

## Attachment VIII.C.2.a-6



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 23-1-53.4**
- 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

P10  
13-1-53  
Spur  
53.4

**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  $86^{\circ}57'17''$  East, a distance of 147.30 feet,
- 5) South  $86^{\circ}32'17''$  East, a distance of 200.40 feet,
- 6) South  $86^{\circ}51'17''$  East, a distance of 310.71 feet,
- 7) South  $87^{\circ}19'17''$  East, a distance of 467.40 feet,
- 8) South  $86^{\circ}52'59''$  East, a distance of 289.67 feet and
- 9) South  $77^{\circ}47'08''$  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  $68^{\circ}45'29''$  East, a distance of 959.75 feet and
- 2) South  $69^{\circ}00'29''$  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  $07^{\circ}51'27''$  East, a distance of 30.42 feet,
- 2) South  $19^{\circ}46'28''$  East, a distance of 354.20 feet,
- 3) South  $37^{\circ}38'32''$  East, a distance of 180.68 feet,
- 4) South  $22^{\circ}37'10''$  East, a distance of 96.91 feet,
- 5) South  $11^{\circ}59'08''$  East, a distance of 366.93 feet,
- 6) South  $43^{\circ}11'52''$  East, a distance of 95.64 feet,
- 7) South  $67^{\circ}43'50''$  East, a distance of 102.99 feet,
- 8) South  $61^{\circ}57'30''$  East, a distance of 72.30 feet,
- 9) South  $06^{\circ}47'30''$  East, a distance of 86.33 feet,
- 10) South  $28^{\circ}46'20''$  West, a distance of 67.03 feet,
- 11) South  $06^{\circ}51'14''$  East, a distance of 28.12 feet,
- 12) South  $37^{\circ}49'38''$  East, a distance of 118.30 feet,
- 13) South  $25^{\circ}10'27''$  East, a distance of 89.74 feet,
- 14) South  $07^{\circ}26'20''$  East, a distance of 120.14 feet,
- 15) South  $01^{\circ}55'56''$  East, a distance of 423.06 feet,
- 16) South  $21^{\circ}42'05''$  East, a distance of 166.05 feet,
- 17) South  $03^{\circ}21'10''$  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

SULLYVA COUNTY  
 TAX MAP DEPARTMENT  
 NOT TO SCALE FOR DISTANCE  
 10/27/2011  
 North Arrow (From 1943 Base Year Tax Map)

WELLEN MARKING  
 ALUMINUM  
 2009  
 30000 000 000  
 10000 000 000

REVISION TABLE

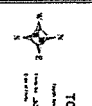
| NO. | DATE       | DESCRIPTION     |
|-----|------------|-----------------|
| 1   | 10/27/2011 | INITIAL RELEASE |

SPECIAL DISTRICTS

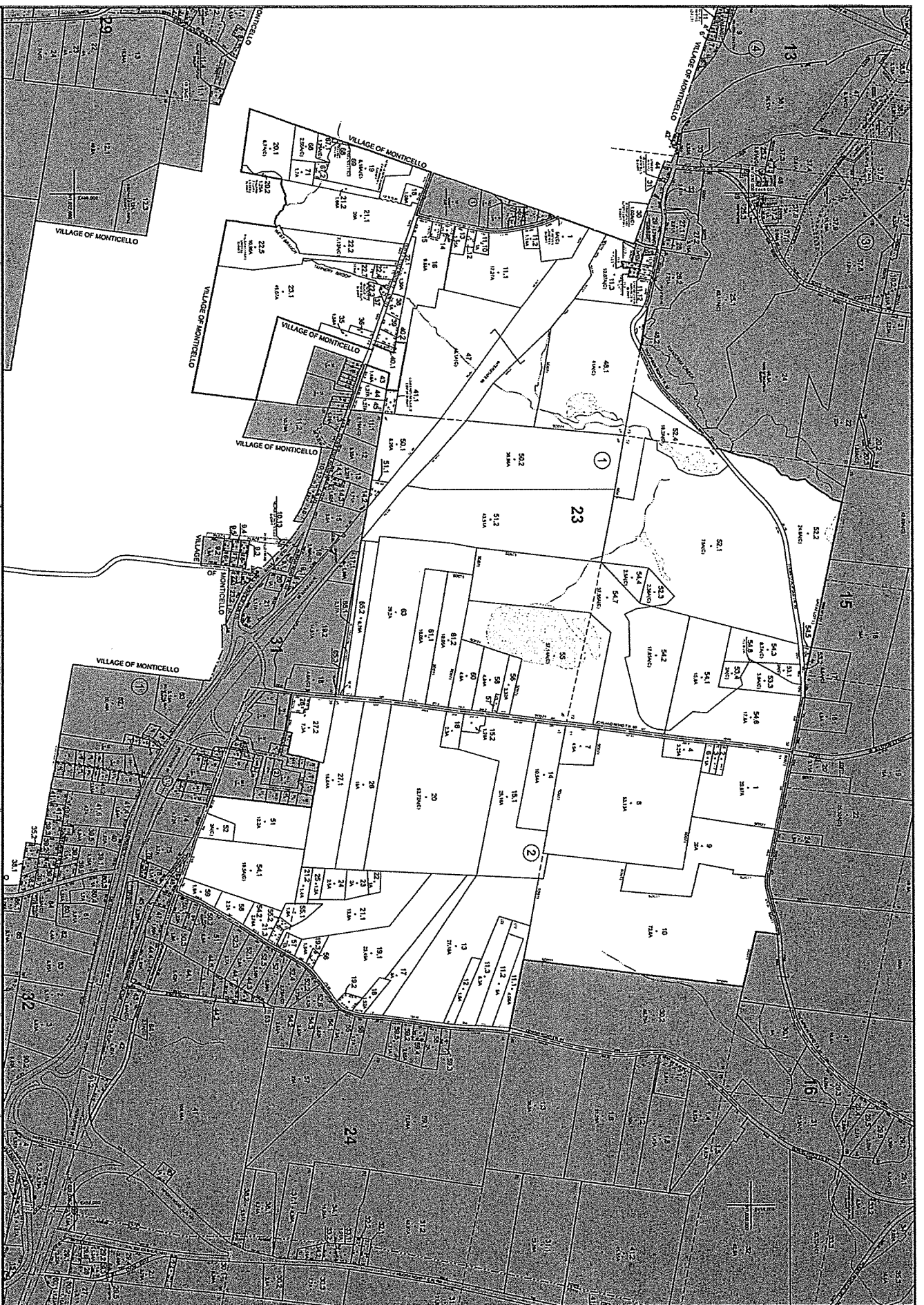
| NO. | NAME        | TYPE        | STATUS | DATE       |
|-----|-------------|-------------|--------|------------|
| 1   | RESIDENTIAL | RESIDENTIAL | ACTIVE | 10/27/2011 |

LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------|
| 1/4"   | 1/4" PLAT   |
| 1/8"   | 1/8" PLAT   |
| 1/2"   | 1/2" PLAT   |
| 3/4"   | 3/4" PLAT   |
| 1"     | 1" PLAT     |
| 2"     | 2" PLAT     |
| 3"     | 3" PLAT     |
| 4"     | 4" PLAT     |
| 6"     | 6" PLAT     |
| 8"     | 8" PLAT     |
| 10"    | 10" PLAT    |
| 12"    | 12" PLAT    |
| 15"    | 15" PLAT    |
| 20"    | 20" PLAT    |
| 25"    | 25" PLAT    |
| 30"    | 30" PLAT    |
| 36"    | 36" PLAT    |
| 40"    | 40" PLAT    |
| 48"    | 48" PLAT    |
| 60"    | 60" PLAT    |
| 72"    | 72" PLAT    |
| 84"    | 84" PLAT    |
| 96"    | 96" PLAT    |
| 108"   | 108" PLAT   |
| 120"   | 120" PLAT   |
| 132"   | 132" PLAT   |
| 144"   | 144" PLAT   |
| 156"   | 156" PLAT   |
| 168"   | 168" PLAT   |
| 180"   | 180" PLAT   |
| 192"   | 192" PLAT   |
| 204"   | 204" PLAT   |
| 216"   | 216" PLAT   |
| 228"   | 228" PLAT   |
| 240"   | 240" PLAT   |
| 252"   | 252" PLAT   |
| 264"   | 264" PLAT   |
| 276"   | 276" PLAT   |
| 288"   | 288" PLAT   |
| 300"   | 300" PLAT   |



10/27/2011  
 TOWN OF THOMPSON  
 10000 000 000  
 10000 000 000





15

23

2

1

16

Map showing lots and acreages:

- 1 • 20.87A
- 2 • 4.117
- 3 • 4.117
- 4 • 3.25A
- 5 • 6 • 1A
- 7 • 4.5A
- 8 • 53.13A
- 9 • 20A
- 10 • 72.8A
- 11 • 11.1 • 4.0E
- 12 • 11.3 • 6.3A
- 13 • 27.18A
- 14 • 10.54A
- 15 • 25.16A
- 16 • 2.3A
- 17 • 4.5A
- 18 • 4.5A
- 19 • 53.2 • 5.5A(C)
- 20 • 31.8A
- 21 • 54.5
- 22 • 25.32A(C)
- 23 • 43.51A
- 24 • 48.3A
- 25 • 62.17A(C)
- 26 • 72.1A
- 27 • 11.2
- 28 • 10.07A(C)
- 29 • 11.3
- 30 • 11.3
- 31 • 11.3
- 32 • 11.3
- 33 • 11.3
- 34 • 11.3
- 35 • 11.3
- 36 • 11.3
- 37 • 11.3
- 38 • 11.3
- 39 • 11.3
- 40 • 11.3
- 41 • 11.3
- 42 • 11.3
- 43 • 11.3
- 44 • 11.3
- 45 • 11.3
- 46 • 11.3
- 47 • 48.1A(C)
- 48 • 41A(C)
- 49 • 48.1A(C)
- 50 • 36.98A
- 51 • 4.8A
- 52 • 75A(C)
- 53 • 2.5A(C)
- 54 • 17.85A(C)
- 55 • 37.14A(C)
- 56 • 2.32A
- 57 • 4.8A
- 58 • 4.8A
- 59 • 4.8A
- 60 • 4.8A
- 61 • 10.05A
- 62 • 10.05A
- 63 • 10.05A
- 64 • 10.05A
- 65 • 10.05A
- 66 • 10.05A
- 67 • 10.05A
- 68 • 10.05A
- 69 • 10.05A
- 70 • 10.05A
- 71 • 10.05A
- 72 • 10.05A
- 73 • 10.05A
- 74 • 10.05A
- 75 • 10.05A
- 76 • 10.05A
- 77 • 10.05A
- 78 • 10.05A
- 79 • 10.05A
- 80 • 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:**      **Acres:** 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

|  |   |  |
|--|---|--|
| <b>Property Address:</b> Thompson Rd<br>Owner: EPT Concord II LLC<br>909 Walnut St Ste 200<br>Kansas City MO 64106 | <b>Account #:</b><br><b>Bill #:</b> 4509<br><b>Tax Map #:</b><br>23.-1-53 | <b>SWIS Code:</b> 484689<br><b>School Code:</b> 484601<br><b>School District:</b><br>Monticell |
|--|---|--|

|  |   |  |
|--|---|--|
| <b>Land Assessment:</b><br>\$24,000.00<br><b>Total Assessment:</b><br>\$24,000.00<br><b>Tax Before Star:</b> \$720.28<br><b>Star Savings:</b> \$0.00 | <b>Front:</b> 0<br><b>Depth:</b> 0<br><b>Acreage:</b> 8<br><b>Bank:</b> | <b>Book #:</b> 2010<br><b>Page #:</b> 56692<br><b>Roll Section:</b> 1<br><b>Class:</b> 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

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

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

**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

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

**Star Savings:** \$0.00

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

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

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| County&Court Expense | 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: **23-1-54.1 (p/o) now known as 23-1-54.1**
- Address: **Joyland 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
- *Note: Original parcel, 23-1-54.1, was split and created 23-1-54.1 and 23-1-54.6 in 2014*

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

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 874 at page 125 on September 30, 1977
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010

**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

810  
23-1-54.1 → 54.

**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

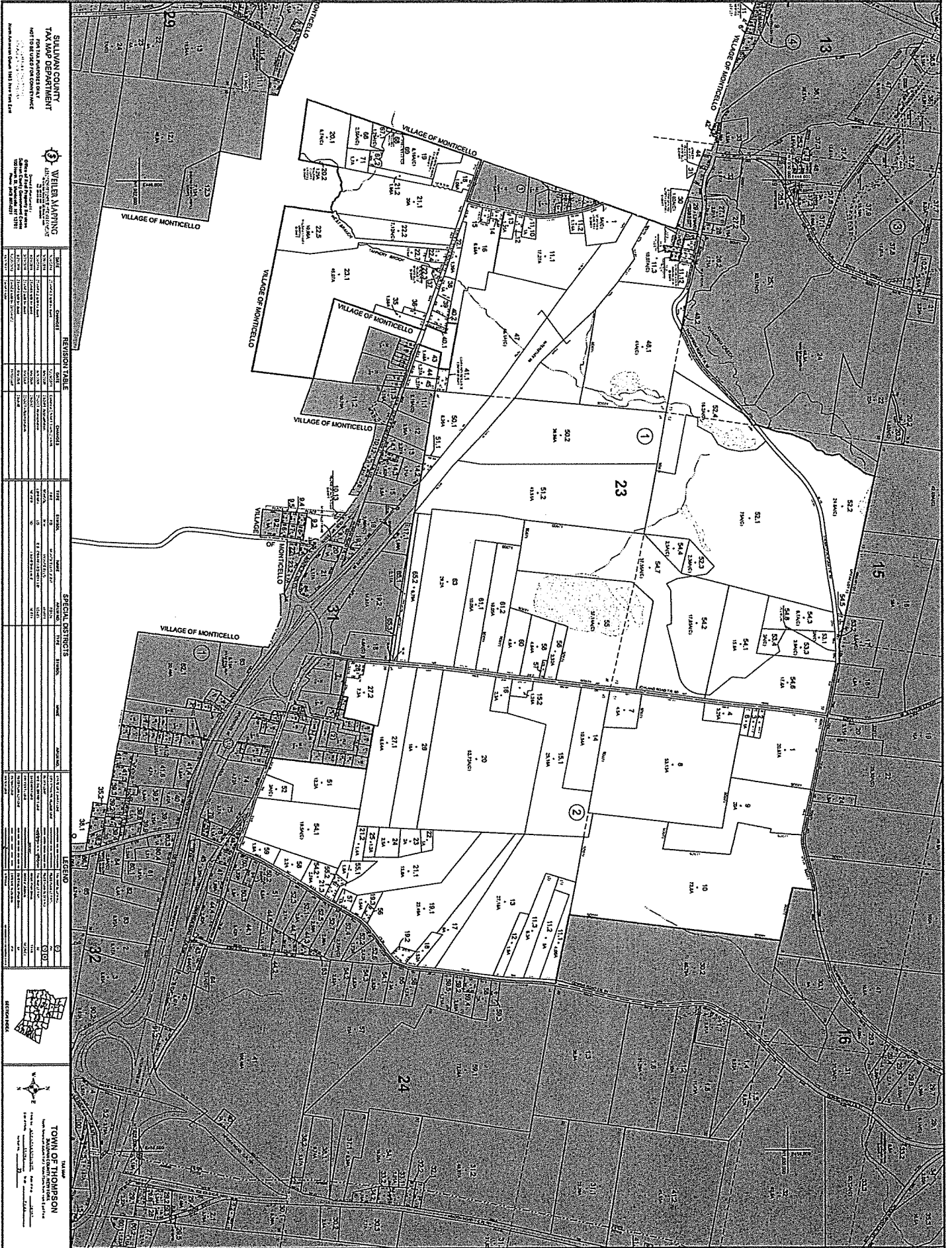
OF BEGINNING.

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**  
 1000 STATE STREET  
 SUDBURY, CT 06488  
 (860) 346-1000

**WELER MAPPING**  
 1000 STATE STREET  
 SUDBURY, CT 06488  
 (860) 346-1000

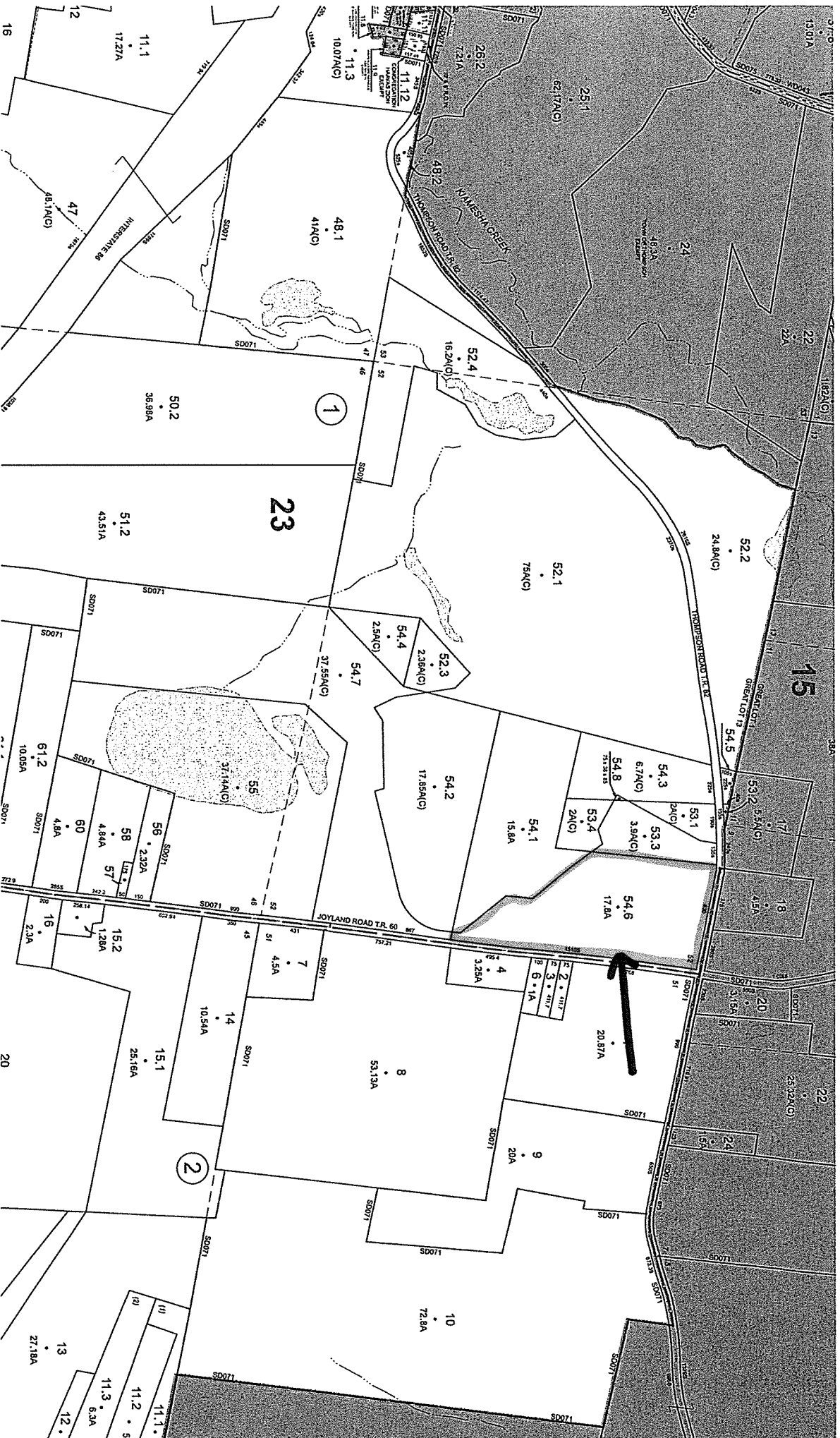
| REVISION TABLE |             |
|----------------|-------------|
| NO.            | DESCRIPTION |
| 1              | ISSUED      |

| SPECIAL DISTRICTS |              |
|-------------------|--------------|
| SYMBOL            | DISTRICT     |
| [Symbol]          | RESIDENTIAL  |
| [Symbol]          | COMMERCIAL   |
| [Symbol]          | INDUSTRIAL   |
| [Symbol]          | AGRICULTURAL |
| [Symbol]          | UNDEVELOPED  |

**LEGEND**

|          |              |
|----------|--------------|
| [Symbol] | STREET       |
| [Symbol] | RAILROAD     |
| [Symbol] | WATER        |
| [Symbol] | WOODLAND     |
| [Symbol] | WETLAND      |
| [Symbol] | UNDEVELOPED  |
| [Symbol] | RESIDENTIAL  |
| [Symbol] | COMMERCIAL   |
| [Symbol] | INDUSTRIAL   |
| [Symbol] | AGRICULTURAL |
| [Symbol] | UNDEVELOPED  |

**TOWN OF THOMPSON**  
 1000 STATE STREET  
 SUDBURY, CT 06488  
 (860) 346-1000



1

23

15

2

48.1  
41AC

52.1  
75AC

52.2  
24.88AC

54.4  
2.58AC

54.2  
17.55AC

54.3  
6.77AC

54.8  
75.3153

53.1  
2AC

53.3  
3.98AC

54.6  
17.8A

7  
4.5A

8  
53.13A

9  
20A

20.87A

10  
72.8A

13  
27.18A

11.3  
6.5A

11.2  
9A

11.1  
4

12

16

11.1  
17.27A

11.3  
10.07AC

47  
48.1AC

50.2  
38.98A

51.2  
43.51A

61.2  
10.05A

56  
2.32A

58  
4.86A

57  
2.02

60  
4.8A

16  
2.3A

15.2  
1.28A

14  
10.54A

15.1  
25.18A

13  
27.18A

12  
1

11.3  
6.5A

11.2  
9A

11.1  
4

13  
27.18A

12  
1

11.3  
6.5A

11.2  
9A

11.1  
4

13  
27.18A

12  
1

11.3  
6.5A

11.2  
9A

11.1  
4

**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:** Joyland Rd    **Account #:**    **SWIS Code:** 484689  
**Owner:**    **Bill #:** 4505    **School Code:** 484601  
 EPT Concord II LLC    **Tax Map #:**    **School District:**  
 909 Walnut St Ste 200    23.-1-54.1  
 Kansas City MO 64106

**Land Assessment:**    **Front:** 0    **Book #:** 2010  
 \$76,400.00    **Depth:** 0    **Page #:** 56692  
**Total Assessment:**    **Acreage:** 33.6    **Roll Section:** 1  
 \$490,400.00    **Bank:**    **Class:** 417  
**Tax Before Star:** \$10,646.28  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 490400.00 | 3.301084  | \$1,618.85 |
| NYS Welfare Mandates | 490400.00 | 0.967879  | \$474.65   |
| Other NYS Mandates   | 490400.00 | 2.717525  | \$1,332.67 |
| County Levy          | 490400.00 | 1.548595  | \$759.43   |
| Town to Highway      | 490400.00 | 3.154942  | \$1,547.18 |
| Highway Outside Vill | 490400.00 | 1.976646  | \$969.35   |
| Gen Fund out of Vill | 490400.00 | 0.103961  | \$50.98    |
| Monticello Joint FD  | 490400.00 | 1.840265  | \$902.47   |
| E b crawford mem lib | 490400.00 | 0.562473  | \$275.84   |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 383.00    | 6.156489  | \$2,354.86 |
| Solid Waste Fee      | 360.00    | 1         | \$360.00   |

**Total Tax: \$10,646.28**

**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 | \$10,646.28   |         |
| 01/30/2014 | Payment  | (\$10,646.28) | 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:** Joyland Rd  
**Owner:** EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4510  
**Tax Map #:**  
 23.-1-54.1

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

**Land Assessment:** \$76,400.00  
**Total Assessment:** \$490,400.00  
**Tax Before Star:** \$11,412.52  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acresage:** 33.6  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate  | Tax Amount |
|----------------------|-------------|-----------|------------|
| Medicaid             | 490400.00   | 3.484705  | \$1,708.90 |
| NYS Welfare Mandates | 490400.00   | 1.266335  | \$621.01   |
| Other NYS Mandates   | 490400.00   | 2.644283  | \$1,296.76 |
| County Levy          | 490400.00   | 1.180434  | \$578.88   |
| Town to Highway      | 490400.00   | 3.245076  | \$1,591.39 |
| Highway Outside Vill | 490400.00   | 1.876746  | \$920.36   |
| Gen Fund out of Vill | 490400.00   | 0.088185  | \$43.25    |
| Monticello Joint FD  | 490400.0000 | 1.786291  | \$876.00   |
| E b crawford mem lib | 490400.0000 | 0.390867  | \$191.68   |
| Kiamesha lake sewer  | 0.0000      | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 382.5000    | 8.429513  | \$3,224.29 |
| Solid Waste Fee      | 360.0000    | 1         | \$360.00   |

