

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York on **June 16, 2015**.

ROLL CALL:

Present: Supervisor William J. Rieber, Jr., Presiding
Councilman Richard Sush
Councilman John A. Pavese
Councilman Peter T. Briggs
Councilman Scott Mace

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
William D. Culligan, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:30 PM with the Pledge to the Flag. He welcomed (2) Boy Scouts from the Hudson Valley Council Troop 101 who were present to attend the meeting. They are both currently working on completing their communication Badge. Supervisor Rieber asked them both to lead us in the Pledge to the Flag.

APPROVAL OF MINUTES:

On a motion made by Councilman Sush and seconded by Councilman Mace the minutes of the June 2nd, 2015 Special Town Board Meeting for the Joint Public Hearing with the Village of Monticello Board of Trustee were approved as presented.

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
Nays 0

On a motion made by Councilman Pavese and seconded by Councilman Sush the minutes of the June 2nd, 2015 Regular Town Board Meeting were approved as presented.

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
Nays 0

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

Supervisor Rieber reported on correspondence that was sent or received as follows:

- 1) Letter dated 06/08/2015 from Anthony T. Eagan, P.E., Managing Engineer of Barton & Loguidice Engineers to Supervisor Rieber and Town Board regarding Notice of Intent to Establish Lead Agency – Village of Monticello Water Distribution System and WTP Upgrades.

- 2) Letter dated 06/05/2015 from Town Clerk Calhoun to John J. Iacobucci, Jr., Esq. of Keidel, Weldon & Cunningham, LLP regarding response to FOIL request for American Theological Institute d/b/a Camp Darkei Emunah Building Department property records.
- 3) Letter dated 05/07/2015 from Jennifer C. S. Brylinski, Executive Director, SC IDA to Supervisor Rieber and others regarding termination of IDA PILOT for Arthur Glick Truck Sales project.
- 4) Letter dated 06/04/2015 from Melinda Meddaugh, Agricultural Issue Leader, SC Division of Planning and Environmental Management to Supervisor Rieber regarding Agricultural District Public Hearing Notification–06/18/2015 @ 1:40PM.
- 5) Letter dated 06/09/2015 from Chad E. Pindar, P.E., Supervisor, Watershed Planning and Compliance, Delaware River Basin Commission (DRBC) to Supervisor Rieber regarding fully executed settlement agreement for Melody Lake WWTP, Docket No. D-2011-025 CP-1 effective June 4th, 2015. A copy of said agreement was attached for the Town Boards review.

AGENDA ITEMS:

**4. MINOR SITE PLAN AMENDMENT TO MONTREIGN RESORT CASINO PROJECT
– TOWN BOARD TO CONTINUE AS LEAD AGENCY**

Attorney George Duke of Brown Sharlow Duke & Fogel, P.C., Attorneys and Counselors at Law on behalf of Monticello Raceway Management, Inc. ("MRMI") and Montreign Operating Company, LLC and Attorney Helen C. Mauch of Zarin & Steinmetz on behalf of EPR/EPT Adelaar Development Project both were present to explain the Proposed Minor Site Plan Amendment to Montreign Resort Casino Project. Attorney Duke said that the Town Board currently serves as Lead Agency on this Project and the applicant would like the Town Board to continue to do so regarding the Application for Minor Site Plan Amendment, which is the reason why they would like to make the Town Board aware of the minor modifications. Attorney Duke identified the main changes to the Site Plan Amendment, which are as follows: expand gaming options, expand dining options, increase conference space, upgrade hotel amenities, decrease the size/number of hotel rooms and parking spaces and remove the harness track, paddock and grandstand. Copies of the Planning Board Application, a fully completed SEQRA Full Environmental Assessment Form, Part 1, Site Geometry Plan (Overall Plan) and Grading, Paving, and Drainage Plan (Overall Plan) were provided for review. Attorney Duke is requesting that the Town Board acknowledge the Application for Minor Site Plan Amendment and that you will retain the status as Lead Agency, since the Town Board was Lead Agency back in 2012 when the original Site Plan Application was reviewed after the Amendments to the Comprehensive Development Plan and the Planned Resort Development Zoning District. Both of those matters came before the Town Board and they retained Lead Agency status last year and they are requesting a continuation of that status. They will return back before the Town Board with the Final Renderings with the Technical Memorandum explaining the details with respect to the SEQRA Review once completed.

The Following Resolution Was Duly Adopted: Res. No. 219 of the Year 2015.

holding a public hearing to hear all persons interested in the proposal to create the said lighting district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did on April 21, 2015 resolve and determine that the notice of hearing for April 21, 2015, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting such a referendum.

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Adelaar Resort Lighting District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, created, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof; ¹ and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Adelaar Resort Lighting District, as created be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including,

¹ ATTACHMENT: SCHEDULE "A" NARRATIVE PROPERTY DESCRIPTION FOR LIGHTING DISTRICT.

but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the developer through the Adelaar Resort Lighting District; and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and she hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Motion by: Councilman Peter T. Briggs
Seconded by: Councilman John A. Pavese

Dated: Monticello, New York
June 16, 2015

The members of the Town Board voted as follows:

William J. Rieber, Jr., Supervisor	Aye
Peter T. Briggs, Councilman	Aye
Richard Sush, Councilman	Aye
John A. Pavese, Councilman	Aye
Scott Mace, Councilman	Aye

DRAINAGE DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 221 of the Year 2015.

-----X

In the Matter of the Creation of
ADELAAR RESORT DRAINAGE DISTRICT
in the Town of Thompson, County of
Sullivan, State of New York.

**FINAL ORDER CREATING
ADELAAR RESORT DRAINAGE
DISTRICT**

-----X

A resolution having been duly adopted by the Town Board of the Town of Thompson directing Town Engineers, McGoey, Hauser and Edsall Consulting Engineers, P.C., to supervise the preparation of a map, plan and report relating to the creation of the Adelaar Resort Drainage District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an order having been duly adopted by the said Town Board on March 17, 2015, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 21st day of April, 2015, at 7:30 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to hear all persons interested in the proposal to create the said drainage district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did on April 21, 2015 resolve and determine that the notice of hearing for April 21, 2015, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed

requesting such a referendum.

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Adelaar Resort Drainage District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, created, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof;² and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Adelaar Resort Drainage District, as created be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the developer through the Adelaar Resort Drainage District; and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and she hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Motion by: Councilman Scott Mace
Seconded by: Councilman Richard Sush

² ATTACHMENT: SCHEDULE "A" NARRATIVE PROPERTY DESCRIPTION FOR DRAINAGE DISTRICT.

Dated: Monticello, New York
June 16, 2015

The members of the Town Board voted as follows:

William J. Rieber, Jr., Supervisor	Aye
Peter T. Briggs, Councilman	Aye
Richard Sush, Councilman	Aye
John A. Pavese, Councilman	Aye
Scott Mace, Councilman	Aye

WATER DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 222 of the Year 2015.

-----X

In the Matter of the Creation of
ADELAAR RESORT WATER DISTRICT
in the Town of Thompson, County of
Sullivan, State of New York.

**FINAL ORDER CREATING
ADELAAR RESORT WATER
DISTRICT**

-----X

A resolution having been duly adopted by the Town Board of the Town of Thompson directing Town Engineers, McGoey, Hauser and Edsall Consulting Engineers, P.C., to supervise the preparation of a map, plan and report relating to the creation of the Adelaar Resort Water District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an order having been duly adopted by the said Town Board on March 17, 2015, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 21st day of April, 2015, at 7:30 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of

holding a public hearing to hear all persons interested in the proposal to create the said water district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did on April 21, 2015 resolve and determine that the notice of hearing for April 21, 2015, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting such a referendum.

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Adelaar Resort Water District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, created, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof;³ and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Adelaar Resort Water District, as created be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and

³ ATTACHMENT: SCHEDULE "A" NARRATIVE PROPERTY DESCRIPTION FOR WATER DISTRICT.

expenses, shall be borne solely and entirely by the developer through the Adelaar Resort Water District; and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and she hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Motion by: Councilman Richard Sush
Seconded by: Councilman Peter T. Briggs

Dated: Monticello, New York
June 16, 2015

The members of the Town Board voted as follows:

William J. Rieber, Jr., Supervisor	Aye
Peter T. Briggs, Councilman	Aye
Richard Sush, Councilman	Aye
John A. Pavese, Councilman	Aye
Scott Mace, Councilman	Aye

SEWER DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 223 of the Year 2015.

-----X

In the Matter of the Creation of
ADELAAR RESORT SEWER DISTRICT
in the Town of Thompson, County of
Sullivan, State of New York.

**FINAL ORDER CREATING
ADELAAR RESORT SEWER
DISTRICT**

-----X

A resolution having been duly adopted by the Town Board of the Town of Thompson

directing Town Engineers, McGoey, Hauser and Edsall Consulting Engineers, P.C., to supervise the preparation of a map, plan and report relating to the creation of the Adelaar Resort Sewer District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an order having been duly adopted by the said Town Board on March 17, 2015, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 21st day of April, 2015, at 7:30 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to hear all persons interested in the proposal to create the said sewer district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and said hearing was held open to May 05, 2015, and the Town Board having considered said proposal and heard all persons interested in the same, and did on May 05, 2015 resolve and determine that the notice of hearing for April 21, 2015 and continued on May 05, 2015, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting

such a referendum.

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Adelaar Resort Sewer District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, created, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof;⁴ and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Adelaar Resort Sewer District, as created be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the developer through the Adelaar Resort Sewer District; and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and she hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Motion by: Councilman Peter T. Briggs
Seconded by: Councilman John A. Pavese

Dated: Monticello, New York
June 16, 2015

⁴ ATTACHMENT: SCHEDULE "A" NARRATIVE PROPERTY DESCRIPTION FOR SEWER DISTRICT.

The members of the Town Board voted as follows:

William J. Rieber, Jr., Supervisor	Aye
Peter T. Briggs, Councilman	Aye
Richard Sush, Councilman	Aye
John A. Pavese, Councilman	Aye
Scott Mace, Councilman	Aye

1. ACTION: PROPOSED ANNEXATION PETITION – ITZHAK ABOU PROPERTY, SBL #'S 31.-1-41.2 AND 31.-1-15

The Town Board agreed to approve the Annexation Petition without a Financial Guarantee at this time honoring the previous Boards agreement with the Petitioner. However the Town Board will investigate the possibility of requiring a Financial Guarantee in the future for similar requests. Action to approve the Annexation as requested was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 224 of the Year 2015.

**FINDINGS, RESOLUTION AND ORDER OF THE
TOWN OF THOMPSON PURSUANT TO
ARTICLE 17 OF THE NEW YORK STATE
GENERAL MUNICIPAL LAW**

A petition (“Petition”) having been filed by Itzhak Abou for an annexation of certain property in the Town of Thompson (“Town”) to the Village of Monticello (“Village”), and a joint public hearing of the government Boards of the Town and the Village having been held on June 02, 2015 in accordance with Section 705 of the General Municipal Law of the State of New York, the Town Board of the Town hereby makes the following findings and thereupon adopts the following resolutions and order based upon such findings, all in accordance with Section 711 of the General Municipal Law of the State of New York.

FINDINGS

1. The Petition of Itzhak Abou (hereinafter the “Petitioner”) dated March 09, 2015 for the annexation of the following Town Tax Parcels to the Village:

Section 31, Block 1, Lot 14.2
Section 31, Block 1, Lot 15

was filed in the offices of the Town Clerk of the Town being perfected and finalized on March

09, 2015. A copy of the Petition is attached hereto as Exhibit A.⁵

2. Pursuant to the provisions of Section 704 of the General Municipal Law of the State of New York (hereinafter the "General Municipal Law"), the Town caused notice of the required joint public hearing on the Petition to be published in the Sullivan County Democrat, the official newspaper of the Town, on May 08, 2015.

3. Pursuant to the provisions of Section 704 of the General Municipal Law of the State of New York, the Village caused notice of the required joint public hearing on the Petition to be published in the Sullivan County Democrat, the official newspaper of the Village, on May 08, 2015.

4. On May 15, 2015, the Town caused a copy of the notice of joint public hearing to be mailed to the Petitioner (the Petitioner allegedly being the sole owner of property within the territory proposed to be annexed). Likewise, the Village mailed a copy of the notice to Petitioner.

5. The joint public hearing of the Village and Town, as the two (2) governing boards of the involved municipalities, was held at the Thompson Town Hall on June 02, 2015 in accordance with the notices as published and mailed.

6. In attendance at the joint hearing were (i) the Acting Mayor and four (4) Trustees of the Village, the attorney for the Village, and the Village Clerk; and (ii) the Town Supervisor and four (4) members of the Town Board, the attorney for the Town, and the Town Clerk.

7. Douglas Solomon, Acting Mayor of the Village, presided at the hearing by agreement of the members of the participating Boards.

