
Total Assessment:
 \$10,000.00
Tax Before Star: \$207.94
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.5
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	10000.00	3.303816	\$33.04
NYS Welfare Mandates	10000.00	1.252189	\$12.52
Other NYS Mandates	10000.00	2.634994	\$26.35
County Levy	10000.00	0.52444	\$5.24
Town to Highway	10000.00	2.68147	\$26.81
Highway Outside Vill	10000.00	1.870323	\$18.70
Gen Fund out of Vill	10000.00	0.061713	\$0.62
Monticello Joint FD	10000.0000	1.79074	\$17.91
E b crawford mem lib	10000.0000	0.331803	\$3.32
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	7.5000	8.457561	\$63.43

Total Tax: \$207.94

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	\$207.94	
01/24/2012	Payment	(\$207.94)	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 #: 4058
Tax Map #:
 15.-1-24

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

Land Assessment:
 \$10,000.00

Total Assessment:
 \$10,000.00

Tax Before Star: \$184.54

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.5
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	10000.00	7.607815	\$76.08
Town to Highway	10000.00	1.753363	\$17.53
Highway Outside Vill	10000.00	2.251213	\$22.51
Gen Fund out of Vill	10000.00	0.00022	\$0.00
Monticello Joint FD	10000.0000	1.765412	\$17.65
E b crawford mem lib	10000.0000	0.329987	\$3.30
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	7.5000	6.329784	\$47.47

Total Tax: \$184.54

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	\$184.54	
01/19/2011	Payment	(\$184.54)	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	\$184.54 **
02/28/2011	\$1.85	\$0.00	\$186.39 **

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 #: 4073
Tax Map #:
 15.-1-24

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

Land Assessment:
 \$10,000.00

Total Assessment:
 \$10,000.00

Tax Before Star: \$424.57

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 1.5
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	10000.00	7.81	\$78.12
Town to Highway	10000.00	1.85	\$18.50
Highway Outside Vill	10000.00	2.24	\$22.38
Gen Fund out of Vill	10000.00	0	\$0.00
School Relevy	10000.0000	1	\$203.32
Monticello Joint FD	10000.0000	1.72	\$17.16
E b crawford mem lib	10000.0000	0.3	\$2.99
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	7.5000	10.95	\$82.10

Total Tax: \$424.57

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	\$424.57	

Tax Due: \$424.57 *

* 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	\$424.57 **
02/28/2010	\$4.25	\$0.00	\$428.82 **

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 # 15.-1-24
 Bill # 014172
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	219.54
Tax Paid:	219.54
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	10,000	21.953500	219.54

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	0177-00032	219.54	

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: **15-1-25**
- Address: **Thompson 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):

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 1083 at page 274 on June 14, 1983
- **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

15-1-25

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**

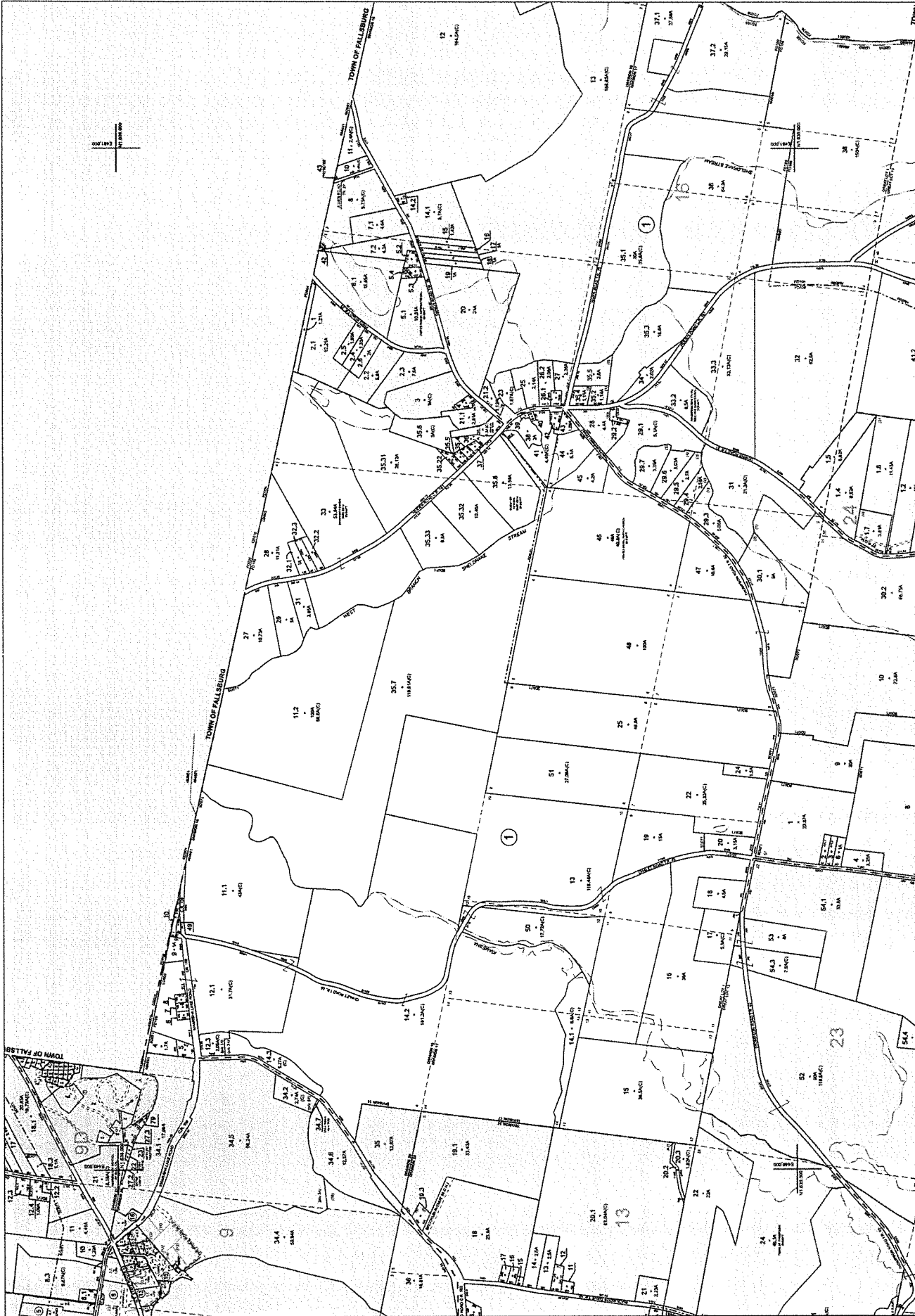
OF BEGINNING.