**Total Tax: \$11,412.52**

**Payment History**

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

| Date       | Comments | Amount        | Paid By        |
|------------|----------|---------------|----------------|
| 01/02/2013 | Tax Bill | \$11,412.52   |                |
| 01/22/2013 | Payment  | (\$11,412.52) | 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:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4517 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-54.1 Monticell  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$76,400.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreage:** 33.6 **Roll Section:** 1  
 \$490,400.00 **Bank:** **Class:** 417  
**Tax Before Star:** \$10,682.03  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value   | Tax Rate  | Tax Amount |
|----------------------|-------------|-----------|------------|
| Medicaid             | 490400.00   | 3.303816  | \$1,620.19 |
| NYS Welfare Mandates | 490400.00   | 1.252189  | \$614.07   |
| Other NYS Mandates   | 490400.00   | 2.634994  | \$1,292.20 |
| County Levy          | 490400.00   | 0.52444   | \$257.19   |
| Town to Highway      | 490400.00   | 2.68147   | \$1,314.99 |
| Highway Outside Vill | 490400.00   | 1.870323  | \$917.21   |
| Gen Fund out of Vill | 490400.00   | 0.061713  | \$30.26    |
| Monticello Joint FD  | 490400.0000 | 1.79074   | \$878.18   |
| E b crawford mem lib | 490400.0000 | 0.331803  | \$162.72   |
| Kiamesha lake sewer  | 0.0000      | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 382.5000    | 8.457561  | \$3,235.02 |
| Solid Waste Fee      | 360.0000    | 1         | \$360.00   |

**Total Tax: \$10,682.03**

**Payment History**

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

| Date       | Comments | Amount        | Paid By                  |
|------------|----------|---------------|--------------------------|
| 01/03/2012 | Tax Bill | \$10,682.03   |                          |
| 01/24/2012 | Payment  | (\$10,682.03) | ENTERTAINMENT PROP TRUST |

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

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

# TOWN OF THOMPSON

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

**Property Address:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4520 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 PO Box 227 23.-1-54.1 Monticell  
 Kiamesha Lake NY 12751

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$76,400.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreage:** 33.6 **Roll Section:** 1  
 \$490,400.00 **Bank:** **Class:** 417  
**Tax Before Star:** \$9,503.55  
**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 | 490400.00   | 7.607815  | \$3,730.87 |
| Town to Highway      | 490400.00   | 1.753363  | \$859.85   |
| Highway Outside Vill | 490400.00   | 2.251213  | \$1,103.99 |
| Gen Fund out of Vill | 490400.00   | 0.00022   | \$0.11     |
| Monticello Joint FD  | 490400.0000 | 1.765412  | \$865.76   |
| E b crawford mem lib | 490400.0000 | 0.329987  | \$161.83   |
| Kiamesha lake sewer  | 0.0000      | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 382.5000    | 6.329784  | \$2,421.14 |
| Solid Waste Fee      | 360.0000    | 1         | \$360.00   |

**Total Tax: \$9,503.55**

## Payment History

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/03/2011 | Tax Bill | \$9,503.55   |         |
| 01/19/2011 | Payment  | (\$9,503.55) | OWNER   |

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

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

## Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$9,503.55 ** |



### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4538  
**Tax Map #:** 23.-1-54.1

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

**Land Assessment:** \$76,400.00  
**Total Assessment:** \$490,400.00  
**Tax Before Star:** \$21,831.50  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 33.6  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate | Tax Amount |
|----------------------|-------------|----------|------------|
| County&Court Expense | 490400.00   | 7.81     | \$3,830.96 |
| Town to Highway      | 490400.00   | 1.85     | \$907.00   |
| Highway Outside Vill | 490400.00   | 2.24     | \$1,097.69 |
| Gen Fund out of Vill | 490400.00   | 0        | \$0.02     |
| School Relevy        | 490400.0000 | 1        | \$9,970.76 |
| Monticello Joint FD  | 490400.0000 | 1.72     | \$841.61   |
| E b crawford mem lib | 490400.0000 | 0.3      | \$146.40   |
| Kiamesha lake sewer  | 0.0000      | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 382.5000    | 10.95    | \$4,187.06 |
| Solid Waste Fee      | 850.0000    | 1        | \$850.00   |

**Total Tax: \$21,831.50**

#### 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         | \$23,048.50  |         |
| 02/17/2010 | Warnt.Adjustment | (\$1,217.00) | adjust  |

**Tax Due: \$21,831.50 \***

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

#### Penalty Schedule

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

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

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

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

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

Property Location: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.1  
 Bill # 014631  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 10,766.00           |
| Tax Paid:               | 10,766.00           |
| <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 | 490,400       | 21.953500   | 10,766.00  |

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 | 0177-00041 | 10,766.00 |          |

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: **23-1-54.1 (p/o) now known as 23-1-54.6**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.
- *Note: Original parcel, 23-1-54.1, was split and created 23-1-54.1 and 23-1-54.6 in 2014*

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

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 874 at page 125 on September 30, 1977
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

**TAXES:**

- Copy of County/Town Tax bill for 2014 showing assessed from is attached. Copies of tax bills from 2010, 2011, 2012, 2013 and 2014 are attached
  - Copy of current School Tax Bill is attached showing amount paid.  
(NOTE: Prior years are paid to date - statements unavailable)
- Effective Date: May 25, 2014

548 Broadway ▪ Monticello ▪ New York 12701

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

23-1-54.1  
p60

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

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

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

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

Continued →

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

Ridge Road;

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

- 1) North 28°37'25" East, a distance of 100.70 feet,
- 2) North 26°34'44" East, a distance of 96.63 feet,
- 3) North 24°04'40" East, a distance of 150.63 feet and
- 4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

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

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

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

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

- 1) North 17°53'01" East, a distance of 355.39 feet and
- 2) North 16°35'59" East, a distance of 436.20 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

↑  
no

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

**WRITER: MAPPING**  
DATE: 08/15/2011  
TOWN OF THOMPSON  
MAPPING DEPARTMENT  
300 N. HUNTER STREET  
THOMPSON, NY 13485  
PHONE: (518) 537-1111  
FAX: (518) 537-1112

**REVISION TABLE**

| NO. | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 1   | 08/15/2011 | INITIAL PLOTTING |
| 2   | 08/15/2011 | FINAL PLOTTING   |

**SPECIAL DISTRICTS**

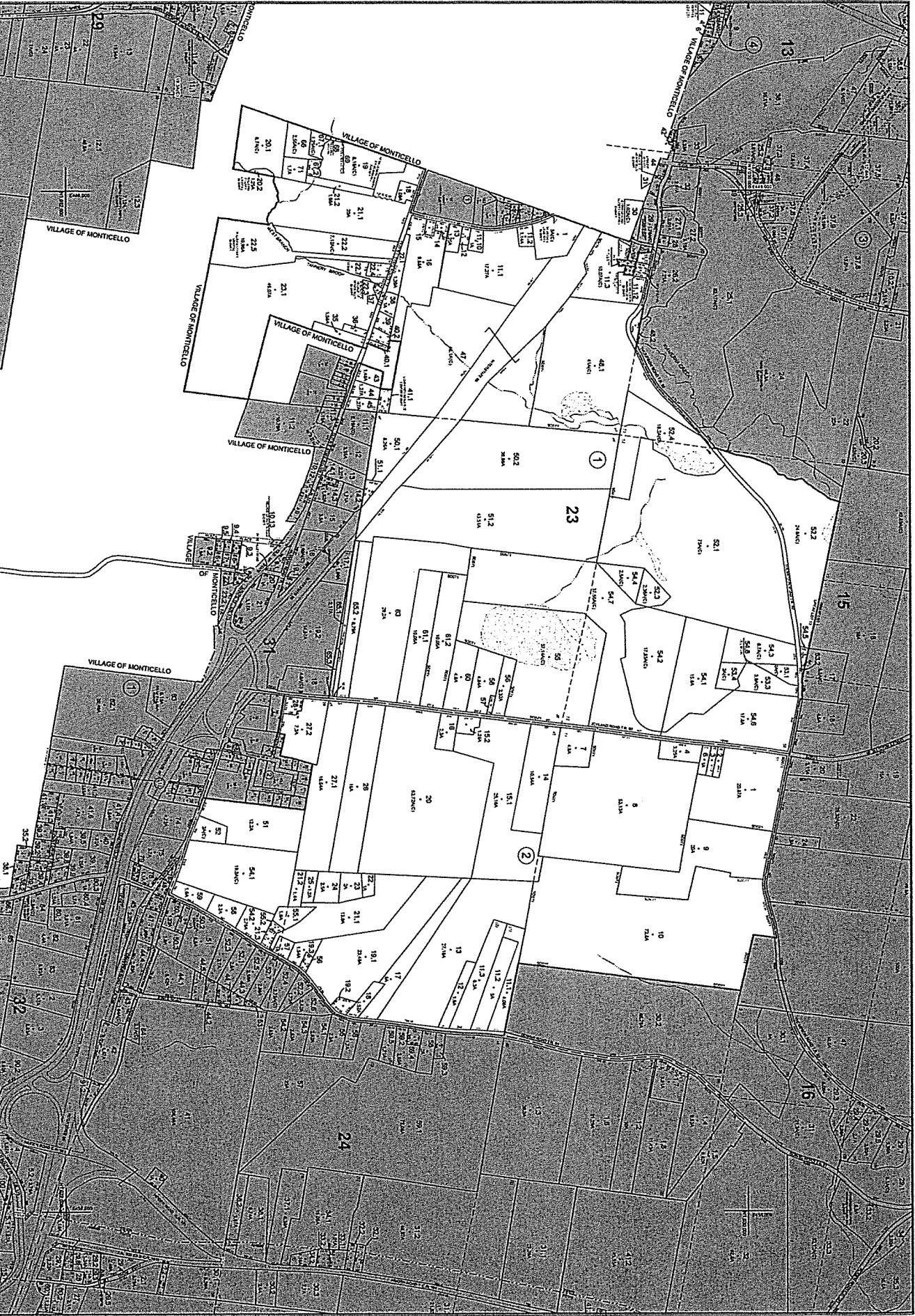
| DISTRICT | TYPE  | REMARKS |
|----------|-------|---------|
| 1        | WATER |         |
| 2        | SEWER |         |
| 3        | ROAD  |         |
| 4        | WATER |         |
| 5        | SEWER |         |
| 6        | ROAD  |         |
| 7        | WATER |         |
| 8        | SEWER |         |
| 9        | ROAD  |         |
| 10       | WATER |         |
| 11       | SEWER |         |
| 12       | ROAD  |         |
| 13       | WATER |         |
| 14       | SEWER |         |
| 15       | ROAD  |         |
| 16       | WATER |         |
| 17       | SEWER |         |
| 18       | ROAD  |         |
| 19       | WATER |         |
| 20       | SEWER |         |
| 21       | ROAD  |         |
| 22       | WATER |         |
| 23       | SEWER |         |
| 24       | ROAD  |         |
| 25       | WATER |         |
| 26       | SEWER |         |
| 27       | ROAD  |         |
| 28       | WATER |         |
| 29       | SEWER |         |
| 30       | ROAD  |         |

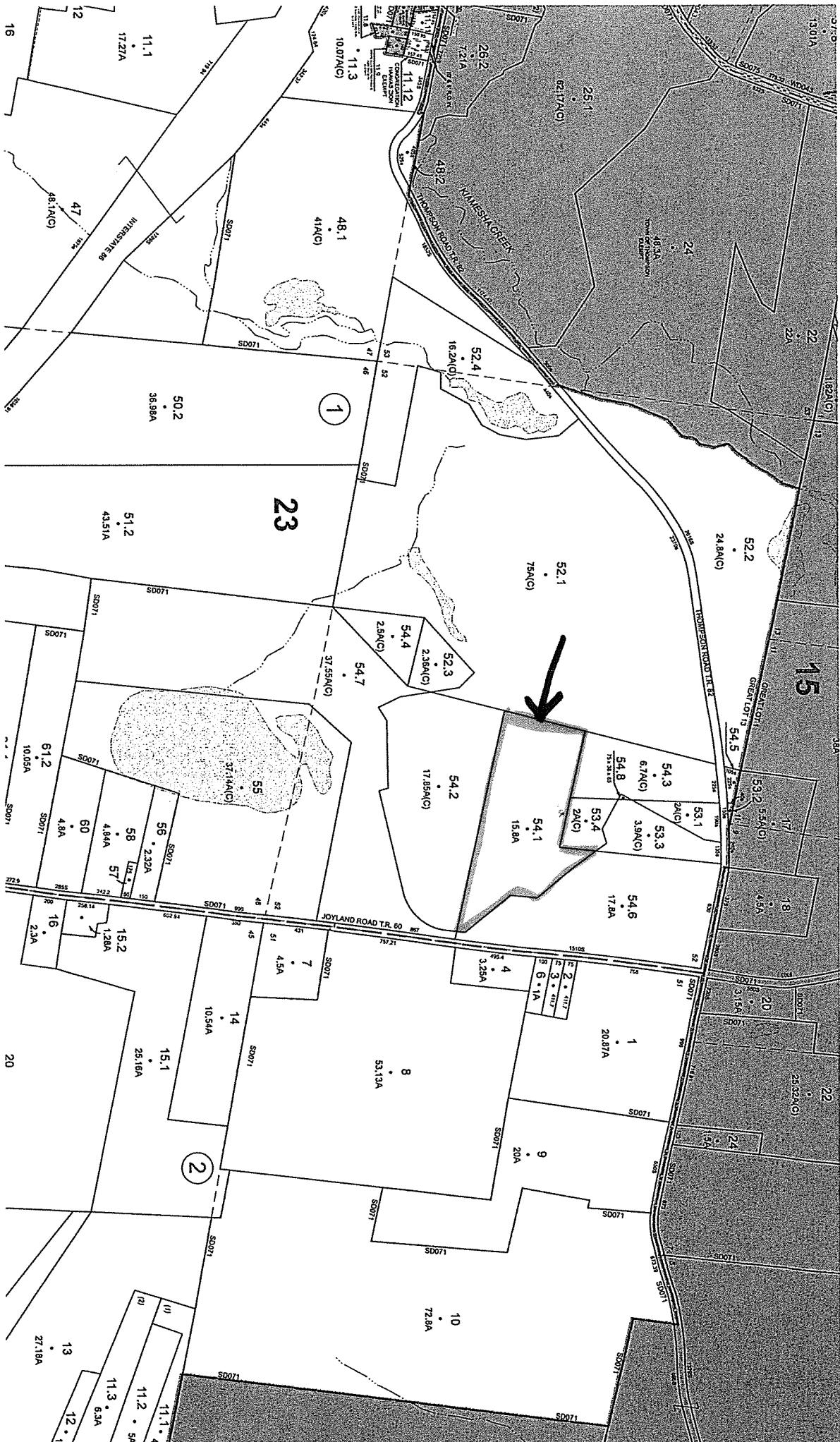
**LEGEND**

| SYMBOL   | DESCRIPTION |
|----------|-------------|
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |
| (Symbol) | WATER       |
| (Symbol) | SEWER       |
| (Symbol) | ROAD        |



**TOWN OF THOMPSON**  
MAPPING DEPARTMENT  
300 N. HUNTER STREET  
THOMPSON, NY 13485  
PHONE: (518) 537-1111  
FAX: (518) 537-1112





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

**Account #:**  
**Bill #:** 4505  
**Tax Map #:** 23.-1-54.1

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

**Land Assessment:** \$76,400.00  
**Total Assessment:** \$490,400.00  
**Tax Before Star:** \$10,646.28  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 33.6  
**Bank:**

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

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 490400.00 | 3.301084  | \$1,618.85 |
| NYS Welfare Mandates | 490400.00 | 0.967879  | \$474.65   |
| Other NYS Mandates   | 490400.00 | 2.717525  | \$1,332.67 |
| County Levy          | 490400.00 | 1.548595  | \$759.43   |
| Town to Highway      | 490400.00 | 3.154942  | \$1,547.18 |
| Highway Outside Vill | 490400.00 | 1.976646  | \$969.35   |
| Gen Fund out of Vill | 490400.00 | 0.103961  | \$50.98    |
| Monticello Joint FD  | 490400.00 | 1.840265  | \$902.47   |
| E b crawford mem lib | 490400.00 | 0.562473  | \$275.84   |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 383.00    | 6.156489  | \$2,354.86 |
| Solid Waste Fee      | 360.00    | 1         | \$360.00   |

**Total Tax: \$10,646.28**

#### 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 | \$10,646.28   |         |
| 01/30/2014 | Payment  | (\$10,646.28) | 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:** Joyland Rd  
**Owner:** EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4510  
**Tax Map #:** 23.-1-54.1

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

**Land Assessment:** \$76,400.00  
**Total Assessment:** \$490,400.00  
**Tax Before Star:** \$11,412.52  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 33.6  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate  | Tax Amount |
|----------------------|-------------|-----------|------------|
| Medicaid             | 490400.00   | 3.484705  | \$1,708.90 |
| NYS Welfare Mandates | 490400.00   | 1.266335  | \$621.01   |
| Other NYS Mandates   | 490400.00   | 2.644283  | \$1,296.76 |
| County Levy          | 490400.00   | 1.180434  | \$578.88   |
| Town to Highway      | 490400.00   | 3.245076  | \$1,591.39 |
| Highway Outside Vill | 490400.00   | 1.876746  | \$920.36   |
| Gen Fund out of Vill | 490400.00   | 0.088185  | \$43.25    |
| Monticello Joint FD  | 490400.0000 | 1.786291  | \$876.00   |
| E b crawford mem lib | 490400.0000 | 0.390867  | \$191.68   |
| Kiamesha lake sewer  | 0.0000      | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 382.5000    | 8.429513  | \$3,224.29 |
| Solid Waste Fee      | 360.0000    | 1         | \$360.00   |

**Total Tax: \$11,412.52**

#### Payment History

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

| Date       | Comments | Amount        | Paid By        |
|------------|----------|---------------|----------------|
| 01/02/2013 | Tax Bill | \$11,412.52   |                |
| 01/22/2013 | Payment  | (\$11,412.52) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4517  
**Tax Map #:**  
 23.-1-54.1

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

**Land Assessment:**  
 \$76,400.00  
**Total Assessment:**  
 \$490,400.00  
**Tax Before Star:** \$10,682.03  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 33.6  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate  | Tax Amount |
|----------------------|-------------|-----------|------------|
| Medicaid             | 490400.00   | 3.303816  | \$1,620.19 |
| NYS Welfare Mandates | 490400.00   | 1.252189  | \$614.07   |
| Other NYS Mandates   | 490400.00   | 2.634994  | \$1,292.20 |
| County Levy          | 490400.00   | 0.52444   | \$257.19   |
| Town to Highway      | 490400.00   | 2.68147   | \$1,314.99 |
| Highway Outside Vill | 490400.00   | 1.870323  | \$917.21   |
| Gen Fund out of Vill | 490400.00   | 0.061713  | \$30.26    |
| Monticello Joint FD  | 490400.0000 | 1.79074   | \$878.18   |
| E b crawford mem lib | 490400.0000 | 0.331803  | \$162.72   |
| Kiamesha lake sewer  | 0.0000      | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 382.5000    | 8.457561  | \$3,235.02 |
| Solid Waste Fee      | 360.0000    | 1         | \$360.00   |

**Total Tax: \$10,682.03**

#### Payment History

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

| Date       | Comments | Amount        | Paid By                  |
|------------|----------|---------------|--------------------------|
| 01/03/2012 | Tax Bill | \$10,682.03   |                          |
| 01/24/2012 | Payment  | (\$10,682.03) | ENTERTAINMENT PROP TRUST |

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

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



### TOWN OF THOMPSON

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

**Property Address:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 PO Box 227  
 Kiamasha Lake NY 12751

**Account #:**  
**Bill #:** 4520  
**Tax Map #:**  
 23.-1-54.1

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

**Land Assessment:**  
 \$76,400.00

**Total Assessment:**  
 \$490,400.00

**Tax Before Star:** \$9,503.55

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 33.6  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate  | Tax Amount |
|----------------------|-------------|-----------|------------|
| County&Court Expense | 490400.00   | 7.607815  | \$3,730.87 |
| Town to Highway      | 490400.00   | 1.753363  | \$859.85   |
| Highway Outside Vill | 490400.00   | 2.251213  | \$1,103.99 |
| Gen Fund out of Vill | 490400.00   | 0.00022   | \$0.11     |
| Monticello Joint FD  | 490400.0000 | 1.765412  | \$865.76   |
| E b crawford mem lib | 490400.0000 | 0.329987  | \$161.83   |
| Kiamasha lake sewer  | 0.0000      | 77.254174 | \$0.00     |
| Kiamasha lake sewer  | 382.5000    | 6.329784  | \$2,421.14 |
| Solid Waste Fee      | 360.0000    | 1         | \$360.00   |

**Total Tax: \$9,503.55**

### Payment History

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/03/2011 | Tax Bill | \$9,503.55   |         |
| 01/19/2011 | Payment  | (\$9,503.55) | OWNER   |

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

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

### Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$9,503.55 ** |

# TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4538  
**Tax Map #:**  
 23.-1-54.1

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

**Land Assessment:**  
 \$76,400.00  
**Total Assessment:**  
 \$490,400.00  
**Tax Before Star:** \$21,831.50  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 33.6  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate | Tax Amount |
|----------------------|-------------|----------|------------|
| County&Court Expense | 490400.00   | 7.81     | \$3,830.96 |
| Town to Highway      | 490400.00   | 1.85     | \$907.00   |
| Highway Outside Vill | 490400.00   | 2.24     | \$1,097.69 |
| Gen Fund out of Vill | 490400.00   | 0        | \$0.02     |
| School Relevy        | 490400.0000 | 1        | \$9,970.76 |
| Monticello Joint FD  | 490400.0000 | 1.72     | \$841.61   |
| E b crawford mem lib | 490400.0000 | 0.3      | \$146.40   |
| Kiamesha lake sewer  | 0.0000      | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 382.5000    | 10.95    | \$4,187.06 |
| Solid Waste Fee      | 850.0000    | 1        | \$850.00   |

**Total Tax: \$21,831.50**

## 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         | \$23,048.50  |         |
| 02/17/2010 | Warnt.Adjustment | (\$1,217.00) | adjust  |

**Tax Due: \$21,831.50 \***

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

## Penalty Schedule

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

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

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

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

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

Property Location: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.1  
 Bill # 014631  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 10,766.00           |
| Tax Paid:               | 10,766.00           |
| <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 | 490,400       | 21.953500   | 10,766.00  |

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 | 0177-00041 | 10,766.00 |          |

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: **23-1-54.2 (p/o) now known as 23-1-54.2**
- Address: **Joyland 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
- *Note: Original parcel, 23-1-54.2, was split and created 23-1-54.2 and 23-1-54.7 in 2014*

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

- **Kiamesha Concord, Inc.** by deed recorded in Liber 761 at page 699 on December 16, 1971
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010

**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

pl 0  
23-1-54.8

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

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

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

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

Continued →

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ridge Road;

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

- 1) North 28°37'25" East, a distance of 100.70 feet,
- 2) North 26°34'44" East, a distance of 96.63 feet,
- 3) North 24°04'40" East, a distance of 150.63 feet and
- 4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

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

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

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

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

- 1) North 17°53'01" East, a distance of 355.39 feet and
- 2) North 16°35'59" East, a distance of 436.20 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

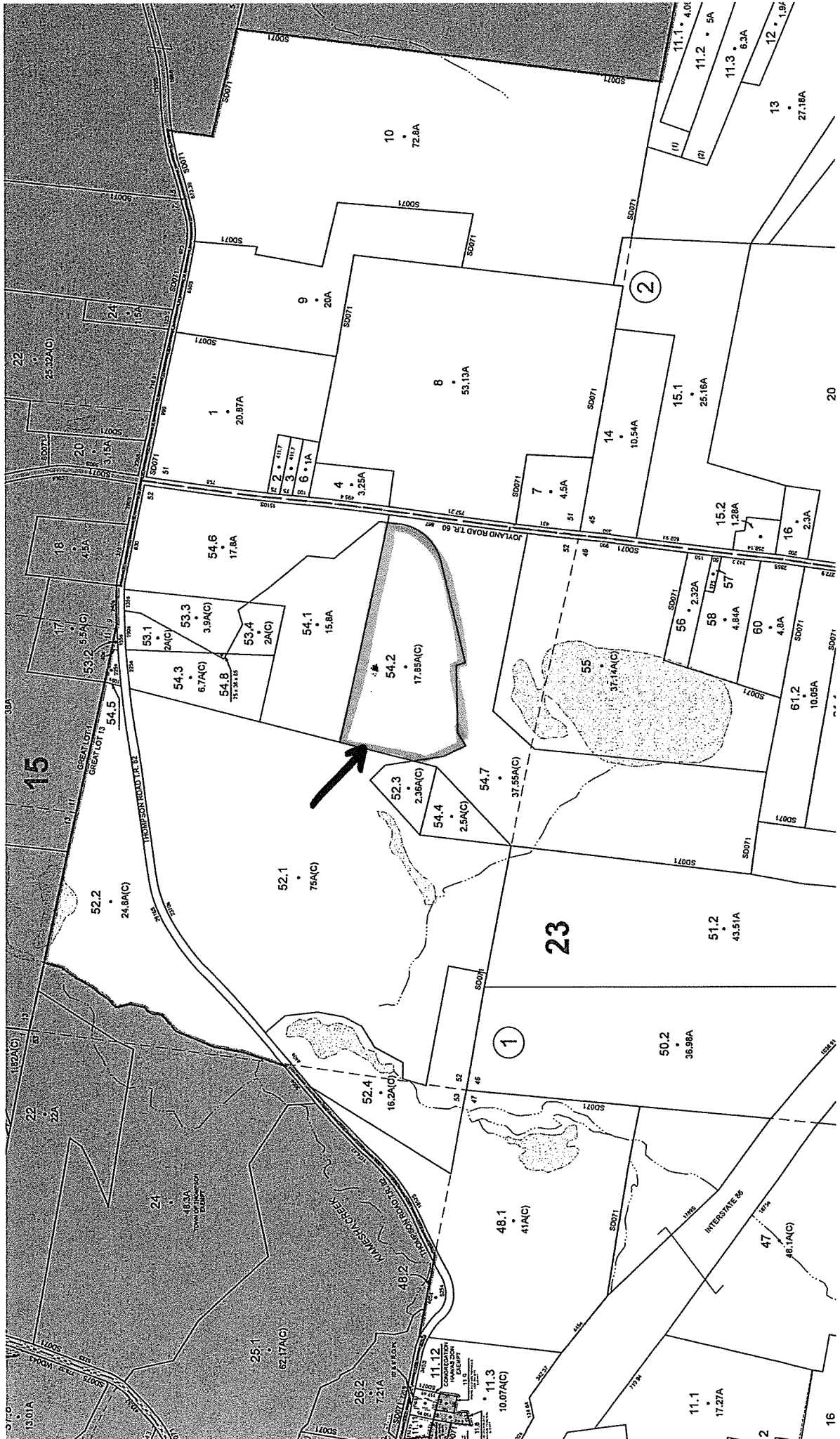
OF BEGINNING.