8. The attorney for the Town confirmed at the outset of the joint public hearing that (i) the required notices of public hearing for the Town have been published in a timely fashion as indicated above, (ii) the hearing was being held within the time period required, and (iii) the Town Clerk has certified in writing that the mailing of notices to the Petitioner had been accomplished as required. The attorney for the Village similarly confirmed the Village's procedural compliance as to the holding of the public hearing and the notice and mailing requirements therefor.

9. The attorney for the Town has advised the Town Board as to his review of the Petition and his determination that the Petition appears to be compliant with the spirit and substance of Section 703 of the General Municipal Law. Accordingly, the Town hereby determines that the Petition substantially complies in form and content with the provisions of Article 17 of the General Municipal Law, and specifically finds that:

(i) The Petition appears to have been properly signed as provided by Section 703

⁵ ATTACHMENT: EXHIBIT "A" ANNEXATION PETITION – ITZHAK ABU PROPERTY, SBL #'S 31.-1-14.2 AND 31.-1-15.

of the General Municipal Law of the State of New York, that being only the Petitioner, the sole owner of all property within the territory, who are thereby fully qualified as the signatories of the Petition;

(ii) The Petition has attached thereto the required certificate of the assessor responsible for the preparation of the assessment roll certifying the foregoing; and

(iii) The signatures of the Petition appear to have been properly authenticated as required.

10. The Town Board, in performing the lead agency function for the environmental review of this action, and in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Action ("SEQR") hereby adopt a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the proposed annexation, and determines that an Environmental Impact Statement is not required.

11. The Town Board of the Town of Thompson hereby makes these findings and a determination in accordance with Section 711 of the General Municipal Law of the State of New York that the proposed annexation shall allow for development of the parcel of land subject to the Petition and the parcels lying westerly thereof, also owned by the Petitioner, in a more efficient manner than if the parcel was in two (2) municipalities, each with separate zoning laws and planning boards and; that the parcel subject to the Petition will be offered the opportunity to obtain Village waste and sewer services.

RESOLUTIONS

NOW, THEREFORE, based upon all of the foregoing findings, it is hereby:

RESOLVED, that Petitioner's Petition substantially complies in form and content with Article 17 of the General Municipal Law; and it is further

RESOLVED, that the proposed annexation described in said Petition is hereby deemed to be in the overall public interest; and it is further

RESOLVED, that the proposed annexation as described in said Petition is hereby approved by the Town Board of the Town of Thompson.

ORDER

IT IS HEREBY ORDERED, that copies of the foregoing findings, resolutions and determinations set forth therein, all of which are hereby incorporated by reference into this Order, together with the Petition, notice of public hearing, and testimony and minutes of proceedings taken and kept on the hearing, be filed in the offices of the clerks of the Village and

Town as the affected local governments.

Motion by: Councilman Scott Mace
Seconded by: Councilman Peter T. Briggs

Adopted the 16th day of June, 2015.

Roll Call Vote:	Supervisor William J. Rieber, Jr. -	Aye
	Councilman Peter T. Briggs -	Aye
	Councilman Richard Sush -	Aye
	Councilman Scott Mace -	Aye
	Councilman John A. Pavese -	Aye

2. ACTION: MELODY LAKE WWTP IMPROVEMENT PROJECT BONDING REVISION - \$500,000.00 TO \$800,000.00

The Following Resolution Was Duly Adopted: Res. No. 225 of the Year 2015.

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York on June 16, 2015, at 7:30 o'clock P.M., Prevailing Time.

PRESENT:

William J. Rieber, Jr.
Supervisor

Richard Sush
Councilman

Peter T. Briggs
Councilman

John A. Pavese
Councilman

Scott Mace
Councilman

In the Matter
of
the Increase and Improvement of the Facilities of the

:
:
:
:
:

Melody Lake Sewer District in the Town of
Thompson, Sullivan County, New York

PUBLIC INTEREST ORDER

:
:
:
:
:
:

WHEREAS, at a meeting of said Town Board duly called and held on May 05, 2015, an order was duly adopted by it and entered in the minutes specifying that the said Board would meet to consider the increase and improvement of the facilities of the Town's Melody Lake Sewer District, consisting of the refurbishing and improvement of the Melody Lake Wastewater Treatment Plant, including incidental expenses in connection therewith, having an estimated maximum cost of \$800,000, an increase of \$300,000 over the amount previously authorized, so that the total estimated cost of the aforesaid increase and improvement of the facilities of the Melody Lake Sewer District is \$800,000, and to hear all persons interested in the subject thereof concerning the same at the Town Hall, in Monticello, New York, in said Town, on June 2, 2015, at 7:00 o'clock P.M., Prevailing Time; and

WHEREAS, the said order duly certified by the Town Clerk was duly published and posted as required by law, to-wit: a duly certified copy thereof was published in the official newspaper of this Town, on May 19, 2015, and a copy of such order was posted on May 14, 2015, on the signboard maintained by the Town Clerk of the Town of Thompson, pursuant to Section 30, subdivision 6 of the Town Law; and

WHEREAS, a public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard; NOW, THEREFORE, BE IT

ORDERED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to increase and improve of the facilities of the Town's Melody Lake Sewer District in the Town of Thompson, Sullivan County, New York, consisting of the refurbishing and improvement of the Melody Lake Wastewater Treatment Plant,

including incidental expenses in connection therewith, at an increased estimated maximum cost of \$800,000, an increase of \$300,000 over the \$500,000 estimated maximum cost previously authorized.

Section 2. This order shall take effect immediately.

Motion by: Councilman Richard Sush

Seconded by: Councilman Scott Mace

The question of the adoption of the foregoing order was duly put to a vote on roll, which resulted as follows:

William J. Rieber, Supervisor	VOTING	Aye
Richard Sush, Councilman	VOTING	Aye
Peter T. Briggs, Councilman	VOTING	Aye
John A. Pavese, Councilman	VOTING	Aye
Scott Mace, Councilman	VOTING	Aye

The order was thereupon declared duly adopted.

* * *

The Following Resolution Was Duly Adopted: Res. No. 226 of the Year 2015.

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York in said Town, on June 16, 2015, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor William J. Rieber, Jr., and upon roll being called, the following were

PRESENT:

William J. Rieber, Jr.
Supervisor

Richard Sush
Councilman

Peter T. Briggs
Councilman

John A. Pavese
Councilman

Scott Mace
Councilman

ABSENT:

The following resolution was offered by Councilman Scott Mace, who moved its adoption, seconded by Councilman Peter T. Briggs, to-wit:

BOND RESOLUTION DATED JUNE 16, 2015.

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN ADDITIONAL \$300,000 BONDS OF THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, TO PAY PART OF THE COST OF THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF THE TOWN'S MELODY LAKE SEWER DISTRICT IN SAID TOWN.

WHEREAS, pursuant to the provisions heretofore duly had and taken in accordance with the provisions of Section 202-b of the Town Law, and more particularly an order dated June 16, 2015, the Town Board of the Town of Thompson, Sullivan County, New York, has determined it to be in the public interest to increase and improve the facilities of the Town's Melody Lake Sewer District, consisting of the refurbishing and improvement of the Melody Lake Wastewater Treatment Plant, including incidental expenses in connection therewith, at an increased estimated maximum cost of \$800,000, an increase of \$300,000 over the \$500,000 estimated maximum cost previously authorized;

WHEREAS, on March 1, 2011, said Town Board authorized the issuance of \$500,000 bonds for said purpose, and it is now desired to provide an additional \$300,000 bonds for said purpose; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. For paying part of the cost of the increase and improvement of the facilities of the Town's Melody Lake Sewer District, consisting of the refurbishing and improvement of the Melody Lake Wastewater Treatment Plant, including incidental expenses in connection therewith, having an estimated maximum cost of \$800,000, in the Town of Thompson, Sullivan County, New York, including incidental expenses in connection therewith, a class of objects or purposes, there are hereby authorized to be issued an additional \$300,000 bonds of said Town pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the estimated maximum cost of said class of objects or purposes is \$800,000, and that the plan for the financing of the aforesaid class of objects or purposes is by the issuance of the \$500,000 bonds of said Town authorized by the bond resolution dated March 01, 2011 and the \$300,000 bonds of said Town authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is forty years, pursuant to subdivision four of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Thompson, Sullivan, County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such bonds as the same respectively become due and payable. To the extent not paid from the collection of assessments against benefited property in the Melody Lake Sewer District, an annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent such appropriation is not made from other sources, there shall annually be levied on all the taxable real property of said Town a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Thompson, Sullivan County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of the Town, including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, he shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Town Supervisor. Such notes shall be of such terms, form and contents as may be prescribed by said Town Supervisor consistent with the provisions of the Local Finance Law.

Section 9. The Town Supervisor is hereby further authorized, at his sole discretion, to execute a project financing agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the class of objects or purposes described in Section 1 hereof, or a portion thereof, by a bond, and, or note issue of said Town in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 10. The intent of this resolution is to give the Town Supervisor sufficient authority to execute those applications, agreements, instruments or to do any similar acts necessary to effect the issuance of the aforesaid bonds and, or notes, without resorting to further action of this Town Supervisor.

Section 11. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent.

Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of

the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 12. The validity of such bonds and bond anticipation notes may be contested only if:

(1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or

(2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

(3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 13. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 14. This resolution, which takes effect immediately, shall be published in full in the Sullivan County Democrat, a newspaper having general circulation in said Town, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Motion by: Councilman Scott Mace

Seconded by: Councilman Peter T. Briggs

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

William J. Rieber, Supervisor

VOTING

Aye

Richard Sush, Councilman	VOTING	Aye
Peter T. Briggs, Councilman	VOTING	Aye
John A. Pavese, Councilman	VOTING	Aye
Scott Mace, Councilman	VOTING	Aye

The resolution was thereupon declared duly adopted.

* * *

3. MELODY LAKE WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT – PLAN REVIEW STATUS

A discussion took place regarding the current plan review status for the Melody Lake Wastewater Treatment Plant Improvement Project. Further discussion ensued regarding why the option of a Package Plant is not acceptable &/or recommended by the NYS DEC when suggested. The bids are scheduled to be opened on Thursday, July 2nd, 2015 at 2PM. Time is an issue, because of the current Consent Order with the NYS DEC, which the Town needs to comply with.

5. TAX CERTIORI SETTLEMENT: OSCAR PAVLOFF, SBL # 5.A.-1-53

Attorney Mednick provided a Resolution on the above named property tax settlement proceeding being presented. Attorney Mednick and Assessor Van B. Krzywicki recommended that the settlement be approved as per the provided Resolution. Attorney Mednick explained the settlement agreement. The Town Board took action on the settlement as follows:

The Following Resolution Was Duly Adopted: Res. No. 227 of the Year 2015.

RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING INSTITUTED UNDER ARTICLE 7 OF THE REAL PROPERTY TAX LAW AGAINST THE TOWN OF THOMPSON

WHEREAS, Oscar Pavloff has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 5.A, Block 1, Lot 53, and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 2014-1771; and

WHEREAS, the respondents have appeared through have appeared through counsel, to wit, Michael B. Mednick, Esq., on behalf of respondents, and Drew, Davidoff & Edwards Law Offices, LLP by Brian T. Edwards, Esq., on behalf of petitioner; and

WHEREAS, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute, and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of

the complaint with respect to petitioner's 2014 assessment, to wit, a reduction in the assessment of petitioners' real property, **SBL 5.A-1-53** from \$70,000.00 to \$52,500.00.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson as follows:

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.

2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Van B. Krzywicki, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written stipulation of settlement and to bind the Town thereto, such stipulation to be in form approved by the said attorneys.

3. That said Michael B. Mednick, Esq. and Van B. Krzywicki, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceeding.

Moved by: Councilman Peter T. Briggs

Seconded by: Councilman Scott Mace

and a roll call vote thereon as follows:

Supervisor William J. Rieber, Jr.	voting	Aye
Councilman Peter T. Briggs	voting	Aye
Councilman Richard Sush	voting	Aye
Councilman Scott Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

17. BILLS OVER \$1,250.00 – WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 228 of the Year 2015.

Resolved, that the following bills over \$1,250.00 for the Water & Sewer Department be approved for payment as follows:

Cochecton Mills, Inc. \$1,528.80 Total Cost

112 Bags Sodium Bi-Carb 50 lbs./bag

\$13.65/Bag

Freight

\$0.00

Total Cost = \$1,528.80

(Note: For the Emerald Green Lake Louise Marie Sewer Treatment Plant. The purchase is as per the Town Procurement Policy.)

Schmidt's Wholesale, Inc. \$3,176.34 Total Cost

1 – Gould's Well Pump and necessary pipe and fittings to

Replace the existing well pump on Saturday, June 6th, 2015

**Town Board Meeting
June 16, 2015
Page 25 of 27**

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

There was no new business reported on.

