



VIA EMAIL WITH READ RECIEPT

April 11, 2024

Re: Lewis County Industrial Development Agency (the "Agency")

Victorian Lake, LLC (the "Company")

Amended and Restated PILOT Agreement, dated as of October 8, 2013

Notice of Expiration of PILOT Agreement (as of February 28, 2024)

Address: 7785 N. State Street, Lowville NY 13367

TMID Nos.: 212.11-04-01.100, 212.11-04-04.00, 212.11-04-02.100, 212.11-04-03.00

Ladies and Gentlemen:

Pursuant to Section 858(15) of the General Municipal Law ("GML"), please accept this letter from the Lewis County Industrial Development Agency (the "Agency") as a notice of the expiration of that certain Amended and Restated PILOT Agreement (the "PILOT Agreement"), dated as of October 8, 2013, and entered into by the Agency and the Company.

The above-captioned PILOT Agreement terminated one year early, as of January 31, 2024, with the subject property returning to the taxable roll (Section 8) as of March 1, 2024 in accordance with Section 520 of the Real Property Tax Law ("RPTL"). Please note that the last Authority billing cycle for PILOT Payments was February 1, 2024, and the PILOT Agreement requires the Company to pay full tax equivalents for same starting with the 2024-2025 School fiscal years and the 2025 County, Town and Village fiscal year on the dates and in the amounts as if the Agency were not in title on the tax status date with respect to said tax years.

This letter is being transmitted to the Assessor and each Affected Taxing Jurisdiction associated with the Project described within the PILOT Agreement. Please do not hesitate to contact the undersigned with any questions or for additional information.

Very truly yours,

Brittany Davis  
Executive Director

**Read: [EXTERNAL] PILOT Expiration Letter for Victorian Lake, LLC**

Joseph Beagle <mayor@villageoflowville.org>

Tue 4/16/2024 11:31 AM

To: Brittany Davis <brittany@naturallylewis.com>

Your message

To: Brittany Davis

Subject: [EXTERNAL] PILOT Expiration Letter for Victorian Lake, LLC

Sent: 4/16/2024 9:10 AM

was read on 4/16/2024 11:31 AM.

**Read: [EXTERNAL] PILOT Expiration Letter for Victorian Lake, LLC**

clerk4@villageoflowville.org <clerk4@villageoflowville.org>

Tue 4/16/2024 9:13 AM

To: Brittany Davis <brittany@naturallylewis.com>

Your message

To: Brittany Davis

Subject: [EXTERNAL] PILOT Expiration Letter for Victorian Lake, LLC

Sent: 4/16/2024 9:10 AM

was read on 4/16/2024 9:12 AM.

## PILOT Expiration Letter for Victorian Lake, LLC

Brittany Davis <brittany@naturallylewis.com>

Tue 4/16/2024 9:10 AM

To: Brittany Davis <brittany@naturallylewis.com>

Bcc: Larry Dolhof <larrydolhof@lewiscounty.ny.gov>; Rebecca Dunckel-King <rdunckelking@lowvilleacademy.org>; Robert Mullin <bobbyjoemullin@gmail.com>; Joseph Beagle <mayor@villageoflowville.org>; clerk4@villageoflowville.org <clerk4@villageoflowville.org>

 1 attachments (73 KB)

3-1-24\_Victorian Lake PILOT Expiration Letter.pdf;

Affected Taxing Jurisdictions:

Please find attached the PILOT expiration letter for Victorian Lake, LLC, for your records.

Let me know if you have any questions.

Thank you!

**Brittany Davis**

Executive Director

Naturally Lewis

LCIDA / LCDC / Chamber

315.376.3014

[naturallylewis.com](http://naturallylewis.com)



CAMPANY, McARDLE & RANDALL, PLLC

7571 S. STATE STREET  
PO BOX 311  
LOWVILLE, NEW YORK 13367-0311

CANDACE L. L. RANDALL

KEVIN M. McARDLE, of counsel

THOMAS A. CAMPANY (retired)

TELEPHONE (315) 376-9445  
FAX (315) 376-9479

LEGAL ASSISTANTS:  
CHARLENE FORNEY  
CARSON HRITZ

*We do not accept service of process via telefax or electronic transmission.*

March 15, 2024

County of Lewis IDA  
7551 S. State St.  
Lowville, NY 13367

Re: Victorian Lake, LLC Lease Termination

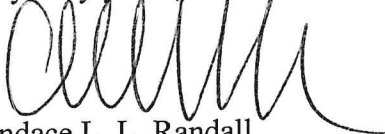
Dear Ladies and Sirs:

I enclose the following in regard to the above-indicated transaction:

- The original recorded Lease Termination.
- An original executed PILOT Termination.
- A copy of the filed deed to Victorian Lake, LLC.
- An invoice for legal services and disbursements in this matter.

Should you have any questions or concerns please contact our office.

Very truly yours,



Candace L. L. Randall

CR: cf  
Enc.



OFFICE OF THE COUNTY CLERK  
 LYLE J. MOSER COUNTY CLERK  
 7660 NORTH STATE ST, LOWVILLE, NEW YORK 13367

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



INSTRUMENT #: 2024-001458

Receipt#: 2024230024  
 Clerk: DH  
 Rec Date: 02/28/2024 12:14:31 PM  
 Doc Grp: RP  
 Descrip: LEASE TERMINATION  
 Num Pgs: 5

Party1: COUNTY OF LEWIS INDUSTRIAL  
 DEVELOPMENT AGENCY  
 Party2: VICTORIAN LAKE LLC  
 Town: LOWVILLE  
 212.11-04-01.100  
 ...more

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Notations	0.50
TP584	5.00

Sub Total: 70.50

Transfer Tax  
 Transfer Tax 0.00

Sub Total: 0.00

Total: 70.50

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 869  
 Exempt  
 Consideration: 0.00

Total: 0.00

Record and Return To:

CAMPANY, MCARDLE & RANDALL, PLLC  
 7571 SOUTH STATE STREET  
 PO BOX 311  
 LOWVILLE NY 13367-0311

Lyle J. Moser  
 Lewis County Clerk



## **GROUND LEASE AND MEMORANDUM OF REAL ESTATE LEASE TERMINATION AGREEMENT**

THIS GROUND LEASE AND MEMORANDUM OF REAL ESTATE TERMINATION AGREEMENT (this "Agreement") is made and entered into between COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation organized and existing under the laws of the State of New York (the "Agency"), and VICTORIAN LAKE, LLC, a New York limited liability company with an office and place of business at 7785 N. State St., Lowville, NY 13367.

### **RECITALS**

1. Agency and Victorian Lake, LLC, entered in that certain Lease dated October 8, 2013 (the "Lease"), in connection with the property located in the Village and Town of Lowville, County of Lewis, New York, located at 5402 Dayan Street, which Real Property is more particularly described on Exhibit A attached hereto.
2. In connection with the execution of the Lease, Agency and Victorian Lake, LLC executed a Memorandum of Real Estate Lease (the "Memorandum of Lease") dated October 8, 2013 and recorded in the Lewis County Clerk's Office as Instrument No. 2013-007067.
3. Victorian Lake, LLC has given notice to the Agency to terminate the Lease pursuant to Section 9.01 upon the terms and conditions more particularly set forth herein.
4. Capitalized terms used herein and not otherwise defined herein shall have the meaning set forth in the Lease.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Lease Termination. Agency and Victorian Lake, LLC hereby confirm that effective February 28, 2024 (the "Termination Date"), the Lease shall terminate, whereupon the term of the Lease shall cease and expire as if the Termination Date were the expiration date originally set forth in the Lease.
2. Memorandum of Lease Termination. Agency and Victorian Lake, LLC hereby confirm that effective February 28, 2024, the Memorandum of Lease shall terminate as if the Termination Date were the expiration date originally set forth in the Memorandum of Lease.
3. Authority. Each of Agency and Victorian Lake, LLC hereby represent to one another that each has full authority to execute this Agreement without the joinder or consent of any other party and that neither party has assigned any of its rights, title or interest in or to the Lease to any other party. Each of Agency's and Victorian Lake, LLC's representations contained in this paragraph shall survive the termination of the Lease.

4. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

EXECUTED AS A SEALED INSTRUMENT as of the date first set forth above.

COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY

By: Joseph R. Lawrence  
Name: Joseph R. Lawrence  
Title: Chairman

VICTORIAN LAKE, LLC

By: Steven Lyndaker  
Name: Steven Lyndaker  
Title: One of two members  
By: Shereen Palmer  
Name: Shereen Palmer  
Title: One of two members

STATE OF NEW YORK )  
COUNTY OF LEWIS )

On this 23 day of February, 2024 before me, the undersigned, personally appeared JOSEPH R. LAWRENCE 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, or the person upon behalf of which the individual acted, executed the instrument.

Candace L. L. Randall  
Notary Public

CANDACE L. L. RANDALL  
Notary Public, State of New York  
No. 02RA6277622  
Qualified in Lewis County  
Commission Expires March 11, 2025

STATE OF NEW YORK )  
COUNTY OF LEWIS )

On this 23 day of February, 2024 before me, the undersigned, personally appeared STEVEN LYNDAKER and SHEREEN PALMER 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, or the person upon behalf of which the individual acted, executed the instrument.

Candace L. L. Randall  
Notary Public

CANDACE L. L. RANDALL  
Notary Public, State of New York  
No. 02RA6277622  
Qualified in Lewis County  
Commission Expires March 11, 2025



## EXHIBIT A

### Legal Description

ALL THAT TRACT OR PARCEL OF LAND situate in the Village and Town of Lowville, County of Lewis and State of New York bounded and described as follows: BEGINNING at the intersection of the southerly street margin of Dayan Street and the easterly street margin of Cascade Avenue at a point 0.30 feet from a N.Y.S.D.O.T. monument found; thence S. 74° 13' 23" E., along the southerly street margin of Dayan Street, a distance of 86.30 feet to a capped iron rod set; thence S. 67° 17' 22" E., continuing along the southerly street margin of Dayan Street, a distance of 55.53 feet to a capped iron rod set at the intersection of the southerly street margin of Dayan Street with the westerly street margin of an 18' wide alley way commonly known as Exchange Street; thence S. 05° 51' 49" W., along the westerly margin of that alley way a distance of 57.42 feet to a capped iron rod set; thence S. 05° 17' 56" E., continuing along the westerly margin of that alley way, a distance of 57.00 feet to a capped iron rod set at the northeast corner of the parcel of land conveyed to Anthony Meda by deed recorded in the Lewis County Clerk's Office in Liber 489 of Deeds at Page 265; thence N. 76° 37' 27" W., along the northerly line of the said Meda parcel a distance of 73.09 feet to a capped iron rod set at the northwest corner of that parcel; thence S. 12° 44' 35" W., along the westerly line of the Meda parcel, a distance of 26.00 feet to an iron pipe found at the southwest corner of that parcel; thence S. 76° 37' 27" E., along the southerly line of the Meda parcel, a distance of 81.59 feet to an iron pipe found at the westerly margin of the alley way commonly known as Exchange Street; thence S. 05° 17' 56" E., along the westerly margin of that alley way, a distance of 49.59 feet to an iron pipe found at the northeast corner of the parcel of land conveyed to Anthony Meda by deed recorded in the Lewis County Clerk's Office in Liber 489 of Deeds at Page 265; thence N. 75° 07' 53" W. along the northerly line of said Meda parcel to, and then along, the northerly line of the parcel of land conveyed to Roy K. Lindley by deed recorded in the Lewis County Clerk's Office as Instrument No. 2007-03455 a distance of 201.10 feet to a capped iron rod set at the easterly street margin of Cascade Avenue; thence N. 32° 19' 20" E., along the easterly street margin of Cascade Avenue, a distance of 13.68 feet to a capped iron rod set; thence N. 15° 01' 44" E., continuing along the easterly street margin of Cascade Avenue, a distance of 178.41 feet to the point of beginning.

CONTAINING 0.667 acres of land, more or less, as shown on "Map Showing the Boundary Survey of the Victorian Lake, LLC Property, Dayan Street, Village of Lowville" by R. Stephen Moncrief, Jr., PLS no. 49819, dated April 16, 2013, last revised on September 13, 2013 and filed in the Lewis County Clerk's Office.

TOGETHER WITH the right in common with others to use, and a right of way over and through, the aforementioned 18' wide alley way commonly known as Exchange Street beginning at Dayan Street and running southerly parallel to State Street and in the rear of the stores facing on State Street and the entire distance of said stores, said alley way and right of way being more particularly mentioned and described in a deed from N.B. Sylvester to John O'Donnell dated July 17, 1858 and recorded in the Lewis County Clerk's Office in Book 18 of Deeds at page 415.