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

SYMBOL	DESCRIPTION
(Solid line)	PAVED STREET
(Dashed line)	UNPAVED STREET
(Dotted line)	PROPOSED STREET
(Thick solid line)	RIGHT OF WAY
(Thin solid line)	PROPERTY LINE
(Wavy line)	STREAM
(Cloud-like pattern)	WOODLAND
(Stippled pattern)	OPEN SPACE
(Diagonal lines)	CONCRETE DRIVE
(Cross-hatched pattern)	ASPHALT DRIVE
(Vertical lines)	GRAVEL DRIVE
(Horizontal lines)	DIRT DRIVE
(Diagonal lines /)	GRAVEL DRIVE
(Diagonal lines \)	DIRT DRIVE
(Stippled pattern)	OPEN SPACE
(Cloud-like pattern)	WOODLAND
(Wavy line)	STREAM
(Thick solid line)	RIGHT OF WAY
(Dotted line)	PROPOSED STREET
(Dashed line)	UNPAVED STREET
(Solid line)	PAVED STREET

DATE	CHANGES	REVISION TABLE
12/15/10	ADDED PARCELS 1-10	1
12/15/10	ADDED PARCELS 11-20	2
12/15/10	ADDED PARCELS 21-30	3
12/15/10	ADDED PARCELS 31-40	4
12/15/10	ADDED PARCELS 41-50	5
12/15/10	ADDED PARCELS 51-60	6
12/15/10	ADDED PARCELS 61-70	7
12/15/10	ADDED PARCELS 71-80	8
12/15/10	ADDED PARCELS 81-90	9
12/15/10	ADDED PARCELS 91-100	10

SPECIAL DISTRICTS	NAME	STATUS
1	UNINCORPORATED	ACTIVE
2	UNINCORPORATED	ACTIVE
3	UNINCORPORATED	ACTIVE
4	UNINCORPORATED	ACTIVE
5	UNINCORPORATED	ACTIVE
6	UNINCORPORATED	ACTIVE
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8	UNINCORPORATED	ACTIVE
9	UNINCORPORATED	ACTIVE
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88	UNINCORPORATED	ACTIVE
89	UNINCORPORATED	ACTIVE
90	UNINCORPORATED	ACTIVE

SULLIVAN COUNTY TAX MAP DEPARTMENT
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE
APPROVED FOR THE YEAR 2011
DATE: 12/15/10

WEILLER MAPPING
1100 WEST 10TH AVENUE SUITE 200
DENVER CO 80202
TEL: 303.755.1100
WWW.WEILLERMAPPING.COM



1



35.32
10.46A
37
35.8
13.59A
BORDER
SECTION
BUELZON
EXEMPT

STREAM

SHELDRAKE

46
46A
40.8A(C)
PENTECOSTAL FAITH CHURCH
EXEMPT

29.7
3.39A
29.6
3.03A
29.5
2.7A
29.4
2.56A
29.3
5.05A
31
21.3A(C)

THOMPSON ROAD T.R. 81
DOWNS ROAD T.R. 81
30.1
9A

48
100A

25
49.9A

51
27.08A(C)

22
25.32A(C)

24
1.5A

19
15A

20
3.15A

13
116.48A(C)

CHALET ROAD T.R. 45

18
4.5A

50
17.72A(C)

17
5.5A(C)

53
8A

16
38A

54.3
7.6A(C)

FULL LOT 1
AT LOT 13

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 #:** 4045 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-25
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$116,300.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 49.9 **Roll Section:** 1
 \$116,300.00 **Bank:** **Class:** 322
Tax Before Star: \$3,417.00
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	116300.00	3.301084	\$383.92
NYS Welfare Mandates	116300.00	0.967879	\$112.56
Other NYS Mandates	116300.00	2.717525	\$316.05
County Levy	116300.00	1.548595	\$180.10
Town to Highway	116300.00	3.154942	\$366.92
Highway Outside Vill	116300.00	1.976646	\$229.88
Gen Fund out of Vill	116300.00	0.103961	\$12.09
Monticello Joint FD	116300.00	1.840265	\$214.02
E b crawford mem lib	116300.00	0.562473	\$65.42
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	250.00	6.156489	\$1,536.04

Total Tax: \$3,417.00

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	\$3,417.00	
01/30/2014	Payment	(\$3,417.00)	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 **Account #:** **SWIS Code:** 484689
 Rd **Owner:** **Bill #:** 4052 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-25 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$116,300.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 49.9 **Roll Section:** 1
 \$116,300.00 **Bank:** **Class:** 322
Tax Before Star: \$3,959.65
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	116300.00	3.484705	\$405.27
NYS Welfare Mandates	116300.00	1.266335	\$147.27
Other NYS Mandates	116300.00	2.644283	\$307.53
County Levy	116300.00	1.180434	\$137.28
Town to Highway	116300.00	3.245076	\$377.40
Highway Outside Vill	116300.00	1.876746	\$218.27
Gen Fund out of Vill	116300.00	0.088185	\$10.26
Monticello Joint FD	116300.0000	1.786291	\$207.75
E b crawford mem lib	116300.0000	0.390867	\$45.46
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	249.5000	8.429513	\$2,103.16

Total Tax: \$3,959.65

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	\$3,959.65	
01/22/2013	Payment	(\$3,959.65)	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 #: 4056
Tax Map #:
 15.-1-25

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

Land Assessment:
 \$116,300.00
Total Assessment:
 \$116,300.00

Front: 0
Depth: 0
Acreage: 49.9
Bank:

Book #: 2010
Page #: 56692
Roll Section: 1
Class: 322

Tax Before Star: \$3,790.86
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	116300.00	3.303816	\$384.23
NYS Welfare Mandates	116300.00	1.252189	\$145.63
Other NYS Mandates	116300.00	2.634994	\$306.45
County Levy	116300.00	0.52444	\$60.99
Town to Highway	116300.00	2.68147	\$311.85
Highway Outside Vill	116300.00	1.870323	\$217.52
Gen Fund out of Vill	116300.00	0.061713	\$7.18
Monticello Joint FD	116300.0000	1.79074	\$208.26
E b crawford mem lib	116300.0000	0.331803	\$38.59
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	249.5000	8.457561	\$2,110.16

Total Tax: \$3,790.86

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	\$3,790.86	
01/24/2012	Payment	(\$3,790.86)	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 #: 4059
Tax Map #:
 15.-1-25

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

Land Assessment:
 \$116,300.00
Total Assessment:
 \$116,300.00
Tax Before Star: \$3,173.54
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 49.9
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	116300.00	7.607815	\$884.79
Town to Highway	116300.00	1.753363	\$203.92
Highway Outside Vill	116300.00	2.251213	\$261.82
Gen Fund out of Vill	116300.00	0.00022	\$0.03
Monticello Joint FD	116300.0000	1.765412	\$205.32
E b crawford mem lib	116300.0000	0.329987	\$38.38
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	249.5000	6.329784	\$1,579.28

Total Tax: \$3,173.54

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	\$3,173.54	
01/19/2011	Payment	(\$3,173.54)	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	\$3,173.54 **
02/28/2011	\$31.74	\$0.00	\$3,205.28 **

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 #: 4074
Tax Map #:
 15.-1-25

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

Land Assessment:
 \$116,300.00
Total Assessment:
 \$116,300.00

Front: 0
Depth: 0
Acreage: 49.9
Bank:

Book #: 3517
Page #: 143
Roll Section: 1
Class: 322

Tax Before Star: \$6,714.02
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	116300.00	7.81	\$908.53
Town to Highway	116300.00	1.85	\$215.10
Highway Outside Vill	116300.00	2.24	\$260.32
Gen Fund out of Vill	116300.00	0	\$0.00
School Relevy	116300.0000	1	\$2,364.59
Monticello Joint FD	116300.0000	1.72	\$199.59
E b crawford mem lib	116300.0000	0.3	\$34.72
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	249.5000	10.95	\$2,731.17

Total Tax: \$6,714.02

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	\$6,714.02	

Tax Due: \$6,714.02 *

* 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	\$6,714.02 **
02/28/2010	\$67.14	\$0.00	\$6,781.16 **

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: Thompson Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-25
 Bill # 014173
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,553.19
Tax Paid:	2,553.19
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	116,300	21.953500	2,553.19

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	0177-00033	2,553.19	

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: **15-1-35.7**
- Address: **Heiden 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):

