ZONING INFORMATION.

Zoning District:	J2- BUSINESS
Setbacks:	
Front:	25'
Side:	10''
Rear:	25'
Existing Building Height at highest point:	
Maximum Building Height permitted:	35'

Zoning Source: [Town of BROOKHAVEN]

LAND AREA:

634,810.51 SQ FT/ 14.573 ACRES

LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

1. *FENCE 4.2' EAST*
2. *FENCE 5.3' SOUTH*
3. *FENCE 2.6' NORTH*
4. *FENCE 1.6' SOUTH*
5. *SIDEWALK ENCROAHES 0.2'E*

GENERAL SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS: DEED

2. UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. EXCEPT AS SHOWN THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

SCHEDULE "B" NOTES

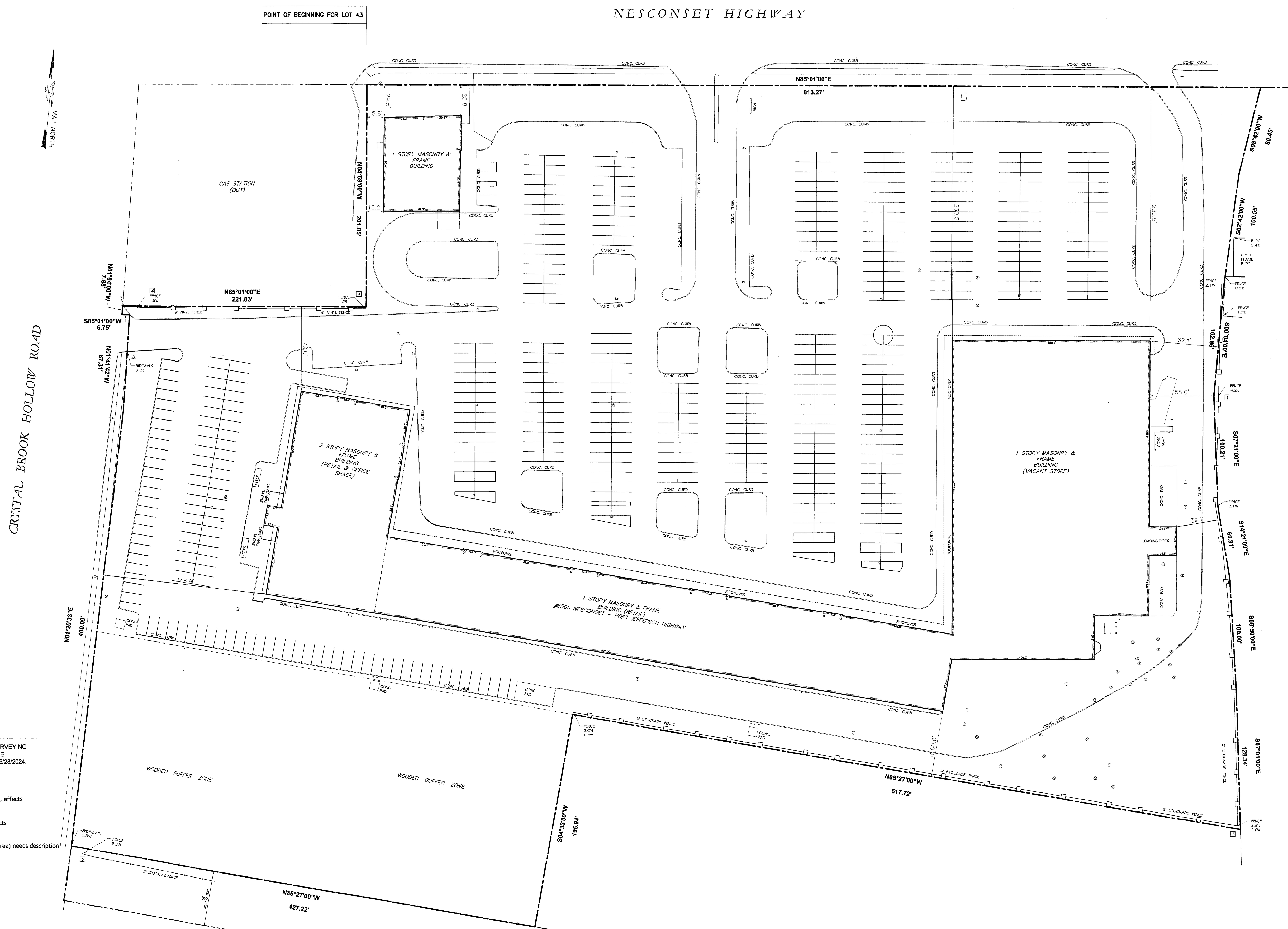
THE FOLLOWING ITEMS ARE EXCEPTION TO TITLE THAT ARE OF A SURVEYING MATTER TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC Commitment No. IA08504S24CR with an effective date of 06/28/2024.

