

Attachment VIII.C.2.a.-7



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: **23-2-1**
- 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):

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 1083 at page 278 on June 14, 1983
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

23-21

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

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 #:** 4524 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-1
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$46,800.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 20.87 **Roll Section:** 1
 \$46,800.00 **Bank:** **Class:** 322
Tax Before Star: \$1,397.18
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	46800.00	3.301084	\$154.49
NYS Welfare Mandates	46800.00	0.967879	\$45.30
Other NYS Mandates	46800.00	2.717525	\$127.18
County Levy	46800.00	1.548595	\$72.47
Town to Highway	46800.00	3.154942	\$147.65
Highway Outside Vill	46800.00	1.976646	\$92.51
Gen Fund out of Vill	46800.00	0.103961	\$4.87
Monticello Joint FD	46800.00	1.840265	\$86.12
E b crawford mem lib	46800.00	0.562473	\$26.32
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	104.00	6.156489	\$640.27

Total Tax: \$1,397.18

Payment History

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

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$1,397.18	
01/30/2014	Payment	(\$1,397.18)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

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

Property Address: Joyland Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4529 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-1 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$46,800.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 20.87 **Roll Section:** 1
 \$46,800.00 **Bank:** **Class:** 322
Tax Before Star: \$1,623.72
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	46800.00	3.484705	\$163.08
NYS Welfare Mandates	46800.00	1.266335	\$59.26
Other NYS Mandates	46800.00	2.644283	\$123.75
County Levy	46800.00	1.180434	\$55.24
Town to Highway	46800.00	3.245076	\$151.87
Highway Outside Vill	46800.00	1.876746	\$87.83
Gen Fund out of Vill	46800.00	0.088185	\$4.13
Monticello Joint FD	46800.0000	1.786291	\$83.60
E b crawford mem lib	46800.0000	0.390867	\$18.29
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	104.0000	8.429513	\$876.67

Total Tax: \$1,623.72

Payment History

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

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$1,623.72	
01/22/2013	Payment	(\$1,623.72)	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 #:** 4539 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-1 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$46,800.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 20.87 **Roll Section:** 1
 \$46,800.00 **Bank:** **Class:** 322
Tax Before Star: \$1,555.92
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	46800.00	3.303816	\$154.62
NYS Welfare Mandates	46800.00	1.252189	\$58.60
Other NYS Mandates	46800.00	2.634994	\$123.32
County Levy	46800.00	0.52444	\$24.54
Town to Highway	46800.00	2.68147	\$125.49
Highway Outside Vill	46800.00	1.870323	\$87.53
Gen Fund out of Vill	46800.00	0.061713	\$2.89
Monticello Joint FD	46800.0000	1.79074	\$83.81
E b crawford mem lib	46800.0000	0.331803	\$15.53
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	104.0000	8.457561	\$879.59

Total Tax: \$1,555.92

Payment History

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

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$1,555.92	
01/24/2012	Payment	(\$1,555.92)	ENTERTASINMENT 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 #: 4542
Tax Map #:
 23.-2-1

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

Land Assessment:
 \$46,800.00
Total Assessment:
 \$46,800.00
Tax Before Star: \$1,299.84
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 20.87
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	46800.00	7.607815	\$356.05
Town to Highway	46800.00	1.753363	\$82.06
Highway Outside Vill	46800.00	2.251213	\$105.36
Gen Fund out of Vill	46800.00	0.00022	\$0.01
Monticello Joint FD	46800.0000	1.765412	\$82.62
E b crawford mem lib	46800.0000	0.329987	\$15.44
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	104.0000	6.329784	\$658.30

Total Tax: \$1,299.84

Payment History

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

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,299.84	
01/19/2011	Payment	(\$1,299.84)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$1,299.84 **
02/28/2011	\$13.00	\$0.00	\$1,312.84 **

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 #:** 4561 **School Code:** 484601
 Concord Resort LLC **Tax Map #:** **School District:**
 PO Box 137 23.-2-1 Monticell
 Kiamesha Lake NY 12751

Land Assessment: **Front:** 0 **Book #:** 3517
 \$46,800.00 **Depth:** 0 **Page #:** 143
Total Assessment: **Acres:** 20.87 **Roll Section:** 1
 \$46,800.00 **Bank:** **Class:** 322
Tax Before Star: \$2,741.18
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	46800.00	7.81	\$365.60
Town to Highway	46800.00	1.85	\$86.56
Highway Outside Vill	46800.00	2.24	\$104.75
Gen Fund out of Vill	46800.00	0	\$0.00
School Relevy	46800.0000	1	\$951.54
Monticello Joint FD	46800.0000	1.72	\$80.32
E b crawford mem lib	46800.0000	0.3	\$13.97
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	104.0000	10.95	\$1,138.44

Total Tax: \$2,741.18

Payment History

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

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$2,741.18	

Tax Due: \$2,741.18 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$2,741.18 **
02/28/2010	\$27.41	\$0.00	\$2,768.59 **

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.-2-1
 Bill # 014650
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	1,027.42
Tax Paid:	1,027.42
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	46,800	21.953500	1,027.42

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	0177-00048	1,027.42	

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: **23-2-2**
- 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):

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 1086 at page 349 on July 18, 1983
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ▪ Monticello ▪ New York 12701

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

23-2-2

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

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 #:** 4525 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-2
 Kansas City MO 64106

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$115.51 **Acres:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	6000.00	3.301084	\$19.81
NYS Welfare Mandates	6000.00	0.967879	\$5.81
Other NYS Mandates	6000.00	2.717525	\$16.31
County Levy	6000.00	1.548595	\$9.29
Town to Highway	6000.00	3.154942	\$18.93
Highway Outside Vill	6000.00	1.976646	\$11.86
Gen Fund out of Vill	6000.00	0.103961	\$0.62
Monticello Joint FD	6000.00	1.840265	\$11.04
E b crawford mem lib	6000.00	0.562473	\$3.37
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	3.00	6.156489	\$18.47

Total Tax: \$115.51

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	\$115.51	
01/30/2014	Payment	(\$115.51)	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 - 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 #:** 4530 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-2 Monticell
 Kansas City MO 64106

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$121.08 **Acreeage:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	6000.00	3.484705	\$20.91
NYS Welfare Mandates	6000.00	1.266335	\$7.60
Other NYS Mandates	6000.00	2.644283	\$15.87
County Levy	6000.00	1.180434	\$7.08
Town to Highway	6000.00	3.245076	\$19.47
Highway Outside Vill	6000.00	1.876746	\$11.26
Gen Fund out of Vill	6000.00	0.088185	\$0.53
Monticello Joint FD	6000.0000	1.786291	\$10.72
E b crawford mem lib	6000.0000	0.390867	\$2.35
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	3.0000	8.429513	\$25.29

Total Tax: \$121.08

Payment History

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

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$121.08	
01/22/2013	Payment	(\$121.08)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-2 Monticell
 Kansas City MO 64106

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$112.07 **Acreage:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	6000.00	3.303816	\$19.82
NYS Welfare Mandates	6000.00	1.252189	\$7.51
Other NYS Mandates	6000.00	2.634994	\$15.81
County Levy	6000.00	0.52444	\$3.15
Town to Highway	6000.00	2.68147	\$16.09
Highway Outside Vill	6000.00	1.870323	\$11.22
Gen Fund out of Vill	6000.00	0.061713	\$0.37
Monticello Joint FD	6000.0000	1.79074	\$10.74
E b crawford mem lib	6000.0000	0.331803	\$1.99
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	3.0000	8.457561	\$25.37

Total Tax: \$112.07

Payment History

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

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$112.07	
01/24/2012	Payment	(\$112.07)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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 #:** 4543 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 23.-2-2 Monticell
 Kiamesha Lake NY 12751

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$101.24 **Acresage:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	6000.00	7.607815	\$45.65
Town to Highway	6000.00	1.753363	\$10.52
Highway Outside Vill	6000.00	2.251213	\$13.51
Gen Fund out of Vill	6000.00	0.00022	\$0.00
Monticello Joint FD	6000.0000	1.765412	\$10.59
E b crawford mem lib	6000.0000	0.329987	\$1.98
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	3.0000	6.329784	\$18.99

Total Tax: \$101.24

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	\$101.24	
01/19/2011	Payment	(\$101.24)	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	\$101.24 **
02/28/2011	\$1.01	\$0.00	\$102.25 **
03/31/2011	\$2.02	\$2.00	\$105.26 **

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 #: 4562
Tax Map #:
 23.-2-2

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

Land Assessment: \$6,000.00
Total Assessment: \$6,000.00
Tax Before Star: \$238.33
Star Savings: \$0.00

Front: 75
Depth: 436.7
Acreeage: 0
Bank:

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

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	6000.00	7.81	\$46.87
Town to Highway	6000.00	1.85	\$11.10
Highway Outside Vill	6000.00	2.24	\$13.43
Gen Fund out of Vill	6000.00	0	\$0.00
School Relevy	6000.0000	1	\$122.00
Monticello Joint FD	6000.0000	1.72	\$10.30
E b crawford mem lib	6000.0000	0.3	\$1.79
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	3.0000	10.95	\$32.84

Total Tax: \$238.33

Payment History

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

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$238.33	

Tax Due: \$238.33 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$238.33 **
02/28/2010	\$2.38	\$0.00	\$240.71 **
03/31/2010	\$4.77	\$2.00	\$245.10 **

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.-2-2
 Bill # 014651
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	131.72
Tax Paid:	131.72
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	6,000	21.953500	131.72

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	0177-00049	131.72	

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: **23-2-3**
- 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):

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 1086 at page 349 on July 18, 1983
- **Concord Associates L.P.** by deed recorded in 2083 at page 288 on February 10, 1999 and by correction deed in Liber 2111 in Liber 399 on June 4, 1999
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

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

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ▪ Monticello ▪ New York 12701

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

23-2-3

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

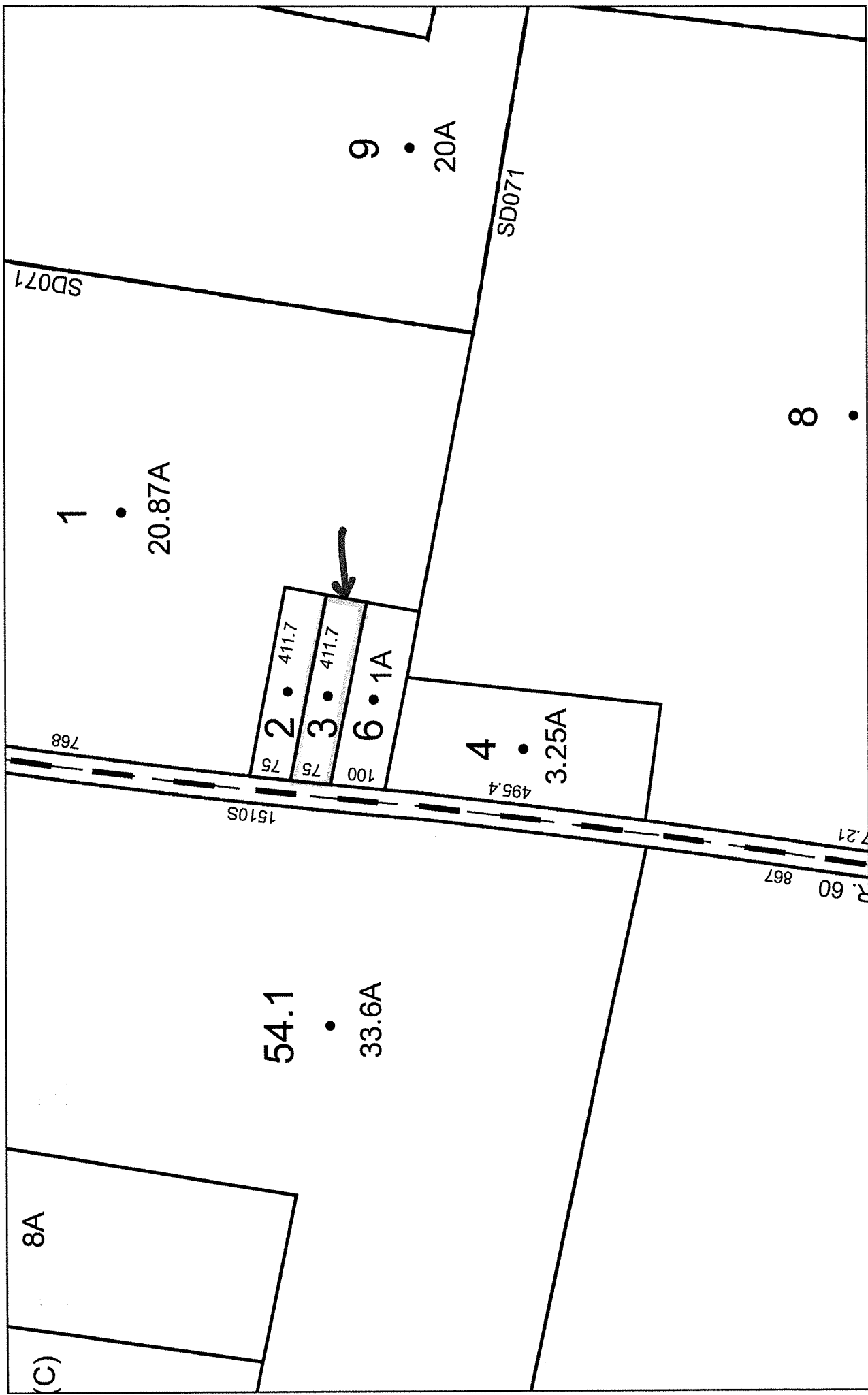
7) North 05°59'34" East, a distance of 438.84 feet to the POINT AND PLACE
OF BEGINNING.