- **Concord Development Corp.** by deed recorded in Liber 859 at page 411 on May 31, 1977
- **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

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

↑
ND

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: Heiden Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4055 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-35.7
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$203,000.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 119.91 **Roll Section:** 1
 \$203,000.00 **Bank:** **Class:** 322
Tax Before Star: \$6,974.00
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	203000.00	3.301084	\$670.12
NYS Welfare Mandates	203000.00	0.967879	\$196.48
Other NYS Mandates	203000.00	2.717525	\$551.66
County Levy	203000.00	1.548595	\$314.36
Town to Highway	203000.00	3.154942	\$640.45
Highway Outside Vill	203000.00	1.976646	\$401.26
Gen Fund out of Vill	203000.00	0.103961	\$21.10
Monticello Joint FD	203000.00	1.840265	\$373.57
E b crawford mem lib	203000.00	0.562473	\$114.18
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	600.00	6.156489	\$3,690.82

Total Tax: \$6,974.00

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	\$6,974.00	
01/30/2014	Payment	(\$6,974.00)	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: Heiden Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4063 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-35.7 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$203,000.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 119.91 **Roll Section:** 1
 \$203,000.00 **Bank:** **Class:** 322
Tax Before Star: \$8,293.98
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	203000.00	3.484705	\$707.40
NYS Welfare Mandates	203000.00	1.266335	\$257.07
Other NYS Mandates	203000.00	2.644283	\$536.79
County Levy	203000.00	1.180434	\$239.63
Town to Highway	203000.00	3.245076	\$658.75
Highway Outside Vill	203000.00	1.876746	\$380.98
Gen Fund out of Vill	203000.00	0.088185	\$17.90
Monticello Joint FD	203000.0000	1.786291	\$362.62
E b crawford mem lib	203000.0000	0.390867	\$79.35
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	599.5000	8.429513	\$5,053.49

Total Tax: \$8,293.98

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	\$8,293.98	
01/22/2013	Payment	(\$8,293.98)	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: Heiden Rd
Owner:
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4067
Tax Map #:
 15.-1-35.7

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

Land Assessment:

\$203,000.00

Total Assessment:

\$203,000.00

Tax Before Star: \$8,003.96**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 119.91**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	203000.00	3.303816	\$670.67
NYS Welfare Mandates	203000.00	1.252189	\$254.19
Other NYS Mandates	203000.00	2.634994	\$534.90
County Levy	203000.00	0.52444	\$106.46
Town to Highway	203000.00	2.68147	\$544.34
Highway Outside Vill	203000.00	1.870323	\$379.68
Gen Fund out of Vill	203000.00	0.061713	\$12.53
Monticello Joint FD	203000.0000	1.79074	\$363.52
E b crawford mem lib	203000.0000	0.331803	\$67.36
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	599.5000	8.457561	\$5,070.31

Total Tax: \$8,003.96

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	\$8,003.96	
01/24/2012	Payment	(\$8,003.96)	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: Heiden Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4070 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 15.-1-35.7 Monticell
 Kiamesha Lake NY 12751

Land Assessment: **Front:** 0 **Book #:** 2010
 \$203,000.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 119.91 **Roll Section:** 1
 \$203,000.00 **Bank:** **Class:** 322
Tax Before Star: \$6,577.44
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	203000.00	7.607815	\$1,544.39
Town to Highway	203000.00	1.753363	\$355.93
Highway Outside Vill	203000.00	2.251213	\$457.00
Gen Fund out of Vill	203000.00	0.00022	\$0.04
Monticello Joint FD	203000.0000	1.765412	\$358.38
E b crawford mem lib	203000.0000	0.329987	\$66.99
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	599.5000	6.329784	\$3,794.71

Total Tax: \$6,577.44

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	\$6,577.44	
01/19/2011	Payment	(\$6,577.44)	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	\$6,577.44 **
02/28/2011	\$65.77	\$0.00	\$6,643.21 **

TOWN OF THOMPSON

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

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

Account #:
Bill #: 4086
Tax Map #:
 15.-1-35.7

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

Land Assessment:
 \$203,000.00
Total Assessment:
 \$203,000.00
Tax Before Star: \$13,514.46
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 119.91
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	203000.00	7.81	\$1,585.82
Town to Highway	203000.00	1.85	\$375.45
Highway Outside Vill	203000.00	2.24	\$454.38
Gen Fund out of Vill	203000.00	0	\$0.01
School Relevy	203000.0000	1	\$4,127.36
Monticello Joint FD	203000.0000	1.72	\$348.38
E b crawford mem lib	203000.0000	0.3	\$60.60
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	599.5000	10.95	\$6,562.46

Total Tax: \$13,514.46

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	\$13,514.46	

Tax Due: \$13,514.46 *

* 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	\$13,514.46 **
02/28/2010	\$135.14	\$0.00	\$13,649.60 **

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: Heiden Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-35.7
 Bill # 014183
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	4,456.56
Tax Paid:	4,456.56
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	203,000	21.953500	4,456.56

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	0177-00034	4,456.56	

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: **15-1-49**
- Address: **Kiamesha Lake 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):

- **Concord Development Corp.** by deed recorded in Liber 801 at page 366 on November 25, 1974
- **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
- **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

15-1-49

Schedule "A" Description

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'B' 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 on the northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same, North 86°58'52" West, a distance of 261.00 feet;

THENCE North 25°21'14" East, a distance of 60.54 feet;

THENCE South 89°15'55" East, a distance of 25.02 feet;

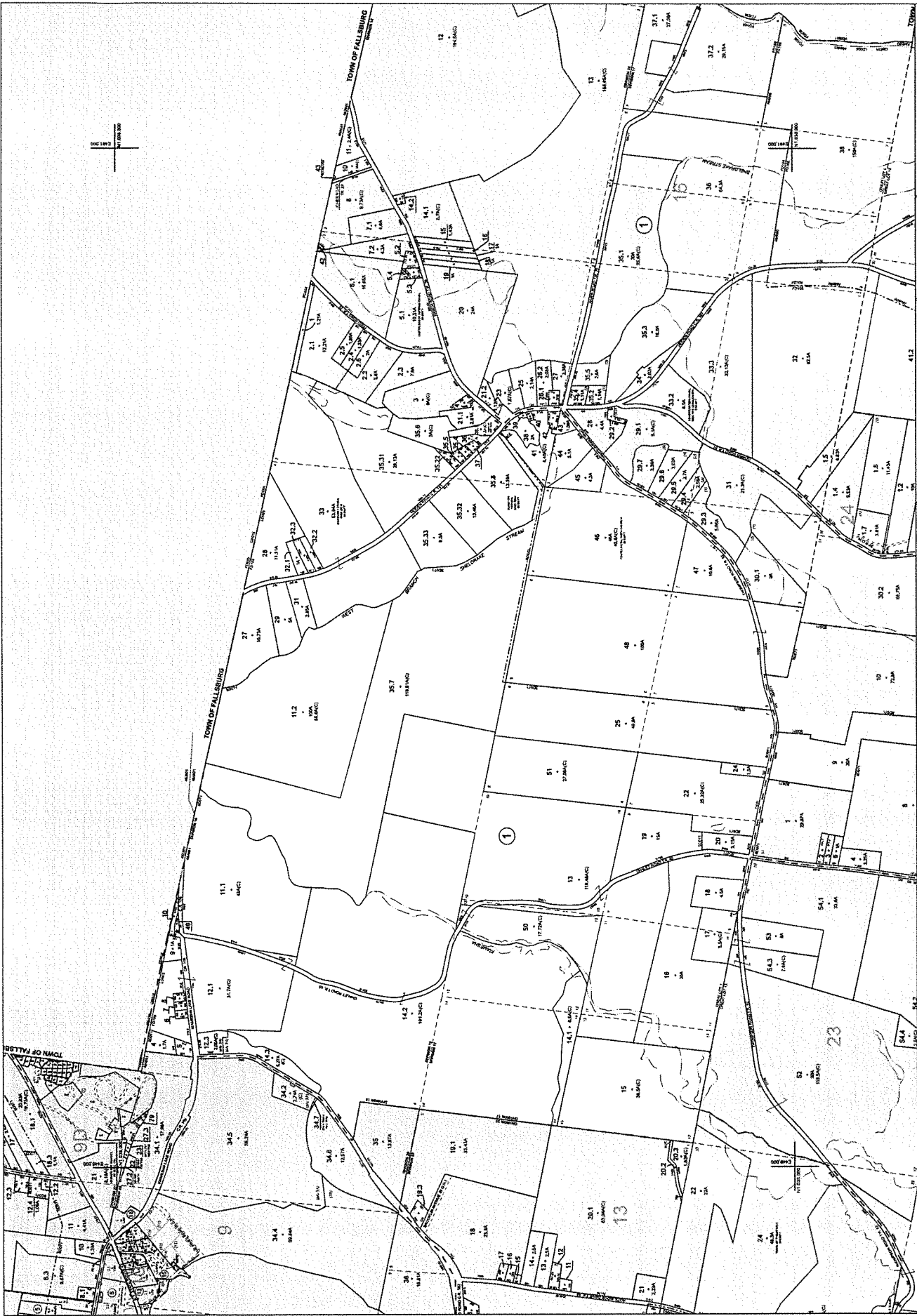
THENCE South 79°46'52" East, a distance of 51.91 feet;

