

Appendix 3.1-3

ALTA/NSPS Land Title Survey

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, 1 111 A. LAND AND TAX MAP, NASSAU COUNTY, DEPARTMENT OF ASSESSMENT, SECTION 44, BLOCK F, 1 1 111 LAST REVISED FEBRUARY 14, 2019. B. DEED, DATED 6/27/1963, RECORDED 6/28/1963 IN LIBER 7171 PAGE 177. C. LEASE AGREEMENT, DATED 8/16/1979, RECORDED 8/16/1979 IN LIBER 9210 PAGE 162 [LOT | | | | | | | 326, PASSAGEWAY EASEMENT AND RIGHT OF WAY EASEMENT — PLOTTED]. CONCRETE MONUMENT PARTIALLY RECOVERED D. LEASE AGREEMENT, DATED 9/26/1989, RECORDED 1/13/1989 IN LIBER 10028 PAGE 858 [LOT | | | | | | E. LEASE AGREEMENT, DATED 5/1/1993, RECORDED 10/28/1993 IN LIBER 10362 PAGE 330 [LOT (BURIED BELOW FENCE) OWNER: COUNTY OF NASSAU F. CERTIFICATE FOR TITLE INSURANCE, BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT22-00142-N, EFFECTIVE DATE FEBRUARY 15, 2022 G. ALTA/NSPS LAND TITLE SURVEY, FOR #101 JAMES DOOLITTLE BOULEVARD (MARRIOTT HOTEL), PREPARED BY GERALD T. O'BUCKLEY PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 11 N. EXISTING UTILITY PLAN, FOR NASSAU HUB SITUATED IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK, JOB NO. 2004-010, SHEET EX-1, BY ROBINSON & MULLER ENGINEERS, P.C., DATED MAY 06, 2019. PROJECT LOCATION MAP N 72°55′23" E 492.13′×80.9 2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES SCALE: NOT TO SCALE NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN SCHEDULE B-2 (EXCEPTIONS), CERTIFICATE FOR TITLE INSURANCE (SEE NOTE 1F): (2.) AGREEMENT MADE BY AND BETWEEN THE COUNTY OF NASSAU WITH LONG ISLAND LIGHTING COMPANY RECORDED IN LIBER 8227 PAGE 336 [GAS AND ELECTRIC EASEMENT — OFFSITE]. PARAPET=187.35-\ (3.) AGREEMENT MADE BY AND BETWEEN THE COUNTY OF NASSAU WITH NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 8280 PAGE 343 [TELEPHONE EASEMENT, GAS AND ELECTRIC EASEMENT AND POSSIBLE WALK AND SANITARY SEWER EASEMENTS — OFFSITE]. SECTION 44 BLOCK F LOT 326 ADDRESS: 101 JAMES DOOLITTLE BLVD. (4.) UNDERGROUND ELECTRIC EASEMENT MADE BY AND BETWEEN COLISEUM HOTEL ASSOCIATES UNIONDALE, NY 11553 WITH LONG ISLAND LIGHTING COMPANY RECORDED IN LIBER 9467 PAGE 369 [ELECTRIC AREA=352,515 S.F.± EASEMENT — APPROXIMATE LOCATION PLOTTED]. CONCRETE WALL 8.093 ACRES± (5.) EASEMENT, RECORDED 1/20/2015 IN LIBER 13169 PAGE 518, AS AMENDED BY FIRST LEGEND (NOT SHOWN TO SCALE) AMENDMENT TO EASEMENT AGREEMENT RECORDED 1/31/2019 IN LIBER 13763 PAGE 43 [NON-EXCLUSIVE EASEMENT FOR ACCESS AND PARKING - LOT 401 - BLANKET]. (6.) TERMS. COVENANTS. CONDITIONS. PROVISIONS AND AGREEMENTS IN LEASE. DATED 8/16/1979. RECORDED 8/16/1979 IN LIBER 9210 PAGE 162 [40 FEET PASSAGEWAY EASEMENT AND 50 FEET RIGHT OF WAY EASEMENT — PLOTTED]. ----- HYDRANT 3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE ---- STAND PIPE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS. ---- ROOF DRAIN 4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ---- FLAG POLE (NAVD88) BASED UPON GPS METHODS. ----- PEDESTAL LIGHT 5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN ---- STREET LIGHT OF ELECTRIC EASEMENT (4) 6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS, ---- AREA LIGHT AERIAL LIDAR AND AERIAL PHOTOGRAPHY BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING OCTOBER OF 2022 AND JANUARY, ---- SIGNAL POLE FEBRUARY OF 2023. DATA SHOWN MEETS NATIONAL MAP ACCURACY STANDARDS. ----- POWER POLE 7. FEMA INFORMATION N 72°55′23" E 493.95′ ---- GUY WIRE ---- ANCHOR POLE AS PER THE NATIONAL FLOOD INSURANCE RATE MAP TITLED "FOR NASSAU COUNTY, NEW YORK PARAPET=187.47 INGRESS AND EGRESS (ALL JURISDICTIONS) HEMPSTEAD, TOWN NORTH HEMPSTEAD, PANEL 227 OF 366, MAP SUFFIX G. ---- MANHOLE (TYPE AS LABELED) MAP NUMBER 36059C0227G, MAP REVISED SEPTEMBER 11, 2009." ENTIRE SUBJECT PROPERTY 40' PASSAGEWAY EASEMENT(6) ---- WATER VALVE LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL ---- GAS VALVE PARAPET=187.49 *S 72°55′23" W 493.95′* 8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN ---- UNKNOWN VALVE SILL=81.09 CONSTRUCTION OF ANY TYPE. ---- CATCH BASIN 9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED ---- SPOT ELEVATION PARAPET=100.24 ---- CLEAN OUT 10. IF SHOWN, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES ----- TREE (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE ----- SIGN TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL ---- BOLLARD PARAPET=196.05 AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRÚCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ---- ELECTRIC BOX ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED PARAPET=100.23----- ELECTRIC METER SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS. ---- GAS METER LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN INDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE ---- TELEPHONE BOX IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON. PARAPET=187.51 **¥** ---- TRAFFIC SIGNAL POLE PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED PARAPET=100.23~ FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. PARAPET=100.247 ---- MONITOR WELL ---- BENCH UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON. ____ DOOR UTILITIES SHOWN PER PLAN REFERENCED IN NOTE 1N. ---- DOUBLE DOOR 11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND ---- ROLL UP DOOR SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK ---- YARD DRAIN 12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE ---- MAILBOX ----- HANDICAP PARKING 13. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 2 OF THE TABLE "A" OPTIONAL REQUIREMENTS: ---- DROP CURB ADDRESS INFORMATION IS BASED ON THE "REALQUEST" WEBSITE. (https://pro.realquest.com/servlet/workflow/main#/search/property). ---- CONCRETE —— POINT OF BEGINING 14. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 13 OF THE TABLE "A" OPTIONAL REQUIREMENTS: OWNERSHIP INFORMATION IS BASED ON THE "REALQUEST" WEBSITE. ----- FINISHED FLOOR (https://pro.realquest.com/servlet/workflow/main#/search/property). 15. IN REFERENCE TO ALTA/NSPS ITEM NUMBERS 16 OF THE TABLE "A" OPTIONAL REQUIREMENTS: GUIDE RAIL WOOD NO EVIDENCE WAS OBSERVED OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK. 16. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 17 OF THE TABLE "A" OPTIONAL REQUIREMENTS: TREE LINE NO INFORMATION WAS MADE AVAILABLE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK. 17. THE PARCELS DESCRIBED IN THE WRITTEN DESCRIPTIONS FORM MATHEMATICALLY CLOSED / /// —⊸— IRON FENCE / /// ----- EASEMENT LINE 18. THE LOTS SHOWN HEREON HAVE ACCESS TO JAMES DOOLITTLE BOULEVARD (COUNTY ROAD AS PER AGREEMENT CITED IN NOTE 1C). PROPERTY LINE 19. NO RECORD EVIDENCE OF CEMETERIES ONSITE OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES WAS PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED AN RIGHT-OF-WAY LINE LOT 326 / /// INVESTIGATION IN REGARDS TO CEMETERIES AND DOES NOT CERTIFY TO THE PRESENCE OF — — 322— — CONTOUR LINE / /// CEMETERIES ONSITE OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES. GAS MARK OUT LINE 1 111 ELECTRIC MARK OUT LINE COMMUNICATION MARK OUT LINE SECTION 44 BLOCK F LOT 401 / /// ADDRESS: JAMES DOOLITTLE BLVD, ------ DRAINAGE MARK OUT LINE UNIONDALE, NY 11553 / /// *AREA≥*128,154 S.F.<u>+</u> -----UNK------ UNKNOWN UTILITY MARK OUT LINE 2.942 ACRES+ / /// SECTION 44, BLOCK F, LOT 326 AS NOTED) — PLOTTED FROM PER AGREEMENT CITED IN NOTE 1C EXISTING MAPPING / /// ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT UNIONDALE, TOWN OF / /// HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF PREMISES HEREIN DESCRIBED, BEING DISTANT THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE NASSAU COUNTY FIRST ORDER TRAVERSE STATION "SANTINI (1) NORTH 25 DEGREES 17 MINUTES 30.5 SECONDS WEST, 32.47 FEET TO THE NORTHERLY LINE OF LAND OF THE PEOPLE OF THE STATE OF NEW YORK KNOWN AS LOT 151, BLOCK F IN SECTION 44 OF THE LAND AND TAX MAP OF NASSAU COUNTY; / /// (2) SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST ALONG SAID LINE, 564.44 FEET TO A POINT, SAID POINT BEING ALSO DISTANT 937.81 FEET WESTERLY THROUGH A CONCRETE MONUMENT ON A COURSE OF SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST FROM THE INTERSECTION OF THE WESTERLY LINE OF THE MEADOWBROOK STATE PARKWAY EXTENSION AND THE NORTHERLY LINE OF HEMPSTEAD-FARMINGDALE TURNPIKE; SAID POINT BEING ALSO DISTANT 738.76 FEET WESTERLY FROM THE AFOREMENTIONED CONCRETE MONUMENT SET IN THE SAID NORTHERLY LINE OF LOT 151 WHERE THI DIVISION LINE BETWEEN LOT 325 AND 318A, BLOCK F IN SECTION 44 OF THE LAND AND TAX MAP OF / /// (3) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, 643.45 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST 425.18 FEET TO A POINT; THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, 795.00 FEET TO A POINT; -6' CHAIN LINK FENCE THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, 492.13 FEET TO A POINT; ×76.3 THENCE SOUTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, 438.22 FEET TO A POINT; AND THENCE SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST 361.93 FEET TO THE SOUTHEASTERLY CORNER OF PREMISES HEREIN DESCRIBED, THE POINT OR PLACE OF BEGINNING. SECTION 44 BLOCK F ADDRESS: HEMPSTEAD TPKE., UNIONDALE, 11553 3.638 ACRES+ SECTION 44, BLOCK F, LOT 401 PER AGREEMENT CITED IN NOTE 1D ×76.5 ☆ 937.81' TO MEADOWBROOK STATE PARKWAY — **ALTA CERTIFICATION** ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MEADOWBROOK STATE PARKWAY AND THE NORTHERLY SIDE OF NASSAU COUNTY FIRST ORDER TRAVERSE STATION (1) WESTERLY ALONG THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, A DISTANCE OF 937.81 "I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY "SANTINI 1969" IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPLS CODE OF PRACTICE FOR LAND SURVEYS, AND MONUMENT FOUND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY (2) NORTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) NORTH 17 PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 342.04 FEET; CONCRETE → MONUMENT FOUND FIELD SURVEY AT THE SUBJECT PROPERTY" AND RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 425.18 FEET TO A POINT; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND 111 TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, RUNNING THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 301.41 FEET TO A 3, 4, 7(a), 7(c), 8, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2023. RUNNING THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 425.18 FEET TO THE DRAFT 03/14/2023 WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED); RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 301.41 FEET TO THE POINT OR PLACE OF ___ 4657.22'± TO OAK STREET — PAUL D. FISHER -NORTHERLY LINE OF HEMPSTEAD—FARMINGDALE TURNPIKE HEMPSTEAD BETHPAGE TURNPIKE PROFESSIONAL LAND SURVEYOR PER AGREEMENT CITED IN NOTE 1C NY LIC. No. 050784–1 SECTION 44, BLOCK F, LOT 402 SOUTHERLY LINE OF TAX LOT 151 PER MAP CITED IN NOTE 1A, FORMER NORTHERLY LINE OF HEMPSTEAD—FARMINGDALE TURNPIKE PER DEED CITED IN NOTE 1B PER AGREEMENT CITED IN NOTE 1E ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING, BEING AND SITUATE AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HEMPSTEAD—FARMINGDALE TURNPIKE DISTANT 937.81 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MEADOWBROOK STATE PARKWAY AND THE NORTHERLY SIDE OF HEMPSTEAD—FARMINGDALE TURNPIKE; RUNNING THENCE WESTERLY, FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY SIDE OF HEMPSTEAD—FARMINGDALE TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF RUNNING THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 403.42 FEET TO A RUNNING THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 425.18 FEET TO THE LANGAN WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED); RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 342.04 FEET TO THE NORTHERLY SIDE OF HEMPSTEAD—FARMINGDALE TURNPIKE, THE POINT OR PLACE OF BEGINNING. ALTA / NSPS 170754501 PROJECT MAXIMUS **VL101** LAND TITLE Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor SECTION No. 44, BLOCK F New York, NY 10001 **SURVEY** Description LOTS No. 326, 401 & 402 Checked By TOWN OF HEMPSTEAD T: 212.479.5400 F: 212.479.5444 www.langan.com REVISIONS SSAU COUNTY