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



1 •
20.87A

2 • 411.7
75

3 • 411.7
75

6 • 1A
100

4 •
3.25A
495.4

8 •

9 •
20A

8A

(C)

54.1 •
33.6A

SD071

SD071

768

1510S

495.4

867

7.21

R. 60

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 #:** 4526 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-3
 Kansas City MO 64106

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$115.51 **Acresage:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	6000.00	3.301084	\$19.81
NYS Welfare Mandates	6000.00	0.967879	\$5.81
Other NYS Mandates	6000.00	2.717525	\$16.31
County Levy	6000.00	1.548595	\$9.29
Town to Highway	6000.00	3.154942	\$18.93
Highway Outside Vill	6000.00	1.976646	\$11.86
Gen Fund out of Vill	6000.00	0.103961	\$0.62
Monticello Joint FD	6000.00	1.840265	\$11.04
E b crawford mem lib	6000.00	0.562473	\$3.37
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	3.00	6.156489	\$18.47

Total Tax: \$115.51

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	\$115.51	
01/30/2014	Payment	(\$115.51)	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 - 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 #:** 4531 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-3 Monticell
 Kansas City MO 64106

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$121.08 **Acreage:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	6000.00	3.484705	\$20.91
NYS Welfare Mandates	6000.00	1.266335	\$7.60
Other NYS Mandates	6000.00	2.644283	\$15.87
County Levy	6000.00	1.180434	\$7.08
Town to Highway	6000.00	3.245076	\$19.47
Highway Outside Vill	6000.00	1.876746	\$11.26
Gen Fund out of Vill	6000.00	0.088185	\$0.53
Monticello Joint FD	6000.0000	1.786291	\$10.72
E b crawford mem lib	6000.0000	0.390867	\$2.35
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	3.0000	8.429513	\$25.29

Total Tax: \$121.08

Payment History

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

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$121.08	
01/22/2013	Payment	(\$121.08)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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 #:** 4541 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-3 Monticell
 Kansas City MO 64106

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$112.07 **Acresage:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	6000.00	3.303816	\$19.82
NYS Welfare Mandates	6000.00	1.252189	\$7.51
Other NYS Mandates	6000.00	2.634994	\$15.81
County Levy	6000.00	0.52444	\$3.15
Town to Highway	6000.00	2.68147	\$16.09
Highway Outside Vill	6000.00	1.870323	\$11.22
Gen Fund out of Vill	6000.00	0.061713	\$0.37
Monticello Joint FD	6000.0000	1.79074	\$10.74
E b crawford mem lib	6000.0000	0.331803	\$1.99
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	3.0000	8.457561	\$25.37

Total Tax: \$112.07

Payment History

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

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$112.07	
01/24/2012	Payment	(\$112.07)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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 #:** 4544 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 23.-2-3 Monticell
 Kiamesha Lake NY 12751

Land Assessment: \$6,000.00 **Front:** 75 **Book #:** 2010
Total Assessment: \$6,000.00 **Depth:** 436.7 **Page #:** 56692
Tax Before Star: \$101.24 **Acresage:** 0 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	6000.00	7.607815	\$45.65
Town to Highway	6000.00	1.753363	\$10.52
Highway Outside Vill	6000.00	2.251213	\$13.51
Gen Fund out of Vill	6000.00	0.00022	\$0.00
Monticello Joint FD	6000.0000	1.765412	\$10.59
E b crawford mem lib	6000.0000	0.329987	\$1.98
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	3.0000	6.329784	\$18.99

Total Tax: \$101.24

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	\$101.24	
01/19/2011	Payment	(\$101.24)	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	\$101.24 **
02/28/2011	\$1.01	\$0.00	\$102.25 **
03/31/2011	\$2.02	\$2.00	\$105.26 **

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 #: 4563
Tax Map #:
 23.-2-3

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

Land Assessment: \$6,000.00
Total Assessment: \$6,000.00
Tax Before Star: \$238.33
Star Savings: \$0.00

Front: 75
Depth: 436.7
Acreage: 0
Bank:

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

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	6000.00	7.81	\$46.87
Town to Highway	6000.00	1.85	\$11.10
Highway Outside Vill	6000.00	2.24	\$13.43
Gen Fund out of Vill	6000.00	0	\$0.00
School Relevy	6000.0000	1	\$122.00
Monticello Joint FD	6000.0000	1.72	\$10.30
E b crawford mem lib	6000.0000	0.3	\$1.79
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	3.0000	10.95	\$32.84

Total Tax: \$238.33

Payment History

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

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$238.33	

Tax Due: \$238.33 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$238.33 **
02/28/2010	\$2.38	\$0.00	\$240.71 **
03/31/2010	\$4.77	\$2.00	\$245.10 **

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.-2-3
 Bill # 014652
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	131.72
Tax Paid:	131.72
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	6,000	21.953500	131.72

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	0177-00050	131.72	

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: **23-2-4**
- 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):

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 941 at page 83 on September 20, 1979
- **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

23-2-4

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**

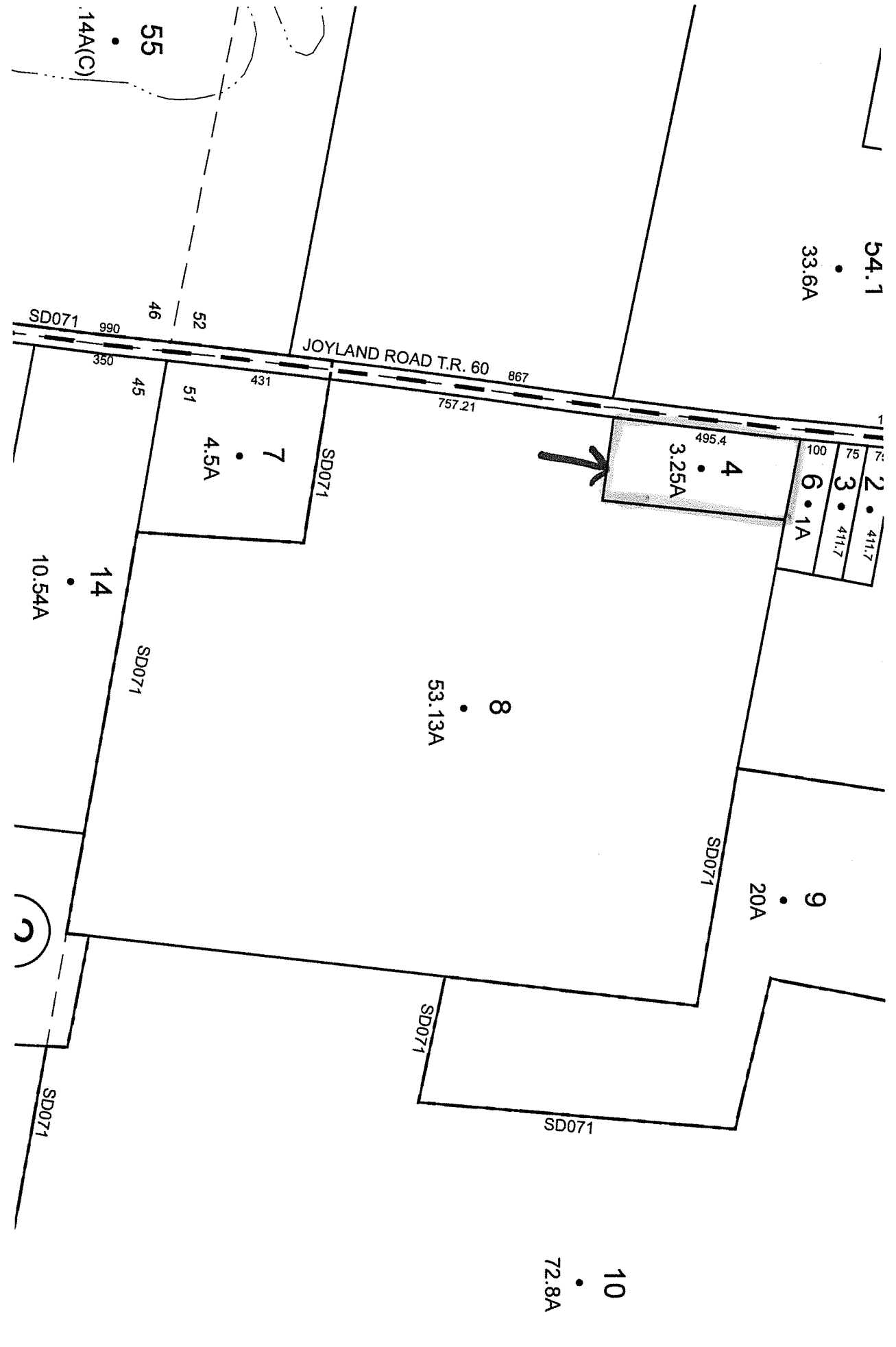
OF BEGINNING.

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

↑
ND



TOWN OF THOMPSON

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

Property Address: Joyland Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4527 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-4
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$22,500.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreeage:** 3.25 **Roll Section:** 1
 \$22,500.00 **Bank:** **Class:** 314
Tax Before Star: \$548.59
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	22500.00	3.301084	\$74.27
NYS Welfare Mandates	22500.00	0.967879	\$21.78
Other NYS Mandates	22500.00	2.717525	\$61.14
County Levy	22500.00	1.548595	\$34.84
Town to Highway	22500.00	3.154942	\$70.99
Highway Outside Vill	22500.00	1.976646	\$44.47
Gen Fund out of Vill	22500.00	0.103961	\$2.34
Monticello Joint FD	22500.00	1.840265	\$41.41
E b crawford mem lib	22500.00	0.562473	\$12.66
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	30.00	6.156489	\$184.69

Total Tax: \$548.59

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	\$548.59	
01/30/2014	Payment	(\$548.59)	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 #:** 4532 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-4 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$22,500.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 3.25 **Roll Section:** 1
 \$22,500.00 **Bank:** **Class:** 314
Tax Before Star: \$612.05
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	22500.00	3.484705	\$78.41
NYS Welfare Mandates	22500.00	1.266335	\$28.49
Other NYS Mandates	22500.00	2.644283	\$59.50
County Levy	22500.00	1.180434	\$26.56
Town to Highway	22500.00	3.245076	\$73.01
Highway Outside Vill	22500.00	1.876746	\$42.23
Gen Fund out of Vill	22500.00	0.088185	\$1.98
Monticello Joint FD	22500.0000	1.786291	\$40.19
E b crawford mem lib	22500.0000	0.390867	\$8.79
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	30.0000	8.429513	\$252.89

Total Tax: \$612.05

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	\$612.05	
01/22/2013	Payment	(\$612.05)	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 #:** 4542 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-4 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$22,500.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 3.25 **Roll Section:** 1
 \$22,500.00 **Bank:** **Class:** 314
Tax Before Star: \$578.89
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	22500.00	3.303816	\$74.34
NYS Welfare Mandates	22500.00	1.252189	\$28.17
Other NYS Mandates	22500.00	2.634994	\$59.29
County Levy	22500.00	0.52444	\$11.80
Town to Highway	22500.00	2.68147	\$60.33
Highway Outside Vill	22500.00	1.870323	\$42.08
Gen Fund out of Vill	22500.00	0.061713	\$1.39
Monticello Joint FD	22500.0000	1.79074	\$40.29
E b crawford mem lib	22500.0000	0.331803	\$7.47
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	30.0000	8.457561	\$253.73

Total Tax: \$578.89

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	\$578.89	
01/24/2012	Payment	(\$578.89)	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 #:** 4545 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 23.-2-4 Monticell
 Kiamesha Lake NY 12751

Land Assessment: **Front:** 0 **Book #:** 2010
 \$22,500.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 3.25 **Roll Section:** 1
 \$22,500.00 **Bank:** **Class:** 314
Tax Before Star: \$498.31
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	22500.00	7.607815	\$171.18
Town to Highway	22500.00	1.753363	\$39.45
Highway Outside Vill	22500.00	2.251213	\$50.65
Gen Fund out of Vill	22500.00	0.00022	\$0.00
Monticello Joint FD	22500.0000	1.765412	\$39.72
E b crawford mem lib	22500.0000	0.329987	\$7.42
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	30.0000	6.329784	\$189.89

Total Tax: \$498.31

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	\$498.31	
01/19/2011	Payment	(\$498.31)	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	\$498.31 **
02/28/2011	\$4.98	\$0.00	\$503.29 **

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 #:** 4564 **School Code:** 484601
 Concord Resort LLC **Tax Map #:** **School District:**
 PO Box 137 23.-2-4 Monticell
 Kiamesha Lake NY 12751

Land Assessment: **Front:** 0 **Book #:** 3517
 \$22,500.00 **Depth:** 0 **Page #:** 143
Total Assessment: **Acreage:** 3.25 **Roll Section:** 1
 \$86,800.00 **Bank:** **Class:** 280
Tax Before Star: \$3,385.92
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	86800.00	7.81	\$678.07
Town to Highway	86800.00	1.85	\$160.54
Highway Outside Vill	86800.00	2.24	\$194.29
Gen Fund out of Vill	86800.00	0	\$0.00
School Relevy	86800.0000	1	\$1,764.80
Monticello Joint FD	86800.0000	1.72	\$148.96
E b crawford mem lib	86800.0000	0.3	\$25.91
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	30.0000	10.95	\$328.40
Solid Waste Fee	84.9500	1	\$84.95

Total Tax: \$3,385.92

Payment History

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

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$3,385.92	

Tax Due: \$3,385.92 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$3,385.92 **

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

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

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

Property Location: Joyland Rd
 SWIS Code: 484689 Thompson
 Tax Map # 23.-2-4
 Bill # 014653
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	493.95
Tax Paid:	493.95
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	22,500	21.953500	493.95

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	0177-00051	493.95	

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: **23-2-6**
- 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.