THENCE South 71°52'06" East, a distance of 55.54 feet and

THENCE South 68°31'20" East, a distance of 113.73 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 9086 square feet; or 0.209 acres of land more or less.

SAID parcel being known as Section 15 Block 1 Lot 49 of the Town of Thompson Tax Maps.



TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

LEGEND

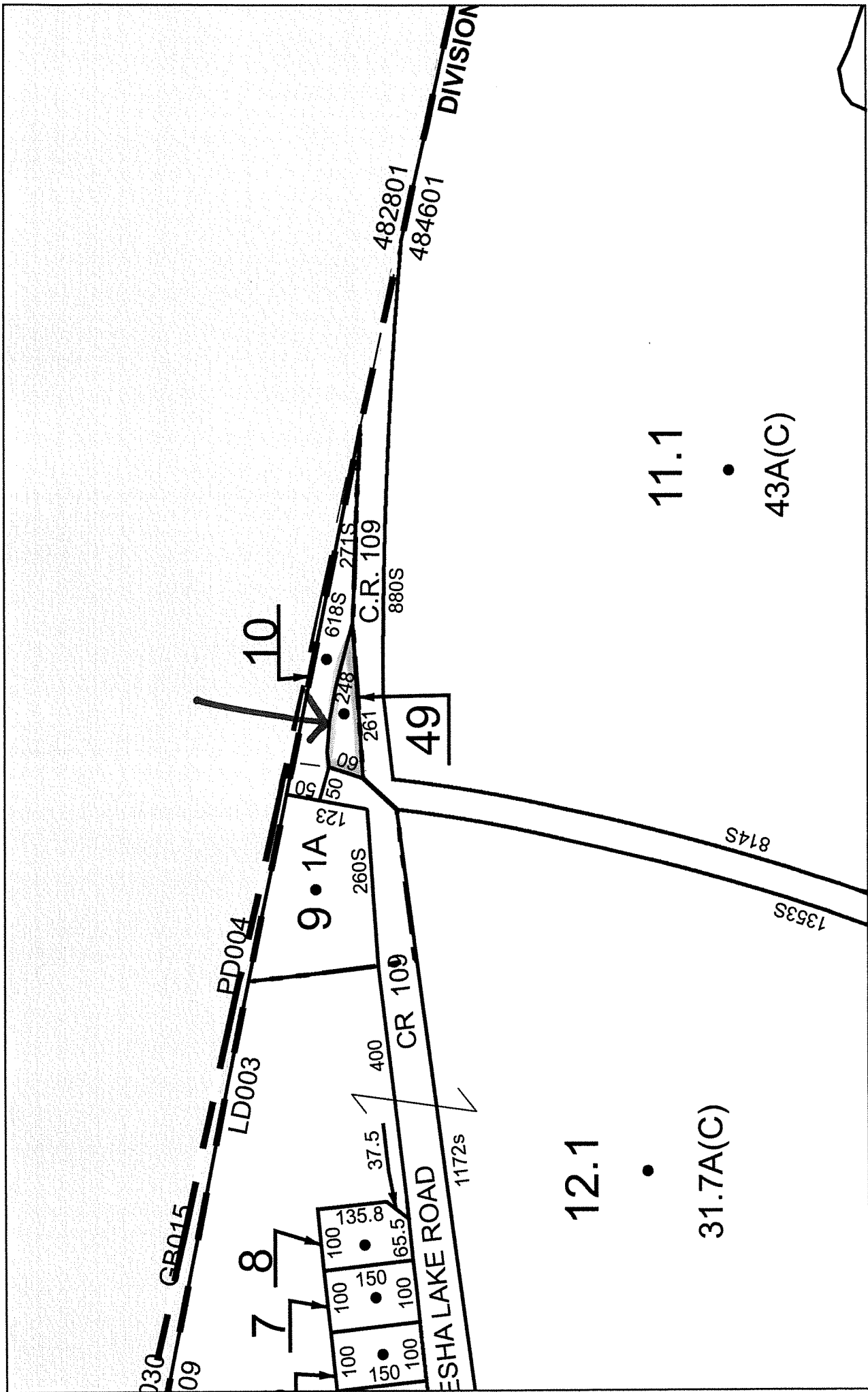
SYMBOL	DESCRIPTION
(Solid line)	LOT BOUNDARY
(Dashed line)	SECTION BOUNDARY
(Dotted line)	TRACT BOUNDARY
(Thick solid line)	ROAD
(Thin solid line)	DRIVE
(Wavy line)	RIVER
(Shaded area)	WATER
(Circle with number)	DISTRICT
(Star)	WELL
(Square)	SHED
(Triangle)	POLE
(Circle with cross)	WELL
(Circle with dot)	WELL
(Circle with slash)	WELL
(Circle with X)	WELL
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SPECIAL DISTRICTS

DISTRICT	NAME	DATE	OFFICER
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WELLER MAPPING
SULLIVAN COUNTY, NEW YORK

TAX MAP DEPARTMENT
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONFORMANCE
WITH SECTION 207 OF THE TAX LAW
MAY BE REPRODUCED BY ANY PERSON
WITHOUT PERMISSION OF THE TOWN OF THOMPSON



11.1

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43A(C)

12.1

•

31.7A(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: Kiamesha Lk Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4070
Tax Map #: 15.-1-49

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$1,700.00
Total Assessment: \$1,700.00
Tax Before Star: \$45.97
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.21
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	1700.00	3.301084	\$5.61
NYS Welfare Mandates	1700.00	0.967879	\$1.65
Other NYS Mandates	1700.00	2.717525	\$4.62
County Levy	1700.00	1.548595	\$2.63
Town to Highway	1700.00	3.154942	\$5.36
Highway Outside Vill	1700.00	1.976646	\$3.36
Gen Fund out of Vill	1700.00	0.103961	\$0.18
Monticello Joint FD	1700.00	1.840265	\$3.13
E b crawford mem lib	1700.00	0.562473	\$0.96
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	3.00	6.156489	\$18.47

