SCHEDULE 'B' SECTION II EXCEPTIONS

SCHEDULE B - SECTION II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE NO. 3019-1042601

(6) (AFFECTS PARCEL I AND PARCEL II) - RESERVATIONS REGARDING THE RIGHT TO LAY PIPES AND FIXTURES CONTAINED IN THE FOLLOWING DEEDS:

- LIBER 1283 CP 83 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED ALONG COLUMBUS AVENUE.
- LIBER 1309 CP 307 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED ALONG HAMPTON ROAD, CHARLES STREET, GEORGE PLACE AND COLUMBUS AVENUE.
- LIBER 1407 CP 369 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED ALONG CHARLES STREET.
- LIBER 1429 CP 340 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOT CONVEYED ALONG COLUMBUS AVENUE.
- LIBER 1555 CP 85 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOT CONVEYED ALONG COLUMBUS AVENUE.
- LIBER 1591 CP 377 - RIGHTS TO OCEANSIDE INVESTING AND INDUSTRIAL CORP. TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES ALONG THE FRONTAGE OF LOTS CONVEYED. RIGHT OR EASEMENT TO NASSAU MUTUAL FUEL CO., INC. TO LAY BENEATH THE SURFACE OF THE SOIL ACROSS THE STREET IN FRONT OF THE LOTS CONVEYED ON WHICH THE LOTS FRONT, SIX-SIX INCH PIPES, AND COVENANT THAT THE SURFACE OF THE STREET OVER AND NEAR SAID EASEMENT SHALL ALWAYS BE KEPT IN GOOD SHAPE AND REPAIR. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED ALONG HAMPTON ROAD AND CHARLES STREET.
- LIBER 1455 CP 239 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOT CONVEYED. F.M. LOT 72 PLOTTED.
- LIBER 1508 CP 309 - RIGHTS TO FRIWILL HOLDING CORPORATION TO LAY BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOT CONVEYED. F.M. LOT 9 PLOTTED.
- LIBER 1558 CP 351 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED. F.M. LOTS 77 AND 78 PLOTTED.

WITH REGARD THERETO:

- AS AFFECTED BY THAT AGREEMENT MADE BY AND BETWEEN HERCULES BUILDING PRODUCTS CORP. AND CONTROLLING REALTY CORPORATION DATED 08/10/1950 AND RECORDED 06/29/1965 RECORDED INN LIBER 7398 PAGE 455.
- COVENANTS AND RESTRICTIONS AS RESERVED IN THE DEEDS DESCRIBED ABOVE UNDER 6(1), 6(3) AND 6(4). AS TO THOSE COVENANTS AND RESTRICTIONS, POLICY INSURES THAT ANY VIOLATIONS THEREOF WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.

NOTE : COVENANTS AND RESTRICTIONS AS RESERVED IN THE DEEDS DESCRIBED ABOVE UNDER 6(2), 6(5), 6(7), 6(8) AND 6(9) WERE CANCELED BY RELEASE RECORDED IN LIBER 1859 CP 441.

(7) (AFFECTS PARCEL I AND PARCEL II) - RESERVATIONS OF RIGHT OF FIRST REFUSAL CONTAINED IN THE FOLLOWING DEEDS:

- LIBER 1283 CP 83 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED ALONG COLUMBUS AVENUE.
- LIBER 1309 CP 307 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED ALONG HAMPTON ROAD, GEORGE PLACE, CHARLES STREET, AND COLUMBUS AVENUE.
- LIBER 1407 CP 369 - RIGHTS TO CONTROLLING REALTY CORPORATION TO LAY, BENEATH THE SURFACE OF THE SOIL IN THE STREET, GAS, WATER, AND SEWER PIPES AND ELECTRIC LIGHT AND POWER FIXTURES. RIGHTS ARE LOCATED ALONG THE FRONTAGE OF LOTS CONVEYED ALONG CHARLES STREET.

WITH REGARD THERETO:

- AS AFFECTED BY THAT AGREEMENT MADE BY AND BETWEEN HERCULES BUILDING PRODUCTS CORP. AND CONTROLLING REALTY CORPORATION DATED 08/10/1950 AND RECORDED 06/29/1965 RECORDED IN LIBER 7398 PAGE 455.
- COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED UNDER THE OWNER'S POLICY ARISING BY REASON OF THE ENFORCEMENT OF THE RIGHT OF REPURCHASE IN FAVOR OF CONTROLLING REALTY CORPORATION SET FORTH IN THE ABOVE EXCEPTION.