PUBLIC COMMENT:

Mr. Philip Winograd of Starlight Road, Monticello commented on the Swinging Bridge Reservoir water levels being at 1060 ft. instead of the allowed 1070 ft. He asked if the Town Supervisor could look into this matter and send a letter to Eagle Creek Renewable Energy operators of the water dam.

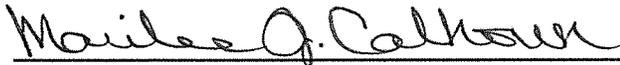
ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- June 20th: Rhulen Rock Hill Run & Ramble 5K Event, Frontier Insurance Building commencing at 9AM.
- June 24th: Free Rabies Clinic, Morningside Park Pavilion from 6 to 7:30 PM.

ADJOURNMENT

On a motion made by Councilman Pavese and seconded by Councilman Briggs the meeting was adjourned at 8:03 PM.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

SCHEDULE "A"

SCHEDULE OF TAX PARCELS

LIGHTING BENEFIT DISTRICT TO INCLUDE THE FOLLOWING TAX PARCELS		
CASINO PARCELS	sq. ft.	acres
23-1-48.1	2,968,294	68.14
23-1-52.1	5,113,875	117.40

GOLF PARCELS	sq. ft.	acres
23-1-52.2	1,209,565	27.77
23-1-54.5	32,007	0.73
23-1-53.2	12,748	0.29
15-1-17	241,509	5.54
15-1-18	195,672	4.49
15-1-14.2 (Golf Portion)	4,378,113	100.51
15-1-16	1,726,398	39.63
15-1-13 (Golf Portion)	1,509,243	34.65
15-1-15	1,840,314	42.25
15-1-14.1	157,832	3.62
15-1-50	859,464	19.73

WATER PARK PARCELS	sq. ft.	acres
15-1-19	639,383	14.68
15-1-13 (Water Park Portion)	2,058,389	47.25
15-1-14.2 (Water Park Portion)	4,106,731	94.28
15-1-12.1	1,515,919	34.80
15-1-11.1	2,020,273	46.38
15-1-12.3	92,933	2.13

ENTERTAINMENT VILLAGE PARCELS	sq. ft.	acres
23-1-54.6	942,212	21.63

VACANT BENEFITTED PARCELS	sq. ft.	acres
15-1-22	1,115,574	25.61
15-1-24	70,681	1.62
23-2-1	918,605	21.09

23-2-2	31,893	0.73
23-2-3	32,089	0.74
23-2-4	150,205	3.45
23-2-6	43,489	1.00
23-2-8	2319459	53.24745
23-1-55-A	772,485	17.73
23-1-55-B	563,708	12.94
23-1-55-C	2,757,201	63.30
23-1-51.2	1,903,419	43.70
31-1-17.1	179,749	4.13
31-1-19.2	642,317	14.75
23-2-31	30,732	0.71
23-2-32	99,366	2.28
23-2-33	104,053	2.39
23-1-50.2	1,610,972	36.98

SCHEDULE "A"

SCHEDULE OF TAX PARCELS

DRAINAGE BENEFIT DISTRICT TO INCLUDE THE FOLLOWING TAX PARCELS		
CASINO PARCELS	sq. ft.	acres
23-1-48.1	2,968,294	68.14
23-1-52.1	5,113,875	117.40

GOLF PARCELS	sq. ft.	acres
23-1-52.2	1,209,565	27.77
23-1-54.5	32,007	0.73
23-1-53.2	12,748	0.29
15-1-17	241,509	5.54
15-1-18	195,672	4.49
15-1-14.2 (Golf Portion)	4,378,113	100.51
15-1-16	1,726,398	39.63
15-1-13 (Golf Portion)	1,509,243	34.65
15-1-15	1,840,314	42.25
15-1-14.1	157,832	3.62
15-1-50	859,464	19.73

WATER PARK PARCELS	sq. ft.	acres
15-1-19	639,383	14.68
15-1-13 (Water Park Portion)	2,058,389	47.25
15-1-14.2 (Water Park Portion)	4,106,731	94.28
15-1-12.1	1,515,919	34.80
15-1-11.1	2,020,273	46.38
15-1-12.3	92,933	2.13

ENTERTAINMENT VILLAGE PARCELS	sq. ft.	acres
23-1-54.6	942,212	21.63

VACANT BENEFITTED PARCELS	sq. ft.	acres
15-1-22	1,115,574	25.61
15-1-24	70,681	1.62
23-2-1	918,605	21.09

23-2-2	31,893	0.73
23-2-3	32,089	0.74
23-2-4	150,205	3.45
23-2-6	43,489	1.00
23-2-8	2319459	53.24745
23-1-55-A	772,485	17.73
23-1-55-B	563,708	12.94
23-1-55-C	2,757,201	63.30
23-1-51.2	1,903,419	43.70
31-1-17.1	179,749	4.13
31-1-19.2	642,317	14.75
23-2-31	30,732	0.71
23-2-32	99,366	2.28
23-2-33	104,053	2.39
23-1-50.2	1,610,972	36.98

SCHEDULE "A"

LEGAL DESCRIPTION OF SANITARY AND WATER DISTRICT

AREA '1'

ALL that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '1' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at a point at the southwest corner of lands now or formerly of EPR Concord II, LP on the northerly line of County Route No. 109 also known as Kiamesha Lake Road;

THENCE North 15°59'50" East, a distance of 570.09 feet to an intersection of stonewalls on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south and continuing along same South 69°17'00" East, a distance of 1074.74 feet;

THENCE South 02°28'00" West, a distance of 272.40 feet crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the southerly line thereof and continuing along same South 87°19'17" East, a distance of 288.21 feet;

THENCE North 39°10'33" East, a distance of 92.75 feet again crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the northerly line thereof;

THENCE North 25°21'14" East, a distance of 60.54 feet;

THENCE South 89°15'55" East, a distance of 25.02 feet;

THENCE South 79°46'52" East, a distance of 51.91 feet;

THENCE South 71°52'06" East, a distance of 55.54 feet;

THENCE South 68°31'20" East, a distance of 113.73 feet;

THENCE South 22°05'04" West, a distance of 79.76 feet again crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the

southerly line thereof and continuing along same South 77°47'08" East, a distance of 482.81 feet to 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 an iron pin set in the approximate centerline of the West Branch of Sheldrake Stream;

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

- 3) South 07°51'27" East, a distance of 30.42 feet,
- 4) South 19°46'28" East, a distance of 354.20 feet,
- 5) South 37°38'32" East, a distance of 180.68 feet,
- 6) South 22°37'10" East, a distance of 96.91 feet,
- 7) South 11°59'08" East, a distance of 366.93 feet,
- 8) South 43°11'52" East, a distance of 95.64 feet,
- 9) South 67°43'50" East, a distance of 102.99 feet,
- 10) South 61°57'30" East, a distance of 72.30 feet,
- 11) South 06°47'30" East, a distance of 86.33 feet,
- 12) South 28°46'20" West, a distance of 67.03 feet,
- 13) South 06°51'14" East, a distance of 28.12 feet,
- 14) South 37°49'38" East, a distance of 118.30 feet,
- 15) South 25°10'27" East, a distance of 89.74 feet,
- 16) South 07°26'20" East, a distance of 120.14 feet,
- 17) South 01°55'56" East, a distance of 423.06 feet,
- 18) South 21°42'05" East, a distance of 166.05 feet,
- 19) South 03°21'10" East, a distance of 71.11 feet,
- 20) South 33°47'03" East, a distance of 160.33 feet,
- 21) South 89°11'55" East, a distance of 80.45 feet,
- 22) South 42°01'43" East, a distance of 134.90 feet,
- 23) South 18°46'10" West, a distance of 14.55 feet,
- 24) South 13°35'40" East, a distance of 75.29 feet,
- 25) South 00°58'26" West, a distance of 234.27 feet,
- 26) South 08°53'16" West, a distance of 119.20 feet,
- 27) South 10°00'15" East, a distance of 241.24 feet,
- 28) South 29°19'03" East, a distance of 323.51 feet,
- 29) South 23°33'36" East, a distance of 286.99 feet,
- 30) South 07°03'12" East, a distance of 111.94 feet and
- 31) 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 an iron pin set in the line of division lot 18 on the north & division lot 17 on the south of Great Lot 1 of the Hardenburg Patent;

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

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

33) North 68°34'41" West, a distance of 1289.25 feet to an iron pin set;

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

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

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

35) 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 Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south also being 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 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 southerly line of Thompsonville Road;

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

- 36) South 85°12'38" East, a distance of 37.41 feet,
- 37) North 84°27'33" East, a distance of 241.27 feet,
- 38) North 82°57'33" East, a distance of 200.00 feet and
- 39) 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 Hardenburg Patent 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 to an iron pin set;

THENCE South 17°11'33" West, a distance of 2648.90 feet to an iron pin set;

THENCE North 67°54'27" West, through two (2) found iron pins, a distance of 1245.00 feet to an iron pin found;

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 to an axle found;

THENCE North 12°21'46" East, a distance of 405.31 feet to an iron pin set;

THENCE North 69°37'13" West, a distance of 462.31 feet to a mag nail set in the centerline of Joyland Road;

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

- 40) South 14°13'43" West, a distance of 236.13 feet,
- 41) South 16°08'03" West, a distance of 387.79 feet and
- 42) South 16°01'34" West, a distance of 481.21 feet to a mag nail set;

THENCE North 69°09'17" West, a distance of 660.73 feet to an iron pin found;

THENCE South 27°05'36" West, a distance of 751.68 feet to an iron pin found;

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

THENCE North 70°48'02" West, a distance of 1621.89 feet to an iron pin set;

THENCE North 17°15'50" East, a distance of 272.71 feet to an iron pin set;

THENCE North 69°58'30" West, a distance of 332.95 feet to the westerly line of the Olmstead lot;

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

43) South 18°45'55" West, a distance of 338.72 feet and

44) South 15°19'04" West, a distance of 829.77 feet, partially along a stonewall to the southwesterly corner of said Olmstead lot;

THENCE running along the southerly line of said Olmstead lot, South 72°32'56" East, a distance of 105.24 feet to an iron pin found in the westerly line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) and continuing along same North 14°20'43" East, a distance of 15.99 feet to an iron pin found in the northwest corner of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2);

THENCE running along the division line between now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-63) on the north and now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) on the south, South 70°30'27" East, a distance of 602.00 feet to an iron pin found;

THENCE through lands of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2), South 19°29'33" West, a distance of 166.45 feet to an iron pin found in the division line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) on the north and now or formerly EPR Concord II, LP (tax lot 23-1-65.1) on the south and continuing along same South 71°38'01" East, a distance of 663.00 feet to an iron pin found;

THENCE through lands of now or formerly EPR Concord II, LP (tax lot 23-1-65.1) and now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.3), South 19°29'33" West, a distance of 74.46 feet to an iron pin found in the division line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.3) on the north and now or formerly EPR Concord II, LP (tax lot 31-1-19.2) on the south and continuing along same and also along the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent, South 70°30'27" East, a distance of 282.09 feet to an iron pin found at the northwest corner of now or formerly Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18);

THENCE running along the westerly line of said Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18) and parallel to the center of the travelled way of Joyland Road,

South $14^{\circ}26'13''$ West, a distance of 531.11 feet to the southwesterly corner of said Nachlai Emunah Bungalows, Inc.;

THENCE running along the southerly line of said Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18) the following three (3) courses and distances;

- 45) South $62^{\circ}40'47''$ East, a distance of 180.80 feet,
- 46) South $25^{\circ}08'13''$ West, a distance of 26.80 feet, parallel to and 9 feet easterly of the easterly edge of a concrete slab on which a pump house formerly existed on the herein described area and
- 47) South $67^{\circ}43'51''$ East, a distance of 138.77 feet, parallel to and 6 feet southerly of the southerly face of the main house on said lands of Nachlai Emunah Bungalows, Inc. to the westerly line of Joyland Road at a point $8.0\pm$ meters distant westerly and measured at right angles from Station J1+312.8 \pm of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457;

THENCE South $24^{\circ}18'47''$ East, a distance of 65.32 feet crossing Joyland Road to a point on the easterly line of Joyland Road, said point being $2.7\pm$ meters distant easterly and measured at right angles from Station J1+294.3 \pm of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457;

THENCE South $74^{\circ}39'39''$ East, a distance of 440.50 feet;

THENCE North $15^{\circ}20'21''$ East, a distance of 129.27 feet to the southerly line of Lorraine Drive and continuing along same South $66^{\circ}44'39''$ East, a distance of 293.49 feet to the westerly line of Towner Road;

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

- 48) South $20^{\circ}01'21''$ West, a distance of 301.74 feet,
- 49) South $85^{\circ}16'21''$ West, a distance of 140.96 feet and
- 50) South $19^{\circ}56'21''$ West, a distance of 163.24 feet to the northerly line of said State Highway No. 5457 (Route 17), $155.5\pm$ meters northerly and measured at right angles from Station 10+973.4 \pm of said 1998 survey baseline;