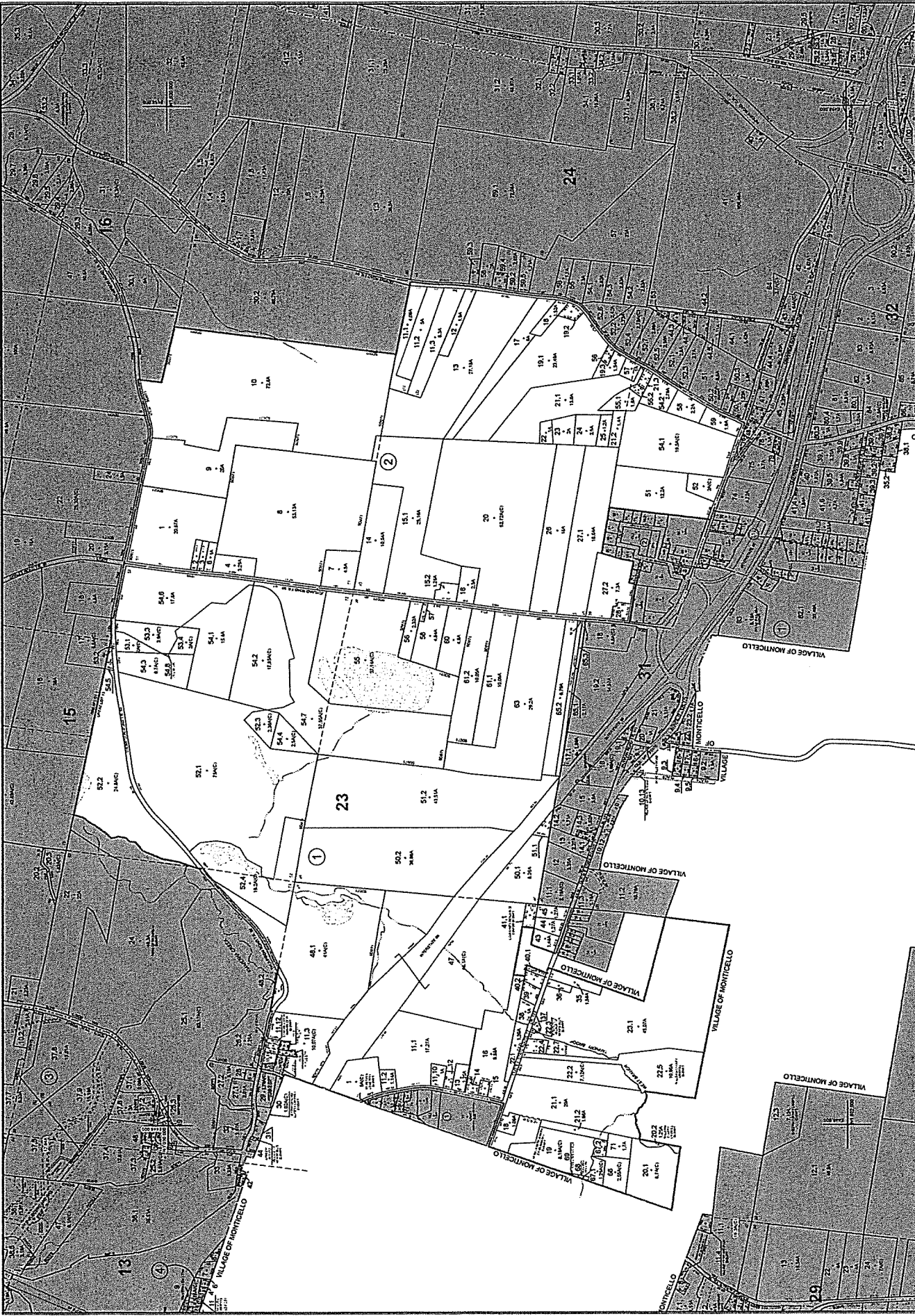
CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

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

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

↑  
NO





**TOWN OF THOMPSON**  
 TOWN ENGINEER  
 TOWN CLERK  
 TOWN MANAGER

**SPECIAL DISTRICTS**

| DISTRICT | NAME | AREA | PERCENTAGE |
|----------|------|------|------------|
| 1        | ...  | ...  | ...        |
| 2        | ...  | ...  | ...        |
| 3        | ...  | ...  | ...        |
| 4        | ...  | ...  | ...        |

**REGIONAL TABLE**

| DISTRICT | NAME | AREA | PERCENTAGE |
|----------|------|------|------------|
| 1        | ...  | ...  | ...        |
| 2        | ...  | ...  | ...        |
| 3        | ...  | ...  | ...        |
| 4        | ...  | ...  | ...        |

**WELLED MATING**

| DISTRICT | NAME | AREA | PERCENTAGE |
|----------|------|------|------------|
| 1        | ...  | ...  | ...        |
| 2        | ...  | ...  | ...        |
| 3        | ...  | ...  | ...        |
| 4        | ...  | ...  | ...        |

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

© 2010 Sullivan County Tax Map Department  
 100 North St. Catskill, NY 12018  
 Phone: 518-837-4100

North Arrow Date: 11/03 From: TMS-EXE

**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:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4506 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-54.2  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$104,600.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acres:** 55.41 **Roll Section:** 1  
 \$104,600.00 **Bank:** **Class:** 322  
**Tax Before Star:** \$3,397.07  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 104600.00 | 3.301084  | \$345.29   |
| NYS Welfare Mandates | 104600.00 | 0.967879  | \$101.24   |
| Other NYS Mandates   | 104600.00 | 2.717525  | \$284.25   |
| County Levy          | 104600.00 | 1.548595  | \$161.98   |
| Town to Highway      | 104600.00 | 3.154942  | \$330.01   |
| Highway Outside Vill | 104600.00 | 1.976646  | \$206.76   |
| Gen Fund out of Vill | 104600.00 | 0.103961  | \$10.87    |
| Monticello Joint FD  | 104600.00 | 1.840265  | \$192.49   |
| E b crawford mem lib | 104600.00 | 0.562473  | \$58.83    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 277.00    | 6.156489  | \$1,705.35 |

**Total Tax: \$3,397.07**

**Payment History**

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/01/2014 | Tax Bill | \$3,397.07   |         |
| 01/30/2014 | Payment  | (\$3,397.07) | 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:** Joyland Rd    **Account #:**    **SWIS Code:** 484689  
**Owner:**    **Bill #:** 4511    **School Code:** 484601  
 EPT Concord II LLC    **Tax Map #:**    **School District:**  
 909 Walnut St Ste 200    23.-1-54.2    Monticell  
 Kansas City MO 64106

**Land Assessment:**    **Front:** 0    **Book #:** 2010  
 \$104,600.00    **Depth:** 0    **Page #:** 56692  
**Total Assessment:**    **Acres:** 55.41    **Roll Section:** 1  
 \$104,600.00    **Bank:**    **Class:** 322  
**Tax Before Star:** \$4,004.69  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value   | Tax Rate  | Tax Amount |
|----------------------|-------------|-----------|------------|
| Medicaid             | 104600.00   | 3.484705  | \$364.50   |
| NYS Welfare Mandates | 104600.00   | 1.266335  | \$132.46   |
| Other NYS Mandates   | 104600.00   | 2.644283  | \$276.59   |
| County Levy          | 104600.00   | 1.180434  | \$123.47   |
| Town to Highway      | 104600.00   | 3.245076  | \$339.43   |
| Highway Outside Vill | 104600.00   | 1.876746  | \$196.31   |
| Gen Fund out of Vill | 104600.00   | 0.088185  | \$9.22     |
| Monticello Joint FD  | 104600.0000 | 1.786291  | \$186.85   |
| E b crawford mem lib | 104600.0000 | 0.390867  | \$40.88    |
| Kiamesha lake sewer  | 0.0000      | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 8.429513  | \$2,334.98 |

**Total Tax: \$4,004.69**

**Payment History**

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

| Date       | Comments | Amount       | Paid By        |
|------------|----------|--------------|----------------|
| 01/02/2013 | Tax Bill | \$4,004.69   |                |
| 01/22/2013 | Payment  | (\$4,004.69) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4518  
**Tax Map #:**  
 23.-1-54.2

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

**Land Assessment:**  
 \$104,600.00  
**Total Assessment:**  
 \$104,600.00  
**Tax Before Star:** \$3,854.38  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 55.41  
**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             | 104600.00   | 3.303816  | \$345.58   |
| NYS Welfare Mandates | 104600.00   | 1.252189  | \$130.98   |
| Other NYS Mandates   | 104600.00   | 2.634994  | \$275.62   |
| County Levy          | 104600.00   | 0.52444   | \$54.86    |
| Town to Highway      | 104600.00   | 2.68147   | \$280.48   |
| Highway Outside Vill | 104600.00   | 1.870323  | \$195.64   |
| Gen Fund out of Vill | 104600.00   | 0.061713  | \$6.46     |
| Monticello Joint FD  | 104600.0000 | 1.79074   | \$187.31   |
| E b crawford mem lib | 104600.0000 | 0.331803  | \$34.71    |
| Kiamesha lake sewer  | 0.0000      | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 8.457561  | \$2,342.74 |

**Total Tax: \$3,854.38**

#### 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 | \$3,854.38   | ENTERTAINMENT PROP TRUST |
| 01/24/2012 | Payment  | (\$3,854.38) |                          |

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

**Account #:**  
**Bill #:** 4521  
**Tax Map #:**  
 23.-1-54.2

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

**Land Assessment:**  
 \$104,600.00

**Total Assessment:**  
 \$104,600.00

**Tax Before Star:** \$3,187.21

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 55.41  
**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 | 104600.00   | 7.607815  | \$795.78   |
| Town to Highway      | 104600.00   | 1.753363  | \$183.40   |
| Highway Outside Vill | 104600.00   | 2.251213  | \$235.48   |
| Gen Fund out of Vill | 104600.00   | 0.00022   | \$0.02     |
| Monticello Joint FD  | 104600.0000 | 1.765412  | \$184.66   |
| E b crawford mem lib | 104600.0000 | 0.329987  | \$34.52    |
| Kiamesha lake sewer  | 0.0000      | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 6.329784  | \$1,753.35 |

**Total Tax: \$3,187.21**

### Payment History

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/03/2011 | Tax Bill | \$3,187.21   |         |
| 01/19/2011 | Payment  | (\$3,187.21) | OWNER   |

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

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

### Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$3,187.21 ** |
| 02/28/2011 | \$31.87 | \$0.00 | \$3,219.08 ** |

**TOWN OF THOMPSON**

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

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

**Account #:**  
**Bill #:** 4539  
**Tax Map #:**  
 23.-1-54.2

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

**Land Assessment:**  
 \$104,600.00

**Total Assessment:**  
 \$104,600.00

**Tax Before Star:** \$6,614.37

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 55.41  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate | Tax Amount |
|----------------------|-------------|----------|------------|
| County&Court Expense | 104600.00   | 7.81     | \$817.13   |
| Town to Highway      | 104600.00   | 1.85     | \$193.46   |
| Highway Outside Vill | 104600.00   | 2.24     | \$234.13   |
| Gen Fund out of Vill | 104600.00   | 0        | \$0.00     |
| School Relevy        | 104600.0000 | 1        | \$2,126.71 |
| Monticello Joint FD  | 104600.0000 | 1.72     | \$179.51   |
| E b crawford mem lib | 104600.0000 | 0.3      | \$31.23    |
| Kiamesha lake sewer  | 0.0000      | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 10.95    | \$3,032.20 |

**Total Tax: \$6,614.37**

**Payment History**

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/04/2010 | Tax Bill | \$6,614.37 |         |

**Tax Due: \$6,614.37 \***

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

**Penalty Schedule**

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2010 | \$0.00  | \$0.00 | \$6,614.37 ** |
| 02/28/2010 | \$66.14 | \$0.00 | \$6,680.51 ** |

**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: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.2  
 Bill # 014632  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 2,296.34            |
| Tax Paid:               | 2,296.34            |
| <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 | 104,600       | 21.953500   | 2,296.34   |

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 | 0177-00042 | 2,296.34 |          |

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: **23-1-54.2 (p/o) now known as 23-1-54.7**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.
- *Note: Original parcel, 23-1-54.1, was split and created 23-1-54.1 and 23-1-54.6 in 2014*

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

- **Kiamesha Concord, Inc.** by deed recorded in Liber 761 at page 699 on December 16, 1971
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

**TAXES:**

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

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

pls  
23-1-54.2

**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

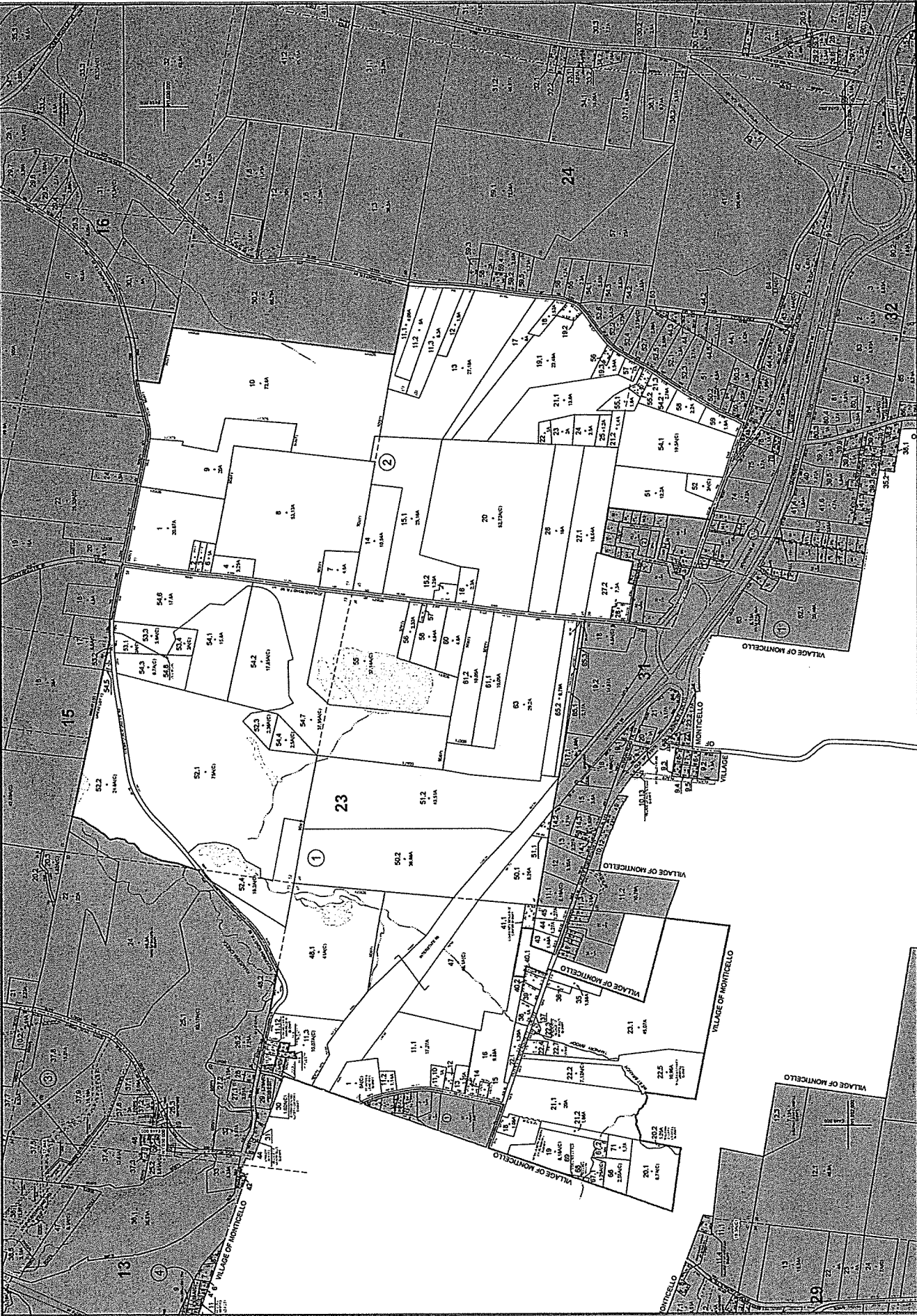
7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE  
OF BEGINNING.

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



TOWNSHIP OF THOMPSON  
 MONTICELLO, NEW YORK  
 1835  
 1836  
 1837  
 1838  
 1839  
 1840  
 1841  
 1842  
 1843  
 1844  
 1845  
 1846  
 1847  
 1848  
 1849  
 1850  
 1851  
 1852  
 1853  
 1854  
 1855  
 1856  
 1857  
 1858  
 1859  
 1860  
 1861  
 1862  
 1863  
 1864  
 1865  
 1866  
 1867  
 1868  
 1869  
 1870  
 1871  
 1872  
 1873  
 1874  
 1875  
 1876  
 1877  
 1878  
 1879  
 1880  
 1881  
 1882  
 1883  
 1884  
 1885  
 1886  
 1887  
 1888  
 1889  
 1890  
 1891  
 1892  
 1893  
 1894  
 1895  
 1896  
 1897  
 1898  
 1899  
 1900



| SPECIAL DISTRICTS |      |
|-------------------|------|
| 1                 | 1835 |
| 2                 | 1836 |
| 3                 | 1837 |
| 4                 | 1838 |
| 5                 | 1839 |
| 6                 | 1840 |
| 7                 | 1841 |
| 8                 | 1842 |
| 9                 | 1843 |
| 10                | 1844 |
| 11                | 1845 |
| 12                | 1846 |
| 13                | 1847 |
| 14                | 1848 |
| 15                | 1849 |
| 16                | 1850 |
| 17                | 1851 |
| 18                | 1852 |
| 19                | 1853 |
| 20                | 1854 |
| 21                | 1855 |
| 22                | 1856 |
| 23                | 1857 |
| 24                | 1858 |
| 25                | 1859 |
| 26                | 1860 |
| 27                | 1861 |
| 28                | 1862 |
| 29                | 1863 |
| 30                | 1864 |
| 31                | 1865 |
| 32                | 1866 |
| 33                | 1867 |
| 34                | 1868 |
| 35                | 1869 |
| 36                | 1870 |
| 37                | 1871 |
| 38                | 1872 |
| 39                | 1873 |
| 40                | 1874 |
| 41                | 1875 |
| 42                | 1876 |
| 43                | 1877 |
| 44                | 1878 |
| 45                | 1879 |
| 46                | 1880 |
| 47                | 1881 |
| 48                | 1882 |
| 49                | 1883 |
| 50                | 1884 |
| 51                | 1885 |
| 52                | 1886 |
| 53                | 1887 |
| 54                | 1888 |
| 55                | 1889 |
| 56                | 1890 |
| 57                | 1891 |
| 58                | 1892 |
| 59                | 1893 |
| 60                | 1894 |
| 61                | 1895 |
| 62                | 1896 |
| 63                | 1897 |
| 64                | 1898 |
| 65                | 1899 |
| 66                | 1900 |