(8) (AFFECTS PART OF PARCEL I - LOT 208 - AND PART OF PARCEL III - LOT 515) - EASEMENT FROM OCEANSIDE INVESTING AND INDUSTRIAL CORPORATION AND NASSAU MUTUAL FUEL CO., INC. DATED 07/30/1931 AND RECORDED 07/30/1931 IN(AS) LIBER 1613 CP 431. EASEMENT TO NASSAU MUTUAL FUEL CO. FOR A RIGHT OF WAY TO LAY, MAINTAIN, OPERATE, REPAIR, OR REMOVE PIPELINES UNDER HAMPTON ROAD AND LOTS 88 TO 98 IN BLOCK 260 AND LOTS 32 TO 42 IN BLOCK 261. PLOTTED.

WITH REGARD THERETO:

(8(a)) - (A) AS ASSIGNED BY AGREEMENT BETWEEN NASSAU MUTUAL FUEL CO., INC. AND SHARON HOLDING CORPORATION DATED 05/18/1956 AND RECORDED 05/23/1956 IN(AS) LIBER 6021 CP 98. RIGHTS TO NASSAU MUTUAL FUEL CO., INC. TO LAY, MAINTAIN, OPERATE, REPAIR, OR REMOVE PIPELINES UNDER HAMPTON ROAD AND LOTS 88 TO 98 IN BLOCK 260 AND LOTS 32 TO 42 IN BLOCK 261. PLOTTED.

(9) (AFFECTS PART OF PARCEL I - LOT 208 AND PART OF PARCEL III - LOT 510) EASEMENT AND RIGHT TO DOCK BARGES CONTAINED IN DEED FROM NASSAU MUTUAL FUEL CO., INC. TO NASSAU UTILITIES FUEL CORPORATION DATED 01/31/1938 AND RECORDED 02/01/1938 IN(AS) LIBER 1964 CP 451. EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF ERECTING, CONSTRUCTING, RECONSTRUCTING, ALTERING, REPAIRING AND MAINTAINING PIPE LINES UNDER AND OVER PARCEL II. PARCEL II AND EASEMENT PLOTTED. RIGHTS TO DOCK BARGES ALONG THE BULKHEAD SOUTHERLY PROPERTY ADJACENT TO STURM CHANNEL FOR A DISTANCE 200 FEET SOUTHERLY FROM PARCEL II. PARCEL II PLOTTED.

(10) (AFFECTS PART OF PARCEL I - LOT 208 AND PART OF PARCEL III - LOT 510) TERMS, COVENANTS AND CONDITIONS CONTAINED IN AGREEMENT BETWEEN NASSAU MUTUAL FUEL CO., INC. AND NASSAU UTILITIES FUEL CORPORATION DATED 01/31/1938 AND RECORDED 11/03/1938 IN(AS) LIBER 2011 CP 195. NOT SURVEY RELATED.

WITH REGARD THERETO:

- (A) PROOF OF PAYMENT OF FEES OR CHARGES DUE, IF ANY, THEREUNDER IS REQUIRED.

(12) (AFFECTS PART OF PARCEL I - LOT 208 AND PART OF PARCEL III - LOT 510) EASEMENTS AND LICENSE CONTAINED IN DEED FROM NASSAU UTILITIES FUEL CORPORATION TO FINAT CORPORATION DATED 06/12/1950 AND RECORDED 06/14/1950 IN(AS) LIBER 4174 CP 219. EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF ERECTING, CONSTRUCTING, RECONSTRUCTING, ALTERING, REPAIRING AND MAINTAINING PIPE LINES UNDER AND OVER PARCEL II. PARCEL II PLOTTED. RIGHTS TO DOCK BARGES ALONG THE BULKHEAD SOUTHERLY PROPERTY ADJACENT TO STURM CHANNEL FOR A DISTANCE 200 FEET SOUTHERLY FROM PARCEL II. PARCEL II PLOTTED.

(13) (AFFECTS PART OF PARCEL III - LOT 515) EASEMENT FOR STORM WATER DRAINAGE IN AGREEMENT BETWEEN NASSAU FUEL OIL CO., INC., THE BANK OF ROCKVILLE CENTER TRUST COMPANY AND THE TOWN OF HEMPSTEAD DATED 05/01/1951 AND RECORDED 06/12/1951 IN(AS) LIBER 4556 CP 431. PERPETUAL EASEMENT AND RIGHT OF WAY TO LAY, OPERATE, AND MAINTAIN A STORM WATER DRAINAGE PIPE WITH THE RIGHT TO SET UP, OPERATE AND MAINTAIN THE SAME AND WITH A RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENT AND RIGHT OF WAY. PLOTTED.

(14) (AFFECTS PART OF PARCEL I - LOT 208 AND PART OF PARCEL III - LOT 510) BULKHEAD RIGHTS CONTAINED IN DEED FROM FINAT CORPORATION TO FIRST NATIONAL OIL CORPORATION DATED 11/30/1953 AND RECORDED 01/11/1954 IN(AS) LIBER 5453 CP 267. EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF ERECTING, CONSTRUCTING, RECONSTRUCTING, ALTERING, REPAIRING AND MAINTAINING PIPE LINES UNDER AND OVER PARCEL II. PARCEL II PLOTTED. RIGHTS TO DOCK BARGES ALONG THE BULKHEAD SOUTHERLY PROPERTY ADJACENT TO STURM CHANNEL FOR A DISTANCE 200 FEET SOUTHERLY FROM PARCEL II. PARCEL II PLOTTED.

