

## Attachment VIII.C.2.a.-5



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: **23-1-11.3**
- Address: **Thompson Road**
- 100 % fee title is vested in: **EPT Concord II, LLC** by deed made by Concord Resort, LLC recorded July 15, 2010 in Instrument No. 2010-56692 – See Exhibit IX
- Schedule "A" Description and Tax Map are attached.

### Prior ownership interests (20+ years):

- **Nalou Realty Corp.** by deed recorded in Liber 806 at page 355 on May 15, 1975
- **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

### 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

23-1-11.3

### Schedule "A" Description

ALSO all that certain parcel of land located in the Town of Thompson, Sullivan County, New York designated as Parcel 'D' 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 Route 17 said point being the southwesterly corner of the herein described parcel;  
THENCE North 33°01'47" East, a distance of 114.87 feet;  
THENCE North 36°16'31" East, a distance of 171.17 feet;  
THENCE North 38°56'55" East, a distance of 77.89 feet;  
THENCE South 67°02'55" East, a distance of 228.06 feet;  
THENCE South 14°17'23" West, a distance of 119.41 feet;  
THENCE North 81°01'23" East, a distance of 79.55 feet;  
THENCE North 06°19'11" East, a distance of 80.05 feet;  
THENCE South 67°58'37" East, a distance of 103.34 feet;  
THENCE North 17°58'32" East, a distance of 107.66 feet;  
THENCE North 67°58'33" West, a distance of 100.13 feet;  
THENCE North 67°23'11" West, a distance of 63.12 feet;  
THENCE North 64°51'55" West, a distance of 144.18 feet;  
THENCE North 18°26'38" East, a distance of 165.68 feet;  
THENCE South 70°47'00" East, a distance of 629.23 feet;  
THENCE South 15°13'50" West, a distance of 884.24 feet to the aforementioned northerly line of Route 17;

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

- 1) North 45°42'43" West, a distance of 342.37 feet,
- 2) South 86°50'05" West, a distance of 124.64 feet and
- 3) North 50°59'54" West, a distance of 479.89 feet to the POINT AND PLACE

OF BEGINNING.

CONTAINING an area of 520504 square feet; or 11.949 acres of land more or less.

*includes 108-4-3 11.11 11.12*

SAID parcel being known as Section 23 Block 1 Lot 11.3 of the Town of Thompson Tax Maps.

EXCEPTING AND EXCLUDING therefrom that portion or portions described in the following deeds:

- 1) DEED from Concord Associates LP to the Jewish General Aid Association dated April 26, 2000 and recorded May 10, 2000 in Liber 2187 Cp. 598; and 11.11
- 2) DEED from Concord Associates LP to Congregation Haaves Zion Anane dated April 26, 2000



TOWN OF THOMPSON  
 SULLIVAN COUNTY, NEW YORK  
 MAP NO. 100-100-100-100  
 DATE: 10/1/2023

| SECTION | TOWNSHIP | COUNTY |
|---------|----------|--------|
| 100     | 100      | 100    |

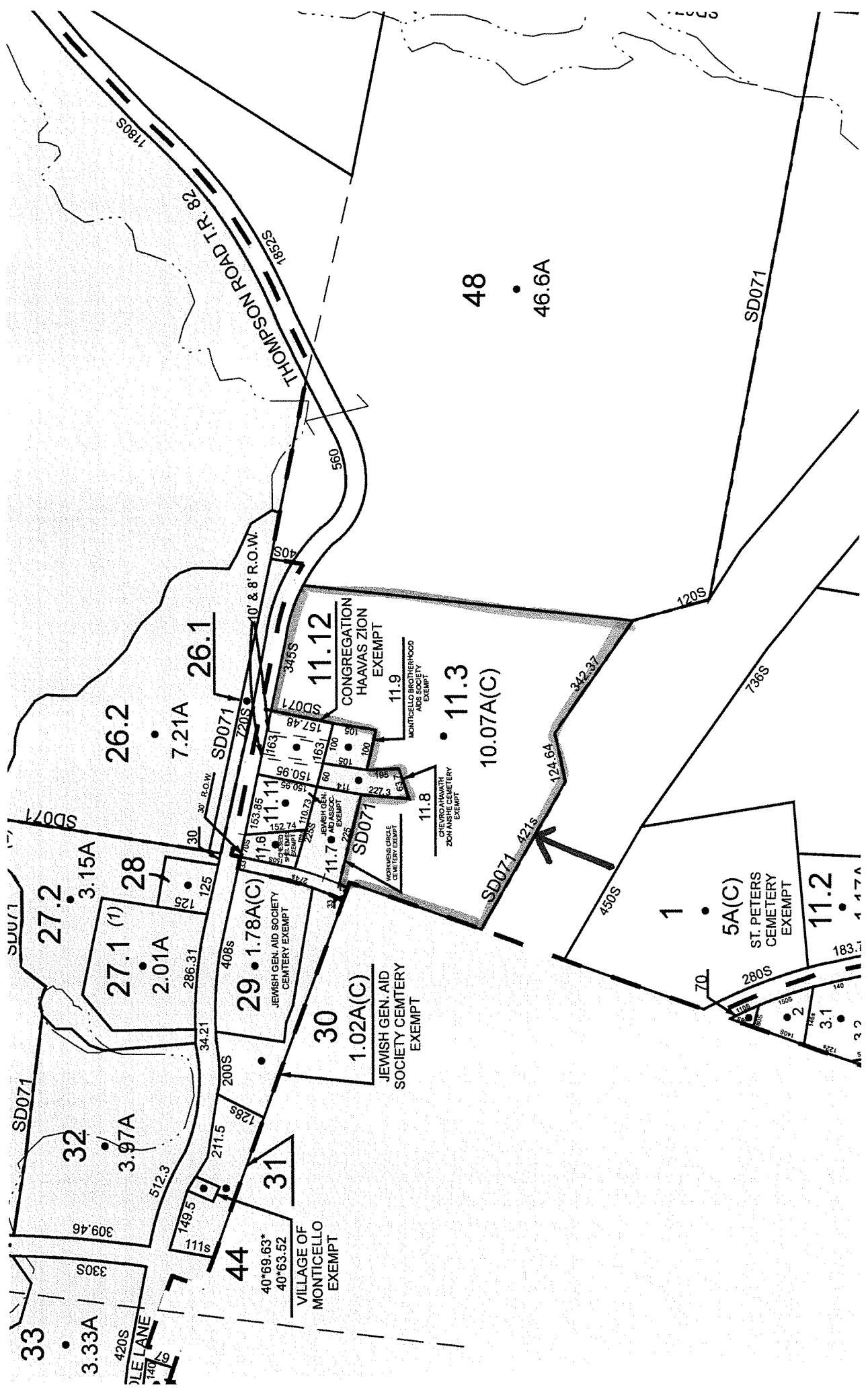
| DATE      | BY    | REVISION        |
|-----------|-------|-----------------|
| 10/1/2023 | WELER | 100-100-100-100 |

| SPECIAL DISTRICTS | NAME                  | TYPE             | STATUS |
|-------------------|-----------------------|------------------|--------|
| 1                 | VILLAGE OF MONTICELLO | LOCAL GOVERNMENT | ACTIVE |
| 2                 | VILLAGE OF MONTICELLO | LOCAL GOVERNMENT | ACTIVE |
| 3                 | VILLAGE OF MONTICELLO | LOCAL GOVERNMENT | ACTIVE |
| 4                 | VILLAGE OF MONTICELLO | LOCAL GOVERNMENT | ACTIVE |

| REVISION TABLE | DATE      | BY    | REVISION        |
|----------------|-----------|-------|-----------------|
| 1              | 10/1/2023 | WELER | 100-100-100-100 |



SULLIVAN COUNTY  
 TAX MAP DEPARTMENT  
 FOR THE PURPOSES ONLY  
 NOT FOR CONSTRUCTION PURPOSES  
 UNLESS SPECIFICALLY NOTED OTHERWISE  
 COUNTY OFFICE: 100 N. STATE ST. SUITE 200  
 CATSKILL, NY 12045  
 PHONE: 518-486-3333  
 FAX: 518-486-3334  
 WWW: WWW.WELERMAPPING.COM



33

3.33A

420S  
LELANE

SD071

32

3.97A

SD071

27.2

3.15A

SD071

28

2.01A

SD071

26.2

7.21A

SD071

26.1

SD071

29 • 1.78A(C)

JEWISH GEN. AID SOCIETY  
CEMETERY EXEMPT

SD071

30

1.02A(C)

JEWISH GEN. AID  
SOCIETY CEMETERY  
EXEMPT

SD071

31

40\*69.63\*  
40\*63.52

VILLAGE OF  
MONTICELLO  
EXEMPT

SD071

34.5S

11.12

CONGREGATION  
HAAVAS ZION  
EXEMPT

SD071

11.6

11.11

JEWISH GEN. AID ASSOC.  
EXEMPT

SD071

11.7

11.8

CHEVRO AVAVATH  
ZION ANSHE CEMETERY  
EXEMPT

SD071

11.9

11.3

10.07A(C)

MONTICELLO BROTHERHOOD  
AIDS SOCIETY  
EXEMPT

SD071

48

46.6A

SD071

1

5A(C)

ST. PETERS  
CEMETERY  
EXEMPT

SD071

2

3.1

3.2

11.2

1.47A

SD071

44

124.6A

421S

SD071

450S

70

280S

183.1

SD071

736S

120S

SD071

560

1780S

1832S

SD071

THOMPSON ROAD TR. 82

**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 #:** 4461  
**Tax Map #:**  
 23.-1-11.3

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:** \$37,900.00  
**Total Assessment:** \$37,900.00  
**Tax Before Star:** \$957.72  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acres:** 10.07  
**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             | 37900.00  | 3.301084  | \$125.11   |
| NYS Welfare Mandates | 37900.00  | 0.967879  | \$36.68    |
| Other NYS Mandates   | 37900.00  | 2.717525  | \$102.99   |
| County Levy          | 37900.00  | 1.548595  | \$58.69    |
| Town to Highway      | 37900.00  | 3.154942  | \$119.57   |
| Highway Outside Vill | 37900.00  | 1.976646  | \$74.91    |
| Gen Fund out of Vill | 37900.00  | 0.103961  | \$3.94     |
| Monticello Joint FD  | 37900.00  | 1.840265  | \$69.75    |
| E b crawford mem lib | 37900.00  | 0.562473  | \$21.32    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 56.00     | 6.156489  | \$344.76   |

**Total Tax: \$957.72**

**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 | \$957.72   |         |
| 01/30/2014 | Payment  | (\$957.72) | 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 #:** 4470 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-11.3 Monticell  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$37,900.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreage:** 10.07 **Roll Section:** 1  
 \$37,900.00 **Bank:** **Class:** 322  
**Tax Before Star:** \$1,077.04  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 37900.00   | 3.484705  | \$132.07   |
| NYS Welfare Mandates | 37900.00   | 1.266335  | \$47.99    |
| Other NYS Mandates   | 37900.00   | 2.644283  | \$100.22   |
| County Levy          | 37900.00   | 1.180434  | \$44.74    |
| Town to Highway      | 37900.00   | 3.245076  | \$122.99   |
| Highway Outside Vill | 37900.00   | 1.876746  | \$71.13    |
| Gen Fund out of Vill | 37900.00   | 0.088185  | \$3.34     |
| Monticello Joint FD  | 37900.0000 | 1.786291  | \$67.70    |
| E b crawford mem lib | 37900.0000 | 0.390867  | \$14.81    |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 56.0000    | 8.429513  | \$472.05   |

**Total Tax: \$1,077.04**

**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 | \$1,077.04   |                |
| 01/22/2013 | Payment  | (\$1,077.04) | 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

|  |  |   |
|--|--|---|
| <b>Property Address:</b> Thompson Rd<br><b>Rd Owner:</b> EPT Concord II LLC<br>909 Walnut St Ste 200<br>Kansas City MO 64106 | <b>Account #:</b><br><b>Bill #:</b> 4475<br><b>Tax Map #:</b> 23.-1-11.3 | <b>SWIS Code:</b> 484689<br><b>School Code:</b> 484601<br><b>School District:</b> Monticell |
|--|--|---|

|  |   |  |
|--|---|--|
| <b>Land Assessment:</b><br>\$37,900.00<br><b>Total Assessment:</b><br>\$37,900.00<br><b>Tax Before Star:</b> \$1,021.35<br><b>Star Savings:</b> \$0.00 | <b>Front:</b> 0<br><b>Depth:</b> 0<br><b>Acreage:</b> 10.07<br><b>Bank:</b> | <b>Book #:</b> 2010<br><b>Page #:</b> 56692<br><b>Roll Section:</b> 1<br><b>Class:</b> 322 |
|--|---|--|

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 37900.00   | 3.303816  | \$125.21   |
| NYS Welfare Mandates | 37900.00   | 1.252189  | \$47.46    |
| Other NYS Mandates   | 37900.00   | 2.634994  | \$99.87    |
| County Levy          | 37900.00   | 0.52444   | \$19.88    |
| Town to Highway      | 37900.00   | 2.68147   | \$101.63   |
| Highway Outside Vill | 37900.00   | 1.870323  | \$70.89    |
| Gen Fund out of Vill | 37900.00   | 0.061713  | \$2.34     |
| Monticello Joint FD  | 37900.0000 | 1.79074   | \$67.87    |
| E b crawford mem lib | 37900.0000 | 0.331803  | \$12.58    |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 56.0000    | 8.457561  | \$473.62   |

**Total Tax: \$1,021.35**

#### 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 | \$1,021.35   |                          |
| 01/24/2012 | Payment  | (\$1,021.35) | 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 #:** 4478  
**Tax Map #:**  
 23.-1-11.3

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

**Land Assessment:**  
 \$37,900.00  
**Total Assessment:**  
 \$37,900.00  
**Tax Before Star:** \$874.01  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 10.07  
**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 | 37900.00   | 7.607815  | \$288.34   |
| Town to Highway      | 37900.00   | 1.753363  | \$66.45    |
| Highway Outside Vill | 37900.00   | 2.251213  | \$85.32    |
| Gen Fund out of Vill | 37900.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 37900.0000 | 1.765412  | \$66.91    |
| E b crawford mem lib | 37900.0000 | 0.329987  | \$12.51    |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 56.0000    | 6.329784  | \$354.47   |

**Total Tax: \$874.01**

#### 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 | \$874.01   |         |
| 01/19/2011 | Payment  | (\$874.01) | 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 | \$874.01 ** |
| 02/28/2011 | \$8.74  | \$0.00 | \$882.75 ** |



**TOWN OF THOMPSON**

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

**Property Address:** Thompson **Account #:** **SWIS Code:** 484689  
**Rd Owner:** **Bill #:** 4496 **School Code:** 484601  
 Concord Resort LLC **Tax Map #:** **School District:**  
 PO Box 137 23.-1-11.3 Monticell  
 Kiamesha Lake NY 12751

**Land Assessment:** **Front:** 0 **Book #:** 3517  
 \$37,900.00 **Depth:** 0 **Page #:** 143  
**Total Assessment:** **Acreage:** 10.07 **Roll Section:** 1  
 \$37,900.00 **Bank:** **Class:** 322  
**Tax Before Star:** \$1,910.94  
**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 | 37900.00   | 7.81     | \$296.07   |
| Town to Highway      | 37900.00   | 1.85     | \$70.10    |
| Highway Outside Vill | 37900.00   | 2.24     | \$84.83    |
| Gen Fund out of Vill | 37900.00   | 0        | \$0.00     |
| School Relevy        | 37900.0000 | 1        | \$770.58   |
| Monticello Joint FD  | 37900.0000 | 1.72     | \$65.04    |
| E b crawford mem lib | 37900.0000 | 0.3      | \$11.31    |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 56.0000    | 10.95    | \$613.01   |

**Total Tax: \$1,910.94**

**Payment History**

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/04/2010 | Tax Bill | \$1,910.94 |         |

**Tax Due: \$1,910.94 \***

\* Does not include penalties or fees, if any.

**Penalty Schedule**

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2010 | \$0.00  | \$0.00 | \$1,910.94 ** |
| 02/28/2010 | \$19.11 | \$0.00 | \$1,930.05 ** |

**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 # 23.-1-11.3  
 Bill # 014589  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 832.04              |
| Tax Paid:               | 832.04              |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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 | 37,900        | 21.953500   | 832.04     |

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 | 0177-00037 | 832.04   |          |

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: **23-1-48 (p/o) now known as 23-1-48.1**
- Address: **State Route 17**
- 100 % fee title is vested in: **EPT Concord II, LLC** by deed made by Micah Friedman and Neil S. Goldstein, as co-executors of the Last Will and Testament of Raymond Parker and Nalou Realty Corp. recorded in Instrument No. 2011-8394 on December 15, 2011 – See Exhibit X
- Schedule "A" Description and Tax Map are attached.
- *Note: Original parcel, 23-1-48, was split and created 23-1-48.1 & 23-1-48.2 in 2014*

**Prior ownership interests (20+ years):**

- **Nalou Realty Corp.** by deed recorded in Liber 655 at page 429 on June 4, 1963
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 27, 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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**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

23-148.1  
12044

**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;

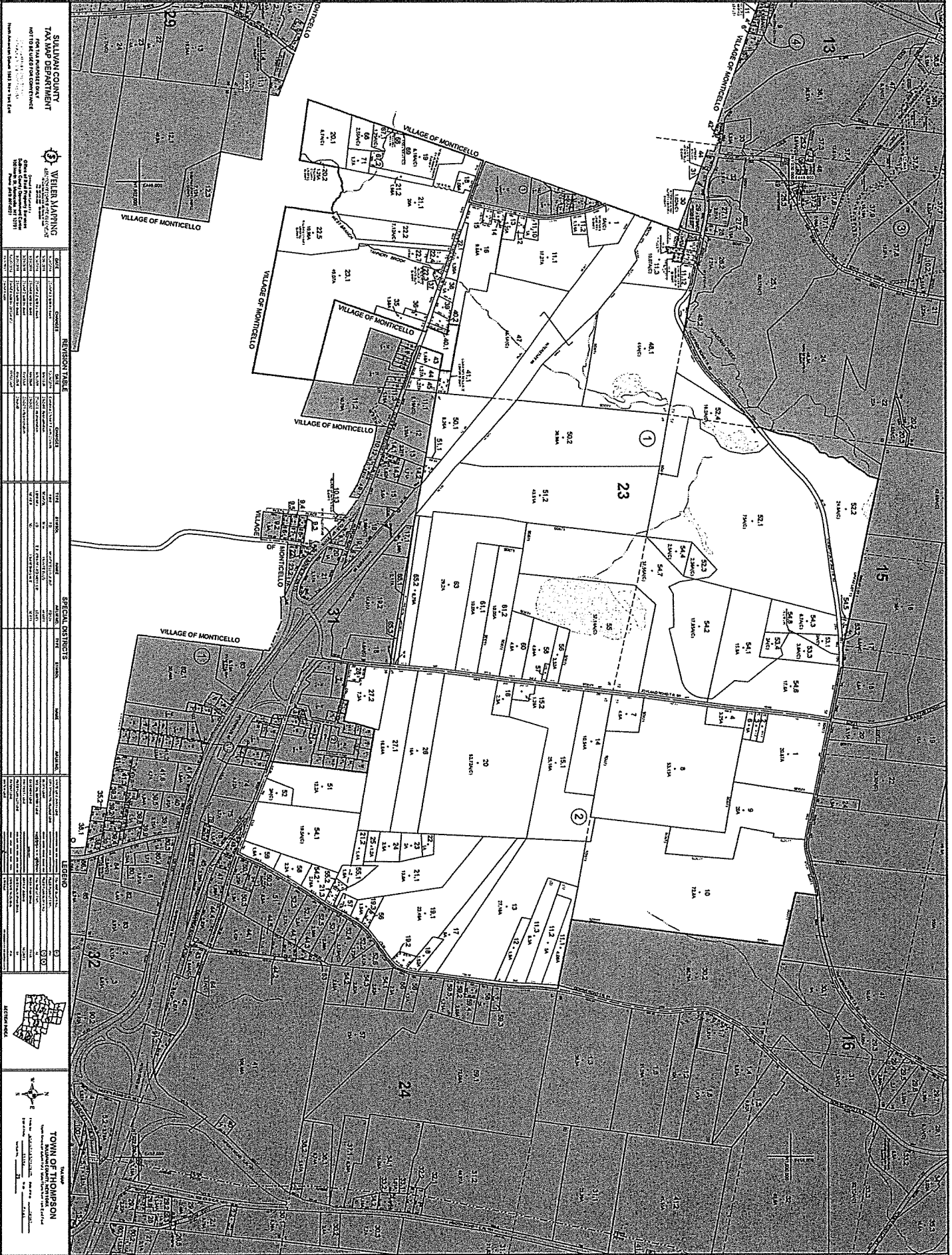
THENCE North  $15^{\circ}13'50''$  East, a distance of 884.24 feet;  
THENCE South  $70^{\circ}47'00''$  East, a distance of 161.39 feet;  
THENCE South  $70^{\circ}35'00''$  East, a distance of 342.75 feet to the centerline of  
Thompsonville Road;

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**  
 100 N. MAIN STREET, SUITE 200  
 MONTICELLO, NY 13853  
 TEL: 518-534-2222  
 FAX: 518-534-2223  
 WWW.SULLIVANCOUNTYNY.GOV