ITEM 5.) RIGHT OF WAY recorded in Book 3922, Page 414, affects the property and is shown hereon.

ITEM 6.) DECLARATION OF COVENANT recorded in Book 10332, Page 433, affects the property and is blanket in nature.

ITEM 7.) TELEPHONE EASEMENT recorded in Book 10631, Page 221, affects the property and is not plottable.

ITEM 9.) ELECTRIC EASEMENT 10' WIDE EASEMENT (UNKNOWN affected area) needs description and is not plottable.



FORM OF SURVEY CERTIFICATION

Treimane A. Eason, a registered land surveyor, License No. **050452**, in and for the State of **New York** and legally doing business in **Suffolk County**, does hereby certify to **ISLAND ABSTRACT INC**, as Administrative Agent, **FIDELITY NATIONAL TITLE INSURANCE COMPANY**, Sinai Properties, LLC and Truist Bank and their respective successors and/or assigns that I have made a careful survey of a tract of land described as follows:

TAX LOT 3.2:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT MT. SINAI, TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BEING BOUND AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF NESCONSET–PORT JEFFERSON HIGHWAY (NEW YORK STATE ROUTE 347) DISTANT NORTH 85 DEGREES 01 MINUTES 00 SECONDS EAST 150 FEET AS MEASURED ALONG SAME FROM THE NORTHEAST END OF A STRAIGHT LINE WHICH CONNECTS THE SOUTHERLY SIDE OF NESCONSET–PORT JEFFERSON HIGHWAY (NEW YORK STATE ROUTE 347) WITH THE EASTERLY SIDE OF CRYSTAL BROOK HOLLOW ROAD;
RUNNING THENCE NORTH 85 DEGREES 01 MINUTES EAST 813.27 FEET ALONG PORT JEFFERSON–NESCONSET HIGHWAY AT THE NORTHWESTERLY CORNER OF A SUB–DIVISION KNOWN AS MAP OF PORT JEFFERSON SQUARE;
RUNNING THENCE ALONG THE WESTERLY SIDE OF SAID SUBDIVISION, THE FOLLOWING SEVEN COURSES AND DISTANCES:
1. SOUTH 8 DEGREES 42 MINUTES WEST, 80.45 FEET TO A STAKE;
2. SOUTH 2 DEGREES 42 MINUTES WEST, 100.55 FEET TO A STAKE;
3. SOUTH 00 DEGREES 04 MINUTES EAST, 1.02 86 FEET TO A STAKE;
4. SOUTH 7 DEGREES 21 MINUTES EAST, 100.21 FEET TO A STAKE;
5. SOUTH 14 DEGREES 21 MINUTES EAST, 66.81 FEET TO A STAKE;
6. SOUTH 8 DEGREES 50 MINUTES EAST, 100 FEET TO A STAKE;
7. SOUTH 07 DEGREES 01 MINUTES EAST, 128.34 FEET TO A STAKE AT THE NORTHEASTERLY CORNER OF OTHER LANDS NOW OR FORMERLY OF HENRY AND BERTHA MILLER;
RUNNING THENCE ALONG OTHER LANDS NOW OR FORMERLY OF HENRY AND BERTHA MILLER, NORTH 85 DEGREES 27 MINUTES WEST, 617.72 FEET TO A POINT;
RUNNING THENCE SOUTH 04 DEGREES 33 MINUTES 00 SECONDS WEST 195.94 FEET TO THE NORTHERLY SIDE OF A RIGHT OF WAY;
RUNNING NORTH 85 DEGREES 27 MINUTES 00 SECONDS WEST 427.22 FEET TO THE EASTERLY SIDE OF CRYSTAL BROOK HOLLOW ROAD, AS WIDENED;
RUNNING ALONG THE EASTERLY SIDE OF CRYSTAL BROOK HOLLOW ROAD, AS WIDENED, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. NORTH 01 DEGREE 20 MINUTES 33 SECONDS EAST 400.09 FEET TO A POINT; AND
2. NORTH 01 DEGREE 41 MINUTES 42 SECONDS WEST 87.31 FEET TO A POINT;
RUNNING ALONG THE NORTHERLY AND EASTERLY SIDE OF CRYSTAL BROOK HOLLOW ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. SOUTH 85 DEGREES 01 MINUTES 00 SECONDS WEST 6.75 FEET TO A POINT;
2. NORTH 01 DEGREE 04 MINUTES 00 SECONDS WEST 7.88 FEET TO A POINT;
RUNNING NORTH 85 DEGREES 01 MINUTES 00 SECONDS EAST 221.83 FEET TO A POINT;
RUNNING NORTH 04 DEGREES 59 MINUTES 00 SECONDS WEST 201.85 FEET TO THE SOUTHERLY SIDE OF NESCONSET–PORT JEFFERSON HIGHWAY (NEW YORK STATE ROUTE 347) AT THE POINT OR PLACE OF BEGINNING.