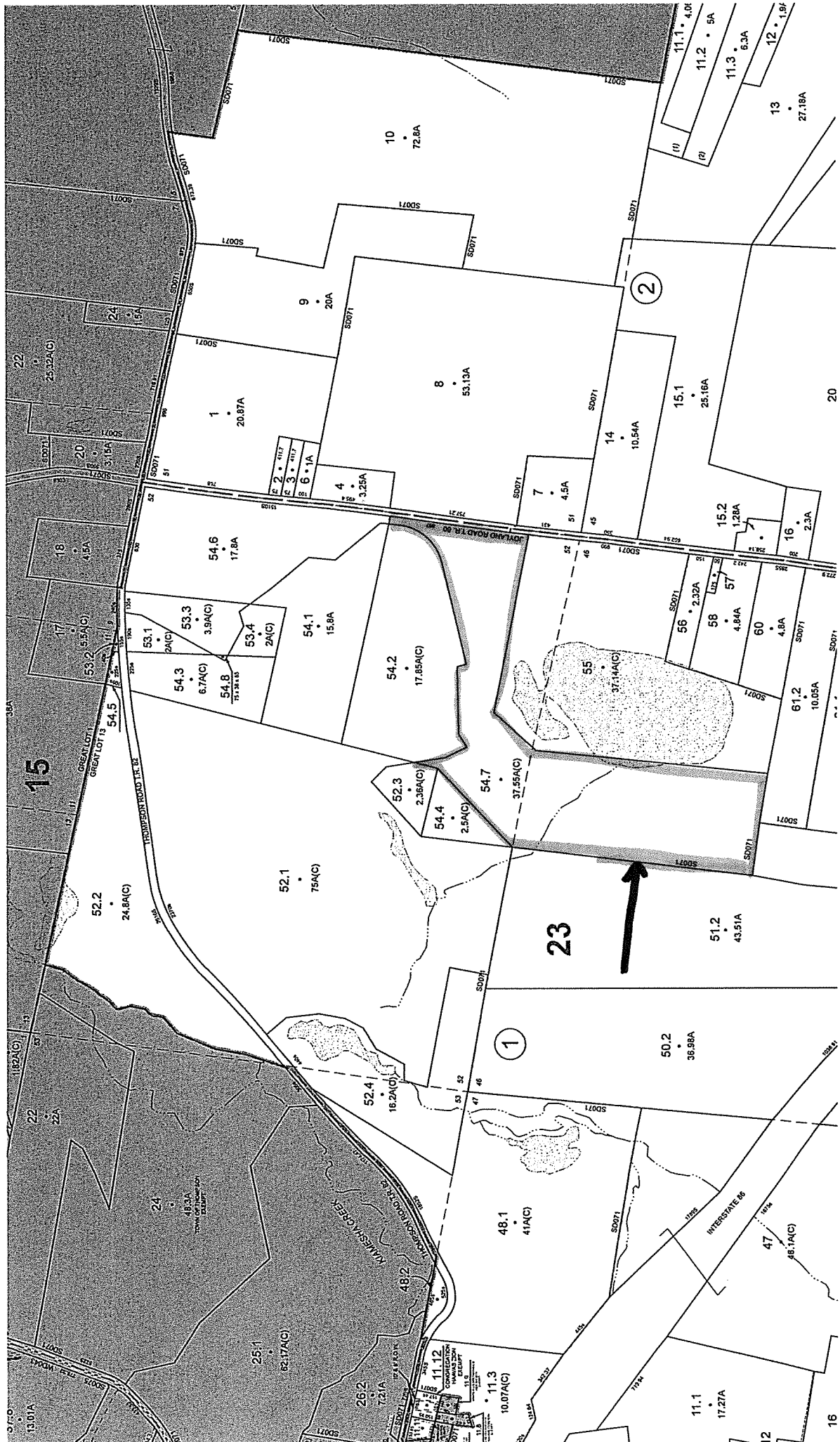
| REVISION TABLE |          |
|----------------|----------|
| DATE           | REVISION |
| 10/1/00        | ADDED    |
| 11/1/01        | ADDED    |
| 12/1/02        | ADDED    |
| 1/1/03         | ADDED    |
| 2/1/04         | ADDED    |
| 3/1/05         | ADDED    |
| 4/1/06         | ADDED    |
| 5/1/07         | ADDED    |
| 6/1/08         | ADDED    |
| 7/1/09         | ADDED    |
| 8/1/10         | ADDED    |
| 9/1/11         | ADDED    |
| 10/1/12        | ADDED    |
| 11/1/13        | ADDED    |
| 12/1/14        | ADDED    |
| 1/1/15         | ADDED    |
| 2/1/16         | ADDED    |
| 3/1/17         | ADDED    |
| 4/1/18         | ADDED    |
| 5/1/19         | ADDED    |
| 6/1/20         | ADDED    |
| 7/1/21         | ADDED    |
| 8/1/22         | ADDED    |
| 9/1/23         | ADDED    |
| 10/1/24        | ADDED    |
| 11/1/25        | ADDED    |
| 12/1/26        | ADDED    |
| 1/1/27         | ADDED    |
| 2/1/28         | ADDED    |
| 3/1/29         | ADDED    |
| 4/1/30         | ADDED    |
| 5/1/31         | ADDED    |
| 6/1/32         | ADDED    |
| 7/1/33         | ADDED    |
| 8/1/34         | ADDED    |
| 9/1/35         | ADDED    |
| 10/1/36        | ADDED    |
| 11/1/37        | ADDED    |
| 12/1/38        | ADDED    |
| 1/1/39         | ADDED    |
| 2/1/40         | ADDED    |
| 3/1/41         | ADDED    |
| 4/1/42         | ADDED    |
| 5/1/43         | ADDED    |
| 6/1/44         | ADDED    |
| 7/1/45         | ADDED    |
| 8/1/46         | ADDED    |
| 9/1/47         | ADDED    |
| 10/1/48        | ADDED    |
| 11/1/49        | ADDED    |
| 12/1/50        | ADDED    |

| SULLIVAN COUNTY TAX MAP DEPARTMENT |      |
|------------------------------------|------|
| 1                                  | 1835 |
| 2                                  | 1836 |
| 3                                  | 1837 |
| 4                                  | 1838 |
| 5                                  | 1839 |
| 6                                  | 1840 |
| 7                                  | 1841 |
| 8                                  | 1842 |
| 9                                  | 1843 |
| 10                                 | 1844 |
| 11                                 | 1845 |
| 12                                 | 1846 |
| 13                                 | 1847 |
| 14                                 | 1848 |
| 15                                 | 1849 |
| 16                                 | 1850 |
| 17                                 | 1851 |
| 18                                 | 1852 |
| 19                                 | 1853 |
| 20                                 | 1854 |
| 21                                 | 1855 |
| 22                                 | 1856 |
| 23                                 | 1857 |
| 24                                 | 1858 |
| 25                                 | 1859 |
| 26                                 | 1860 |
| 27                                 | 1861 |
| 28                                 | 1862 |
| 29                                 | 1863 |
| 30                                 | 1864 |
| 31                                 | 1865 |
| 32                                 | 1866 |
| 33                                 | 1867 |
| 34                                 | 1868 |
| 35                                 | 1869 |
| 36                                 | 1870 |
| 37                                 | 1871 |
| 38                                 | 1872 |
| 39                                 | 1873 |
| 40                                 | 1874 |
| 41                                 | 1875 |
| 42                                 | 1876 |
| 43                                 | 1877 |
| 44                                 | 1878 |
| 45                                 | 1879 |
| 46                                 | 1880 |
| 47                                 | 1881 |
| 48                                 | 1882 |
| 49                                 | 1883 |
| 50                                 | 1884 |
| 51                                 | 1885 |
| 52                                 | 1886 |
| 53                                 | 1887 |
| 54                                 | 1888 |
| 55                                 | 1889 |
| 56                                 | 1890 |
| 57                                 | 1891 |
| 58                                 | 1892 |
| 59                                 | 1893 |
| 60                                 | 1894 |
| 61                                 | 1895 |
| 62                                 | 1896 |
| 63                                 | 1897 |
| 64                                 | 1898 |
| 65                                 | 1899 |
| 66                                 | 1900 |

NOT TO BE USED FOR CONFORMANCE  
 WITH ANY STATE OR FEDERAL LAW  
 1835  
 1836  
 1837  
 1838  
 1839  
 1840  
 1841  
 1842  
 1843  
 1844  
 1845  
 1846  
 1847  
 1848  
 1849  
 1850  
 1851  
 1852  
 1853  
 1854  
 1855  
 1856  
 1857  
 1858  
 1859  
 1860  
 1861  
 1862  
 1863  
 1864  
 1865  
 1866  
 1867  
 1868  
 1869  
 1870  
 1871  
 1872  
 1873  
 1874  
 1875  
 1876  
 1877  
 1878  
 1879  
 1880  
 1881  
 1882  
 1883  
 1884  
 1885  
 1886  
 1887  
 1888  
 1889  
 1890  
 1891  
 1892  
 1893  
 1894  
 1895  
 1896  
 1897  
 1898  
 1899  
 1900

WILLIAM MAPPING  
 1000  
 1001  
 1002  
 1003  
 1004  
 1005  
 1006  
 1007  
 1008  
 1009  
 1010  
 1011  
 1012  
 1013  
 1014  
 1015  
 1016  
 1017  
 1018  
 1019  
 1020  
 1021  
 1022  
 1023  
 1024  
 1025  
 1026  
 1027  
 1028  
 1029  
 1030  
 1031  
 1032  
 1033  
 1034  
 1035  
 1036  
 1037  
 1038  
 1039  
 1040  
 1041  
 1042  
 1043  
 1044  
 1045  
 1046  
 1047  
 1048  
 1049  
 1050

1051  
 1052  
 1053  
 1054  
 1055  
 1056  
 1057  
 1058  
 1059  
 1060  
 1061  
 1062  
 1063  
 1064  
 1065  
 1066  
 1067  
 1068  
 1069  
 1070  
 1071  
 1072  
 1073  
 1074  
 1075  
 1076  
 1077  
 1078  
 1079  
 1080  
 1081  
 1082  
 1083  
 1084  
 1085  
 1086  
 1087  
 1088  
 1089  
 1090  
 1091  
 1092  
 1093  
 1094  
 1095  
 1096  
 1097  
 1098  
 1099  
 1100



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

**Account #:**  
**Bill #:** 4506  
**Tax Map #:**  
 23.-1-54.2

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

**Land Assessment:**  
 \$104,600.00  
**Total Assessment:**  
 \$104,600.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 55.41  
**Bank:**

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

**Tax Before Star:** \$3,397.07  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 104600.00 | 3.301084  | \$345.29   |
| NYS Welfare Mandates | 104600.00 | 0.967879  | \$101.24   |
| Other NYS Mandates   | 104600.00 | 2.717525  | \$284.25   |
| County Levy          | 104600.00 | 1.548595  | \$161.98   |
| Town to Highway      | 104600.00 | 3.154942  | \$330.01   |
| Highway Outside Vill | 104600.00 | 1.976646  | \$206.76   |
| Gen Fund out of Vill | 104600.00 | 0.103961  | \$10.87    |
| Monticello Joint FD  | 104600.00 | 1.840265  | \$192.49   |
| E b crawford mem lib | 104600.00 | 0.562473  | \$58.83    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 277.00    | 6.156489  | \$1,705.35 |

**Total Tax: \$3,397.07**

#### Payment History

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/01/2014 | Tax Bill | \$3,397.07   |         |
| 01/30/2014 | Payment  | (\$3,397.07) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4511  
**Tax Map #:**  
 23.-1-54.2

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

**Land Assessment:**  
 \$104,600.00

**Total Assessment:**  
 \$104,600.00

**Tax Before Star:** \$4,004.69

**Star Savings:** \$0.00

**Front:** 0

**Depth:** 0

**Acreage:** 55.41

**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             | 104600.00   | 3.484705  | \$364.50   |
| NYS Welfare Mandates | 104600.00   | 1.266335  | \$132.46   |
| Other NYS Mandates   | 104600.00   | 2.644283  | \$276.59   |
| County Levy          | 104600.00   | 1.180434  | \$123.47   |
| Town to Highway      | 104600.00   | 3.245076  | \$339.43   |
| Highway Outside Vill | 104600.00   | 1.876746  | \$196.31   |
| Gen Fund out of Vill | 104600.00   | 0.088185  | \$9.22     |
| Monticello Joint FD  | 104600.0000 | 1.786291  | \$186.85   |
| E b crawford mem lib | 104600.0000 | 0.390867  | \$40.88    |
| Kiamesha lake sewer  | 0.0000      | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 8.429513  | \$2,334.98 |

**Total Tax: \$4,004.69**

**Payment History**

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

| Date       | Comments | Amount       | Paid By        |
|------------|----------|--------------|----------------|
| 01/02/2013 | Tax Bill | \$4,004.69   |                |
| 01/22/2013 | Payment  | (\$4,004.69) | 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:** Joyland Rd  
**Owner:** EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4518  
**Tax Map #:** 23.-1-54.2

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

**Land Assessment:** \$104,600.00  
**Total Assessment:** \$104,600.00  
**Tax Before Star:** \$3,854.38  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 55.41  
**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             | 104600.00   | 3.303816  | \$345.58   |
| NYS Welfare Mandates | 104600.00   | 1.252189  | \$130.98   |
| Other NYS Mandates   | 104600.00   | 2.634994  | \$275.62   |
| County Levy          | 104600.00   | 0.52444   | \$54.86    |
| Town to Highway      | 104600.00   | 2.68147   | \$280.48   |
| Highway Outside Vill | 104600.00   | 1.870323  | \$195.64   |
| Gen Fund out of Vill | 104600.00   | 0.061713  | \$6.46     |
| Monticello Joint FD  | 104600.0000 | 1.79074   | \$187.31   |
| E b crawford mem lib | 104600.0000 | 0.331803  | \$34.71    |
| Kiamesha lake sewer  | 0.0000      | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 8.457561  | \$2,342.74 |

**Total Tax: \$3,854.38**

#### 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 | \$3,854.38   |                          |
| 01/24/2012 | Payment  | (\$3,854.38) | 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:** Joyland Rd  
**Owner:** EPT Concord II LLC  
 PO Box 227  
 Kiamesha Lake NY 12751

**Account #:**  
**Bill #:** 4521  
**Tax Map #:** 23.-1-54.2

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

**Land Assessment:** \$104,600.00  
**Total Assessment:** \$104,600.00  
**Tax Before Star:** \$3,187.21  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 55.41  
**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 | 104600.00   | 7.607815  | \$795.78   |
| Town to Highway      | 104600.00   | 1.753363  | \$183.40   |
| Highway Outside Vill | 104600.00   | 2.251213  | \$235.48   |
| Gen Fund out of Vill | 104600.00   | 0.00022   | \$0.02     |
| Monticello Joint FD  | 104600.0000 | 1.765412  | \$184.66   |
| E b crawford mem lib | 104600.0000 | 0.329987  | \$34.52    |
| Kiamesha lake sewer  | 0.0000      | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 6.329784  | \$1,753.35 |

**Total Tax: \$3,187.21**

## Payment History

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/03/2011 | Tax Bill | \$3,187.21   |         |
| 01/19/2011 | Payment  | (\$3,187.21) | OWNER   |

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

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

## Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$3,187.21 ** |
| 02/28/2011 | \$31.87 | \$0.00 | \$3,219.08 ** |

# TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4539  
**Tax Map #:**  
 23.-1-54.2

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

**Land Assessment:**  
 \$104,600.00  
**Total Assessment:**  
 \$104,600.00  
**Tax Before Star:** \$6,614.37  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 55.41  
**Bank:**

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

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

| Levy Description     | Tax Value   | Tax Rate | Tax Amount |
|----------------------|-------------|----------|------------|
| County&Court Expense | 104600.00   | 7.81     | \$817.13   |
| Town to Highway      | 104600.00   | 1.85     | \$193.46   |
| Highway Outside Vill | 104600.00   | 2.24     | \$234.13   |
| Gen Fund out of Vill | 104600.00   | 0        | \$0.00     |
| School Relevy        | 104600.0000 | 1        | \$2,126.71 |
| Monticello Joint FD  | 104600.0000 | 1.72     | \$179.51   |
| E b crawford mem lib | 104600.0000 | 0.3      | \$31.23    |
| Kiamesha lake sewer  | 0.0000      | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 277.0000    | 10.95    | \$3,032.20 |

**Total Tax: \$6,614.37**

## Payment History

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/04/2010 | Tax Bill | \$6,614.37 |         |

**Tax Due: \$6,614.37 \***

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

## Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2010 | \$0.00  | \$0.00 | \$6,614.37 ** |
| 02/28/2010 | \$66.14 | \$0.00 | \$6,680.51 ** |

**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: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.2  
 Bill # 014632  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 2,296.34            |
| Tax Paid:               | 2,296.34            |
| <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 | 104,600       | 21.953500   | 2,296.34   |

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 | 0177-00042 | 2,296.34 |          |

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: **23-1-54.3 (p/o) now known as 23-1-54.3**
- Address: **Joyland 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
- *Note: Original parcel, 23-1-54.3 was split and created 23-1-54.3, 23-1-54.5 and 23-1-54.8 in 2014*

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

- **Kiamesha Concord, Inc.** by deed recorded in Liber 761 at page 699 on December 16, 1971
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010

**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

PW  
23-1-54-3

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

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

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

- 1) South  $87^{\circ}35'17''$  East, a distance of 150.86 feet,
- 2) South  $88^{\circ}28'17''$  East, a distance of 94.01 feet,
- 3) South  $87^{\circ}52'17''$  East, a distance of 70.39 feet,

Continued →

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1) North 00°40'40" West, a distance of 125.64 feet,
- 2) North 01°59'27" West, a distance of 196.51 feet,
- 3) North 07°40'03" West, a distance of 106.27 feet,
- 4) North 10°12'53" West, a distance of 133.06 feet,
- 5) North 14°05'26" West, a distance of 136.10 feet,
- 6) North 13°16'52" West, a distance of 128.93 feet,
- 7) North 11°36'18" West, a distance of 67.40 feet,
- 8) North 10°32'39" West, a distance of 112.26 feet,
- 9) North 13°47'29" West, a distance of 68.81 feet,
- 10) North 20°23'04" West, a distance of 43.72 feet,
- 11) North 29°01'32" West, a distance of 43.33 feet and
- 12) North 32°24'55" West, a distance of 86.74 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ridge Road;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

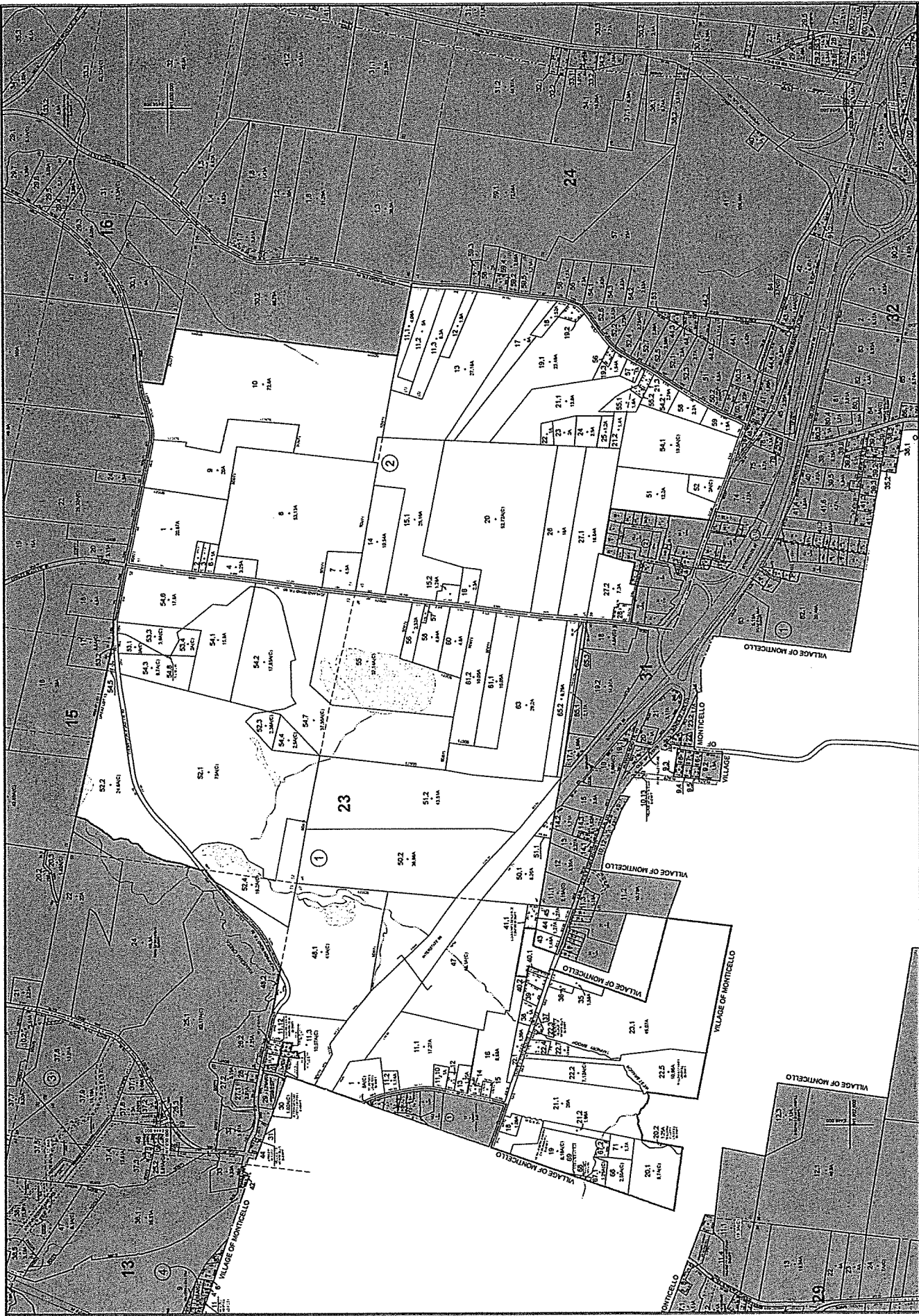
OF BEGINNING.

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

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

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

↑  
NO



**TOWN OF THOMPSON**  
MAP AND PLAT SERVICE  
100 WEST MAIN STREET, SUITE 200  
MONTICELLO, VT 05758  
PHONE: (802) 253-3333  
FAX: (802) 253-3334  
WWW.MONTICELLOMAPS.COM

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

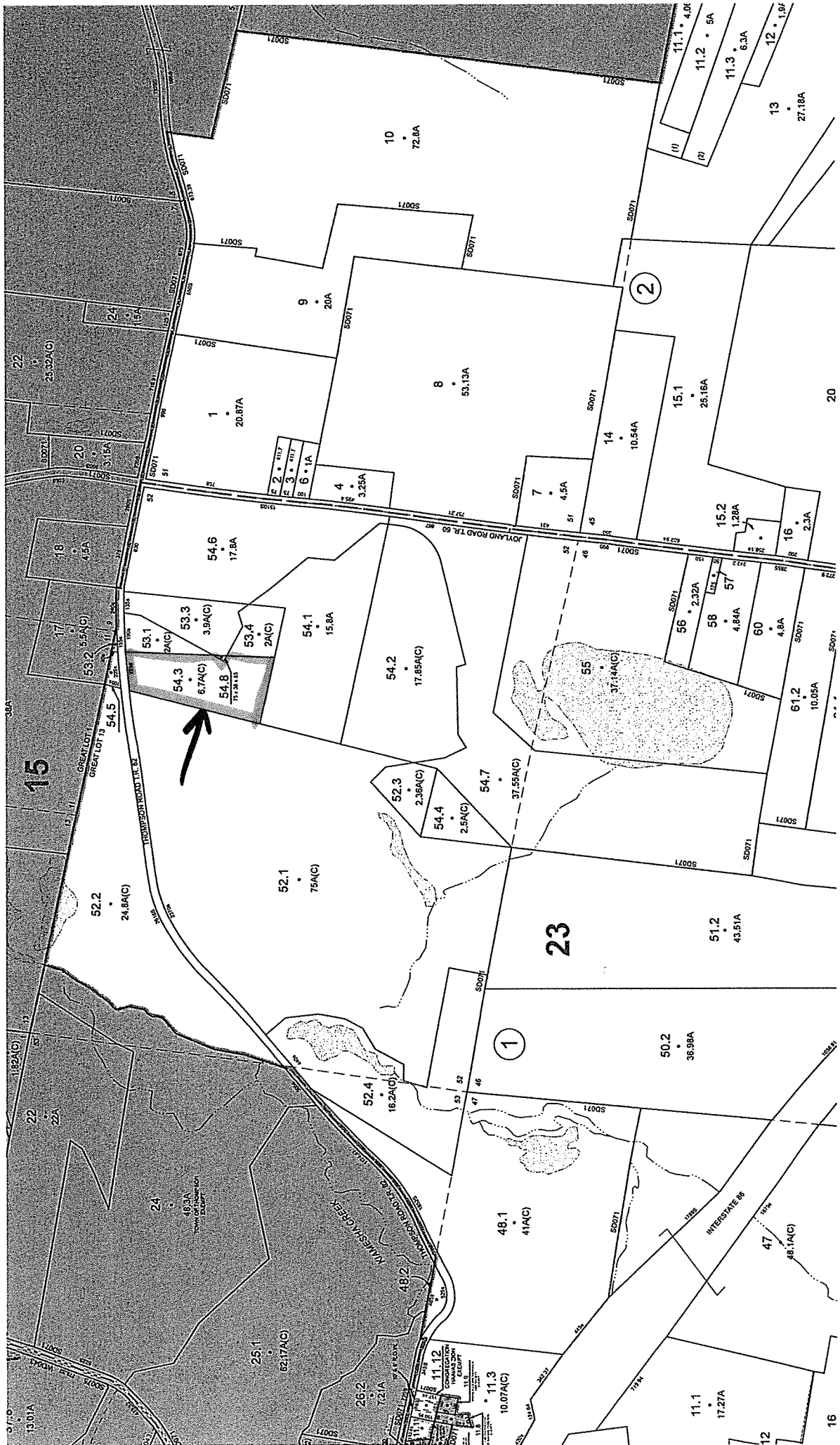
**SULLIVAN COUNTY  
TAX MAP DEPARTMENT**  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONFORMANCE  
WITH ANY OTHER REGULATORY CODE  
DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25

DATE: 01/20/2023  
TIME: 10:00 AM  
BY: JAMES M. HARRIS  
CHECKED BY: JAMES M. HARRIS  
DRAWN BY: JAMES M. HARRIS  
SCALE: AS SHOWN  
PROJECT: 2023 TAX MAPS  
SHEET: 23 OF 25





### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4507  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:**  
 \$23,200.00  
**Total Assessment:**  
 \$23,200.00  
**Tax Before Star:** \$609.17  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**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             | 23200.00  | 3.301084  | \$76.59    |
| NYS Welfare Mandates | 23200.00  | 0.967879  | \$22.45    |
| Other NYS Mandates   | 23200.00  | 2.717525  | \$63.05    |
| County Levy          | 23200.00  | 1.548595  | \$35.93    |
| Town to Highway      | 23200.00  | 3.154942  | \$73.19    |
| Highway Outside Vill | 23200.00  | 1.976646  | \$45.86    |
| Gen Fund out of Vill | 23200.00  | 0.103961  | \$2.41     |
| Monticello Joint FD  | 23200.00  | 1.840265  | \$42.69    |
| E b crawford mem lib | 23200.00  | 0.562473  | \$13.05    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 38.00     | 6.156489  | \$233.95   |