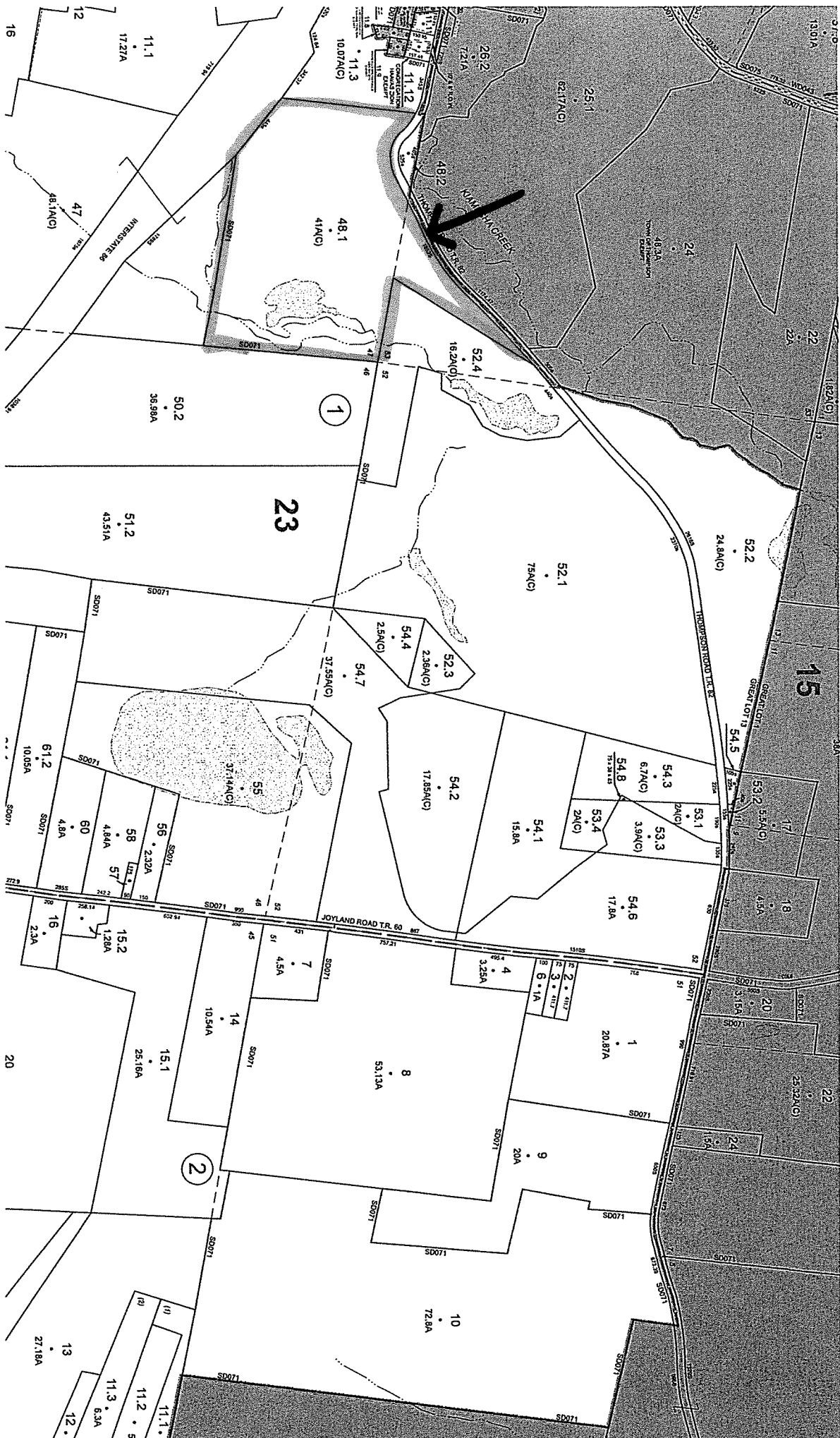
**WEBER MAPPING**  
 100 N. MAIN STREET, SUITE 200  
 MONTICELLO, NY 13853  
 TEL: 518-534-2222  
 FAX: 518-534-2223  
 WWW.WEBERMAPPING.COM

| REVISION TABLE |                    |
|----------------|--------------------|
| NO.            | DESCRIPTION        |
| 1              | INITIAL RELEASE    |
| 2              | ADDED MISSING LOTS |
| 3              | ADDED MISSING LOTS |
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| SPECIAL DISTRICTS |             |
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**TOWN OF THOMPSON**  
 100 N. MAIN STREET, SUITE 200  
 MONTICELLO, NY 13853  
 TEL: 518-534-2222  
 FAX: 518-534-2223  
 WWW.WEBERMAPPING.COM





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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:** State **Account #:** **SWIS Code:** 484689  
 Route 17 **Owner:** **Bill #:** 4498 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-48  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2011  
 \$90,500.00 **Depth:** 0 **Page #:** 8394  
**Total Assessment:** **Acres:** 46.6 **Roll Section:** 1  
 \$90,500.00 **Bank:** **Class:** 322  
**Tax Before Star:** \$2,898.15  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 90500.00  | 3.301084  | \$298.75   |
| NYS Welfare Mandates | 90500.00  | 0.967879  | \$87.59    |
| Other NYS Mandates   | 90500.00  | 2.717525  | \$245.94   |
| County Levy          | 90500.00  | 1.548595  | \$140.15   |
| Town to Highway      | 90500.00  | 3.154942  | \$285.52   |
| Highway Outside Vill | 90500.00  | 1.976646  | \$178.89   |
| Gen Fund out of Vill | 90500.00  | 0.103961  | \$9.41     |
| Monticello Joint FD  | 90500.00  | 1.840265  | \$166.54   |
| E b crawford mem lib | 90500.00  | 0.562473  | \$50.90    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 233.00    | 6.156489  | \$1,434.46 |

**Total Tax: \$2,898.15**

**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 | \$2,898.15   |         |
| 01/30/2014 | Payment  | (\$2,898.15) | 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.

| <b>Pay By</b> | <b>Penalty</b> | <b>Fee</b> | <b>Total Due</b> |
|---------------|----------------|------------|------------------|
| 01/31/2014    | \$0.00         | \$0.00     | \$2,898.15 **    |
| 02/28/2014    | \$28.98        | \$0.00     | \$2,927.13 **    |
| 03/31/2014    | \$57.96        | \$2.00     | \$2,958.11 **    |

\*\* Does not include returned check fees, if any.

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4505  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**

\$90,500.00

**Total Assessment:**

\$90,500.00

**Tax Before Star:** \$3,408.73**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 46.6**Bank:****Book #:** 2011**Page #:** 8394**Roll Section:** 1**Class:** 322

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 90500.00   | 3.484705  | \$315.37   |
| NYS Welfare Mandates | 90500.00   | 1.266335  | \$114.60   |
| Other NYS Mandates   | 90500.00   | 2.644283  | \$239.31   |
| County Levy          | 90500.00   | 1.180434  | \$106.83   |
| Town to Highway      | 90500.00   | 3.245076  | \$293.68   |
| Highway Outside Vill | 90500.00   | 1.876746  | \$169.85   |
| Gen Fund out of Vill | 90500.00   | 0.088185  | \$7.98     |
| Monticello Joint FD  | 90500.0000 | 1.786291  | \$161.66   |
| E b crawford mem lib | 90500.0000 | 0.390867  | \$35.37    |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 8.429513  | \$1,964.08 |

**Total Tax: \$3,408.73**

**Payment History**

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/02/2013 | Tax Bill | \$3,408.73   |         |
| 01/22/2013 | Payment  | (\$3,408.73) | OWNER   |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

**Penalty Schedule**

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

| <b>Pay By</b> | <b>Penalty</b> | <b>Fee</b> | <b>Total Due</b> |
|---------------|----------------|------------|------------------|
| 01/31/2013    | \$0.00         | \$0.00     | \$3,408.73 **    |
| 02/28/2013    | \$34.09        | \$0.00     | \$3,442.82 **    |
| 03/31/2013    | \$68.17        | \$2.00     | \$3,478.90 **    |

\*\* Does not include returned check fees, if any.

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Nalou Realty Corp  
 C/O EPT Concord II LLC  
 30 West Pershing Rd Ste 201  
 Kansas City MO 64108

**Account #:**  
**Bill #:** 4512  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**  
 \$90,500.00  
**Total Assessment:**  
 \$90,500.00  
**Tax Before Star:** \$3,278.47  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acresage:** 46.6  
**Bank:**

**Book #:** 0655  
**Page #:** 00429  
**Roll Section:** 1  
**Class:** 322

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 90500.00   | 3.303816  | \$299.00   |
| NYS Welfare Mandates | 90500.00   | 1.252189  | \$113.32   |
| Other NYS Mandates   | 90500.00   | 2.634994  | \$238.47   |
| County Levy          | 90500.00   | 0.52444   | \$47.46    |
| Town to Highway      | 90500.00   | 2.68147   | \$242.67   |
| Highway Outside Vill | 90500.00   | 1.870323  | \$169.26   |
| Gen Fund out of Vill | 90500.00   | 0.061713  | \$5.59     |
| Monticello Joint FD  | 90500.0000 | 1.79074   | \$162.06   |
| E b crawford mem lib | 90500.0000 | 0.331803  | \$30.03    |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 8.457561  | \$1,970.61 |

**Total Tax: \$3,278.47**

**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 | \$3,278.47   |         |
| 01/24/2012 | Payment  | (\$3,278.47) | 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.

| <b>Pay By</b> | <b>Penalty</b> | <b>Fee</b> | <b>Total Due</b> |
|---------------|----------------|------------|------------------|
| 01/31/2012    | \$0.00         | \$0.00     | \$3,278.47 **    |
| 02/29/2012    | \$32.78        | \$0.00     | \$3,311.25 **    |
| 03/31/2012    | \$65.57        | \$2.00     | \$3,346.04 **    |

\*\* Does not include returned check fees, if any.

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Nalou Realty Corp  
 Robinson Brog etal  
 875 Third Ave Fl 9  
 New York NY 10022

**Account #:**  
**Bill #:** 4515  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**  
 \$90,500.00  
**Total Assessment:**  
 \$90,500.00

**Front:** 0  
**Depth:** 0  
**Acresage:** 46.6  
**Bank:**

**Book #:** 0655  
**Page #:** 00429  
**Roll Section:** 1  
**Class:** 322

**Tax Before Star:** \$2,715.41  
**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 | 90500.00   | 7.607815  | \$688.51   |
| Town to Highway      | 90500.00   | 1.753363  | \$158.68   |
| Highway Outside Vill | 90500.00   | 2.251213  | \$203.73   |
| Gen Fund out of Vill | 90500.00   | 0.00022   | \$0.02     |
| Monticello Joint FD  | 90500.0000 | 1.765412  | \$159.77   |
| E b crawford mem lib | 90500.0000 | 0.329987  | \$29.86    |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 6.329784  | \$1,474.84 |

**Total Tax: \$2,715.41**

**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 | \$2,715.41   |               |
| 01/11/2011 | Payment  | (\$2,715.41) | 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 | \$2,715.41 ** |



|            |         |        |               |
|------------|---------|--------|---------------|
| 02/28/2011 | \$27.15 | \$0.00 | \$2,742.56 ** |
| 03/31/2011 | \$54.31 | \$2.00 | \$2,771.72 ** |

\*\* Does not include returned check fees, if any.

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Nalou Realty Corp  
 Attn Robinson Brog etal  
 1345 Ave of Americas Fl 31  
 New York NY 10105

**Account #:**  
**Bill #:** 4533  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**  
 \$90,500.00

**Total Assessment:**  
 \$90,500.00

**Tax Before Star:** \$3,809.81  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acresage:** 46.6  
**Bank:**

**Book #:** 0655  
**Page #:** 00429  
**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 | 90500.00   | 7.81     | \$706.98   |
| Town to Highway      | 90500.00   | 1.85     | \$167.38   |
| Highway Outside Vill | 90500.00   | 2.24     | \$202.57   |
| Gen Fund out of Vill | 90500.00   | 0        | \$0.00     |
| Monticello Joint FD  | 90500.0000 | 1.72     | \$155.31   |
| E b crawford mem lib | 90500.0000 | 0.3      | \$27.02    |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 10.95    | \$2,550.55 |

**Total Tax: \$3,809.81**

**Payment History**

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/04/2010 | Tax Bill | \$3,809.81   |         |
| 01/31/2010 |          | (\$3,809.81) | 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 | \$3,809.81 ** |

|            |         |        |               |
|------------|---------|--------|---------------|
| 02/28/2010 | \$38.10 | \$0.00 | \$3,847.91 ** |
| 03/31/2010 | \$76.20 | \$2.00 | \$3,888.01 ** |

\*\* Does not include returned check fees, if any.

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

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

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

Property Location: State Route 17  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-48  
 Bill # 014624  
 School Code: 484601  
 Liber / Page: 2011 / 8394

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 1,986.79            |
| Tax Paid:               | 1,986.79            |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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 | 90,500        | 21.953500   | 1,986.79   |

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

| Paid On  | Paid By               | Check #    | Tax Paid | Fee Paid |
|----------|-----------------------|------------|----------|----------|
| 09/30/13 | TRADITIONAL GOLF MGMT | 0286-00002 | 1,986.79 |          |

Sheri Bisland  
 School Tax Collector

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



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-1-48 (p/o) now known as 23-1-48.2**
- Address: **State Route 17**
- 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.
- *Note: Original parcel, 23-1-48, was split and created 23-1-48.1 & 23-1-48.2 in 2014*

**Prior ownership interests (20+ years):**

- **Nalou Realty Corp.** by deed recorded in Liber 655 at page 429 on June 4, 1963
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 27, 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

Plot  
23-1-48.2

**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;



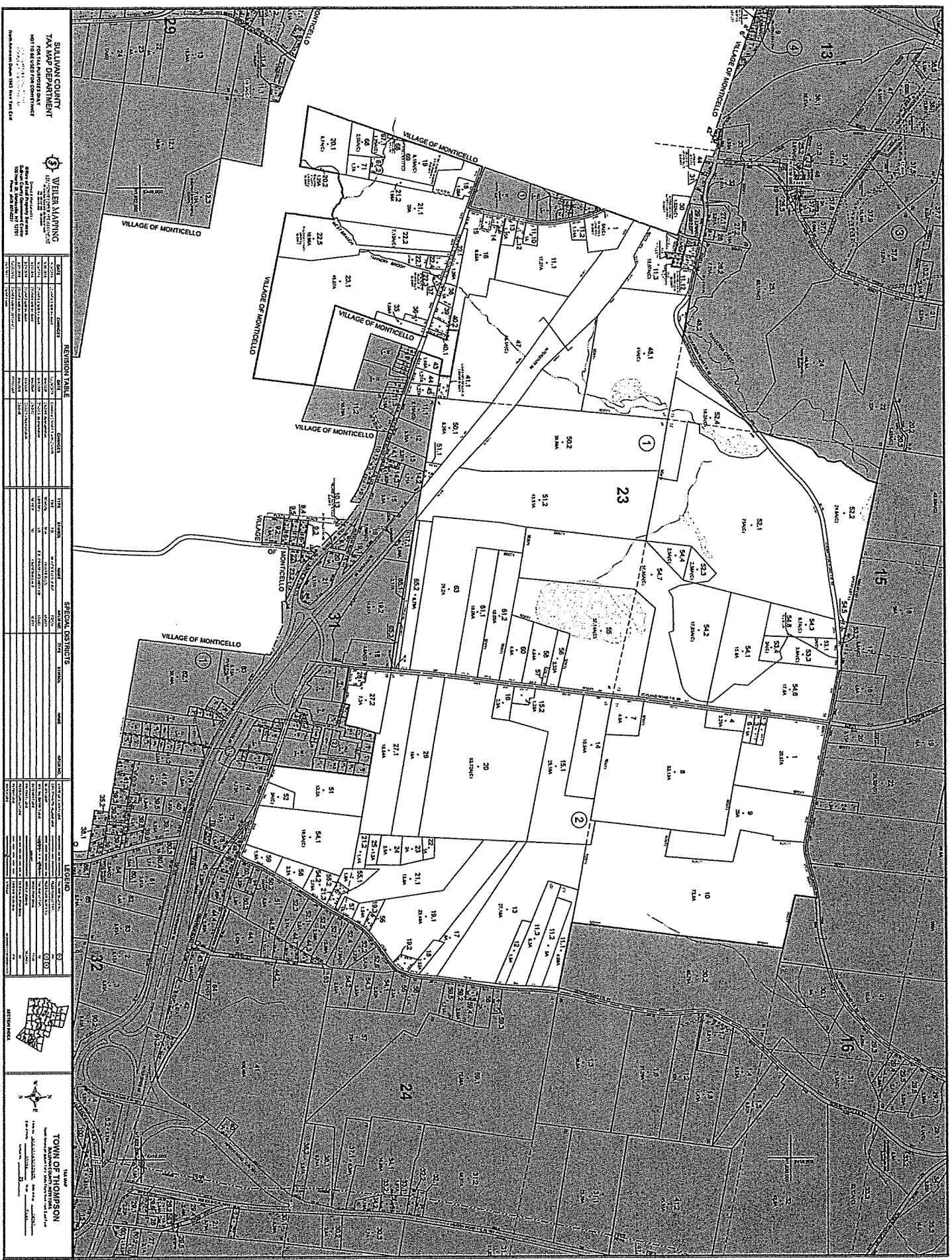
THENCE North 15°13'50" East, a distance of 884.24 feet;  
THENCE South 70°47'00" East, a distance of 161.39 feet;  
THENCE South 70°35'00" East, a distance of 342.75 feet to the centerline of  
Thompsonville Road;

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.



**SULLIVAN COUNTY TAX MAP DEPARTMENT**  
 FOR THE FISCAL YEAR ENDING 12/31/2014  
 2014

**WHILEN MAPPING**  
 1000 STATE ST. SUITE 300  
 ALBANY, NY 12207  
 (518) 863-4444  
 WWW.WHIENMAPPING.COM

| NO. | DATE     | DESCRIPTION     |
|-----|----------|-----------------|
| 01  | 08/15/13 | INITIAL RELEASE |
| 02  | 02/28/14 | 2014 TAX MAP    |

| NO. | DATE     | DESCRIPTION     |
|-----|----------|-----------------|
| 01  | 08/15/13 | INITIAL RELEASE |
| 02  | 02/28/14 | 2014 TAX MAP    |

| NO. | DATE     | DESCRIPTION     |
|-----|----------|-----------------|
| 01  | 08/15/13 | INITIAL RELEASE |
| 02  | 02/28/14 | 2014 TAX MAP    |

| NO. | DATE     | DESCRIPTION     |
|-----|----------|-----------------|
| 01  | 08/15/13 | INITIAL RELEASE |
| 02  | 02/28/14 | 2014 TAX MAP    |

| NO. | DATE     | DESCRIPTION     |
|-----|----------|-----------------|
| 01  | 08/15/13 | INITIAL RELEASE |
| 02  | 02/28/14 | 2014 TAX MAP    |

| NO. | DATE     | DESCRIPTION     |
|-----|----------|-----------------|
| 01  | 08/15/13 | INITIAL RELEASE |
| 02  | 02/28/14 | 2014 TAX MAP    |

**TOWN OF THOMPSON**  
 1000 STATE ST. SUITE 300  
 ALBANY, NY 12207  
 (518) 863-4444  
 WWW.WHIENMAPPING.COM



1

23

15

2

JOYLAND ROAD TR. 60  
 JOYLAND ROAD TR. 61  
 JOYLAND ROAD TR. 62  
 JOYLAND ROAD TR. 63  
 JOYLAND ROAD TR. 64  
 JOYLAND ROAD TR. 65  
 JOYLAND ROAD TR. 66  
 JOYLAND ROAD TR. 67  
 JOYLAND ROAD TR. 68  
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 JOYLAND ROAD TR. 93  
 JOYLAND ROAD TR. 94  
 JOYLAND ROAD TR. 95  
 JOYLAND ROAD TR. 96  
 JOYLAND ROAD TR. 97  
 JOYLAND ROAD TR. 98  
 JOYLAND ROAD TR. 99  
 JOYLAND ROAD TR. 100

### TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4498  
**Tax Map #:**  
 23.-1-48

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:**  
 \$90,500.00  
**Total Assessment:**  
 \$90,500.00  
**Tax Before Star:** \$2,898.15  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 46.6  
**Bank:**

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

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 90500.00  | 3.301084  | \$298.75   |
| NYS Welfare Mandates | 90500.00  | 0.967879  | \$87.59    |
| Other NYS Mandates   | 90500.00  | 2.717525  | \$245.94   |
| County Levy          | 90500.00  | 1.548595  | \$140.15   |
| Town to Highway      | 90500.00  | 3.154942  | \$285.52   |
| Highway Outside Vill | 90500.00  | 1.976646  | \$178.89   |
| Gen Fund out of Vill | 90500.00  | 0.103961  | \$9.41     |
| Monticello Joint FD  | 90500.00  | 1.840265  | \$166.54   |
| E b crawford mem lib | 90500.00  | 0.562473  | \$50.90    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 233.00    | 6.156489  | \$1,434.46 |

**Total Tax: \$2,898.15**

#### 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 | \$2,898.15   |         |
| 01/30/2014 | Payment  | (\$2,898.15) | 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.

| <b>Pay By</b> | <b>Penalty</b> | <b>Fee</b> | <b>Total Due</b> |
|---------------|----------------|------------|------------------|
| 01/31/2014    | \$0.00         | \$0.00     | \$2,898.15 **    |
| 02/28/2014    | \$28.98        | \$0.00     | \$2,927.13 **    |
| 03/31/2014    | \$57.96        | \$2.00     | \$2,958.11 **    |

\*\* Does not include returned check fees, if any.