Prior ownership interests (20+ years):

- **Fre-Par Laboratories Inc.** by deed recorded in Liber 941 at page 83 on September 20, 1979
- **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

23-2-6

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

↑
ND

TOWN OF THOMPSON

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

Property Address: Joyland Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4528 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-6
 Kansas City MO 64106

Land Assessment: \$7,000.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$7,000.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$144.00 **Acreeage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7000.00	3.301084	\$23.11
NYS Welfare Mandates	7000.00	0.967879	\$6.78
Other NYS Mandates	7000.00	2.717525	\$19.02
County Levy	7000.00	1.548595	\$10.84
Town to Highway	7000.00	3.154942	\$22.08
Highway Outside Vill	7000.00	1.976646	\$13.84
Gen Fund out of Vill	7000.00	0.103961	\$0.73
Monticello Joint FD	7000.00	1.840265	\$12.88
E b crawford mem lib	7000.00	0.562473	\$3.94
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	5.00	6.156489	\$30.78

Total Tax: \$144.00

Payment History

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

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$144.00	
01/30/2014	Payment	(\$144.00)	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 - 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 #:** 4533 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-6 Monticell
 Kansas City MO 64106

Land Assessment: \$7,000.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$7,000.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$153.89 **Acresage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7000.00	3.484705	\$24.39
NYS Welfare Mandates	7000.00	1.266335	\$8.86
Other NYS Mandates	7000.00	2.644283	\$18.51
County Levy	7000.00	1.180434	\$8.26
Town to Highway	7000.00	3.245076	\$22.72
Highway Outside Vill	7000.00	1.876746	\$13.14
Gen Fund out of Vill	7000.00	0.088185	\$0.62
Monticello Joint FD	7000.0000	1.786291	\$12.50
E b crawford mem lib	7000.0000	0.390867	\$2.74
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	5.0000	8.429513	\$42.15

Total Tax: \$153.89

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	\$153.89	
01/22/2013	Payment	(\$153.89)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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 #: 4543
Tax Map #: 23.-2-6

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

Land Assessment: \$7,000.00
Total Assessment: \$7,000.00
Tax Before Star: \$143.45
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 1
Bank:

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

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7000.00	3.303816	\$23.13
NYS Welfare Mandates	7000.00	1.252189	\$8.77
Other NYS Mandates	7000.00	2.634994	\$18.44
County Levy	7000.00	0.52444	\$3.67
Town to Highway	7000.00	2.68147	\$18.77
Highway Outside Vill	7000.00	1.870323	\$13.09
Gen Fund out of Vill	7000.00	0.061713	\$0.43
Monticello Joint FD	7000.0000	1.79074	\$12.54
E b crawford mem lib	7000.0000	0.331803	\$2.32
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	5.0000	8.457561	\$42.29

Total Tax: \$143.45

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	\$143.45	
01/24/2012	Payment	(\$143.45)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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 #:** 4546 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 23.-2-6 Monticell
 Kiamesha Lake NY 12751

Land Assessment: \$7,000.00 **Front:** 0 **Book #:** 2010
Total Assessment: \$7,000.00 **Depth:** 0 **Page #:** 56692
Tax Before Star: \$127.60 **Acresage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7000.00	7.607815	\$53.25
Town to Highway	7000.00	1.753363	\$12.27
Highway Outside Vill	7000.00	2.251213	\$15.76
Gen Fund out of Vill	7000.00	0.00022	\$0.00
Monticello Joint FD	7000.0000	1.765412	\$12.36
E b crawford mem lib	7000.0000	0.329987	\$2.31
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	5.0000	6.329784	\$31.65

Total Tax: \$127.60

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	\$127.60	
01/19/2011	Payment	(\$127.60)	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	\$127.60 **
02/28/2011	\$1.28	\$0.00	\$128.88 **
03/31/2011	\$2.55	\$2.00	\$132.15 **

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 #:** 4565 **School Code:** 484601
 Concord Resort LLC **Tax Map #:** **School District:**
 PO Box 137 23.-2-6 Monticell
 Kiamesha Lake NY 12751

Land Assessment: \$7,000.00 **Front:** 0 **Book #:** 3517
Total Assessment: \$7,000.00 **Depth:** 0 **Page #:** 143
Tax Before Star: \$294.45 **Acreeage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7000.00	7.81	\$54.68
Town to Highway	7000.00	1.85	\$12.95
Highway Outside Vill	7000.00	2.24	\$15.67
Gen Fund out of Vill	7000.00	0	\$0.00
School Relevy	7000.0000	1	\$142.32
Monticello Joint FD	7000.0000	1.72	\$12.01
E b crawford mem lib	7000.0000	0.3	\$2.09
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	5.0000	10.95	\$54.73

Total Tax: \$294.45

Payment History

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

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$294.45	

Tax Due: \$294.45 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$294.45 **
02/28/2010	\$2.94	\$0.00	\$297.39 **
03/31/2010	\$5.89	\$2.00	\$302.34 **

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.-2-6
 Bill # 014654
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	153.67
Tax Paid:	153.67
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	7,000	21.953500	153.67

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	0177-00052	153.67	

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: **23-2-8**
- 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.

Prior ownership interests (20+ years):

- **Armram Realty Inc.** by deed recorded in Liber 1237 at page 154 on August 29, 1986
- **Entryway Holdings, LLC** by deed recorded in Liber 2565 at page 125 on May 7, 2003
- **Concord Associates, LP** by deed recorded in Liber 2565 at page 146 on May 7, 2003
- **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

23-28

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

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

BEGINNING at a point on the southerly line of Thompsonville Road and continuing along same the following four (4) courses and distances;

- 1) South 85°12'38" East, a distance of 37.41 feet,
- 2) North 84°27'33" East, a distance of 241.27 feet,
- 3) North 82°57'33" East, a distance of 200.00 feet and
- 4) North 86°35'33" East, a distance of 194.71 feet;

THENCE South 16°35'33" West, a distance of 307.88 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°34'27" East, a distance of 653.27 feet;

THENCE South 17°11'33" West, a distance of 2648.90 feet;

THENCE North 67°54'27" West, a distance of 1245.00 feet;

THENCE South 15°35'33" West, a distance of 49.50 feet;

THENCE North 70°13'44" West, a distance of 313.98 feet;

THENCE North 69°09'44" West, a distance of 77.20 feet;

THENCE North 70°16'44" West, a distance of 734.96 feet;

THENCE North 12°21'46" East, a distance of 768.77 feet;

THENCE North 74°15'13" West, a distance of 441.87 feet to the centerline of Joyland Road;

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

- 1) North 15°24'28" East, a distance of 31.31 feet,
- 2) North 18°49'49" East, a distance of 297.65 feet,
- 3) North 16°28'56" East, a distance of 84.25 feet and
- 4) North 14°20'03" East, a distance of 18.77 feet;

THENCE South 70°46'13" East, a distance of 302.97 feet;

THENCE North 16°14'12" East, a distance of 490.46 feet;

THENCE South 70°38'25" East, a distance of 123.87 feet;

THENCE South 70°08'54" East, a distance of 578.31 feet;

THENCE South 70°51'44" East, a distance of 595.00 feet;

THENCE South 16°37'16" West, a distance of 635.00 feet;

THENCE South 67°34'24" East, a distance of 356.90 feet;

THENCE North 15°35'33" East, a distance of 850.00 feet;

THENCE North 65°39'27" West, a distance of 400.00 feet;

THENCE North 20°35'33" East, a distance of 410.00 feet;

THENCE South 66°54'27" East, a distance of 54.00 feet;

THENCE North 13°35'33" East, a distance of 383.91 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 5316770 square feet; or 122.056 acres of land more or less.

SAID parcel being known as Section 23 Block 2 Lot(s) 8 & 10 of the Town of Thompson Tax Maps.

p/o 8
all 10

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 #:** 4530 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-8
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$97,800.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 50.87 **Roll Section:** 1
 \$97,800.00 **Bank:** **Class:** 322
Tax Before Star: \$3,145.51
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	97800.00	3.301084	\$322.85
NYS Welfare Mandates	97800.00	0.967879	\$94.66
Other NYS Mandates	97800.00	2.717525	\$265.77
County Levy	97800.00	1.548595	\$151.45
Town to Highway	97800.00	3.154942	\$308.55
Highway Outside Vill	97800.00	1.976646	\$193.32
Gen Fund out of Vill	97800.00	0.103961	\$10.17
Monticello Joint FD	97800.00	1.840265	\$179.98
E b crawford mem lib	97800.00	0.562473	\$55.01
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	254.00	6.156489	\$1,563.75

Total Tax: \$3,145.51

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	\$3,145.51	
01/30/2014	Payment	(\$3,145.51)	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 #:** 4535 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-8 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$97,800.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 50.87 **Roll Section:** 1
 \$97,800.00 **Bank:** **Class:** 322
Tax Before Star: \$3,702.28
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	97800.00	3.484705	\$340.80
NYS Welfare Mandates	97800.00	1.266335	\$123.85
Other NYS Mandates	97800.00	2.644283	\$258.61
County Levy	97800.00	1.180434	\$115.45
Town to Highway	97800.00	3.245076	\$317.37
Highway Outside Vill	97800.00	1.876746	\$183.55
Gen Fund out of Vill	97800.00	0.088185	\$8.62
Monticello Joint FD	97800.0000	1.786291	\$174.70
E b crawford mem lib	97800.0000	0.390867	\$38.23
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	254.0000	8.429513	\$2,141.10

Total Tax: \$3,702.28

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	\$3,702.28	
01/22/2013	Payment	(\$3,702.28)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

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

Property Address: Joyland Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4545 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-8 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$97,800.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 50.87 **Roll Section:** 1
 \$97,800.00 **Bank:** **Class:** 322
Tax Before Star: \$3,561.57
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	97800.00	3.303816	\$323.11
NYS Welfare Mandates	97800.00	1.252189	\$122.46
Other NYS Mandates	97800.00	2.634994	\$257.70
County Levy	97800.00	0.52444	\$51.29
Town to Highway	97800.00	2.68147	\$262.25
Highway Outside Vill	97800.00	1.870323	\$182.92
Gen Fund out of Vill	97800.00	0.061713	\$6.04
Monticello Joint FD	97800.0000	1.79074	\$175.13
E b crawford mem lib	97800.0000	0.331803	\$32.45
Klamesha lake sewer	0.0000	77.526874	\$0.00
Klamesha lake sewer	254.0000	8.457561	\$2,148.22

Total Tax: \$3,561.57

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	\$3,561.57	
01/24/2012	Payment	(\$3,561.57)	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 #:** 4548 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 PO Box 227 23.-2-8 Monticell
 Kiamesha Lake NY 12751

Land Assessment: **Front:** 0 **Book #:** 2010
 \$97,800.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 50.87 **Roll Section:** 1
 \$97,800.00 **Bank:** **Class:** 322
Tax Before Star: \$2,948.41
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	97800.00	7.607815	\$744.04
Town to Highway	97800.00	1.753363	\$171.48
Highway Outside Vill	97800.00	2.251213	\$220.17
Gen Fund out of Vill	97800.00	0.00022	\$0.02
Monticello Joint FD	97800.0000	1.765412	\$172.66
E b crawford mem lib	97800.0000	0.329987	\$32.27
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	254.0000	6.329784	\$1,607.77

Total Tax: \$2,948.41

Payment History

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

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$2,948.41	
01/19/2011	Payment	(\$2,948.41)	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	\$2,948.41 **
02/28/2011	\$29.48	\$0.00	\$2,977.89 **

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 #: 4567
Tax Map #:
 23.-2-8

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

Land Assessment:
 \$97,800.00
Total Assessment:
 \$97,800.00

Front: 0
Depth: 0
Acreage: 50.87
Bank:

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

Tax Before Star: \$6,129.72
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	97800.00	7.81	\$764.00
Town to Highway	97800.00	1.85	\$180.88
Highway Outside Vill	97800.00	2.24	\$218.91
Gen Fund out of Vill	97800.00	0	\$0.00
School Relevy	97800.0000	1	\$1,988.46
Monticello Joint FD	97800.0000	1.72	\$167.84
E b crawford mem lib	97800.0000	0.3	\$29.20
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	254.0000	10.95	\$2,780.43

Total Tax: \$6,129.72

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	\$6,129.72	

Tax Due: \$6,129.72 *

* 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	\$6,129.72 **
02/28/2010	\$61.30	\$0.00	\$6,191.02 **

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

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

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

Property Location: Joyland Rd
 SWIS Code: 484689 Thompson
 Tax Map # 23.-2-8
 Bill # 014656
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	2,147.05
Tax Paid:	2,147.05
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	97,800	21.953500	2,147.05

This is to certify the following information which is contained in the official Real Property Tax Records of the Monticello Central School District.	Paid On	Paid By	Check #	Tax Paid	Fee Paid
	09/27/13	EPT Concord II, LLC	0177-00053	2,147.05	
Sheri Bisland School Tax Collector					
Last Updated: 11/25/13 09:37 A					



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-2-10**
- Address: **Thompson Road**
- 100 % fee title is vested in: EPR Concord II, L.P. by deed made by EPT Concord II, LLC recorded December 31, 2013 in Instrument No. 2013-9913 – See Exhibit XV
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Harry Greenberg and Helen Greenberg** by deed recorded in Liber 763 at page 307 on February 9, 1972
- **Entryway Holdings, LLC** by deed recorded in Liber 2445 at page 97 on August 9, 2002
- **Concord Associates L.P.** by deed recorded in Liber 2445 at page 101 on August 9, 2002
- **Concord Resort, LLC** by deed recorded in Liber 3517 at page 143 on September 17, 2008
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2010-56692 on July 15, 2010
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

23-2-10

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

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

BEGINNING at a point on the southerly line of Thompsonville Road and continuing along same the following four (4) courses and distances;

- 1) South 85°12'38" East, a distance of 37.41 feet,
- 2) North 84°27'33" East, a distance of 241.27 feet,
- 3) North 82°57'33" East, a distance of 200.00 feet and
- 4) North 86°35'33" East, a distance of 194.71 feet;

THENCE South 16°35'33" West, a distance of 307.88 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°34'27" East, a distance of 653.27 feet;

THENCE South 17°11'33" West, a distance of 2648.90 feet;

THENCE North 67°54'27" West, a distance of 1245.00 feet;

THENCE South 15°35'33" West, a distance of 49.50 feet;

THENCE North 70°13'44" West, a distance of 313.98 feet;

THENCE North 69°09'44" West, a distance of 77.20 feet;

THENCE North 70°16'44" West, a distance of 734.96 feet;

THENCE North 12°21'46" East, a distance of 768.77 feet;

THENCE North 74°15'13" West, a distance of 441.87 feet to the centerline of Joyland Road;

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

- 1) North 15°24'28" East, a distance of 31.31 feet,
- 2) North 18°49'49" East, a distance of 297.65 feet,
- 3) North 16°28'56" East, a distance of 84.25 feet and
- 4) North 14°20'03" East, a distance of 18.77 feet;

THENCE South 70°46'13" East, a distance of 302.97 feet;

THENCE North 16°14'12" East, a distance of 490.46 feet;

THENCE South 70°38'25" East, a distance of 123.87 feet;

THENCE South 70°08'54" East, a distance of 578.31 feet;

THENCE South 70°51'44" East, a distance of 595.00 feet;

THENCE South 16°37'16" West, a distance of 635.00 feet;

THENCE South 67°34'24" East, a distance of 356.90 feet;

THENCE North 15°35'33" East, a distance of 850.00 feet;

THENCE North 65°39'27" West, a distance of 400.00 feet;

THENCE North 20°35'33" East, a distance of 410.00 feet;