**Total Tax: \$609.17**

#### 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 | \$609.17   |         |
| 01/30/2014 | Payment  | (\$609.17) | 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:** Joyland Rd  
**Owner:** EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4512  
**Tax Map #:** 23.-1-54.3

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

**Land Assessment:** \$23,200.00  
**Total Assessment:** \$23,200.00  
**Tax Before Star:** \$690.68  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**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             | 23200.00   | 3.484705  | \$80.85    |
| NYS Welfare Mandates | 23200.00   | 1.266335  | \$29.38    |
| Other NYS Mandates   | 23200.00   | 2.644283  | \$61.35    |
| County Levy          | 23200.00   | 1.180434  | \$27.39    |
| Town to Highway      | 23200.00   | 3.245076  | \$75.29    |
| Highway Outside Vill | 23200.00   | 1.876746  | \$43.54    |
| Gen Fund out of Vill | 23200.00   | 0.088185  | \$2.05     |
| Monticello Joint FD  | 23200.0000 | 1.786291  | \$41.44    |
| E b crawford mem lib | 23200.0000 | 0.390867  | \$9.07     |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 8.429513  | \$320.32   |

**Total Tax: \$690.68**

#### Payment History

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

| Date       | Comments | Amount     | Paid By        |
|------------|----------|------------|----------------|
| 01/02/2013 | Tax Bill | \$690.68   |                |
| 01/22/2013 | Payment  | (\$690.68) | EPR PROPERTIES |

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

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

### TOWN OF THOMPSON

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

**Property Address:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4519 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-54.3 Monticell  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$23,200.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreage:** 7.6 **Roll Section:** 1  
 \$23,200.00 **Bank:** **Class:** 314  
**Tax Before Star:** \$656.67  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 23200.00   | 3.303816  | \$76.65    |
| NYS Welfare Mandates | 23200.00   | 1.252189  | \$29.05    |
| Other NYS Mandates   | 23200.00   | 2.634994  | \$61.13    |
| County Levy          | 23200.00   | 0.52444   | \$12.17    |
| Town to Highway      | 23200.00   | 2.68147   | \$62.21    |
| Highway Outside Vill | 23200.00   | 1.870323  | \$43.39    |
| Gen Fund out of Vill | 23200.00   | 0.061713  | \$1.43     |
| Monticello Joint FD  | 23200.0000 | 1.79074   | \$41.55    |
| E b crawford mem lib | 23200.0000 | 0.331803  | \$7.70     |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 8.457561  | \$321.39   |

**Total Tax: \$656.67**

#### 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 | \$656.67   |                          |
| 01/24/2012 | Payment  | (\$656.67) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 PO Box 227  
 Kiamesha Lake NY 12751

**Account #:**  
**Bill #:** 4522  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:**  
 \$23,200.00  
**Total Assessment:**  
 \$23,200.00  
**Tax Before Star:** \$558.57  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**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 | 23200.00   | 7.607815  | \$176.50   |
| Town to Highway      | 23200.00   | 1.753363  | \$40.68    |
| Highway Outside Vill | 23200.00   | 2.251213  | \$52.23    |
| Gen Fund out of Vill | 23200.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 23200.0000 | 1.765412  | \$40.96    |
| E b crawford mem lib | 23200.0000 | 0.329987  | \$7.66     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 6.329784  | \$240.53   |

**Total Tax: \$558.57**

## Payment History

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/03/2011 | Tax Bill | \$558.57   |         |
| 01/19/2011 | Payment  | (\$558.57) | OWNER   |

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

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

## Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due   |
|------------|---------|--------|-------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$558.57 ** |
| 02/28/2011 | \$5.59  | \$0.00 | \$564.16 ** |

### TOWN OF THOMPSON

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

**Property Address:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4540 **School Code:** 484601  
 Concord Resort LLC **Tax Map #:** **School District:**  
 PO Box 137 23.-1-54.3 Monticell  
 Kiamesha Lake NY 12751

**Land Assessment:** **Front:** 0 **Book #:** 3517  
 \$23,200.00 **Depth:** 0 **Page #:** 143  
**Total Assessment:** **Acreage:** 7.6 **Roll Section:** 1  
 \$23,200.00 **Bank:** **Class:** 314  
**Tax Before Star:** \$1,210.50  
**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 | 23200.00   | 7.81     | \$181.24   |
| Town to Highway      | 23200.00   | 1.85     | \$42.91    |
| Highway Outside Vill | 23200.00   | 2.24     | \$51.93    |
| Gen Fund out of Vill | 23200.00   | 0        | \$0.00     |
| School Relevy        | 23200.0000 | 1        | \$471.70   |
| Monticello Joint FD  | 23200.0000 | 1.72     | \$39.82    |
| E b crawford mem lib | 23200.0000 | 0.3      | \$6.93     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 10.95    | \$415.97   |

**Total Tax: \$1,210.50**

#### 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 | \$1,210.50 |         |

**Tax Due: \$1,210.50 \***

\* 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 | \$1,210.50 ** |
| 02/28/2010 | \$12.11 | \$0.00 | \$1,222.61 ** |

**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: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.3  
 Bill # 014633  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 509.32              |
| Tax Paid:               | 509.32              |
| <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 | 23,200        | 21.953500   | 509.32     |

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

| Paid On  | Paid By             | Check #    | Tax Paid | Fee Paid |
|----------|---------------------|------------|----------|----------|
| 09/27/13 | EPT Concord II, LLC | 0177-00043 | 509.32   |          |

Sheri Bisland  
 School Tax Collector

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



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-1-54.3 (p/o) now known as 23-1-54.5**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPT Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.
- *Note: Original parcel, 23-1-54.3 was split and created 23-1-54.3, 23-1-54.5 and 23-1-54.8 in 2014*

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

- **Kiamesha Concord, Inc.** by deed recorded in Liber 761 at page 699 on December 16, 1971
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

**TAXES:**

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

PW  
23-1-54-3

**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



**TOWN OF MONTICELLO**  
 2008 TAX MAP  
 100% AD VALOREM  
 100% AD VALOREM  
 100% AD VALOREM



| SECTION | PARCEL | ACRES | OWNER | DATE |
|---------|--------|-------|-------|------|
| 1       | 548    | 17.5A | ...   | ...  |
| 1       | 549    | 17.5A | ...   | ...  |
| 1       | 550    | 17.5A | ...   | ...  |
| 1       | 551    | 17.5A | ...   | ...  |
| 1       | 552    | 17.5A | ...   | ...  |
| 1       | 553    | 17.5A | ...   | ...  |
| 1       | 554    | 17.5A | ...   | ...  |
| 1       | 555    | 17.5A | ...   | ...  |
| 1       | 556    | 17.5A | ...   | ...  |
| 1       | 557    | 17.5A | ...   | ...  |
| 1       | 558    | 17.5A | ...   | ...  |
| 1       | 559    | 17.5A | ...   | ...  |
| 1       | 560    | 17.5A | ...   | ...  |

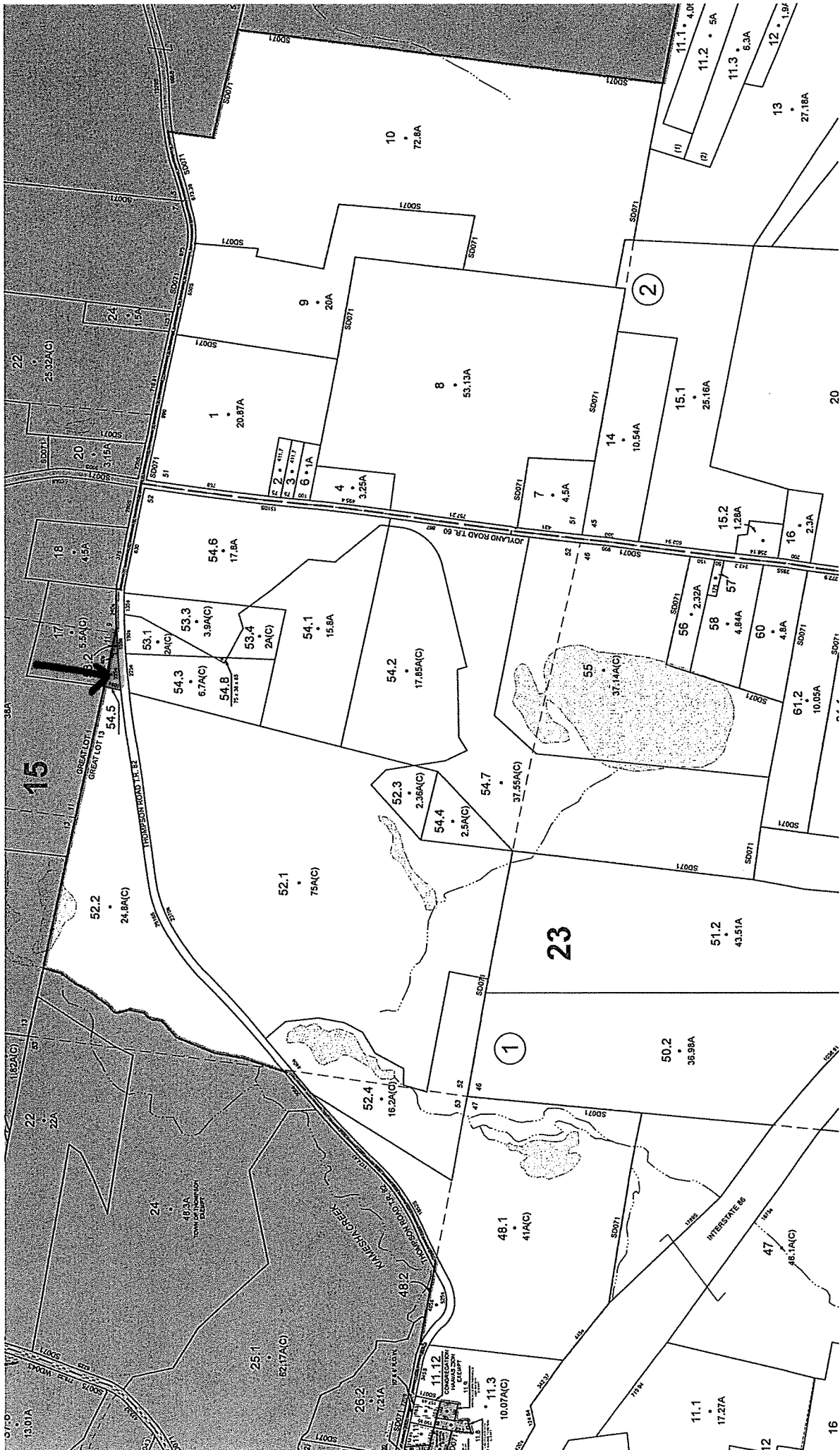
| SECTION | PARCEL | ACRES | OWNER | DATE |
|---------|--------|-------|-------|------|
| 2       | 501    | 17.5A | ...   | ...  |
| 2       | 502    | 17.5A | ...   | ...  |
| 2       | 503    | 17.5A | ...   | ...  |
| 2       | 504    | 17.5A | ...   | ...  |
| 2       | 505    | 17.5A | ...   | ...  |
| 2       | 506    | 17.5A | ...   | ...  |
| 2       | 507    | 17.5A | ...   | ...  |
| 2       | 508    | 17.5A | ...   | ...  |
| 2       | 509    | 17.5A | ...   | ...  |
| 2       | 510    | 17.5A | ...   | ...  |

| SECTION | PARCEL | ACRES | OWNER | DATE |
|---------|--------|-------|-------|------|
| 3       | 511    | 17.5A | ...   | ...  |
| 3       | 512    | 17.5A | ...   | ...  |
| 3       | 513    | 17.5A | ...   | ...  |
| 3       | 514    | 17.5A | ...   | ...  |
| 3       | 515    | 17.5A | ...   | ...  |
| 3       | 516    | 17.5A | ...   | ...  |
| 3       | 517    | 17.5A | ...   | ...  |
| 3       | 518    | 17.5A | ...   | ...  |
| 3       | 519    | 17.5A | ...   | ...  |
| 3       | 520    | 17.5A | ...   | ...  |

| SECTION | PARCEL | ACRES | OWNER | DATE |
|---------|--------|-------|-------|------|
| 4       | 521    | 17.5A | ...   | ...  |
| 4       | 522    | 17.5A | ...   | ...  |
| 4       | 523    | 17.5A | ...   | ...  |
| 4       | 524    | 17.5A | ...   | ...  |
| 4       | 525    | 17.5A | ...   | ...  |
| 4       | 526    | 17.5A | ...   | ...  |
| 4       | 527    | 17.5A | ...   | ...  |
| 4       | 528    | 17.5A | ...   | ...  |
| 4       | 529    | 17.5A | ...   | ...  |
| 4       | 530    | 17.5A | ...   | ...  |

**SULLIVAN COUNTY TAX MAP DEPARTMENT**  
 100% AD VALOREM  
 100% AD VALOREM  
 100% AD VALOREM  
 100% AD VALOREM





### 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:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4507 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-54.3  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$23,200.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreeage:** 7.6 **Roll Section:** 1  
 \$23,200.00 **Bank:** **Class:** 314  
**Tax Before Star:** \$609.17  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 23200.00  | 3.301084  | \$76.59    |
| NYS Welfare Mandates | 23200.00  | 0.967879  | \$22.45    |
| Other NYS Mandates   | 23200.00  | 2.717525  | \$63.05    |
| County Levy          | 23200.00  | 1.548595  | \$35.93    |
| Town to Highway      | 23200.00  | 3.154942  | \$73.19    |
| Highway Outside Vill | 23200.00  | 1.976646  | \$45.86    |
| Gen Fund out of Vill | 23200.00  | 0.103961  | \$2.41     |
| Monticello Joint FD  | 23200.00  | 1.840265  | \$42.69    |
| E b crawford mem lib | 23200.00  | 0.562473  | \$13.05    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 38.00     | 6.156489  | \$233.95   |

**Total Tax: \$609.17**

#### 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 | \$609.17   |         |
| 01/30/2014 | Payment  | (\$609.17) | 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:** Joyland Rd  
**Owner:** EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4512  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:** \$23,200.00  
**Total Assessment:** \$23,200.00  
**Tax Before Star:** \$690.68  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acres:** 7.6  
**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             | 23200.00   | 3.484705  | \$80.85    |
| NYS Welfare Mandates | 23200.00   | 1.266335  | \$29.38    |
| Other NYS Mandates   | 23200.00   | 2.644283  | \$61.35    |
| County Levy          | 23200.00   | 1.180434  | \$27.39    |
| Town to Highway      | 23200.00   | 3.245076  | \$75.29    |
| Highway Outside Vill | 23200.00   | 1.876746  | \$43.54    |
| Gen Fund out of Vill | 23200.00   | 0.088185  | \$2.05     |
| Monticello Joint FD  | 23200.0000 | 1.786291  | \$41.44    |
| E b crawford mem lib | 23200.0000 | 0.390867  | \$9.07     |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 8.429513  | \$320.32   |

**Total Tax: \$690.68**

**Payment History**

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

| Date       | Comments | Amount     | Paid By        |
|------------|----------|------------|----------------|
| 01/02/2013 | Tax Bill | \$690.68   |                |
| 01/22/2013 | Payment  | (\$690.68) | EPR PROPERTIES |

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

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

**TOWN OF THOMPSON**

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

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

**Account #:**  
**Bill #:** 4519  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:**  
 \$23,200.00

**Total Assessment:**  
 \$23,200.00

**Tax Before Star:** \$656.67  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 7.6  
**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             | 23200.00   | 3.303816  | \$76.65    |
| NYS Welfare Mandates | 23200.00   | 1.252189  | \$29.05    |
| Other NYS Mandates   | 23200.00   | 2.634994  | \$61.13    |
| County Levy          | 23200.00   | 0.52444   | \$12.17    |
| Town to Highway      | 23200.00   | 2.68147   | \$62.21    |
| Highway Outside Vill | 23200.00   | 1.870323  | \$43.39    |
| Gen Fund out of Vill | 23200.00   | 0.061713  | \$1.43     |
| Monticello Joint FD  | 23200.0000 | 1.79074   | \$41.55    |
| E b crawford mem lib | 23200.0000 | 0.331803  | \$7.70     |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 8.457561  | \$321.39   |

**Total Tax: \$656.67**

**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 | \$656.67   |                          |
| 01/24/2012 | Payment  | (\$656.67) | 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:** Joyland Rd  
**Owner:** EPT Concord II LLC  
 PO Box 227  
 Kiamesha Lake NY 12751

**Account #:**  
**Bill #:** 4522  
**Tax Map #:** 23.-1-54.3

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

**Land Assessment:** \$23,200.00  
**Total Assessment:** \$23,200.00  
**Tax Before Star:** \$558.57  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**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 | 23200.00   | 7.607815  | \$176.50   |
| Town to Highway      | 23200.00   | 1.753363  | \$40.68    |
| Highway Outside Vill | 23200.00   | 2.251213  | \$52.23    |
| Gen Fund out of Vill | 23200.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 23200.0000 | 1.765412  | \$40.96    |
| E b crawford mem lib | 23200.0000 | 0.329987  | \$7.66     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 6.329784  | \$240.53   |

**Total Tax: \$558.57**

#### Payment History

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/03/2011 | Tax Bill | \$558.57   |         |
| 01/19/2011 | Payment  | (\$558.57) | OWNER   |

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

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

#### Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due   |
|------------|---------|--------|-------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$558.57 ** |
| 02/28/2011 | \$5.59  | \$0.00 | \$564.16 ** |

**TOWN OF THOMPSON**

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

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

**Account #:**  
**Bill #:** 4540  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:**  
 \$23,200.00

**Total Assessment:**  
 \$23,200.00

**Tax Before Star:** \$1,210.50

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**Bank:**

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

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| County&Court Expense | 23200.00   | 7.81     | \$181.24   |
| Town to Highway      | 23200.00   | 1.85     | \$42.91    |
| Highway Outside Vill | 23200.00   | 2.24     | \$51.93    |
| Gen Fund out of Vill | 23200.00   | 0        | \$0.00     |
| School Relevy        | 23200.0000 | 1        | \$471.70   |
| Monticello Joint FD  | 23200.0000 | 1.72     | \$39.82    |
| E b crawford mem lib | 23200.0000 | 0.3      | \$6.93     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 10.95    | \$415.97   |

**Total Tax: \$1,210.50**

**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 | \$1,210.50 |         |

**Tax Due: \$1,210.50 \***

\* 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 | \$1,210.50 ** |
| 02/28/2010 | \$12.11 | \$0.00 | \$1,222.61 ** |

**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: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.3  
 Bill # 014633  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 509.32              |
| Tax Paid:               | 509.32              |
| <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 | 23,200        | 21.953500   | 509.32     |

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

| Paid On  | Paid By             | Check #    | Tax Paid | Fee Paid |
|----------|---------------------|------------|----------|----------|
| 09/27/13 | EPT Concord II, LLC | 0177-00043 | 509.32   |          |

Sheri Bisland  
 School Tax Collector

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



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-1-54.3 (p/o) now known as 23-1-54.8**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule "A" Description and Tax Map are attached.
- *Note: Original parcel, 23-1-54.3 was split and created 23-1-54.3, 23-1-54.5 and 23-1-54.8 in 2014*

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

- **Kiamesha Concord, Inc.** by deed recorded in Liber 761 at page 699 on December 16, 1971
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

**TAXES:**

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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



PW  
23-1-54.3

**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.

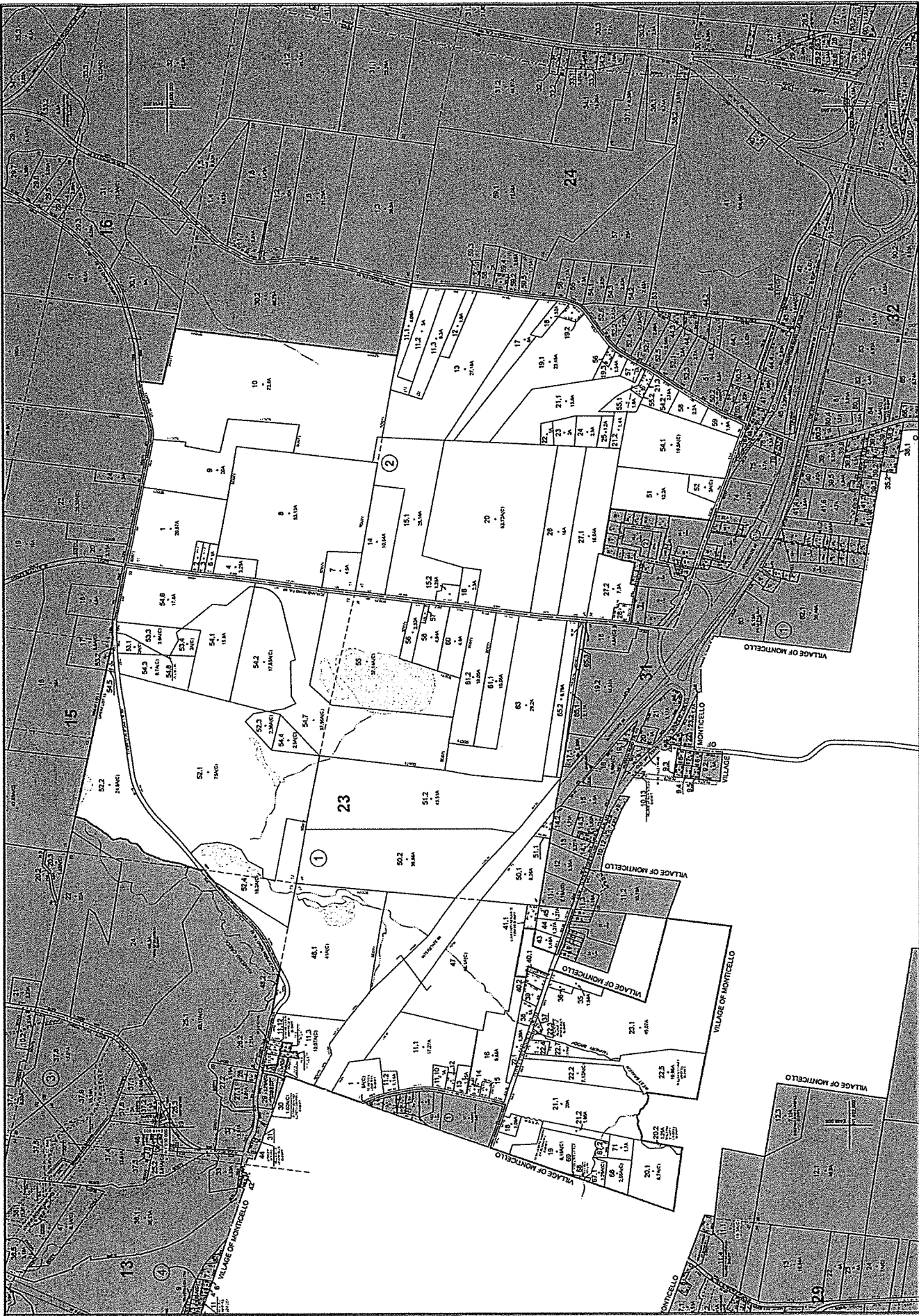
CONTAINING an area of 39529000 square feet; or 907.461 acres of land more or less.

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.

