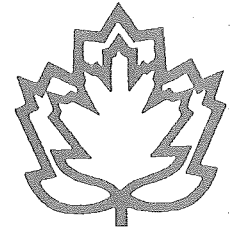


Palisades Interstate Park Commission
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Samuel F. Pryor, III, President
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Keith J. Cornell
Howard G. Seitz
David H. Mortimer



James F. Hall
Executive Director

December 12, 2008

Mr. Thomas S. West
The West Firm, PLLC
677 Broadway, 8th Floor
Albany, NY 12207-2990

Dear Mr. West:

As you are aware the Tuxedo Reserve Owner LLC (Reserve) has proposed a land swap of Commission and Reserve properties in Tuxedo, NY. The Commission began a review of this proposal earlier this year. At that time we advised you that the Commission was interested in pursuing the proposed transaction, but that we could not prejudge the outcome of the review process, which would require multiple approvals. When we became aware that the Reserve was seeking local approvals for various modifications to their existing land use approvals, the Commission advised you we would defer any review of the land swap proposal until after all local approvals being sought were resolved so as to avoid any conflicts or confusion that may occur as a result of these reviews occurring concurrently.

It has come to our attention that the proposed Reserve plans currently under local review include lands owned by the Commission that have been proposed by the Reserve for a swap. Although we remain open to pursuing the proposed land swap, I want to be clear that while we have indicated we would undertake a review of the proposed change once the local process was resolved, we did not understand nor intend such reviews to include proposals involving Commission property. Additionally, we can offer no assurance to the Reserve or the Town of Tuxedo that the proposed exchange will be approved.

At the appropriate time we will conduct a thorough review of the proposed land swap, make an independent determination as to the public benefit of the proposal and consult with other governmental agencies, including the NY Office of Parks, Recreation and Historic Preservation, the NJ Department of Environmental Protection and the National Park Service.

If you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "James Hall", written over a light-colored background.

James Hall

C: Peter Dolan