Total Tax: \$45.97

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	\$45.97	
01/30/2014	Payment	(\$45.97)	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: Kiamesha Lk Rd **Owner:** EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #: 15.-1-49
Bill #: 4079
Tax Map #: 15.-1-49

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

Land Assessment: \$1,700.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$1,700.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$52.43 **Acreeage:** 0.21 **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	1700.00	3.484705	\$5.92
NYS Welfare Mandates	1700.00	1.266335	\$2.15
Other NYS Mandates	1700.00	2.644283	\$4.50
County Levy	1700.00	1.180434	\$2.01
Town to Highway	1700.00	3.245076	\$5.52
Highway Outside Vill	1700.00	1.876746	\$3.19
Gen Fund out of Vill	1700.00	0.088185	\$0.15
Monticello Joint FD	1700.0000	1.786291	\$3.04
E b crawford mem lib	1700.0000	0.390867	\$0.66
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	3.0000	8.429513	\$25.29

Total Tax: \$52.43

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	\$52.43	
01/22/2013	Payment	(\$52.43)	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: Kiamesha Lk Rd **Owner:** EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #: 15.-1-49
Bill #: 4083
Tax Map #: 15.-1-49

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

Land Assessment: \$1,700.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$1,700.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$49.93 **Acreage:** 0.21 **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	1700.00	3.303816	\$5.62
NYS Welfare Mandates	1700.00	1.252189	\$2.13
Other NYS Mandates	1700.00	2.634994	\$4.48
County Levy	1700.00	0.52444	\$0.89
Town to Highway	1700.00	2.68147	\$4.56
Highway Outside Vill	1700.00	1.870323	\$3.18
Gen Fund out of Vill	1700.00	0.061713	\$0.10
Monticello Joint FD	1700.0000	1.79074	\$3.04
E b crawford mem lib	1700.0000	0.331803	\$0.56
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	3.0000	8.457561	\$25.37

Total Tax: \$49.93

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	\$49.93	
01/24/2012	Payment	(\$49.93)	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: Kiamesha
 Lk Rd **Owner:**
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4086
Tax Map #:
 15.-1-49

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

Land Assessment: \$1,700.00
Total Assessment: \$1,700.00
Tax Before Star: \$42.29
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 0.21
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	1700.00	7.607815	\$12.93
Town to Highway	1700.00	1.753363	\$2.98
Highway Outside Vill	1700.00	2.251213	\$3.83
Gen Fund out of Vill	1700.00	0.00022	\$0.00
Monticello Joint FD	1700.0000	1.765412	\$3.00
E b crawford mem lib	1700.0000	0.329987	\$0.56
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	3.0000	6.329784	\$18.99

Total Tax: \$42.29

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	\$42.29	
01/19/2011	Payment	(\$42.29)	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	\$42.29 **
02/28/2011	\$0.42	\$0.00	\$42.71 **
03/31/2011	\$0.85	\$2.00	\$45.14 **

TOWN OF THOMPSON

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

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

Account #:
Bill #: 4105
Tax Map #: 15.-1-49

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

Land Assessment: \$1,700.00
Total Assessment: \$1,700.00
Tax Before Star: \$91.06
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 0.21
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	1700.00	7.81	\$13.28
Town to Highway	1700.00	1.85	\$3.14
Highway Outside Vill	1700.00	2.24	\$3.81
Gen Fund out of Vill	1700.00	0	\$0.00
School Relevy	1700.0000	1	\$34.56
Monticello Joint FD	1700.0000	1.72	\$2.92
E b crawford mem lib	1700.0000	0.3	\$0.51
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	3.0000	10.95	\$32.84

Total Tax: \$91.06

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	\$91.06	

Tax Due: \$91.06 *

* 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	\$91.06 **
02/28/2010	\$0.91	\$0.00	\$91.97 **
03/31/2010	\$1.82	\$2.00	\$94.88 **

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: Kiamesha Lk Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-49
 Bill # 014198
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	37.32
Tax Paid:	37.32
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	1,700	21.953500	37.32

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	0177-00035	37.32	

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: **15-1-50**
- Address: **Chalet 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):

- **Nalou Realty Corp.** by deed recorded in Liber 695 at page 266 on June 18, 1965
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 15, 2011
- **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

15-1-50
Schedule "A" Description – Premises under examination and more is described as follows

That certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'LH1' 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 a point in the centerline of Thompsonville Road;
THENCE North 20°16'27" West, a distance of 66.71 feet;
THENCE North 34°25'01" East, a distance of 82.03 feet;
THENCE North 25°27'40" East, a distance of 373.40 feet;
THENCE North 37°35'04" East, a distance of 273.90 feet;
THENCE North 63°33'42" East, a distance of 50.58 feet;
THENCE North 04°06'40" West, a distance of 82.46 feet;
THENCE North 31°12'29" East, a distance of 251.84 feet;
THENCE North 58°17'54" East, a distance of 89.77 feet;
THENCE North 57°31'09" East, a distance of 130.29 feet;
THENCE North 09°02'43" East, a distance of 104.87 feet;
THENCE North 24°36'42" East, a distance of 156.34 feet to the division line of Great Lot 1 on the north and Great Lot 13 on the south;
CONTINUING along same the following two (2) courses and distances;
184) North 69°20'00" West, a distance of 128.15 feet and
185) North 69°24'26" West, a distance of 235.78 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, North 15°30'21" East, a distance of 1710.73 feet;
THENCE South 67°53'33" East, a distance of 1819.46 feet to the approximate centerline of Kiamesha Creek;

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

- 186) North 55°07'46" East, a distance of 165.72 feet,
- 187) North 67°35'53" East, a distance of 170.27 feet,
- 188) North 48°59'16" East, a distance of 127.61 feet,
- 189) North 42°46'43" East, a distance of 99.24 feet,
- 190) North 21°29'55" East, a distance of 59.40 feet,
- 191) North 04°27'53" West, a distance of 193.59 feet,
- 192) North 06°32'37" East, a distance of 40.45 feet,
- 193) North 34°58'29" East, a distance of 113.94 feet,
- 194) North 04°52'16" West, a distance of 73.96 feet,
- 195) North 07°15'06" East, a distance of 139.27 feet,
- 196) North 17°55'47" East, a distance of 156.34 feet,
- 197) North 27°06'36" East, a distance of 257.65 feet,
- 198) North 19°47'40" East, a distance of 29.74 feet and
- 199) North 38°43'45" East, a distance of 139.26 feet to the 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°20'22" East, a distance of 1198.32 feet;

THENCE North 20°34'08" East, a distance of 1083.29 feet;

THENCE South 69°40'38" East, a distance of 1198.83 feet;

THENCE South 20°34'10" West, a distance of 1089.00 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°25'51" West, a distance of 729.84 feet;

THENCE South 15°18'26" West, a distance of 1677.94 feet;

THENCE North 67°53'33" West, a distance of 1006.08 feet to the centerline of Chalet Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 200) South 32°24'55" East, a distance of 86.74 feet,
- 201) South 29°01'32" East, a distance of 43.33 feet,
- 202) South 20°23'04" East, a distance of 43.72 feet,