↑  
NO

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





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

North Arrow Scale: 1:62,500 (1" = 1000')

**TOWN OF THOMPSON**  
MAYOR: [Name], CLERK: [Name]

1000' SCALE

**REVISION TABLE**

| DATE       | CONTRACT | DATE       | CONTRACT |
|------------|----------|------------|----------|
| 01/15/2019 | 1000     | 01/15/2019 | 1000     |
| 01/15/2019 | 1000     | 01/15/2019 | 1000     |
| 01/15/2019 | 1000     | 01/15/2019 | 1000     |

**SPECIAL DISTRICTS**

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



### 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:** Joyland Rd    **Account #:**    **SWIS Code:** 484689  
**Owner:**    **Bill #:** 4507    **School Code:** 484601  
 EPT Concord II LLC    **Tax Map #:**    **School District:**  
 909 Walnut St Ste 200    23.-1-54.3  
 Kansas City MO 64106

**Land Assessment:**    **Front:** 0    **Book #:** 2010  
 \$23,200.00    **Depth:** 0    **Page #:** 56692  
**Total Assessment:**    **Acreage:** 7.6    **Roll Section:** 1  
 \$23,200.00    **Bank:**    **Class:** 314  
**Tax Before Star:** \$609.17  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 23200.00  | 3.301084  | \$76.59    |
| NYS Welfare Mandates | 23200.00  | 0.967879  | \$22.45    |
| Other NYS Mandates   | 23200.00  | 2.717525  | \$63.05    |
| County Levy          | 23200.00  | 1.548595  | \$35.93    |
| Town to Highway      | 23200.00  | 3.154942  | \$73.19    |
| Highway Outside Vill | 23200.00  | 1.976646  | \$45.86    |
| Gen Fund out of Vill | 23200.00  | 0.103961  | \$2.41     |
| Monticello Joint FD  | 23200.00  | 1.840265  | \$42.69    |
| E b crawford mem lib | 23200.00  | 0.562473  | \$13.05    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 38.00     | 6.156489  | \$233.95   |

**Total Tax: \$609.17**

#### 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 | \$609.17   |         |
| 01/30/2014 | Payment  | (\$609.17) | 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:** Joyland Rd    **Account #:**    **SWIS Code:** 484689  
**Owner:**    **Bill #:** 4512    **School Code:** 484601  
 EPT Concord II LLC    **Tax Map #:**    **School District:**  
 909 Walnut St Ste 200    23.-1-54.3    Monticell  
 Kansas City MO 64106

**Land Assessment:**    **Front:** 0    **Book #:** 2010  
 \$23,200.00    **Depth:** 0    **Page #:** 56692  
**Total Assessment:**    **Acreage:** 7.6    **Roll Section:** 1  
 \$23,200.00    **Bank:**    **Class:** 314  
**Tax Before Star:** \$690.68  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 23200.00   | 3.484705  | \$80.85    |
| NYS Welfare Mandates | 23200.00   | 1.266335  | \$29.38    |
| Other NYS Mandates   | 23200.00   | 2.644283  | \$61.35    |
| County Levy          | 23200.00   | 1.180434  | \$27.39    |
| Town to Highway      | 23200.00   | 3.245076  | \$75.29    |
| Highway Outside Vill | 23200.00   | 1.876746  | \$43.54    |
| Gen Fund out of Vill | 23200.00   | 0.088185  | \$2.05     |
| Monticello Joint FD  | 23200.0000 | 1.786291  | \$41.44    |
| E b crawford mem lib | 23200.0000 | 0.390867  | \$9.07     |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 8.429513  | \$320.32   |

**Total Tax: \$690.68**

#### Payment History

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

| Date       | Comments | Amount     | Paid By        |
|------------|----------|------------|----------------|
| 01/02/2013 | Tax Bill | \$690.68   |                |
| 01/22/2013 | Payment  | (\$690.68) | EPR PROPERTIES |

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

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

### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4519  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:** \$23,200.00  
**Total Assessment:** \$23,200.00  
**Tax Before Star:** \$656.67  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**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             | 23200.00   | 3.303816  | \$76.65    |
| NYS Welfare Mandates | 23200.00   | 1.252189  | \$29.05    |
| Other NYS Mandates   | 23200.00   | 2.634994  | \$61.13    |
| County Levy          | 23200.00   | 0.52444   | \$12.17    |
| Town to Highway      | 23200.00   | 2.68147   | \$62.21    |
| Highway Outside Vill | 23200.00   | 1.870323  | \$43.39    |
| Gen Fund out of Vill | 23200.00   | 0.061713  | \$1.43     |
| Monticello Joint FD  | 23200.0000 | 1.79074   | \$41.55    |
| E b crawford mem lib | 23200.0000 | 0.331803  | \$7.70     |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 8.457561  | \$321.39   |

**Total Tax: \$656.67**

#### 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 | \$656.67   |                          |
| 01/24/2012 | Payment  | (\$656.67) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 PO Box 227  
 Kiamesha Lake NY 12751

**Account #:**  
**Bill #:** 4522  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:**  
 \$23,200.00  
**Total Assessment:**  
 \$23,200.00  
**Tax Before Star:** \$558.57  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**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 | 23200.00   | 7.607815  | \$176.50   |
| Town to Highway      | 23200.00   | 1.753363  | \$40.68    |
| Highway Outside Vill | 23200.00   | 2.251213  | \$52.23    |
| Gen Fund out of Vill | 23200.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 23200.0000 | 1.765412  | \$40.96    |
| E b crawford mem lib | 23200.0000 | 0.329987  | \$7.66     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 6.329784  | \$240.53   |

**Total Tax: \$558.57**

#### Payment History

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/03/2011 | Tax Bill | \$558.57   |         |
| 01/19/2011 | Payment  | (\$558.57) | OWNER   |

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

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

#### Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due   |
|------------|---------|--------|-------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$558.57 ** |
| 02/28/2011 | \$5.59  | \$0.00 | \$564.16 ** |

### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4540  
**Tax Map #:**  
 23.-1-54.3

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

**Land Assessment:**  
 \$23,200.00  
**Total Assessment:**  
 \$23,200.00  
**Tax Before Star:** \$1,210.50  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 7.6  
**Bank:**

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

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| County&Court Expense | 23200.00   | 7.81     | \$181.24   |
| Town to Highway      | 23200.00   | 1.85     | \$42.91    |
| Highway Outside Vill | 23200.00   | 2.24     | \$51.93    |
| Gen Fund out of Vill | 23200.00   | 0        | \$0.00     |
| School Relevy        | 23200.0000 | 1        | \$471.70   |
| Monticello Joint FD  | 23200.0000 | 1.72     | \$39.82    |
| E b crawford mem lib | 23200.0000 | 0.3      | \$6.93     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 38.0000    | 10.95    | \$415.97   |

**Total Tax: \$1,210.50**

#### 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 | \$1,210.50 |         |

**Tax Due: \$1,210.50 \***

\* 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 | \$1,210.50 ** |
| 02/28/2010 | \$12.11 | \$0.00 | \$1,222.61 ** |

**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: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.3  
 Bill # 014633  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 509.32              |
| Tax Paid:               | 509.32              |
| <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 | 23,200        | 21.953500   | 509.32     |

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

| Paid On  | Paid By             | Check #    | Tax Paid | Fee Paid |
|----------|---------------------|------------|----------|----------|
| 09/27/13 | EPT Concord II, LLC | 0177-00043 | 509.32   |          |

Sheri Bisland  
 School Tax Collector

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





June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-1-54.4**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

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

- **Kiamesha Concord Inc.** by deed recorded in Liber 761 at page 699 on December 16, 1971
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

**TAXES:**

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

13-1-54.4

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

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

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

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

Continued →

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1) North 00°40'40" West, a distance of 125.64 feet,
- 2) North 01°59'27" West, a distance of 196.51 feet,
- 3) North 07°40'03" West, a distance of 106.27 feet,
- 4) North 10°12'53" West, a distance of 133.06 feet,
- 5) North 14°05'26" West, a distance of 136.10 feet,
- 6) North 13°16'52" West, a distance of 128.93 feet,
- 7) North 11°36'18" West, a distance of 67.40 feet,
- 8) North 10°32'39" West, a distance of 112.26 feet,
- 9) North 13°47'29" West, a distance of 68.81 feet,
- 10) North 20°23'04" West, a distance of 43.72 feet,
- 11) North 29°01'32" West, a distance of 43.33 feet and
- 12) North 32°24'55" West, a distance of 86.74 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ridge Road;

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

- 1) North 28°37'25" East, a distance of 100.70 feet,
- 2) North 26°34'44" East, a distance of 96.63 feet,
- 3) North 24°04'40" East, a distance of 150.63 feet and
- 4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

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

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

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

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

- 1) North 17°53'01" East, a distance of 355.39 feet and
- 2) North 16°35'59" East, a distance of 436.20 feet;

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

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

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

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

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

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

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

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

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

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

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

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



- 1) North 57°58'49" East, a distance of 169.61 feet and
- 2) North 58°05'21" East, a distance of 483.00 feet;

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

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

- 1) North 67°03'00" East, a distance of 444.34 feet,
- 2) North 62°36'00" East, a distance of 547.50 feet,
- 3) North 53°39'40" East, a distance of 78.54 feet,
- 4) North 40°11'42" East, a distance of 604.35 feet,
- 5) North 39°59'49" East, a distance of 230.03 feet to a point of curvature,
- 6) Along the curve to the left having a radius of 410.28 feet and an arc length of  
262.55 feet to a point of tangency and
- 7) North 05°59'34" East, a distance of 438.84 feet to the **POINT AND PLACE**

**OF BEGINNING.**

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

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

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

↑  
NO



**TOWN OF THOMPSON**  
SULLIVAN COUNTY, NEW YORK



| LEGEND   |                  |
|----------|------------------|
| (Symbol) | RESIDENTIAL      |
| (Symbol) | COMMERCIAL       |
| (Symbol) | INDUSTRIAL       |
| (Symbol) | AGRICULTURE      |
| (Symbol) | UNDEVELOPED LAND |
| (Symbol) | WATER            |
| (Symbol) | ROADS            |
| (Symbol) | RAILROADS        |
| (Symbol) | UTILITY LINES    |

| REVISION TABLE |      |             |
|----------------|------|-------------|
| NO.            | DATE | DESCRIPTION |
|                |      |             |
|                |      |             |
|                |      |             |
|                |      |             |

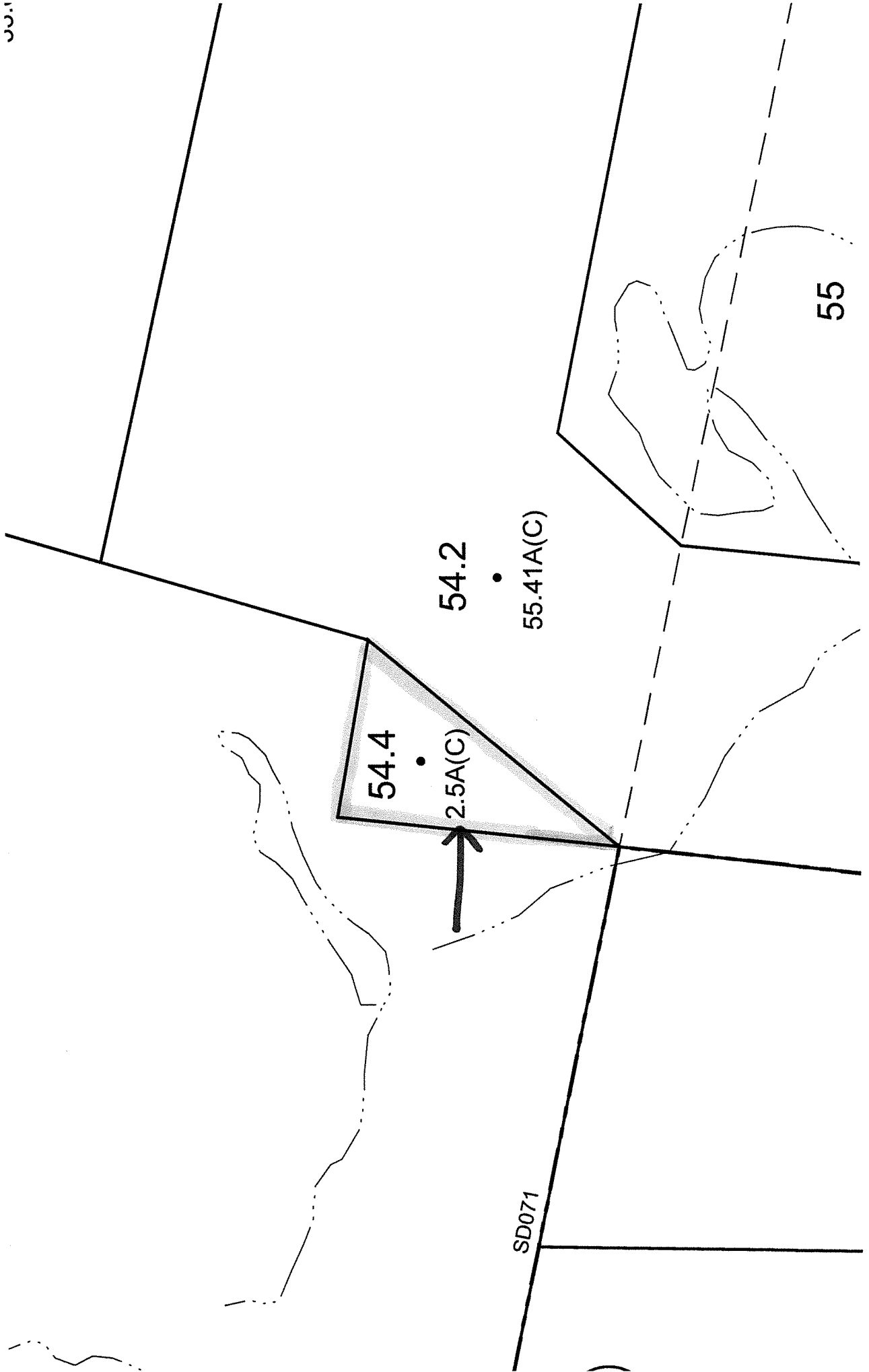
| SPECIAL DISTRICTS |             |
|-------------------|-------------|
| DISTRICT          | DESCRIPTION |
|                   |             |
|                   |             |
|                   |             |
|                   |             |

| SULLIVAN COUNTY |  |
|-----------------|--|
|                 |  |
|                 |  |
|                 |  |
|                 |  |



**VILLAGE OF MONTICELLO**  
SULLIVAN COUNTY, NEW YORK

NOT TO BE USED FOR CONTRACTS  
UNLESS AUTHORIZED BY THE  
MAYOR, TOWN OF THOMPSON, 1985, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025



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

**Account #:**  
**Bill #:** 4508  
**Tax Map #:** 23.-1-54.4

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

**Land Assessment:** \$50,000.00  
**Total Assessment:** \$50,000.00  
**Tax Before Star:** \$885.62  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.5  
**Bank:**

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

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 50000.00  | 3.301084  | \$165.05   |
| NYS Welfare Mandates | 50000.00  | 0.967879  | \$48.39    |
| Other NYS Mandates   | 50000.00  | 2.717525  | \$135.88   |
| County Levy          | 50000.00  | 1.548595  | \$77.43    |
| Town to Highway      | 50000.00  | 3.154942  | \$157.75   |
| Highway Outside Vill | 50000.00  | 1.976646  | \$98.83    |
| Gen Fund out of Vill | 50000.00  | 0.103961  | \$5.20     |
| Monticello Joint FD  | 50000.00  | 1.840265  | \$92.01    |
| E b crawford mem lib | 50000.00  | 0.562473  | \$28.12    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 13.00     | 6.156489  | \$76.96    |

**Total Tax: \$885.62**

#### 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 | \$885.62   |         |
| 01/30/2014 | Payment  | (\$885.62) | 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:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4513 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-54.4 Monticell  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$50,000.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acres:** 2.5 **Roll Section:** 1  
 \$50,000.00 **Bank:** **Class:** 330  
**Tax Before Star:** \$903.51  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 50000.00   | 3.484705  | \$174.24   |
| NYS Welfare Mandates | 50000.00   | 1.266335  | \$63.32    |
| Other NYS Mandates   | 50000.00   | 2.644283  | \$132.21   |
| County Levy          | 50000.00   | 1.180434  | \$59.02    |
| Town to Highway      | 50000.00   | 3.245076  | \$162.25   |
| Highway Outside Vill | 50000.00   | 1.876746  | \$93.84    |
| Gen Fund out of Vill | 50000.00   | 0.088185  | \$4.41     |
| Monticello Joint FD  | 50000.0000 | 1.786291  | \$89.31    |
| E b crawford mem lib | 50000.0000 | 0.390867  | \$19.54    |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 12.5000    | 8.429513  | \$105.37   |

**Total Tax: \$903.51**

**Payment History**

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

| Date       | Comments | Amount     | Paid By        |
|------------|----------|------------|----------------|
| 01/02/2013 | Tax Bill | \$903.51   |                |
| 01/22/2013 | Payment  | (\$903.51) | EPR PROPERTIES |

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

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

**TOWN OF THOMPSON**

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

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

**Account #:**  
**Bill #:** 4520  
**Tax Map #:**  
 23.-1-54.4

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

**Land Assessment:**  
 \$50,000.00

**Total Assessment:**  
 \$50,000.00

**Tax Before Star:** \$828.30

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.5  
**Bank:**

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

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 50000.00   | 3.303816  | \$165.19   |
| NYS Welfare Mandates | 50000.00   | 1.252189  | \$62.61    |
| Other NYS Mandates   | 50000.00   | 2.634994  | \$131.75   |
| County Levy          | 50000.00   | 0.52444   | \$26.22    |
| Town to Highway      | 50000.00   | 2.68147   | \$134.07   |
| Highway Outside Vill | 50000.00   | 1.870323  | \$93.52    |
| Gen Fund out of Vill | 50000.00   | 0.061713  | \$3.09     |
| Monticello Joint FD  | 50000.0000 | 1.79074   | \$89.54    |
| E b crawford mem lib | 50000.0000 | 0.331803  | \$16.59    |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 12.5000    | 8.457561  | \$105.72   |

**Total Tax: \$828.30**

**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 | \$828.30   |                          |
| 01/24/2012 | Payment  | (\$828.30) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 PO Box 227  
 Kiamesha Lake NY 12751

**Account #:**  
**Bill #:** 4523  
**Tax Map #:**  
 23.-1-54.4

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

**Land Assessment:**  
 \$25,000.00

**Total Assessment:**  
 \$25,000.00

**Tax Before Star:** \$421.83

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.5  
**Bank:**

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

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| County&Court Expense | 25000.00   | 7.607815  | \$190.20   |
| Town to Highway      | 25000.00   | 1.753363  | \$43.83    |
| Highway Outside Vill | 25000.00   | 2.251213  | \$56.28    |
| Gen Fund out of Vill | 25000.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 25000.0000 | 1.765412  | \$44.14    |
| E b crawford mem lib | 25000.0000 | 0.329987  | \$8.25     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 12.5000    | 6.329784  | \$79.12    |

**Total Tax: \$421.83**

## Payment History

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/03/2011 | Tax Bill | \$421.83   |         |
| 01/19/2011 | Payment  | (\$421.83) | OWNER   |

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

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

## Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due   |
|------------|---------|--------|-------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$421.83 ** |
| 02/28/2011 | \$4.22  | \$0.00 | \$426.05 ** |

### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4541  
**Tax Map #:**  
 23.-1-54.4

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

**Land Assessment:**  
 \$25,000.00  
**Total Assessment:**  
 \$25,000.00  
**Tax Before Star:** \$1,292.98  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.5  
**Bank:**

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

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| County&Court Expense | 25000.00   | 7.81     | \$195.30   |
| Town to Highway      | 25000.00   | 1.85     | \$46.24    |
| Highway Outside Vill | 25000.00   | 2.24     | \$55.96    |
| Gen Fund out of Vill | 25000.00   | 0        | \$0.00     |
| School Relevy        | 25000.0000 | 1        | \$508.29   |
| Solid Waste Fee      | 300.0000   | 1        | \$300.00   |
| Monticello Joint FD  | 25000.0000 | 1.72     | \$42.90    |
| E b crawford mem lib | 25000.0000 | 0.3      | \$7.46     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 12.5000    | 10.95    | \$136.83   |

**Total Tax: \$1,292.98**

#### 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         | \$1,442.98 |         |
| 02/17/2010 | Warnt.Adjustment | (\$150.00) | adjust  |

**Tax Due: \$1,292.98 \***

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

#### Penalty Schedule

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

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



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

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

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

Property Location: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-54.4  
 Bill # 014634  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 1,097.68            |
| Tax Paid:               | 1,097.68            |
| <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 | 50,000        | 21.953500   | 1,097.68   |

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

| Paid On  | Paid By             | Check #    | Tax Paid | Fee Paid |
|----------|---------------------|------------|----------|----------|
| 09/27/13 | EPT Concord II, LLC | 0177-00044 | 1,097.68 |          |

Sheri Bisland  
 School Tax Collector

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



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-1-55**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule "A" Description and Tax Map are attached.

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

- **Concord Development Corp.** by deed recorded in Liber 829 at page 154 on August 6, 1976
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

**TAXES:**

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

23-1-55

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

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

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

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

Continued →

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Ridge Road;

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

- 1) North 28°37'25" East, a distance of 100.70 feet,
- 2) North 26°34'44" East, a distance of 96.63 feet,
- 3) North 24°04'40" East, a distance of 150.63 feet and
- 4) North 17°53'01" East, a distance of 65.77 feet to the aforementioned division

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

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

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

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

- 1) North 17°53'01" East, a distance of 355.39 feet and
- 2) North 16°35'59" East, a distance of 436.20 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

↑  
no



TOWN OF THOMPSON  
SULLY COUNTY, VIRGINIA  
Map No. 10  
Prepared by Weiler Mapping, Inc.  
Date: 10/15/2010



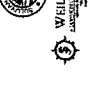
| NO. | DATE       | DESCRIPTION                   |
|-----|------------|-------------------------------|
| 1   | 10/15/2010 | PREPARED FOR TOWN OF THOMPSON |
| 2   | 10/15/2010 | CORRECTED                     |

| SPECIAL DISTRICTS | NAME | TYPE        | PERCENT |
|-------------------|------|-------------|---------|
| 1                 | 1    | RESIDENTIAL | 10.00   |
| 2                 | 2    | RESIDENTIAL | 10.00   |
| 3                 | 3    | RESIDENTIAL | 10.00   |
| 4                 | 4    | RESIDENTIAL | 10.00   |

| REVISION TABLE | NO. | DATE       | CHANGE                        | BY     |
|----------------|-----|------------|-------------------------------|--------|
| 1              | 1   | 10/15/2010 | PREPARED FOR TOWN OF THOMPSON | WEILER |
| 2              | 2   | 10/15/2010 | CORRECTED                     | WEILER |

| DATE       | CHANGE                        | BY     |
|------------|-------------------------------|--------|
| 10/15/2010 | PREPARED FOR TOWN OF THOMPSON | WEILER |
| 10/15/2010 | CORRECTED                     | WEILER |

| DATE       | CHANGE                        | BY     |
|------------|-------------------------------|--------|
| 10/15/2010 | PREPARED FOR TOWN OF THOMPSON | WEILER |
| 10/15/2010 | CORRECTED                     | WEILER |



SULLY COUNTY  
TAX MAP DEPARTMENT  
FOR PARCELS ONLY  
NOT TO BE USED FOR CONFORMANCE  
UNLESS SPECIFICALLY NOTED  
BY ANNOTATION TO THE MAP  
Map No. 10  
Date: 10/15/2010



53.13A

54.2

55.41A(C)

2.5A(C)

55  
37.14A(C)

7  
4.5A

14  
10.54A

15.1  
25.16A

15.2  
1.28A

16  
2.3A

56  
2.32A

57  
4.84A

60  
4.8A

61.2  
10.05A

51  
46.4A(C)

JOYLAND ROAD TR.  
757.2  
431  
51  
45  
350  
602.94  
SD071 990  
150  
50  
242.2  
2855  
258.14  
200  
9

SD071

SD071

SD071

SD071

SD071

SD071

**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:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4509 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-55  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$82,400.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreage:** 37.14 **Roll Section:** 1  
 \$82,400.00 **Bank:** **Class:** 322  
**Tax Before Star:** \$2,477.80  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value | Tax Rate  | Tax Amount |
|----------------------|-----------|-----------|------------|
| Medicaid             | 82400.00  | 3.301084  | \$272.01   |
| NYS Welfare Mandates | 82400.00  | 0.967879  | \$79.75    |
| Other NYS Mandates   | 82400.00  | 2.717525  | \$223.92   |
| County Levy          | 82400.00  | 1.548595  | \$127.60   |
| Town to Highway      | 82400.00  | 3.154942  | \$259.97   |
| Highway Outside Vill | 82400.00  | 1.976646  | \$162.88   |
| Gen Fund out of Vill | 82400.00  | 0.103961  | \$8.57     |
| Monticello Joint FD  | 82400.00  | 1.840265  | \$151.64   |
| E b crawford mem lib | 82400.00  | 0.562473  | \$46.35    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 186.00    | 6.156489  | \$1,145.11 |

**Total Tax: \$2,477.80**

**Payment History**

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

| Date       | Comments | Amount       | Paid By |
|------------|----------|--------------|---------|
| 01/01/2014 | Tax Bill | \$2,477.80   |         |
| 01/30/2014 | Payment  | (\$2,477.80) | OWNER   |

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

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

### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4514  
**Tax Map #:** 23.-1-55