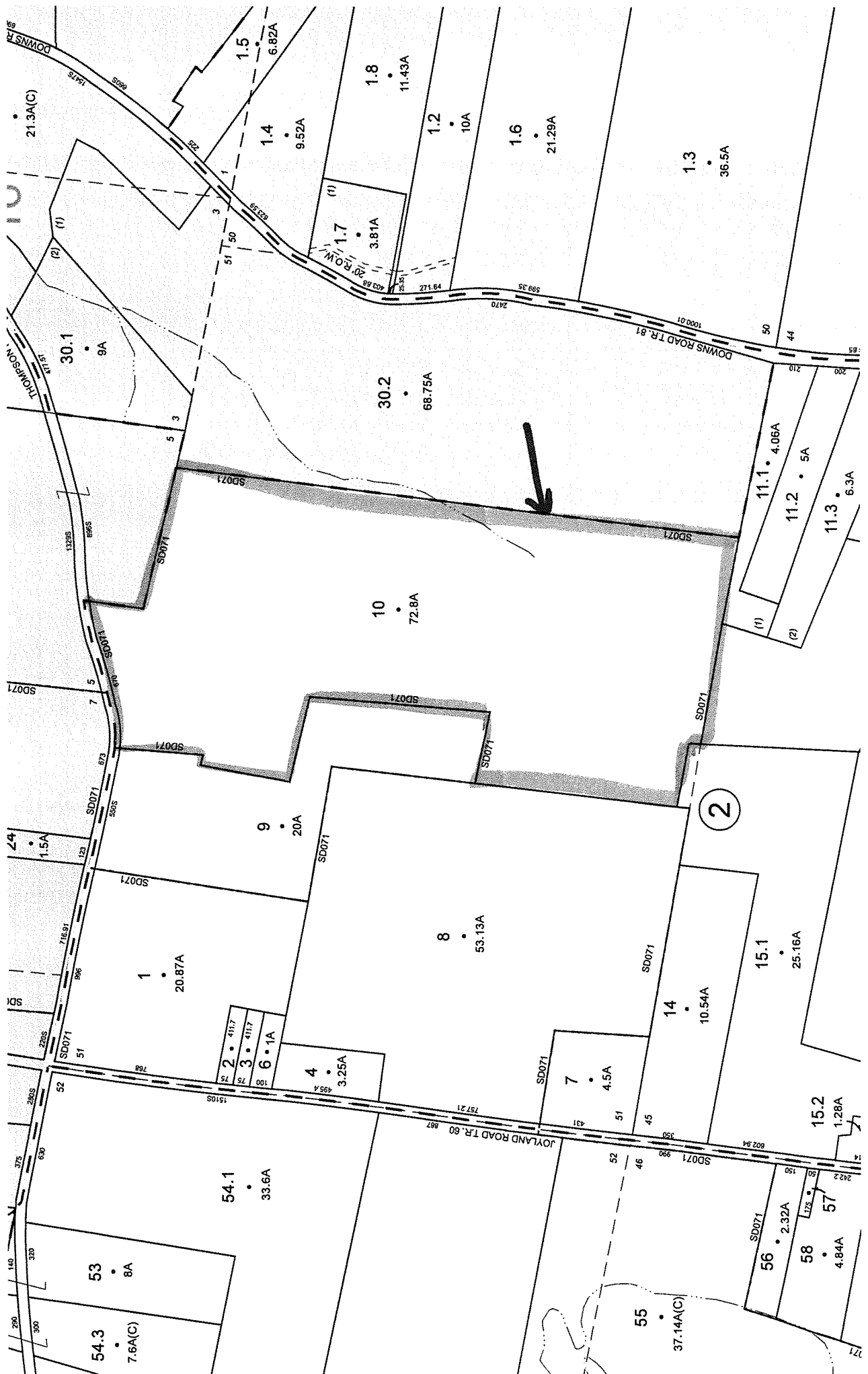
THENCE South 66°54'27" East, a distance of 54.00 feet;

THENCE North 13°35'33" East, a distance of 383.91 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 5316770 square feet; or 122.056 acres of land more or less.

SAID parcel being known as Section 23 Block 2 Lot(s) 8 & 10 of the Town of Thompson Tax Maps.

p/d 8
all 10



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 #:** 4532 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-10
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$159,200.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acreage:** 72.8 **Roll Section:** 1
 \$497,700.00 **Bank:** **Class:** 417
Tax Before Star: \$8,455.65
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	497700.00	3.301084	\$1,642.95
NYS Welfare Mandates	497700.00	0.967879	\$481.71
Other NYS Mandates	497700.00	2.717525	\$1,352.51
County Levy	497700.00	1.548595	\$770.74
Town to Highway	497700.00	3.154942	\$1,570.21
Highway Outside Vill	497700.00	1.976646	\$983.78
Gen Fund out of Vill	497700.00	0.103961	\$51.74
Monticello Joint FD	497700.00	1.840265	\$915.90
E b crawford mem lib	497700.00	0.562473	\$279.94
Kiamesha lake sewer	0.0000	88.458921	\$0.00
Kiamesha lake sewer	8.00	6.156489	\$46.17
Solid Waste Fee	360.00	1	\$360.00

Total Tax: \$8,455.65

Payment History

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

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$8,455.65	
01/30/2014	Payment	(\$8,455.65)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

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

Property Address: Thompson **Account #:** **SWIS Code:** 484689
 Rd **Owner:** **Bill #:** 4537 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-10 Monticell
 Kansas City MO 64106

Land Assessment: **Front:** 0 **Book #:** 2010
 \$159,200.00 **Depth:** 0 **Page #:** 56692
Total Assessment: **Acres:** 72.8 **Roll Section:** 1
 \$497,700.00 **Bank:** **Class:** 417
Tax Before Star: \$8,367.96
Star Savings: \$0.00

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	497700.00	3.484705	\$1,734.34
NYS Welfare Mandates	497700.00	1.266335	\$630.25
Other NYS Mandates	497700.00	2.644283	\$1,316.06
County Levy	497700.00	1.180434	\$587.50
Town to Highway	497700.00	3.245076	\$1,615.07
Highway Outside Vill	497700.00	1.876746	\$934.06
Gen Fund out of Vill	497700.00	0.088185	\$43.89
Monticello Joint FD	497700.0000	1.786291	\$889.04
E b crawford mem lib	497700.0000	0.390867	\$194.53
Kiamesha lake sewer	0.0000	85.379658	\$0.00
Kiamesha lake sewer	7.5000	8.429513	\$63.22
Solid Waste Fee	360.0000	1	\$360.00

Total Tax: \$8,367.96

Payment History

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

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$8,367.96	
01/22/2013	Payment	(\$8,367.96)	EPR PROPERTIES

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

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

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

Account #:
Bill #: 4547
Tax Map #:
 23.-2-10

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

Land Assessment:
 \$159,200.00
Total Assessment:
 \$497,700.00
Tax Before Star: \$7,615.93
Star Savings: \$0.00

Front: 0
Depth: 0
Acres: 72.8
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	497700.00	3.303816	\$1,644.31
NYS Welfare Mandates	497700.00	1.252189	\$623.21
Other NYS Mandates	497700.00	2.634994	\$1,311.44
County Levy	497700.00	0.52444	\$261.01
Town to Highway	497700.00	2.68147	\$1,334.57
Highway Outside Vill	497700.00	1.870323	\$930.86
Gen Fund out of Vill	497700.00	0.061713	\$30.71
Monticello Joint FD	497700.0000	1.79074	\$891.25
E b crawford mem lib	497700.0000	0.331803	\$165.14
Kiamesha lake sewer	0.0000	77.526874	\$0.00
Kiamesha lake sewer	7.5000	8.457561	\$63.43
Solid Waste Fee	360.0000	1	\$360.00

Total Tax: \$7,615.93

Payment History

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

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$7,615.93	
01/24/2012	Payment	(\$7,615.93)	ENTERTAINMENT PROP TRUST

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

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

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

Account #:
Bill #: 4550
Tax Map #:
 23.-2-10

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

Land Assessment:
 \$159,200.00
Total Assessment:
 \$497,700.00
Tax Before Star: \$7,229.95
Star Savings: \$0.00

Front: 0
Depth: 0
Acresage: 72.8
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	497700.00	7.607815	\$3,786.41
Town to Highway	497700.00	1.753363	\$872.65
Highway Outside Vill	497700.00	2.251213	\$1,120.43
Gen Fund out of Vill	497700.00	0.00022	\$0.11
Monticello Joint FD	497700.0000	1.765412	\$878.65
E b crawford mem lib	497700.0000	0.329987	\$164.23
Kiamesha lake sewer	0.0000	77.254174	\$0.00
Kiamesha lake sewer	7.5000	6.329784	\$47.47
Solid Waste Fee	360.0000	1	\$360.00

Total Tax: \$7,229.95

Payment History

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

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$7,229.95	
01/19/2011	Payment	(\$7,229.95)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$7,229.95 **

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
 115 Stevens Ave
 Valhalla NY 10595

Account #:
Bill #: 4569
Tax Map #:
 23.-2-10

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

Land Assessment:
 \$159,200.00
Total Assessment:
 \$497,700.00
Tax Before Star: \$17,842.03
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 72.8
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	497700.00	7.81	\$3,887.99
Town to Highway	497700.00	1.85	\$920.50
Highway Outside Vill	497700.00	2.24	\$1,114.03
Gen Fund out of Vill	497700.00	0	\$0.02
School Relevy	497700.0000	1	\$10,119.17
Monticello Joint FD	497700.0000	1.72	\$854.14
E b crawford mem lib	497700.0000	0.3	\$148.58
Kiamesha lake sewer	0.0000	71.18	\$0.00
Kiamesha lake sewer	7.5000	10.95	\$82.10
Solid Waste Fee	715.5000	1	\$715.50

Total Tax: \$17,842.03

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	\$17,842.03	

Tax Due: \$17,842.03 *

* 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	\$17,842.03 **

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.-2-10
 Bill # 014658
 School Code: 484601
 Liber / Page: 2010 / 56692

Tax Amount:	10,926.26
Tax Paid:	10,926.26
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	497,700	21.953500	10,926.26

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

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord II, LLC	0177-00054	10,926.26	

Sheri Bisland
 School Tax Collector

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



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-2-31**
- 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):

- **Kate Panchyshyn** by deed recorded in Liber 632 at page 476 on February 16, 1962
- **Roberta Ehrle** by deed recorded in Liber 2145 at page 695 on October 28, 1999
- **Roberta L. Ehrle** by deed recorded in Instrument No. 2013-3982 on May 30, 2013
- **EPT Concord, LLC** by deed recorded in Instrument No. 2013-3983 on May 30, 2013
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2013-8374 on October 30, 2013
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

- **Spring Rights:** Liber 2145 at page 695 recorded October 28, 1999 – See Exhibit II
- **Notice of Appropriation:** Liber 3470 at page 1 recorded April 22, 2008 – See Exhibit V – See Exhibit V
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

Schedule "A" Description

LEGAL DESCRIPTION OF TAX LOT 23-2-31

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York in Lot 39 of Great Lot 13, Hardenburg Patent and designated as "23-2-31" on a map entitled "Topographic Lot Consolidation Survey Prepared For EPT Concord II, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated September 15, 2012" which is more particularly bounded and described as follows:

BEGINNING at a point 2.7± meters distant easterly and measured at right angles from Station J1+294.3± of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457 (on the easterly line of Joyland Road);

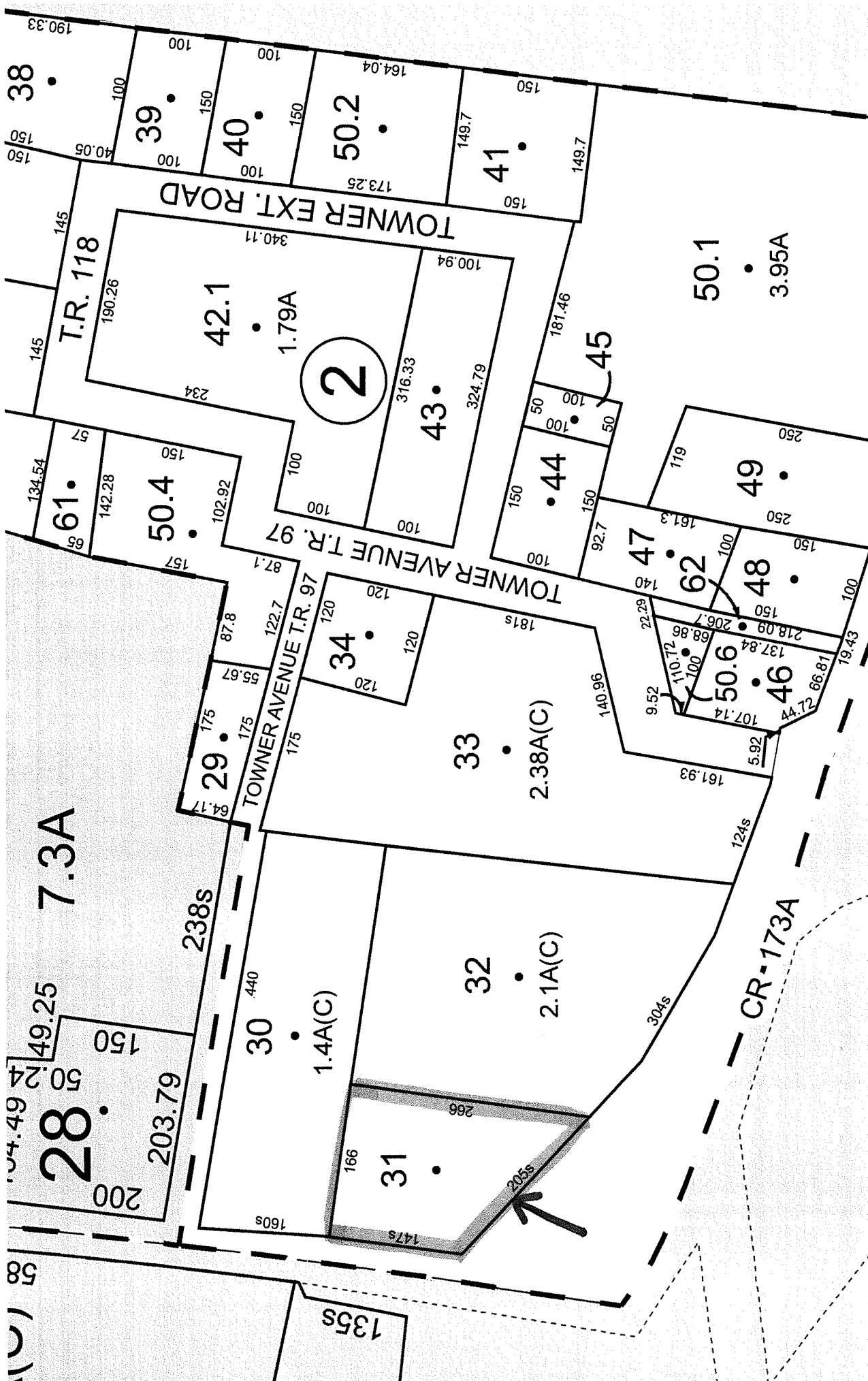
THENCE South 74°39'39" East, a distance of 150.00 feet;

THENCE South 15°12'36" West, a distance of 260.99 feet to a point on the northerly line of said State Highway No. 5457 (Route 17);

THENCE continuing along the northerly line of said State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property), North 38°24'16" West, a distance of 183.82 feet to a monument at the common corner of the northerly line of said State Highway No. 5457 (Route 17) and the easterly line of said Joyland Road, 25.300 meters westerly and measured at right angles from Station J1+259.000 of said 1998 survey baseline;

THENCE continuing along the easterly line of said Joyland Road, North 14°27'11" East, a distance of 152.30 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 30,733 square feet or 0.706 acres of land more or less.