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4505  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**  
 \$90,500.00  
**Total Assessment:**  
 \$90,500.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 46.6  
**Bank:**

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

**Tax Before Star:** \$3,408.73  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 90500.00   | 3.484705  | \$315.37   |
| NYS Welfare Mandates | 90500.00   | 1.266335  | \$114.60   |
| Other NYS Mandates   | 90500.00   | 2.644283  | \$239.31   |
| County Levy          | 90500.00   | 1.180434  | \$106.83   |
| Town to Highway      | 90500.00   | 3.245076  | \$293.68   |
| Highway Outside Vill | 90500.00   | 1.876746  | \$169.85   |
| Gen Fund out of Vill | 90500.00   | 0.088185  | \$7.98     |
| Monticello Joint FD  | 90500.0000 | 1.786291  | \$161.66   |
| E b crawford mem lib | 90500.0000 | 0.390867  | \$35.37    |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 8.429513  | \$1,964.08 |

**Total Tax: \$3,408.73**

**Payment History**

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/02/2013 | Tax Bill | \$3,408.73   |         |
| 01/22/2013 | Payment  | (\$3,408.73) | OWNER   |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

**Penalty Schedule**

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

| <b>Pay By</b> | <b>Penalty</b> | <b>Fee</b> | <b>Total Due</b> |
|---------------|----------------|------------|------------------|
| 01/31/2013    | \$0.00         | \$0.00     | \$3,408.73 **    |
| 02/28/2013    | \$34.09        | \$0.00     | \$3,442.82 **    |
| 03/31/2013    | \$68.17        | \$2.00     | \$3,478.90 **    |

\*\* Does not include returned check fees, if any.

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Nalou Realty Corp  
 C/O EPT Concord II LLC  
 30 West Pershing Rd Ste 201  
 Kansas City MO 64108

**Account #:**  
**Bill #:** 4512  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**  
 \$90,500.00

**Total Assessment:**  
 \$90,500.00

**Tax Before Star:** \$3,278.47

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acres:** 46.6  
**Bank:**

**Book #:** 0655  
**Page #:** 00429  
**Roll Section:** 1  
**Class:** 322

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 90500.00   | 3.303816  | \$299.00   |
| NYS Welfare Mandates | 90500.00   | 1.252189  | \$113.32   |
| Other NYS Mandates   | 90500.00   | 2.634994  | \$238.47   |
| County Levy          | 90500.00   | 0.52444   | \$47.46    |
| Town to Highway      | 90500.00   | 2.68147   | \$242.67   |
| Highway Outside Vill | 90500.00   | 1.870323  | \$169.26   |
| Gen Fund out of Vill | 90500.00   | 0.061713  | \$5.59     |
| Monticello Joint FD  | 90500.0000 | 1.79074   | \$162.06   |
| E b crawford mem lib | 90500.0000 | 0.331803  | \$30.03    |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 8.457561  | \$1,970.61 |

**Total Tax: \$3,278.47**

**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 | \$3,278.47   |         |
| 01/24/2012 | Payment  | (\$3,278.47) | 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.

| <b>Pay By</b> | <b>Penalty</b> | <b>Fee</b> | <b>Total Due</b> |
|---------------|----------------|------------|------------------|
| 01/31/2012    | \$0.00         | \$0.00     | \$3,278.47 **    |
| 02/29/2012    | \$32.78        | \$0.00     | \$3,311.25 **    |
| 03/31/2012    | \$65.57        | \$2.00     | \$3,346.04 **    |

\*\* Does not include returned check fees, if any.

# TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 Nalou Realty Corp  
 Robinson Brog etal  
 875 Third Ave Fl 9  
 New York NY 10022

**Account #:**  
**Bill #:** 4515  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**  
 \$90,500.00

**Front:** 0  
**Depth:** 0  
**Acrage:** 46.6  
**Bank:**

**Book #:** 0655  
**Page #:** 00429  
**Roll Section:** 1  
**Class:** 322

**Total Assessment:**  
 \$90,500.00

**Tax Before Star:** \$2,715.41  
**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 | 90500.00   | 7.607815  | \$688.51   |
| Town to Highway      | 90500.00   | 1.753363  | \$158.68   |
| Highway Outside Vill | 90500.00   | 2.251213  | \$203.73   |
| Gen Fund out of Vill | 90500.00   | 0.00022   | \$0.02     |
| Monticello Joint FD  | 90500.0000 | 1.765412  | \$159.77   |
| E b crawford mem lib | 90500.0000 | 0.329987  | \$29.86    |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 6.329784  | \$1,474.84 |

**Total Tax: \$2,715.41**

## 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 | \$2,715.41   |               |
| 01/11/2011 | Payment  | (\$2,715.41) | 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 | \$2,715.41 ** |

|            |         |        |               |
|------------|---------|--------|---------------|
| 02/28/2011 | \$27.15 | \$0.00 | \$2,742.56 ** |
| 03/31/2011 | \$54.31 | \$2.00 | \$2,771.72 ** |

\*\* Does not include returned check fees, if any.

# TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 Nalou Realty Corp  
 Attn Robinson Brog etal  
 1345 Ave of Americas Fl 31  
 New York NY 10105

**Account #:**  
**Bill #:** 4533  
**Tax Map #:**  
 23.-1-48

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

**Land Assessment:**  
 \$90,500.00  
**Total Assessment:**  
 \$90,500.00  
**Tax Before Star:** \$3,809.81  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acrage:** 46.6  
**Bank:**

**Book #:** 0655  
**Page #:** 00429  
**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 | 90500.00   | 7.81     | \$706.98   |
| Town to Highway      | 90500.00   | 1.85     | \$167.38   |
| Highway Outside Vill | 90500.00   | 2.24     | \$202.57   |
| Gen Fund out of Vill | 90500.00   | 0        | \$0.00     |
| Monticello Joint FD  | 90500.0000 | 1.72     | \$155.31   |
| E b crawford mem lib | 90500.0000 | 0.3      | \$27.02    |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 233.0000   | 10.95    | \$2,550.55 |

**Total Tax: \$3,809.81**

## Payment History

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/04/2010 | Tax Bill | \$3,809.81   |         |
| 01/31/2010 |          | (\$3,809.81) | 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 | \$3,809.81 ** |

|            |         |        |               |
|------------|---------|--------|---------------|
| 02/28/2010 | \$38.10 | \$0.00 | \$3,847.91 ** |
| 03/31/2010 | \$76.20 | \$2.00 | \$3,888.01 ** |

\*\* Does not include returned check fees, if any.

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

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

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

Property Location: State Route 17  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-48  
 Bill # 014624  
 School Code: 484601  
 Liber / Page: 2011 / 8394

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 1,986.79            |
| Tax Paid:               | 1,986.79            |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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 | 90,500        | 21.953500   | 1,986.79   |

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

| Paid On  | Paid By               | Check #    | Tax Paid | Fee Paid |
|----------|-----------------------|------------|----------|----------|
| 09/30/13 | TRADITIONAL GOLF MGMT | 0286-00002 | 1,986.79 |          |

Sheri Bisland  
 School Tax Collector

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



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-1-50.2**
- Address: **State Route 17**
- 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.
- *Note: Original parcel, 23-1-50, was split and created 23-1-50.2 in 2012*

**Prior ownership interests (20+ years):**

- **Louis Schulman** by deed recorded in Liber 260 at page 471 on July 13, 1928
- **Mark Lewis Schulman and Morris Schulman** by deed recorded in Instrument No. 2012-2440 on April 16, 2012
- **EPT Concord, LLC** by deed recorded in Instrument No. 2012-8953 on December 17, 2012
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2013-8374 on October 30, 2013
- **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:**

- **Right of Way:** Liber 1751 at page 580 recorded June 17, 1994 – See Exhibit I
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV – 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

23-1-50.2

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

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York in Lot 46 of Great Lot 13, Hardenburg Patent and designated as "23-1-50" on a map entitled "Topographic Lot Consolidation Survey Prepared For EPT Concord II, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated September 15, 2012" which is more particularly bounded and described as follows:

**BEGINNING** at the corner of lot numbers 40, 41, 46 and 47 of Great Lot 13, Hardenburg Patent;

**THENCE** running along the line between lot numbers 46 and 47, North 15°13'50" East, a distance of 2873.64 feet to the corner of lot numbers 46, 47, 52 and 53 of Great Lot 13, Hardenburg Patent;

**THENCE** running along the line between lot numbers 46 and 52, South 70°16'15" East, a distance of 645.29 feet;

**THENCE** South 09°52'17" West, a distance of 2189.01 feet to the centerline of a stonewall on the westerly side of a lane;

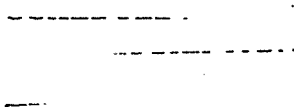
**THENCE** South 19°13'17" West, a distance of 702.20 feet, partially along said centerline of a stonewall on the westerly side of a lane, to the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent;

**THENCE** continuing along same, North 70°41'39" West, a distance of 800.90 feet to the **POINT AND PLACE OF BEGINNING**.

**CONTAINING** an area of 2,195,108 square feet or 50.393 acres of land more or less.

50.1  
50.2





**EXCEPTING AND RESERVING** all that certain parcel of land located in the Town of Thompson, Sullivan County, New York and shown on the aforementioned map, acquired by New York State for State Highway No. 5457 (Route 17) without right of access to and from abutting property, which is more particularly bounded and described as follows:

**COMMENCING** at the corner of lot numbers 40, 41, 46 and 47 of Great Lot 13, Hardenburg Patent;

**THENCE** running along the line between lot numbers 46 and 47, North  $15^{\circ}13'50''$  East, a distance of 690.95 feet to a point on the southerly line of State Highway No. 5457 (Route 17), said point being the **POINT AND PLACE OF BEGINNING**:

**THENCE** continuing northerly along said line between lot numbers 46 and 47, North  $15^{\circ}13'50''$  East, a distance of 299.06 feet to the northerly line of State Highway No. 5457 (Route 17) and continuing along same the following two (2) courses and distances:

- 1) South  $38^{\circ}52'58''$  East, a distance of 496.67 feet and
- 2) South  $36^{\circ}30'48''$  East, a distance of 542.24 feet;

*Rte 17*

**THENCE** South  $19^{\circ}13'17''$  West, a distance of 223.53 feet to the southerly line of said State Highway No. 5457 (Route 17):

**THENCE** continuing along same, North  $40^{\circ}38'21''$  West, a distance of 981.71 feet to the **POINT AND PLACE OF BEGINNING**.

**CONTAINING** an area of 224.292 square feet or 5.149 acres of land more or less.

ALSO EXCEPTING AND RESERVING all that certain parcel of land located in the Town of Thompson, Sullivan County, New York and shown on the aforementioned map, on the southerly side of State Highway No. 5457 (Route 17) without right of access to and from abutting property, which is more particularly bounded and described as follows:

BEGINNING at the corner of lot numbers 40, 41, 46 and 47 of Great Lot 13, Hardenburg Patent;

THENCE running along the line between lot numbers 46 and 47, North  $15^{\circ}13'50''$  East, a distance of 690.95 feet to a point on the southerly line of State Highway No. 5457 (Route 17);

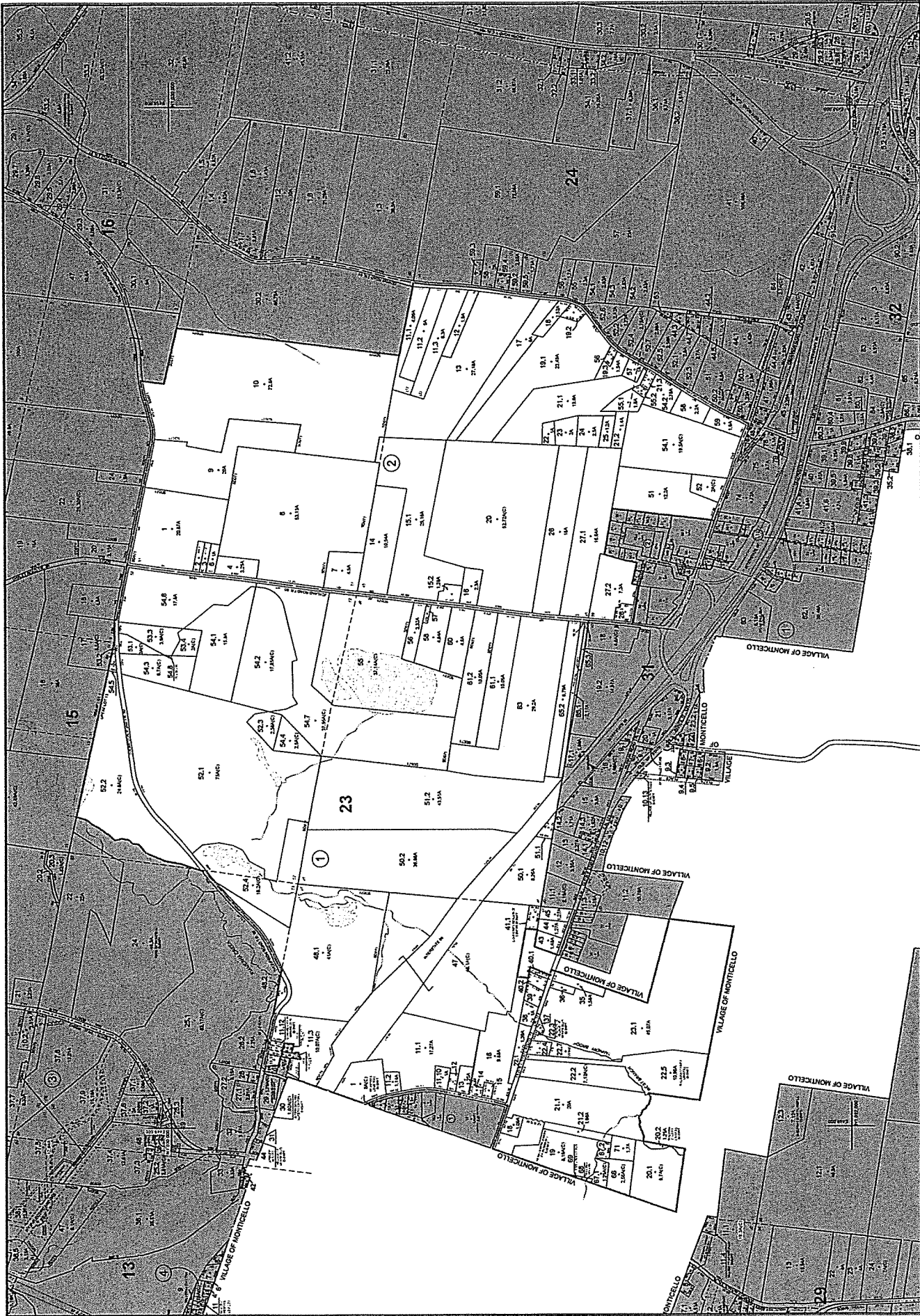
THENCE continuing along same, South  $40^{\circ}38'21''$  East, a distance of 981.71 feet;

THENCE South  $19^{\circ}13'17''$  West, a distance of 197.53 feet to the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent;

THENCE continuing along same, North  $70^{\circ}41'39''$  West, a distance of 800.90 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 359,844 square feet or 8.261 acres of land more or less.

50.1



**SULLIVAN COUNTY TAX MAP DEPARTMENT**  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONFORMANCE

DATE: 10/1/2023  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
APPROVED BY: J. J. JONES

**WILDER MAPPING**  
1000 N. 10TH ST. SUITE 100  
MONTICELLO, NY 14858  
PHONE: 845.338.1111  
WWW.WILDERMAPPING.COM

| REVISION TABLE |                   | SPECIAL DISTRICTS |            |
|----------------|-------------------|-------------------|------------|
| DATE           | COMMENTS          | APPROVED          | DATE       |
| 10/1/2023      | INITIAL RELEASE   | J. J. JONES       | 10/1/2023  |
| 09/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 09/15/2023 |
| 09/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 09/01/2023 |
| 08/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 08/15/2023 |
| 08/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 08/01/2023 |
| 07/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 07/15/2023 |
| 07/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 07/01/2023 |
| 06/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 06/15/2023 |
| 06/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 06/01/2023 |
| 05/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 05/15/2023 |
| 05/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 05/01/2023 |
| 04/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 04/15/2023 |
| 04/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 04/01/2023 |
| 03/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 03/15/2023 |
| 03/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 03/01/2023 |
| 02/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 02/15/2023 |
| 02/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 02/01/2023 |
| 01/15/2023     | REVISIONS TO LOTS | J. J. JONES       | 01/15/2023 |
| 01/01/2023     | REVISIONS TO LOTS | J. J. JONES       | 01/01/2023 |

**TOWN OF THOMPSON**  
MANAGEMENT SERVICES  
1000 N. 10TH ST. SUITE 100  
MONTICELLO, NY 14858  
PHONE: 845.338.1111  
WWW.TOWNOFTHOMPSON.COM

**LEGEND**

| SYMBOL | DESCRIPTION       |
|--------|-------------------|
| —      | PROPERTY BOUNDARY |
| —      | STREET CENTERLINE |
| —      | WATER             |
| —      | RAILROAD          |
| —      | UTILITY           |
| —      | ADJACENT TOWN     |
| —      | ADJACENT COUNTY   |
| —      | ADJACENT STATE    |



50.2  
36.98A

1

2

23

Map showing various lots with acreages and labels. Key features include:

- Lot 50.2 (36.98A) highlighted with a large arrow.
- Section 1 and Section 2 circled.
- Large shaded area in the center.
- Geographical features: TANNERY BROOK, VILLAGE OF MONTICELLO.
- Infrastructure: JOYLAND ROAD, INTERSTATE 66.
- Other lot numbers and acreages: 10 (72.8A), 11.1 (4.06), 11.2 (5A), 11.3 (6.3A), 12 (1.9A), 13 (27.18A), 14 (10.54A), 15.1 (25.16A), 16 (2.3A), 17 (17.8A), 18 (18.5), 19.1 (23.48A), 19.2 (19.2), 20 (52.72A(C)), 21.1 (21.1), 21.2 (1.4A), 22 (1A, 2A, 2.5A), 23 (13.6A), 24 (2.5A), 25 (25.12A), 26 (18A), 27.1 (16.64A), 27.2 (7.3A), 28 (2.8A), 29 (2.8A), 30 (2.8A), 31 (2.8A), 32 (2.8A), 33 (2.8A), 34 (2.8A), 35 (2.8A), 36 (2.8A), 37 (2.8A), 38 (2.8A), 39 (2.8A), 40 (2.8A), 41 (2.8A), 42 (2.8A), 43 (2.8A), 44 (2.8A), 45 (2.8A), 46 (2.8A), 47 (48.1A(C)), 48.1 (41A(C)), 49 (2.8A), 51.2 (43.51A), 52.3 (2.38A(C)), 54.4 (2.5A(C)), 54.7 (37.55A(C)), 55 (37.14A(C)), 56 (2.32A), 57 (4.84A), 58 (4.84A), 60 (4.8A), 61.2 (10.05A), 61.1 (10.05A), 63 (29.2A), 65.2 (6.79A), 65.3 (217A), 66 (14.97A), 67 (14.97A), 68 (14.97A), 69 (14.97A), 70 (14.97A), 71 (14.97A), 72 (14.97A), 73 (14.97A), 74 (14.97A), 75 (14.97A).

### TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4500  
**Tax Map #:**  
 23.-1-50.2

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:**  
 \$500,000.00  
**Total Assessment:**  
 \$500,000.00  
**Tax Before Star:** \$8,086.68  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 36.98  
**Bank:**

**Book #:** 2013  
**Page #:** 8374  
**Roll Section:** 1  
**Class:** 322

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

| Levy Description     | Tax Value | Tax Rate | Tax Amount |
|----------------------|-----------|----------|------------|
| Medicaid             | 500000.00 | 3.301084 | \$1,650.54 |
| NYS Welfare Mandates | 500000.00 | 0.967879 | \$483.94   |
| Other NYS Mandates   | 500000.00 | 2.717525 | \$1,358.76 |
| County Levy          | 500000.00 | 1.548595 | \$774.30   |
| Town to Highway      | 500000.00 | 3.154942 | \$1,577.47 |
| Highway Outside Vill | 500000.00 | 1.976646 | \$988.32   |
| Gen Fund out of Vill | 500000.00 | 0.103961 | \$51.98    |
| Monticello Joint FD  | 500000.00 | 1.840265 | \$920.13   |
| E b crawford mem lib | 500000.00 | 0.562473 | \$281.24   |

**Total Tax: \$8,086.68**

#### Payment History

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/01/2014 | Tax Bill | \$8,086.68   |         |
| 01/30/2014 | Payment  | (\$8,086.68) | OWNER   |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

#### Penalty Schedule

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

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

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Schulman Mark Lewis  
 Schulman Morris  
 C/O EPT Concord  
 909 Walnut Suite 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4506  
**Tax Map #:**  
 23.-1-50

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

**Land Assessment:**  
 \$16,900.00

**Front:** 0  
**Depth:** 0  
**Acres:** 43.85  
**Bank:**

**Book #:** 2012  
**Page #:** 2443  
**Roll Section:** 1  
**Class:** 322

**Total Assessment:**  
 \$16,900.00

**Tax Before Star:** \$269.78  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| Medicaid             | 16900.00   | 3.484705 | \$58.89    |
| NYS Welfare Mandates | 16900.00   | 1.266335 | \$21.40    |
| Other NYS Mandates   | 16900.00   | 2.644283 | \$44.69    |
| County Levy          | 16900.00   | 1.180434 | \$19.95    |
| Town to Highway      | 16900.00   | 3.245076 | \$54.84    |
| Highway Outside Vill | 16900.00   | 1.876746 | \$31.72    |
| Gen Fund out of Vill | 16900.00   | 0.088185 | \$1.49     |
| Monticello Joint FD  | 16900.0000 | 1.786291 | \$30.19    |
| E b crawford mem lib | 16900.0000 | 0.390867 | \$6.61     |

**Total Tax: \$269.78**

**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                  | \$269.78   |                      |
| 01/30/2013 | Payment                   | (\$269.78) | OWNER                |
| 01/31/2013 | Payment                   | (\$134.88) | 170 B'WAY PRO ASSOC. |
| 02/14/2013 | REFUND FOR<br>OVERPAYMENT | \$134.88   |                      |
| 02/28/2013 | Penalty Charge            | \$0.67     |                      |

|            |                        |           |              |
|------------|------------------------|-----------|--------------|
| 02/28/2013 | Payment                | (\$68.12) | 170 BROADWAY |
| 03/19/2013 | REFUND FOR OVERPYMNT   | \$67.45   |              |
| 03/31/2013 | Payment                | (\$70.80) | Owner        |
| 03/31/2013 | Penalty Charge         | \$1.35    |              |
| 03/31/2013 | Miscellaneous Charge   | \$2.00    |              |
| 04/04/2013 | REFUND FOR OVERPAYMENT | \$67.45   |              |

**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   |
|------------|---------|--------|-------------|
| 01/31/2013 | \$0.00  | \$0.00 | \$269.78 ** |
| 02/28/2013 | \$2.70  | \$0.00 | \$272.48 ** |
| 03/31/2013 | \$5.40  | \$2.00 | \$277.18 ** |

\*\* Does not include returned check fees, if any.

### TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 Schulman David  
 PO Box 945  
 Monticello NY 12701

**Account #:**  
**Bill #:** 4513  
**Tax Map #:**  
 23.-1-50

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

**Land Assessment:**  
 \$16,900.00  
**Total Assessment:**  
 \$16,900.00  
**Tax Before Star:** \$244.22  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 45.17  
**Bank:**

**Book #:**  
**Page #:**  
**Roll Section:** 1  
**Class:** 322

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| Medicaid             | 16900.00   | 3.303816 | \$55.83    |
| NYS Welfare Mandates | 16900.00   | 1.252189 | \$21.16    |
| Other NYS Mandates   | 16900.00   | 2.634994 | \$44.53    |
| County Levy          | 16900.00   | 0.52444  | \$8.86     |
| Town to Highway      | 16900.00   | 2.68147  | \$45.32    |
| Highway Outside Vill | 16900.00   | 1.870323 | \$31.61    |
| Gen Fund out of Vill | 16900.00   | 0.061713 | \$1.04     |
| Monticello Joint FD  | 16900.0000 | 1.79074  | \$30.26    |
| E b crawford mem lib | 16900.0000 | 0.331803 | \$5.61     |

**Total Tax: \$244.22**

### Payment History

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/03/2012 | Tax Bill | \$244.22   |         |
| 01/31/2012 | Payment  | (\$244.22) | OWNER   |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

### Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due   |
|------------|---------|--------|-------------|
| 01/31/2012 | \$0.00  | \$0.00 | \$244.22 ** |



**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Schulman David  
 PO Box 945  
 Monticello NY 12701

**Account #:**  
**Bill #:** 4516  
**Tax Map #:**  
 23.-1-50

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

**Land Assessment:**  
 \$16,900.00  
**Total Assessment:**  
 \$16,900.00  
**Tax Before Star:** \$586.87  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 45.17  
**Bank:**

**Book #:**  
**Page #:**  
**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 | 16900.00   | 7.607815 | \$128.57   |
| Town to Highway      | 16900.00   | 1.753363 | \$29.63    |
| Highway Outside Vill | 16900.00   | 2.251213 | \$38.05    |
| Gen Fund out of Vill | 16900.00   | 0.00022  | \$0.00     |
| School Relevy        | 16900.0000 | 1        | \$355.20   |
| Monticello Joint FD  | 16900.0000 | 1.765412 | \$29.84    |
| E b crawford mem lib | 16900.0000 | 0.329987 | \$5.58     |

**Total Tax: \$586.87**

**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 | \$586.87 |         |

**Tax Due: \$586.87 \***

\* 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 | \$586.87 ** |
| 02/28/2011 | \$5.87  | \$0.00 | \$592.74 ** |
| 03/31/2011 | \$11.74 | \$2.00 | \$600.61 ** |

\*\* Does not include returned check fees, if any.

### TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 Schulman David  
 PO Box 945  
 Monticello NY 12701

**Account #:**  
**Bill #:** 4534  
**Tax Map #:**  
 23.-1-50

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

**Land Assessment:**  
 \$16,900.00  
**Total Assessment:**  
 \$16,900.00  
**Tax Before Star:** \$578.77  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 45.17  
**Bank:**

**Book #:**  
**Page #:**  
**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 | 16900.00   | 7.81     | \$132.02   |
| Town to Highway      | 16900.00   | 1.85     | \$31.26    |
| Highway Outside Vill | 16900.00   | 2.24     | \$37.83    |
| Gen Fund out of Vill | 16900.00   | 0        | \$0.00     |
| School Relevy        | 16900.0000 | 1        | \$343.61   |
| Monticello Joint FD  | 16900.0000 | 1.72     | \$29.00    |
| E b crawford mem lib | 16900.0000 | 0.3      | \$5.05     |

**Total Tax: \$578.77**

### 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 | \$578.77 |         |

**Tax Due: \$578.77 \***

\* 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 | \$578.77 ** |
| 02/28/2010 | \$5.79  | \$0.00 | \$584.56 ** |
| 03/31/2010 | \$11.58 | \$2.00 | \$592.35 ** |

\*\* Does not include returned check fees, if any.

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

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

Property EPT Concord, LLC  
 Owner(s): 909 Walnut St Ste 200  
 Kansas City, MO 64105

Property Location: State Route 17  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-50.2  
 Bill # 014626  
 School Code: 484601  
 Liber / Page: 2012 / 8953

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 10,976.75           |
| Tax Paid:               | 10,976.75           |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

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

| Tax Code | Tax Description   | Tax Levy   | Taxable Value | Rate / 1000 | Tax Amount |
|----------|-------------------|------------|---------------|-------------|------------|
| 005      | Monticello School | 44,241,951 | 500,000       | 21.953500   | 10,976.75  |

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, LLC | 0177-00038 | 10,976.75 |          |

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: **23-1-51.2**
- Address: **State Route 17**
- 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.
- *Note: Original parcel, 23-1-51, was split and created 23-1-51.2 in 2012*

**Prior ownership interests (20+ years):**

- **Shirley Etta Weitz and Miriam Flamm** by deed recorded in Liber 836 at page 137 on October 6, 1976
- **Shirley Etta Weitz, Miriam Flamm, Bertha Wember and Carolyn Wember**, each obtaining a ¼ interest by deed recorded in Liber 3600 at page 262 on August 4, 2009
- **EPT Concord, LLC**, acquiring a 50% by deed recorded in Instrument No. 2012-7843 on November 1, 2012
- **EPT Concord, LLC**, acquiring their remaining 50% interest by deed recorded in 2013-1663 on March 7, 2013
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2013-8374 on October 30, 2013
- **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:**

- **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

23-1-51.2

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

ALL that tract, piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Town of Thompson, County of Sullivan and State of New York being a portion of Town of Thompson tax Map # 23.-1-51 and intended to be all that portion located on the north side of NY State Route 17 Quickway, n/k/a I-86, which part is now known as tax map # 23.-1-51.2. The whole of lot 23-1-51 is more particularly bounded and described as follows:

*Same description as last one*

*same parcel 512*

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York in Lot 46 of Great Lot 13, Hardenburg Patent and designated as "23-1-51" on a map entitled "Topographic Lot Consolidation Survey Prepared For EPT Concord II, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated September 15, 2012" which is more particularly bounded and described as follows:

COMMENCING at the corner of lot numbers 40, 41, 46 and 47 of Great Lot 13, Hardenburg Patent;

THENCE running along the line between lot numbers 40 and 46, South 70°41'39" East, a distance of 800.90 feet to the POINT AND PLACE OF BEGINNING:

THENCE North 19°13'17" East, a distance of 702.20 feet, partially along the centerline of a stonewall on the westerly side of a lane;

THENCE North 09°52'17" East, a distance of 2189.01 feet to the line between lot numbers 46 and 52;

THENCE continuing along same, South 70°16'15" East, a distance of 849.61 feet to the northwesterly corner of the Olmstead lot and continuing along the westerly line of said Olmstead lot the following three (3) courses and distances;

- 1) South 15°39'20" West, a distance of 1489.67 feet,
- 2) South 18°45'55" West, a distance of 338.72 feet and
- 3) South 15°19'04" West, a distance of 829.77 feet, partially along a stonewall to the southwesterly corner of said Olmstead lot;

THENCE continuing along the southerly line of said Olmstead lot, South 72°32'56" East, a distance of 70.00 feet;

THENCE South 15°33'48" West, a distance of 210.32 feet to the line between lot numbers 40 and 46 and continuing along same the following two (2) courses and distances;

- 4) North 69°53'51" West, a distance of 388.12 feet and
- 5) North 70°41'39" West, a distance of 341.09 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 2,045,109 square feet or 46.949 acres of land more or less.

EXCEPTING AND RESERVING all that certain parcel of land located in the Town of Thompson, Sullivan County, New York and shown on the aforementioned map, acquired by New York State without right of access to and from abutting property, which is more particularly bounded and described as follows:

COMMENCING at the corner of lot numbers 40, 41, 46 and 47 of Great Lot 13, Hardenburg Patent; and running along the line between lot numbers 40 and 46, South 70°41'39" East, a distance of 800.90 feet;

THENCE North 19°13'17" East, a distance of 197.53 feet to the southerly line of State Highway No. 5457 (Route 17) to the POINT AND PLACE OF BEGINNING;

THENCE North 19°13'17" East, a distance of 223.53 feet to the northerly line of State Highway No. 5457 (Route 17);

THENCE continuing along same, the following two (2) courses and distances;

- 6) South 36°30'48" East, a distance of 88.71 feet and
- 7) South 40°45'35" East, a distance of 754.68 feet to the line between lot numbers 40 and 46;

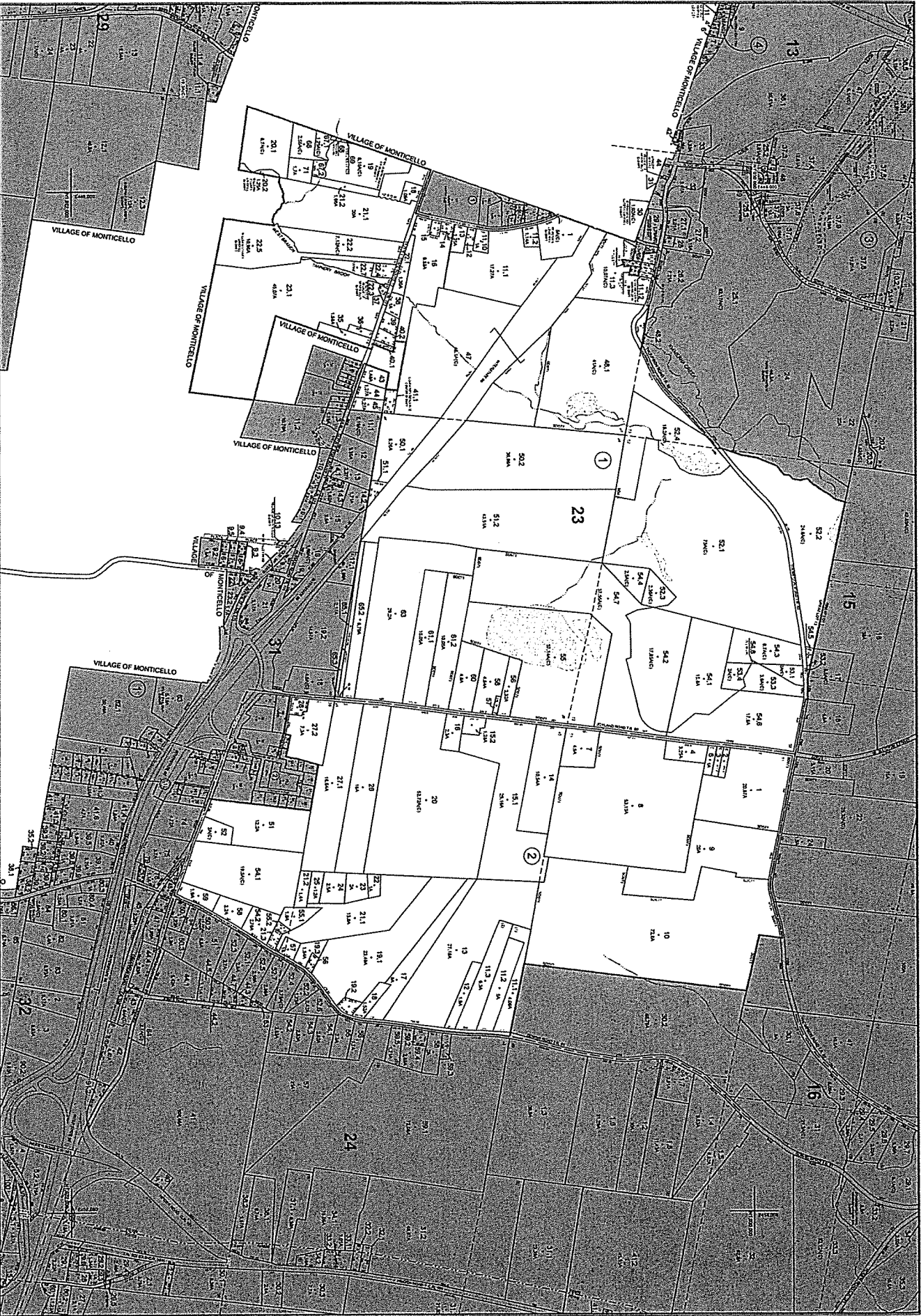
THENCE continuing along same, North 69°53'51" West, a distance of 385.72 feet to the southerly line of State Highway No. 5457 (Route 17);

THENCE continuing along same, North 40°38'21" West, a distance of 394.41 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 115,927 square feet or 2.661 acres of land more or less.

Excepting and reserving here from, any portion thereof situate lying and being on the South side of NYS Route 17 Quickway n/k/a I-86.

45  
@ 30  
250  
2,300



**SULLIVAN COUNTY TAX MAP DEPARTMENT**  
 TOWN OF THOMPSON  
 VILLAGE OF MONTICELLO

**WELLS MAPPING**  
 1000 N. 10TH ST. SUITE 100  
 THOMPSON, NY 13485  
 (607) 735-1111  
 www.wellsmapping.com

**REVISION TABLE**

| NO. | DATE       | DESCRIPTION                 |
|-----|------------|-----------------------------|
| 1   | 12/15/2023 | INITIAL RELEASE             |
| 2   | 03/15/2024 | REVISIONS TO CORRECT ERRORS |
| 3   | 06/15/2024 | REVISIONS TO CORRECT ERRORS |
| 4   | 09/15/2024 | REVISIONS TO CORRECT ERRORS |
| 5   | 12/15/2024 | REVISIONS TO CORRECT ERRORS |

**SPECIAL DISTRICTS**

| DISTRICT | NO. | DATE       | DESCRIPTION     |
|----------|-----|------------|-----------------|
| 1        | 1   | 12/15/2023 | INITIAL RELEASE |
| 2        | 1   | 12/15/2023 | INITIAL RELEASE |
| 3        | 1   | 12/15/2023 | INITIAL RELEASE |
| 4        | 1   | 12/15/2023 | INITIAL RELEASE |
| 5        | 1   | 12/15/2023 | INITIAL RELEASE |

**LEGEND**

| SYMBOL                 | DESCRIPTION         |
|------------------------|---------------------|
| (Solid Line)           | PROPERTY BOUNDARY   |
| (Dashed Line)          | UNOFFICIAL BOUNDARY |
| (Dotted Line)          | ADJACENT PROPERTY   |
| (Thick Solid Line)     | STREET CENTERLINE   |
| (Thin Solid Line)      | STREET RIGHT-OF-WAY |
| (Stippled Area)        | WATER               |
| (Cross-hatched Area)   | WOODLAND            |
| (Diagonal Lines)       | AGRICULTURE         |
| (Horizontal Lines)     | PAVED ROAD          |
| (Vertical Lines)       | GRAVEL ROAD         |
| (Wavy Lines)           | RAILROAD            |
| (Star Symbol)          | WELL                |
| (Circle with X)        | SEWER               |
| (Circle with Dot)      | WATER               |
| (Circle with Triangle) | HYDROGRAPHIC        |
| (Circle with Square)   | UNOFFICIAL          |

**TOWN OF THOMPSON**  
 1000 N. 10TH ST. SUITE 100  
 THOMPSON, NY 13485  
 (607) 735-1111  
 www.wellsmapping.com





**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4502  
**Tax Map #:**  
 23.-1-51.2

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:**  
 \$426,300.00  
**Total Assessment:**  
 \$426,300.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 43.51  
**Bank:**

**Book #:** 2013  
**Page #:** 8374  
**Roll Section:** 1  
**Class:** 322

**Tax Before Star:** \$6,894.70  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate | Tax Amount |
|----------------------|-----------|----------|------------|
| Medicaid             | 426300.00 | 3.301084 | \$1,407.25 |
| NYS Welfare Mandates | 426300.00 | 0.967879 | \$412.61   |
| Other NYS Mandates   | 426300.00 | 2.717525 | \$1,158.48 |
| County Levy          | 426300.00 | 1.548595 | \$660.17   |
| Town to Highway      | 426300.00 | 3.154942 | \$1,344.95 |
| Highway Outside Vill | 426300.00 | 1.976646 | \$842.64   |
| Gen Fund out of Vill | 426300.00 | 0.103961 | \$44.32    |
| Monticello Joint FD  | 426300.00 | 1.840265 | \$784.50   |
| E b crawford mem lib | 426300.00 | 0.562473 | \$239.78   |

**Total Tax: \$6,894.70**

**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 | \$6,894.70   |         |
| 01/30/2014 | Payment  | (\$6,894.70) | OWNER   |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

**Penalty Schedule**

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

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

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Weitz Shirley E  
 Flamm Miriam  
 7010 Fairway Lakes Dr  
 Boynton Beach FL 33472

**Account #:**  
**Bill #:** 4507  
**Tax Map #:**  
 23.-1-51

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

**Land Assessment:**  
 \$17,800.00  
**Total Assessment:**  
 \$17,800.00  
**Tax Before Star:** \$284.15  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 46.4  
**Bank:**

**Book #:** 3600  
**Page #:** 262  
**Roll Section:** 1  
**Class:** 322

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| Medicaid             | 17800.00   | 3.484705 | \$62.03    |
| NYS Welfare Mandates | 17800.00   | 1.266335 | \$22.54    |
| Other NYS Mandates   | 17800.00   | 2.644283 | \$47.07    |
| County Levy          | 17800.00   | 1.180434 | \$21.01    |
| Town to Highway      | 17800.00   | 3.245076 | \$57.76    |
| Highway Outside Vill | 17800.00   | 1.876746 | \$33.41    |
| Gen Fund out of Vill | 17800.00   | 0.088185 | \$1.57     |
| Monticello Joint FD  | 17800.0000 | 1.786291 | \$31.80    |
| E b crawford mem lib | 17800.0000 | 0.390867 | \$6.96     |

**Total Tax: \$284.15**

**Payment History**

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

| Date       | Comments             | Amount     | Paid By       |
|------------|----------------------|------------|---------------|
| 01/02/2013 | Tax Bill             | \$284.15   |               |
| 03/08/2013 | Payment              | (\$291.83) | SOUTHERN TIER |
| 03/08/2013 | Penalty Charge       | \$5.68     |               |
| 03/08/2013 | Miscellaneous Charge | \$2.00     |               |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

### TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 Weitz Shirley E  
 Flamm Miriam  
 7010 Fairway Lakes Dr  
 Boynton Beach FL 33472

**Account #:**  
**Bill #:** 4514  
**Tax Map #:**  
 23.-1-51

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

**Land Assessment:**  
 \$17,800.00  
**Total Assessment:**  
 \$17,800.00  
**Tax Before Star:** \$257.25  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 46.4  
**Bank:**

**Book #:** 3600  
**Page #:** 262  
**Roll Section:** 1  
**Class:** 322

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| Medicaid             | 17800.00   | 3.303816 | \$58.81    |
| NYS Welfare Mandates | 17800.00   | 1.252189 | \$22.29    |
| Other NYS Mandates   | 17800.00   | 2.634994 | \$46.90    |
| County Levy          | 17800.00   | 0.52444  | \$9.34     |
| Town to Highway      | 17800.00   | 2.68147  | \$47.73    |
| Highway Outside Vill | 17800.00   | 1.870323 | \$33.29    |
| Gen Fund out of Vill | 17800.00   | 0.061713 | \$1.10     |
| Monticello Joint FD  | 17800.0000 | 1.79074  | \$31.88    |
| E b crawford mem lib | 17800.0000 | 0.331803 | \$5.91     |

**Total Tax: \$257.25**

### 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 | \$257.25   |         |
| 01/31/2012 | Payment  | (\$257.25) | OWNER   |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

### Penalty Schedule

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

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

**TOWN OF THOMPSON**

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

**Property Address:** State  
 Route 17 **Owner:**  
 Weitz Shirley E  
 Flamm Miriam  
 7010 Fairway Lakes Dr  
 Boynton Beach FL 33472

**Account #:**  
**Bill #:** 4517  
**Tax Map #:**  
 23.-1-51

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

**Land Assessment:**  
 \$17,800.00  
**Total Assessment:**  
 \$17,800.00  
**Tax Before Star:** \$618.10  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 46.4  
**Bank:**