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

**Land Assessment:** \$82,400.00  
**Total Assessment:** \$82,400.00  
**Tax Before Star:** \$2,883.24  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreeage:** 37.14  
**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             | 82400.00   | 3.484705  | \$287.14   |
| NYS Welfare Mandates | 82400.00   | 1.266335  | \$104.35   |
| Other NYS Mandates   | 82400.00   | 2.644283  | \$217.89   |
| County Levy          | 82400.00   | 1.180434  | \$97.27    |
| Town to Highway      | 82400.00   | 3.245076  | \$267.39   |
| Highway Outside Vill | 82400.00   | 1.876746  | \$154.64   |
| Gen Fund out of Vill | 82400.00   | 0.088185  | \$7.27     |
| Monticello Joint FD  | 82400.0000 | 1.786291  | \$147.19   |
| E b crawford mem lib | 82400.0000 | 0.390867  | \$32.21    |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 186.0000   | 8.429513  | \$1,567.89 |

**Total Tax: \$2,883.24**

#### Payment History

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

| Date       | Comments | Amount       | Paid By        |
|------------|----------|--------------|----------------|
| 01/02/2013 | Tax Bill | \$2,883.24   |                |
| 01/22/2013 | Payment  | (\$2,883.24) | 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:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4521 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 909 Walnut St Ste 200 23.-1-55 Monticell  
 Kansas City MO 64106

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$82,400.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreage:** 37.14 **Roll Section:** 1  
 \$82,400.00 **Bank:** **Class:** 322  
**Tax Before Star:** \$2,763.90  
**Star Savings:** \$0.00

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

| Levy Description     | Tax Value  | Tax Rate  | Tax Amount |
|----------------------|------------|-----------|------------|
| Medicaid             | 82400.00   | 3.303816  | \$272.23   |
| NYS Welfare Mandates | 82400.00   | 1.252189  | \$103.18   |
| Other NYS Mandates   | 82400.00   | 2.634994  | \$217.12   |
| County Levy          | 82400.00   | 0.52444   | \$43.21    |
| Town to Highway      | 82400.00   | 2.68147   | \$220.95   |
| Highway Outside Vill | 82400.00   | 1.870323  | \$154.11   |
| Gen Fund out of Vill | 82400.00   | 0.061713  | \$5.09     |
| Monticello Joint FD  | 82400.0000 | 1.79074   | \$147.56   |
| E b crawford mem lib | 82400.0000 | 0.331803  | \$27.34    |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 186.0000   | 8.457561  | \$1,573.11 |

**Total Tax: \$2,763.90**

**Payment History**

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

| Date       | Comments | Amount       | Paid By                  |
|------------|----------|--------------|--------------------------|
| 01/03/2012 | Tax Bill | \$2,763.90   |                          |
| 01/24/2012 | Payment  | (\$2,763.90) | ENTERTAINMENT PROP TRUST |

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

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

**TOWN OF THOMPSON**

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

**Property Address:** Joyland Rd **Account #:** **SWIS Code:** 484689  
**Owner:** **Bill #:** 4524 **School Code:** 484601  
 EPT Concord II LLC **Tax Map #:** **School District:**  
 PO Box 227 23.-1-55 Monticell  
 Kiamesha Lake NY 12751

**Land Assessment:** **Front:** 0 **Book #:** 2010  
 \$82,400.00 **Depth:** 0 **Page #:** 56692  
**Total Assessment:** **Acreage:** 37.14 **Roll Section:** 1  
 \$82,400.00 **Bank:** **Class:** 322  
**Tax Before Star:** \$2,306.88  
**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 | 82400.00   | 7.607815  | \$626.88   |
| Town to Highway      | 82400.00   | 1.753363  | \$144.48   |
| Highway Outside Vill | 82400.00   | 2.251213  | \$185.50   |
| Gen Fund out of Vill | 82400.00   | 0.00022   | \$0.02     |
| Monticello Joint FD  | 82400.0000 | 1.765412  | \$145.47   |
| E b crawford mem lib | 82400.0000 | 0.329987  | \$27.19    |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 186.0000   | 6.329784  | \$1,177.34 |

**Total Tax: \$2,306.88**

**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 | \$2,306.88   |         |
| 01/19/2011 | Payment  | (\$2,306.88) | OWNER   |

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

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

**Penalty Schedule**

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$2,306.88 ** |
| 02/28/2011 | \$23.07 | \$0.00 | \$2,329.95 ** |



### TOWN OF THOMPSON

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

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

**Account #:**  
**Bill #:** 4542  
**Tax Map #:**  
 23.-1-55

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

**Land Assessment:**  
 \$82,400.00  
**Total Assessment:**  
 \$82,400.00  
**Tax Before Star:** \$4,857.95  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 37.14  
**Bank:**

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

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

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| County&Court Expense | 82400.00   | 7.81     | \$643.70   |
| Town to Highway      | 82400.00   | 1.85     | \$152.40   |
| Highway Outside Vill | 82400.00   | 2.24     | \$184.44   |
| Gen Fund out of Vill | 82400.00   | 0        | \$0.00     |
| School Relevy        | 82400.0000 | 1        | \$1,675.34 |
| Monticello Joint FD  | 82400.0000 | 1.72     | \$141.41   |
| E b crawford mem lib | 82400.0000 | 0.3      | \$24.60    |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 186.0000   | 10.95    | \$2,036.06 |

**Total Tax: \$4,857.95**

### Payment History

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

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/04/2010 | Tax Bill | \$4,857.95 |         |

**Tax Due: \$4,857.95 \***

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

### Penalty Schedule

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

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2010 | \$0.00  | \$0.00 | \$4,857.95 ** |
| 02/28/2010 | \$48.58 | \$0.00 | \$4,906.53 ** |

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

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

Property Location: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-55  
 Bill # 014635  
 School Code: 484601  
 Liber / Page: 2010 / 56692

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

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 1,808.97            |
| Tax Paid:               | 1,808.97            |
| <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 | 82,400        | 21.953500   | 1,808.97   |

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 | 0177-00045 | 1,808.97 |          |

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: **23-1-61.2**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

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

- **Concord Development Corp.** by deed recorded in Liber 780 at page 1086 on May 29, 1973
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

**TAXES:**

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

23-1-01.2

**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



**TOWN OF THOMPSON**  
SULLIVAN COUNTY, NEW YORK

DATE: 12/15/2011  
DRAWN BY: J. B. WELLS  
CHECKED BY: J. B. WELLS  
SCALE: AS SHOWN  
SHEET NO. 1 OF 1

SULLIVAN COUNTY  
TAX MAP DEPARTMENT  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONTINGENCY  
UNLESS SPECIFICALLY NOTED  
MAY 1, 1982 (REVISED 1982)

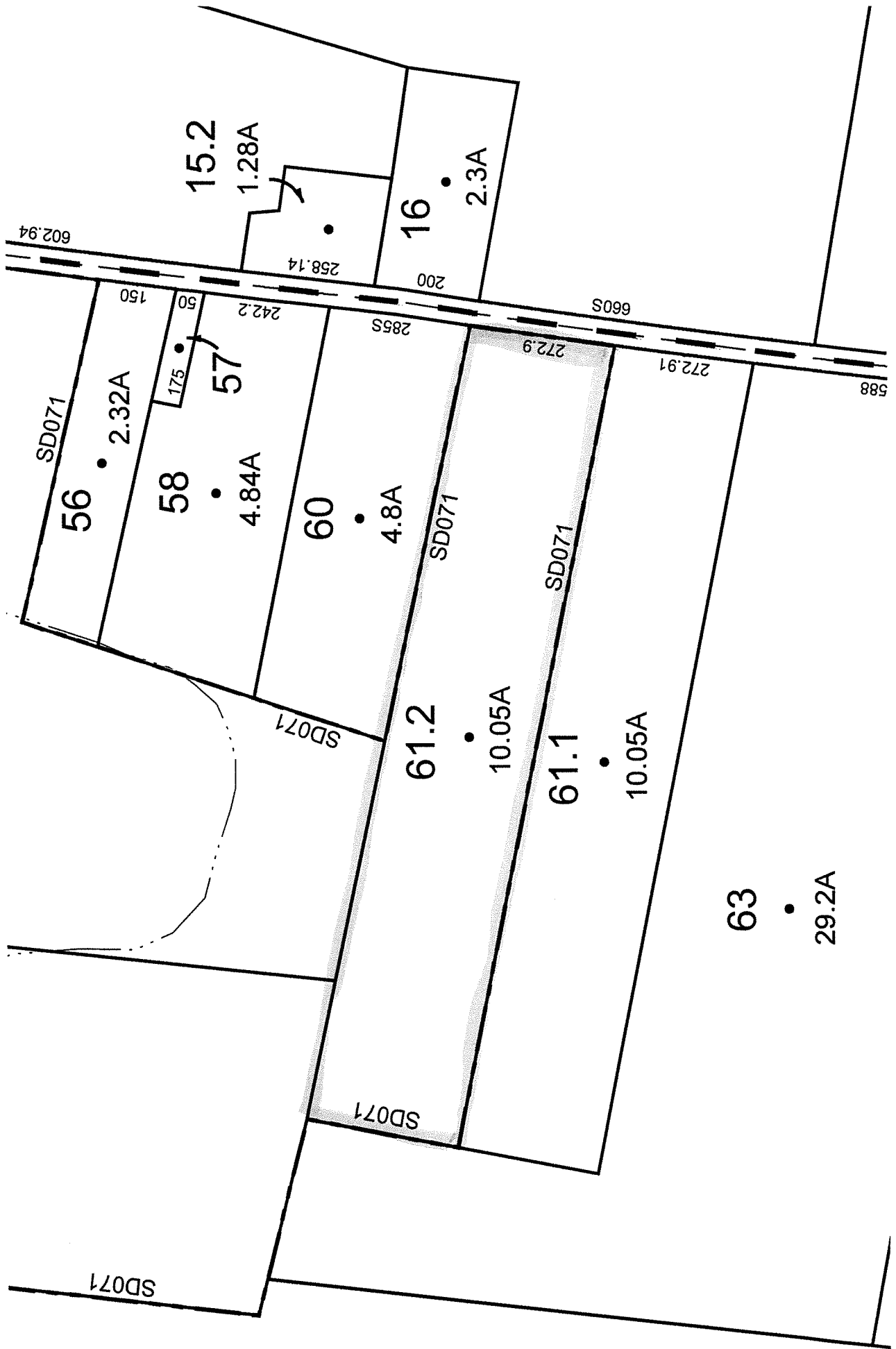
**WEILER MAPPING**  
SULLIVAN COUNTY, NEW YORK  
1000 STATE ST. SUITE 200  
CATSKILL, NY 12414  
PHONE: 518-837-1111  
FAX: 518-837-1112  
WWW.WEILERMAPPING.COM

REVISION TABLE

| NO. | DATE       | BY          | DESCRIPTION     |
|-----|------------|-------------|-----------------|
| 1   | 12/15/2011 | J. B. WELLS | INITIAL RELEASE |

SPECIAL DISTRICTS

| DISTRICT | NAME    | DATE       |
|----------|---------|------------|
| 1        | FRANCIS | 12/15/2011 |
| 2        | ELISA   | 12/15/2011 |
| 3        | FRANCIS | 12/15/2011 |
| 4        | FRANCIS | 12/15/2011 |
| 5        | FRANCIS | 12/15/2011 |
| 6        | FRANCIS | 12/15/2011 |
| 7        | FRANCIS | 12/15/2011 |
| 8        | FRANCIS | 12/15/2011 |
| 9        | FRANCIS | 12/15/2011 |
| 10       | FRANCIS | 12/15/2011 |
| 11       | FRANCIS | 12/15/2011 |
| 12       | FRANCIS | 12/15/2011 |
| 13       | FRANCIS | 12/15/2011 |
| 14       | FRANCIS | 12/15/2011 |
| 15       | FRANCIS | 12/15/2011 |
| 16       | FRANCIS | 12/15/2011 |
| 17       | FRANCIS | 12/15/2011 |
| 18       | FRANCIS | 12/15/2011 |
| 19       | FRANCIS | 12/15/2011 |
| 20       | FRANCIS | 12/15/2011 |
| 21       | FRANCIS | 12/15/2011 |
| 22       | FRANCIS | 12/15/2011 |
| 23       | FRANCIS | 12/15/2011 |
| 24       | FRANCIS | 12/15/2011 |
| 25       | FRANCIS | 12/15/2011 |
| 26       | FRANCIS | 12/15/2011 |
| 27       | FRANCIS | 12/15/2011 |
| 28       | FRANCIS | 12/15/2011 |
| 29       | FRANCIS | 12/15/2011 |
| 30       | FRANCIS | 12/15/2011 |
| 31       | FRANCIS | 12/15/2011 |
| 32       | FRANCIS | 12/15/2011 |
| 33       | FRANCIS | 12/15/2011 |
| 34       | FRANCIS | 12/15/2011 |
| 35       | FRANCIS | 12/15/2011 |
| 36       | FRANCIS | 12/15/2011 |
| 37       | FRANCIS | 12/15/2011 |
| 38       | FRANCIS | 12/15/2011 |
| 39       | FRANCIS | 12/15/2011 |
| 40       | FRANCIS | 12/15/2011 |
| 41       | FRANCIS | 12/15/2011 |
| 42       | FRANCIS | 12/15/2011 |
| 43       | FRANCIS | 12/15/2011 |
| 44       | FRANCIS | 12/15/2011 |
| 45       | FRANCIS | 12/15/2011 |
| 46       | FRANCIS | 12/15/2011 |
| 47       | FRANCIS | 12/15/2011 |
| 48       | FRANCIS | 12/15/2011 |
| 49       | FRANCIS | 12/15/2011 |
| 50       | FRANCIS | 12/15/2011 |
| 51       | FRANCIS | 12/15/2011 |
| 52       | FRANCIS | 12/15/2011 |
| 53       | FRANCIS | 12/15/2011 |
| 54       | FRANCIS | 12/15/2011 |
| 55       | FRANCIS | 12/15/2011 |
| 56       | FRANCIS | 12/15/2011 |
| 57       | FRANCIS | 12/15/2011 |
| 58       | FRANCIS | 12/15/2011 |
| 59       | FRANCIS | 12/15/2011 |
| 60       | FRANCIS | 12/15/2011 |
| 61       | FRANCIS | 12/15/2011 |
| 62       | FRANCIS | 12/15/2011 |
| 63       | FRANCIS | 12/15/2011 |
| 64       | FRANCIS | 12/15/2011 |
| 65       | FRANCIS | 12/15/2011 |
| 66       | FRANCIS | 12/15/2011 |
| 67       | FRANCIS | 12/15/2011 |
| 68       | FRANCIS | 12/15/2011 |
| 69       | FRANCIS | 12/15/2011 |
| 70       | FRANCIS | 12/15/2011 |
| 71       | FRANCIS | 12/15/2011 |
| 72       | FRANCIS | 12/15/2011 |
| 73       | FRANCIS | 12/15/2011 |
| 74       | FRANCIS | 12/15/2011 |
| 75       | FRANCIS | 12/15/2011 |
| 76       | FRANCIS | 12/15/2011 |
| 77       | FRANCIS | 12/15/2011 |
| 78       | FRANCIS | 12/15/2011 |
| 79       | FRANCIS | 12/15/2011 |
| 80       | FRANCIS | 12/15/2011 |
| 81       | FRANCIS | 12/15/2011 |
| 82       | FRANCIS | 12/15/2011 |
| 83       | FRANCIS | 12/15/2011 |
| 84       | FRANCIS | 12/15/2011 |
| 85       | FRANCIS | 12/15/2011 |
| 86       | FRANCIS | 12/15/2011 |
| 87       | FRANCIS | 12/15/2011 |
| 88       | FRANCIS | 12/15/2011 |
| 89       | FRANCIS | 12/15/2011 |
| 90       | FRANCIS | 12/15/2011 |
| 91       | FRANCIS | 12/15/2011 |
| 92       | FRANCIS | 12/15/2011 |
| 93       | FRANCIS | 12/15/2011 |
| 94       | FRANCIS | 12/15/2011 |
| 95       | FRANCIS | 12/15/2011 |
| 96       | FRANCIS | 12/15/2011 |
| 97       | FRANCIS | 12/15/2011 |
| 98       | FRANCIS | 12/15/2011 |
| 99       | FRANCIS | 12/15/2011 |
| 100      | FRANCIS | 12/15/2011 |



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

**Account #:**  
**Bill #:** 4515  
**Tax Map #:**  
 23.-1-61.2

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

**Land Assessment:** \$28,100.00  
**Total Assessment:** \$28,100.00  
**Tax Before Star:** \$762.29  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acresage:** 10.05  
**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             | 28100.00  | 3.301084  | \$92.76    |
| NYS Welfare Mandates | 28100.00  | 0.967879  | \$27.20    |
| Other NYS Mandates   | 28100.00  | 2.717525  | \$76.36    |
| County Levy          | 28100.00  | 1.548595  | \$43.52    |
| Town to Highway      | 28100.00  | 3.154942  | \$88.65    |
| Highway Outside Vill | 28100.00  | 1.976646  | \$55.54    |
| Gen Fund out of Vill | 28100.00  | 0.103961  | \$2.92     |
| Monticello Joint FD  | 28100.00  | 1.840265  | \$51.71    |
| E b crawford mem lib | 28100.00  | 0.562473  | \$15.81    |
| Kiamesha lake sewer  | 0.0000    | 88.458921 | \$0.00     |
| Kiamesha lake sewer  | 50.00     | 6.156489  | \$307.82   |

**Total Tax: \$762.29**

**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 | \$762.29   |         |
| 01/30/2014 | Payment  | (\$762.29) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4520  
**Tax Map #:**  
 23.-1-61.2

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

**Land Assessment:**  
 \$28,100.00  
**Total Assessment:**  
 \$28,100.00  
**Tax Before Star:** \$870.03  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 10.05  
**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             | 28100.00   | 3.484705  | \$97.92    |
| NYS Welfare Mandates | 28100.00   | 1.266335  | \$35.58    |
| Other NYS Mandates   | 28100.00   | 2.644283  | \$74.30    |
| County Levy          | 28100.00   | 1.180434  | \$33.17    |
| Town to Highway      | 28100.00   | 3.245076  | \$91.19    |
| Highway Outside Vill | 28100.00   | 1.876746  | \$52.74    |
| Gen Fund out of Vill | 28100.00   | 0.088185  | \$2.48     |
| Monticello Joint FD  | 28100.0000 | 1.786291  | \$50.19    |
| E b crawford mem lib | 28100.0000 | 0.390867  | \$10.98    |
| Kiamesha lake sewer  | 0.0000     | 85.379658 | \$0.00     |
| Kiamesha lake sewer  | 50.0000    | 8.429513  | \$421.48   |

**Total Tax: \$870.03**

## Payment History

(Payments made to the county directly may not be reflected on this site.)

| Date       | Comments | Amount     | Paid By        |
|------------|----------|------------|----------------|
| 01/02/2013 | Tax Bill | \$870.03   |                |
| 01/22/2013 | Payment  | (\$870.03) | EPR PROPERTIES |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

# TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320  
 4052 State Route 42  
 Monticello, NY 12701

**Property Address:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4527  
**Tax Map #:**  
 23.-1-61.2

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**  
 Monticell

**Land Assessment:**  
 \$28,100.00

**Total Assessment:**  
 \$28,100.00

**Tax Before Star:** \$828.97

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 10.05  
**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             | 28100.00   | 3.303816  | \$92.84    |
| NYS Welfare Mandates | 28100.00   | 1.252189  | \$35.19    |
| Other NYS Mandates   | 28100.00   | 2.634994  | \$74.04    |
| County Levy          | 28100.00   | 0.52444   | \$14.74    |
| Town to Highway      | 28100.00   | 2.68147   | \$75.35    |
| Highway Outside Vill | 28100.00   | 1.870323  | \$52.56    |
| Gen Fund out of Vill | 28100.00   | 0.061713  | \$1.73     |
| Monticello Joint FD  | 28100.0000 | 1.79074   | \$50.32    |
| E b crawford mem lib | 28100.0000 | 0.331803  | \$9.32     |
| Kiamesha lake sewer  | 0.0000     | 77.526874 | \$0.00     |
| Kiamesha lake sewer  | 50.0000    | 8.457561  | \$422.88   |

**Total Tax: \$828.97**

## Payment History

(Payments made to the county directly may not be reflected on this site.)

| Date       | Comments | Amount     | Paid By                  |
|------------|----------|------------|--------------------------|
| 01/03/2012 | Tax Bill | \$828.97   |                          |
| 01/24/2012 | Payment  | (\$828.97) | 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:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 PO Box 227  
 Kiamesha Lake NY 12751

**Account #:**  
**Bill #:** 4530  
**Tax Map #:**  
 23.-1-61.2

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**  
 Monticell

**Land Assessment:**  
 \$28,100.00

**Total Assessment:**  
 \$28,100.00

**Tax Before Star:** \$701.69

**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acres:** 10.05  
**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 | 28100.00   | 7.607815  | \$213.78   |
| Town to Highway      | 28100.00   | 1.753363  | \$49.27    |
| Highway Outside Vill | 28100.00   | 2.251213  | \$63.26    |
| Gen Fund out of Vill | 28100.00   | 0.00022   | \$0.01     |
| Monticello Joint FD  | 28100.0000 | 1.765412  | \$49.61    |
| E b crawford mem lib | 28100.0000 | 0.329987  | \$9.27     |
| Kiamesha lake sewer  | 0.0000     | 77.254174 | \$0.00     |
| Kiamesha lake sewer  | 50.0000    | 6.329784  | \$316.49   |

**Total Tax: \$701.69**

**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 | \$701.69   |         |
| 01/19/2011 | Payment  | (\$701.69) | 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 | \$701.69 ** |
| 02/28/2011 | \$7.02  | \$0.00 | \$708.71 ** |

# TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320  
 4052 State Route 42  
 Monticello, NY 12701

**Property Address:** Joyland Rd  
**Owner:**  
 Concord Resort LLC  
 PO Box 137  
 Kiamesha Lake NY 12751

**Account #:**  
**Bill #:** 4548  
**Tax Map #:**  
 23.-1-61.2

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**  
 Monticell

**Land Assessment:**  
 \$28,100.00

**Total Assessment:**  
 \$28,100.00

**Tax Before Star:** \$1,509.65  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 10.05  
**Bank:**

**Book #:** 3517  
**Page #:** 143  
**Roll Section:** 1  
**Class:** 322

**Exemptions:** There are currently no exemptions applied to this property.

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| County&Court Expense | 28100.00   | 7.81     | \$219.51   |
| Town to Highway      | 28100.00   | 1.85     | \$51.97    |
| Highway Outside Vill | 28100.00   | 2.24     | \$62.90    |
| Gen Fund out of Vill | 28100.00   | 0        | \$0.00     |
| School Relevy        | 28100.0000 | 1        | \$571.33   |
| Monticello Joint FD  | 28100.0000 | 1.72     | \$48.22    |
| E b crawford mem lib | 28100.0000 | 0.3      | \$8.39     |
| Kiamesha lake sewer  | 0.0000     | 71.18    | \$0.00     |
| Kiamesha lake sewer  | 50.0000    | 10.95    | \$547.33   |

**Total Tax: \$1,509.65**

## Payment History

(Payments made to the county directly may not be reflected on this site.)

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/04/2010 | Tax Bill | \$1,509.65 |         |

**Tax Due: \$1,509.65 \***

\* Does not include penalties or fees, if any.

## Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

| Pay By     | Penalty | Fee    | Total Due     |
|------------|---------|--------|---------------|
| 01/31/2010 | \$0.00  | \$0.00 | \$1,509.65 ** |
| 02/28/2010 | \$15.10 | \$0.00 | \$1,524.75 ** |

**Monticello Central School District**  
**237 Forestburgh Road, Monticello, NY 127001 845-794-1515**  
**Tax Certification**

**Tax Year: 2013 - 2014 School Tax**  
**Fiscal Year Ending 6/30/2014**

Property EPT Concord II, LLC  
 Owner(s): 909 Walnut St Ste 200  
 Kansas City, MO 64106

Property Location: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-61.2  
 Bill # 014641  
 School Code: 484601  
 Liber / Page: 2010 / 56692

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 616.89              |
| Tax Paid:               | 616.89              |
| <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 | 28,100        | 21.953500   | 616.89     |

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 | 0177-00046 | 616.89   |          |

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: **23-1-65.1**
- Address: **Joyland Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule "A" Description and Tax Map are attached.