- 203) South 13°47'29" East, a distance of 68.81 feet,
- 204) South 10°32'39" East, a distance of 112.26 feet,
- 205) South 11°36'18" East, a distance of 67.40 feet,
- 206) South 13°16'52" East, a distance of 128.93 feet,
- 207) South 14°05'26" East, a distance of 136.10 feet,
- 208) South 10°12'53" East, a distance of 133.06 feet,
- 209) South 07°40'03" East, a distance of 106.27 feet,
- 210) South 01°59'27" East, a distance of 196.51 feet,
- 211) South 00°40'40" East, a distance of 125.64 feet,
- 212) South 05°33'03" West, a distance of 70.28 feet,
- 213) South 12°33'45" West, a distance of 86.60 feet,
- 214) South 16°40'34" West, a distance of 100.27 feet and
- 215) South 17°16'08" West, a distance of 330.03 feet to the aforementioned
division line of Great Lot 1 on the north and Great Lot 13 on the south
and continuing along same, North 69°20'00" West, a distance of
330.00 feet;

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

THENCE North 69°20'00" West, 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, North 69°20'00" West, a distance of 589.67 feet;

THENCE South 23°18'44" West, a distance of 2114.90 feet;

THENCE North 67°17'34" West, a distance of 435.20 feet;

THENCE South 15°39'20" West, a distance of 566.94 feet;

THENCE North 70°16'15" West, a distance of 1494.90 feet;

THENCE South 15°13'50" West, a distance of 1100.22 feet;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line
of Route 17;

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

216) North 41°35'52" West, a distance of 414.77 feet and

217) North 45°42'43" West, a distance of 29.98 feet;

THENCE North $15^{\circ}13'50''$ East, a distance of 884.24 feet;
THENCE South $70^{\circ}47'00''$ East, a distance of 161.39 feet;
THENCE South $70^{\circ}35'00''$ East, a distance of 342.75 feet to the centerline of
Thompsonville Road;

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

- 218) North $71^{\circ}30'00''$ East, a distance of 44.45 feet,
- 219) North $74^{\circ}50'00''$ East, a distance of 176.54 feet,
- 220) North $73^{\circ}16'00''$ East, a distance of 105.51 feet,
- 221) North $67^{\circ}33'00''$ East, a distance of 118.37 feet,
- 222) North $62^{\circ}13'00''$ East, a distance of 84.37 feet,
- 223) North $57^{\circ}13'00''$ East, a distance of 120.01 feet,
- 224) North $53^{\circ}43'00''$ East, a distance of 308.21 feet and
- 225) North $57^{\circ}40'00''$ East, a distance of 573.41 feet to the POINT AND
PLACE OF BEGINNING.

CONTAINING an area of 16,726,759 square feet; or 383.994 acres of land more
or less.

SAID parcel being known as Section 15 Block 1 Lot(s) 13, 15, 16, 17, & 50 and
Section 23 Block 1 Lot(s) 48 & 52 of the Town of Thompson Tax Maps.



SULLIVAN COUNTY
TAX MAP DEPARTMENT

NOT TO BE USED FOR CONFORMANCE
WITH ANY OTHER ACT OF THE STATE

North Arrow (Scale: 1" = 100 Feet)

TOWN OF THOMPSON
Sullivan County, New York

Map No. 100
Date: 12/15/2023
Scale: 1" = 100 Feet

REVISION TABLE

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

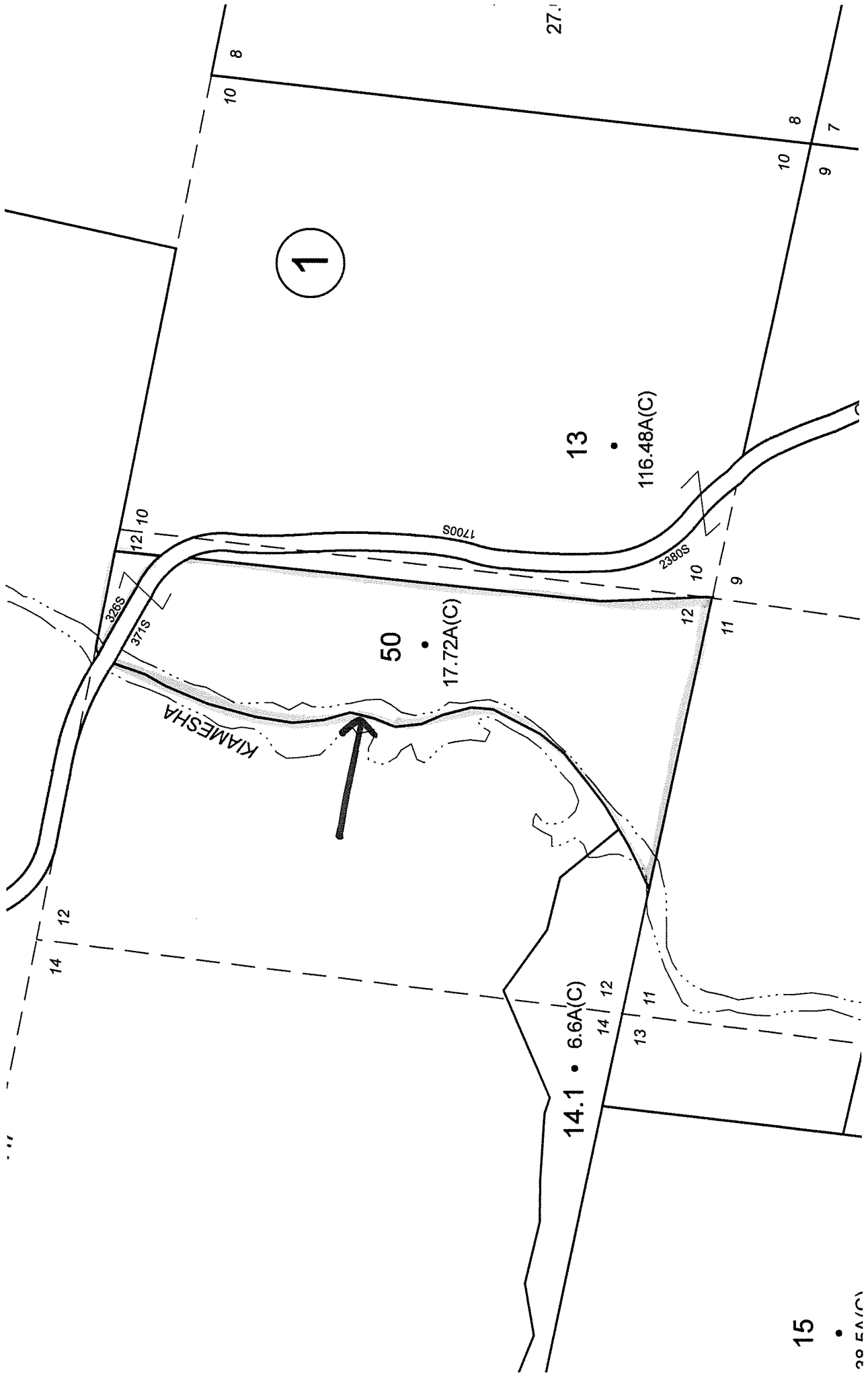
SPECIAL DISTRICTS

DISTRICT	NAME	DATE
1	UNINCORPORATED	12/15/2023

LEGEND

SYMBOL	DESCRIPTION
(Solid Line)	Property Boundary
(Dashed Line)	Unincorporated Boundary
(Dotted Line)	Waterway
(Double Line)	Right-of-Way

SECTION INDEX



①

50
•
17.72A(C)