**Book #:** 3600  
**Page #:** 262  
**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 | 17800.00   | 7.607815 | \$135.42   |
| Town to Highway      | 17800.00   | 1.753363 | \$31.21    |
| Highway Outside Vill | 17800.00   | 2.251213 | \$40.07    |
| Gen Fund out of Vill | 17800.00   | 0.00022  | \$0.00     |
| School Relevy        | 17800.0000 | 1        | \$374.11   |
| Monticello Joint FD  | 17800.0000 | 1.765412 | \$31.42    |
| E b crawford mem lib | 17800.0000 | 0.329987 | \$5.87     |

**Total Tax: \$618.10**

**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 | \$618.10   |         |
| 01/31/2011 | Payment  | (\$618.10) | 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 | \$618.10 ** |
| 02/28/2011 | \$6.18  | \$0.00 | \$624.28 ** |

### TOWN OF THOMPSON

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

**Property Address:** State  
 Route 17 **Owner:**  
 Weitz Shirley E  
 Flamm Miriam  
 7010 Fairway Lakes Dr  
 Boynton Beach FL 33472

**Account #:**  
**Bill #:** 4535  
**Tax Map #:**  
 23.-1-51

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

**Land Assessment:**  
 \$17,800.00  
**Total Assessment:**  
 \$17,800.00  
**Tax Before Star:** \$247.67  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 48.17  
**Bank:**

**Book #:** 3600  
**Page #:** 262  
**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 | 17800.00   | 7.81     | \$139.05   |
| Town to Highway      | 17800.00   | 1.85     | \$32.92    |
| Highway Outside Vill | 17800.00   | 2.24     | \$39.84    |
| Gen Fund out of Vill | 17800.00   | 0        | \$0.00     |
| Monticello Joint FD  | 17800.0000 | 1.72     | \$30.55    |
| E b crawford mem lib | 17800.0000 | 0.3      | \$5.31     |

**Total Tax: \$247.67**

### 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 | \$247.67   |         |
| 01/29/2010 | Payment  | (\$247.67) | 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   |
|------------|---------|--------|-------------|
| 01/31/2010 | \$0.00  | \$0.00 | \$247.67 ** |
| 02/28/2010 | \$2.48  | \$0.00 | \$250.15 ** |
| 03/31/2010 | \$4.95  | \$2.00 | \$254.62 ** |

**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, LLC  
 Owner(s): 909 Walnut Ste 200  
 Kansas City, MO 64106

Property Location: State Route 17  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-51.2  
 Bill # 014628  
 School Code: 484601  
 Liber / Page: 2013 / 1663

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 9,358.78            |
| Tax Paid:               | 9,358.78            |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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 | 426,300       | 21.953500   | 9,358.78   |

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 |
|----------|------------------|------------|----------|----------|
| 09/27/13 | EPT Concord, LLC | 0177-00039 | 9,358.78 |          |

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 finding are as follows:

- Town of: **Thompson**
- Tax Map Number: **23-1-52 (p/o) now known as 23-1-52.1**
- Address: **Thompson**
- 100 % fee title is vested in: **EPT Concord II, LLC** by deed made by Micah Friedman and Neil S. Goldstein, as co-executors of the Last Will and Testament of Raymond Parker and Nalou Realty Corp. recorded in Instrument No. 2011-8394 on December 15, 2011 – See Exhibit X
- Schedule “A” Description and Tax Map are attached.
- *Note: Original parcel, 23-1-52, was split and created 23-1-52.1, 23-1-52.2, 23-1-52.3 and 23-1-52.4 in 2014*

**Prior ownership interests (20+ years):**

- **Raymond Parker** by deed recorded in Liber 552 at page 87 on September 6, 1957
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 15, 2011

**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

23-1-52  
P10  
(split)  
52.1

**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 '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;

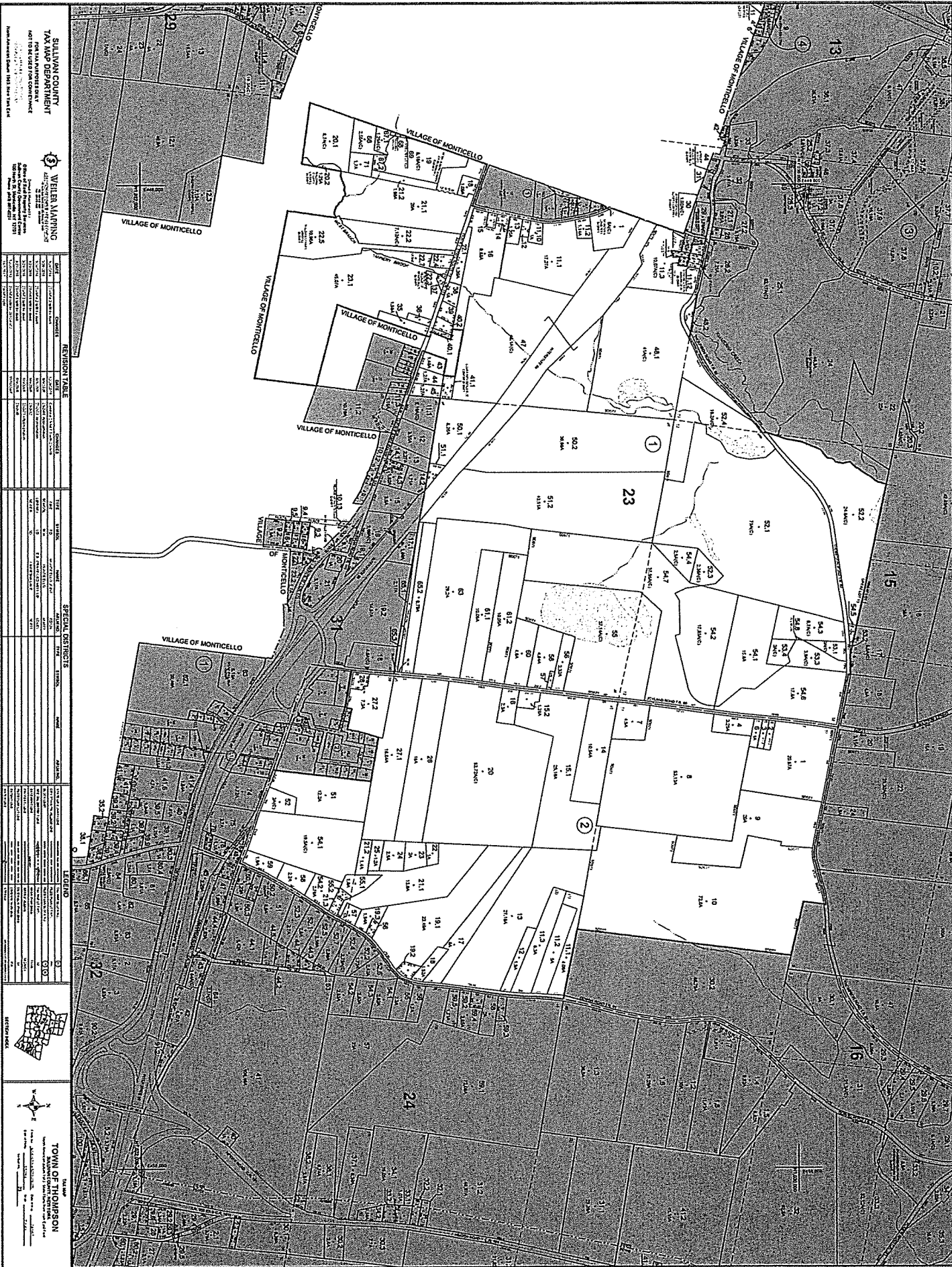
THENCE North  $15^{\circ}13'50''$  East, a distance of 884.24 feet;  
THENCE South  $70^{\circ}47'00''$  East, a distance of 161.39 feet;  
THENCE South  $70^{\circ}35'00''$  East, a distance of 342.75 feet to the centerline of  
Thompsonville Road;

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  
905 N. WAVERLY BLVD.  
PO BOX 105  
MONTICELLO, TN 37119  
(615) 884-2171  
www.sullivancounty.com



WILENA MAPPING  
3515 TOWN CENTER BLVD., SUITE 300  
NASHVILLE, TN 37204  
(615) 983-4300  
www.wilena.com

REVISION TABLE

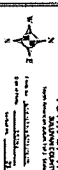
| NO. | DATE       | DESCRIPTION     |
|-----|------------|-----------------|
| 1   | 12/15/2023 | INITIAL RELEASE |

SPECIAL DISTRICTS

| DISTRICT | DESCRIPTION    |
|----------|----------------|
| 1        | UNINCORPORATED |

LEGEND

| SYMBOL       | DESCRIPTION           |
|--------------|-----------------------|
| [Shaded Box] | UNINCORPORATED        |
| [White Box]  | VILLAGE OF MONTICELLO |



TOWN OF THOMPSON  
500 W. MAIN ST.  
MONTICELLO, TN 37119  
(615) 884-2171  
www.townofthompson.com



**TOWN OF THOMPSON**

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

**Property Address:** Thompson **Account #:** **SWIS Code:** 484689  
**Rd Owner:** **Bill #:** 4503 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-52  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2011  
 \$1,137,500.00 **Depth:** 0 **Page #:** 8394  
**Total Assessment:** **Acreage:** 116.5 **Roll Section:** 1  
 \$1,137,500.00 **Bank:** **Class:** 552  
**Tax Before Star:** \$22,283.35  
**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  | 583.00     | 6.156489  | \$3,586.15 |
| Solid Waste Fee      | 300.00     | 1         | \$300.00   |

**Total Tax: \$22,283.35**

**Payment History**

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/01/2014 | Tax Bill | \$22,283.35   |         |
| 01/30/2014 | Payment  | (\$22,283.35) | 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 #:** 4508  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,137,500.00  
**Total Assessment:**  
 \$1,137,500.00  
**Tax Before Star:** \$23,368.01  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acresage:** 116.5  
**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             | 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  | 582.5000     | 8.429513  | \$4,910.19 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$23,368.01**

**Payment History**

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/02/2013 | Tax Bill | \$23,368.01   |         |
| 01/22/2013 | Payment  | (\$23,368.01) | 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 #:** 4515  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,137,500.00  
**Total Assessment:**  
 \$1,137,500.00  
**Tax Before Star:** \$21,665.10  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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  | 582.5000     | 8.457561  | \$4,926.53 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$21,665.10**

#### Payment History

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/03/2012 | Tax Bill | \$21,665.10   |         |
| 01/24/2012 | Payment  | (\$21,665.10) | 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 #:** 4518  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,000,000.00  
**Total Assessment:**  
 \$1,000,000.00  
**Tax Before Star:** \$17,695.11  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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 | 1000000.00   | 7.607815  | \$7,607.82 |
| Town to Highway      | 1000000.00   | 1.753363  | \$1,753.36 |
| Highway Outside Vill | 1000000.00   | 2.251213  | \$2,251.21 |
| Gen Fund out of Vill | 1000000.00   | 0.00022   | \$0.22     |
| Monticello Joint FD  | 1000000.0000 | 1.765412  | \$1,765.41 |
| E b crawford mem lib | 1000000.0000 | 0.329987  | \$329.99   |
| Kiamesha lake sewer  | 0.0000       | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 6.329784  | \$3,687.10 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$17,695.11**

### Payment History

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

| Date       | Comments | Amount        | Paid By       |
|------------|----------|---------------|---------------|
| 01/03/2011 | Tax Bill | \$17,695.11   |               |
| 01/11/2011 | Payment  | (\$17,695.11) | 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  
 Attn Robinson Brog etal  
 1345 Ave of Americas Fl 31  
 New York NY 10105

**Account #:**  
**Bill #:** 4536  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,000,000.00  
**Total Assessment:**  
 \$1,000,000.00  
**Tax Before Star:** \$20,590.87  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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 | 1000000.00   | 7.81     | \$7,811.91 |
| Town to Highway      | 1000000.00   | 1.85     | \$1,849.51 |
| Highway Outside Vill | 1000000.00   | 2.24     | \$2,238.35 |
| Gen Fund out of Vill | 1000000.00   | 0        | \$0.03     |
| Monticello Joint FD  | 1000000.0000 | 1.72     | \$1,716.17 |
| E b crawford mem lib | 1000000.0000 | 0.3      | \$298.53   |
| Kiamesha lake sewer  | 0.0000       | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 10.95    | \$6,376.37 |
| Solid Waste Fee      | 300.0000     | 1        | \$300.00   |

**Total Tax: \$20,590.87**

#### 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         | \$20,740.87   |         |
| 01/31/2010 |                  | (\$20,740.87) | 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 # 23.-1-52  
 Bill # 014629  
 School Code: 484601  
 Liber / Page: 2011 / 8394

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 24,972.11           |
| Tax Paid:               | 24,972.11           |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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- | 0286-00001 | 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: **23-1-52 (p/o) now known as 23-1-52.2**
- Address: **Thompson**
- 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.
- *Note: Original parcel, 23-1-52, was split and created 23-1-52.1, 23-1-52.2, 23-1-52.3 and 23-1-52.4 in 2014*

**Prior ownership interests (20+ years):**

- **Raymond Parker** by deed recorded in Liber 552 at page 87 on September 6, 1957
- **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

23-1-52 (split) 52.2

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**  
MONTICELLO VILLAGE

DATE: 12/15/2023  
BY: [Signature]

SECTION INDEX

| SPECIAL DISTRICTS |             |
|-------------------|-------------|
| DISTRICT          | DESCRIPTION |
| 1                 | ...         |
| 2                 | ...         |
| 3                 | ...         |
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| REVISION TABLE |             |
|----------------|-------------|
| NO.            | DESCRIPTION |
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| 100            | ...         |

**SULLIVAN COUNTY TAX MAP DEPARTMENT**  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONFORMANCE

DATE: 12/15/2023  
BY: [Signature]

Scale: 1" = 100'

North Arrow: [Symbol]

Section: 24



### 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 #:** 4503  
**Tax Map #:**  
 23.-1-52

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:**  
 \$1,137,500.00  
**Total Assessment:**  
 \$1,137,500.00  
**Tax Before Star:** \$22,283.35  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**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             | 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  | 583.00     | 6.156489  | \$3,586.15 |
| Solid Waste Fee      | 300.00     | 1         | \$300.00   |

**Total Tax: \$22,283.35**

#### Payment History

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/01/2014 | Tax Bill | \$22,283.35   |         |
| 01/30/2014 | Payment  | (\$22,283.35) | 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 #:** 4508  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**

\$1,137,500.00

**Total Assessment:**

\$1,137,500.00

**Tax Before Star:** \$23,368.01**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 116.5**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             | 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  | 582.5000     | 8.429513  | \$4,910.19 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$23,368.01**

**Payment History**

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/02/2013 | Tax Bill | \$23,368.01   |         |
| 01/22/2013 | Payment  | (\$23,368.01) | 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 #:** 4515  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,137,500.00

**Total Assessment:**  
 \$1,137,500.00

**Tax Before Star:** \$21,665.10

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acrage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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  | 582.5000     | 8.457561  | \$4,926.53 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$21,665.10**

**Payment History**

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/03/2012 | Tax Bill | \$21,665.10   |         |
| 01/24/2012 | Payment  | (\$21,665.10) | 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 #:** 4518  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,000,000.00  
**Total Assessment:**  
 \$1,000,000.00  
**Tax Before Star:** \$17,695.11  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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 | 1000000.00   | 7.607815  | \$7,607.82 |
| Town to Highway      | 1000000.00   | 1.753363  | \$1,753.36 |
| Highway Outside Vill | 1000000.00   | 2.251213  | \$2,251.21 |
| Gen Fund out of Vill | 1000000.00   | 0.00022   | \$0.22     |
| Monticello Joint FD  | 1000000.0000 | 1.765412  | \$1,765.41 |
| E b crawford mem lib | 1000000.0000 | 0.329987  | \$329.99   |
| Kiamesha lake sewer  | 0.0000       | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 6.329784  | \$3,687.10 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$17,695.11**

#### Payment History

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

| Date       | Comments | Amount        | Paid By       |
|------------|----------|---------------|---------------|
| 01/03/2011 | Tax Bill | \$17,695.11   |               |
| 01/11/2011 | Payment  | (\$17,695.11) | 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  
 Attn Robinson Brog etal  
 1345 Ave of Americas Fl 31  
 New York NY 10105

**Account #:**  
**Bill #:** 4536  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**

\$1,000,000.00

**Total Assessment:**

\$1,000,000.00

**Tax Before Star:** \$20,590.87**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 116.5**Bank:****Book #:** 552**Page #:** 00087**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 | 1000000.00   | 7.81     | \$7,811.91 |
| Town to Highway      | 1000000.00   | 1.85     | \$1,849.51 |
| Highway Outside Vill | 1000000.00   | 2.24     | \$2,238.35 |
| Gen Fund out of Vill | 1000000.00   | 0        | \$0.03     |
| Monticello Joint FD  | 1000000.0000 | 1.72     | \$1,716.17 |
| E b crawford mem lib | 1000000.0000 | 0.3      | \$298.53   |
| Kiamesha lake sewer  | 0.0000       | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 10.95    | \$6,376.37 |
| Solid Waste Fee      | 300.0000     | 1        | \$300.00   |

**Total Tax: \$20,590.87****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         | \$20,740.87   |         |
| 01/31/2010 |                  | (\$20,740.87) | 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 # 23.-1-52  
 Bill # 014629  
 School Code: 484601  
 Liber / Page: 2011 / 8394

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 24,972.11           |
| Tax Paid:               | 24,972.11           |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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- | 0286-00001 | 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 findings are as follows:

- Town of: **Thompson**
- Tax Map Number: **23-1-52 (p/o) now known as 23-1-52.3**
- Address: **Thompson**
- 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.
- *Note: Original parcel, 23-1-52, was split and created 23-1-52.1, 23-1-52.2, 23-1-52.3 and 23-1-52.4 in 2014*

**Prior ownership interests (20+ years):**

- **Raymond Parker** by deed recorded in Liber 552 at page 87 on September 6, 1957
- **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

23-1-52 (split) 52.3  
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;

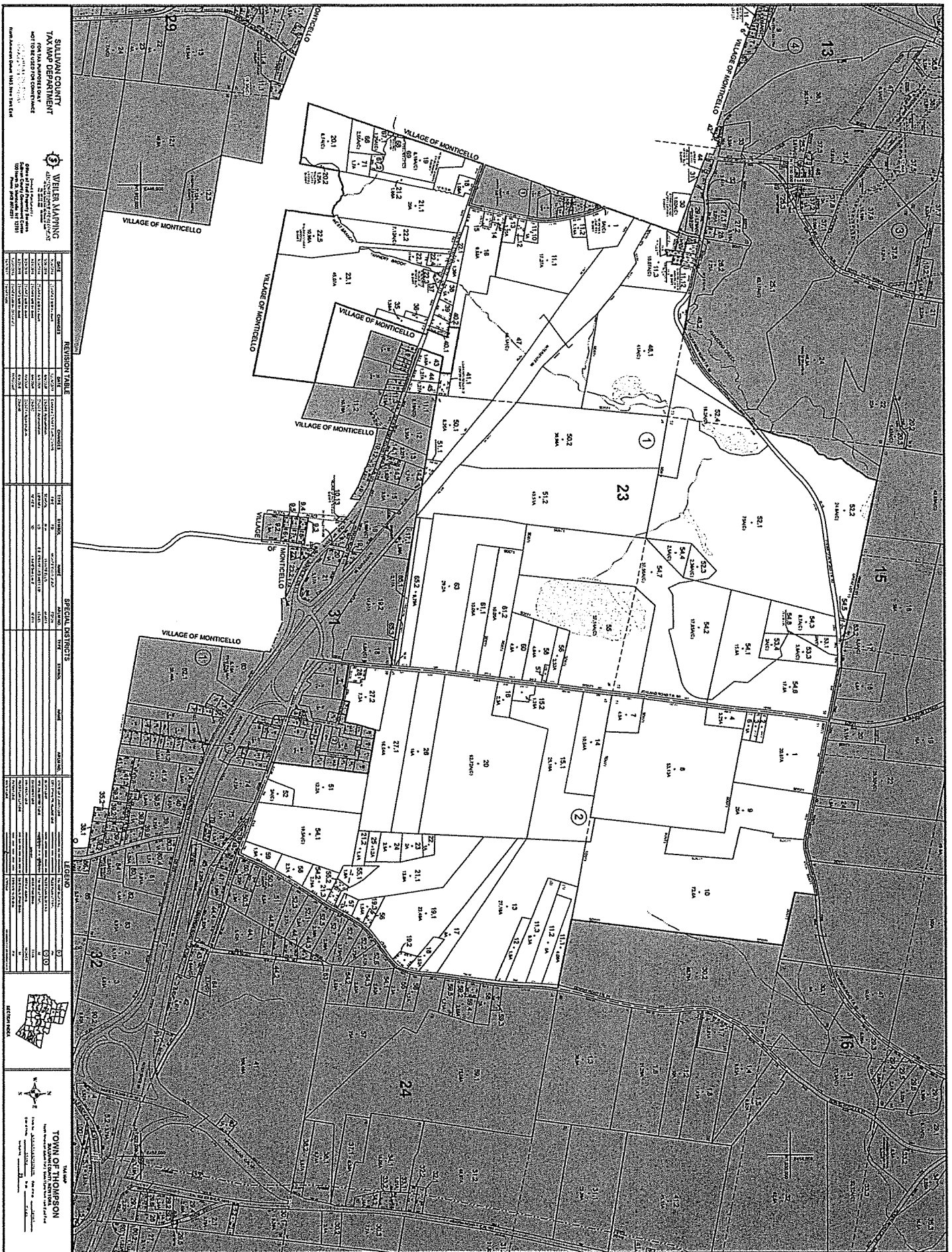
THENCE North 15°13'50" East, a distance of 884.24 feet;  
THENCE South 70°47'00" East, a distance of 161.39 feet;  
THENCE South 70°35'00" East, a distance of 342.75 feet to the centerline of  
Thompsonville Road;

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.



