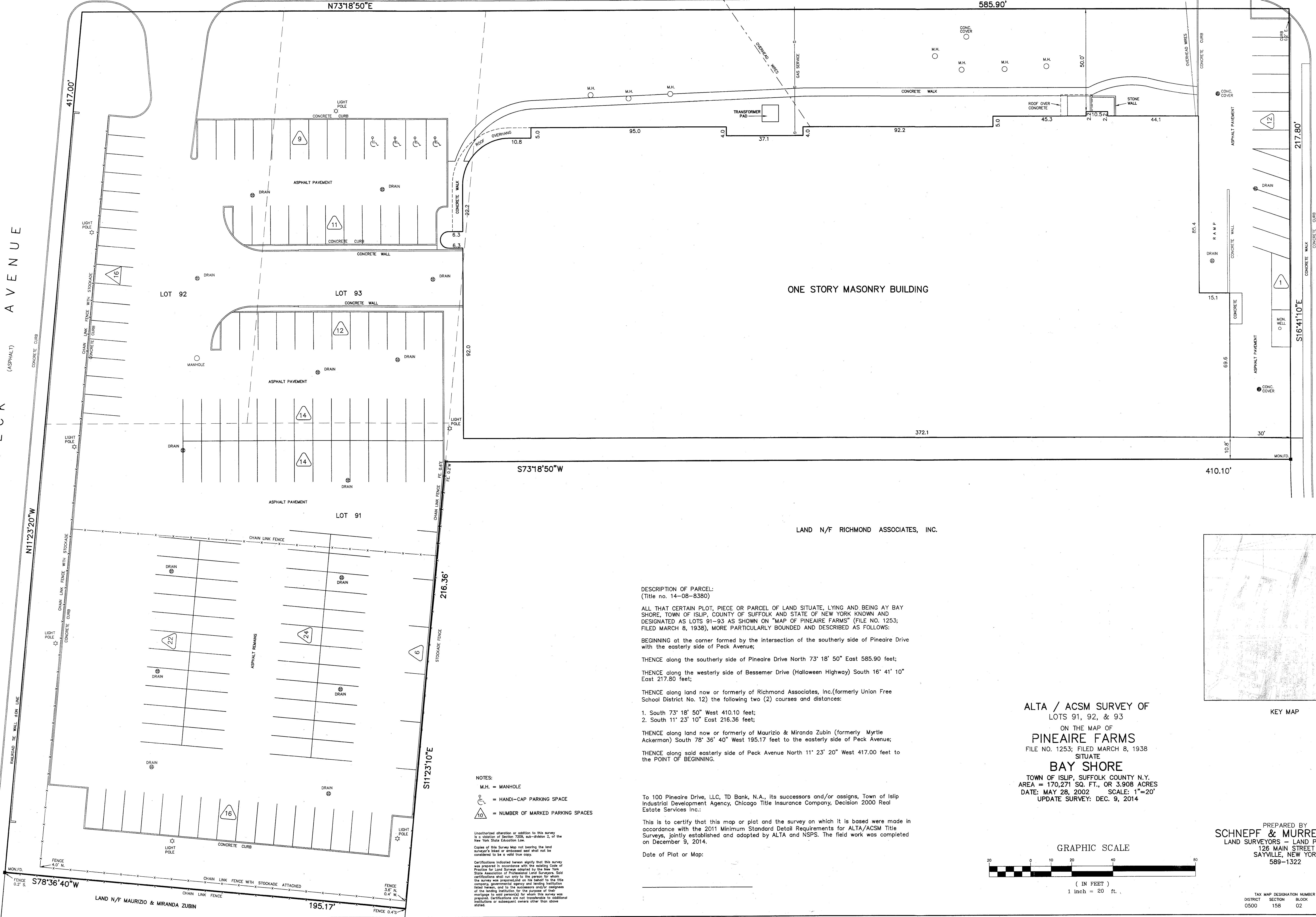


PECK AVENUE  
(ASPHALT)

PINEAIRE DRIVE  
(ASPHALT)

BESSEMER DRIVE  
(HALLOWEEN HIGHWAY)  
(ASPHALT)



DESCRIPTION OF PARCEL:  
(Title no. 14-08-8380)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING AY BAY SHORE, TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK KNOWN AND DESIGNATED AS LOTS 91-93 AS SHOWN ON "MAP OF PINEAIRE FARMS" (FILE NO. 1253; FILED MARCH 8, 1938), MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at the corner formed by the intersection of the southerly side of Pineaire Drive with the easterly side of Peck Avenue;

THENCE along the southerly side of Pineaire Drive North 73° 18' 50" East 585.90 feet;

THENCE along the westerly side of Bessemer Drive (Halloween Highway) South 16° 41' 10" East 217.80 feet;

THENCE along land now or formerly of Richmond Associates, Inc. (formerly Union Free School District No. 12) the following two (2) courses and distances:

1. South 73° 18' 50" West 410.10 feet;
2. South 11° 23' 10" East 216.36 feet;

THENCE along land now or formerly of Maurizio & Miranda Zubin (formerly Myrtle Ackerman) South 78° 36' 40" West 195.17 feet to the easterly side of Peck Avenue;

THENCE along said easterly side of Peck Avenue North 11° 23' 20" West 417.00 feet to the POINT OF BEGINNING.