(17) (AFFECTS PART OF PARCEL I - LOTS 195, 206, 207 AND 208) RIGHT OF WAY AND EASEMENTS CONTAINED IN DEED FROM NASSAU UTILITIES FUEL CORP. TO RELIANCE FUEL OIL CORP. DATED 10/20/1965 AND RECORDED 10/25/1965 IN(AS) LIBER 7441 CP 408. LOCATION UNKNOWN TO SURVEYOR. LOCATION PER DEED TO BE 50 FEET IN WIDTH EXTENDING EASTERLY FROM THE EASTERLY SIDE OF HAMPTON ROAD TO MUTUALLY AGREED TO LOCATION.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PREMISES IS LOCATED IN FIRM ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED (EL. 9) AS PER MAP NUMBER 36059C0207G, EFFECTIVE DATE 9/11/2009. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SCHEDULE 'B' SECTION II EXCEPTIONS

(19) FOR INFORMATION ONLY (NOTE: THE DOMINANT AND SERVIANT ESTATES HAVE MERGED.) EASEMENT AGREEMENT BY AND BETWEEN SPRAGUE ENERGY CORP. AND DALY BLVD. LLC DATED 11/01/2001 AND RECORDED 12/11/2001 IN(AS) LIBER 11414 CP 625. EASEMENT TO BE USED AS AN ACCESS ROUTE OR RIGHT OF WAY FOR AUTOMOBILE OR TRUCK VEHICULAR TRAFFIC. PLOTTED.

WITH REGARD THERETO:

- (A) AS MODIFIED BY MODIFICATION OF EASEMENT AGREEMENT BY AND BETWEEN SPRAGUE ENERGY CORP. AND DALY BOULEVARD LLC DATED 05/06/2003 AND RECORDED 03/02/2004 IN(AS) LIBER 11744 CP 507 RIGHTS FOR THE PLACEMENT OF CERTAIN EQUIPMENT IN THE EASEMENT AREA. PLOTTED.

(21) RIPARIAN RIGHTS AND EASEMENTS OF OTHERS OVER STURM CHANNEL; BUT THE POLICY DOES NOT INSURE ANY RIGHTS OR EASEMENTS IN FAVOR OF THE OWNER OF THE PREMISES DESCRIBED IN SCHEDULE A HEREIN.

(22) NO TITLE IS INSURED TO ANY LAND LYING BELOW THE HIGH WATER LINE OF STURM CHANNEL, ITS ARMS, BRANCHES AND TRIBUTARIES BY WHATEVER NAME CALLED, AS THE SAME NOW EXISTS OR FORMERLY EXISTED.

(23) POLICY DOES NOT INSURE ANY TITLE TO LAND LYING IN THE BED OF CHARLES STREET ABUTTING TAX LOTS 195 AND 196, BUT EXCLUDING THAT PORTION OF CHARLES STREET DESCRIBED IN SCHEDULE A HEREIN AS "PARCEL B."

(24) POSSIBLE PRIVATE EASEMENTS WITHIN THE BEDS OF FORMER CHARLES STREET AND COLUMBUS AVENUE FOR THE PURPOSES OF ACCESS, THE SUPPLYING OF WATER, TELEPHONE SERVICE, ELECTRICITY AND GAS, AND FOR THE INSTALLING, MAINTAINING AND REPLACING OF CABLES, SEWERS, CONDUITS, PIPES AND MAINS. POLICY INSURES AGAINST LOSS OR DAMAGE AGAINST THE ENFORCED REMOVAL OF AN IMPROVEMENT EXISTING ON THE LAND AT DATE OF POLICY (EXCLUDING SHRUBBERY, VEGETATION OR TREES) AS A RESULT OF AN ENCROACHMENT BY THAT IMPROVEMENT OVER AN EXISTING IMPROVEMENT CONSTRUCTED BY A UTILITY PROVIDER ONTO THAT PORTION OF THE LAND IDENTIFIED AS BEING WITHIN THE FORMER BED OF CHARLES STREET OR FORMER BED OF COLUMBUS AVENUE.

NOTE: ON RECEIPT OF SATISFACTORY WRITTEN PROOF FROM A UTILITY THAT IT HAS NO FACILITIES IN THE BED OF FORMER CHARLES STREET AND COLUMBUS AVENUE , THIS EXCEPTION WILL BE AMENDED.