**SULLIVAN COUNTY  
TAX MAP DEPARTMENT**  
 1000 N. STATE ST.  
 CANTON, NY 13731  
 518-537-3300  
 www.sullivancounty.org

**WEILER MAPPING**  
 1000 N. STATE ST.  
 CANTON, NY 13731  
 518-537-3300  
 www.weilermapping.com

**REVISION TABLE**

| NO. | DATE       | DESCRIPTION     |
|-----|------------|-----------------|
| 1   | 01/15/2024 | INITIAL RELEASE |

**SPECIAL DISTRICTS**

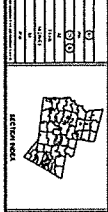
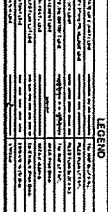
| DISTRICT | NO. | DATE       | DESCRIPTION     |
|----------|-----|------------|-----------------|
| 1        | 1   | 01/15/2024 | INITIAL RELEASE |

**LEGEND**

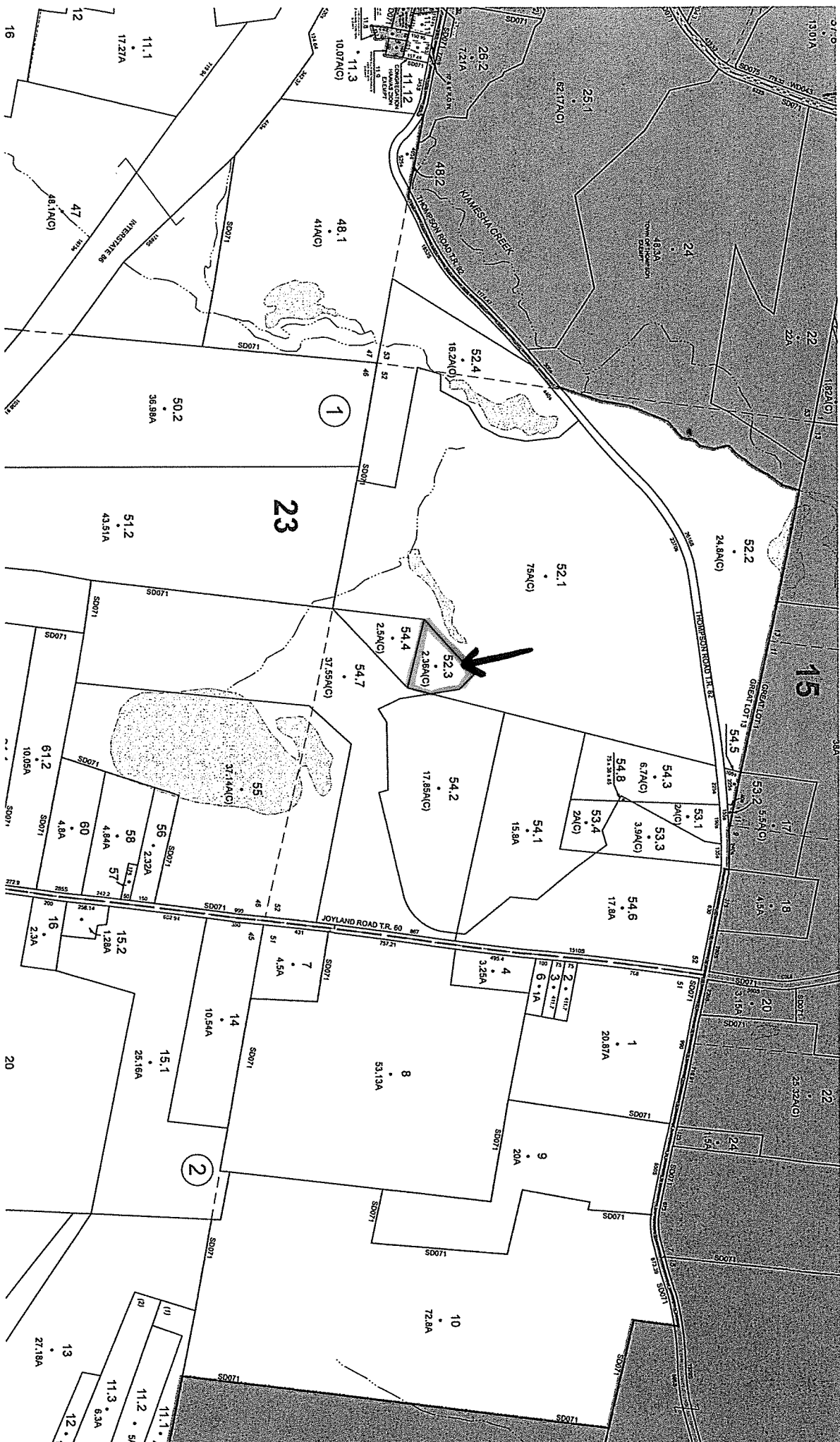
| SYMBOL          | DESCRIPTION     |
|-----------------|-----------------|
| (Solid line)    | PROPERTY LINE   |
| (Dashed line)   | UNDEVELOPED LOT |
| (Stippled area) | WATER           |
| (Hatched area)  | ROAD            |

**TOWN OF THOMPSON**

| NO. | DATE       | DESCRIPTION     |
|-----|------------|-----------------|
| 1   | 01/15/2024 | INITIAL RELEASE |



**TOWN OF THOMPSON**  
 1000 N. STATE ST.  
 CANTON, NY 13731  
 518-537-3300  
 www.townofthompson.org



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75AC)

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2.8AC)

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2.88AC)

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17.85AC)

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15.8A

54.3  
6.7AC)

53.3  
3.9AC)

54.8  
2AC)

53.4  
2AC)

54.6  
17.8A

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37.14AC)

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2.32A

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4.84A

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2.72A

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10.07AC)

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

**Account #:**  
**Bill #:** 4503  
**Tax Map #:**  
 23.-1-52

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:**  
 \$1,137,500.00  
**Total Assessment:**  
 \$1,137,500.00  
**Tax Before Star:** \$22,283.35  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**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             | 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  | 583.00     | 6.156489  | \$3,586.15 |
| Solid Waste Fee      | 300.00     | 1         | \$300.00   |

**Total Tax: \$22,283.35**

## Payment History

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/01/2014 | Tax Bill | \$22,283.35   |         |
| 01/30/2014 | Payment  | (\$22,283.35) | 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 #:** 4508  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,137,500.00  
**Total Assessment:**  
 \$1,137,500.00  
**Tax Before Star:** \$23,368.01  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**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             | 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  | 582.5000     | 8.429513  | \$4,910.19 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$23,368.01**

## Payment History

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/02/2013 | Tax Bill | \$23,368.01   |         |
| 01/22/2013 | Payment  | (\$23,368.01) | 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 #:** 4515  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,137,500.00  
**Total Assessment:**  
 \$1,137,500.00  
**Tax Before Star:** \$21,665.10  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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   |
| Klamesha lake sewer  | 0.0000       | 77.526874 | \$0.00     |
| Klamesha lake sewer  | 582.5000     | 8.457561  | \$4,926.53 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$21,665.10**

## Payment History

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/03/2012 | Tax Bill | \$21,665.10   |         |
| 01/24/2012 | Payment  | (\$21,665.10) | 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  
**Rd Owner:** Parker Raymond  
 Robinson Brog etal  
 875 Third Ave Fl 9  
 New York NY 10022

**Account #:**  
**Bill #:** 4518  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,000,000.00  
**Total Assessment:**  
 \$1,000,000.00  
**Tax Before Star:** \$17,695.11  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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 | 1000000.00   | 7.607815  | \$7,607.82 |
| Town to Highway      | 1000000.00   | 1.753363  | \$1,753.36 |
| Highway Outside Vill | 1000000.00   | 2.251213  | \$2,251.21 |
| Gen Fund out of Vill | 1000000.00   | 0.00022   | \$0.22     |
| Monticello Joint FD  | 1000000.0000 | 1.765412  | \$1,765.41 |
| E b crawford mem lib | 1000000.0000 | 0.329987  | \$329.99   |
| Kiamesha lake sewer  | 0.0000       | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 6.329784  | \$3,687.10 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$17,695.11**

## Payment History

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

| Date       | Comments | Amount        | Paid By       |
|------------|----------|---------------|---------------|
| 01/03/2011 | Tax Bill | \$17,695.11   |               |
| 01/11/2011 | Payment  | (\$17,695.11) | 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  
 Attn Robinson Brog etal  
 1345 Ave of Americas Fl 31  
 New York NY 10105

**Account #:**  
**Bill #:** 4536  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**  
 \$1,000,000.00  
**Total Assessment:**  
 \$1,000,000.00  
**Tax Before Star:** \$20,590.87  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 116.5  
**Bank:**

**Book #:** 552  
**Page #:** 00087  
**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 | 1000000.00   | 7.81     | \$7,811.91 |
| Town to Highway      | 1000000.00   | 1.85     | \$1,849.51 |
| Highway Outside Vill | 1000000.00   | 2.24     | \$2,238.35 |
| Gen Fund out of Vill | 1000000.00   | 0        | \$0.03     |
| Monticello Joint FD  | 1000000.0000 | 1.72     | \$1,716.17 |
| E b crawford mem lib | 1000000.0000 | 0.3      | \$298.53   |
| Kiamesha lake sewer  | 0.0000       | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 10.95    | \$6,376.37 |
| Solid Waste Fee      | 300.0000     | 1        | \$300.00   |

**Total Tax: \$20,590.87**

## 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         | \$20,740.87   |         |
| 01/31/2010 |                  | (\$20,740.87) | 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 # 23.-1-52  
 Bill # 014629  
 School Code: 484601  
 Liber / Page: 2011 / 8394

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 24,972.11           |
| Tax Paid:               | 24,972.11           |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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- | 0286-00001 | 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: **23-1-52 (p/o) now known as 23-1-52.4**
- Address: **Thompson**
- 100 % fee title is vested in: **EPT Concord II, LLC** by deed made by Micah Friedman and Neil S. Goldstein, as co-executors of the Last Will and Testament of Raymond Parker and Nalou Realty Corp. recorded in Instrument No. 2011-8394 on December 15, 2011 – See Exhibit X
- Schedule “A” Description and Tax Map are attached.
- *Note: Original parcel, 23-1-52, was split and created 23-1-52.1, 23-1-52.2, 23-1-52.3 and 23-1-52.4 in 2014*

**Prior ownership interests (20+ years):**

- **Raymond Parker** by deed recorded in Liber 552 at page 87 on September 6, 1957
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2011-8394 on December 15, 2011

**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

23-1-52 (split) 524

**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;

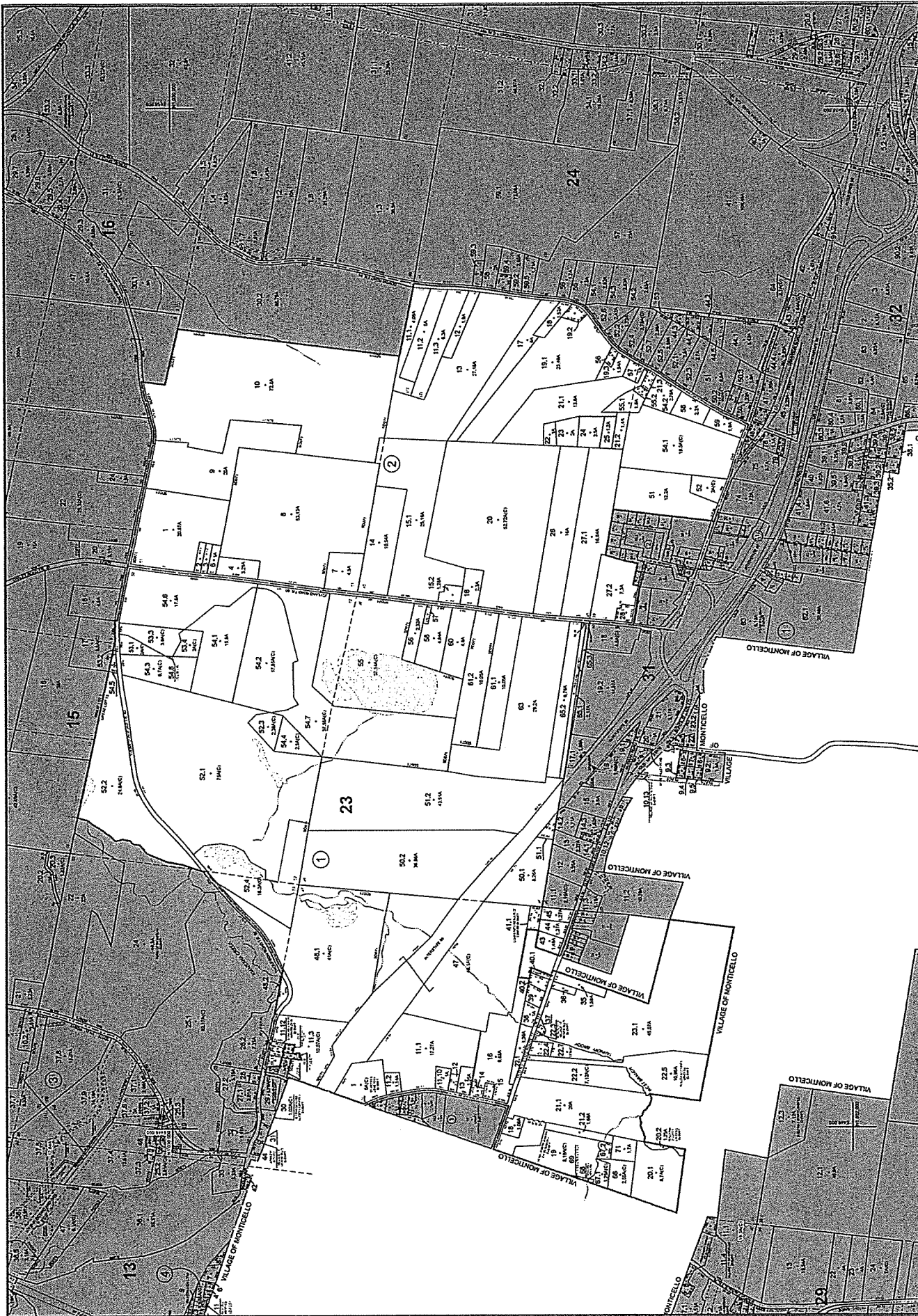
THENCE North 15°13'50" East, a distance of 884.24 feet;  
THENCE South 70°47'00" East, a distance of 161.39 feet;  
THENCE South 70°35'00" East, a distance of 342.75 feet to the centerline of  
Thompsonville Road;

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.



**SULLIVAN COUNTY TAX MAP DEPARTMENT**  
FOR THE PROFESSIONAL TAX MAP DEPARTMENT  
100 STATE STREET, SUITE 100  
MONTICELLO, NY 12851  
PHONE: 518-535-2200  
FAX: 518-535-2201  
WWW.SULLIVANCOUNTYNY.GOV

**WELER MAPPING**  
410 STATE STREET, SUITE 100  
MONTICELLO, NY 12851  
PHONE: 518-535-2200  
FAX: 518-535-2201  
WWW.WELERMAPPING.COM

LEGEND

| SYMBOL                                   | DESCRIPTION                   |
|--|-------------------------------|
| (Solid line)                             | 1/4 SECTION BOUNDARY          |
| (Dashed line)                            | ADJACENT 1/4 SECTION BOUNDARY |
| (Dotted line)                            | UNDEVELOPED LAND              |
| (Stippled area)                          | WATER                         |
| (Hatched area)                           | ROAD                          |
| (Thick solid line)                       | RAILROAD                      |
| (Thin solid line)                        | PROPERTY BOUNDARY             |
| (Thin dashed line)                       | UNDEVELOPED LAND              |
| (Thin dotted line)                       | UNDEVELOPED LAND              |
| (Thin hatched area)                      | UNDEVELOPED LAND              |
| (Thin stippled area)                     | UNDEVELOPED LAND              |
| (Thin solid line with dots)              | UNDEVELOPED LAND              |
| (Thin solid line with dashes)            | UNDEVELOPED LAND              |
| (Thin solid line with long dashes)       | UNDEVELOPED LAND              |
| (Thin solid line with short dashes)      | UNDEVELOPED LAND              |
| (Thin solid line with diagonal dashes)   | UNDEVELOPED LAND              |
| (Thin solid line with cross-hatch)       | UNDEVELOPED LAND              |
| (Thin solid line with wavy dashes)       | UNDEVELOPED LAND              |
| (Thin solid line with zig-zag)           | UNDEVELOPED LAND              |
| (Thin solid line with irregular pattern) | UNDEVELOPED LAND              |

**REVISION TABLE**

| DATE       | DESCRIPTION        |
|------------|--------------------|
| 01/15/2018 | INITIAL RELEASE    |
| 02/15/2018 | ADDED 2018 PARCELS |
| 03/15/2018 | ADDED 2018 PARCELS |
| 04/15/2018 | ADDED 2018 PARCELS |
| 05/15/2018 | ADDED 2018 PARCELS |
| 06/15/2018 | ADDED 2018 PARCELS |
| 07/15/2018 | ADDED 2018 PARCELS |
| 08/15/2018 | ADDED 2018 PARCELS |
| 09/15/2018 | ADDED 2018 PARCELS |
| 10/15/2018 | ADDED 2018 PARCELS |
| 11/15/2018 | ADDED 2018 PARCELS |
| 12/15/2018 | ADDED 2018 PARCELS |

**SPECIAL DISTRICTS**

| DISTRICT | NAME             | STATUS |
|----------|------------------|--------|
| 1        | UNDEVELOPED LAND | ACTIVE |
| 2        | UNDEVELOPED LAND | ACTIVE |
| 3        | UNDEVELOPED LAND | ACTIVE |
| 4        | UNDEVELOPED LAND | ACTIVE |
| 5        | UNDEVELOPED LAND | ACTIVE |
| 6        | UNDEVELOPED LAND | ACTIVE |
| 7        | UNDEVELOPED LAND | ACTIVE |
| 8        | UNDEVELOPED LAND | ACTIVE |
| 9        | UNDEVELOPED LAND | ACTIVE |
| 10       | UNDEVELOPED LAND | ACTIVE |
| 11       | UNDEVELOPED LAND | ACTIVE |
| 12       | UNDEVELOPED LAND | ACTIVE |
| 13       | UNDEVELOPED LAND | ACTIVE |
| 14       | UNDEVELOPED LAND | ACTIVE |
| 15       | UNDEVELOPED LAND | ACTIVE |
| 16       | UNDEVELOPED LAND | ACTIVE |
| 17       | UNDEVELOPED LAND | ACTIVE |
| 18       | UNDEVELOPED LAND | ACTIVE |
| 19       | UNDEVELOPED LAND | ACTIVE |
| 20       | UNDEVELOPED LAND | ACTIVE |
| 21       | UNDEVELOPED LAND | ACTIVE |
| 22       | UNDEVELOPED LAND | ACTIVE |
| 23       | UNDEVELOPED LAND | ACTIVE |
| 24       | UNDEVELOPED LAND | ACTIVE |
| 25       | UNDEVELOPED LAND | ACTIVE |
| 26       | UNDEVELOPED LAND | ACTIVE |
| 27       | UNDEVELOPED LAND | ACTIVE |
| 28       | UNDEVELOPED LAND | ACTIVE |
| 29       | UNDEVELOPED LAND | ACTIVE |
| 30       | UNDEVELOPED LAND | ACTIVE |
| 31       | UNDEVELOPED LAND | ACTIVE |
| 32       | UNDEVELOPED LAND | ACTIVE |
| 33       | UNDEVELOPED LAND | ACTIVE |
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| 98       | UNDEVELOPED LAND | ACTIVE |
| 99       | UNDEVELOPED LAND | ACTIVE |
| 100      | UNDEVELOPED LAND | ACTIVE |

**TOWN OF THOMPSON**  
100 STATE STREET, SUITE 100  
MONTICELLO, NY 12851  
PHONE: 518-535-2200  
FAX: 518-535-2201  
WWW.TOWNOFTHOMPSONNY.GOV



### TOWN OF THOMPSON

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

**Property Address:** Thompson **Account #:** **SWIS Code:** 484689  
 Rd **Owner:** **Bill #:** 4503 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-52  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2011  
 \$1,137,500.00 **Depth:** 0 **Page #:** 8394  
**Total Assessment:** **Acres:** 116.5 **Roll Section:** 1  
 \$1,137,500.00 **Bank:** **Class:** 552  
**Tax Before Star:** \$22,283.35  
**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  | 583.00     | 6.156489  | \$3,586.15 |
| Solid Waste Fee      | 300.00     | 1         | \$300.00   |

**Total Tax: \$22,283.35**

#### Payment History

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/01/2014 | Tax Bill | \$22,283.35   |         |
| 01/30/2014 | Payment  | (\$22,283.35) | 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 #:** 4508 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-52 Monticell  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2011  
 \$1,137,500.00 **Depth:** 0 **Page #:** 8394  
**Total Assessment:** **Acreage:** 116.5 **Roll Section:** 1  
 \$1,137,500.00 **Bank:** **Class:** 552  
**Tax Before Star:** \$23,368.01  
**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  | 582.5000     | 8.429513  | \$4,910.19 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$23,368.01**

#### Payment History

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/02/2013 | Tax Bill | \$23,368.01   |         |
| 01/22/2013 | Payment  | (\$23,368.01) | 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 #:** 4515  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**

\$1,137,500.00

**Total Assessment:**

\$1,137,500.00

**Tax Before Star:** \$21,665.10**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 116.5**Bank:****Book #:** 552**Page #:** 00087**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  | 582.5000     | 8.457561  | \$4,926.53 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$21,665.10**