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), the following four (4) courses and distances;

- 51) 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,

- 52) North 61°40'46" West, a distance of 177.83 feet to a point 121.000 meters northerly and measured at right angles from Station 10+929.000 of said 1998 survey baseline,
- 53) 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
- 54) North 38°24'16" West, a distance of 283.76 feet to a found 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 North 24°16'23" West, a distance of 103.77 feet crossing Joyland Road to a monument found at the common corner of the northerly line of said State Highway No. 5457 (Route 17) and the westerly line of Joyland Road, 25.700 meters northerly and measured at right angles from Station 1+289.500 of said 1998 survey baseline;

THENCE running along the said 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 nine (9) courses and distances;

- 55) North 75°33'24" West, a distance of 229.13 feet to a point 67.300 meters northerly and measured at right angles from Station 10+760.300 of said 1998 survey baseline,
- 56) South 84°35'43" West, a distance of 93.92 feet to a monument found 53.000 meters northerly and measured at right angles from Station 10+735.500 of said 1998 survey baseline,
- 57) North 62°31'32" West, a distance of 58.15 feet to a point 53.9± meters northerly and measured at right angles from Station 10+717.8± of said 1998 survey baseline,
- 58) North 49°50'28" West, a distance of 169.63 feet to a monument found 67.8± meters northerly and measured at right angles from Station 10+668.0± of said 1998 survey baseline,
- 59) North 47°50'24" West, a distance of 616.51 feet to a point 43.100 meters northerly and measured at right angles from Station 10+445.000 of said 1998 survey baseline,
- 60) North 41°10'03" West, a distance of 245.71 feet through a monument found on line, to a monument found 36.5± meters northerly and measured at right angles from Station 10+370.4± of said 1998 survey baseline,
- 61) North 40°35'58" West, a distance of 50.31 feet to an iron pin found,
- 62) North 40°45'59" West, a distance of 457.35 feet to an iron pin found in the centerline of a stonewall and continuing partially along said stonewall,

63) North 16°28'12" East, a distance of 92.91 feet to an iron pin found in the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent;

CONTINUING along same for two (2) courses and distances and also 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 five (5) courses and distances;

- 64) North 70°30'27" West, a distance of 116.72 feet to an iron pin found,
- 65) North 69°17'48" West, a distance of 42.30 feet,
- 66) North 40°45'35" West, a distance of 754.68 feet to a monument found,
- 67) North 36°30'48" West, a distance of 630.95 feet to a monument found and
- 68) North 38°52'58" West, a distance of 496.67 feet to the line between lot numbers 46 and 47 of Great Lot 13, Hardenburg Patent and continuing along same North 15°13'50" East, a distance of 783.41 feet to an iron pin found;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line of State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property);

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

- 69) North 41°35'52" West, a distance of 414.77 feet per Map No. 193 R-1,
- 70) North 45°42'43" West, a distance of 372.35 feet per Map No. 193 R-1,
- 71) South 86°50'05" West, a distance of 124.64 feet and
- 72) North 50°59'54" West, a distance of 479.89 feet;

THENCE North 33°01'47" East, a distance of 114.87 feet;

THENCE North 36°16'31" East, a distance of 171.17 feet;

THENCE North 38°56'55" East, a distance of 77.89 feet;

THENCE South 67°02'55" East, a distance of 228.06 feet;

THENCE South 14°17'23" West, a distance of 119.41 feet;

THENCE North 81°01'23" East, a distance of 79.55 feet;

THENCE North 06°19'11" East, a distance of 80.05 feet;

THENCE South 67°58'37" East, a distance of 103.34 feet;

THENCE North 17°58'32" East, a distance of 107.66 feet;

THENCE North 20°44'07" East, a distance of 189.25 feet to the centerline of Thompsonville Road and continuing along same North 70°47'00" West, a distance of 382.31 feet;

THENCE North 18°08'37" East, a distance of 611.20 feet to an iron pin found in the centerline of Kiamesha Creek;

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

- 73) North 52°42'00" West, a distance of 21.60 feet,
- 74) North 82°49'00" West, a distance of 51.64 feet,
- 75) South 56°38'00" West, a distance of 83.88 feet,
- 76) South 61°46'00" West, a distance of 59.64 feet,
- 77) North 79°29'00" West, a distance of 146.23 feet,
- 78) North 87°37'00" West, a distance of 62.61 feet,
- 79) North 83°35'00" West, a distance of 63.60 feet and
- 80) South 69°03'00" West, a distance of 64.15 feet;

THENCE North 75°37'00" West, a distance of 518.08 feet;

THENCE North 82°16'00" West, a distance of 30.01 feet to an iron pin set in the centerline of Rock Ridge Road and continuing along same North 12°11'00" East, a distance of 99.00 feet;

THENCE North 21°26'00" West, a distance of 229.50 feet;

THENCE North 14°28'00" West, a distance of 105.60 feet;

THENCE North 12°28'00" West, a distance of 184.80 feet;

THENCE North 10°28'00" East, a distance of 237.60 feet to an iron pin found;

THENCE South 70°32'00" East, a distance of 264.00 feet;

THENCE South 12°30'00" West, a distance of 151.27 feet to the aforementioned centerline of Rock Ridge Road;

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

- 81) North 22°28'00" East, a distance of 75.40 feet,
- 82) North 46°24'00" East, a distance of 27.04 feet,
- 83) North 72°54'00" East, a distance of 43.14 feet,
- 84) South 81°43'00" East, a distance of 67.14 feet,
- 85) South 73°14'00" East, a distance of 289.34 feet,

- 86) South 75°51'00" East, a distance of 68.05 feet,
- 87) South 84°49'00" East, a distance of 50.34 feet,
- 88) North 81°35'00" East, a distance of 60.00 feet,
- 89) North 70°47'00" East, a distance of 79.33 feet,
- 90) North 66°32'00" East, a distance of 182.90 feet,
- 91) North 73°27'13" East, a distance of 174.23 feet,
- 92) North 67°46'00" East, a distance of 83.24 feet,
- 93) North 61°13'00" East, a distance of 53.40 feet,
- 94) North 56°52'00" East, a distance of 215.00 feet,
- 95) North 53°01'00" East, a distance of 59.26 feet and
- 96) North 41°58'00" East, a distance of 20.18 feet to a mag nail set;

THENCE South 41°52'00" East, a distance of 119.70 feet;

THENCE South 03°05'00" East, a distance of 247.00 feet;

THENCE South 48°18'00" East, a distance of 290.40 feet;

THENCE South 33°18'00" East, a distance of 585.14 feet;

THENCE North 87°26'00" East, a distance of 580.80 feet;

THENCE South 47°48'00" East, a distance of 436.18 feet;

THENCE South 05°50'00" West, a distance of 206.87 feet to the centerline of Thompsonville Road and continuing along same North 57°40'00" East, a distance of 356.40 feet;

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

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

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

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

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

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

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

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

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

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

THENCE North 24°36'42" East, a distance of 156.34 feet to the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same North 69°20'00" West, a distance of 128.15 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet to an iron pin set;

THENCE North 72°01'55" West, a distance of 982.75 feet to an iron pin found;

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 402.27 feet to an iron pin found;

THENCE through now or formerly EPR Concord II, LP (tax lot 13-3-22) North 18°12'10" East, a distance of 379.86 feet to an iron pin found in the aforementioned Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same North 69°24'27" West, a distance of 530.94 feet to an iron pin found;

THENCE through now or formerly EPR Concord II, LP (tax lot 13-3-22) South 29°02'27" West, a distance of 401.07 feet to an iron pin found;

THENCE North 71°01'59" West, a distance of 312.21 feet to a mag nail set in the centerline of Rock Ridge Road;

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

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

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

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

100) North 17°53'01" East, a distance of 65.77 feet to a mag nail set in the aforementioned Hardenburg Patent 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 to an iron pin found;

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 a mag nail set in the aforementioned centerline of Rock Ridge Road;

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

- 101) North 17°53'01" East, a distance of 355.39 feet and
- 102) 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 North 16°26'39" East, a distance of 25.78 feet;

THENCE North 70°39'48" West, a distance of 538.92 feet;

THENCE North 21°01'35" East, a distance of 67.91 feet;

THENCE South 66°30'26" East, a distance of 98.31 feet;

THENCE North 19°07'10" East, a distance of 100.00 feet;

THENCE North 65°52'50" West, a distance of 222.29 feet to the aforementioned the centerline of Rock Ridge Road;

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

- 103) North 17°17'17" East, a distance of 100.33 feet,
- 104) North 17°17'23" East, a distance of 18.64 feet,
- 105) North 13°02'52" East, a distance of 201.98 feet and
- 106) North 10°36'45" East, a distance of 178.79 feet to a RR spike set in the southerly line of County Route 182 also known as Concord Road;

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

- 107) North 82°58'43" East, a distance of 120.00 feet,
- 108) North 68°30'54" East, a distance of 165.61 feet,
- 109) North 61°17'31" East, a distance of 89.00 feet,
- 110) North 48°54'38" East, a distance of 197.54 feet,
- 111) North 53°57'25" East, a distance of 216.00 feet,
- 112) North 57°58'49" East, a distance of 370.79 feet and

113) 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;

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

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

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

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

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

119) 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

120) North 05°59'34" East, a distance of 438.84 feet to a mag nail set in 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;

THENCE North 00°55'14" East, a distance of 47.51 feet crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area before the exclusions of 71,640,456 square feet; or 1644.639 acres of land more or less.

EXCLUDING all that certain area of land of now or formerly Keiser, now or formerly Barrish, and now or formerly Schumer located in the Town of Thompson, Sullivan County, New York and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

COMMENCING at a point at the southwest corner of lands now or formerly of EPR Concord II, LP on the northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same the following two (2) courses and distances:

121) South 87°35'51" East, a distance of 149.97 feet and

122) South 88°00'00" East, a distance of 315.50 feet to the **POINT**

AND PLACE OF BEGINNING:

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

THENCE South 86°48'00" East, a distance of 300.00 feet;

THENCE South 03°12'00" West, a distance of 150.00 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same North 86°48'00" West, a distance of 300.00 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 45,000 square feet; or 1.033 acres of land more or less.

SAID area being known as Section 15 Block 1 Lot(s) 6, 7 & 8 of the Town of Thompson Tax Maps.

ALSO EXCLUDING all that certain area of land of now or formerly Sunshine located in the Town of Thompson, Sullivan County, New York and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at a point on the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south at the intersection of the southerly line of Thompsonville Road and the centerline of Joyland Road and crossing Thompsonville Road north and along the centerline of Chalet Road the following four (4) courses and distances;

- 123) North 17°16'08" East, a distance of 330.03 feet,
- 124) North 16°40'34" East, a distance of 100.27 feet,
- 125) North 12°33'45" East, a distance of 86.60 feet and
- 126) North 05°33'03" East, a distance of 70.28 feet;

THENCE South 85°20'05" East, a distance of 247.96 feet;

THENCE South 15°59'14" West, a distance of 653.60 feet to the aforementioned Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and the southerly line of Thompsonville Road and continuing along same North 69°20'00" West, a distance of 234.60 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 142,786 square feet; or 3.278 acres of land more or less.

SAID area being known as Section 15 Block 1 Lot 20 of the Town of Thompson Tax Maps.

CONTAINING an area after exclusions of 71,452,670 square feet; or 1640.328 acres of land more or less.

SAID area being known as

Section 9 Block 1 Lot: 35 and

Section 13 Block 3 Lot(s): 12, 17, 18, 19.1, 19.3, 20.1, 20.2, 20.3, 22, 25.1, 25.2, 25.3, 26.1, 26.2, part of 48 & 49 and

Section 15 Block 1 Lot(s): 4, 5, 11.1, 11.2, 12.1, 12.3, 13, 14.1, 14.2, 14.3, 15, 16, 17, 18, 19, 22, 24, 25, 35.7, 49, 50 & 51 and

Section 23 Block 1 Lot (s): 11.3, 48.1, 48.2, 50.2, 51.2, 52.1, 52.2, 52.3, 52.4, 53.1, 53.2, 53.3, 53.4, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 55, 61.2, part of 65.1, part of 65.2 & part of 65.3, and

Section 23 Block 2 Lot(s): 1, 2, 3, 4, 6, 8, 10, 31, 32, 33 & 34 and

Section 31 Block 1 Lot (s): 17.1 & 19 of the Town of Thompson Tax

Maps.

AREA '2'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '2' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the herein described area at a point on the southerly line of County Route 182 also known as Concord Road and continuing along same South 85°04'00" East, a distance of 200.00 feet;

THENCE South 34°56'00" West, a distance of 199.73 feet;

THENCE North 85°08'00" West, a distance of 200.13 feet;

THENCE North 34°56'00" East, a distance of 200.00 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 34,618 square feet; or 0.795 acres of land more or less.