Filename: \text{\text{\mathbb{l}}} \text{\mathbb{l}} \text{\

- 1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES
- A. LAND AND TAX MAP, NASSAU COUNTY, DEPARTMENT OF ASSESSMENT, SECTION 44, BLOCK F, B. DEED, DATED 6/27/1963, RECORDED 6/28/1963 IN LIBER 7171 PAGE 177 [PARCEL NO. 4 -
- C. LEASE AGREEMENT, DATED 8/16/1979, RECORDED 8/16/1979 IN LIBER 9210 PAGE 162 [LOT
- 326, PASSAGEWAY EASEMENT AND RIGHT OF WAY EASEMENT PLOTTED]. D. LEASE AGREEMENT, DATED 9/26/1989, RECORDED 1/13/1989 IN LIBER 10028 PAGE 858 [LOT
- E. LEASE AGREEMENT, DATED 5/1/1993, RECORDED 10/28/1993 IN LIBER 10362 PAGE 330 [LOT F. ALTA/NSPS LAND TITLE SURVEY, FOR #101 JAMES DOOLITTLE BOULEVARD (MARRIOTT HOTEL), PREPARED BY GERALD T. O'BUCKLEY PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 11,
- G. CERTIFICATE FOR TITLE INSURANCE, BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT22-00743-N, EFFECTIVE DATE DECEMBER 02, 2022. H. CORRECTION DEED, DATED 12/14/2016, RECORDED 12/20/2016 IN LIBER 13452 PAGE 190
- I. DEED, DATED 07/27/1966, RECORDED 08/04/1966 IN LIBER 7555 PAGE 358 [PARCEL NO. 1 J. CERTIFICATE FOR TITLE INSURANCE, BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO.
- CT22-00744-N, EFFECTIVE DATE DECEMBER 02, 2022. K. DEED, DATED 10/15/2015, RECORDED 10/16/2015 IN LIBER 13272 PAGE 486 [LOT 411 -L. DEED, DATED 10/15/2015, RECORDED 10/16/2015 IN LIBER 13272 PAGE 494 [LOT 412 -
- M. EXISTING UTILITY PLAN, FOR NASSAU HUB SITUATED IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK, JOB NO. 2004-010, SHEET EX-1, BY ROBINSON & MULLER ENGINEERS, P.C., DATED MAY 06, 2019. . THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS
- REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- 2. TEMPORARY EASEMENTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO THE COUNTY OF NASSAU DATED 06/27/1963, RECORDED 06/28/1963 IN LIBER 7174 CP 177 [EASEMENT NO. 1 (TERMINATED)—EASEMENT FOR PUBLIC STREET OR HIGHWAY PURPOSES-PLOTTED, PARCEL NO. 4-CURRENT LOTS 326, 401, 402, 411, 412, PART OF LOTS

SCHEDULE B-2 (EXCEPTIONS), CERTIFICATE FOR TITLE INSURANCE (SEE NOTE 1J):

413 AND 415 AND MORE-PARTIALLY PLOTTED]. 3. RESERVATIONS AND RIGHTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO THE COUNTY OF NASSAU DATED 07/27/1966, RECORDED 08/04/1966 IN LIBER 7555 CP

358 [PARCEL NO. 1-CURRENT LOT 351, PART OF LOTS 413 AND 415 AND MORE-PARTIALLY

- 4. EASEMENT AGREEMENT MADE BETWEEN THE COUNTY OF NASSAU AND THE NEW YORK TELEPHONE COMPANY DATED 07/13/1971, RECORDED 08/11/1971 IN LIBER 8227 CP 336
- 5. FORTY (40) FOOT TUNNEL/PASSAGEWAY EASEMENT CONTAINED IN LEASE FROM THE COUNTY OF NASSAU TO Z.I.D. ASSOCIATES, INC. DATED 08/16/1979, RECORDED 08/16/1979 IN LIBER 9210 PAGE 162, AS ASSIGNED PURSUANT TO MESNE ASSIGNMENTS TO ROYAL BLUE HOSPITALITY LLC BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED AS OF 11/15/2018, RECORDED 01/31/2019 IN LIBER 13762 CP 977 [40 FEET PASSAGEWAY
- 6. EASEMENT AGREEMENT BETWEEN COUNTY OF NASSAU AND NEW YORK TELEPHONE COMPANY DATED 07/13/1971, RECORDED 08/11/1971 IN LIBER 8280 PAGE 343 [TELEPHONE EASEMENT, GAS AND ELECTRIC EASEMENT AND POSSIBLE WALK AND SANITARY SEWER

EASEMENT AND 50 FEET RIGHT OF WAY EASEMENT-PLOTTED].