**Prior ownership interests (20+ years):**

- **Mark Lewis Schulman & Morris Schulman** by deed recorded in Liber 1496 at page 694 on November 30, 1990
- **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:**

- **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

65.1

Fidelity National Title Insurance Company

File Number: 3789

SCHEDULE A

Schedule "A" Description

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 "23-1-65.1" 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, the following two (2) courses and distances;

- 1) South 70°41'39" East, a distance of 1141.99 feet and
- 2) South 69°53'51" East, a distance of 388.12 feet POINT AND PLACE OF BEGINNING:

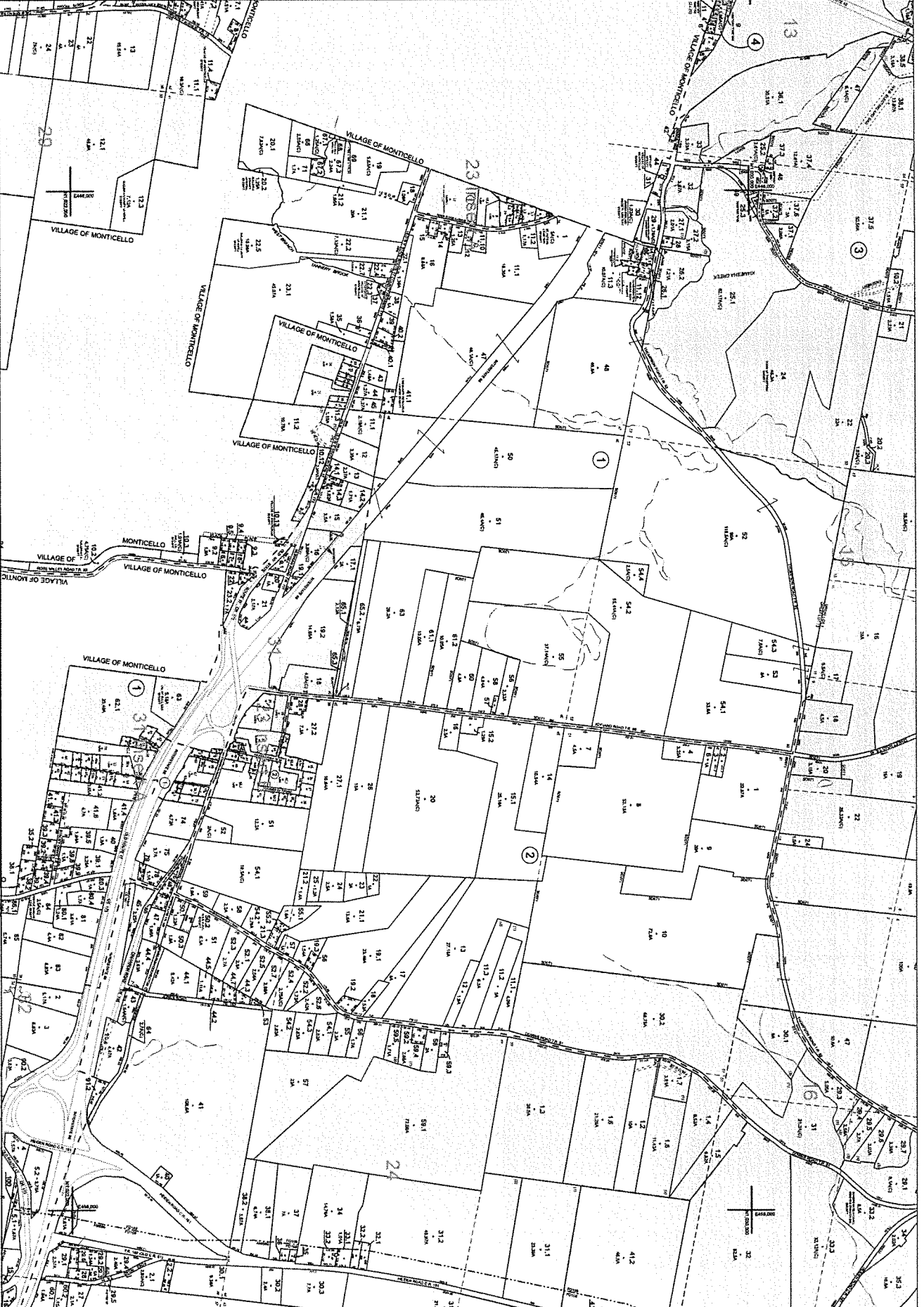
THENCE North 15°33'48" East, a distance of 50.17 feet;

THENCE South 71°52'02" East, distance of 1882.83 feet to the westerly line of Joyland Road;

THENCE along the westerly line of said Joyland Road, South 15°23'14" West, a distance of 50.18 feet;

THENCE North 71°52'02" West, a distance of 1882.99 feet to the line between lot numbers 40 and 46 said point being the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 94,372 square feet or 2.166 acres of land more or less.

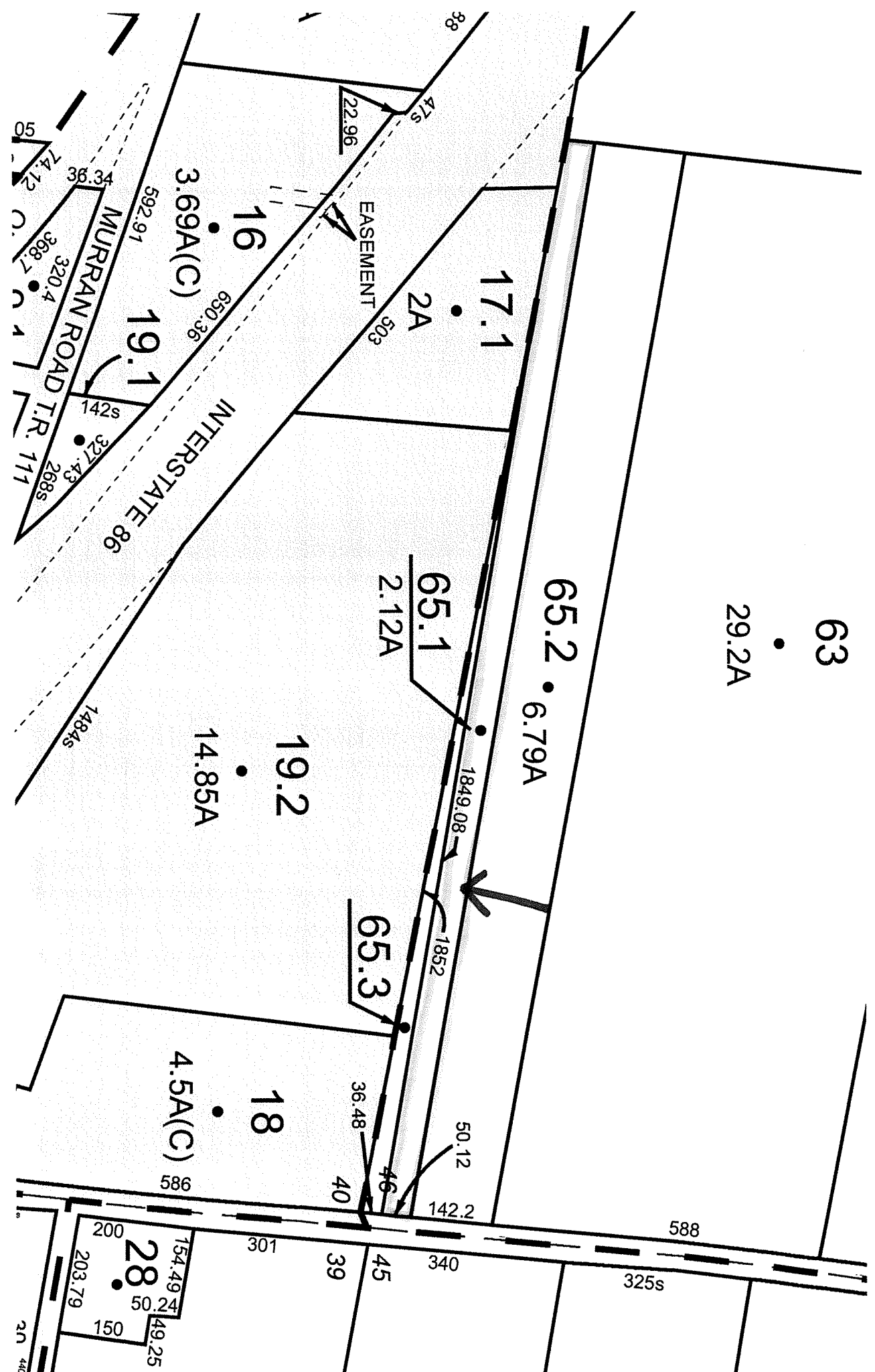


**SULLIVAN COUNTY  
TAX MAP DEPARTMENT**  
FOR THE PARISHES OF  
SULLIVAN COUNTY, ILLINOIS  
IN ACCORDANCE WITH THE  
PROVISIONS OF THE  
TAX MAP ACT OF 1978  
AND THE  
TAX MAP ACT OF 1985

**WELLEN MAPPING**  
301 E. MAIN ST. SUITE 100  
SULLIVAN, ILLINOIS 62459  
PHONE: 618-242-1000  
WWW.WELLENMAPPING.COM

| REVISION TABLE |          |             |        |
|----------------|----------|-------------|--------|
| NO.            | DATE     | DESCRIPTION | BY     |
| 1              | 01/15/13 | INITIAL     | WELLEN |
| 2              | 02/15/13 | INITIAL     | WELLEN |
| 3              | 03/15/13 | INITIAL     | WELLEN |
| 4              | 04/15/13 | INITIAL     | WELLEN |
| 5              | 05/15/13 | INITIAL     | WELLEN |
| 6              | 06/15/13 | INITIAL     | WELLEN |
| 7              | 07/15/13 | INITIAL     | WELLEN |
| 8              | 08/15/13 | INITIAL     | WELLEN |
| 9              | 09/15/13 | INITIAL     | WELLEN |
| 10             | 10/15/13 | INITIAL     | WELLEN |
| 11             | 11/15/13 | INITIAL     | WELLEN |
| 12             | 12/15/13 | INITIAL     | WELLEN |
| 13             | 01/15/14 | INITIAL     | WELLEN |
| 14             | 02/15/14 | INITIAL     | WELLEN |
| 15             | 03/15/14 | INITIAL     | WELLEN |
| 16             | 04/15/14 | INITIAL     | WELLEN |
| 17             | 05/15/14 | INITIAL     | WELLEN |
| 18             | 06/15/14 | INITIAL     | WELLEN |
| 19             | 07/15/14 | INITIAL     | WELLEN |
| 20             | 08/15/14 | INITIAL     | WELLEN |
| 21             | 09/15/14 | INITIAL     | WELLEN |
| 22             | 10/15/14 | INITIAL     | WELLEN |
| 23             | 11/15/14 | INITIAL     | WELLEN |
| 24             | 12/15/14 | INITIAL     | WELLEN |
| 25             | 01/15/15 | INITIAL     | WELLEN |
| 26             | 02/15/15 | INITIAL     | WELLEN |
| 27             | 03/15/15 | INITIAL     | WELLEN |
| 28             | 04/15/15 | INITIAL     | WELLEN |
| 29             | 05/15/15 | INITIAL     | WELLEN |
| 30             | 06/15/15 | INITIAL     | WELLEN |
| 31             | 07/15/15 | INITIAL     | WELLEN |
| 32             | 08/15/15 | INITIAL     | WELLEN |
| 33             | 09/15/15 | INITIAL     | WELLEN |
| 34             | 10/15/15 | INITIAL     | WELLEN |
| 35             | 11/15/15 | INITIAL     | WELLEN |
| 36             | 12/15/15 | INITIAL     | WELLEN |
| 37             | 01/15/16 | INITIAL     | WELLEN |
| 38             | 02/15/16 | INITIAL     | WELLEN |
| 39             | 03/15/16 | INITIAL     | WELLEN |
| 40             | 04/15/16 | INITIAL     | WELLEN |
| 41             | 05/15/16 | INITIAL     | WELLEN |
| 42             | 06/15/16 | INITIAL     | WELLEN |
| 43             | 07/15/16 | INITIAL     | WELLEN |
| 44             | 08/15/16 | INITIAL     | WELLEN |
| 45             | 09/15/16 | INITIAL     | WELLEN |
| 46             | 10/15/16 | INITIAL     | WELLEN |
| 47             | 11/15/16 | INITIAL     | WELLEN |
| 48             | 12/15/16 | INITIAL     | WELLEN |
| 49             | 01/15/17 | INITIAL     | WELLEN |
| 50             | 02/15/17 | INITIAL     | WELLEN |
| 51             | 03/15/17 | INITIAL     | WELLEN |
| 52             | 04/15/17 | INITIAL     | WELLEN |
| 53             | 05/15/17 | INITIAL     | WELLEN |
| 54             | 06/15/17 | INITIAL     | WELLEN |
| 55             | 07/15/17 | INITIAL     | WELLEN |
| 56             | 08/15/17 | INITIAL     | WELLEN |
| 57             | 09/15/17 | INITIAL     | WELLEN |
| 58             | 10/15/17 | INITIAL     | WELLEN |
| 59             | 11/15/17 | INITIAL     | WELLEN |
| 60             | 12/15/17 | INITIAL     | WELLEN |
| 61             | 01/15/18 | INITIAL     | WELLEN |
| 62             | 02/15/18 | INITIAL     | WELLEN |
| 63             | 03/15/18 | INITIAL     | WELLEN |
| 64             | 04/15/18 | INITIAL     | WELLEN |
| 65             | 05/15/18 | INITIAL     | WELLEN |
| 66             | 06/15/18 | INITIAL     | WELLEN |
| 67             | 07/15/18 | INITIAL     | WELLEN |
| 68             | 08/15/18 | INITIAL     | WELLEN |
| 69             | 09/15/18 | INITIAL     | WELLEN |
| 70             | 10/15/18 | INITIAL     | WELLEN |
| 71             | 11/15/18 | INITIAL     | WELLEN |
| 72             | 12/15/18 | INITIAL     | WELLEN |
| 73             | 01/15/19 | INITIAL     | WELLEN |
| 74             | 02/15/19 | INITIAL     | WELLEN |
| 75             | 03/15/19 | INITIAL     | WELLEN |
| 76             | 04/15/19 | INITIAL     | WELLEN |
| 77             | 05/15/19 | INITIAL     | WELLEN |
| 78             | 06/15/19 | INITIAL     | WELLEN |
| 79             | 07/15/19 | INITIAL     | WELLEN |
| 80             | 08/15/19 | INITIAL     | WELLEN |
| 81             | 09/15/19 | INITIAL     | WELLEN |
| 82             | 10/15/19 | INITIAL     | WELLEN |
| 83             | 11/15/19 | INITIAL     | WELLEN |
| 84             | 12/15/19 | INITIAL     | WELLEN |
| 85             | 01/15/20 | INITIAL     | WELLEN |
| 86             | 02/15/20 | INITIAL     | WELLEN |
| 87             | 03/15/20 | INITIAL     | WELLEN |
| 88             | 04/15/20 | INITIAL     | WELLEN |
| 89             | 05/15/20 | INITIAL     | WELLEN |
| 90             | 06/15/20 | INITIAL     | WELLEN |
| 91             | 07/15/20 | INITIAL     | WELLEN |
| 92             | 08/15/20 | INITIAL     | WELLEN |
| 93             | 09/15/20 | INITIAL     | WELLEN |
| 94             | 10/15/20 | INITIAL     | WELLEN |
| 95             | 11/15/20 | INITIAL     | WELLEN |
| 96             | 12/15/20 | INITIAL     | WELLEN |
| 97             | 01/15/21 | INITIAL     | WELLEN |
| 98             | 02/15/21 | INITIAL     | WELLEN |
| 99             | 03/15/21 | INITIAL     | WELLEN |
| 100            | 04/15/21 | INITIAL     | WELLEN |

**TOWN OF THOMPSON**  
SULLIVAN COUNTY, ILLINOIS  
11/15/18



### TOWN OF THOMPSON

Dori Huebner - Town of Thompson Tax Receiver  
 PO Box 240, 4052 State Route 42, Monticello NY 12701  
 (845) 794-2500 x320 - FAX (845) 794-8600  
 www.townofthompson.com

**Property Address:** Joyland Rd  
**Owner:**  
 EPT Concord II LLC  
 909 Walnut St Ste 200  
 Kansas City MO 64106

**Account #:**  
**Bill #:** 4517  
**Tax Map #:**  
 23.-1-65.1

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**

**Land Assessment:**  
 \$61,700.00  
**Total Assessment:**  
 \$61,700.00  
**Tax Before Star:** \$997.89  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.17  
**Bank:**

**Book #:** 2013  
**Page #:** 8374  
**Roll Section:** 1  
**Class:** 314

**Exemptions:** There are currently no exemptions applied to this property.

| Levy Description     | Tax Value | Tax Rate | Tax Amount |
|----------------------|-----------|----------|------------|
| Medicaid             | 61700.00  | 3.301084 | \$203.68   |
| NYS Welfare Mandates | 61700.00  | 0.967879 | \$59.72    |
| Other NYS Mandates   | 61700.00  | 2.717525 | \$167.67   |
| County Levy          | 61700.00  | 1.548595 | \$95.55    |
| Town to Highway      | 61700.00  | 3.154942 | \$194.66   |
| Highway Outside Vill | 61700.00  | 1.976646 | \$121.96   |
| Gen Fund out of Vill | 61700.00  | 0.103961 | \$6.41     |
| Monticello Joint FD  | 61700.00  | 1.840265 | \$113.54   |
| E b crawford mem lib | 61700.00  | 0.562473 | \$34.70    |

**Total Tax: \$997.89**

#### 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 | \$997.89   |         |
| 01/30/2014 | Payment  | (\$997.89) | 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:** Joyland Rd  
**Owner:**  
 Schulman Mark L  
 Schulman Morris  
 C/O EPT CONCORD  
 909 WALNUT SUITE 200  
 KANSAS CITY MO 64106

**Account #:**  
**Bill #:** 4522  
**Tax Map #:**  
 23.-1-65.1

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**  
 Monticell

**Land Assessment:**  
 \$12,200.00  
**Total Assessment:**  
 \$12,200.00  
**Tax Before Star:** \$194.75  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.12  
**Bank:**

**Book #:** 2407  
**Page #:** 427  
**Roll Section:** 1  
**Class:** 314

**Exemptions:** There are currently no exemptions applied to this property.

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| Medicaid             | 12200.00   | 3.484705 | \$42.51    |
| NYS Welfare Mandates | 12200.00   | 1.266335 | \$15.45    |
| Other NYS Mandates   | 12200.00   | 2.644283 | \$32.26    |
| County Levy          | 12200.00   | 1.180434 | \$14.40    |
| Town to Highway      | 12200.00   | 3.245076 | \$39.59    |
| Highway Outside Vill | 12200.00   | 1.876746 | \$22.90    |
| Gen Fund out of Vill | 12200.00   | 0.088185 | \$1.08     |
| Monticello Joint FD  | 12200.0000 | 1.786291 | \$21.79    |
| E b crawford mem lib | 12200.0000 | 0.390867 | \$4.77     |

**Total Tax: \$194.75**

## 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 | \$194.75   |         |
| 01/30/2013 | Payment  | (\$194.75) | OWNER   |

**Tax Due: \$0.00 \***

\* Does not include penalties or fees, if any.

## Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

# TOWN OF THOMPSON

Dori Huebner - Tax Receiver (845)-794-2500 x320  
 4052 State Route 42  
 Monticello, NY 12701

**Property Address:** Joyland Rd  
**Owner:**  
 Schulman Mark L  
 Schulman Morris  
 PO Box 945  
 Monticello NY 12701

**Account #:**  
**Bill #:** 4529  
**Tax Map #:**  
 23.-1-65.1

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**  
 Monticell

**Land Assessment:**  
 \$12,200.00  
**Total Assessment:**  
 \$12,200.00  
**Tax Before Star:** \$176.32  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.12  
**Bank:**

**Book #:** 2407  
**Page #:** 427  
**Roll Section:** 1  
**Class:** 314

**Exemptions:** There are currently no exemptions applied to this property.

| Levy Description     | Tax Value  | Tax Rate | Tax Amount |
|----------------------|------------|----------|------------|
| Medicaid             | 12200.00   | 3.303816 | \$40.31    |
| NYS Welfare Mandates | 12200.00   | 1.252189 | \$15.28    |
| Other NYS Mandates   | 12200.00   | 2.634994 | \$32.15    |
| County Levy          | 12200.00   | 0.52444  | \$6.40     |
| Town to Highway      | 12200.00   | 2.68147  | \$32.71    |
| Highway Outside Vill | 12200.00   | 1.870323 | \$22.82    |
| Gen Fund out of Vill | 12200.00   | 0.061713 | \$0.75     |
| Monticello Joint FD  | 12200.0000 | 1.79074  | \$21.85    |
| E b crawford mem lib | 12200.0000 | 0.331803 | \$4.05     |

**Total Tax: \$176.32**

## Payment History

(Payments made to the county directly may not be reflected on this site.)

| Date       | Comments | Amount     | Paid By |
|------------|----------|------------|---------|
| 01/03/2012 | Tax Bill | \$176.32   |         |
| 01/31/2012 | Payment  | (\$176.32) | 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:** Joyland Rd  
**Owner:**  
 Schulman Mark L  
 Schulman Morris  
 PO Box 945  
 Monticello NY 12701

**Account #:**  
**Bill #:** 4532  
**Tax Map #:**  
 23.-1-65.1

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**  
 Monticell

**Land Assessment:**  
 \$12,200.00  
**Total Assessment:**  
 \$12,200.00  
**Tax Before Star:** \$423.65  
**Star Savings:** \$0.00

**Front:** 0  
**Depth:** 0  
**Acreage:** 2.12  
**Bank:**

**Book #:** 2407  
**Page #:** 427  
**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 | 12200.00   | 7.607815 | \$92.82    |
| Town to Highway      | 12200.00   | 1.753363 | \$21.39    |
| Highway Outside Vill | 12200.00   | 2.251213 | \$27.46    |
| Gen Fund out of Vill | 12200.00   | 0.00022  | \$0.00     |
| School Relevy        | 12200.0000 | 1        | \$256.41   |
| Monticello Joint FD  | 12200.0000 | 1.765412 | \$21.54    |
| E b crawford mem lib | 12200.0000 | 0.329987 | \$4.03     |

**Total Tax: \$423.65**

## 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 | \$423.65 |         |

**Tax Due: \$423.65 \***

\* Does not include penalties or fees, if any.

## Penalty Schedule

This table shows the penalties that will be due for late payments on this property.

| Pay By     | Penalty | Fee    | Total Due   |
|------------|---------|--------|-------------|
| 01/31/2011 | \$0.00  | \$0.00 | \$423.65 ** |
| 02/28/2011 | \$4.24  | \$0.00 | \$427.89 ** |
| 03/31/2011 | \$8.47  | \$2.00 | \$434.12 ** |

**TOWN OF THOMPSON**

Dori Huebner - Tax Receiver (845)-794-2500 x320  
 4052 State Route 42  
 Monticello, NY 12701

**Property Address:** Joyland Rd  
**Owner:**  
 Schulman Mark L  
 Schulman Morris  
 PO Box 945  
 Monticello NY 12701

**Account #:**  
**Bill #:** 4550  
**Tax Map #:**  
 23.-1-65.1

**SWIS Code:** 484689  
**School Code:** 484601  
**School District:**  
 Monticell

**Land Assessment:**

\$12,200.00

**Total Assessment:**

\$12,200.00

**Tax Before Star:** \$417.82**Star Savings:** \$0.00**Front:** 0**Depth:** 0**Acreage:** 2.12**Bank:****Book #:** 2407**Page #:** 427**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 | 12200.00   | 7.81     | \$95.31    |
| Town to Highway      | 12200.00   | 1.85     | \$22.56    |
| Highway Outside Vill | 12200.00   | 2.24     | \$27.31    |
| Gen Fund out of Vill | 12200.00   | 0        | \$0.00     |
| School Relevy        | 12200.0000 | 1        | \$248.06   |
| Monticello Joint FD  | 12200.0000 | 1.72     | \$20.94    |
| E b crawford mem lib | 12200.0000 | 0.3      | \$3.64     |

**Total Tax: \$417.82****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 | \$417.82 |         |

**Tax Due: \$417.82 \***

\* 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 | \$417.82 ** |
| 02/28/2010 | \$4.18  | \$0.00 | \$422.00 ** |
| 03/31/2010 | \$8.36  | \$2.00 | \$428.18 ** |

**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: Joyland Rd  
 SWIS Code: 484689 Thompson  
 Tax Map # 23.-1-65.1  
 Bill # 014643  
 School Code: 484601  
 Liber / Page: 2012 / 8953

|                         |                     |
|-------------------------|---------------------|
| Tax Amount:             | 1,354.53            |
| Tax Paid:               | 1,354.53            |
| <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 | 61,700        | 21.953500   | 1,354.53   |

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 | 0177-00047 | 1,354.53 |          |

Sheri Bisland  
 School Tax Collector

Last Updated: 11/25/13 09:37 A