190.33
150
150

38

145
145

T.R. 118

100
100

39

100
150

40

100
150

50.2

173.25
164.04

41

150
149.7
149.7

42.1

190.26
340.11

1.79A

234
100.94

2

316.33
324.79

43

181.46

45

50
100
50

44

150
100

49

250
179

50.1

3.95A

61

134.54
65

50.4

142.28
150

102.92

157

50.6

107.14
137.84

46

107.14
110.72
110.72
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

49

250
250

50.6

218.09
206.7

46

107.14
137.84
137.84
68.86
68.86

47

140
140

48

150
150

<

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 #:** 4561 **School Code:** 484601
 EPT Concord II LLC **Tax Map #:** **School District:**
 909 Walnut St Ste 200 23.-2-31
 Kansas City MO 64106

Land Assessment: \$7,500.00 **Front:** 0 **Book #:** 2013
Total Assessment: \$7,500.00 **Depth:** 0 **Page #:** 8374
Tax Before Star: \$121.29 **Acresage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7500.00	3.301084	\$24.76
NYS Welfare Mandates	7500.00	0.967879	\$7.26
Other NYS Mandates	7500.00	2.717525	\$20.38
County Levy	7500.00	1.548595	\$11.61
Town to Highway	7500.00	3.154942	\$23.66
Highway Outside Vill	7500.00	1.976646	\$14.82
Gen Fund out of Vill	7500.00	0.103961	\$0.78
Monticello Joint FD	7500.00	1.840265	\$13.80
E b crawford mem lib	7500.00	0.562473	\$4.22

Total Tax: \$121.29

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	\$121.29	
01/30/2014	Payment	(\$121.29)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2014	\$0.00	\$0.00	\$121.29 **

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 #:** 4566 **School Code:** 484601
 Ehrle Roberta L **Tax Map #:** **School District:**
 4295 NW 4th Ct 23.-2-31 Monticell
 Deerfield Beach FL 33442-8071

Land Assessment: \$7,500.00 **Front:** 0 **Book #:** 2145
Total Assessment: \$7,500.00 **Depth:** 0 **Page #:** 695
Tax Before Star: \$295.18 **Acresage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7500.00	3.484705	\$26.14
NYS Welfare Mandates	7500.00	1.266335	\$9.50
Other NYS Mandates	7500.00	2.644283	\$19.83
County Levy	7500.00	1.180434	\$8.85
Town to Highway	7500.00	3.245076	\$24.34
Highway Outside Vill	7500.00	1.876746	\$14.08
Gen Fund out of Vill	7500.00	0.088185	\$0.66
School Relevy	7500.0000	1	\$175.45
Monticello Joint FD	7500.0000	1.786291	\$13.40
E b crawford mem lib	7500.0000	0.390867	\$2.93

Total Tax: \$295.18

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	\$295.18	

Tax Due: \$295.18 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2013	\$0.00	\$0.00	\$295.18 **

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 #:** 4576 **School Code:** 484601
 Ehrle Roberta L **Tax Map #:** **School District:**
 4295 NW 4th Court 23.-2-31 Monticell
 Deerfield Beach FL 33442

Land Assessment: \$7,500.00 **Front:** 0 **Book #:** 2145
Total Assessment: \$7,500.00 **Depth:** 0 **Page #:** 695
Tax Before Star: \$108.38 **Acresage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7500.00	3.303816	\$24.78
NYS Welfare Mandates	7500.00	1.252189	\$9.39
Other NYS Mandates	7500.00	2.634994	\$19.76
County Levy	7500.00	0.52444	\$3.93
Town to Highway	7500.00	2.68147	\$20.11
Highway Outside Vill	7500.00	1.870323	\$14.03
Gen Fund out of Vill	7500.00	0.061713	\$0.46
Monticello Joint FD	7500.0000	1.79074	\$13.43
E b crawford mem lib	7500.0000	0.331803	\$2.49

Total Tax: \$108.38

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	\$108.38	
01/31/2012	Payment	(\$108.38)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2012	\$0.00	\$0.00	\$108.38 **
02/29/2012	\$1.08	\$0.00	\$109.46 **

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 #:** 4579 **School Code:** 484601
 Ehrle Roberta L **Tax Map #:** **School District:**
 324 NW 41 Ave 23.-2-31 Monticell
 Deerfield Beach FL 33442

Land Assessment: \$7,500.00 **Front:** 0 **Book #:** 2145
Total Assessment: \$7,500.00 **Depth:** 0 **Page #:** 695
Tax Before Star: \$102.80 **Acreage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7500.00	7.607815	\$57.06
Town to Highway	7500.00	1.753363	\$13.15
Highway Outside Vill	7500.00	2.251213	\$16.88
Gen Fund out of Vill	7500.00	0.00022	\$0.00
Monticello Joint FD	7500.0000	1.765412	\$13.24
E b crawford mem lib	7500.0000	0.329987	\$2.47

Total Tax: \$102.80

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	\$102.80	
01/28/2011	Payment	(\$102.80)	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	\$102.80 **
02/28/2011	\$1.03	\$0.00	\$103.83 **
03/31/2011	\$2.06	\$2.00	\$106.86 **

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

TOWN OF THOMPSON

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

Property Address: Joyland Rd **Account #:** **SWIS Code:** 484689
Owner: **Bill #:** 4598 **School Code:** 484601
 Ehrle Roberta L **Tax Map #:** **School District:**
 324 NW 41 Ave 23.-2-31 Monticell
 Deerfield Beach FL 33442

Land Assessment: \$7,500.00 **Front:** 0 **Book #:** 2145
Total Assessment: \$7,500.00 **Depth:** 0 **Page #:** 695
Tax Before Star: \$104.36 **Acresage:** 1 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7500.00	7.81	\$58.59
Town to Highway	7500.00	1.85	\$13.87
Highway Outside Vill	7500.00	2.24	\$16.79
Gen Fund out of Vill	7500.00	0	\$0.00
Monticello Joint FD	7500.0000	1.72	\$12.87
E b crawford mem lib	7500.0000	0.3	\$2.24

Total Tax: \$104.36

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	\$104.36	
01/29/2010	Payment	(\$104.36)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$104.36 **
02/28/2010	\$1.04	\$0.00	\$105.40 **
03/31/2010	\$2.09	\$2.00	\$108.45 **

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

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

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

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

Property Location: Joyland Rd
 SWIS Code: 484689 Thompson
 Tax Map # 23.-2-31
 Bill # 014687
 School Code: 484601
 Liber / Page: 2013 / 3983

Tax Amount:	164.65
Tax Paid:	164.65
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	7,500	21.953500	164.65

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

Paid On	Paid By	Check #	Tax Paid	Fee Paid
09/27/13	EPT Concord, LLC	0177-00055	164.65	

Sheri Bisland
 School Tax Collector

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



June 10, 2014

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

- Town of: **Thompson**
- Tax Map Number: **23-2-32**
- Address: **1-3 Towner 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):

- **Samuel Panchyshyn** by deed recorded in Liber 226 at page 361 in 1923
- **Roberta Ehrle** by deed recorded in Liber 2145 at page 695 on October 28, 1999
- **Roberta L. Ehrle** by deed recorded in Instrument No. 2013-3982 on May 30, 2013
- **EPT Concord, LLC** by deed recorded in Instrument No. 2013-3983 on May 30, 2013
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2013-8374 on October 30, 2013
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

- **Spring Rights:** Liber 2145 at page 695 recorded October 28, 1999 – See Exhibit II
- **Notice of Appropriation:** Liber 3470 at page 1 recorded April 22, 2008 – See Exhibit V
- **Temporary Easement:** Instrument No. 2013-8374 recorded October 30, 2013 – See Exhibit XI
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

Schedule "A" Description

LEGAL DESCRIPTION OF TAX LOT 23-2-32

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York in Lot 39 of Great Lot 13, Hardenburg Patent and designated as "23-2-32" 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 a point 2.7± meters distant easterly and measured at right angles from Station J1+294.3± of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457 (on the easterly line of Joyland Road), thence South 74°39'39" East, a distance of 150.00 feet to the POINT AND PLACE OF BEGINNING:

THENCE South 74°39'39" East, a distance of 290.50 feet;

THENCE South 15°20'21" West, a distance of 396.60 feet to the northerly line of State Highway No. 5457 (Route 17) and continuing along same the following three (3) courses and distances;

- 1) North 61°40'46" West, a distance of 62.76 feet to a point 121.000 meters northerly and measured at right angles from Station 10+929.000 of said 1998 survey baseline,
- 2) North 51°49'08" West, a distance of 160.77 feet to a point 2.000 meters westerly and measured at right angles from Station J1+174.500 of said 1998 survey baseline and
- 3) North 38°24'16" West, a distance of 99.94 feet;

THENCE North 15°12'36" East, a distance of 260.99 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 99,366 square feet or 2.281 acres of land more or less.

EXCEPTING AND RESERVING all that certain parcel of land located in the Town of Thompson, Sullivan County, New York and shown on the aforementioned map, a temporary easement for highway purposes, more particularly bounded and described as follows:

BEGINNING at a point 103.036 meters northerly and measured at right angles from Station 10+894.701 of said 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457 (Route 17) (on the northerly line of said State Highway);

THENCE North $38^{\circ}40'16''$ East, a distance of 62.55 feet to a point 120.000 meters northerly and measured at right angles from Station 10+886.000 of said 1998 survey baseline;

THENCE South $49^{\circ}22'35''$ East, a distance of 30.82 feet to a point 124.000 meters northerly and measured at right angles from Station 10+894.500 of said 1998 survey baseline;

THENCE South $34^{\circ}38'06''$ East, a distance of 108.43 feet to a point 130.000 meters northerly and measured at right angles from Station 10+927.000 of said 1998 survey baseline;

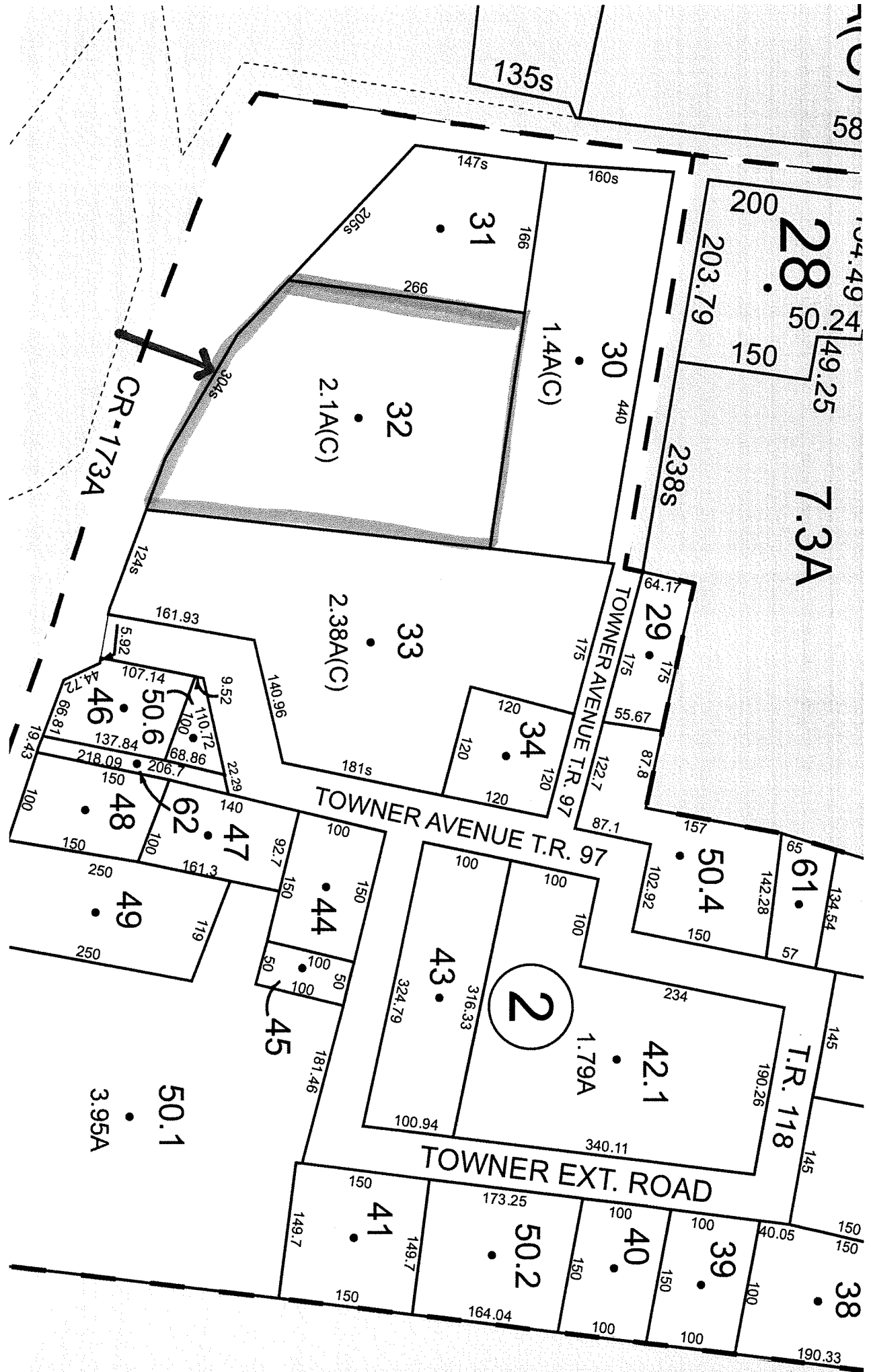
THENCE South $61^{\circ}37'40''$ East, a distance of 43.68 feet to the easterly line of the herein described parcel;

THENCE continuing along same, South $15^{\circ}20'21''$ West, a distance of 28.10 feet to the northerly line of said State Highway No. 5457 (Route 17);

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

- 4) North $61^{\circ}40'46''$ West, a distance of 62.76 feet to a point 121.000 meters northerly and measured at right angles from Station 10+929.000 of said 1998 survey baseline and
- 5) North $51^{\circ}49'08''$ West, a distance of 127.03 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 7,950 square feet or 0.183 acres of land more or less.