- NOTES:
- M.H. = MANHOLE
  - ⊕ = HANDI-CAP PARKING SPACE
  - 10 = NUMBER OF MARKED PARKING SPACES

Unshortened alteration or addition to this survey is a violation of Section 7209, sub-division 2, of the New York State Education Law.  
Copies of this Survey Map not bearing the land surveyor's hand or embossed seal shall not be considered to be a valid true copy.  
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared and on his behalf to the title company, governmental agency and recording institution listed hereon, and to the successors only of any of the lending institution for the purpose of their mortgage to said person(s) for whom this survey was prepared. Certifications are not transferable to additional institutions or subsequent owners other than those stated.

To 100 Pineaire Drive, LLC, TD Bank, N.A., its successors and/or assigns, Town of Islip Industrial Development Agency, Chicago Title Insurance Company, Decision 2000 Real Estate Services Inc.;

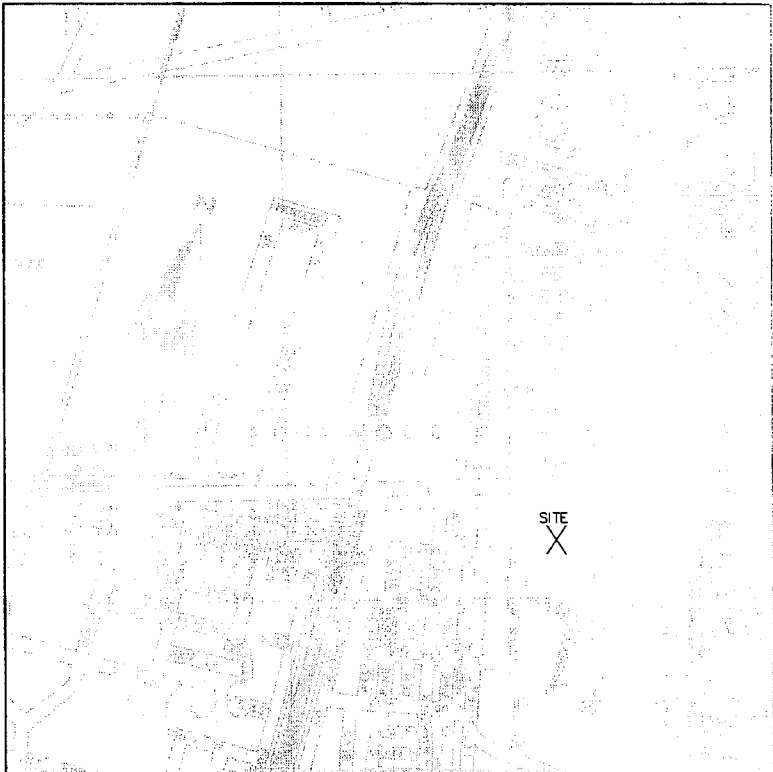
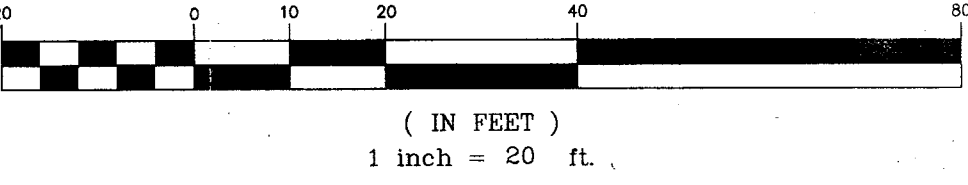
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on December 9, 2014.

Date of Plat or Map:

ALTA / ACSM SURVEY OF  
LOTS 91, 92, & 93  
ON THE MAP OF  
PINEAIRE FARMS  
FILE NO. 1253; FILED MARCH 8, 1938  
SITUATE

BAY SHORE  
TOWN OF ISLIP, SUFFOLK COUNTY N.Y.  
AREA = 170,271 SQ. FT., OR 3.908 ACRES  
DATE: MAY 28, 2002 SCALE: 1"=20'  
UPDATE SURVEY: DEC. 9, 2014

GRAPHIC SCALE



KEY MAP

PREPARED BY  
SCHNEPF & MURRELL, P.C.  
LAND SURVEYORS & LAND PLANNERS  
126 MAIN STREET  
SAYVILLE, NEW YORK  
589-1322

TAX MAP DESIGNATION NUMBER  
DISTRICT SECTION BLOCK LOT  
0500 158 02 48.1