SAID area being known as Section 13 Block 3 Lot 45 of the Town of Thompson Tax Maps.

AREA '3'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '3' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of the herein described area at a point on the southerly line of County Route 182 also known as Concord Road;

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

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

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

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

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

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

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

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

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

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

131) South 56°51'00" East, a distance of 158.26 feet to the **POINT**

AND PLACE OF BEGINNING.

CONTAINING an area of 270,464 square feet; or 6.209 acres of land more or less.

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

AREA '4'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '4' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

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

THENCE North 00°08'49" East, a distance of 200.00 feet;

THENCE North 89°51'11" West, a distance of 225.42 feet;

THENCE North 16°16'49" East, a distance of 664.72 feet;

THENCE North 48°30'11" West, a distance of 52.14 feet;

THENCE North 36°30'11" West, a distance of 25.08 feet;

THENCE North 24°00'11" West, a distance of 36.96 feet;

THENCE North 37°30'11" West, a distance of 29.70 feet;

THENCE North 11°59'11" West, a distance of 39.60 feet;

THENCE North 27°29'11" West, a distance of 48.18 feet;

THENCE North 37°29'11" West, a distance of 38.94 feet;

THENCE North 38°29'11" West, a distance of 47.52 feet;

THENCE North 20°59'11" West, a distance of 54.78 feet;

THENCE North 09°29'11" West, a distance of 79.20 feet;

THENCE North 01°02'11" West, a distance of 66.00 feet;

THENCE South 58°59'11" East, a distance of 284.46 feet;

THENCE South 14°46'11" East, a distance of 83.08 feet;

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

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

132) South 18°19'11" East, a distance of 40.96 feet,

133) South 63°59'49" West, a distance of 18.62 feet,

134) South 12°39'11" East, a distance of 292.92 feet,

135) South 16°09'49" West, a distance of 97.90 feet,

136) South 12°03'49" West, a distance of 90.86 feet,

- 137) South 13°27'49" West, a distance of 107.88 feet,
- 138) South 09°44'49" West, a distance of 431.00 feet and
- 139) South 33°58'49" West, a distance of 170.03 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 420,400 square feet; or 9.651 acres of land more or less.

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

AREA '5'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '5' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

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

- 140) North 79°36'15" East, a distance of 308.82 feet,
- 141) North 85°45'15" East, a distance of 322.14 feet and
- 142) North 85°17'15" East, a distance of 364.37 feet;

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

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

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

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

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

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

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

- 143) North 41°48'15" East, a distance of 97.37 feet and
- 144) North 35°35'15" East, a distance of 284.65 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 601,003 square feet; or 13.797 acres of land more or less.

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

AREA '6'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '6' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the herein described area at the intersection of the division line between the Town of Fallsburg on the east and the Town of Thompson on the west and the northerly line of County Route 42 and continuing along said northerly line of County Route 42 the following six (6) courses and distances;

- 145) South 64°34'59" West, a distance of 233.00 feet,
- 146) South 69°49'59" West, a distance of 352.00 feet,
- 147) South 72°19'59" West, a distance of 368.00 feet,
- 148) South 69°59'59" West, a distance of 450.00 feet,
- 149) South 73°44'59" West, a distance of 262.00 feet and
- 150) South 68°29'59" West, a distance of 343.07 feet;

THENCE North 07°40'01" West, a distance of 601.35 feet;

THENCE South 73°33'01" East, a distance of 502.00 feet;

THENCE North 69°41'59" East, a distance of 333.26 feet;

THENCE North 18°12'59" East, a distance of 185.00 feet;

THENCE North 69°58'59" East, a distance of 94.17 feet;

THENCE North 72°19'59" East, a distance of 352.00 feet;

THENCE North 69°49'59" East, a distance of 342.00 feet;

THENCE North 63°42'59" East, a distance of 531.56 feet to the aforementioned division line between the Town of Fallsburg on the east and the Town of Thompson on the west and continuing along same South 11°04'59" West, a distance of 562.00 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 876,964 square feet; or 20.132 acres of land more or less.

SAID area being known as Section 9 Block 1 Lot 18.1 of the Town of Thompson Tax Maps.

SCHEDULE "A"

LEGAL DESCRIPTION OF SANITARY AND WATER DISTRICT

AREA '1'

ALL that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '1' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at a point at the southwest corner of lands now or formerly of EPR Concord II, LP on the northerly line of County Route No. 109 also known as Kiamesha Lake Road;

THENCE North 15°59'50" East, a distance of 570.09 feet to an intersection of stonewalls on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south and continuing along same South 69°17'00" East, a distance of 1074.74 feet;

THENCE South 02°28'00" West, a distance of 272.40 feet crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the southerly line thereof and continuing along same South 87°19'17" East, a distance of 288.21 feet;

THENCE North 39°10'33" East, a distance of 92.75 feet again crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the northerly line thereof;

THENCE North 25°21'14" East, a distance of 60.54 feet;

THENCE South 89°15'55" East, a distance of 25.02 feet;

THENCE South 79°46'52" East, a distance of 51.91 feet;

THENCE South 71°52'06" East, a distance of 55.54 feet;

THENCE South 68°31'20" East, a distance of 113.73 feet;

THENCE South 22°05'04" West, a distance of 79.76 feet again crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the

southerly line thereof and continuing along same South 77°47'08" East, a distance of 482.81 feet to 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 an iron pin set in the approximate centerline of the West Branch of Sheldrake Stream;

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

- 3) South 07°51'27" East, a distance of 30.42 feet,
- 4) South 19°46'28" East, a distance of 354.20 feet,
- 5) South 37°38'32" East, a distance of 180.68 feet,
- 6) South 22°37'10" East, a distance of 96.91 feet,
- 7) South 11°59'08" East, a distance of 366.93 feet,
- 8) South 43°11'52" East, a distance of 95.64 feet,
- 9) South 67°43'50" East, a distance of 102.99 feet,
- 10) South 61°57'30" East, a distance of 72.30 feet,
- 11) South 06°47'30" East, a distance of 86.33 feet,
- 12) South 28°46'20" West, a distance of 67.03 feet,
- 13) South 06°51'14" East, a distance of 28.12 feet,
- 14) South 37°49'38" East, a distance of 118.30 feet,
- 15) South 25°10'27" East, a distance of 89.74 feet,
- 16) South 07°26'20" East, a distance of 120.14 feet,
- 17) South 01°55'56" East, a distance of 423.06 feet,
- 18) South 21°42'05" East, a distance of 166.05 feet,
- 19) South 03°21'10" East, a distance of 71.11 feet,
- 20) South 33°47'03" East, a distance of 160.33 feet,
- 21) South 89°11'55" East, a distance of 80.45 feet,
- 22) South 42°01'43" East, a distance of 134.90 feet,
- 23) South 18°46'10" West, a distance of 14.55 feet,
- 24) South 13°35'40" East, a distance of 75.29 feet,
- 25) South 00°58'26" West, a distance of 234.27 feet,
- 26) South 08°53'16" West, a distance of 119.20 feet,
- 27) South 10°00'15" East, a distance of 241.24 feet,
- 28) South 29°19'03" East, a distance of 323.51 feet,
- 29) South 23°33'36" East, a distance of 286.99 feet,
- 30) South 07°03'12" East, a distance of 111.94 feet and
- 31) 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 an iron pin set in the line of division lot 18 on the north & division lot 17 on the south of Great Lot 1 of the Hardenburg Patent;

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

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

33) North 68°34'41" West, a distance of 1289.25 feet to an iron pin set;

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

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

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

35) 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 Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south also being 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 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 southerly line of Thompsonville Road;

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

- 36) South 85°12'38" East, a distance of 37.41 feet,
- 37) North 84°27'33" East, a distance of 241.27 feet,
- 38) North 82°57'33" East, a distance of 200.00 feet and
- 39) 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 Hardenburg Patent 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 to an iron pin set;

THENCE South 17°11'33" West, a distance of 2648.90 feet to an iron pin set;

THENCE North 67°54'27" West, through two (2) found iron pins, a distance of 1245.00 feet to an iron pin found;

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 to an axle found;

THENCE North 12°21'46" East, a distance of 405.31 feet to an iron pin set;

THENCE North 69°37'13" West, a distance of 462.31 feet to a mag nail set in the centerline of Joyland Road;

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

- 40) South 14°13'43" West, a distance of 236.13 feet,
- 41) South 16°08'03" West, a distance of 387.79 feet and
- 42) South 16°01'34" West, a distance of 481.21 feet to a mag nail set;

THENCE North 69°09'17" West, a distance of 660.73 feet to an iron pin found;

THENCE South 27°05'36" West, a distance of 751.68 feet to an iron pin found;

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

THENCE North 70°48'02" West, a distance of 1621.89 feet to an iron pin set;

THENCE North 17°15'50" East, a distance of 272.71 feet to an iron pin set;

THENCE North 69°58'30" West, a distance of 332.95 feet to the westerly line of the Olmstead lot;

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

43) South 18°45'55" West, a distance of 338.72 feet and

44) South 15°19'04" West, a distance of 829.77 feet, partially along a stonewall to the southwesterly corner of said Olmstead lot;

THENCE running along the southerly line of said Olmstead lot, South 72°32'56" East, a distance of 105.24 feet to an iron pin found in the westerly line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) and continuing along same North 14°20'43" East, a distance of 15.99 feet to an iron pin found in the northwest corner of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2);

THENCE running along the division line between now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-63) on the north and now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) on the south, South 70°30'27" East, a distance of 602.00 feet to an iron pin found;

THENCE through lands of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2), South 19°29'33" West, a distance of 166.45 feet to an iron pin found in the division line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) on the north and now or formerly EPR Concord II, LP (tax lot 23-1-65.1) on the south and continuing along same South 71°38'01" East, a distance of 663.00 feet to an iron pin found;

THENCE through lands of now or formerly EPR Concord II, LP (tax lot 23-1-65.1) and now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.3), South 19°29'33" West, a distance of 74.46 feet to an iron pin found in the division line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.3) on the north and now or formerly EPR Concord II, LP (tax lot 31-1-19.2) on the south and continuing along same and also along the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent, South 70°30'27" East, a distance of 282.09 feet to an iron pin found at the northwest corner of now or formerly Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18);

THENCE running along the westerly line of said Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18) and parallel to the center of the travelled way of Joyland Road,

South 14°26'13" West, a distance of 531.11 feet to the southwesterly corner of said Nachlai Emunah Bungalows, Inc.;

THENCE running along the southerly line of said Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18) the following three (3) courses and distances;

- 45) South 62°40'47" East, a distance of 180.80 feet,
- 46) South 25°08'13" West, a distance of 26.80 feet, parallel to and 9 feet easterly of the easterly edge of a concrete slab on which a pump house formerly existed on the herein described area and
- 47) South 67°43'51" East, a distance of 138.77 feet, parallel to and 6 feet southerly of the southerly face of the main house on said lands of Nachlai Emunah Bungalows, Inc. to the westerly line of Joyland Road at a point 8.0± meters distant westerly and measured at right angles from Station J1+312.8± of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457;

THENCE South 24°18'47" East, a distance of 65.32 feet crossing Joyland Road to a point on the easterly line of Joyland Road, said point being 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;

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 and continuing along same South 66°44'39" East, a distance of 293.49 feet to the westerly line of Towner Road;

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

- 48) South 20°01'21" West, a distance of 301.74 feet,
- 49) South 85°16'21" West, a distance of 140.96 feet and
- 50) South 19°56'21" West, a distance of 163.24 feet to the northerly line of said State Highway No. 5457 (Route 17), 155.5± meters northerly and measured at right angles from Station 10+973.4± of said 1998 survey baseline;

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), the following four (4) courses and distances;

- 51) 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;

- 52) North 61°40'46" West, a distance of 177.83 feet to a point 121.000 meters northerly and measured at right angles from Station 10+929.000 of said 1998 survey baseline,
- 53) 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
- 54) North 38°24'16" West, a distance of 283.76 feet to a found 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 North 24°16'23" West, a distance of 103.77 feet crossing Joyland Road to a monument found at the common corner of the northerly line of said State Highway No. 5457 (Route 17) and the westerly line of Joyland Road, 25.700 meters northerly and measured at right angles from Station 1+289.500 of said 1998 survey baseline;

THENCE running along the said 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 nine (9) courses and distances;

- 55) North 75°33'24" West, a distance of 229.13 feet to a point 67.300 meters northerly and measured at right angles from Station 10+760.300 of said 1998 survey baseline,
- 56) South 84°35'43" West, a distance of 93.92 feet to a monument found 53.000 meters northerly and measured at right angles from Station 10+735.500 of said 1998 survey baseline,
- 57) North 62°31'32" West, a distance of 58.15 feet to a point 53.9± meters northerly and measured at right angles from Station 10+717.8± of said 1998 survey baseline,
- 58) North 49°50'28" West, a distance of 169.63 feet to a monument found 67.8± meters northerly and measured at right angles from Station 10+668.0± of said 1998 survey baseline,
- 59) North 47°50'24" West, a distance of 616.51 feet to a point 43.100 meters northerly and measured at right angles from Station 10+445.000 of said 1998 survey baseline,
- 60) North 41°10'03" West, a distance of 245.71 feet through a monument found on line, to a monument found 36.5± meters northerly and measured at right angles from Station 10+370.4± of said 1998 survey baseline,
- 61) North 40°35'58" West, a distance of 50.31 feet to an iron pin found,
- 62) North 40°45'59" West, a distance of 457.35 feet to an iron pin found in the centerline of a stonewall and continuing partially along said stonewall,

63) North 16°28'12" East, a distance of 92.91 feet to an iron pin found in the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent;

CONTINUING along same for two (2) courses and distances and also 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 five (5) courses and distances;

- 64) North 70°30'27" West, a distance of 116.72 feet to an iron pin found,
- 65) North 69°17'48" West, a distance of 42.30 feet,
- 66) North 40°45'35" West, a distance of 754.68 feet to a monument found,
- 67) North 36°30'48" West, a distance of 630.95 feet to a monument found and
- 68) North 38°52'58" West, a distance of 496.67 feet to the line between lot numbers 46 and 47 of Great Lot 13, Hardenburg Patent and continuing along same North 15°13'50" East, a distance of 783.41 feet to an iron pin found;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line of State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property);

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

- 69) North 41°35'52" West, a distance of 414.77 feet per Map No. 193 R-1,
- 70) North 45°42'43" West, a distance of 372.35 feet per Map No. 193 R-1,
- 71) South 86°50'05" West, a distance of 124.64 feet and
- 72) North 50°59'54" West, a distance of 479.89 feet;

THENCE North 33°01'47" East, a distance of 114.87 feet;

THENCE North 36°16'31" East, a distance of 171.17 feet;

THENCE North 38°56'55" East, a distance of 77.89 feet;

THENCE South 67°02'55" East, a distance of 228.06 feet;

THENCE South 14°17'23" West, a distance of 119.41 feet;

THENCE North 81°01'23" East, a distance of 79.55 feet;

THENCE North 06°19'11" East, a distance of 80.05 feet;

THENCE South 67°58'37" East, a distance of 103.34 feet;

THENCE North 17°58'32" East, a distance of 107.66 feet;

THENCE North 20°44'07" East, a distance of 189.25 feet to the centerline of Thompsonville Road and continuing along same North 70°47'00" West, a distance of 382.31 feet;

THENCE North 18°08'37" East, a distance of 611.20 feet to an iron pin found in the centerline of Kiamesha Creek;

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

- 73) North 52°42'00" West, a distance of 21.60 feet,
- 74) North 82°49'00" West, a distance of 51.64 feet,
- 75) South 56°38'00" West, a distance of 83.88 feet,
- 76) South 61°46'00" West, a distance of 59.64 feet,
- 77) North 79°29'00" West, a distance of 146.23 feet,
- 78) North 87°37'00" West, a distance of 62.61 feet,
- 79) North 83°35'00" West, a distance of 63.60 feet and
- 80) South 69°03'00" West, a distance of 64.15 feet;

THENCE North 75°37'00" West, a distance of 518.08 feet;

THENCE North 82°16'00" West, a distance of 30.01 feet to an iron pin set in the centerline of Rock Ridge Road and continuing along same North 12°11'00" East, a distance of 99.00 feet;

THENCE North 21°26'00" West, a distance of 229.50 feet;

THENCE North 14°28'00" West, a distance of 105.60 feet;

THENCE North 12°28'00" West, a distance of 184.80 feet;

THENCE North 10°28'00" East, a distance of 237.60 feet to an iron pin found;

THENCE South 70°32'00" East, a distance of 264.00 feet;

THENCE South 12°30'00" West, a distance of 151.27 feet to the aforementioned centerline of Rock Ridge Road;

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

- 81) North 22°28'00" East, a distance of 75.40 feet,
- 82) North 46°24'00" East, a distance of 27.04 feet,
- 83) North 72°54'00" East, a distance of 43.14 feet,
- 84) South 81°43'00" East, a distance of 67.14 feet,
- 85) South 73°14'00" East, a distance of 289.34 feet,

- 86) South 75°51'00" East, a distance of 68.05 feet,
- 87) South 84°49'00" East, a distance of 50.34 feet,
- 88) North 81°35'00" East, a distance of 60.00 feet,
- 89) North 70°47'00" East, a distance of 79.33 feet,
- 90) North 66°32'00" East, a distance of 182.90 feet,
- 91) North 73°27'13" East, a distance of 174.23 feet,
- 92) North 67°46'00" East, a distance of 83.24 feet,
- 93) North 61°13'00" East, a distance of 53.40 feet,
- 94) North 56°52'00" East, a distance of 215.00 feet,
- 95) North 53°01'00" East, a distance of 59.26 feet and
- 96) North 41°58'00" East, a distance of 20.18 feet to a mag nail set;

THENCE South 41°52'00" East, a distance of 119.70 feet;

THENCE South 03°05'00" East, a distance of 247.00 feet;

THENCE South 48°18'00" East, a distance of 290.40 feet;

THENCE South 33°18'00" East, a distance of 585.14 feet;

THENCE North 87°26'00" East, a distance of 580.80 feet;

THENCE South 47°48'00" East, a distance of 436.18 feet;

THENCE South 05°50'00" West, a distance of 206.87 feet to the centerline of Thompsonville Road and continuing along same North 57°40'00" East, a distance of 356.40 feet;

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

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

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

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

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

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

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

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

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

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

THENCE North 24°36'42" East, a distance of 156.34 feet to the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same North 69°20'00" West, a distance of 128.15 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet to an iron pin set;

THENCE North 72°01'55" West, a distance of 982.75 feet to an iron pin found;

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 402.27 feet to an iron pin found;

THENCE through now or formerly EPR Concord II, LP (tax lot 13-3-22) North 18°12'10" East, a distance of 379.86 feet to an iron pin found in the aforementioned Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same North 69°24'27" West, a distance of 530.94 feet to an iron pin found;

THENCE through now or formerly EPR Concord II, LP (tax lot 13-3-22) South 29°02'27" West, a distance of 401.07 feet to an iron pin found;

THENCE North 71°01'59" West, a distance of 312.21 feet to a mag nail set in the centerline of Rock Ridge Road;

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

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

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

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

100) North 17°53'01" East, a distance of 65.77 feet to a mag nail set in the aforementioned Hardenburg Patent 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 to an iron pin found;

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 a mag nail set in the aforementioned centerline of Rock Ridge Road;

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

- 101) North 17°53'01" East, a distance of 355.39 feet and
- 102) 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 North 16°26'39" East, a distance of 25.78 feet;

THENCE North 70°39'48" West, a distance of 538.92 feet;

THENCE North 21°01'35" East, a distance of 67.91 feet;

THENCE South 66°30'26" East, a distance of 98.31 feet;

THENCE North 19°07'10" East, a distance of 100.00 feet;

THENCE North 65°52'50" West, a distance of 222.29 feet to the aforementioned the centerline of Rock Ridge Road;

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

- 103) North 17°17'17" East, a distance of 100.33 feet,
- 104) North 17°17'23" East, a distance of 18.64 feet,
- 105) North 13°02'52" East, a distance of 201.98 feet and
- 106) North 10°36'45" East, a distance of 178.79 feet to a RR spike set in the southerly line of County Route 182 also known as Concord Road;

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

- 107) North 82°58'43" East, a distance of 120.00 feet,
- 108) North 68°30'54" East, a distance of 165.61 feet,
- 109) North 61°17'31" East, a distance of 89.00 feet,
- 110) North 48°54'38" East, a distance of 197.54 feet,
- 111) North 53°57'25" East, a distance of 216.00 feet,
- 112) North 57°58'49" East, a distance of 370.79 feet and

113) 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;

- 114) North 67°03'00" East, a distance of 444.34 feet,
- 115) North 62°36'00" East, a distance of 547.50 feet,
- 116) North 53°39'40" East, a distance of 78.54 feet,
- 117) North 40°11'42" East, a distance of 604.35 feet,
- 118) North 39°59'49" East, a distance of 230.03 feet to a point of
curvature,
- 119) 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
- 120) North 05°59'34" East, a distance of 438.84 feet to a mag nail set in
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;

THENCE North 00°55'14" East, a distance of 47.51 feet crossing the
aforementioned County Route No. 109 also known as Kiamesha Lake Road to the
POINT AND PLACE OF BEGINNING.

CONTAINING an area before the exclusions of 71,640,456 square feet; or
1644.639 acres of land more or less.

EXCLUDING all that certain area of land of now or formerly Keiser, now or
formerly Barrish, and now or formerly Schumer located in the Town of Thompson,
Sullivan County, New York and shown on a map entitled "Sanitary & Water Special
District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New
York, dated May 30, 2014 and last revised September 15, 2014" which is more
particularly bounded and described as follows:

COMMENCING at a point at the southwest corner of lands now or formerly of
EPR Concord II, LP on the northerly line of County Route No. 109 also known as
Kiamesha Lake Road and continuing along same the following two (2) courses and
distances:

- 121) South 87°35'51" East, a distance of 149.97 feet and
- 122) South 88°00'00" East, a distance of 315.50 feet to the **POINT
AND PLACE OF BEGINNING:**

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

THENCE South 86°48'00" East, a distance of 300.00 feet;

THENCE South 03°12'00" West, a distance of 150.00 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same North 86°48'00" West, a distance of 300.00 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 45,000 square feet; or 1.033 acres of land more or less.

SAID area being known as Section 15 Block 1 Lot(s) 6, 7 & 8 of the Town of Thompson Tax Maps.

ALSO EXCLUDING all that certain area of land of now or formerly Sunshine located in the Town of Thompson, Sullivan County, New York and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at a point on the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south at the intersection of the southerly line of Thompsonville Road and the centerline of Joyland Road and crossing Thompsonville Road north and along the centerline of Chalet Road the following four (4) courses and distances;

- 123) North 17°16'08" East, a distance of 330.03 feet,
- 124) North 16°40'34" East, a distance of 100.27 feet,
- 125) North 12°33'45" East, a distance of 86.60 feet and
- 126) North 05°33'03" East, a distance of 70.28 feet;

THENCE South 85°20'05" East, a distance of 247.96 feet;

THENCE South 15°59'14" West, a distance of 653.60 feet to the aforementioned Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and the southerly line of Thompsonville Road and continuing along same North 69°20'00" West, a distance of 234.60 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 142,786 square feet; or 3.278 acres of land more or less.

SAID area being known as Section 15 Block 1 Lot 20 of the Town of Thompson Tax Maps.

CONTAINING an area after exclusions of 71,452,670 square feet; or 1640.328 acres of land more or less.

SAID area being known as

Section 9 Block 1 Lot: 35 and

Section 13 Block 3 Lot(s): 12, 17, 18, 19.1, 19.3, 20.1, 20.2, 20.3, 22, 25.1, 25.2, 25.3, 26.1, 26.2, part of 48 & 49 and

Section 15 Block 1 Lot(s): 4, 5, 11.1, 11.2, 12.1, 12.3, 13, 14.1, 14.2, 14.3, 15, 16, 17, 18, 19, 22, 24, 25, 35.7, 49, 50 & 51 and

Section 23 Block 1 Lot (s): 11.3, 48.1, 48.2, 50.2, 51.2, 52.1, 52.2, 52.3, 52.4, 53.1, 53.2, 53.3, 53.4, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 55, 61.2, part of 65.1, part of 65.2 & part of 65.3, and

Section 23 Block 2 Lot(s): 1, 2, 3, 4, 6, 8, 10, 31, 32, 33 & 34 and

Section 31 Block 1 Lot (s): 17.1 & 19 of the Town of Thompson Tax

Maps.

AREA '2'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '2' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the herein described area at a point on the southerly line of County Route 182 also known as Concord Road and continuing along same South 85°04'00" East, a distance of 200.00 feet;

THENCE South 34°56'00" West, a distance of 199.73 feet;

THENCE North 85°08'00" West, a distance of 200.13 feet;

THENCE North 34°56'00" East, a distance of 200.00 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 34,618 square feet; or 0.795 acres of land more or less.

SAID area being known as Section 13 Block 3 Lot 45 of the Town of Thompson Tax Maps.

AREA '3'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '3' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of the herein described area at a point on the southerly line of County Route 182 also known as Concord Road;

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

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

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

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

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

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

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

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

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

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

131) South 56°51'00" East, a distance of 158.26 feet to the **POINT**

AND PLACE OF BEGINNING.

CONTAINING an area of 270,464 square feet; or 6.209 acres of land more or less.