SUBJECT TO a gas line easement from the Village of Lowville to New York State Electric & Gas Corporation recorded in the Lewis County Clerk's Office on November 28, 2003 as Instrument No. 2003-03921.

SUBJECT, ALSO, TO a gas line easement grant from the Village of Lowville to New York State Electric & Gas Corporation recorded in the Lewis County Clerk's Office on June 15, 1998 in Liber 623 at Page 190.

BEING the same premises conveyed to Victorian Lake, LLC by (i) the Village of Lowville by deed recorded in the Lewis County Clerk's Office on March 14, 2013 as Instrument No. 2013-001788, and (ii) Community Bank, N. A. by deed recorded in the Lewis County Clerk's Office on July 24, 2013 as Instrument No. 2013-005435.

BEING the same premises conveyed to County of Lewis Industrial Development Agency by deed recorded in the Lewis County Clerk's Office on October 9, 2013 as Instrument No. 2013-007065.

## TERMINATION OF PAYMENT IN LIEU OF TAX AGREEMENT

THIS TERMINATION OF PAYMENT IN LIEU OF TAX (“PILOT”) AGREEMENT (this “Agreement”) is made and entered into between COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation organized and existing under the laws of the State of New York (the “Agency”), and VICTORIAN LAKE, LLC, a New York limited liability company with an office and place of business at 7785 N. State St., Lowville, NY 13367.

### RECITALS

1. Agency and Victorian Lake, LLC, entered in that certain PILOT Agreement dated October 8, 2013 (the “PILOT Agreement”), in connection with the property located in the Village and Town of Lowville, County of Lewis, New York, located at 5402 Dayan Street, which Real Property is more particularly described on Exhibit A attached hereto.
2. Victorian Lake, LLC has given notice to the Agency to terminate the PILOT Agreement pursuant to Section 3.1 upon the terms and conditions more particularly set forth herein.
3. Capitalized terms used herein and not otherwise defined herein shall have the meaning set forth in the PILOT Agreement.

### AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. PILOT Agreement Termination. Agency and Victorian Lake, LLC hereby confirm that effective February 28, 2024 (the “Termination Date”), the PILOT Agreement shall terminate, whereupon the term of the PILOT Agreement shall cease and expire as if the Termination Date were the expiration date originally set forth in the PILOT Agreement.
2. Authority. Each of Agency and Victorian Lake, LLC hereby represent to one another that each has full authority to execute this Agreement without the joinder or consent of any other party and that neither party has assigned any of its rights, title or interest in or to the Lease to any other party. Each of Agency’s and Victorian Lake, LLC representations contained in this paragraph shall survive the termination of the Lease.
3. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

EXECUTED AS A SEALED INSTRUMENT as of the date first set forth above.

COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation

By: Joseph R. Lawrence  
Name: Joseph R. Lawrence  
Title: Chairman

VICTORIAN LAKE, LLC  
By: Steven Lyndaker  
Name: Steven Lyndaker  
Title: One of two members

By: Shereen Palmer  
Name: Shereen Palmer  
Title: One of two members

STATE OF NEW YORK )  
COUNTY OF LEWIS )

On this 23 day of February, 2024 before me, the undersigned, personally appeared  
**JOSEPH R. LAWRENCE**  
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, or the person  
upon behalf of which the individual acted, executed the instrument.

Candace L. L. Randall  
Notary Public

CANDACE L. L. RANDALL  
Notary Public, State of New York  
No. 02RA6277622  
Qualified in Lewis County  
Commission Expires March 11, 2025

STATE OF NEW YORK )  
COUNTY OF LEWIS )

On this 23 day of February, 2024 before me, the undersigned, personally appeared  
**STEVEN LYNDAKER and SHEREEN PALMER**  
personally known to me or proved to me on the basis of satisfactory evidence to be the  
individuals whose names are subscribed to the within instrument and acknowledged to me that  
they executed the same in their capacities, and that by their signatures on the instrument, the  
individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Candace L. L. Randall  
Notary Public

CANDACE L. L. RANDALL  
Notary Public, State of New York  
No. 02RA6277622  
Qualified in Lewis County  
Commission Expires March 11, 2025

## EXHIBIT A

### Legal Description

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CONTAINING 0.667 acres of land, more or less, as shown on "Map Showing the Boundary Survey of the Victorian Lake, LLC Property, Dayan Street, Village of Lowville" by R. Stephen Moncrief, Jr., PLS no. 49819, dated April 16, 2013, last revised on September 13, 2013 and filed in the Lewis County Clerk's Office.