ISLAND LIGHTING COMPANY DATED 12/15/1982, RECORDED 04/08/1983 IN LIBER 9467 PAGE 369 [ELECTRIC EASEMENT-APPROXIMATE LOCATION PLOTTED]. 8. MASTER ENERGY AGREEMENT BETWEEN THE COUNTY OF NASSAU AND NASSAU DISTRICT

7. UNDERGROUND ELECTRIC EASEMENT BETWEEN COLISEUM HOTEL ASSOCIATES AND LONG

SCHEDULE B-2 (EXCEPTIONS), CERTIFICATE FOR TITLE INSURANCE (SEE NOTE 1G): 2. TEMPORARY EASEMENTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO THE

COUNTY OF NASSAU DATED 06/27/1963, RECORDED 06/28/1963 IN LIBER 7174 CP 177

THE COUNTY OF NASSAU DATED 07/27/1966, RECORDED 08/04/1966 IN LIBER 7555 CP

ENERGY CORP. DATED 02/02/1990, RECORDED 08/27/1990 IN LIBER 10087 PAGE 54

- [EASEMENT NO. 1 (TERMINATED)—EASEMENT FOR PUBLIC STREET OR HIGHWAY PURPOSES-PLOTTED, PARCEL NO. 4-CURRENT LOTS 326, 401, 402, 411, 412, PART OF LOTS 413 AND 415 AND MORE—PARTIALLY PLOTTED]. 3. RESERVATIONS AND RIGHTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO
- 358 [PARCEL NO. 1-CURRENT LOT 351, PART OF LOTS 413 AND 415 AND MORE-PARTIALLY 4. EASEMENT AGREEMENT MADE BETWEEN THE COUNTY OF NASSAU AND THE NEW YORK
- TELEPHONE COMPANY DATED 07/13/1971, RECORDED 08/11/1971 IN LIBER 8227 CP 336 [GAS AND ELECTRIC EASEMENT — PLOTTED]. 5. FORTY (40) FOOT TUNNEL/PASSAGEWAY EASEMENT CONTAINED IN LEASE FROM THE COUNTY OF NASSAU TO Z.I.D. ASSOCIATES, INC. DATED 08/16/1979, RECORDED 08/16/1979 IN LIBER 9210 PAGE 162, AS ASSIGNED PURSUANT TO MESNE ASSIGNMENTS TO ROYAL BLUE HOSPITALITY LLC BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED AS OF
- 11/15/2018. RECORDED 01/31/2019 IN LIBER 13762 CP 977 [40 FEET PASSAGEWAY EASEMENT AND 50 FEET RIGHT OF WAY EASEMENT-PLOTTED]. 6. EASEMENT AGREEMENT BETWEEN COUNTY OF NASSAU AND NEW YORK TELEPHONE COMPANY

DATED 07/13/1971. RECORDED 08/11/1971 IN LIBER 8280 PAGE 343 [TELEPHONE EASEMENT.

- GAS AND ELECTRIC EASEMENT AND POSSIBLE WALK AND SANITARY SEWER 7. UNDERGROUND ELECTRIC EASEMENT BETWEEN COLISEUM HOTEL ASSOCIATES AND LONG
- ISLAND LIGHTING COMPANY DATED 12/15/1982, RECORDED 04/08/1983 IN LIBER 9467 PAGE 369 [ELECTRIC EASEMENT-APPROXIMATE LOCATION PLOTTED]. 8. MASTER ENERGY AGREEMENT BETWEEN THE COUNTY OF NASSAU AND NASSAU DISTRICT
- 9. EASEMENT AGREEMENT DATED DECEMBER 29, 2016 MADE BY AND BETWEEN NASSAU EVENTS CENTER, LLC AND MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES RECORDED ON DECEMBER 29. 2016 IN LIBER 13456 PAGE 586 [CURRENT LOTS 351, 411, 412, 413 AND 415-TEMPORARY CONSTRUCTION EASEMENT, INGRESS AND EGRESS ACCESSWAY EASEMENT, UTILITY EASEMENT AND SURFACE STORM WATER DRAINAGE EASEMENT-NO DESCRIPTION].

ENERGY CORP. DATED 02/02/1990, RECORDED 08/27/1990 IN LIBER 10087 PAGE 54

- SUBORDINATION AGREEMENT (BUILDING LOAN) DATED AS OF DECEMBER 29, 2016, B NASSAU COLISEUM FUNDING 100 LLC, IN FAVOR OF NASSAU EVENTS CENTER LLC AND MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES, RECORDED ON DECEMBER 29, 2016 IN LIBER 13456 PAGE 736. SUBORDINATION AGREEMENT (PROJECT LOAN) DATED AS OF DECEMBER 29, 2016, BY NASSAU COLISEUM FUNDING 100 LLC. IN FAVOR OF NASSAU EVENTS CENTER LLC AND MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES, RECORDED ON DECEMBER 29, 2016
- 10. 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 [CURRENT LOTS 351, 411, 412, 413 AND
- UTILITY EASEMENT AND SURFACE STORM WATER DRAINAGE EASEMENT-NO DESCRIPTION]. 3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.

415-TEMPORARY CONSTRUCTION FASEMENT, INGRESS AND EGRESS ACCESSWAY FASEMENT

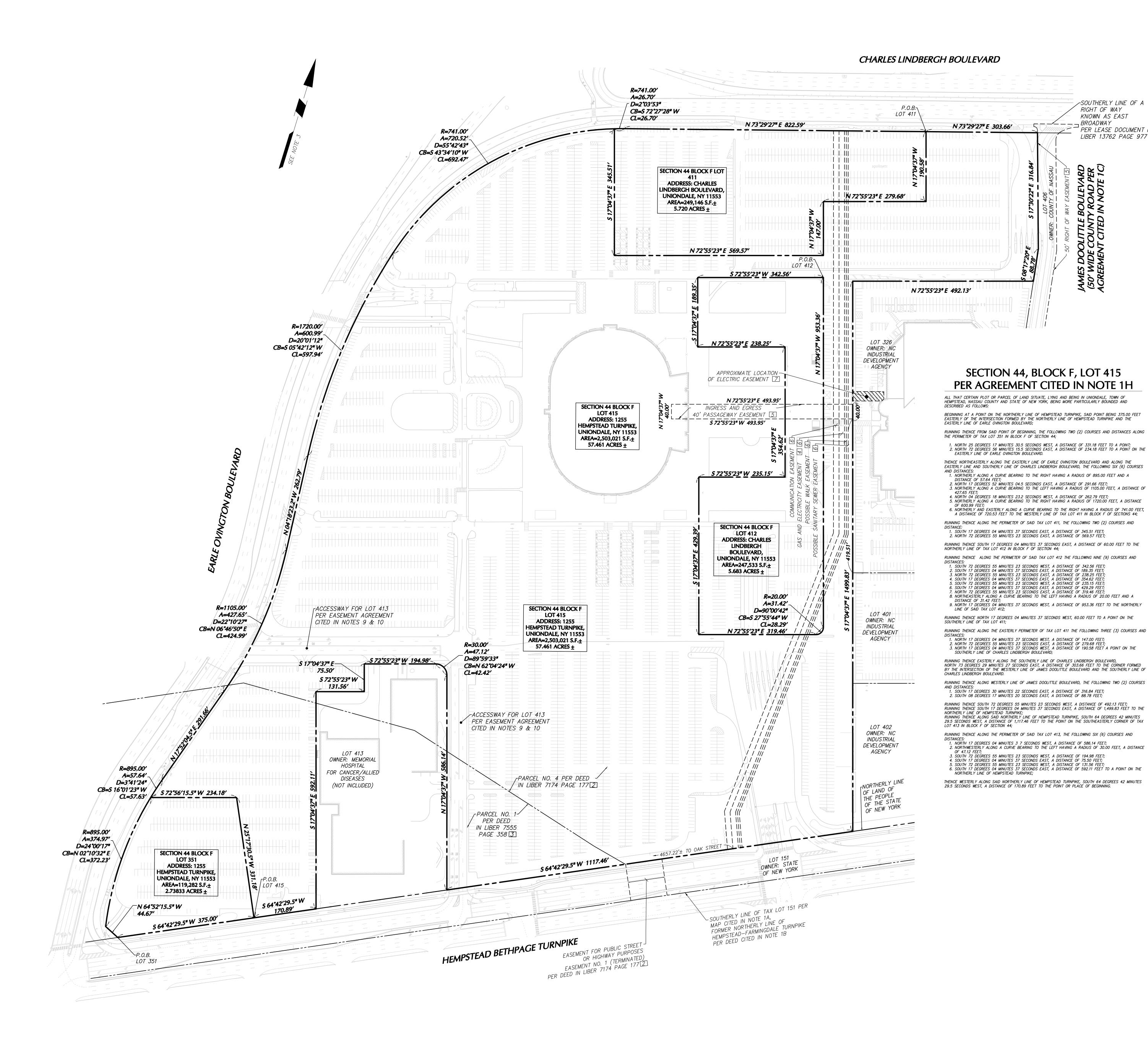
- 4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
- 5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN 6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS,
- AERIAL LIDAR AND AERIAL PHOTOGRAPHY BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING OCTOBER OF 2022 AND JANUARY, FEBRUARY OF 2023. DATA SHOWN MEETS NATIONAL MAP ACCURACY STANDARDS.
- 7. FEMA INFORMATION
- AS PER THE NATIONAL FLOOD INSURANCE RATE MAP TITLED "FOR NASSAU COUNTY, NEW YORK (ALL JURISDICTIONS) HEMPSTEAD, TOWN NORTH HEMPSTEAD, PANEL 227 OF 366, MAP SUFFIX G, MAP NUMBER 36059C0227G, MAP REVISED SEPTEMBER 11, 2009." ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
- 8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN
- 9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED 10. IF SHOWN, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL,
- AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
- UTILITIES SHOWN PER PLAN REFERENCED IN NOTE 1M. 1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK
- 12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE

13. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 2 OF THE TABLE "A" OPTIONAL REQUIREMENTS:

- ADDRESS INFORMATION IS BASED ON THE "REALQUEST" WEBSITE. (https://pro.realquest.com/servlet/workflow/main#/search/property).
- 14. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 13 OF THE TABLE "A" OPTIONAL REQUIREMENTS: OWNERSHIP INFORMATION IS BASED ON THE "REALQUEST" WEBSITE. (https://pro.realquest.com/servlet/workflow/main#/search/property).
- 15. IN REFERENCE TO ALTA/NSPS ITEM NUMBERS 16 OF THE TABLE "A" OPTIONAL REQUIREMENTS. NO EVIDENCE WAS OBSERVED OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK. 16. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 17 OF THE TABLE "A" OPTIONAL REQUIREMENTS:
- NO INFORMATION WAS MADE AVAILABLE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK. 17. THE PARCELS DESCRIBED IN THE WRITTEN DESCRIPTIONS FORM MATHEMATICALLY CLOSED
- 18. LOT 415 SHOWN HEREON HAS ACCESS TO HEMPSTEAD TURNPIKE, EARLE OVINGTON BOULEVARD, CHARLES LINDBERGH BOULEVARD AND JAMES DOOLITTLE BOULEVARD (PUBLIC ROADS). LOT 351 SHOWN HEREON HAS ACCESS TO FARIE OVINGTON BOULEVARD (PUBLIC ROAD), LOT 411 SHOWN HEREON HAS ACCESS TO CHARLES LINDBURGH BOULEVARD (PUBLIC ROAD). LOT 412 SHOWN
- 19. NO RECORD EVIDENCE OF CEMETERIES ONSITE OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES WAS PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED AN INVESTIGATION IN REGARDS TO CEMETERIES AND DOES NOT CERTIFY TO THE PRESENCE OF

CEMETERIES ONSITE OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES.

HEREON HAS NO DIRECT ACCESS TO PUBLIC ROADS.





PROJECT LOCATION MAP SCALE: NOT TO SCALE

SECTION 44, BLOCK F, LOT 351

SOUTHERLY LINE OF A

PER LEASE DOCUMENT IN

LIBER 13762 PAGE 977

RIGHT OF WAY

BROADWAY

KNOWN AS EAST

SURVEY WRITTEN DESCRIPTION ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF HEMPSTEAD TURNPIKE WITH THE EASTERLY LINE OF EARLE OVINGTON BOULEVARD AND RUNNING THENCE; NORTH 64 DEGREES 52 MINUTES 15.5 SECONDS WEST, ALONG SAID EASTERLY LINE OF EARLE OVINGTON BOULEVARD, A DISTANCE OF 44.67 FEET TO A POINT, THENCE; CONTINUING ALONG SAID EASTERLY LINE OF EARLE OVINGTON BOULEVARD, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 374.97 FEET, A RADIUS OF 895.00 FEET, AND A CENTRAL ANGLE OF 24 DEGREES OO MINUTES 17 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH O2 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 372.23 FEET TO A POINT, THENCE; NORTH 72 DEGREES 56 MINUTES 15.5 SECONDS EAST, A DISTANCE OF 234.18 FEET TO A POINT, THENCE; SOUTH 25 DEGREES 17 MINUTES 30.5 SECONDS EAST, A DISTANCE OF 331.18 FEET TO A POINT ON SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, THENCE;

SECTION 44, BLOCK F, LOT 412 PER AGREEMENT CITED IN NOTE 1L

ALONG SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 375.00 FEET TO THE POINT OR PLACE OF BEGINNING.

ALL THAT CERTAIN PLOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE END OF A LINE CONNECTING THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD WITH THE WESTERLY LINE OF JAMES DOOLITTLE BOULEVARD; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD, SOUTH 73 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 303.66 FEET TO A POINT; THENCE FROM SAID POINT IN A SOUTHERLY AND WESTERLY DIRECTION, THE FOLLOWING THREE (3) COURSES

1) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 190.58 FEET; 2) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 279.68 FEET; 3) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 207.00 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING; RUNNING THENCE, THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 953.36 FEET;

2) ALONG A CURVE BEARING TO THE RIGHT IN A SOUTHWESTERLY DIRECTION HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET; 3) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 319.46 FEET; 4) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 429.39 FEET; 5) NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 235.15 FEET; 6) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 354.62 FEET; r) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 238.25 FEET; 8) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 189.35 FEET: 9) NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 342.56 FEET TO THE POINT OR PLACE OF BEGINNING.

SECTION 44, BLOCK F, LOT 411 PER AGREEMENT CITED IN NOTE 1K

ALL THAT CERTAIN PLOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE END OF A LINE CONNECTING THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD WITH THE WESTERLY LINE OF JAMES DOOLITTLE BOULEVARD; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD, SOUTH 73 DEGREES 29 MINUTES 27 SECONDS WEST A DISTANCE OF 303.66 FEET TO A POINT, SAID POINT

THENCE FROM SAID POINT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 190.58 FEET; SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 279.68 FEET,

) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 147.00 FEET; 4) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 569.57 FEET, 5) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 345.51 FEET TO THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD; RUNNING THENCE EASTERLY ALONG SAID LINE OF CHARLES LINDBERGH BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) ALONG A CURVE BEARING TO THE RIGHT IN AN EASTERLY DIRECTION HAVING A RADIUS OF 741.00 FEET

2) NORTH 73 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 822.59 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGEND	(NOT SHOWN TO SCALE)
LLGLIND	(NOT SHOWN TO SCALE)

.1/. ~~	
	 TREE
P.O.B.	 POINT OF BEGINING
	 OVERHEAD WIRE
	 GUIDE RAIL WOOD
	 GUIDE RAIL METAL
M	 TREE LINE
xx	 CHAINLINK FENCE
	 STOCKADE FENCE
	 IRON FENCE
	 EASEMENT LINE
	 PROPERTY LINE
	 RIGHT-OF-WAY LINE

ALTA CERTIFICATION "I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPLS CODE OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY" AND THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, , 4, 7(a), 7(c), 8, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2023. DRAFT 03/14/2023

> PAUL D. FISHER PROFESSIONAL LAND SURVEYOR NY LIC. No. 050784-1

Date

Description

REVISIONS

LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001

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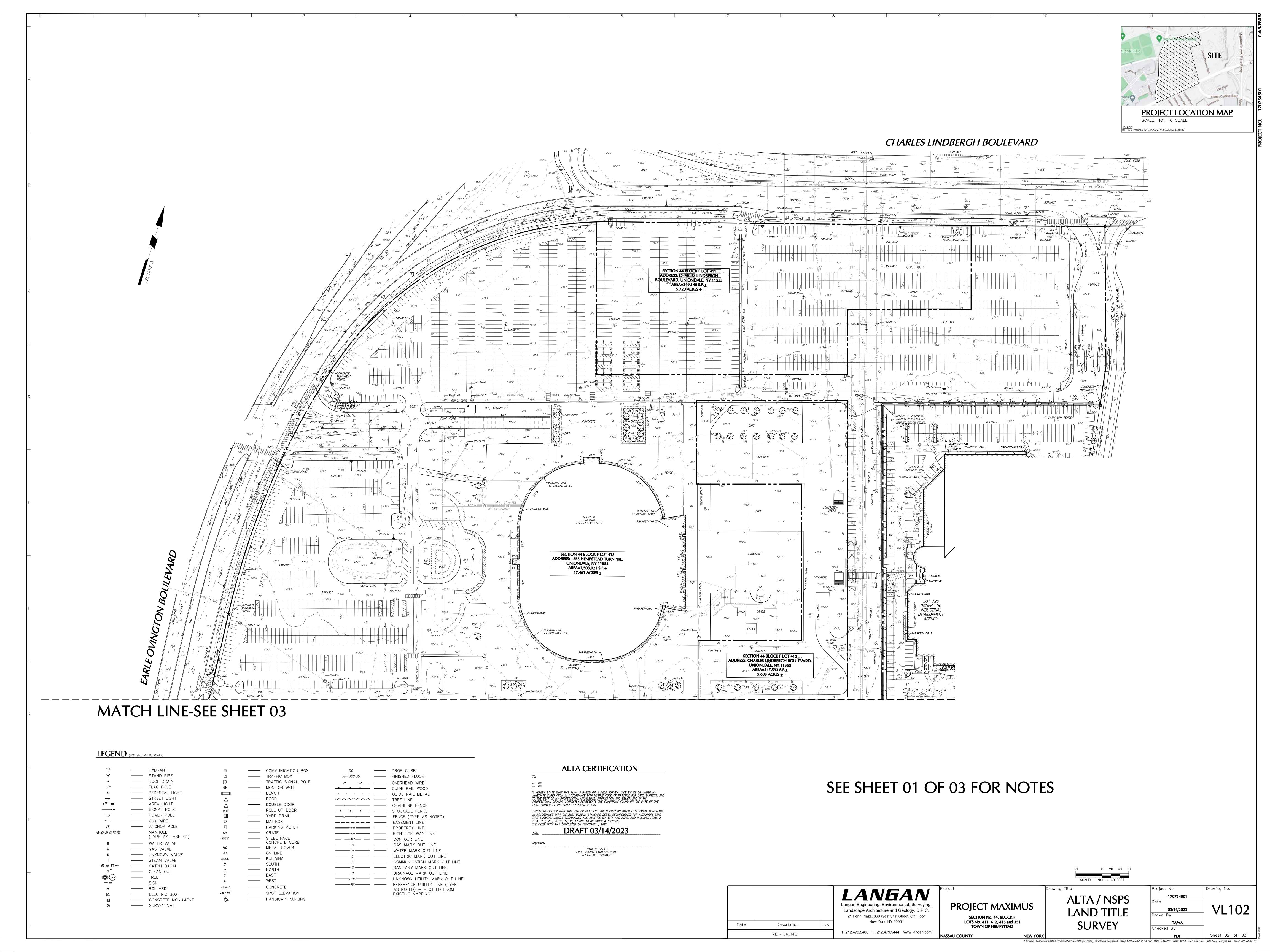
PROJECT MAXIMUS SECTION No. 44, BLOCK F LOTS No. 411, 412, 415 and 351 TOWN OF HEMPSTEAD