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: 1-3
 Towner Rd **Owner:**
 EPT Concord II LLC
 909 Walnut St Ste 200
 Kansas City MO 64106

Account #:
Bill #: 4562
Tax Map #:
 23.-2-32

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment:
 \$22,500.00
Total Assessment:
 \$109,000.00
Tax Before Star: \$1,882.90
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.28
Bank:

Book #: 2013
Page #: 8374
Roll Section: 1
Class: 280

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	109000.00	3.301084	\$359.82
NYS Welfare Mandates	109000.00	0.967879	\$105.50
Other NYS Mandates	109000.00	2.717525	\$296.21
County Levy	109000.00	1.548595	\$168.80
Town to Highway	109000.00	3.154942	\$343.89
Highway Outside Vill	109000.00	1.976646	\$215.45
Gen Fund out of Vill	109000.00	0.103961	\$11.33
Monticello Joint FD	109000.00	1.840265	\$200.59
E b crawford mem lib	109000.00	0.562473	\$61.31
Solid Waste Fee	120.00	1	\$120.00

Total Tax: \$1,882.90

Payment History

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

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$1,882.90	
01/30/2014	Payment	(\$1,882.90)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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: 1-3
 Towner Rd **Owner:**
 Ehrle Roberta L
 4295 NW 4th Ct
 Deerfield Beach FL 33442-8071

Account #:
Bill #: 4567
Tax Map #:
 23.-2-32

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

Land Assessment:
 \$22,500.00
Total Assessment:
 \$109,000.00
Tax Before Star: \$4,409.67
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.5
Bank:

Book #: 2145
Page #: 695
Roll Section: 1
Class: 280

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	109000.00	3.484705	\$379.83
NYS Welfare Mandates	109000.00	1.266335	\$138.03
Other NYS Mandates	109000.00	2.644283	\$288.23
County Levy	109000.00	1.180434	\$128.67
Town to Highway	109000.00	3.245076	\$353.71
Highway Outside Vill	109000.00	1.876746	\$204.57
Gen Fund out of Vill	109000.00	0.088185	\$9.61
School Relevy	109000.0000	1	\$2,549.71
Monticello Joint FD	109000.0000	1.786291	\$194.71
E b crawford mem lib	109000.0000	0.390867	\$42.60
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$4,409.67

Payment History

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

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$4,409.67	

Tax Due: \$4,409.67 *

* 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: Cimarron Rd
Rd Owner:
 Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4577
Tax Map #:
 23.-2-32

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

Land Assessment:
 \$22,500.00
Total Assessment:
 \$109,000.00
Tax Before Star: \$2,925.16
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.5
Bank:

Book #: 2145
Page #: 695
Roll Section: 1
Class: 280

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	109000.00	3.303816	\$360.12
NYS Welfare Mandates	109000.00	1.252189	\$136.49
Other NYS Mandates	109000.00	2.634994	\$287.21
County Levy	109000.00	0.52444	\$57.16
Town to Highway	109000.00	2.68147	\$292.28
Highway Outside Vill	109000.00	1.870323	\$203.87
Gen Fund out of Vill	109000.00	0.061713	\$6.73
School Relevy	109000.0000	1	\$1,229.94
Monticello Joint FD	109000.0000	1.79074	\$195.19
E b crawford mem lib	109000.0000	0.331803	\$36.17
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$2,925.16

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	\$2,925.16	

Tax Due: \$2,925.16 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

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

TOWN OF THOMPSON

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

Property Address: Cimarron Rd
Rd Owner:
 Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4580
Tax Map #:
 23.-2-32

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

Land Assessment:
 \$22,500.00

Total Assessment:
 \$109,000.00

Tax Before Star: \$1,614.17

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.5
Bank:

Book #: 2145
Page #: 695
Roll Section: 1
Class: 280

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	109000.00	7.607815	\$829.25
Town to Highway	109000.00	1.753363	\$191.12
Highway Outside Vill	109000.00	2.251213	\$245.38
Gen Fund out of Vill	109000.00	0.00022	\$0.02
Monticello Joint FD	109000.0000	1.765412	\$192.43
E b crawford mem lib	109000.0000	0.329987	\$35.97
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$1,614.17

Payment History

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

Date	Comments	Amount	Paid By
01/03/2011	Tax Bill	\$1,614.17	
01/28/2011	Payment	(\$807.09)	Owner
02/28/2011	Payment	(\$807.08)	Owner
02/28/2011	Penalty Charge	\$8.08	
02/28/2011	Penalty Payment	(\$8.08)	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: Old Route
 17 **Owner:**
 Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4599
Tax Map #:
 23.-2-32

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

Land Assessment:
 \$22,500.00

Total Assessment:
 \$109,000.00

Tax Before Star: \$1,601.63

Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.5
Bank:

Book #: 2145
Page #: 695
Roll Section: 1
Class: 280

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	109000.00	7.81	\$851.50
Town to Highway	109000.00	1.85	\$201.60
Highway Outside Vill	109000.00	2.24	\$243.98
Gen Fund out of Vill	109000.00	0	\$0.00
Monticello Joint FD	109000.0000	1.72	\$187.06
E b crawford mem lib	109000.0000	0.3	\$32.54
Solid Waste Fee	84.9500	1	\$84.95

Total Tax: \$1,601.63

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	\$1,601.63	
01/29/2010	Payment	(\$1,601.63)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$1,601.63 **
02/28/2010	\$16.02	\$0.00	\$1,617.65 **
03/31/2010	\$32.03	\$2.00	\$1,635.66 **

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

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

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

Property Location: 1-3 Towner Rd
 SWIS Code: 484689 Thompson
 Tax Map # 23.-2-32
 Bill # 014688
 School Code: 484601
 Liber / Page: 2013 / 3983

Tax Amount:	2,392.93
Tax Paid:	2,392.93
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	109,000	21.953500	2,392.93

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	0177-00056	2,392.93	

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: **23-2-33**
- Address: **Cimmaron 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):

- **Earl Ehrle and Helen Ehrle** by deed recorded in Liber 505 at page 442 on September 28, 1954
- **Roberta Ehrle** by deed recorded in Liber 2145 at page 700 on October 28, 1999
- **EPT Concord, LLC** by deed recorded in Instrument No. 2013-3983 on May 30, 2013
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2013-8374 on October 30, 2013
- **EPR Concord II, L.P.** by deed recorded in Instrument No. 2013-9913 on December 31, 2013

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

- **Notice of Appropriation:** Liber 3470 at page 1 April 22, 2008
- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ▪

▪ Monticello ▪ New York 12701

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

Schedule "A" Description

LEGAL DESCRIPTION OF TAX LOT 23-2-33

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York in Lot 39 of Great Lot 13, Hardenburg Patent and designated as "23-2-33" on a map entitled "Topographic Lot Consolidation Survey Prepared For EPT Concord II, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated September 15, 2012" which is more particularly bounded and described as follows:

BEGINNING at a point at the common corner of the westerly line of Towner Road and the northerly line of State Highway No. 5457 (Route 17), 155.5± meters northerly and measured at right angles from Station 10+973.4± of the Bloomburg-Monticello Part 2, State Highway No.5457;

THENCE running along the northerly line of said State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property), the following two (2) courses and distances;

- 1) North 71°10'47" West, a distance of 8.45 feet to a point 154.000 meters northerly and measured at right angles from Station 10+972.000 of said 1998 survey baseline and
- 2) North 61°40'46" West, a distance of 115.07 feet;

THENCE North 15°20'21" East, a distance of 525.87 feet to the southerly line of Lorraine Drive;

THENCE continuing along same, South 66°44'39" East, a distance of 173.49 feet;

THENCE South 20°01'21" West, a distance of 120.00 feet;

THENCE South 66°44'39" East, a distance of 120.00 feet to the westerly line of Towner Road and continuing along same the following three (3) courses and distances;

- 3) South 20°01'21" West, a distance of 181.74 feet,
- 4) South 85°16'21" West, a distance of 140.96 feet and

5) South $19^{\circ}56'21''$ West, a distance of 163.24 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 104,054 square feet or 2.389 acres of land more or less.

EXCEPTING AND RESERVING all that certain parcel of land located in the Town of Thompson, Sullivan County, New York and shown on the aforementioned map, a temporary easement for highway purposes, more particularly bounded and described as follows:

BEGINNING at a point at the common corner of the westerly line of Towner Road and the northerly line of State Highway No. 5457 (Route 17), 155.5± meters northerly and measured at right angles from Station 10+973.4± of the Bloomburg-Monticello Part 2, State Highway No. 5457;

THENCE running along the northerly line of said State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property), the following two (2) courses and distances;

- 6) North $71^{\circ}10'47''$ West, a distance of 8.45 feet to a point 154.000 meters northerly and measured at right angles from Station 10+972.000 of said 1998 survey baseline and
- 7) North $61^{\circ}40'46''$ West, a distance of 115.07 feet;

THENCE North $15^{\circ}20'21''$ East, a distance of 28.10 feet;

THENCE South $61^{\circ}37'40''$ East, a distance of 125.90 to the westerly line of Towner Road at a point 161.1± meters northerly and measured at right angles from Station 10+967.6± of said 1998 survey baseline;

THENCE continuing along same, South $19^{\circ}56'21''$ West, a distance of 26.15 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 3,402 square feet or 0.078 acres of land more or less.



SULLIVAN COUNTY
TAX MAP DEPARTMENT

FOR THE PURPOSES OF TAX MAPS
NOT TO BE USED FOR CONFORMANCE
WITH FEDERAL REQUIREMENTS FOR
UNIFORMITY OF MAPS

Maple Avenue, Oneonta, NY 13827
Phone: 607/331-2222
Fax: 607/331-2223

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Maple Avenue, Oneonta, NY 13827
Phone: 607/331-2222
Fax: 607/331-2223

REVISION TABLE	
DATE	DESCRIPTION

SPECIAL ORDINANCES	
NO.	DATE

TAX MAP INFORMATION	
NO.	DATE

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

Account #:
Bill #: 4563
Tax Map #: 23.-2-33 ✓

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$14,300.00
Total Assessment: \$14,300.00
Tax Before Star: \$231.29
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.39
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	14300.00	3.301084	\$47.21
NYS Welfare Mandates	14300.00	0.967879	\$13.84
Other NYS Mandates	14300.00	2.717525	\$38.86
County Levy	14300.00	1.548595	\$22.14
Town to Highway	14300.00	3.154942	\$45.12
Highway Outside Vill	14300.00	1.976646	\$28.27
Gen Fund out of Vill	14300.00	0.103961	\$1.49
Monticello Joint FD	14300.00	1.840265	\$26.32
E b crawford mem lib	14300.00	0.562473	\$8.04

Total Tax: \$231.29

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	\$231.29	
01/30/2014	Payment	(\$231.29)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due

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: Cimarron Rd
Owner: Ehrle Roberta L
 4295 NW 4th Ct
 Deerfield Beach FL 33442-8071

Account #:
Bill #: 4568
Tax Map #:
 23.-2-33

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

Land Assessment:
 \$14,300.00
Total Assessment:
 \$14,300.00
Tax Before Star: \$562.76
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 2.44
Bank:

Book #: 2145
Page #: 700
Roll Section: 1
Class: 314

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	14300.00	3.484705	\$49.83
NYS Welfare Mandates	14300.00	1.266335	\$18.11
Other NYS Mandates	14300.00	2.644283	\$37.81
County Levy	14300.00	1.180434	\$16.88
Town to Highway	14300.00	3.245076	\$46.40
Highway Outside Vill	14300.00	1.876746	\$26.84
Gen Fund out of Vill	14300.00	0.088185	\$1.26
School Relevy	14300.0000	1	\$334.50
Monticello Joint FD	14300.0000	1.786291	\$25.54
E b crawford mem lib	14300.0000	0.390867	\$5.59

Total Tax: \$562.76

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	\$562.76	

Tax Due: \$562.76 *

* 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: Cimarron
Rd Owner:
 Ehrle Roberta L
 4295 NW 4th Court
 Deerfield Beach FL 33442

Account #:
Bill #: 4578
Tax Map #:
 23.-2-33

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

Land Assessment:
 \$14,300.00

Total Assessment:
 \$14,300.00

Tax Before Star: \$206.66
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.44
Bank:

Book #: 2145
Page #: 700
Roll Section: 1
Class: 314

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	14300.00	3.303816	\$47.24
NYS Welfare Mandates	14300.00	1.252189	\$17.91
Other NYS Mandates	14300.00	2.634994	\$37.68
County Levy	14300.00	0.52444	\$7.50
Town to Highway	14300.00	2.68147	\$38.35
Highway Outside Vill	14300.00	1.870323	\$26.75
Gen Fund out of Vill	14300.00	0.061713	\$0.88
Monticello Joint FD	14300.0000	1.79074	\$25.61
E b crawford mem lib	14300.0000	0.331803	\$4.74

Total Tax: \$206.66

Payment History

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

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$206.66	
01/31/2012	Payment	(\$206.66)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2012	\$0.00	\$0.00	\$206.66 **

TOWN OF THOMPSON

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

Property Address: Cimarron Rd
Owner: Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4581
Tax Map #:
 23.-2-33

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

Land Assessment:
 \$14,300.00
Total Assessment:
 \$14,300.00
Tax Before Star: \$196.02
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.44
Bank:

Book #: 2145
Page #: 700
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	14300.00	7.607815	\$108.79
Town to Highway	14300.00	1.753363	\$25.07
Highway Outside Vill	14300.00	2.251213	\$32.19
Gen Fund out of Vill	14300.00	0.00022	\$0.00
Monticello Joint FD	14300.0000	1.765412	\$25.25
E b crawford mem lib	14300.0000	0.329987	\$4.72

Total Tax: \$196.02

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	\$196.02	
01/28/2011	Payment	(\$196.02)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2011	\$0.00	\$0.00	\$196.02 **
02/28/2011	\$1.96	\$0.00	\$197.98 **
03/31/2011	\$3.92	\$2.00	\$201.94 **

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

TOWN OF THOMPSON

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

Property Address: Old Route 17
Owner: Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4600
Tax Map #:
 23.-2-33

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

Land Assessment:
 \$14,300.00
Total Assessment:
 \$14,300.00
Tax Before Star: \$198.98
Star Savings: \$0.00

Front: 0
Depth: 0
Acreage: 2.44
Bank:

Book #: 2145
Page #: 700
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	14300.00	7.81	\$111.71
Town to Highway	14300.00	1.85	\$26.45
Highway Outside Vill	14300.00	2.24	\$32.01
Gen Fund out of Vill	14300.00	0	\$0.00
Monticello Joint FD	14300.0000	1.72	\$24.54
E b crawford mem lib	14300.0000	0.3	\$4.27

Total Tax: \$198.98

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	\$198.98	
01/29/2010	Payment	(\$198.98)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$198.98 **
02/28/2010	\$1.99	\$0.00	\$200.97 **
03/31/2010	\$3.98	\$2.00	\$204.96 **

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

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

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

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

Property Location: Cimarron Rd
 SWIS Code: 484689 Thompson
 Tax Map # 23.-2-33
 Bill # 014689
 School Code: 484601
 Liber / Page: 2013 / 3983

Tax Amount:	313.94
Tax Paid:	313.94
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	14,300	21.953500	313.94

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	0177-00057	313.94	

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: **23-2-34**
- Address: **23 Towner Road**
- 100 % fee title is vested in: **EPT Concord II, L.P.** by deed made by Joyland Development, LLC recorded October 30, 2013 in Instrument No. 2013-8375 – See Exhibit XII
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Earl Ehrle** by deed recorded in Liber 1661 at page 163 on April 21, 1993
- **Roberta Ehrle** by deed recorded in Liber 2145 at page 700 on October 28, 1999
- **Joyland Development, LLC** by deed recorded in Instrument No. 2013-3984 on May 30, 2013
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2013-8375 on October 30, 2013

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

- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

23-2-34
LEGAL DESCRIPTION

All that certain parcel of land located in the Town of Thompson, Sullivan County, New York in Lot 39 of Great Lot 13, Hardenburg Patent and designated as "23-2-34" on a map entitled "Survey of Property Prepared For EPT Concord, LLC Property Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated April 15, 2013" which is more particularly bounded and described as follows:

COMMENCING at a point 2.7± meters distant easterly and measured at right angles from Station J1+294.3± of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No.5457 (on the easterly line of Joyland Road);

THENCE South 74°39'39" East, a distance of 440.50 feet,

THENCE North 15°20'21" East, a distance of 129.27 feet to the southerly line of Lorraine Drive,

CONTINUING along said southerly line, South 66°44'39" East, a distance of 173.49 feet to the POINT AND PLACE OF BEGINNING:

THENCE CONTINUING along said southerly line, South 66°44'39" East, a distance of 120.00 feet to the intersection of the said southerly line and the westerly line of Towner Road,

THENCE along the said westerly line, South 20°01'21" West, a distance of 120.00 feet;

THENCE parallel to the said southerly line of Lorraine Drive, North 66°44'39" West, a distance of 120.00 feet to an iron pin,

THENCE parallel to the said westerly line of Towner Road, North 20°01'21" East, a distance of 120.00 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 14,377 square feet or 0.330 acres of land more or less.



