

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Broome County Industrial Development Agency (the "Agency") on the 2nd day of July, 2013 at 7:00 P.M., local time, at the Town Hall, 605 Vestal Parkway West, Town of Vestal, Broome County, New York 13850 in connection with the following matters:

Upstate SK LLC, a limited liability company organized and existing under the laws of the State of New York, Sheedy Road LLC, a limited liability company organized and existing under the laws of the State of New York, and Juneberry Road, LLC, a limited liability company organized and existing under the laws of the State of New York (hereinafter collectively referred to as the "Company") have requested that the Agency assist in the financing of the acquisition, construction and equipping of a 148,400+/- square foot, multi-use senior long-term care campus located on a 19.04 acre site at 1501 Route 26S in the Town of Vestal, Broome County, New York to be used as three New York State Department of Health licensed health-related facilities: (a) a 160 bed Skilled Nursing Facility consisting of approximately 119,250 square feet; (b) a 40 bed Assisted Living Program Facility consisting of approximately 24,978 square feet; and (c) a 31 registrant Adult Day Care Health Program Facility consisting of approximately 4,168 square feet, each with separate public entrances and parking lots, an additional loading zone for two tractor-trailers, and storm water management and other ancillary facilities (the "Facility") and the acquisition and installation in the Facility of certain equipment (the "Equipment"). The Facility will be initially owned, operated and/or managed by the Company.

The Agency will acquire title or a leasehold interest in the Facility and lease the Facility to the Company. At the end of the lease term, the Agency's interest in the Facility and Equipment will be re-conveyed to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of the issuance of exemptions from mortgage recording taxes and sales taxes and abatement of real property taxes consistent with the policies of the Agency.

A copy of the Company's application to the Agency will be available for review, during regular business hours, at the Agency's offices at 60 Hawley Street, Binghamton, New York 13901.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility.

Minutes of the hearing will be made available to the County Executive of the County of Broome.

Dated: June 18, 2013

BROOME COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: /s/ Richard D'Attilio  
Richard D'Attilio, Executive Director