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

AREA '4'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '4' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

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

THENCE North 00°08'49" East, a distance of 200.00 feet;

THENCE North 89°51'11" West, a distance of 225.42 feet;

THENCE North 16°16'49" East, a distance of 664.72 feet;

THENCE North 48°30'11" West, a distance of 52.14 feet;

THENCE North 36°30'11" West, a distance of 25.08 feet;

THENCE North 24°00'11" West, a distance of 36.96 feet;

THENCE North 37°30'11" West, a distance of 29.70 feet;

THENCE North 11°59'11" West, a distance of 39.60 feet;

THENCE North 27°29'11" West, a distance of 48.18 feet;

THENCE North 37°29'11" West, a distance of 38.94 feet;

THENCE North 38°29'11" West, a distance of 47.52 feet;

THENCE North 20°59'11" West, a distance of 54.78 feet;

THENCE North 09°29'11" West, a distance of 79.20 feet;

THENCE North 01°02'11" West, a distance of 66.00 feet;

THENCE South 58°59'11" East, a distance of 284.46 feet;

THENCE South 14°46'11" East, a distance of 83.08 feet;

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

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

- 132) South 18°19'11" East, a distance of 40.96 feet,
- 133) South 63°59'49" West, a distance of 18.62 feet,
- 134) South 12°39'11" East, a distance of 292.92 feet,
- 135) South 16°09'49" West, a distance of 97.90 feet,
- 136) South 12°03'49" West, a distance of 90.86 feet,

- 137) South 13°27'49" West, a distance of 107.88 feet,
- 138) South 09°44'49" West, a distance of 431.00 feet and
- 139) South 33°58'49" West, a distance of 170.03 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 420,400 square feet; or 9.651 acres of land more or less.

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

AREA '5'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '5' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

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

- 140) North 79°36'15" East, a distance of 308.82 feet,
- 141) North 85°45'15" East, a distance of 322.14 feet and
- 142) North 85°17'15" East, a distance of 364.37 feet;

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

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

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

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

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

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

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

- 143) North 41°48'15" East, a distance of 97.37 feet and
- 144) North 35°35'15" East, a distance of 284.65 feet to the **POINT AND PLACE OF BEGINNING.**

CONTAINING an area of 601,003 square feet; or 13.797 acres of land more or less.

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

AREA '6'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '6' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the herein described area at the intersection of the division line between the Town of Fallsburg on the east and the Town of Thompson on the west and the northerly line of County Route 42 and continuing along said northerly line of County Route 42 the following six (6) courses and distances;

- 145)** South 64°34'59" West, a distance of 233.00 feet,
- 146)** South 69°49'59" West, a distance of 352.00 feet,
- 147)** South 72°19'59" West, a distance of 368.00 feet,
- 148)** South 69°59'59" West, a distance of 450.00 feet,
- 149)** South 73°44'59" West, a distance of 262.00 feet and
- 150)** South 68°29'59" West, a distance of 343.07 feet;

THENCE North 07°40'01" West, a distance of 601.35 feet;

THENCE South 73°33'01" East, a distance of 502.00 feet;

THENCE North 69°41'59" East, a distance of 333.26 feet;

THENCE North 18°12'59" East, a distance of 185.00 feet;

THENCE North 69°58'59" East, a distance of 94.17 feet;

THENCE North 72°19'59" East, a distance of 352.00 feet;

THENCE North 69°49'59" East, a distance of 342.00 feet;

THENCE North 63°42'59" East, a distance of 531.56 feet to the aforementioned division line between the Town of Fallsburg on the east and the Town of Thompson on the west and continuing along same South 11°04'59" West, a distance of 562.00 feet to the **POINT AND PLACE OF BEGINNING**.

CONTAINING an area of 876,964 square feet; or 20.132 acres of land more or less.

SAID area being known as Section 9 Block 1 Lot 18.1 of the Town of Thompson Tax Maps.

EXHIBIT A
PETITION

09 Mar 15 11:29a

072 2 9951457

p.1

03/09/2015 16:21kalter, kaplan & zeiger

(FAX) 845 647 6232

P.002/004

PETITION FOR ANNEXATION

TO: TOWN BOARD OF THE TOWN OF THOMPSON
William J. Rieber, Jr., Supervisor
Richard Sush
Scott Mace
Peter T. Briggs
John Pavese,

Town Council

-and-

TO: VILLAGE BOARD OF THE VILLAGE OF MONTICELLO
Gordon Jenkins, Mayor
Jill Wyer
Douglas Solomon
Larissa Bennett
Carmen Rue,

Village Trustees

RECEIVED
MAR 09 2015
TOWN CLERK
TOWN OF THOMPSON

TO: TOWN BOARD OF THE TOWN OF THOMPSON and
VILLAGE BOARD OF THE VILLAGE OF MONTICELLO

1. Pursuant to Article 17 of the General Municipal Law of the State of New York, the Petitioner herein does petition to annex to the Village of Monticello, all of the real property located at 66 East Broadway, Monticello, New York which is now in the Town of Thompson, Sullivan County, New York, and adjoins the Village of Monticello, designated as Tax Map numbers for the Town of Thompson, Section 31, Block 1, Lot 14.2 (approximately 1.7 acres) and Section 31, Block 1, Lot 15 (approximately 3.5 acres) A legal description of the property to be annexed is as follows: See EXHIBIT "A" annexed hereto and made part hereof.

2. The Petitioner, Itzhak Abou, is the sole owner of all the property in the territory to be annexed and thus is the owner of a majority in assessed valuation, as assessed upon the last preceding assessment roll of the Town of Thompson.

KALTER, KAPLAN
ZEIGER & FORMAN
ATTORNEYS AT LAW
CORCORAN, N.Y. 12740

09 Mar 15 11:29a
03/09/2015

07228951467
KALTER, KAPLAN & ZEIGER

07228951467

p.2

(FAX) 1 845 647 6232

P.003/008

3. The territory to be annexed is a parcel of unimproved vacant commercial property.

4. Attached to this Petition and made a part hereof as Exhibit "B" is a Certificate of the Assessor of the Town of Thompson, who is responsible for the preparation of the assessment roll for the Town of Thompson, whereby he certifies that on the last assessment roll of the Town of Thompson the above Petitioner is the owner of the majority in assessed value on the property or territory sought to be annexed.

5. An outline of the territory sought to be annexed into the Village of Monticello and described in paragraph "2" above is attached to this Petition and made a part hereof as Exhibit "C", as is shown on Sullivan County tax map for the Town of Thompson, namely Section 31, Block 1, Lot 14.2 and Section 31, Block 1, Lot 15.

IN WITNESS WHEREOF, the Petitioner in the presence of us as witnesses, affixed its name and signed the foregoing Petition on the 8 day of March, 2015.

Witness:



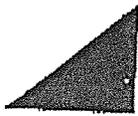
Petitioner:

[Signature]
ITZHAK ABOU

On March 8, 2015, before me, the undersigned, personally appeared ITZHAK ABOU, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public

KALTER, KAPLAN
ZEIGER & FRIEDMAN
ATTORNEYS AT LAW
400 BURNING, N.Y. 10708



Harpaz Moshe, Notary & Law

הרפז משה, עו"ד ונוטריון

AUTHENTICATION OF SIGNATURE

I the undersigned, Moshe Harpaz Notary, at 3 Am Veolamo st. Harel Building Jerusalem, hereby certify that on 8.3.15 appeared before me at my office Mr, ITZHAK ABOU whose identity was proved to me by identity card no. 009843632 issued by the ministry of Interior in Jerusalem 22.11.12 And signed of his own free will the document overleaf and marked A.

אימות חתימה

אני החתום מטה נושא הרפז נוטריון, מעם ועולמו 3 (בית הרצל) ירושלים מאשר כי ביום 8.3.15 ניצב לפני במשרדי מר יצחק אבו שזהותו תוכחה לי על פי ת.ז. מספר 009843632 שחוצאה ע"י משרד הפנים בירושלים ביום 22.11.12 וחתימתו חתמו חתומי על הנסמך שמעבר לדף (המסומן A).

In witness whereof I hereby authenticate the signature of Mr. ITZHAK ABOU by my own signature and seal today 8.3.15.

ולראיה הנני טאמת את חתימתי של מר יצחק אבו בחתימת ימי ובחתימתי, היום 8.3.15.

Fees paid: 192 NIS including VAT.

שכרי בסך 192 ש"ח כולל מע"מ שולם.


חתימת הנוטריון
Signature

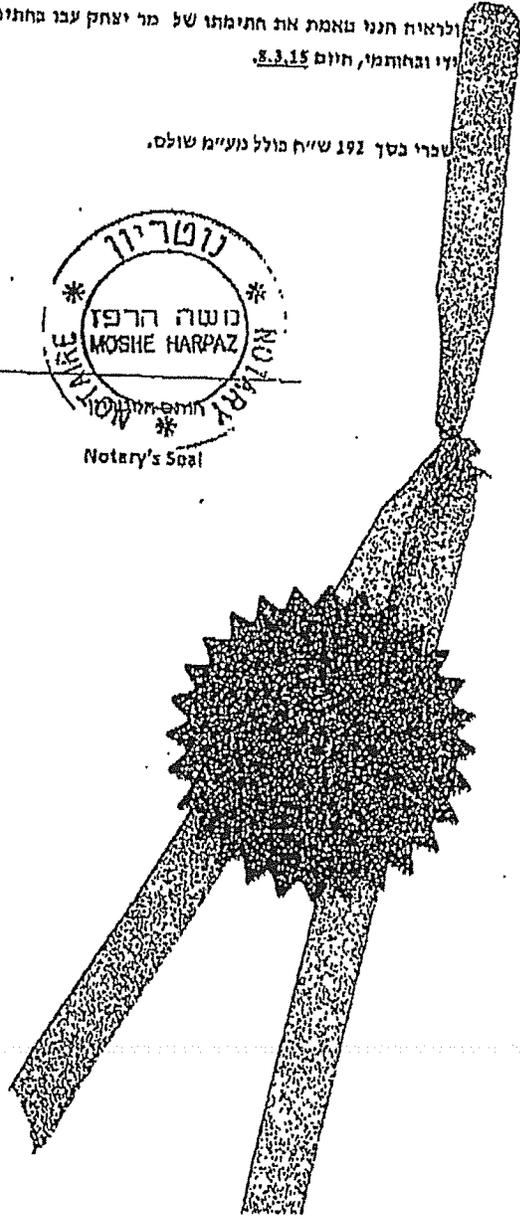


EXHIBIT "A"

SCHEDULE A DESCRIPTION

ALL THAT tract or parcel of land situate near the Village of Monticello, Town of Thompson, County of Sullivan and State of New York, intended to be all of the premises described as parcel Number I in a deed to Jules Budoff and Lucille Budoff, recorded in the Sullivan County Clerk's Office in Land Records Liber 1678 at Page 50, together with a portion of lands described as Parcel number II in said deed to Jules Budoff and Lucille Budoff recorded in Land Records Liber 1678 at Page 50 (said Parcel II runs to the center of travelled way of the Old Newburgh and Cohecton Turnpike), more particularly bounded and described as follows:

BEGINNING at an iron pin set on the approximate northeasterly bounds of the former Newburgh - Cohecton Turnpike, being a 4 rod (66 feet wide) highway, now known as Murrin Town Road Number 111, at the most westerly corner of lands of Marc Lerner as described in a deed recorded in the Sullivan County Clerk's Office in Deed Liber 591 at Page 230, and running thence from said point of beginning, running along the northeasterly bounds of said 4 rod wide old Newburgh - Cohecton Turnpike, now know as Murrin Road for a portion of the way and running to ~~and~~ along the northeasterly bounds of County Road Number 173, also known as Old Route 17 on County Highway Maps for a portion of the way, the entire course and distance runs along the northeasterly bounds of said Old Newburgh-Cohecton Turnpike 4 rod line, North 61 degrees 32 minutes 24 seconds West 359.30 feet to an iron pin set at the most southerly corner of lands of Jack Jancko and Dorothy Jancko as described in Land Records Liber 1579 at Page 441; thence leaving said northeasterly highway bounds, running along the southeasterly bounds of said lands of Jancko, running to and generally along the remains of an old stonewall near the northeasterly terminus of this course and distance, running just northwesterly of the center of a drainage ditch, North 25 degrees 20 minutes 58 seconds East 282.18 feet to an iron pipe found in a pile of stones at the most easterly corner of said lands of Jancko; thence running along the ~~northeasterly bounds of said lands of Jancko, North 59 degrees~~ 16 minutes 10 seconds West 304.73 feet to an iron pipe found on the southeasterly bounds of lands of Tim Leung Cheung and Yuk Chun Cheung ((1160, P 205) at the most northerly corner of said lands of Jancko; thence running along the southeasterly bounds of said lands of Cheung, North 29 degrees 10 minutes 18 seconds East 228.22 feet to an iron pin set at the most easterly corner of said lands of Cheung on the southwesterly bounds of lands of Shirley Etta Weitz and Miriam Flamm (Deed Liber 836 at Page 137), said last mentioned iron pin set being the the center of a stonewall; thence running along the southwesterly bounds of said lands of Weitz and Flamm, running generally along the center of a stonewall; South 69 degrees 27 minutes 09 seconds East 236.90 feet to an iron pin set on the southwesterly bounds of New York State Route 17 (Quickway), known as Bloomingburg-Monticello