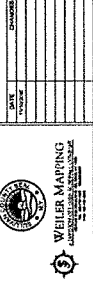
TOWN OF THOMPSON
 SULLIVAN COUNTY, NEW YORK
 MAP NO. 100
 DATE: 1985



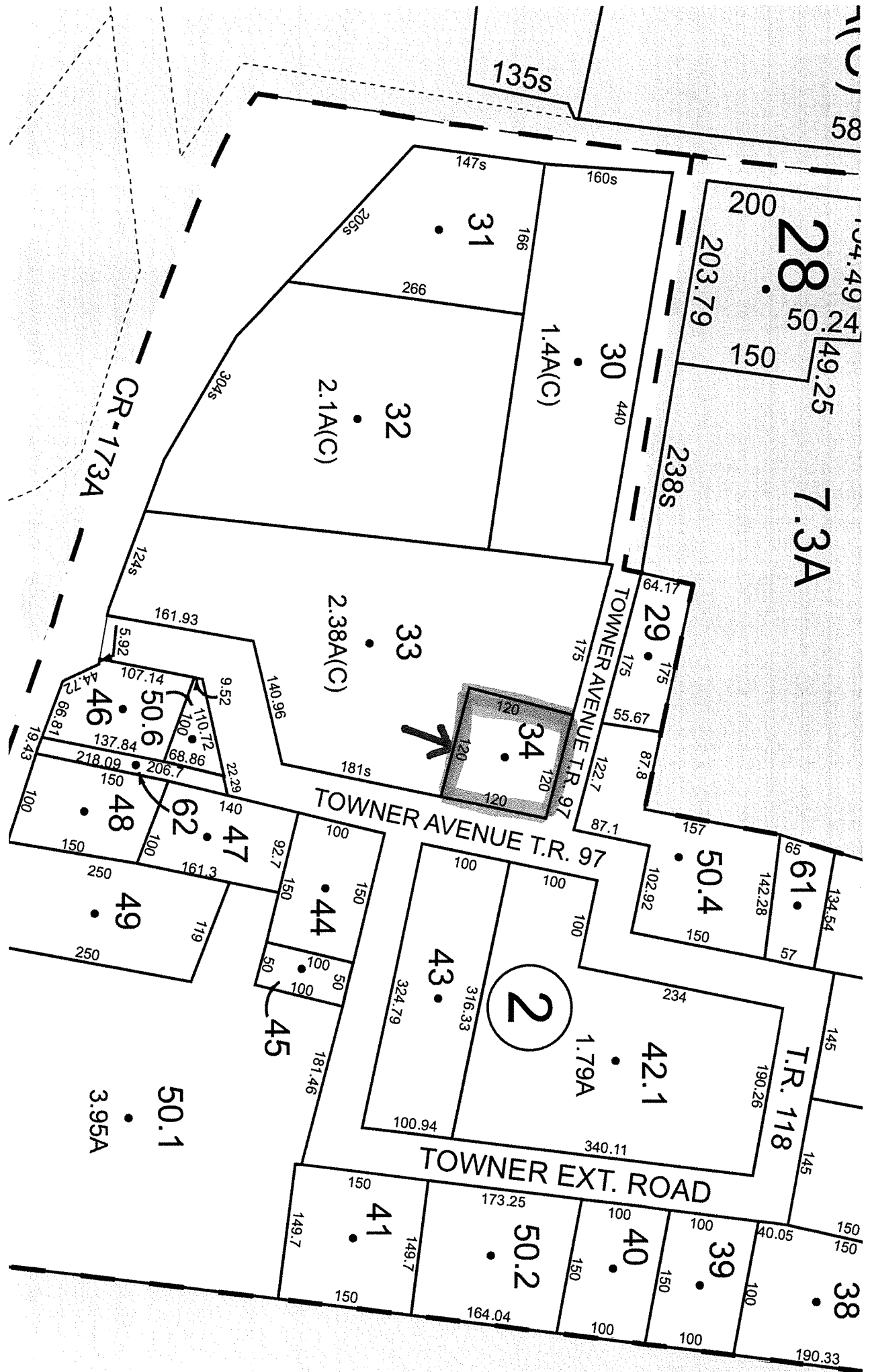
SPECIAL OR PRIVATE	
DATE	1985
BY	W. J. WEILER
FOR	TOWN OF THOMPSON
OF	SULLIVAN COUNTY, NEW YORK
REVISION	1

REVISION TABLE		
NO.	DATE	DESCRIPTION
1	1985	ISSUED

SULLIVAN COUNTY TAX MAP DEPARTMENT	
DATE	1985
BY	W. J. WEILER
FOR	TOWN OF THOMPSON
OF	SULLIVAN COUNTY, NEW YORK



SULLIVAN COUNTY TAX MAP DEPARTMENT
 FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE
 SULLIVAN COUNTY, NEW YORK
 1985



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

Account #:
Bill #: 4564
Tax Map #: 23.-2-34

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$11,600.00
Total Assessment: \$217,700.00
Tax Before Star: \$3,640.96
Star Savings: \$0.00

Front: 120
Depth: 120
Acresage: 0
Bank:

Book #: 2013
Page #: 8375
Roll Section: 1
Class: 210

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	217700.00	3.301084	\$718.65
NYS Welfare Mandates	217700.00	0.967879	\$210.71
Other NYS Mandates	217700.00	2.717525	\$591.61
County Levy	217700.00	1.548595	\$337.13
Town to Highway	217700.00	3.154942	\$686.83
Highway Outside Vill	217700.00	1.976646	\$430.32
Gen Fund out of Vill	217700.00	0.103961	\$22.63
Monticello Joint FD	217700.00	1.840265	\$400.63
E b crawford mem lib	217700.00	0.562473	\$122.45
Solid Waste Fee	120.00	1	\$120.00

Total Tax: \$3,640.96

Payment History

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

Date	Comments	Amount	Paid By
01/01/2014	Tax Bill	\$3,640.96	
01/30/2014	Payment	(\$3,640.96)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

--	--	--	--

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: 23 Towner Rd
Owner: Ehrle Roberta L
 4295 NW 4th Ct
 Deerfield Beach FL 33442-8071

Account #:
Bill #: 4569
Tax Map #: 23.-2-34

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

Land Assessment: \$11,600.00
Total Assessment: \$217,700.00
Tax Before Star: \$8,687.55
Star Savings: \$0.00

Front: 120
Depth: 120
Acreage: 0
Bank:

Book #: 2145
Page #: 700
Roll Section: 1
Class: 210

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	217700.00	3.484705	\$758.62
NYS Welfare Mandates	217700.00	1.266335	\$275.68
Other NYS Mandates	217700.00	2.644283	\$575.66
County Levy	217700.00	1.180434	\$256.98
Town to Highway	217700.00	3.245076	\$706.45
Highway Outside Vill	217700.00	1.876746	\$408.57
Gen Fund out of Vill	217700.00	0.088185	\$19.20
School Relevy	217700.0000	1	\$5,092.42
Monticello Joint FD	217700.0000	1.786291	\$388.88
E b crawford mem lib	217700.0000	0.390867	\$85.09
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$8,687.55

Payment History

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

Date	Comments	Amount	Paid By
01/02/2013	Tax Bill	\$8,687.55	

Tax Due: \$8,687.55 *

* 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: 23 Towner
Rd Owner:
 Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4579
Tax Map #:
 23.-2-34

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

Land Assessment:
 \$11,600.00
Total Assessment:
 \$217,700.00
Tax Before Star: \$5,722.61
Star Savings: \$0.00

Front: 120
Depth: 120
Acreeage: 0
Bank:

Book #: 2145
Page #: 700
Roll Section: 1
Class: 210

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	217700.00	3.303816	\$719.24
NYS Welfare Mandates	217700.00	1.252189	\$272.60
Other NYS Mandates	217700.00	2.634994	\$573.64
County Levy	217700.00	0.52444	\$114.17
Town to Highway	217700.00	2.68147	\$583.76
Highway Outside Vill	217700.00	1.870323	\$407.17
Gen Fund out of Vill	217700.00	0.061713	\$13.43
School Relevy	217700.0000	1	\$2,456.53
Monticello Joint FD	217700.0000	1.79074	\$389.84
E b crawford mem lib	217700.0000	0.331803	\$72.23
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$5,722.61

Payment History

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

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$5,722.61	

Tax Due: \$5,722.61 *

* 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: 23 Towner
Rd Owner:
 Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4582
Tax Map #:
 23.-2-34

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

Land Assessment:
 \$11,600.00
Total Assessment:
 \$217,700.00
Tax Before Star: \$3,104.24
Star Savings: \$0.00

Front: 120
Depth: 120
Acreeage: 0
Bank:

Book #: 2145
Page #: 700
Roll Section: 1
Class: 210

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	217700.00	7.607815	\$1,656.22
Town to Highway	217700.00	1.753363	\$381.71
Highway Outside Vill	217700.00	2.251213	\$490.09
Gen Fund out of Vill	217700.00	0.00022	\$0.05
Monticello Joint FD	217700.0000	1.765412	\$384.33
E b crawford mem lib	217700.0000	0.329987	\$71.84
Solid Waste Fee	120.0000	1	\$120.00

Total Tax: \$3,104.24

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	\$3,104.24	
01/28/2011	Payment	(\$1,552.12)	Owner
02/28/2011	Payment	(\$1,552.12)	Owner
02/28/2011	Penalty Charge	\$15.52	
02/28/2011	Penalty Payment	(\$15.52)	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: 325
 Towner Rd **Owner:**
 Ehrle Roberta L
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4601
Tax Map #:
 23.-2-34

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

Land Assessment:
 \$11,600.00
Total Assessment:
 \$217,700.00
Tax Before Star: \$3,114.14
Star Savings: \$0.00

Front: 120
Depth: 120
Acreage: 0
Bank:

Book #: 2145
Page #: 700
Roll Section: 1
Class: 210

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	217700.00	7.81	\$1,700.65
Town to Highway	217700.00	1.85	\$402.64
Highway Outside Vill	217700.00	2.24	\$487.29
Gen Fund out of Vill	217700.00	0	\$0.01
Monticello Joint FD	217700.0000	1.72	\$373.61
E b crawford mem lib	217700.0000	0.3	\$64.99
Solid Waste Fee	84.9500	1	\$84.95

Total Tax: \$3,114.14

Payment History

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

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$3,114.14	
01/29/2010		(\$3,114.14)	Owner
01/29/2010	Miscellaneous Charge	(\$0.72)	Owner
01/29/2010	Miscellaneous Payment	\$0.72	

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2010	\$0.00	\$0.00	\$3,114.14 **

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 Joyland Development, LLC
 Owner(s): 909 Walnut Ste 200
 Kansas City, MO 64105

Property Location: 23 Towner Rd
 SWIS Code: 484689 Thompson
 Tax Map # 23.-2-34
 Bill # 014690
 School Code: 484601
 Liber / Page: 2013 / 3984

Tax Amount:	4,779.28
Tax Paid:	4,779.28
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	217,700	21.953500	4,779.28

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	Joyland Development, LLC	0177-00058	4,779.28	

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: **23-2-50.4**
- Address: **Towner Road Ext.**
- 100 % fee title is vested in: **EPT Concord II, L.P.** by deed made by Joyland Development, LLC recorded October 30, 2013 in Instrument No. 2013-8375 – See Exhibit XII
- Schedule “A” Description and Tax Map are attached.

Prior ownership interests (20+ years):

- **Earl Ehrle and Helen Ehrle** by deed recorded in Liber 637 at page 268 on May 29, 1962
- **Roberta Ehrle** by deed recorded in Liber 2145 at page 700 on October 28, 1999
- **Joyland Development, LLC** by deed recorded in Instrument No. 2013-3984 on May 30, 2013
- **EPT Concord II, LLC** by deed recorded in Instrument No. 2013-8375 on October 30, 2013

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

- **Easements:** Instrument No. 2013-9913 recorded on December 31, 2013 - See Exhibit XV

TAXES:

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

Effective Date: May 25, 2014

548 Broadway ■

■ Monticello ■ New York 12701

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

23-2-504

SCHEDULE A
PROPERTY DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND situate in the town of Thompson, County of Sullivan and State of New York, being part of the premises conveyed to H. Eugene Towner and wife by deed dated September 1, 1922, and recorded in the Sullivan County Clerk's office in Liber of Deeds No. 222, at page 304, and described as follows:

BEGINNING at the southeasterly corner of a lot heretofore conveyed to Louise Thiele and running thence along the northerly line of a street known as Towner Avenue S.63°46'E. 222.7 feet to a stake driven into the ground; thence along the west line of a street N.23°00'E. 87.05 feet to a stake driven into the ground at an angle in said street; thence S.67°00'E. 102.92 feet along the north line of the said street to a stake driven into the ground; thence continuing along the west line of a street N.22°25'E. 150.0 feet to a stake driven into the ground; thence N.69°55'W. 142.28 feet to the east line of the Kaplan lot; thence along the line of said Kaplan lot as indicated by an old fence line S.22°29'W. 157.0 feet to the southeasterly corner of the said Kaplan lot; thence along the south line of the said Kaplan lot N.66°50'W. 187.8 feet to the northeast corner of the said Thiele lot; thence along the east line of the said Thiele lot S.18°41'W. 63.01 feet to the place of beginning, containing 84/100 of an acre of land, more or less. As surveyed by Charles Atwell, Surveyor, August 31, 1956, N.Y. License No.243.

