

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 13th day of October, 2010 at 12:00 p.m., noon, local time, at the Broome County Public Library, 185 Court Street, City of Binghamton, Broome County, New York 13901 in connection with the following matters:

Stellar 83 Court LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), has requested that the Agency assist in the financing of the acquisition, construction, rehabilitation, and equipping of the 102,874+/- square foot historic building known as the Midtown Mall located directly across from the Broome County Court House at 15-17 Chenango Street and 83-87 Court Street in the City of Binghamton, Broome County, New York to be used as student housing and commercial space (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 back to the Company. At the end of the lease term, the Company will purchase the Facility and the Equipment from the Agency. 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.

BROOME COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: September 10, 2010

By: Richard D'Attilio
Richard D'Attilio
Executive Director