TOGETHER WITH the right in common with others to use, and a right of way over and through, the aforementioned 18' wide alley way commonly known as Exchange Street beginning at Dayan Street and running southerly parallel to State Street and in the rear of the stores facing on State Street and the entire distance of said stores, said alley way and right of way being more particularly mentioned and described in a

deed from N.B. Sylvester to John O'Donnell dated July 17, 1858 and recorded in the Lewis County Clerk's Office in Book 18 of Deeds at page 415.

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SUBJECT, ALSO, TO a gas line easement grant from the Village of Lowville to New York State Electric & Gas Corporation recorded in the Lewis County Clerk's Office on June 15, 1998 in Liber 623 at Page 190.

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BEING the same premises conveyed to County of Lewis Industrial Development Agency by deed recorded in the Lewis County Clerk's Office on October 9, 2013 as Instrument No. 2013-007065.



OFFICE OF THE COUNTY CLERK  
 LYLE J. MOSER COUNTY CLERK  
 7660 NORTH STATE ST, LOWVILLE, NEW YORK 13367

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 320.00

Transfer Tax	
Transfer Tax	0.00

Sub Total: 0.00

Total: 320.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 870  
 Exempt  
 Consideration: 0.00

Total: 0.00

INSTRUMENT #: 2024-001459

Receipt#: 2024230024  
 Clerk: DH  
 Rec Date: 02/28/2024 12:14:31 PM  
 Doc Grp: RP  
 Descrip: DEED  
 Num Pgs: 5

Party1: COUNTY OF LEWIS INDUSTRIAL  
 DEVELOPMENT AGENCY  
 Party2: VICTORIAN LAKE LLC  
 Town: LOWVILLE  
 212.11-04-01.100  
 ...more

Record and Return To:

CAMPANY, MCARDLE & RANDALL, PLLC  
 7571 SOUTH STATE STREET  
 PO BOX 311  
 LOWVILLE NY 13367-0311

Lyle J. Moser  
 Lewis County Clerk



# This Indenture,

Made the 23<sup>rd</sup> day of February, 2024

## Between

COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY,  
7551 S. State St., Lowville, NY 13367

party of the first part,

and

VICTORIAN LAKE, LLC,  
7785 N. State St., Lowville, NY 13367

party of the second part,

**Witnesseth** that party of the first part, in consideration of One Dollar (\$ 1.00 ) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, his, her or their heirs and assigns forever,

**See annexed Schedule A**

**Together** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**To Have and to Hold** the premises herein granted unto the parties of the second part, and unto his, her or their successors, heirs and assigns forever.

**In Witness Whereof**, the party of the first part has hereunto set hand and seal the day and year first above written.


COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY

By: Joseph R. Lawrence  
Name: Joseph R. Lawrence  
As: Chairman



STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF LEWIS     )

On this 23<sup>rd</sup> day of February, 2024 before me, the undersigned, personally appeared  
  JOSEPH R. LAWRENCE  
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, or the person upon behalf of which the individual acted, executed the  
instrument.

  
\_\_\_\_\_  
Notary Public

CANDACE L. L. RANDALL  
Notary Public, State of New York  
No. 02146271822  
Qualified in Lewis County  
Commission Expires March 11, 2025

## SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Village and Town of Lowville, County of Lewis and State of New York bounded and described as follows: BEGINNING at the intersection of the southerly street margin of Dayan Street and the easterly street margin of Cascade Avenue at a point 0.30 feet from a N.Y.S.D.O.T. monument found; thence S. 74° 13' 23" E., along the southerly street margin of Dayan Street, a distance of 86.30 feet to a capped iron rod set; thence S. 67° 17' 22" E., continuing along the southerly street margin of Dayan Street, a distance of 55.53 feet to a capped iron rod set at the intersection of the southerly street margin of Dayan Street with the westerly street margin of an 18' wide alley way commonly known as Exchange Street; thence S. 05° 51' 49" W., along the westerly margin of that alley way a distance of 57.42 feet to a capped iron rod set; thence S. 05° 17' 56" E., continuing along the westerly margin of that alley way, a distance of 57.00 feet to a capped iron rod set at the northeast corner of the parcel of land conveyed to Anthony Meda by deed recorded in the Lewis County Clerk's Office in Liber 489 of Deeds at Page 265; thence N. 76° 37' 27" W., along the northerly line of the said Meda parcel a distance of 73.09 feet to a capped iron rod set at the northwest corner of that parcel; thence S. 12° 44' 35" W., along the westerly line of the Meda parcel, a distance of 26.00 feet to an iron pipe found at the southwest corner of that parcel; thence S. 76° 37' 27" E., along the southerly line of the Meda parcel, a distance of 81.59 feet to an iron pipe found at the westerly margin of the alley way commonly known as Exchange Street; thence S. 05° 17' 56" E., along the westerly margin of that alley way, a distance of 49.59 feet to an iron pipe found at the northeast corner of the parcel of land conveyed to Anthony Meda by deed recorded in the Lewis County Clerk's Office in Liber 489 of Deeds at Page 265; thence N. 75° 07' 53" W. along the northerly line of said Meda parcel to, and then along, the northerly line of the parcel of land conveyed to Roy K. Lindley by deed recorded in the Lewis County Clerk's Office as Instrument No. 2007-03455 a distance of 201.10 feet to a capped iron rod set at the easterly street margin of Cascade Avenue; thence N. 32° 19' 20" E., along the easterly street margin of Cascade Avenue, a distance of 13.68 feet to a capped iron rod set; thence N. 15° 01' 44" E., continuing along the easterly street margin of Cascade Avenue, a distance of 178.41 feet to the point of beginning.

CONTAINING 0.667 acres of land, more or less, as shown on "Map Showing the Boundary Survey of the Victorian Lake, LLC Property, Dayan Street, Village of Lowville" by R. Stephen Moncrief, Jr., PLS no. 49819, dated April 16, 2013, last revised on September 13, 2013 and filed in the Lewis County Clerk's Office.

TOGETHER WITH the right in common with others to use, and a right of way over and through, the aforementioned 18' wide alley way commonly known as Exchange Street beginning at Dayan Street and running southerly parallel to State Street and in the rear of the stores facing on State Street and the entire distance of said stores, said alley way and right of way being more particularly mentioned and described in a deed from N.B. Sylvester to John O'Donnell dated July 17, 1858 and recorded in the Lewis County Clerk's Office in Book 18 of Deeds at page 415.

SUBJECT TO a gas line easement from the Village of Lowville to New York State Electric & Gas Corporation recorded in the Lewis County Clerk's Office on November 28, 2003 as Instrument No. 2003-03921.

SUBJECT, ALSO, TO a gas line easement grant from the Village of Lowville to New York State Electric & Gas Corporation recorded in the Lewis County Clerk's Office on June 15, 1998 in Liber 623 at Page 190.

BEING the same premises conveyed to Victorian Lake, LLC by (i) the Village of Lowville by deed recorded in the Lewis County Clerk's Office on March 14, 2013 as Instrument No. 2013-001788, and (ii) Community Bank, N. A. by deed recorded in the Lewis County Clerk's Office on July 24, 2013 as Instrument No. 2013-005435.

BEING the same premises conveyed to County of Lewis Industrial Development Agency by deed recorded in the Lewis County Clerk's Office on October 9, 2013 as Instrument No. 2013-007065.

January 12, 2024

To: County of Lewis IDA  
PO Box 106  
7551 S State Street  
Lowville, NY 13367

From: Victorian Lake LLC  
7696 N State Street  
Lowville, NY 13367

To Whom It May Concern,

We write to request the termination of our Payment in Lieu of Tax (PILOT) agreement before March 1, 2024. We will be finishing our last mortgage payment to Community Bank in February and no longer require the program's assistance.

We sincerely thank you for your support which helped us grow our practice in downtown Lowville, and wish your organization continued success in all future endeavors.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Lyndaker Shereen Palmer", written in a cursive style.

Steven Lyndaker, MD    Shereen Palmer, MD