(1) The accompanying survey ("Survey") was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are not visible encroachments on the subject property or upon adjacent land abutting said property except as shown heron and was made in accordance with laws and/or Minimum Standards of the State of New York;

(2) The property described hereon is the same as the property described in ISLAND ABSTRACT INC Commitment No. IA05998S17CP with an effective date of 04/04/2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property;

(3) Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map , in Suffolk County, State of New York, which is the current Flood Insurance Rate Map for the community in which said premises is situated;

(4) The subject property has direct access to Nesconset highway, and from a duly dedicated and accepted public street or highway;

The parties listed above are entitled to rely on the Survey and this certificate as being accurate. This is to certify that this map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of New York, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2011 and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), and 16 in Table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New York, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

Treimane A. Eason
Registration No. 050452
Date: 4-25-17

LEGEND OF SYMBOLS:

- DRAIN
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- HYDRANT
- BOLLARD
- LIGHT POLE
- MANHOLE
- HANDICAP PARKING STALL
- CONCRETE MONUMENT FOUND
- REBAR AND CAP FOUND
- —G— GAS MAIN
- —E— UNDERGROUND ELECTRIC
- —W— WATER MAIN

TAX LOT 3.2
AREA= 634,810.51 SQ FT
14.573 ACRES

(14621)– DENOTES FILED MAP LOT NUMBERS.

SURVEY NOTES:
1. 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 SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON/PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER/THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH AN ABSTRACT OF TITLE MIGHT DISCLOSE.
3. OFFSETS SHOWN HEREON ARE FOR A SPECIFIC PURPOSE AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.
4. SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, NOT SHOWN.
5. HEDGE AND FENCE OFFSETS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

I CERTIFY THAT THIS MAP REPRESENTS AN ACCURATE AND TRUE ACCOUNT OF A SURVEY, PERFORMED IN THE FIELD UNDER MY SUPERVISION ON 9/13/2024, OF THE LAND THEREIN PARTICULARLY DESCRIBED. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

40 0 20 40 80
1 inch = 40ft. GRAPHIC SCALE (IN FEET)

ALTA/ACSM LAND TITLE SURVEY

5499, 5505, 5507 NESCONSET HIGHWAY
MT. SINAI, TOWN OF BROOKHAVEN,
SUFFOLK COUNTY, NEW YORK

No.	REVISIONS	Date
1	ALTA/ACSM SURVEY	9-13-24
2	-	-
3	-	-
4	-	-

PROJECT NUMBER: MET24–159

SUFFOLK COUNTY DISTRICT 0200
SEC. 162 BLK. 05
LOT 3.2

T. EASON LAND SURVEYOR
27 POPLAR STREET, PORT JEFFERSON STATION, NEW YORK 11776
Phone (631)474-2200 /Fax (631) 899-9085 email MAIL@TEASONLANDSURVEYOR.COM

ALTA/ACSM LAND TITLE SURVEY

SURVEY FOR:	SINAI PROPERTIES, LLC
MAP OF:	DESCRIBED PROPERTY
LOCATION:	MT. SINAI, TOWN OF BROOKHAVEN, NY
CERTIFIED TO:	SEE SURVEYOR'S CERTIFICATION ABOVE