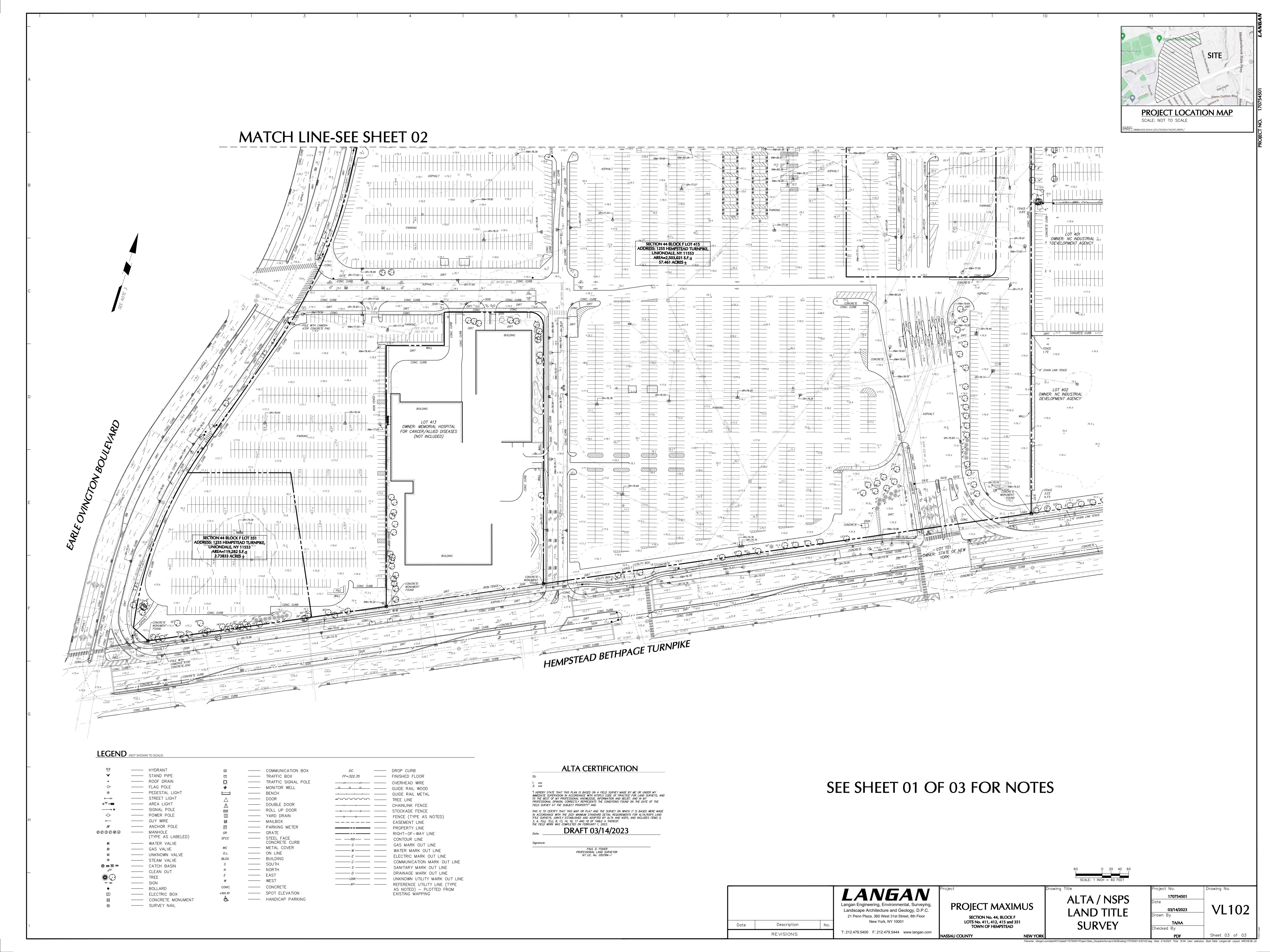
SSAU COUNTY

ALTA / NSPS LAND TITLE **SURVEY**

Filename: \text{\text{\mathbb{l}}} \text{\mathbb{l}} \text{\

170754501 VL102 Checked By





1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES A. LAND AND TAX MAP, NASSAU COUNTY, DEPARTMENT OF ASSESSMENT, SECTION 44, BLOCK F LAST REVISED FEBRUARY 14, 2019. B. DEED, DATED 6/27/1963, RECORDED 6/28/1963 IN LIBER 7171 PAGE 177 [PARCEL NO. 4 -

C. LEASE AGREEMENT, DATED 8/16/1979, RECORDED 8/16/1979 IN LIBER 9210 PAGE 162 [LOT 326, PASSAGEWAY EASEMENT AND RIGHT OF WAY EASEMENT - PLOTTED]. D. LEASE AGREEMENT, DATED 9/26/1989, RECORDED 1/13/1989 IN LIBER 10028 PAGE 858 [LOT E. LEASE AGREEMENT, DATED 5/1/1993, RECORDED 10/28/1993 IN LIBER 10362 PAGE 330 [LOT 402 — PLOTTED]. F. CERTIFICATE FOR TITLE INSURANCE, BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT22-00142-N, EFFECTIVE DATE FEBRUARY 15, 2022.

G. ALTA/NSPS LAND TITLE SURVEY, FOR #101 JAMES DOOLITTLE BOULEVARD (MARRIOTT HOTEL), PREPARED BY GERALD T. O'BUCKLEY PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 11, H. CERTIFICATE FOR TITLE INSURANCE, BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT22-00743-N, EFFECTIVE DATE DECEMBER 02, 2022. CORRECTION DEED, DATED 12/14/2016, RECORDED 12/20/2016 IN LIBER 13452 PAGE 190 $\Gamma LOT 415 - PLOTTED I$ J. DEED, DATED 07/27/1966, RECORDED 08/04/1966 IN LIBER 7555 PAGE 358 [PARCEL NO. 1

- PARTIALLY PLOTTED].
K. CERTIFICATE FOR TITLE INSURANCE, BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT22-00744-N. EFFECTIVE DATE DECEMBER 02. 2022. . DEED, DATED 10/15/2015, RECORDED 10/16/2015 IN LIBER 13272 PAGE 486 [LOT 411 -M. DEED, DATED 10/15/2015, RECORDED 10/16/2015 IN LIBER 13272 PAGE 494 [LOT 412 -N. EXISTING UTILITY PLAN, FOR NASSAU HUB SITUATED IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK, JOB NO. 2004-010, SHEET EX-1, BY ROBINSON & MULLER ENGINEERS, P.C., DATED MAY 06, 2019.

THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

SCHEDULE B-2 (EXCEPTIONS), CERTIFICATE FOR TITLE INSURANCE (SEE NOTE 1F):

(2.) AGREEMENT MADE BY AND BETWEEN THE COUNTY OF NASSAU WITH LONG ISLAND LIGHTING COMPANY RECORDED IN LIBER 8227 PAGE 336 [GAS AND ELECTRIC EASEMENT-PLOTTED]. 3.) AGREEMENT MADE BY AND BETWEEN THE COUNTY OF NASSAU WITH NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 8280 PAGE 343 [TELEPHONE EASEMENT, GAS AND ELECTRIC EASEMENT AND POSSIBLE WALK AND SANITARY SEWER EASEMENTS-PLOTTED! 4.) UNDERGROUND ELECTRIC EASEMENT MADE BY AND BETWEEN COLISEUM HOTEL ASSOCIATES WITH LONG ISLAND LIGHTING COMPANY RECORDED IN LIBER 9467 PAGE 369 [ELECTRIC

(5.) EASEMENT, RECORDED 1/20/2015 IN LIBER 13169 PAGE 518, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED 1/31/2019 IN LIBER 13763 PAGE 43 [NON-EXCLUSIVE EASEMENT FOR ACCESS AND PARKING-LOT 401-BLANKET]. (6.) TERMS, COVENANTS, CONDITIONS, PROVISIONS AND AGREEMENTS IN LEASE, DATED 8/16/1979, RECORDED 8/16/1979 IN LIBER 9210 PAGE 162 [40 FEET PASSAGEWAY EASEMENT AND 50 FEET RIGHT OF WAY EASEMENT-PLOTTED].

FASEMENT-APPROXIMATE LOCATION PLOTTED].

SCHEDULE B-2 (EXCEPTIONS), CERTIFICATE FOR TITLE INSURANCE (SEE NOTE 1K): 2. TEMPORARY EASEMENTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO THE COUNTY OF NASSAU DATED 06/27/1963, RECORDED 06/28/1963 IN LIBER 7174 CP 177 [FASEMENT NO. 1 (TERMINATED)—FASEMENT FOR PUBLIC STREET OR HIGHWAY PURPOSES-PLOTTED, PARCEL NO. 4-CURRENT LOTS 326, 401, 402, 411, 412, PART OF LOTS 413 AND 415 AND MORE-PARTIALLY PLOTTED!

THE COUNTY OF NASSAU DATED 07/27/1966, RECORDED 08/04/1966 IN LIBER 7555 CP 358 [PARCEL NO. 1-CURRENT LOT 351, PART OF LOTS 413 AND 415 AND MORE-PARTIALLY 4. EASEMENT AGREEMENT MADE BETWEEN THE COUNTY OF NASSAU AND THE NEW YORK

3. RESERVATIONS AND RIGHTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO

TELEPHONE COMPANY DATED 07/13/1971, RECORDED 08/11/1971 IN LIBER 8227 CP 336 [GAS AND ELECTRIC EASEMENT - PLOTTED]. 5. FORTY (40) FOOT TUNNEL/PASSAGEWAY EASEMENT CONTAINED IN LEASE FROM THE COUNTY OF NASSAU TO Z.I.D. ASSOCIATES, INC. DATED 08/16/1979, RECORDED 08/16/1979 IN LIBER HOSPITALITY LLC BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED AS OF 11/15/2018, RECORDED 01/31/2019 IN LIBER 13762 CP 977 [40 FEET PASSAGEWAY EASEMENT AND 50 FEET RIGHT OF WAY EASEMENT-PLOTTED].

6. EASEMENT AGREEMENT BETWEEN COUNTY OF NASSAU AND NEW YORK TELEPHONE COMPANY DATED 07/13/1971, RECORDED 08/11/1971 IN LIBER 8280 PAGE 343 [TELEPHONE EASEMENT, 29.5 SECONDS WEST, A DISTANCE OF 170.89 FEET TO THE POINT OR PLACE OF BEGINNING. GAS AND ELECTRIC EASEMENT AND POSSIBLE WALK AND SANITARY SEWER EASEMENTS-PLOTTED ? 7. UNDERGROUND ELECTRIC EASEMENT BETWEEN COLISEUM HOTEL ASSOCIATES AND LONG

ISLAND LIGHTING COMPANY DATED 12/15/1982, RECORDED 04/08/1983 IN LIBER 9467 PAGE 369 [ELECTRIC EASEMENT—APPROXIMATE LOCATION PLOTTED]. 8. MASTER ENERGY AGREEMENT BETWEEN THE COUNTY OF NASSAU AND NASSAU DISTRICT ENERGY CORP. DATED 02/02/1990, RECORDED 08/27/1990 IN LIBER 10087 PAGE 54

SCHEDULE B-2 (EXCEPTIONS), CERTIFICATE FOR TITLE INSURANCE (SEE NOTE 1H): 2. TEMPORARY EASEMENTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO THE COUNTY OF NASSAU DATED 06/27/1963, RECORDED 06/28/1963 IN LIBER 7174 CP 177 [EASEMENT NO. 1 (TERMINATED)—EASEMENT FOR PUBLIC STREET OR HIGHWAY PURPOSES—PLOTTED, PARCEL NO. 4—CURRENT LOTS 326, 401, 402, 411, 412, PART OF LOTS 413 AND 415 AND MORE—PARTIALLY PLOTTED]. 3. RESERVATIONS AND RIGHTS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA TO

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358 [PARCEL NO. 1-CURRENT LOT 351, PART OF LOTS 413 AND 415 AND MORE-PARTIALLY 4. EASEMENT AGREEMENT MADE BETWEEN THE COUNTY OF NASSAU AND THE NEW YORK TELEPHONE COMPANY DATED 07/13/1971, RECORDED 08/11/1971 IN LIBER 8227 CP 336

[GAS AND ELECTRIC EASEMENT - PLOTTED]. 5. FORTY (40) FOOT TUNNEL/PASSAGEWAY EASEMENT CONTAINED IN LEASE FROM THE COUNTY OF NASSAU TO Z.I.D. ASSOCIATES, INC. DATED 08/16/1979, RECORDED 08/16/1979 IN LIBER 9210 PAGE 162, AS ASSIGNED PÜRSUANT TO MEŚNE ASSIGNMENTS TO ROYAL BLUE HOSPITALITY LLC BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED AS OF 11/15/2018. RECORDED 01/31/2019 IN LIBER 13762 CP 977 [40 FEET PASSAGEWAY EASEMENT AND 50 FEET RIGHT OF WAY EASEMENT-PLOTTED].

6. EASEMENT AGREEMENT BETWEEN COUNTY OF NASSAU AND NEW YORK TELEPHONE COMPANY

DATED 07/13/1971. RECORDED 08/11/1971 IN LIBER 8280 PAGE 343 [TELEPHONE EASEMENT, GAS AND ELECTRIC EASEMENT AND POSSIBLE WALK AND SANITARY SEWER 7. UNDERGROUND ELECTRIC EASEMENT BETWEEN COLISEUM HOTEL ASSOCIATES AND LONG ISLAND LIGHTING COMPANY DATED 12/15/1982, RECORDED 04/08/1983 IN LIBER 9467 PAGE

369 [ELECTRIC EASEMENT-APPROXIMATE LOCATION PLOTTED]. 8. MASTER ENERGY AGREEMENT BETWEEN THE COUNTY OF NASSAU AND NASSAU DISTRICT ENERGY CORP. DATED 02/02/1990, RECORDED 08/27/1990 IN LIBER 10087 PAGE 54

9. EASEMENT AGREEMENT DATED DECEMBER 29, 2016 MADE BY AND BETWEEN NASSAU EVENTS CENTER. LLC AND MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES RECORDED ON DECEMBER 29. 2016 IN LIBER 13456 PAGE 586 CURRENT LOTS 351. 411. 412. 413 AND 415—TFMPORARY CONSTRUCTION FASEMENT, INGRESS AND FGRESS ACCESSWAY FASEMENT UTILITY EASEMENT AND SURFACE STORM WATER DRAINAGE EASEMENT-NO DESCRIPTION]. WITH REGARD THERETO: i. SUBORDINATION AGREEMENT (BUILDING LOAN) DATED AS OF DECEMBER 29, 2016, B NASSAU COLISEUM FUNDING 100 LLC, IN FAVOR OF NASSAU EVENTS CENTER LLC AND MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES, RECORDED ON DECEMBER 29, 2016 ii. SUBORDINATION AGREEMENT (PROJECT LOAN) DATED AS OF DECEMBER 29, 2016, BY NASSAU COLISEUM FUNDING 100 LLC, IN FAVOR OF NASSAU EVENTS CENTER LLC AN MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES, RECORDED ON DECEMBER 29, 2016

10. 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 [CURRENT LOTS 351, 411, 412, 413 AND 415—TEMPORARY CONSTRUCTION EASEMENT, INGRESS AND EGRESS ACCESSWAY EASEMENT UTILITY EASEMENT AND SURFACE STORM WATER DRAINAGE EASEMENT-NO DESCRIPTION]. 3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.

4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS. 5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN

6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS, AERIAL LIDAR AND AERIAL PHOTOGRAPHY BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING OCTOBER OF 2022 AND JANUARY, FEBRUARY OF 2023. DATA SHOWN MEETS NATIONAL MAP ACCURACY STANDARDS. 7. FEMA INFORMATION

AS PER THE NATIONAL FLOOD INSURANCE RATE MAP TITLED "FOR NASSAU COUNTY, NEW YORK (ALL JURISDICTIONS) HEMPSTEAD, TOWN NORTH HEMPSTEAD, PANEL 227 OF 366, MAP SUFFIX G, MAP NUMBER 36059C0227G, MAP REVISED SEPTEMBER 11, 2009." ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL

8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN 9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED

10. IF SHOWN, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIREL STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON. UTILITIES SHOWN PER PLAN REFERENCED IN NOTE 1N.

11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK 12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE

IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

13. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 2 OF THE TABLE "A" OPTIONAL REQUIREMENTS: ADDRESS INFORMATION IS BASED ON THE "REALQUEST" WEBSITE. (https://pro.realquest.com/servlet/workflow/main#/search/property).

14. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 13 OF THE TABLE "A" OPTIONAL REQUIREMENTS: OWNERSHIP INFORMATION IS BASED ON THE "REALQUEST" WEBSITE. (https://pro.realquest.com/servlet/workflow/main#/search/property). 15. IN REFERENCE TO ALTA/NSPS ITEM NUMBERS 16 OF THE TABLE "A" OPTIONAL REQUIREMENTS. NO EVIDENCE WAS OBSERVED OF EARTH MOVING WORK. BUILDING CONSTRUCTION OR BUILDING

ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK. 16. IN REFERENCE TO ALTA/NSPS ITEM NUMBER 17 OF THE TABLE "A" OPTIONAL REQUIREMENTS NO INFORMATION WAS MADE AVAILABLE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK. 17. THE PARCELS DESCRIBED IN THE WRITTEN DESCRIPTIONS FORM MATHEMATICALLY CLOSED

18. LOTS 326, 401 AND 402 SHOWN HEREON HAVE ACCESS TO JAMES DOOLITTLE BOULEVARD (COUNTY ROAD AS PER AGREEMENT CITED IN NOTE 1C). LOT 415 SHOWN HEREON HAS ACCESS TO HEMPSTEAD TURNPIKE. EARLE OVINGTON BOULEVARD. CHARLES LINDBERGH BOULEVARD AND JAMES DOOLITTLE BOULEVARD (PUBLIC ROADS). LOT 351 SHOWN HEREON HAS ACCESS TO EARLE OVINGTON BOULEVARD (PUBLIC ROAD). LOT 411 SHOWN HEREON HAS ACCESS TO CHARLES LINDBURGH BOULEVARD (PUBLIC ROAD). LOT 412 SHOWN HEREON HAS NO DIRECT

19. NO RECORD EVIDENCE OF CEMETERIES ONSITE OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES WAS PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED AN INVESTIGATION IN REGARDS TO CEMETERIES AND DOES NOT CERTIFY TO THE PRESENCE OF

CEMETERIES ONSITE OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES.

ACCESS TO PUBLIC ROADS.

SECTION 44, BLOCK F, LOT 415 PER AGREEMENT CITED IN NOTE 11

HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND BEGINNING AT A POINT ON THE NORTHERLY LINE OF HEMPSTEAD TURNPIKE, SAID POINT BEING 375.00 FEET EASTERLY OF THE INTERSECTION FORMED BY THE NORTHERLY LINE OF HEMPSTEAD TURNPIKE AND THE RUNNING THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG

ALL THAT CERTAIN PLOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF

THE PERIMETER OF TAX LOT 351 IN BLOCK F OF SECTION 44; 1. NORTH 25 DEGREES 17 MINUTES 30.5 SECONDS WEST, A DISTANCE OF 331.18 FEET TO A POINT; 2. NORTH 72 DEGREES 56 MINUTES 15.5 SECONDS EAST, A DISTANCE OF 234.18 FEET TO A POINT ON THE

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF EARLE OVINGTON BOULEVARD AND ALONG THE EASTERLY LINE AND SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD, THE FOLLOWING SIX (6) COURSES . NORTHERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 895.00 FEET AND A 2. NORTH 17 DEGREES 52 MINUTES 04.5 SECONDS EAST, A DISTANCE OF 291.66 FEET;
3. NORTHERLY ALONG A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 1105.00 FEET, A DISTANCE OF 4. NORTH 04 DEGREES 18 MINUTES 23.2 SECONDS WEST, A DISTANCE OF 262.79 FEET; 5. NORTHERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 1720.00 FEET, A DISTANCE 6. NORTHERLY AND EASTERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 741.00 FEET, A DISTANCE OF 720.53 FEET TO THE WESTERLY LINE OF TAX LOT 411 IN BLOCK F OF SECTIONS 44; RUNNING THENCE ALONG THE PERIMETER OF SAID TAX LOT 411, THE FOLLOWING TWO (2) COURSES AND . SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 345.51 FEET;

2. NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 569.57 FEET, RUNNING THENCE SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY LINE OF TAX LOT 412 IN BLOCK F OF SECTION 44; RUNNING THENCE ALONG THE PERIMETER OF SAID TAX LOT 412 THE FOLLOWING NINE (9) COURSES AND . SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 342.56 FEET;

1. SOUTH 72 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 342.36 FEET; 2. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 189.35 FEET; 3. NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 238.25 FEET, 1. SOUTH 17 DEGREES O4 MINUTES 37 SECONDS EAST, A DISTANCE OF 354.62 FEET SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 235.15 FEET; 6. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 429.29 FEET, 7. NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 319.46 FEET; 8. NORTHEASTERLY ALONG A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A 9. NORTH 17 DECREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 953.36 FEET TO THE NORTHERLY

RUNNING THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, 60.00 FEET TO A POINT ON THE RUNNING THENCE ALONG THE EASTERLY PERIMETER OF TAX LOT 411 THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1. NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 147.00 FEET; 1. NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 177.00 FEET, 2. NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 279.68 FEET; 3. NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 190.58 FEET A POINT ON THE

RUNNING THENCE EASTERLY ALONG THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD, NORTH 73 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 303.66 FEET TO THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY LINE OF JAMES DOOLITTLE BOULEVARD AND THE SOUTHERLY LINE OF

RUNNING THENCE ALONG WESTERLY LINE OF JAMES DOOLITTLE BOULEVARD, THE FOLLOWING TWO (2) COURSES . SOUTH 17 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 316.84 FEET; 2. SOUTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 88.78 FEET; RUNNING THENCE SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 492.13 FEET; RUNNING THENCE SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,499.83 FEET TO THE NORTHERLY LINE OF HEMPSTEAD TURNPIKE: RUNNING THENCE ALONG SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 9.5 SECONDS WEST, A DISTANCE OF 1,117.46 FEET TO THE POINT ON THE SOUTHEASTERLY CORNER OF TAX RUNNING THENCE ALONG THE PERIMETER OF SAID TAX LOT 413, THE FOLLOWING SIX (6) COURSES AND 1. NORTH 17 DEGREES 04 MINUTES 3 7 SECONDS WEST. A DISTANCE OF 586.14 FEET: 2. NORTHWESTERLY ALONG A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A DISTANCE 3. SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 194.98 FEET; 4. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 75.50 FEET; 5. SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 131.56 FEET;

NORTHERLY LINE OF HEMPSTEAD TURNPIKE; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES

6. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 592.11 FEET TO A POINT ON THE

SECTION 44, BLOCK F, LOT 412 PER AGREEMENT CITED IN NOTE 1M

ALL THAT CERTAIN PLOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND

BEGINNING AT THE END OF A LINE CONNECTING THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD WITH THE WESTERLY LINE OF JAMES DOOLITTLE BOULEVARD; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD, SOUTH 73 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 303.66 FEET TO A POINT; THENCE FROM SAID POINT IN A SOUTHERLY AND WESTERLY DIRECTION, THE FOLLOWING THREE (3) COURSES 1) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST. A DISTANCE OF 190.58 FEET:

2) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 279.68 FEET; 3) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 207.00 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING; RUNNING THENCE, THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 953.36 FEET; 2) ALONG A CURVE BEARING TO THE RIGHT IN A SOUTHWESTERLY DIRECTION HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET:

3) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 319.46 FEET 4) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 429.39 FEET; 5) NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 235.15 FEET; 6) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST. A DISTANCE OF 354.62 FEET 7) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 238.25 FEET, B) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 189.35 FEET; 9) NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 342.56 FEET TO THE POINT OR

R=895.00'

A=57.64'

D=3°41′24"

CL=57.631

CB=S 16°01′23" W

A=374.97'

D=24°00′17"

CB=N 02°10′32" E/

R=741.00' A=26.70' ~SOUTHERLY LINE OF A *□ D=2°03′53*" RIGHT OF WAY CB=S 72°27'28" V LOT 411 KNOWN AS EAST CL=26.70' BROADWAY N 73°29′27" E 822.59′ N 73°29′27" E 303.66′ PER LEASE DOCUMENT IN R=741.00' LIBER 13762 PAGE 977 A=720.52'_ D=55°42′43" CB=S 43*34'10" W CL=692.47' SECTION 44 BLOCK F LOT 411 OWNER: COUNTY OF NASSAU ADDRESS: CHARLES LINDBERGH BOULEVARD. UNIONDALE, NY 11553 N 72°55′23" E 279.68′ AREA=249,146 S.F.+ 5.720 ACRES ± N 72°55′23" E 569.57′ N 72°55′23" E 492.13′ SECTION 44 BLOCK F R=1720.00 LOT 326 A=600.99' \ OWNER:NC INDUSTRIAL D=20°01′12" DEVELOPMENT AGENCY CB=\$ 05°42'12" W ADDRESS: 101 IAMES DOOLITTLE BLVD. CL=597.94' UNIONDALE, NY 11553 AREA=352,515 S.F.+ 8.093 ACRES+ APPROXIMATE LOCATION OF ELECTRIC EASEMENT 4 N 72°55′23" E 493.95′ **SECTION 44 BLOCK F** -**---**--**-**LOT 415 INGRESS AND EGRESS **OWNER: COUNTY** 40' PASSAGEWAY EASEMENT 6 5 72°55′23" W 493.95′ OF NASSAU ADDRESS: 1255 HEMPSTEAD TURNPIKE, UNIONDALE, NY 11553 AREA=2,503,021 S.F.+ 57.461 ACRES ± GUIDE RAIL WOOD TREE LINE ----- STOCKADE FENCE **SECTION 44 BLOCK F** ----- EASEMENT LINE ———— PROPERTY LINE ADDRESS: CHARLES RIGHT-OF-WAY LINE **BOULEVARD** NIONDALE, NY 11553 AREA=247,533 S.F.+ 5.683 ACRES + LOT 326 A=31.42' R=1105.00'rACCESSWAY FOR LOT 413 D=90°00′42" SECTION 44 BLOCK F LOT 401 **A=427.65**′_ PER EASEMENT AGREEMENT CB=S 27°55′44" W OWNER:NC INDUSTRIAL D=22°10′27" CITED IN NOTES 9 & 10 CL=28.29' DEVELOPMENT AGENCY CB=N 06°46′50" E <u>'2°55'23" E 319.46'</u> ADDRESS: JAMES DOOLITTLE CL=424.99' BLVD, UNIONDALE, NY 11553 AREA=128,154 S.F.+ A=47.12' 2.942 ACRES+ D=89°59′33" S 17°04′37" E-CB=N 62°04'24" W *75.50′* CL=42.42' LOT 401 1// 1// S 72°55′23" W 131.56′ S 72°55′23" W 425.18′ -ACCESSWAY FOR LOT 413 SECTION 44 ✓ PER EASEMENT AGREEMENT BLOCK F LOT 402 CITED IN NOTES 9 & 10 OWNER:NC INDUSTRIAL **DEVELOPMENT AGENCY** DDRESS: HEMPSTEAD TPKE. UNIONDALE, 11553 AREA=158,477 S.F.+ 3.638 ACRES<u>+</u> OWNER: MEMORIAL HOSPITAL 937.81' TO MEADOWBROOK STATE PARKWAY FOR NORTHERLY LINE OF LAND OF THE PEOPLE OF THE STATE OF NEW YORK -PARCEL NO. 4 PER DEED CANCER/ALLIED S 64°42′29.5" W 564.44′ IN LIBER 7174 PAGE 177 2 DISEASES S 72°56′15.5" W 234.18′ (NOT INCLUDED) NASSAU COUNTY FIRST-N 64°42′29.5" E 429.59′ LOT 402 ORDER TRAVERSE STATION "SANTINI 1969" -PARCEL NO. MONUMENT FOUND PER DEED *IN LIBER 7555* PAGE 358 3 SECTION 44 BLOCK F OWNER: COUNTY HEMPSTEAD-FARMINGDALE TURNPIKE OF NASSAU PER AGREEMENT CITED IN NOTE 1C ADDRESS: 1255 HEMPSTEAD TURNPIKE. UNIONDALE, NY 11553 AREA=119,282 S.F.+ 2.73833 ACRES + 5 64°42′29.5" W SOUTHERLY LINE OF TAX LOT 151 PER MAP CITED IN NOTE 1A, MAR CITED IN TOTAL LINE OF FORMER NORTHERLY LINE OF HEMPSTEAD-FARMINGDALE TURNPIKE HEMPSTEAD BETHPAGE TURNPIKE PER DEED CITED IN NOTE 1B EASEMENT FOR PUBLIC STREET -EASEMENT FUR PUBLIC STREET OR HIGHWAY PURPOSES OR HIGHWAY PURPOSES EASEMENT NO. 1 (TERMINATED) EASEMENT NO. 1 (TERMINATED) PER DEED IN LIBER 7174 PAGE 177[2]

SECTION 44, BLOCK F, LOT 326 PER AGREEMENT CITED IN NOTE 1C

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT UNIONDALE, TOWN OF BEGINNING AT THE SOUTHEASTERLY CORNER OF PREMISES HEREIN DESCRIBED, BEING DISTANT THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE NASSAU COUNTY FIRST ORDER TRAVERSE STATION "SANTINI

(1) NORTH 25 DEGREES 17 MINUTES 30.5 SECONDS WEST, 32.47 FEET TO THE NORTHERLY LINE OF LAND OF THE PEOPLE OF THE STATE OF NEW YORK KNOWN AS LOT 151, BLOCK F IN SECTION 44 OF THE LAND AND TAX MAP OF NASSAU COUNTY: (2) SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST ALONG SAID LINE, 564.44 FEET TO A POINT, SAID

POINT BEING ALSO DISTANT 937.81 FEET WESTERLY THROUGH A CONCRETE MONUMENT ON A COURSE OF

SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST FROM THE INTERSECTION OF THE WESTERLY LINE

OF THE MEADOWBROOK STATE PARKWAY EXTENSION AND THE NORTHERLY LINE OF HEMPSTEAD—FARMINGDALE TURNPIKE; SAID POINT BEING ALSO DISTANT 738.76 FEET WESTERLY FROM THE AFOREMENTIONED CONCRETE MONUMENT SET IN THE SAID NORTHERLY LINE OF LOT 151 WHERE THE DIVISION LINE BETWEEN LOT 325 AND 318A, BLOCK F IN SECTION 44 OF THE LAND AND TAX MAP OF NASSAU COUNTY INTERSECTS SAME; (3) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, 643.45 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST 425.18 FEET TO A POINT; THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, 795.00 FEET TO A POINT;

THENCE SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST 361.93 FEET TO THE SOUTHEASTERLY CORNER OF

THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, 492.13 FEET TO A POINT;

PREMISES HEREIN DESCRIBED, THE POINT OR PLACE OF BEGINNING.

THENCE SOUTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, 438.22 FEET TO A POINT; AND

SECTION 44, BLOCK F, LOT 401

PER AGREEMENT CITED IN NOTE 1D ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS: REGINNING AT A POINT THE FOILOWING TWO (2) COURSES AND DISTANCES FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MEADOWBROOK STATE PARKWAY AND THE NORTHERLY SIDE OF

(1) WESTERLY ALONG THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, A DISTANCE OF 937.81 FEET TO A POINT; (2) NORTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 342.04 FEET; RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A RUNNING THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 301.41 FEET TO A

RUNNING THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 425.18 FEET TO THE

SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 301.41 FEET TO THE POINT OR PLACE OF

RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED)

HEMPSTEAD-FARMINGDALE TURNPIKI

WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED);

SECTION 44, BLOCK F, LOT 402 PER AGREEMENT CITED IN NOTE 1E

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING, BEING AND SITUATE AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE DISTANT 937.81 EET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MEADOWBROOK STATE PARKWAY AND THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE; RUNNING THENCE WESTERLY, FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF

RUNNING THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 403.42 FEET TO A RUNNING THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 425.18 FEET TO THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED); RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST. A DISTANCE OF 342.04 FEET TO THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, THE POINT OR PLACE OF BEGINNING.

SECTION 44, BLOCK F, LOT 351 **SURVEY WRITTEN DESCRIPTION**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF HEMPSTEAD TURNPIKE WITH THE EASTERLY LINE OF EARLE OVINGTON BOULEVARD AND RUNNING THENCE; NORTH 64 DEGREES 52 MINUTES 15.5 SECONDS WEST, ALONG SAID EASTERLY LINE OF EARLE OVINGTON BOULEVARD, A DISTANCE OF 44.67 FEET TO A POINT, THENCE;

CONTINUING ALONG SAID EASTERLY LINE OF EARLE OVINGTON BOULEVARD, ALONG A CURVE TO THE RIGHT

HAVING AN ARC LENGTH OF 374.97 FEET. A RADIUS OF 895.00 FEET. AND A CENTRAL ANGLE OF 24 DEGREES OO MINUTES 17 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH O2 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 372.23 FEET TO A POINT, THENCE; NORTH 72 DEGREES 56 MINUTES 15.5 SECONDS EAST, A DISTANCE OF 234.18 FEET TO A POINT, THENCE; SOUTH 25 DEGREES 17 MINUTES 30.5 SECONDS EAST, A DISTANCE OF 331.18 FEET TO A POINT ON SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE. THENCE: ALONG SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 375.00 FEET TO THE POINT OR PLACE OF BEGINNING.

REVISIONS

SECTION 44, BLOCK F, LOT 411 PER AGREEMENT CITED IN NOTE 1L

CHARLES LINDBERGH BOULEVARD

ALL THAT CERTAIN PLOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND BEGINNING AT THE END OF A LINE CONNECTING THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD WITH THE WESTERLY LINE OF JAMES DOOLITTLE BOULEVARD; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD, SOUTH 73 DEGREES 29 MINUTES 27 SECONDS WEST A DISTANCE OF 303.66 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING: THENCE FROM SAID POINT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

RUNNING THENCE EASTERLY ALONG SAID LINE OF CHARLES LINDBERGH BOULEVARD, THE FOLLOWING TWO (2)

1) ALONG A CURVE BEARING TO THE RIGHT IN AN EASTERLY DIRECTION HAVING A RADIUS OF 741.00 FEET

2) NORTH 73 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 822.59 FEET TO THE POINT OR

1) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST. A DISTANCE OF 190.58 FEET:) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 279.68 FEET;) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 147.00 FEET; 4) SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 569.57 FEET;) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 345.51 FEET TO THE SOUTHERLY LINE OF CHARLES LINDBERGH BOULEVARD;

Landscape Architecture and Geology, D.P.C 21 Penn Plaza, 360 West 31st Street, 8th Floor

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AND AN ARC LENGTH OF 26.70 FEET

COURSES AND DISTANCES:

PLACE OF BEGINNING.

PROJECT MAXIMUS SECTION No. 44, BLOCK F LOTS No. 326, 401,402, 411, 412, 415 and 351 TOWN OF HEMPSTEAD

SSAU COUNTY

Orawing No. 170754501 VL103 03/14/2023 Checked By

LANGAN New York, NY 10001 Date Description

ALTA / NSPS LAND TITLE

ALTA CERTIFICATION

"I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY

IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPLS CODE OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE

IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUÓES ITEMS 2

DRAFT 03/14/2023

PROFESSIONAL LAND SURVEYOR

NY LIC. No. 050784-1

PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE

FIELD SURVEY AT THE SUBJECT PROPERTY" AND

Filename: \|langan.com\|data\|NYC\|data5\|170754501\|Project Data_Discipline\|Survey\|CAD\|Existing\|170754501-EX0103-Combined.dwg Date: 3/14/2023 Time: 16:41 User: aalevizou Style Table: Langan.stb Layout: ARCHE-BL

3, 4, 7(a), 7(c), 8, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2023.

2. xxx

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

P.O.B.

----- POINT OF BEGINING

