



# Appendix 2-10

## Deed Restrictions and Encumbrances

## **Deed Restrictions and Encumbrances**

### **Chicago Title Insurance Company Title Report (Effective Date: June 2, 2023) (“Coliseum Title Report”)**

- Section 44, Block F, Lot 351 (“Coliseum Parcel I”)
- Section 44, Block F, Lot 415 (“Coliseum Parcel II”)
- Section 44, Block F, Lot 411 (“Coliseum Parcel III”)
- Section 44, Block F, Lot 412 (“Coliseum Parcel IV”)
- Parcels I – IV create the “Coliseum Parcel”

#### Parcels I and II Deed Restrictions and Encumbrances:

1. Transformer located near Earle Ovington Boulevard; rights and easements in favor of utility companies by reason thereof
2. Water, drainage electric, heating and cooling, communication, and sewer lines as depicted on the survey; rights and easements in favor of utility companies by reason thereof

#### Parcel IV Deed Restrictions and Encumbrances:

1. Gas, electric, communication and heating and cooling lines traverse
2. Trench drain on westly portion with possible rights and easements; possible rights and easements in favor of others by reason thereof

#### Coliseum Parcel Deed Restrictions and Encumbrances

1. Temporary Easements contained in Deed from the United States of America to the County of Nassau dated June 27, 1963, recorded June 28, 1963 in Liber 7174, cp 177
2. Reservations and rights contained in Deed from the United States of America to the County of Nassau dated July 27, 1966, recorded August 4, 1966 in Liber 7555, cp 358
3. Easement Agreement made between The County of Nassau and Long Island Lighting Company dated July 13, 1971, recorded August 11, 1971 in Liber 8227, cp 336
4. Forty (40) foot tunnel/passageway Easement contained in Lease from County of Nassau to Z.I.D. Associates, Inc. dated August 16, 1979, recorded August 16, 1979 in Liber 9210, cp 162; as assigned pursuant to mesne assignments to Royal Blue Hospitality LLC by Assignment and Assumption of Ground Lease dated as of November 15, 2018, recorded January 31, 2019 in Liber 13762, cp 977
5. Easement Agreement between County of Nassau and New York Telephone Company dated July 13, 1971, recorded August 11, 1971 in Liber 8280, cp 343
6. Underground Electric Easement between Coliseum Hotel Associates and Long Island Lighting Company dated December 15, 1982, recorded April 8, 1983 in Liber 9467, cp 369
7. Master Energy Agreement between the County of Nassau and Nassau District Energy Corp. dated February 2, 1990, recorded August 27, 1990 in Liber 10087, cp 54
8. Easement Agreement by and between LVS HOLDCO 2, LLC and MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES dated June 2, 2023, to be recorded in the County Clerk’s Office of Nassau, State of New York

9. Easement Agreement dated December 29, 2016 made by and between Nassau County and Memorial Hospital for Cancer and Allied Diseases recorded on December 29, 2016 in Liber 13456, Page 642 (affects Coliseum Parcels I and II and other premises, Lot 413)

**Chicago Title Insurance Company Title Report (Effective Date: February 15, 2022)  
("Marriott Title Report")**

- Section 44, Block F, Lot 326
  - Together with a 40-foot tunnel and/or above ground Passageway Easement
- Section 44, Block F, Lot 401
- Section 44, Block F, Lot 402
  - Together with the benefits of an Easement over 5 parcels comprising a right-of-way known as James Doolittle Boulevard
- Collectively, the above lots create the "Marriott Parcel"

**Marriott Parcel Deed Restrictions and Encumbrances**

1. Easement made by and between the County of Nassau and Long Island Lighting Company dated November 25, 1970, recorded March 30, 1971 in Liber 8227, Page 336
2. Easement made by and between County of Nassau with New York Telephone Company dated July 13, 1971, recorded August 11, 1971 in Liber 8280, Page 343
3. Underground Electric Easement made by and between Coliseum Hotel Associates with Long Island Lighting Company dated December 15, 1982, recorded April 8, 1988 in Liber 9467, Page 369
4. Easement made by 101 Uniondale, L.P. (as grantor and grantee) dated January 13, 2015, recorded January 20, 2015 in Liber 13169, Page 518, as amended by First Amendment to Easement Agreement recorded January 31, 2019 in Liber 13763, Page 43, made by Royal Blue Hospitality LLC (as grantor and grantee)
5. Leasehold mortgage, consolidation, extension, spreader and assignment of leases and rents, security agreement and fixture filing made between Royal Blue Hospitality LLC and Nassau County Industrial Development Agency -and- Manufacturers and Traders Trust Company dated November 15, 2018, recorded January 31, 2019 in Liber 43276, Page 538
6. Mortgage and assignment of leases and rents made by Nassau County Industrial Development Agency and 101 Uniondale, L.P. -to- County of Nassau, on behalf of itself and such other instrumentalities to which amounts shall be due and owing pursuant to the PILOT Agreement, dated as of January 1, 2015, recorded March 18, 2015 in Liber 40276, Page 141 to secure the sum of \$\_\_\_\_ and interest. (Mortgage tax paid: None)
7. Assumption of PILOT mortgage made between Nassau County Industrial Development Agency and 101 Uniondale, L.P. (assignor) -and- Royal Blue Hospitality LLC (assignee) -with- County of Nassau dated November 15, 2018, recorded January 31, 2019 in Liber 43276, Page 465