**Payment History**

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

| Date       | Comments | Amount        | Paid By |
|------------|----------|---------------|---------|
| 01/03/2012 | Tax Bill | \$21,665.10   |         |
| 01/24/2012 | Payment  | (\$21,665.10) | 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 #:** 4518  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**

\$1,000,000.00

**Total Assessment:**

\$1,000,000.00

**Tax Before Star:** \$17,695.11**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 116.5**Bank:****Book #:** 552**Page #:** 00087**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 | 1000000.00   | 7.607815  | \$7,607.82 |
| Town to Highway      | 1000000.00   | 1.753363  | \$1,753.36 |
| Highway Outside Vill | 1000000.00   | 2.251213  | \$2,251.21 |
| Gen Fund out of Vill | 1000000.00   | 0.00022   | \$0.22     |
| Monticello Joint FD  | 1000000.0000 | 1.765412  | \$1,765.41 |
| E b crawford mem lib | 1000000.0000 | 0.329987  | \$329.99   |
| Kiamesha lake sewer  | 0.0000       | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 6.329784  | \$3,687.10 |
| Solid Waste Fee      | 300.0000     | 1         | \$300.00   |

**Total Tax: \$17,695.11**

**Payment History**

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

| Date       | Comments | Amount        | Paid By       |
|------------|----------|---------------|---------------|
| 01/03/2011 | Tax Bill | \$17,695.11   |               |
| 01/11/2011 | Payment  | (\$17,695.11) | 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  
 Attn Robinson Brog etal  
 1345 Ave of Americas Fl 31  
 New York NY 10105

**Account #:**  
**Bill #:** 4536  
**Tax Map #:**  
 23.-1-52

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

**Land Assessment:**

\$1,000,000.00

**Total Assessment:**

\$1,000,000.00

**Tax Before Star:** \$20,590.87**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acresage:** 116.5**Bank:****Book #:** 552**Page #:** 00087**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 | 1000000.00   | 7.81     | \$7,811.91 |
| Town to Highway      | 1000000.00   | 1.85     | \$1,849.51 |
| Highway Outside Vill | 1000000.00   | 2.24     | \$2,238.35 |
| Gen Fund out of Vill | 1000000.00   | 0        | \$0.03     |
| Monticello Joint FD  | 1000000.0000 | 1.72     | \$1,716.17 |
| E b crawford mem lib | 1000000.0000 | 0.3      | \$298.53   |
| Kiamesha lake sewer  | 0.0000       | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 582.5000     | 10.95    | \$6,376.37 |
| Solid Waste Fee      | 300.0000     | 1        | \$300.00   |

**Total Tax: \$20,590.87****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         | \$20,740.87   |         |
| 01/31/2010 |                  | (\$20,740.87) | 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 # 23.-1-52  
 Bill # 014629  
 School Code: 484601  
 Liber / Page: 2011 / 8394

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 24,972.11           |
| Tax Paid:               | 24,972.11           |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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- | 0286-00001 | 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: **23-1-53 (p/o) now known as 23-1-53.1**
- Address: **Thompson**
- 100 % fee title is vested in: **EPT Concord II, LLC** by deed made by Concord Resort, LLC recorded July 15, 2010 in Instrument No. 2010-56692 - See Exhibit IX
- Schedule "A" Description and Tax Map are attached.
- *Note: Original parcel, 23-1-53, was split and created 23-1-53.1, 53.2, 53.3 and 53.4 in 2014*

**Prior ownership interests (20+ years):**

- **Nalou Realty Corp.** by deed recorded in Liber 617 at page 49 on May 23, 1961
- **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

**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

PL0  
23-1-53 SS1  
Split

**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





15

23

2

1

16

20

Map labels and lot details:

- 10 • 72.8A
- 11.1 • 4.0E
- 11.2 • 5A
- 11.3 • 6.3A
- 12 • 1.8E
- 13 • 27.18A
- 14 • 10.54A
- 15.1 • 25.16A
- 15.2 • 1.28A
- 16 • 2.3A
- 17 • 4.15A
- 18 • 4.15A
- 19 • 3.16A
- 20 • 20.87A
- 21 • 3.25A
- 22 • 23.32A(C)
- 23 • 37.14A(C)
- 24 • 48.3A
- 25.1 • 62.17A(C)
- 26.2 • 72.1A
- 27 • 11.3
- 28 • 10.07A(C)
- 29 • 11.8
- 30 • 11.8
- 31 • 11.8
- 32 • 11.8
- 33 • 11.8
- 34 • 11.8
- 35 • 11.8
- 36 • 11.8
- 37 • 11.8
- 38 • 11.8
- 39 • 11.8
- 40 • 11.8
- 41 • 41A(C)
- 42 • 11.3
- 43 • 10.07A(C)
- 44 • 11.8
- 45 • 4.5A
- 46 • 2.5A(C)
- 47 • 48.1A(C)
- 48.1 • 41A(C)
- 48.2 • 48.2
- 49 • 11.8
- 50.2 • 36.98A
- 51.2 • 43.51A
- 52.1 • 75A(C)
- 52.2 • 24.8A(C)
- 52.3 • 2.38A(C)
- 52.4 • 16.2A(C)
- 53.1 • 3.9A(C)
- 53.2 • 5.5A(C)
- 53.3 • 3.9A(C)
- 53.4 • 2A(C)
- 54.1 • 15.8A
- 54.2 • 17.85A(C)
- 54.3 • 6.7A(C)
- 54.4 • 2.5A(C)
- 54.5 • 54.5
- 54.6 • 17.8A
- 54.7 • 37.59A(C)
- 55 • 37.14A(C)
- 56 • 2.32A
- 57 • 4.84A
- 58 • 4.84A
- 59 • 4.84A
- 60 • 4.8A
- 61.2 • 10.05A

**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 #:** 4504      **School Code:** 484601  
 EPT Concord II LLC      **Tax Map #:**      **School District:**  
 909 Walnut St Ste 200      23.-1-53  
 Kansas City MO 64106

**Land Assessment:**      **Front:** 0      **Book #:** 2010  
 \$24,000.00      **Depth:** 0      **Page #:** 56692  
**Total Assessment:**      **Acreage:** 8      **Roll Section:** 1  
 \$24,000.00      **Bank:**      **Class:** 314  
**Tax Before Star:** \$634.44  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 24000.00  | 3.301084  | \$79.23    |
| NYS Welfare Mandates | 24000.00  | 0.967879  | \$23.23    |
| Other NYS Mandates   | 24000.00  | 2.717525  | \$65.22    |
| County Levy          | 24000.00  | 1.548595  | \$37.17    |
| Town to Highway      | 24000.00  | 3.154942  | \$75.72    |
| Highway Outside Vill | 24000.00  | 1.976646  | \$47.44    |
| Gen Fund out of Vill | 24000.00  | 0.103961  | \$2.50     |
| Monticello Joint FD  | 24000.00  | 1.840265  | \$44.17    |
| E b crawford mem lib | 24000.00  | 0.562473  | \$13.50    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 40.00     | 6.156489  | \$246.26   |

**Total Tax: \$634.44**

**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 | \$634.44   |         |
| 01/30/2014 | Payment  | (\$634.44) | 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:** Thompson  
**Rd Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4509  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00  
**Total Assessment:**  
 \$24,000.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 8  
**Bank:**

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

**Tax Before Star:** \$720.28  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 24000.00   | 3.484705  | \$83.63    |
| NYS Welfare Mandates | 24000.00   | 1.266335  | \$30.39    |
| Other NYS Mandates   | 24000.00   | 2.644283  | \$63.46    |
| County Levy          | 24000.00   | 1.180434  | \$28.33    |
| Town to Highway      | 24000.00   | 3.245076  | \$77.88    |
| Highway Outside Vill | 24000.00   | 1.876746  | \$45.04    |
| Gen Fund out of Vill | 24000.00   | 0.088185  | \$2.12     |
| Monticello Joint FD  | 24000.0000 | 1.786291  | \$42.87    |
| E b crawford mem lib | 24000.0000 | 0.390867  | \$9.38     |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 8.429513  | \$337.18   |

**Total Tax: \$720.28**

**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 | \$720.28   |                |
| 01/22/2013 | Payment  | (\$720.28) | 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

|                                   |                     |                            |
|-----------------------------------|---------------------|----------------------------|
| <b>Property Address:</b> Thompson | <b>Account #:</b>   | <b>SWIS Code:</b> 484689   |
| <b>Rd Owner:</b>                  | <b>Bill #:</b> 4516 | <b>School Code:</b> 484601 |
| EPT Concord II LLC                | <b>Tax Map #:</b>   | <b>School District:</b>    |
| 909 Walnut St Ste 200             | 23.-1-53            | Monticell                  |
| Kansas City MO 64106              |                     |                            |

|                                  |                   |                        |
|----------------------------------|-------------------|------------------------|
| <b>Land Assessment:</b>          | <b>Front:</b> 0   | <b>Book #:</b> 2010    |
| \$24,000.00                      | <b>Depth:</b> 0   | <b>Page #:</b> 56692   |
| <b>Total Assessment:</b>         | <b>Acreage:</b> 8 | <b>Roll Section:</b> 1 |
| \$24,000.00                      | <b>Bank:</b>      | <b>Class:</b> 314      |
| <b>Tax Before Star:</b> \$685.14 |                   |                        |
| <b>Star Savings:</b> \$0.00      |                   |                        |

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 24000.00   | 3.303816  | \$79.29    |
| NYS Welfare Mandates | 24000.00   | 1.252189  | \$30.05    |
| Other NYS Mandates   | 24000.00   | 2.634994  | \$63.24    |
| County Levy          | 24000.00   | 0.52444   | \$12.59    |
| Town to Highway      | 24000.00   | 2.68147   | \$64.36    |
| Highway Outside Vill | 24000.00   | 1.870323  | \$44.89    |
| Gen Fund out of Vill | 24000.00   | 0.061713  | \$1.48     |
| Monticello Joint FD  | 24000.0000 | 1.79074   | \$42.98    |
| E b crawford mem lib | 24000.0000 | 0.331803  | \$7.96     |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 8.457561  | \$338.30   |

**Total Tax: \$685.14**

#### 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 | \$685.14   |                          |
| 01/24/2012 | Payment  | (\$685.14) | ENTERTAINMANT 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 #:** 4519  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00

**Total Assessment:**  
 \$24,000.00

**Tax Before Star:** \$582.19

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 8  
**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 | 24000.00   | 7.607815  | \$182.59   |
| Town to Highway      | 24000.00   | 1.753363  | \$42.08    |
| Highway Outside Vill | 24000.00   | 2.251213  | \$54.03    |
| Gen Fund out of Vill | 24000.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 24000.0000 | 1.765412  | \$42.37    |
| E b crawford mem lib | 24000.0000 | 0.329987  | \$7.92     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 6.329784  | \$253.19   |

**Total Tax: \$582.19**

## 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 | \$582.19   |         |
| 01/19/2011 | Payment  | (\$582.19) | 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 | \$582.19 ** |
| 02/28/2011 | \$5.82  | \$0.00 | \$588.01 ** |

# 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 #:** 4537  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 8  
**Bank:**

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

**Total Assessment:**  
 \$24,000.00

**Tax Before Star:** \$1,259.77

**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 | 24000.00   | 7.81     | \$187.49   |
| Town to Highway      | 24000.00   | 1.85     | \$44.39    |
| Highway Outside Vill | 24000.00   | 2.24     | \$53.72    |
| Gen Fund out of Vill | 24000.00   | 0        | \$0.00     |
| School Relevy        | 24000.0000 | 1        | \$487.96   |
| Monticello Joint FD  | 24000.0000 | 1.72     | \$41.19    |
| E b crawford mem lib | 24000.0000 | 0.3      | \$7.16     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 10.95    | \$437.86   |

**Total Tax: \$1,259.77**

## 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 | \$1,259.77 |         |

**Tax Due: \$1,259.77 \***

\* 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 | \$1,259.77 ** |
| 02/28/2010 | \$12.60 | \$0.00 | \$1,272.37 ** |

**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 # 23.-1-53  
 Bill # 014630  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 526.88              |
| Tax Paid:               | 526.88              |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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 | 24,000        | 21.953500   | 526.88     |

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 | 0177-00040 | 526.88   |          |

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: **23-1-53 (p/o) now known as 23-1-53.2**
- Address: **Thompson**
- 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.
- *Note: Original parcel, 23-1-53, was split and created 23-1-53.1, 53.2, 53.3 and 53.4 in 2014*

**Prior ownership interests (20+ years):**

- **Nalou Realty Corp.** by deed recorded in Liber 617 at page 49 on May 23, 1961
- **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

pl  
13-1-53  
split

53.2

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

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

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

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

Continued →

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ridge Road;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

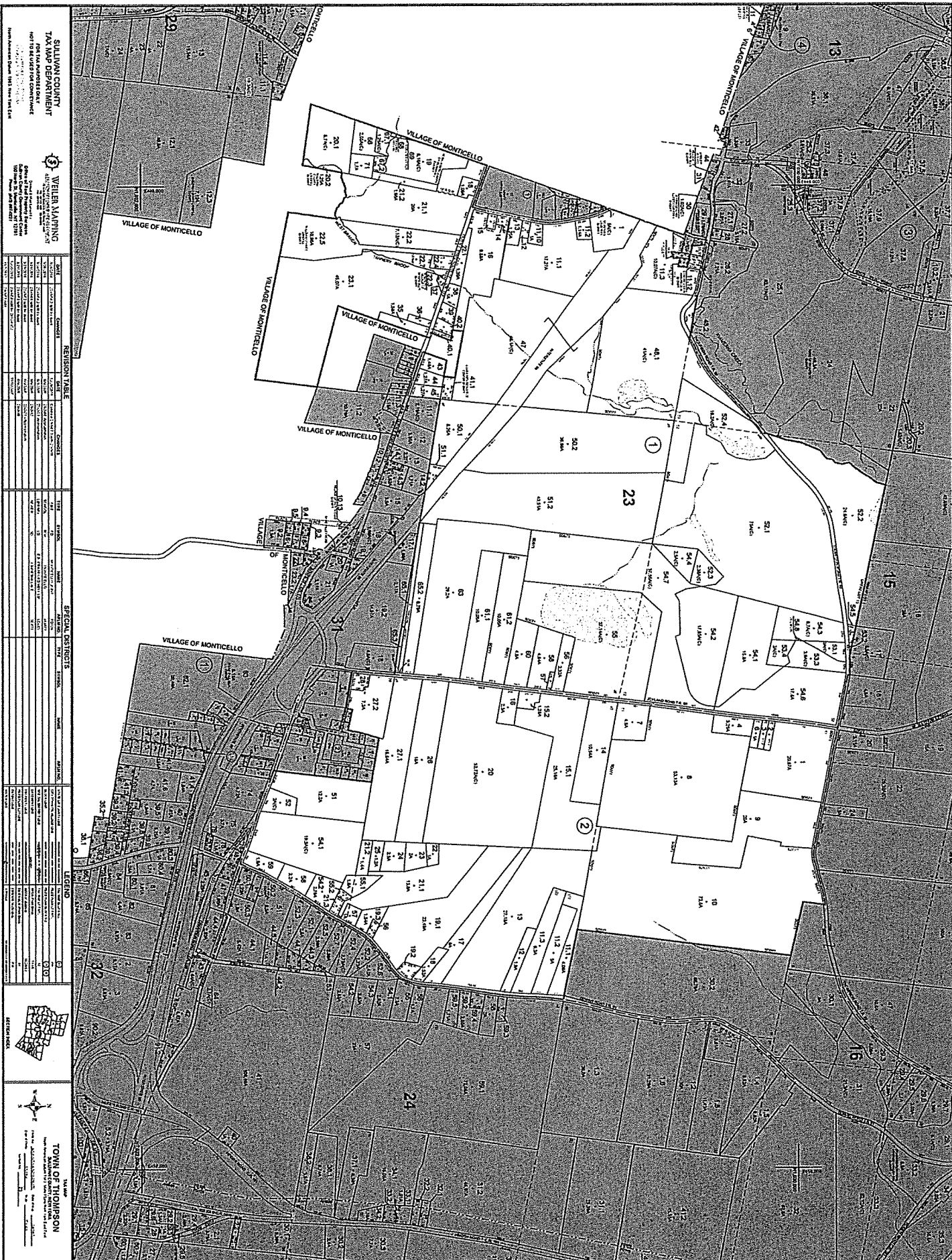
7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE  
OF BEGINNING.

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

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

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

↑  
NO



SULLY COUNTY  
TAX MAP DEPARTMENT  
OFFICE ADDRESS ONLY  
1000 S. 10TH ST.  
MONTICELLO, ND 58051  
PHONE: 701.338.2222  
FAX: 701.338.2223  
WWW.SULLYCOUNTYND.COM

WELER MAPPING  
1000 S. 10TH ST.  
MONTICELLO, ND 58051  
PHONE: 701.338.2222  
FAX: 701.338.2223  
WWW.WELERMAPPING.COM

REVISION TABLE

| NO. | DATE       | DESCRIPTION     |
|-----|------------|-----------------|
| 1   | 01/15/2024 | INITIAL RELEASE |

SPECIAL DISTRICTS

| DISTRICT | DATE       | DESCRIPTION     |
|----------|------------|-----------------|
| 1        | 01/15/2024 | INITIAL RELEASE |

LEGEND

| SYMBOL   | DESCRIPTION |
|----------|-------------|
| [Symbol] | LOT         |
| [Symbol] | STREET      |
| [Symbol] | WATER       |
| [Symbol] | WOOD        |
| [Symbol] | AGRICULTURE |
| [Symbol] | RESIDENTIAL |
| [Symbol] | COMMERCIAL  |
| [Symbol] | INDUSTRIAL  |
| [Symbol] | UNDEVELOPED |
| [Symbol] | ROADWAY     |
| [Symbol] | RAILROAD    |
| [Symbol] | UTILITY     |
| [Symbol] | BOUNDARY    |

TOWN OF THOMPSON  
1000 S. 10TH ST.  
MONTICELLO, ND 58051  
PHONE: 701.338.2222  
FAX: 701.338.2223  
WWW.TOWNOFTHOMPSON.COM

**TOWN OF THOMPSON**

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

**Property Address:** Thompson      **Account #:**      **SWIS Code:** 484689  
**Rd Owner:**      **Bill #:** 4504      **School Code:** 484601  
 EPT Concord II LLC      **Tax Map #:**      **School District:**  
 909 Walnut St Ste 200      23.-1-53  
 Kansas City MO 64106

**Land Assessment:**      **Front:** 0      **Book #:** 2010  
 \$24,000.00      **Depth:** 0      **Page #:** 56692  
**Total Assessment:**      **Acreage:** 8      **Roll Section:** 1  
 \$24,000.00      **Bank:**      **Class:** 314  
**Tax Before Star:** \$634.44  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 24000.00  | 3.301084  | \$79.23    |
| NYS Welfare Mandates | 24000.00  | 0.967879  | \$23.23    |
| Other NYS Mandates   | 24000.00  | 2.717525  | \$65.22    |
| County Levy          | 24000.00  | 1.548595  | \$37.17    |
| Town to Highway      | 24000.00  | 3.154942  | \$75.72    |
| Highway Outside Vill | 24000.00  | 1.976646  | \$47.44    |
| Gen Fund out of Vill | 24000.00  | 0.103961  | \$2.50     |
| Monticello Joint FD  | 24000.00  | 1.840265  | \$44.17    |
| E b crawford mem lib | 24000.00  | 0.562473  | \$13.50    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 40.00     | 6.156489  | \$246.26   |

**Total Tax: \$634.44**

**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 | \$634.44   |         |
| 01/30/2014 | Payment  | (\$634.44) | 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:** Thompson  
**Rd Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4509  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00  
**Total Assessment:**  
 \$24,000.00  
**Tax Before Star:** \$720.28  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreege:** 8  
**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             | 24000.00   | 3.484705  | \$83.63    |
| NYS Welfare Mandates | 24000.00   | 1.266335  | \$30.39    |
| Other NYS Mandates   | 24000.00   | 2.644283  | \$63.46    |
| County Levy          | 24000.00   | 1.180434  | \$28.33    |
| Town to Highway      | 24000.00   | 3.245076  | \$77.88    |
| Highway Outside Vill | 24000.00   | 1.876746  | \$45.04    |
| Gen Fund out of Vill | 24000.00   | 0.088185  | \$2.12     |
| Monticello Joint FD  | 24000.0000 | 1.786291  | \$42.87    |
| E b crawford mem lib | 24000.0000 | 0.390867  | \$9.38     |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 8.429513  | \$337.18   |

**Total Tax: \$720.28**

#### 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 | \$720.28   |                |
| 01/22/2013 | Payment  | (\$720.28) | 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 #:** 4516  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00  
**Total Assessment:**  
 \$24,000.00

**Front:** 0  
**Depth:** 0  
**Acres:** 8  
**Bank:**

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

**Tax Before Star:** \$685.14  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 24000.00   | 3.303816  | \$79.29    |
| NYS Welfare Mandates | 24000.00   | 1.252189  | \$30.05    |
| Other NYS Mandates   | 24000.00   | 2.634994  | \$63.24    |
| County Levy          | 24000.00   | 0.52444   | \$12.59    |
| Town to Highway      | 24000.00   | 2.68147   | \$64.36    |
| Highway Outside Vill | 24000.00   | 1.870323  | \$44.89    |
| Gen Fund out of Vill | 24000.00   | 0.061713  | \$1.48     |
| Monticello Joint FD  | 24000.0000 | 1.79074   | \$42.98    |
| E b crawford mem lib | 24000.0000 | 0.331803  | \$7.96     |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 8.457561  | \$338.30   |

**Total Tax: \$685.14**

**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 | \$685.14   |                          |
| 01/24/2012 | Payment  | (\$685.14) | ENTERTAINMANT 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 #:** 4519  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00  
**Total Assessment:**  
 \$24,000.00  
**Tax Before Star:** \$582.19  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 8  
**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 | 24000.00   | 7.607815  | \$182.59   |
| Town to Highway      | 24000.00   | 1.753363  | \$42.08    |
| Highway Outside Vill | 24000.00   | 2.251213  | \$54.03    |
| Gen Fund out of Vill | 24000.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 24000.0000 | 1.765412  | \$42.37    |
| E b crawford mem lib | 24000.0000 | 0.329987  | \$7.92     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 6.329784  | \$253.19   |

**Total Tax: \$582.19**

## 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 | \$582.19   |         |
| 01/19/2011 | Payment  | (\$582.19) | 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 | \$582.19 ** |
| 02/28/2011 | \$5.82  | \$0.00 | \$588.01 ** |

# 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 #:** 4537  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00

**Front:** 0  
**Depth:** 0  
**Acrage:** 8  
**Bank:**

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

**Total Assessment:**  
 \$24,000.00

**Tax Before Star:** \$1,259.77

**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 | 24000.00   | 7.81     | \$187.49   |
| Town to Highway      | 24000.00   | 1.85     | \$44.39    |
| Highway Outside Vill | 24000.00   | 2.24     | \$53.72    |
| Gen Fund out of Vill | 24000.00   | 0        | \$0.00     |
| School Relevy        | 24000.0000 | 1        | \$487.96   |
| Monticello Joint FD  | 24000.0000 | 1.72     | \$41.19    |
| E b crawford mem lib | 24000.0000 | 0.3      | \$7.16     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 10.95    | \$437.86   |

**Total Tax: \$1,259.77**

## 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 | \$1,259.77 |         |

**Tax Due: \$1,259.77 \***

\* 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 | \$1,259.77 ** |
| 02/28/2010 | \$12.60 | \$0.00 | \$1,272.37 ** |

**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 # 23.-1-53  
 Bill # 014630  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 526.88              |
| Tax Paid:               | 526.88              |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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 | 24,000        | 21.953500   | 526.88     |

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 | 0177-00040 | 526.88   |          |

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: **23-1-53 (p/o) now known as 23-1-53.3**
- Address: **Thompson**
- 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.
- *Note: Original parcel, 23-1-53, was split and created 23-1-53.1, 53.2, 53.3 and 53.4 in 2014*

**Prior ownership interests (20+ years):**

- **Nalou Realty Corp.** by deed recorded in Liber 617 at page 49 on May 23, 1961
- **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

P10  
13-1-53  
Spv  
53.3

**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°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**  
1011 N. HUNTERS CREEK  
PO BOX 1000  
CATSKILL, NY 12414  
PHONE: 518.486.3333  
WWW.SULLIVANCOUNTYNY.GOV

**WILHELM MAPPING**  
1000 N. HUNTERS CREEK  
PO BOX 1000  
CATSKILL, NY 12414  
PHONE: 518.486.3333  
WWW.WILHELM.COM

**REVISION TABLE**

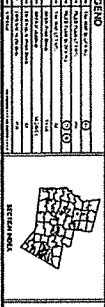
| NO. | DATE       | DESCRIPTION     |
|-----|------------|-----------------|
| 1   | 01/15/2023 | INITIAL RELEASE |
| 2   | 02/15/2023 | ADDED CHANGES   |
| 3   | 03/15/2023 | ADDED CHANGES   |
| 4   | 04/15/2023 | ADDED CHANGES   |
| 5   | 05/15/2023 | ADDED CHANGES   |
| 6   | 06/15/2023 | ADDED CHANGES   |
| 7   | 07/15/2023 | ADDED CHANGES   |
| 8   | 08/15/2023 | ADDED CHANGES   |
| 9   | 09/15/2023 | ADDED CHANGES   |
| 10  | 10/15/2023 | ADDED CHANGES   |
| 11  | 11/15/2023 | ADDED CHANGES   |
| 12  | 12/15/2023 | ADDED CHANGES   |

**SPECIAL DISTRICTS**

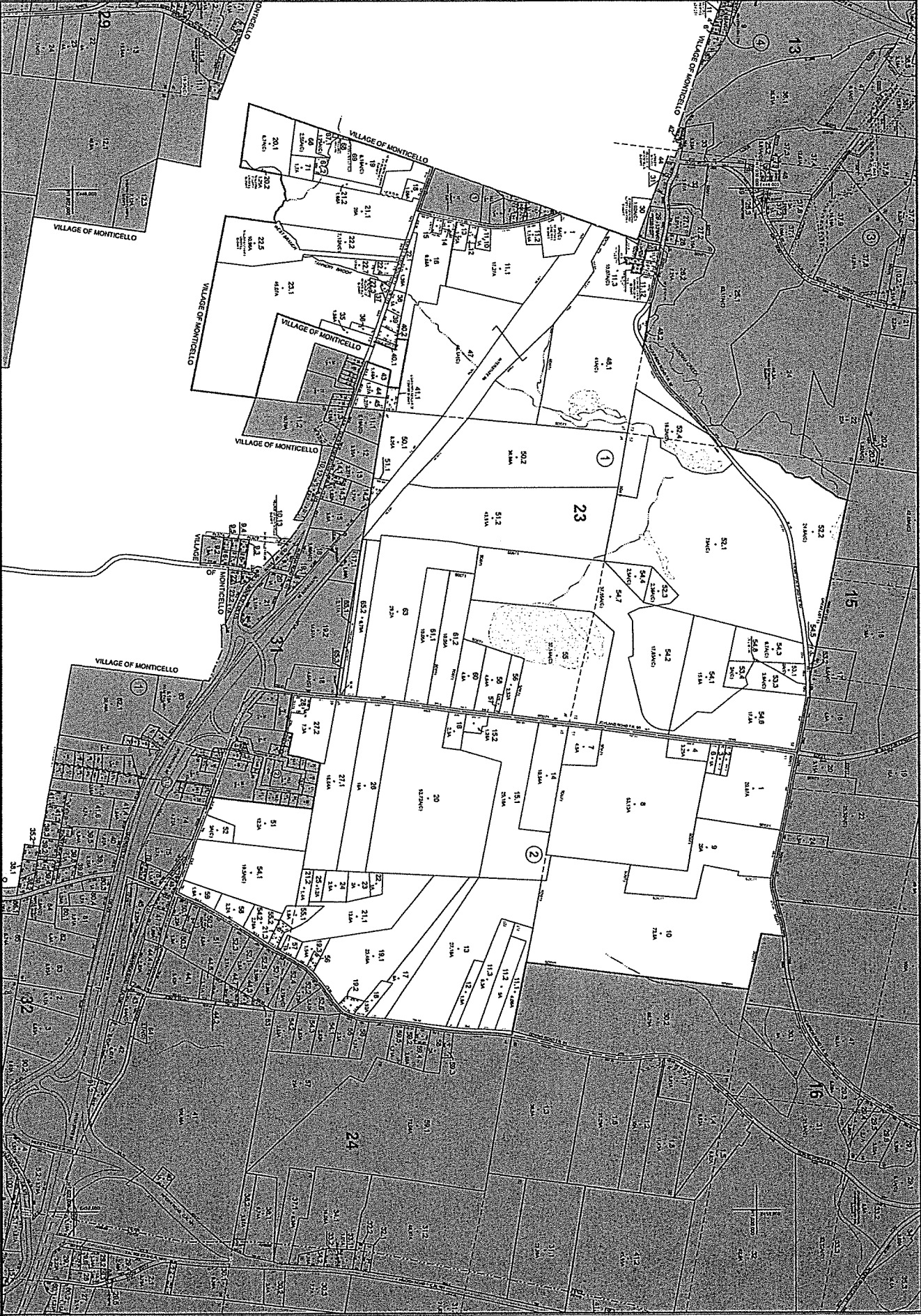
| DISTRICT | TYPE  | STATUS |
|----------|-------|--------|
| 1        | WATER | ACTIVE |
| 2        | SEWER | ACTIVE |
| 3        | WATER | ACTIVE |
| 4        | SEWER | ACTIVE |
| 5        | WATER | ACTIVE |
| 6        | SEWER | ACTIVE |
| 7        | WATER | ACTIVE |
| 8        | SEWER | ACTIVE |
| 9        | WATER | ACTIVE |
| 10       | SEWER | ACTIVE |
| 11       | WATER | ACTIVE |
| 12       | SEWER | ACTIVE |
| 13       | WATER | ACTIVE |
| 14       | SEWER | ACTIVE |
| 15       | WATER | ACTIVE |
| 16       | SEWER | ACTIVE |
| 17       | WATER | ACTIVE |
| 18       | SEWER | ACTIVE |
| 19       | WATER | ACTIVE |
| 20       | SEWER | ACTIVE |
| 21       | WATER | ACTIVE |
| 22       | SEWER | ACTIVE |
| 23       | WATER | ACTIVE |
| 24       | SEWER | ACTIVE |
| 25       | WATER | ACTIVE |
| 26       | SEWER | ACTIVE |
| 27       | WATER | ACTIVE |
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| 29       | WATER | ACTIVE |
| 30       | SEWER | ACTIVE |
| 31       | WATER | ACTIVE |
| 32       | SEWER | ACTIVE |
| 33       | WATER | ACTIVE |
| 34       | SEWER | ACTIVE |
| 35       | WATER | ACTIVE |
| 36       | SEWER | ACTIVE |
| 37       | WATER | ACTIVE |
| 38       | SEWER | ACTIVE |
| 39       | WATER | ACTIVE |
| 40       | SEWER | ACTIVE |
| 41       | WATER | ACTIVE |
| 42       | SEWER | ACTIVE |
| 43       | WATER | ACTIVE |
| 44       | SEWER | ACTIVE |
| 45       | WATER | ACTIVE |
| 46       | SEWER | ACTIVE |
| 47       | WATER | ACTIVE |
| 48       | SEWER | ACTIVE |
| 49       | WATER | ACTIVE |
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| 51       | WATER | ACTIVE |
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| 53       | WATER | ACTIVE |
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| 58       | SEWER | ACTIVE |
| 59       | WATER | ACTIVE |
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| 67       | WATER | ACTIVE |
| 68       | SEWER | ACTIVE |
| 69       | WATER | ACTIVE |
| 70       | SEWER | ACTIVE |
| 71       | WATER | ACTIVE |
| 72       | SEWER | ACTIVE |
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| 84       | SEWER | ACTIVE |
| 85       | WATER | ACTIVE |
| 86       | SEWER | ACTIVE |
| 87       | WATER | ACTIVE |
| 88       | SEWER | ACTIVE |
| 89       | WATER | ACTIVE |
| 90       | SEWER | ACTIVE |
| 91       | WATER | ACTIVE |
| 92       | SEWER | ACTIVE |
| 93       | WATER | ACTIVE |
| 94       | SEWER | ACTIVE |
| 95       | WATER | ACTIVE |
| 96       | SEWER | ACTIVE |
| 97       | WATER | ACTIVE |
| 98       | SEWER | ACTIVE |
| 99       | WATER | ACTIVE |
| 100      | SEWER | ACTIVE |

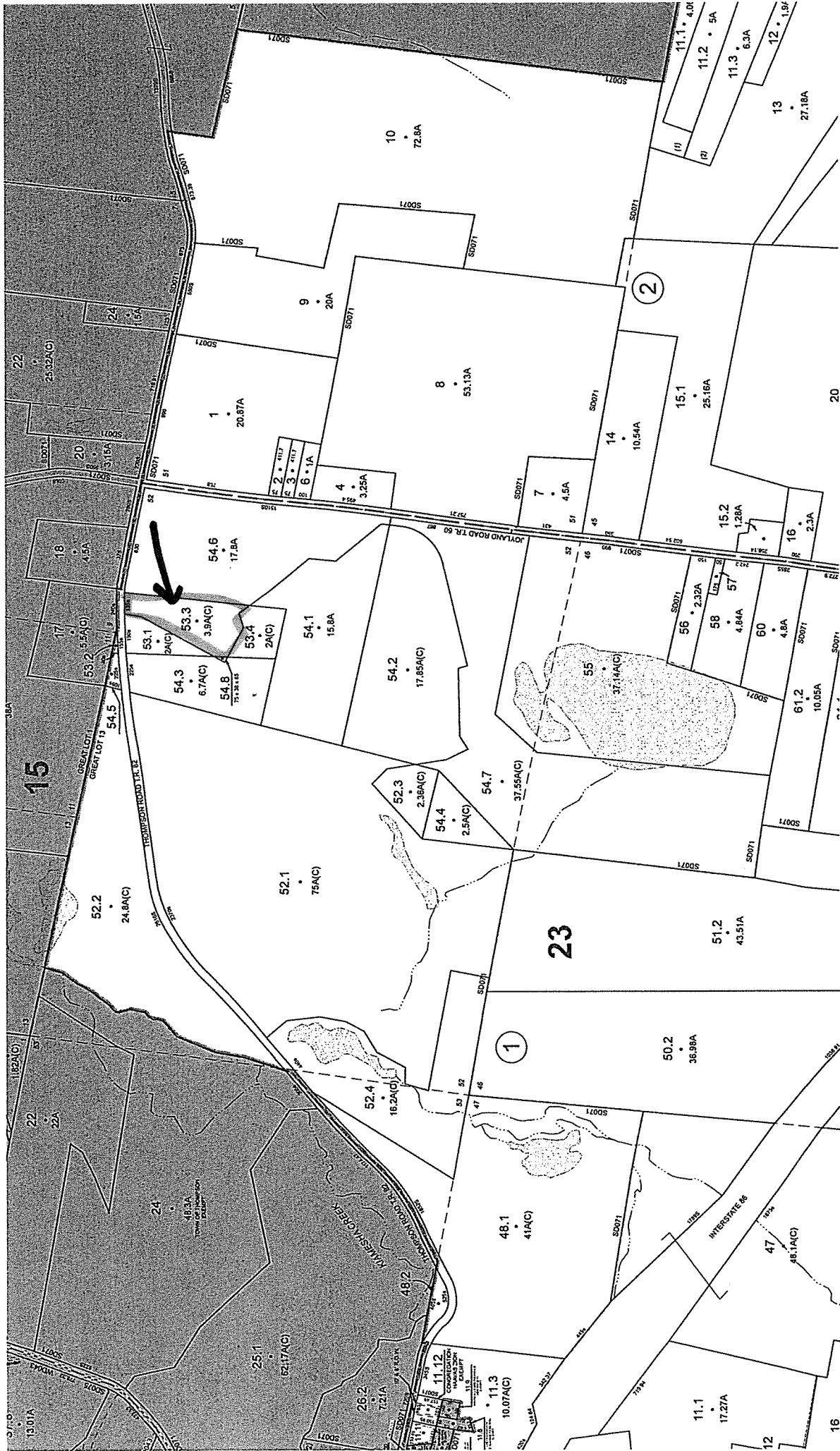
**LEGEND**

| SYMBOL                       | DESCRIPTION |
|------------------------------|-------------|
| (Solid black)                | WATER       |
| (Dotted)                     | SEWER       |
| (Diagonal lines /)           | WATER       |
| (Diagonal lines \)           | SEWER       |
| (Horizontal lines)           | WATER       |
| (Vertical lines)             | SEWER       |
| (Stippled)                   | WATER       |
| (Cross-hatched)              | SEWER       |
| (White)                      | WATER       |
| (Light gray)                 | SEWER       |
| (Medium gray)                | WATER       |
| (Dark gray)                  | SEWER       |
| (Black outline)              | WATER       |
| (Thin gray outline)          | SEWER       |
| (Thick gray outline)         | WATER       |
| (Dashed gray outline)        | SEWER       |
| (Dotted gray outline)        | WATER       |
| (Diagonal gray outline /)    | SEWER       |
| (Diagonal gray outline \)    | WATER       |
| (Horizontal gray outline)    | SEWER       |
| (Vertical gray outline)      | WATER       |
| (Stippled gray outline)      | SEWER       |
| (Cross-hatched gray outline) | WATER       |
| (White gray outline)         | SEWER       |
| (Light gray gray outline)    | WATER       |
| (Medium gray gray outline)   | SEWER       |
| (Dark gray gray outline)     | WATER       |



**TOWN OF THOMPSON**  
1000 N. HUNTERS CREEK  
PO BOX 1000  
CATSKILL, NY 12414  
PHONE: 518.486.3333  
WWW.WILHELM.COM





### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4504  
**Tax Map #:** 23.-1-53

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:** \$24,000.00  
**Total Assessment:** \$24,000.00  
**Tax Before Star:** \$634.44  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 8  
**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             | 24000.00  | 3.301084  | \$79.23    |
| NYS Welfare Mandates | 24000.00  | 0.967879  | \$23.23    |
| Other NYS Mandates   | 24000.00  | 2.717525  | \$65.22    |
| County Levy          | 24000.00  | 1.548595  | \$37.17    |
| Town to Highway      | 24000.00  | 3.154942  | \$75.72    |
| Highway Outside Vill | 24000.00  | 1.976646  | \$47.44    |
| Gen Fund out of Vill | 24000.00  | 0.103961  | \$2.50     |
| Monticello Joint FD  | 24000.00  | 1.840265  | \$44.17    |
| E b crawford mem lib | 24000.00  | 0.562473  | \$13.50    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 40.00     | 6.156489  | \$246.26   |

**Total Tax: \$634.44**

#### 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 | \$634.44   |         |
| 01/30/2014 | Payment  | (\$634.44) | 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:** Thompson  
**Rd Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4509  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00  
**Total Assessment:**  
 \$24,000.00  
**Tax Before Star:** \$720.28  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acresage:** 8  
**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             | 24000.00   | 3.484705  | \$83.63    |
| NYS Welfare Mandates | 24000.00   | 1.266335  | \$30.39    |
| Other NYS Mandates   | 24000.00   | 2.644283  | \$63.46    |
| County Levy          | 24000.00   | 1.180434  | \$28.33    |
| Town to Highway      | 24000.00   | 3.245076  | \$77.88    |
| Highway Outside Vill | 24000.00   | 1.876746  | \$45.04    |
| Gen Fund out of Vill | 24000.00   | 0.088185  | \$2.12     |
| Monticello Joint FD  | 24000.0000 | 1.786291  | \$42.87    |
| E b crawford mem lib | 24000.0000 | 0.390867  | \$9.38     |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 8.429513  | \$337.18   |

**Total Tax: \$720.28**

**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 | \$720.28   |                |
| 01/22/2013 | Payment  | (\$720.28) | 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 #:** 4516  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00  
**Total Assessment:**  
 \$24,000.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 8  
**Bank:**

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

**Tax Before Star:** \$685.14  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 24000.00   | 3.303816  | \$79.29    |
| NYS Welfare Mandates | 24000.00   | 1.252189  | \$30.05    |
| Other NYS Mandates   | 24000.00   | 2.634994  | \$63.24    |
| County Levy          | 24000.00   | 0.52444   | \$12.59    |
| Town to Highway      | 24000.00   | 2.68147   | \$64.36    |
| Highway Outside Vill | 24000.00   | 1.870323  | \$44.89    |
| Gen Fund out of Vill | 24000.00   | 0.061713  | \$1.48     |
| Monticello Joint FD  | 24000.0000 | 1.79074   | \$42.98    |
| E b crawford mem lib | 24000.0000 | 0.331803  | \$7.96     |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 8.457561  | \$338.30   |

**Total Tax: \$685.14**

**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 | \$685.14   |                          |
| 01/24/2012 | Payment  | (\$685.14) | ENTERTAINMANT 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 #:** 4519  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00

**Total Assessment:**  
 \$24,000.00

**Tax Before Star:** \$582.19

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 8  
**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 | 24000.00   | 7.607815  | \$182.59   |
| Town to Highway      | 24000.00   | 1.753363  | \$42.08    |
| Highway Outside Vill | 24000.00   | 2.251213  | \$54.03    |
| Gen Fund out of Vill | 24000.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 24000.0000 | 1.765412  | \$42.37    |
| E b crawford mem lib | 24000.0000 | 0.329987  | \$7.92     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 6.329784  | \$253.19   |

**Total Tax: \$582.19**

**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 | \$582.19   |         |
| 01/19/2011 | Payment  | (\$582.19) | 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 | \$582.19 ** |
| 02/28/2011 | \$5.82  | \$0.00 | \$588.01 ** |

**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 #:** 4537  
**Tax Map #:**  
 23.-1-53

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

**Land Assessment:**  
 \$24,000.00  
**Total Assessment:**  
 \$24,000.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 8  
**Bank:**

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

**Tax Before Star:** \$1,259.77  
**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 | 24000.00   | 7.81     | \$187.49   |
| Town to Highway      | 24000.00   | 1.85     | \$44.39    |
| Highway Outside Vill | 24000.00   | 2.24     | \$53.72    |
| Gen Fund out of Vill | 24000.00   | 0        | \$0.00     |
| School Relevy        | 24000.0000 | 1        | \$487.96   |
| Monticello Joint FD  | 24000.0000 | 1.72     | \$41.19    |
| E b crawford mem lib | 24000.0000 | 0.3      | \$7.16     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 40.0000    | 10.95    | \$437.86   |

**Total Tax: \$1,259.77**

**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 | \$1,259.77 |         |

**Tax Due: \$1,259.77 \***

\* 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 | \$1,259.77 ** |
| 02/28/2010 | \$12.60 | \$0.00 | \$1,272.37 ** |

**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 # 23.-1-53  
 Bill # 014630  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 526.88              |
| Tax Paid:               | 526.88              |
| <b>Tax Balance Due:</b> | <b>Paid In Full</b> |

**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 | 24,000        | 21.953500   | 526.88     |

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 | 0177-00040 | 526.88   |          |

Sheri Bisland  
 School Tax Collector

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