

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County Industrial Development Agency (the "Agency") on December 13, 2023, at 2:00 p.m. local time, at The Castle Fun Center, 109 Brookside Ave, Chester, New York 10918, in connection with the following matter:

At the request of X, LLC, 717 LLC AND BAZS, LLC (collectively, the "Company"), by resolution adopted April 14, 2016, the Agency agreed to undertake a project (the "Original Project") consisting of: (A) the acquisition or retention by the Agency of a leasehold interest in a portion of a parcel of land located at 109-115 Brookside Avenue in the Village and Town of Chester, Orange County, New York [TMID #s: Part of 107-2-14.2, Part of 107-2-15 and Part of 2-1-61.2] (collectively, the "Land") and the existing improvements thereon consisting principally of two 18-hole mini-golf courses, go-kart track, climbing wall, arcade, batting cages, a roller skating rink, laser tag area, 200-seat restaurant, rock climbing area and indoor arcade (collectively the "Existing Improvements"); (B)(i) the removal of the existing batting cages to make room for new rides and (ii) the construction on the Land of an approximately 15,000 square-foot addition to the existing building to accommodate new rides, arcade equipment, inflatable bounces, digital billboards and related improvements and equipment in furtherance of the Company's existing amusement park (collectively, the "Original Improvements"); (C) the acquisition in and around the Improvements of certain items of equipment, machinery and other tangible personal property (the "Original Equipment" and, collectively with the Land, the Existing Improvements and the Original Improvements, the "Original Project Facility"); and (D) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax, if necessary (collectively the "Financial Assistance").

The Company requested certain modifications to the scope of the Original Project to address a change in need based upon the passage of time. The requested changes to the Original Project include: (i) the addition of another level to the planned 15,000 square-foot addition to the existing building, thereby increasing the total size to 26,000 square feet which will house a roller skating rink and 12 bowling lanes; and (ii) to modify the go kart track to rise 35 feet near the highway to accommodate the additional building size ((i) and (ii) collectively, the "Modifications").

The Company requested the Agency consider an increase in their Financial Assistance to account for the increased costs associated with the Modifications and are asking for: (i) an increase in exemptions from State and local sales and use taxes in an amount not to exceed \$178,750; and (ii) an amendment to the PILOT agreement to reflect the Modifications set forth herein (the "Additional Financial Assistance").

The Company will be the initial owner or operator of the Project.

The Agency will at the above-stated time hear all persons with views with respect to the proposed Modifications and Additional Financial Assistance to the Company.

A copy of the supplemental application filed by the Company with the Agency with respect to the Modifications and the Additional Financial Assistance, including an analysis of the costs

and benefits of the Project, are available for public inspection during the business hours at the office of the Agency located at 4 Crotty Ln #100, New Windsor, NY 12553 or on its website at <https://www.ocnyida.com>.

Dated: November 22, 2023

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY