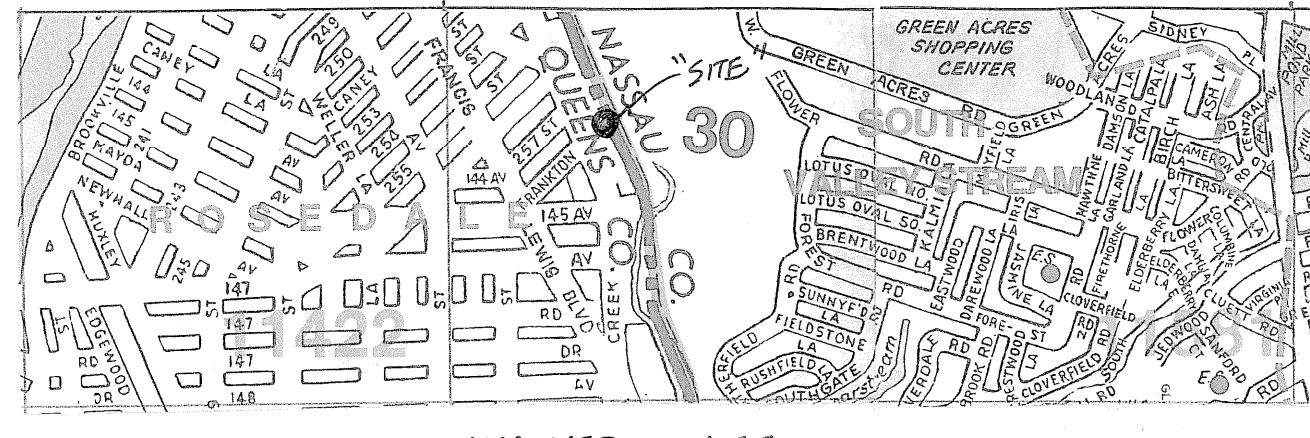
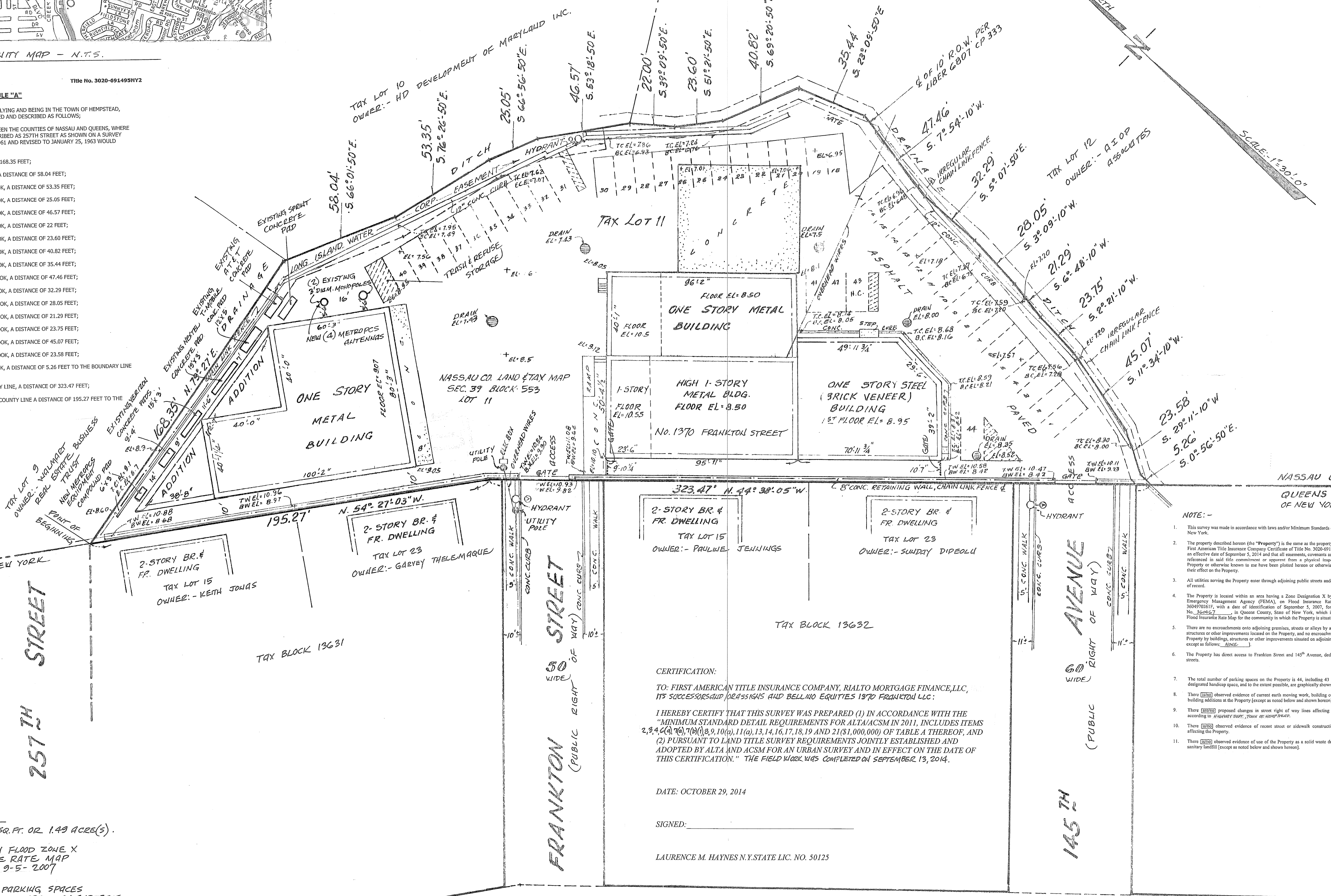


TAX SECTION 39 TAX BLOCK 553



SCHEDULE "A" Title No. 3020-691495NY2

ALL THAT CERTAIN PLOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE BOUNDARY LINE BETWEEN THE COUNTIES OF NASSAU AND QUEENS, WHERE THE SOUTHEASTERNLY SIDE OF A PRIVATE STREET DESCRIBED AS 257TH STREET AS SHOWN ON A SURVEY MADE BY CARMAN DUNNE, INC., DATED OCTOBER 27, 1961 AND REVISED TO JANUARY 25, 1963 WOULD INTERSECT SAID COUNTY BOUNDARY LINE; RUNNING THENCE NORTH 79° 27' EAST A DISTANCE OF 168.35 FEET; THENCE SOUTH 66° 01' 50" EAST, THROUGH A BROOK, A DISTANCE OF 58.04 FEET; THENCE SOUTH 76° 26' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 53.35 FEET; THENCE SOUTH 66° 56' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 25.05 FEET; THENCE SOUTH 53° 18' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 46.57 FEET; THENCE SOUTH 39° 09' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 22 FEET; THENCE SOUTH 51° 21' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 23.60 FEET; THENCE SOUTH 69° 20' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 40.82 FEET; THENCE SOUTH 23° 09' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 35.44 FEET; THENCE SOUTH 07° 54' 10" WEST, THROUGH SAID BROOK, A DISTANCE OF 47.46 FEET; THENCE SOUTH 05° 07' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 32.29 FEET; THENCE SOUTH 03° 09' 10" WEST, THROUGH SAID BROOK, A DISTANCE OF 28.05 FEET; THENCE SOUTH 06° 48' 10" WEST, THROUGH SAID BROOK, A DISTANCE OF 21.29 FEET; THENCE SOUTH 02° 21' 10" WEST, THROUGH SAID BROOK, A DISTANCE OF 23.75 FEET; THENCE SOUTH 11° 34' 10" WEST, THROUGH SAID BROOK, A DISTANCE OF 45.07 FEET; THENCE SOUTH 29° 11' 10" WEST, THROUGH SAID BROOK, A DISTANCE OF 23.58 FEET; THENCE SOUTH 07° 56' 50" EAST, THROUGH SAID BROOK, A DISTANCE OF 5.26 FEET TO THE BOUNDARY LINE BETWEEN NASSAU AND QUEENS COUNTY; THENCE NORTH 44° 38' 05" WEST ALONG SAID COUNTY LINE, A DISTANCE OF 323.47 FEET; THENCE NORTH 54° 27' 03" WEST, STILL ALONG SAID COUNTY LINE A DISTANCE OF 195.27 FEET TO THE POINT OR PLACE OF BEGINNING.



NASSAU CO. QUEENS CO., CITY OF NEW YORK

257 TH STREET

FRANKTON STREET (PUBLIC RIGHT OF WAY) CONC. CURB 5' CONC. WALK 10'

60 AVENUE (PUBLIC RIGHT OF WAY) CONC. CURB 5' CONC. WALK 11'

NASSAU CO. QUEENS CO., CITY OF NEW YORK

- NOTE: - 1. This survey was made in accordance with laws and/or Minimum Standards of the State of New York. 2. The property described herein (the "Property") is the same as the property described in First American Title Insurance Company Certificate of Title No. 3020-691495NY2 with an effective date of September 3, 2014 and that all encumbrances and restrictions referred to in said title commitment or apparent from a physical inspection of the Property or otherwise known to use have been plotted hereon or otherwise noted as to their effect on the Property. 3. All utilities serving the Property enter through adjoining public streets and/or easements of record. 4. The Property is located within an area having a Zone Designation 'X' by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 3009770217, with a date of identification of September 5, 2007, for Community No. 30097. 5. There are no encroachments onto adjoining premises, streets or alleys by any building, structure or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements located on adjoining premises, except as follows: None. 6. The Property has direct access to Frankton Street and 145th Avenue, dedicated public streets. 7. The total number of parking spaces on the Property is 44, including 43 regular and 1 designated handicap space, and to the extent possible, are graphically shown hereon. 8. There [redacted] observed evidence of current earth moving work, building construction or building additions at the Property (except as noted below and shown hereon). 9. There [redacted] proposed changes in street right of way lines affecting the Property, according to platatory maps, those as noted hereon. 10. There [redacted] observed evidence of recent street or sidewalk construction or repairs affecting the Property. 11. There [redacted] observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill (except as noted below and shown hereon).

CERTIFICATION: TO: FIRST AMERICAN TITLE INSURANCE COMPANY, RIALTO MORTGAGE FINANCE, LLC, ITS SUCCESSORS AND PREASSIGNS AND BELLENO EQUITIES 1970 FRANKTON LLC. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM IN 2011, INCLUDES ITEMS 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19 AND 21 (\$1,000,000 OF TABLE A THEREOF, AND (2) PURSUANT TO LAND TITLE SURVEY REQUIREMENTS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM FOR AN URBAN SURVEY AND IN EFFECT ON THE DATE OF THIS CERTIFICATION." THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2014.

DATE: OCTOBER 29, 2014 SIGNED: LAURENCE M. HAYNES N.Y. STATE LIC. NO. 50125

- NOTE: - 1. LOT AREA - 64,740.02 SQ. FT. OR 1.49 ACRE(S). 2. SUBJECT PARCEL LIES IN FLOOD ZONE X AS PER FLOOD INSURANCE RATE MAP 360497 02G1 F DATED 9-5-2007 3. THERE ARE 43 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACE ON SUBJECT PARCEL. 4. SUBJECT PARCEL IS SERVICED BY PUBLIC UTILITIES. 5. PROPERTY CLASS: - OTHER STORAGE, WAREHOUSE AND DISTRIBUTION FACILITIES.

- SCHEDULE B NOTES ITEM 5 DECLARATION OF EASEMENT AGREEMENT LIBER 7390 PS. 430 AFFECTS SUBJECT PARCEL - NOT PLOTTABLE ITEM 6 RIGHT OF WAY EASEMENT AGREEMENT LIBER 6807 PG. 333 AFFECTS SUBJECT PARCEL - PLOTTED HEREON ITEM 7 LONG ISLAND WATER CORPORATION EASEMENT AGREEMENT LIBER 7426 PS. 703 AFFECTS SUBJECT PARCEL - PLOTTED HEREON

"ALTA/ACSM LAND TITLE SURVEY" MAP OF PROPERTY SITUATE AT VALLEY-STREAM TOWN OF HEMPSTEAD NASSAU COUNTY, N.Y.

TITLE NO. 3020-691495NY2

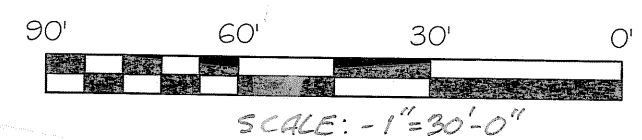
HOOK

CREEK BLVD.

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

DRAINAGE DITCH RUNS ALONG NORTHERLY AND EASTERLY PROPERTY LINE.

Haynes Land Surveyors Professional Land & City Surveyors 199 Lafayette Drive Syosset, N.Y. 11791 Phone 718-631-7595/516-496-1790 Fax 516-496-1792 e mail: hlandsurv@aol.com Scale: 1"=30'-0" Surveyed: March 18, 1985 Final Survey: March 26, 1986 Final Survey: Jan. 6, 1987 Amended: Feb. 27, 1987 Updated: July 16, 2010 ALTA/ACSM LAND TITLE SURVEY: - SEPT. 13, 2014 AMENDED: - NOVEMBER 18, 2014



SCALE: - 1"=30'-0"

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S GREENREINDED INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON AND/OR PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ONLY ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.