Excepting and reserving herefrom, land conveyed to Price in Liber 1266 pg 257 and more particularly bounded and described as follows:

SCHEDULE A
PROPERTY DESCRIPTION

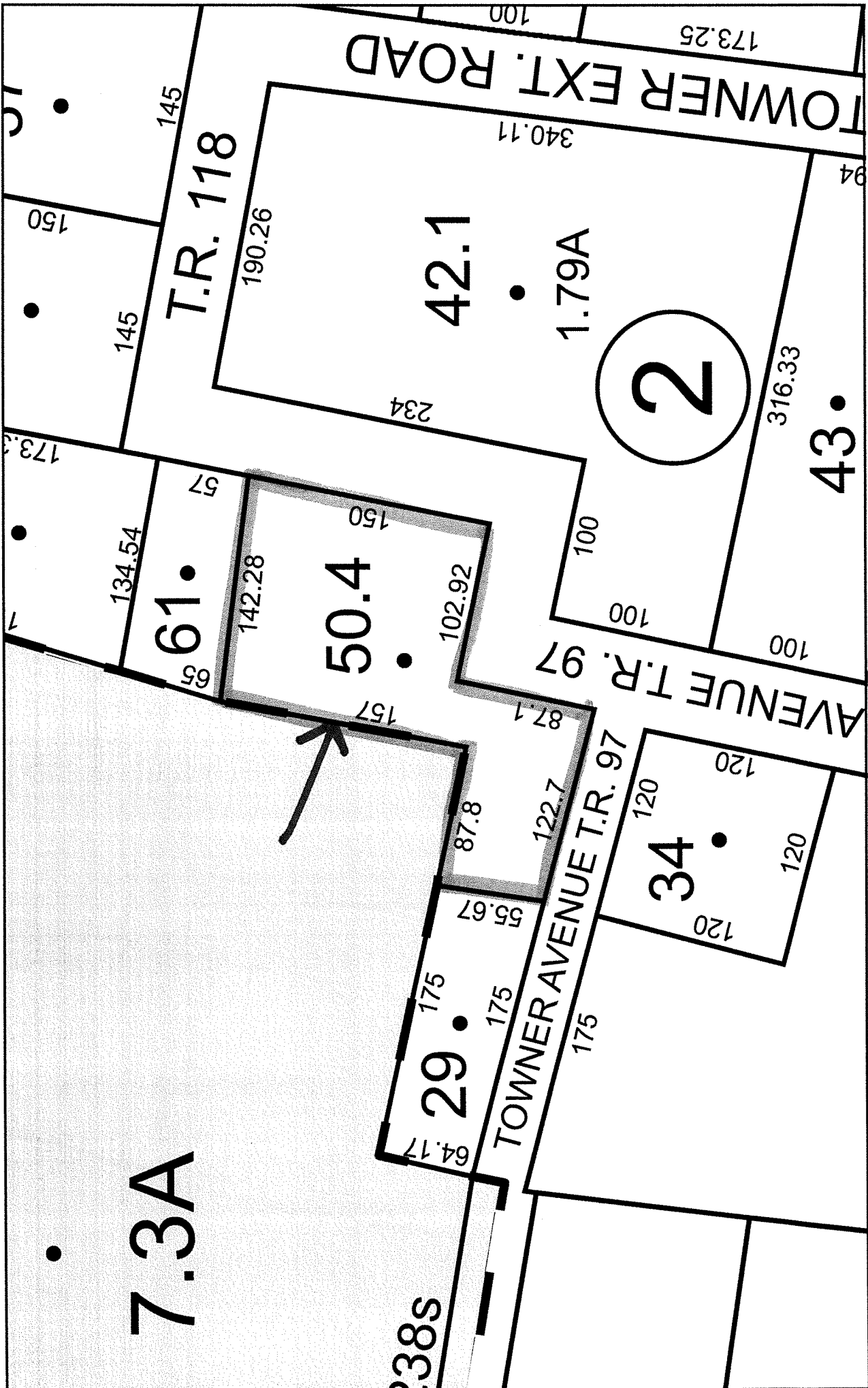
that tract or parcel of land situate in the Town of Thompson, County of Sullivan, and State of New York, intended to describe all of the premises described in a Deed from John S. McBride, as Referee, to Earl Ehrle and Helen Ehrle, recorded in the Sullivan County Clerk's Office in Deed Liber 621 at Page 191, and being a portion of lands described in a deed from Alvin O. Benton and Elizabeth F. Benton to Earl Ehrle and Helen Ehrle, recorded in the Sullivan County Clerk's Office in Deed Liber 637 at Page 286, more particularly bounded and described as follows:

BEGINNING at an iron pipe found on the northerly bounds of Towner Avenue at the southeasterly corner of that portion of lands described in a deed to Nachlai Emunah Bungalows, Inc. (Deed Liber 937 at Page 97) fronting on said Towner Ave., said point being the southwesterly corner of said lands of Ehrle described in Deed Liber 621 at Page 191, and running thence from said point of beginning along the westerly bounds of said lands of Ehrle described in Deed Liber 621 at Page 191, and running along the easterly bounds of said lands of Nachlai Emunah Bungalows, Inc., North 16° 15' East 64.17 feet to an iron pin set at the northwesterly corner of said lands of Ehrle as described in Deed Liber 621 at Page 191; thence running along the northerly bounds of said lands of Ehrle as described in said Deed Liber 621 at Page 191, and a southerly bounds of said lands of Nachlai Emunah Bungalows, Inc. South 66° 45' East 75.00 feet to a point at the northeasterly corner of said lands of Ehrle as described in said Deed Liber 621 at Page 191; thence continuing along a southerly bounds of said lands of Nachlai Emunah Bungalows, Inc., and running along a bounds of said lands of Ehrle as described in said Deed Liber 637 at Page 286, South 66° 45' East 100.00 feet to an iron pin set; thence running through lands of said Ehrle as described in said Deed Liber 637 at Page 286, South 15° 24' West 55.67 feet to an iron pin set on the said northerly bounds of Towner Avenue; thence running along said northerly bounds of Towner Avenue, North 69° 33 minutes West 100.00 feet to a point at the southeasterly corner of said lands of Ehrle as described in Deed Liber 621 at Page 191; thence continuing along the northerly bounds of said Towner Avenue, North 69° 33' West 75.00 feet to the point or place of beginning, containing 0.24 acre of land to be the same more or less.

SUBJECT to any easements of record.

BEARINGS are as the magnetic needle pointed in December of 1986.

45-
5-25
125-
5
0



7.3A

338s

29

34

61

50.4

42.1

43

2

TOWNER EXT. ROAD

TOWNER AVENUE T.R. 97

AVENUE T.R. 97

T.R. 118

1.79A

173.25

100

145

145

150

57

134.54

150

102.92

100

100

316.33

100

87.1

122.7

55.67

64.17

175

175

175

120

120

120

120

94

173.3

TOWN OF THOMPSON

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

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

Account #: 4582
Bill #: 4582
Tax Map #: 23.-2-50.4

SWIS Code: 484689
School Code: 484601
School District:

Land Assessment: \$7,100.00 **Front:** 0 **Book #:** 2013
Total Assessment: \$7,100.00 **Depth:** 0 **Page #:** 8375
Tax Before Star: \$114.83 **Acreage:** 0.81 **Roll Section:** 1
Star Savings: \$0.00 **Bank:** **Class:** 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7100.00	3.301084	\$23.44
NYS Welfare Mandates	7100.00	0.967879	\$6.87
Other NYS Mandates	7100.00	2.717525	\$19.29
County Levy	7100.00	1.548595	\$11.00
Town to Highway	7100.00	3.154942	\$22.40
Highway Outside Vill	7100.00	1.976646	\$14.03
Gen Fund out of Vill	7100.00	0.103961	\$0.74
Monticello Joint FD	7100.00	1.840265	\$13.07
E b crawford mem lib	7100.00	0.562473	\$3.99

Total Tax: \$114.83

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	\$114.83	
01/30/2014	Payment	(\$114.83)	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
01/31/2014	\$0.00	\$0.00	\$114.83 **

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: Towner
 Road Ext **Owner:**
 Ehrle Helen
 Ehrle Earl
 c/o Roberta Ehrle
 4295 NW 4th Ct
 Deerfield Beach FL 33442-8071

Account #:
Bill #: 4587
Tax Map #:
 23.-2-50.4

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

Land Assessment: \$7,100.00
Total Assessment: \$7,100.00
Tax Before Star: \$279.40
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.81
Bank:

Book #: 637
Page #: 286
Roll Section: 1
Class: 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7100.00	3.484705	\$24.74
NYS Welfare Mandates	7100.00	1.266335	\$8.99
Other NYS Mandates	7100.00	2.644283	\$18.77
County Levy	7100.00	1.180434	\$8.38
Town to Highway	7100.00	3.245076	\$23.04
Highway Outside Vill	7100.00	1.876746	\$13.32
Gen Fund out of Vill	7100.00	0.088185	\$0.63
School Relevy	7100.0000	1	\$166.07
Monticello Joint FD	7100.0000	1.786291	\$12.68
E b crawford mem lib	7100.0000	0.390867	\$2.78

Total Tax: \$279.40

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	\$279.40	Owner
03/29/2013	Payment	(\$286.99)	
03/29/2013	Penalty Charge	\$5.59	
03/29/2013	Miscellaneous Charge	\$2.00	

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

TOWN OF THOMPSON

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

Property Address: Towner
 Road Ext **Owner:**
 Ehrle Helen
 Ehrle Earl
 Attn Roberta Ehrle
 4295 NW 4th Court
 Deerfield Beach FL 33442

Account #:
Bill #: 4597
Tax Map #:
 23.-2-50.4

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

Land Assessment: \$7,100.00
Total Assessment: \$7,100.00
Tax Before Star: \$102.61
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.81
Bank:

Book #: 637
Page #: 286
Roll Section: 1
Class: 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
Medicaid	7100.00	3.303816	\$23.46
NYS Welfare Mandates	7100.00	1.252189	\$8.89
Other NYS Mandates	7100.00	2.634994	\$18.71
County Levy	7100.00	0.52444	\$3.72
Town to Highway	7100.00	2.68147	\$19.04
Highway Outside Vill	7100.00	1.870323	\$13.28
Gen Fund out of Vill	7100.00	0.061713	\$0.44
Monticello Joint FD	7100.0000	1.79074	\$12.71
E b crawford mem lib	7100.0000	0.331803	\$2.36

Total Tax: \$102.61

Payment History

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

Date	Comments	Amount	Paid By
01/03/2012	Tax Bill	\$102.61	
01/31/2012	Payment	(\$102.61)	OWNER

Tax Due: \$0.00 *

* Does not include penalties or fees, if any.

Penalty Schedule

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

Pay By	Penalty	Fee	Total Due
01/31/2012	\$0.00	\$0.00	\$102.61 **

TOWN OF THOMPSON

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

Property Address: Towner
 Road Ext **Owner:**
 Ehrle Helen
 Ehrle Earl
 Attn Roberta Ehrle
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4600
Tax Map #:
 23.-2-50.4

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

Land Assessment: \$7,100.00
Total Assessment: \$7,100.00
Tax Before Star: \$97.32
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.81
Bank:

Book #: 637
Page #: 286
Roll Section: 1
Class: 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7100.00	7.607815	\$54.02
Town to Highway	7100.00	1.753363	\$12.45
Highway Outside Vill	7100.00	2.251213	\$15.98
Gen Fund out of Vill	7100.00	0.00022	\$0.00
Monticello Joint FD	7100.0000	1.765412	\$12.53
E b crawford mem lib	7100.0000	0.329987	\$2.34

Total Tax: \$97.32

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	\$97.32	
01/28/2011	Payment	(\$97.32)	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
01/31/2011	\$0.00	\$0.00	\$97.32 **
02/28/2011	\$0.97	\$0.00	\$98.29 **
03/31/2011	\$1.95	\$2.00	\$101.27 **

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

TOWN OF THOMPSON

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

Property Address: Towner
 Extension Rd **Owner:**
 Ehrle Helen
 Ehrle Earl
 Attn Roberta Ehrle
 324 NW 41 Ave
 Deerfield Beach FL 33442

Account #:
Bill #: 4619
Tax Map #:
 23.-2-50.4

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

Land Assessment: \$7,100.00
Total Assessment: \$7,100.00
Tax Before Star: \$98.78
Star Savings: \$0.00

Front: 0
Depth: 0
Acreeage: 0.81
Bank:

Book #: 637
Page #: 286
Roll Section: 1
Class: 311

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

Levy Description	Tax Value	Tax Rate	Tax Amount
County&Court Expense	7100.00	7.81	\$55.46
Town to Highway	7100.00	1.85	\$13.13
Highway Outside Vill	7100.00	2.24	\$15.89
Gen Fund out of Vill	7100.00	0	\$0.00
Monticello Joint FD	7100.0000	1.72	\$12.18
E b crawford mem lib	7100.0000	0.3	\$2.12

Total Tax: \$98.78

Payment History

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

Date	Comments	Amount	Paid By
01/04/2010	Tax Bill	\$98.78	
03/10/2010		(\$98.78)	Owner
03/10/2010	Penalty Charge	\$1.98	
03/10/2010	Penalty Payment	(\$1.98)	Owner
03/10/2010	Miscellaneous Charge	\$2.00	
03/10/2010	Miscellaneous Payment	(\$2.00)	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
--------	---------	-----	-----------

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 Joyland Development, LLC
 Owner(s): 909 Walnut Ste 200
 Kansas City, MO 64105

Property Location: Towner Road Ext
 SWIS Code: 484689 Thompson
 Tax Map # 23.-2-50.4
 Bill # 014708
 School Code: 484601
 Liber / Page: 2013 / 3984

Tax Amount:	155.87
Tax Paid:	155.87
Tax Balance Due:	Paid In Full

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

Tax Code	Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
005	Monticello School	44,241,951	7,100	21.953500	155.87

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	Joyland Development, LLC	0177-00059	155.87	

Sheri Bisland
 School Tax Collector

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