CONTINUED

EXHIBIT "A"

SCHEDULE A DESCRIPTION (continued)

Part 2 State Highway Number 5457, said last mentioned iron pin set being the most westerly corner of a small triangular parcel of land acquired by the State of New York for said State Highway and shown on Map Number 190 for said State Highway as Parcel Number 368, said iron pin also being an angle point on the southerly or southwesterly bounds of a parcel acquired by said State of New York for highway purposes and shown as parcel Number 369 on Map Number 191 for said State Highway; thence running along the southwesterly bounds of said State Highway, being the southwesterly bounds of lands shown as said Parcel Number 368 on Highway Map No. 190, South 39 degrees 47 minutes 40 seconds East 58.92 feet to a point on said southwesterly highway bounds at the most southerly corner of lands shown as said Parcel Number 368, being the most westerly corner of lands shown as Parcel Number 367 on highway map number 189 for said State Highway Number 5457; thence running along the southwesterly bounds of said State Highway Number 5457, running along the southwesterly bounds of said Parcel Number 367, South 39 degrees 47 minutes 40 seconds East 321.88 feet to an iron pin set on said southwesterly highway bounds at the most northerly corner of lands of Marc Lerner as described in said Deed Liber 591 at Page 230; thence running along the westerly bounds of said lands of Marc Lerner as described in said Deed Liber 591 at Page 230, running through a point 72.4 feet westerly of the most northerly corner of the building on said Lerner Parcel, running 16.4 feet easterly of the corner of the building on the herein described parcel which is closest to the property line, and also running through points 51.8 feet easterly of the most easterly corner of the building on the herein described parcel and 42.8 feet easterly of the most southerly corner of said building on the herein described parcel, South 16 degrees 27 minutes 30 seconds West 422.80 feet to the point of beginning.

EXHIBIT "B"

STATE OF NEW YORK :
 :ss.: CERTIFICATE OF ASSESSOR
 COUNTY OF SULLIVAN :

VAN B. KRZYWICKI, being duly sworn, deposes and says as follows:

1. I am appointed Assessor for the Town of Thompson, Sullivan County, New York
2. I was responsible for preparing the last preceding assessment roll for the Town of Thompson for the 2015 assessment year, corresponding to the 2014/2015 tax year, a certified copy of which was filed with the Town Clerk of the Town of Thompson.
3. The total assessed valuation of all the real property in the Town of Thompson, according to the assessment roll is \$ 1,447,440,891.
4. Itzhak Abou is the owner of a parcel of land in the Town of Thompson under tax map numbers Section 31, Block 1, Lot 14.2 and Section 31, Block 1, Lot 15 which is comprised of land only and is assessed for real property tax purposes at \$107,600.00. I am advised that parcel of land is contiguous to land in the Village of Monticello owned by Itzhak Abou and that Itzhak Abou is proposing to annex that parcel of land into the Village of Monticello.
5. The real property assessed to Itzhak Abou mentioned above comprises 100% of the assessed valuation of real property within the area and thus it obviously represents a majority of the assessed valuation of the property in such territory assessed on the last preceding assessment roll for the Town of Thompson.

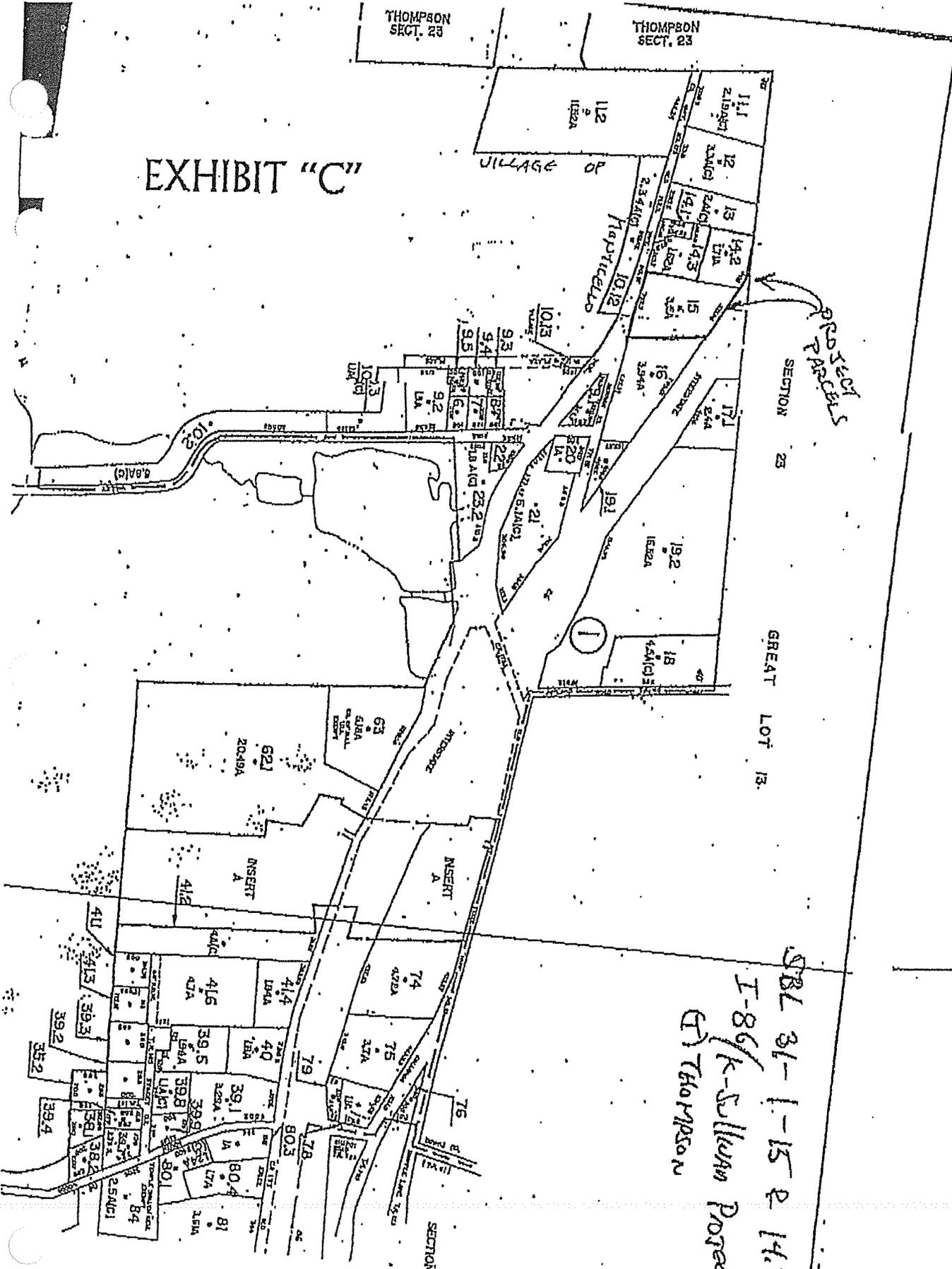
Van B. Krzywicki
 VAN B. KRZYWICKI, Assessor
 Town of Thompson

Sworn to before me this
17th day of December, 2014

Kelly Murrin
 Notary Public

KELLY M. MURRAN
 Notary Public, State of New York
 Sullivan County Clerk's # 2773
 Commission Expires Nov. 18, 2017

EXHIBIT "C"



DBL 31-1-15 & 14.2
 I-86/K-Sullivan Project
 (T) Thompson

TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub- Description	Req. No.	Req. Date	Vendor Code	Vendor Name	Ordered By	Fisc Year	Check ID	Voucher Amt.	Pay Due	Approved
Invoice Date	Batch Invoice No.	Recur Months	Refund Year	PO No.	PO Date	Approved By	Period	Contract No.	Check No.	Non Disc.	Cash Account
				Taxable	Ref No				Check Date	Disc. %	Disc. Amt.

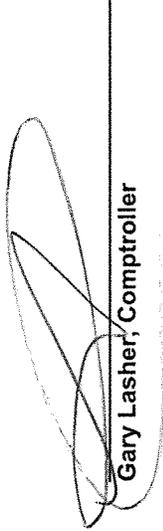
I hereby certify that the vouchers listed on the attached abstracts of prepaid and

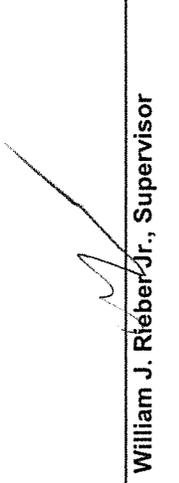
claims payable have been duly audited and are presented for payment to the Town

Board of the Town of Thompson at the regular meeting there of, held on the 16th day

of June 2015 in the amounts respectively specified. Authorization is hereby

given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


 Gary Lasher, Comptroller


 William J. Rieber Jr., Supervisor

TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub-Description	Req. No.	Req. Date	Refund Year	Vendor Code	Vendor Name	Ordered By	Fisc Year	Check ID	Check No.	Check Date	Pay Due	Approved
Invoice Date	Batch	Invoice No.	Recur Months	Refund Year	PO No.	PO Date	Approved By	Period	Contract No.	Check No.	Disc. %	Non Disc.	Cash Account
Fund	Cash Item				Taxable	Ref No				Contract No.	Disc. %	Disc. Amt.	
T - TRUST & AGENCY FUND													
	0202.000			TOWN		407.93	12,311.52	47,508.96			0.00	0.00	60,228.41
						407.93	12,311.52	47,508.96			0.00	0.00	60,228.41
Grand Totals					646,056.38		12,311.52	47,508.96			0.00	0.00	705,876.86
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay													
Fund													
A - GENERAL FUND TOWN WIDE				TOWN		94,582.88	0.00	0.00			0.00	0.00	94,582.88
B - GENERAL TOWN OUTSIDE				TOWN		28,614.92	0.00	0.00			0.00	0.00	28,614.92
DA - HWY#3 / 4 - TOWN WIDE				TOWN		270,645.72	0.00	0.00			0.00	0.00	270,645.72
DB - HWY#1 - TOWN OUTSIDE				TOWN		54,932.63	0.00	0.00			0.00	0.00	54,932.63
SHW - HARRIS WOODS SEWER				TOWN		243.41	0.00	0.00			0.00	0.00	243.41
SL1 - ROCK HILL LIGHTING				TOWN		557.81	0.00	0.00			0.00	0.00	557.81
SL10 - EMERALD CORP. PARK L/D#10				TOWN		245.80	0.00	0.00			0.00	0.00	245.80
SL2 - LUCKY LAKE LIGHTING				TOWN		148.99	0.00	0.00			0.00	0.00	148.99
SL3 - LAKE LOUISE MARIE				TOWN		407.32	0.00	0.00			0.00	0.00	407.32
SL4 - PATIO HOMES LIGHTING				TOWN		997.41	0.00	0.00			0.00	0.00	997.41
SL5 - KIAMESHA SHORES LIGHTING				TOWN		126.33	0.00	0.00			0.00	0.00	126.33
SL6 - EMERALD GREEN LIGHTING				TOWN		4,619.07	0.00	0.00			0.00	0.00	4,619.07
SL7 - TREASURE LAKE LIGHTING				TOWN		30.73	0.00	0.00			0.00	0.00	30.73
SL8 - CONGERO ROAD LIGHTING				TOWN		96.73	0.00	0.00			0.00	0.00	96.73
SL9 - YESHIVAKIAM. LIGHTING DISTRICT				TOWN		679.97	0.00	0.00			0.00	0.00	679.97
SSA - ANAWANA SEWER DISTRICT				TOWN		275.01	0.00	0.00			0.00	0.00	275.01
SSC - COLD SPRING SEWER				TOWN		17,398.60	0.00	0.00			0.00	0.00	17,398.60
SSD - DILLON SEWER DISTRICT				TOWN		70.42	0.00	0.00			0.00	0.00	70.42
SSG - EMERALD GREEN SEWER				TOWN		9,233.57	0.00	0.00			0.00	0.00	9,233.57
SSH - HARRIS SEWER DISTRICT				TOWN		142,210.39	0.00	0.00			0.00	0.00	142,210.39
SSK - KIAMESHA SEWER DISTRICT				TOWN		10,454.51	0.00	0.00			0.00	0.00	10,454.51
SSM - MELODY LAKE SEWER DISTRICT				TOWN		4,657.50	0.00	0.00			0.00	0.00	4,657.50
SSR - ROCK HILL SEWER DISTRICT				TOWN		243.39	0.00	0.00			0.00	0.00	243.39