13
•
116.48A(C)

14.1 • 6.6A(C)

15
•
90 EA(C)

KAMESHA

328S

371S

1700S

2380S

14 | 12

12 | 10

10 | 8

27 |

12 | 10

11 | 9

14 | 12

13 | 11

10 | 8

9 | 7

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

Account #:
Bill #: 4071
Tax Map #:
 15.-1-50

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$2,452.95
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 17.72
Bank:

Book #: 2011
Page #: 8394
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	100000.00	3.301084	\$330.11
NYS Welfare Mandates	100000.00	0.967879	\$96.79
Other NYS Mandates	100000.00	2.717525	\$271.75
County Levy	100000.00	1.548595	\$154.86
Town to Highway	100000.00	3.154942	\$315.49
Highway Outside Vill	100000.00	1.976646	\$197.66
Gen Fund out of Vill	100000.00	0.103961	\$10.40
Monticello Joint FD	100000.00	1.840265	\$184.03
E b crawford mem lib	100000.00	0.562473	\$56.25
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	87.00	6.156489	\$535.61
Solid Waste Fee	300.00	1	\$300.00

Total Tax: \$2,452.95

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	\$2,452.95	
01/30/2014	Payment	(\$2,452.95)	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: Chalet Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4080 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-50 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2011
 \$100,000.00 **Depth:** 0 **Page #:** 8394
Total Assessment: **Acres:** 17.72 **Roll Section:** 1
 \$100,000.00 **Bank:** **Class:** 552
Tax Before Star: \$2,629.66
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	100000.00	3.484705	\$348.47
NYS Welfare Mandates	100000.00	1.266335	\$126.63
Other NYS Mandates	100000.00	2.644283	\$264.43
County Levy	100000.00	1.180434	\$118.04
Town to Highway	100000.00	3.245076	\$324.51
Highway Outside Vill	100000.00	1.876746	\$187.67
Gen Fund out of Vill	100000.00	0.088185	\$8.82
Monticello Joint FD	100000.0000	1.786291	\$178.63
E b crawford mem lib	100000.0000	0.390867	\$39.09
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	87.0000	8.429513	\$733.37
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$2,629.66

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	\$2,629.66	
01/22/2013	Payment	(\$2,629.66)	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: Chalet Rd
Owner:
 Nalou Realty Corp
 C/O EPT Concord II LLC
 30 West Pershing Rd Ste 201
 Kansas City MO 64108

Account #:
Bill #: 4084
Tax Map #:
 15.-1-50

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

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$2,480.95
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 17.72
Bank:

Book #: 695
Page #: 266
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	100000.00	3.303816	\$330.38
NYS Welfare Mandates	100000.00	1.252189	\$125.22
Other NYS Mandates	100000.00	2.634994	\$263.50
County Levy	100000.00	0.52444	\$52.44
Town to Highway	100000.00	2.68147	\$268.15
Highway Outside Vill	100000.00	1.870323	\$187.03
Gen Fund out of Vill	100000.00	0.061713	\$6.17
Monticello Joint FD	100000.0000	1.79074	\$179.07
E b crawford mem lib	100000.0000	0.331803	\$33.18
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	87.0000	8.457561	\$735.81
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$2,480.95

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	\$2,480.95	
01/24/2012	Payment	(\$2,480.95)	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: Chalet Rd
Owner:
 Nalou Realty Corp
 Robinson Brog etal
 875 Third Ave Fl 9
 New York NY 10022

Account #:
Bill #: 4087
Tax Map #:
 15.-1-50

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

Land Assessment:
 \$100,000.00
Total Assessment:
 \$100,000.00
Tax Before Star: \$2,221.49
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 17.72
Bank:

Book #: 695
Page #: 266
Roll Section: 1
Class: 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	100000.00	7.607815	\$760.78
Town to Highway	100000.00	1.753363	\$175.34
Highway Outside Vill	100000.00	2.251213	\$225.12
Gen Fund out of Vill	100000.00	0.00022	\$0.02
Monticello Joint FD	100000.0000	1.765412	\$176.54
E b crawford mem lib	100000.0000	0.329987	\$33.00
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	87.0000	6.329784	\$550.69
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$2,221.49

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	\$2,221.49	
01/11/2011	Payment	(\$2,221.49)	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

TOWN OF THOMPSON

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

Property Address: Chalet Rd
Owner:
 Nalou Realty Corp
 Robinson Brog Leinwand G
 1345 Avenue of the Americas
 New York NY 10105-0143

Account #:
Bill #: 4106
Tax Map #:
 15.-1-50

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

Land Assessment:

\$100,000.00

Total Assessment:

\$100,000.00

Tax Before Star: \$2,643.79**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 17.72**Bank:****Book #:** 695**Page #:** 266**Roll Section:** 1**Class:** 552

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	100000.00	7.81	\$781.19
Town to Highway	100000.00	1.85	\$184.95
Highway Outside Vill	100000.00	2.24	\$223.83
Gen Fund out of Vill	100000.00	0	\$0.00
Monticello Joint FD	100000.0000	1.72	\$171.62
E b crawford mem lib	100000.0000	0.3	\$29.85
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	87.0000	10.95	\$952.35
Solid Waste Fee	300.0000	1	\$300.00

Total Tax: \$2,643.79**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	\$2,793.79	
01/31/2010		(\$2,793.79)	Owner
02/17/2010	Warnt.Adjustment	(\$150.00)	adjust
03/01/2010	OVERPAYMENT REFUND	\$150.00	

Tax Due: \$0.00 *

* Does not include penalties or 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: Chalet Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-50
 Bill # 014199
 School Code: 484601
 Liber / Page: 2011 / 8394

Tax Amount:	2,195.35
Tax Paid:	2,195.35
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	100,000	21.953500	2,195.35

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-	0286-00003	2,195.35	

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: **15-1-51**
- Address: **Chalet 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):

- **Kiamesha Concord, Inc.** by deed recorded in Liber 1704 at page 9 on November 3, 1993
- **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

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

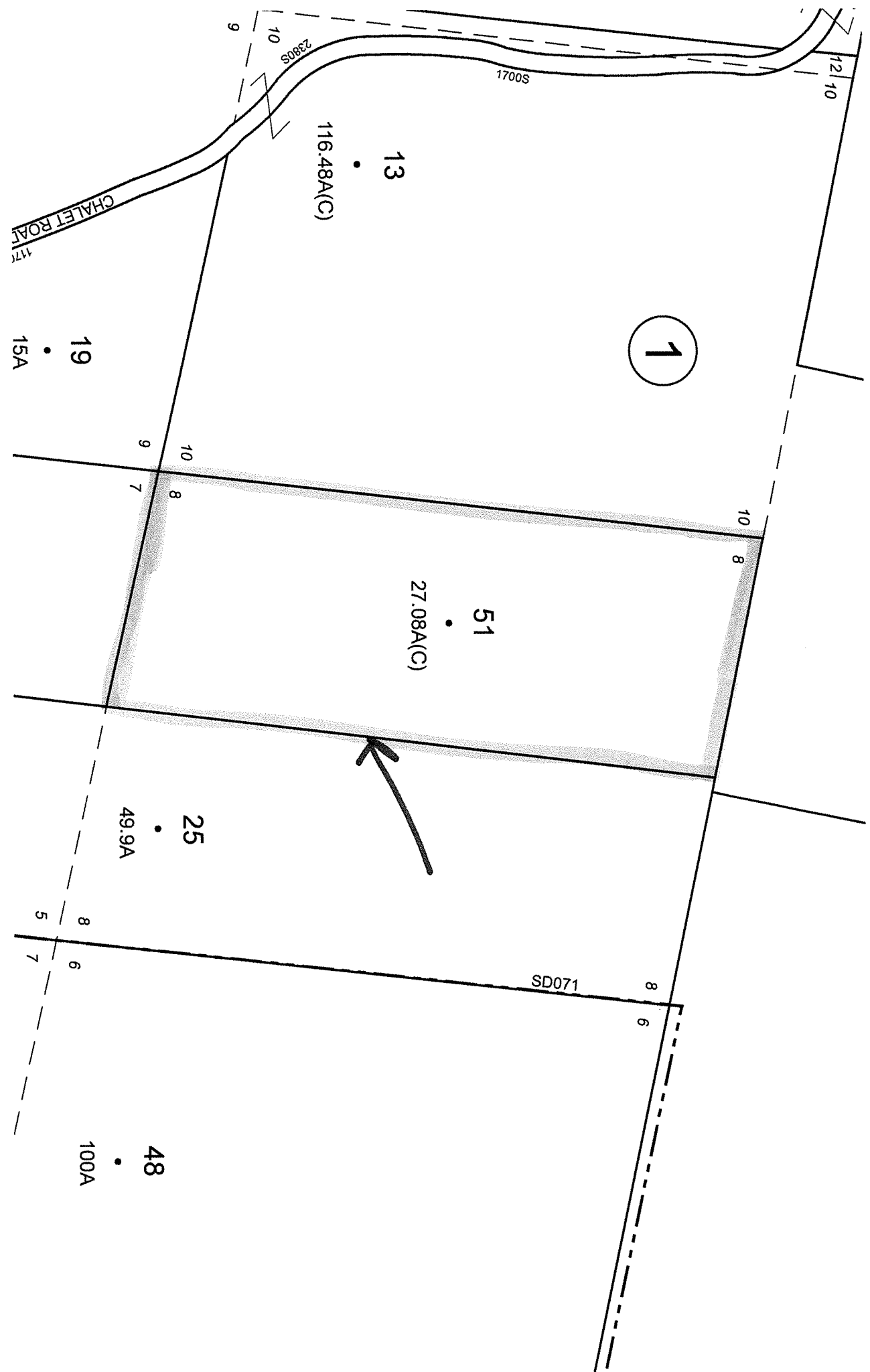
7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

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



1

13

116.48A(C)

51

27.08A(C)

25

49.9A

48
100A

19
15A

CHALET ROAD

SD071

1700S

2380S

12
11

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10

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8

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8
6

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

Account #:
Bill #: 4072
Tax Map #:
 15.-1-51

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$43,300.00
Total Assessment:
 \$43,300.00
Tax Before Star: \$1,531.44
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 27.08
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	43300.00	3.301084	\$142.94
NYS Welfare Mandates	43300.00	0.967879	\$41.91
Other NYS Mandates	43300.00	2.717525	\$117.67
County Levy	43300.00	1.548595	\$67.05
Town to Highway	43300.00	3.154942	\$136.61
Highway Outside Vill	43300.00	1.976646	\$85.59
Gen Fund out of Vill	43300.00	0.103961	\$4.50
Monticello Joint FD	43300.00	1.840265	\$79.68
E b crawford mem lib	43300.00	0.562473	\$24.36
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	135.00	6.156489	\$831.13

Total Tax: \$1,531.44

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	\$1,531.44	
01/30/2014	Payment	(\$1,531.44)	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: Chalet Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4081 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 15.-1-51 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$43,300.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreeage:** 27.08 **Roll Section:** 1
 \$43,300.00 **Bank:** **Class:** 322
Tax Before Star: \$1,829.17
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	43300.00	3.484705	\$150.89
NYS Welfare Mandates	43300.00	1.266335	\$54.83
Other NYS Mandates	43300.00	2.644283	\$114.50
County Levy	43300.00	1.180434	\$51.11
Town to Highway	43300.00	3.245076	\$140.51
Highway Outside Vill	43300.00	1.876746	\$81.26
Gen Fund out of Vill	43300.00	0.088185	\$3.82
Monticello Joint FD	43300.0000	1.786291	\$77.35
E b crawford mem lib	43300.0000	0.390867	\$16.92
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	135.0000	8.429513	\$1,137.98

Total Tax: \$1,829.17

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	\$1,829.17	
01/22/2013	Payment	(\$1,829.17)	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: Chalet Rd
Owner: EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4085
Tax Map #: 15.-1-51

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

Land Assessment: \$43,300.00
Total Assessment: \$43,300.00
Tax Before Star: \$1,767.53
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 27.08
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	43300.00	3.303816	\$143.06
NYS Welfare Mandates	43300.00	1.252189	\$54.22
Other NYS Mandates	43300.00	2.634994	\$114.10
County Levy	43300.00	0.52444	\$22.71
Town to Highway	43300.00	2.68147	\$116.11
Highway Outside Vill	43300.00	1.870323	\$80.98
Gen Fund out of Vill	43300.00	0.061713	\$2.67
Monticello Joint FD	43300.0000	1.79074	\$77.54
E b crawford mem lib	43300.0000	0.331803	\$14.37
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	135.0000	8.457561	\$1,141.77

Total Tax: \$1,767.53

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	\$1,767.53	
01/24/2012	Payment	(\$1,767.53)	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: Chalet Rd
Owner:
 EPT Concord II LLC
 PO Box 227
 Kiamesha Lake NY 12751

Account #:
Bill #: 4088
Tax Map #:
 15.-1-51

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

Land Assessment:
 \$30,000.00
Total Assessment:
 \$30,000.00
Tax Before Star: \$1,265.76
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 27.08
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	30000.00	7.607815	\$228.23
Town to Highway	30000.00	1.753363	\$52.60
Highway Outside Vill	30000.00	2.251213	\$67.54
Gen Fund out of Vill	30000.00	0.00022	\$0.01
Monticello Joint FD	30000.0000	1.765412	\$52.96
E b crawford mem lib	30000.0000	0.329987	\$9.90
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	135.0000	6.329784	\$854.52

Total Tax: \$1,265.76

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	\$1,265.76	
01/19/2011	Payment	(\$1,265.76)	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	\$1,265.76 **
02/28/2011	\$12.66	\$0.00	\$1,278.42 **

TOWN OF THOMPSON

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

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

Account #:
Bill #: 4107
Tax Map #:
 15.-1-51

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

Land Assessment:
 \$30,000.00
Total Assessment:
 \$30,000.00
Tax Before Star: \$2,505.20
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 27.08
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	30000.00	7.81	\$234.36
Town to Highway	30000.00	1.85	\$55.49
Highway Outside Vill	30000.00	2.24	\$67.15
Gen Fund out of Vill	30000.00	0	\$0.00
School Relevy	30000.0000	1	\$609.96
Monticello Joint FD	30000.0000	1.72	\$51.49
E b crawford mem lib	30000.0000	0.3	\$8.96
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	135.0000	10.95	\$1,477.79

Total Tax: \$2,505.20

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	\$2,505.20	

Tax Due: \$2,505.20 *

* 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	\$2,505.20 **
02/28/2010	\$25.05	\$0.00	\$2,530.25 **

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: Chalet Rd
 SWIS Code: 484689 Thompson
 Tax Map # 15.-1-51
 Bill # 014200
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	950.59
Tax Paid:	950.59
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	43,300	21.953500	950.59

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	0177-00036	950.59	

Sheri Bisland
 School Tax Collector

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