(30) (AFFECTS PARCEL I AND PARCEL II) FOR INFORMATION ONLY: CERTIFICATE OF ABANDONMENT MADE BY SUN OIL COMPANY DATED 12/20/1967 AND RECORDED 01/08/1969 IN(AS) LIBER 7933 CP 278. (SEE POST)
NOTE: AFFECTS THE FOLLOWING AS SHOWN ON MAP NO. 18. OF OCEANSIDE BEACH, OCEANSIDE, NY, CONTROLLING REALTY CORP., OWNER, CASE #915, MAP # 644, FILED 11/25/1927:

1) LOTS 165 THROUGH 174 INCLUSIVE IN BLOCK 210 (TAX LOT 1203 AND PART OF TAX LOT 206);
2) LOTS 53 THROUGH 62 INCLUSIVE IN BLOCK 259 (PART OF TAX LOT 196), AND
3) COLUMBUS AVENUE ADJOINING SAID LOTS (TAX LOT 1209 AND PART OF TAX LOT 206).
F.M. LOTS PLOTTED ALONG COLUMBUS AVENUE.

(33) (AFFECTS PART OF PARCEL I - PART OF TAX LOT 206 AND PART OF TAX LOT 207) COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM COUNTY OF NASSAU TO RUFUS H. SMITH DATED 04/19/1944 RECORDED ON 03/12/1945 IN (AS) LIBER 2846 CP 97. (SEE POST) POLICY INSURES THAT ANY VIOLATIONS THEREOF WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE. BLANKET. F.M. LOTS 75-80 PLOTTED.

(34) COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM COUNTY OF NASSAU TO RUFUS H. SMITH DATED 04/19/1944 RECORDED ON 03/12/1945 IN (AS) LIBER 2846 CP 101. (SEE POST) POLICY INSURES THAT ANY VIOLATIONS THEREOF WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE. BLANKET. F.M. LOTS 9 AND 72 PLOTTED.

(35) COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM COUNTY OF NASSAU TO HENRY J. SCHWINDT DATED 11/20/1947 RECORDED ON 12/15/1947 IN (AS) LIBER 3489 CP 465. (SEE POST) POLICY INSURES THAT ANY VIOLATIONS THEREOF WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE. BLANKET. F.M. LOT 71 PLOTTED.

(36) TERMS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN AN AGREEMENT MADE BY FIRST NATIONAL OIL CORPORATION, SINCLAIR REFINING COMPANY, TREMARCO CORPORATION, MELLON NATIONAL BANK & TRUST COMPANY AND D.A. HADLETT, AS TRUSTEES, GULF OIL CORPORATION AND SUN OIL COMPANY DATED 05/29/1961 AND RECORDED 02/11/1963 IN(AS) LIBER 7126 CP 464. (SEE POST) EASEMENT TO SINCLAIR REFINING COMPANY OVER THE AREA REFERRED TO AS CHARLES STREET FROM THE NORTHWESTERLY CORNER OF LOT 15 IN BLOCK 259 TO THE SOUTHWESTERLY CORNER OF LOT 29 IN BLOCK 259. PLOTTED.

(A) THE PARTIES HERETO AGREE THAT CHARLES STREET WHICH LIES SOUTH OF LOT 29 IN BLOCK 259, GEORGE PLACE WHICH LIES WEST OF THE EASTERLY SIDE OF COLUMBUS AVENUE AND COLUMBUS AVENUE WHICH LIES SOUTH OF LINDEN AVENUE AS SHOWN ON MAP NO. 18. OF OCEANSIDE BEACH, OCEANSIDE, NY, CONTROLLING REALTY CORP., OWNER, CASE #915, MAP # 644, FILED 11/25/1927 BE AND ARE HEREBY FOREVER CANCELLED, DISCONTINUED, ELIMINATED AND VACATED AS PUBLIC STREETS AND THE SAME AS OF AND FROM THE DATE HEREOF BE FOREVER CLOSED AND SUCH DEDICATION, IF ANY, AS PUBLIC STREETS, ETC., BE AND ARE FOREVER DISCONTINUED AND VACATED. CHARLES STREET, GEORGE PLACE, AND COLUMBUS AVENUE PLOTTED.

(B) FIRST NATIONAL OIL CORPORATION GRANTS AN EASEMENT FOR INGRESS AND EGRESS TO SINCLAIR REFINING COMPANY OVER THE WESTERLY HALF OF CHARLES STREET (PART OF TAX LOT 208) ADJOINING LOTS 33 THROUGH 38 INCLUSIVE IN BLOCK 260. INGRESS AND EGRESS EASEMENT TO LAY, USE AND MAINTAIN PIPE LINES, TO CONSTRUCT AND MAINTAIN ELECTRIC LIGHT, POWER AND TELEPHONE FACILITIES. PLOTTED.

(C) SUN OIL COMPANY GRANTS AN EASEMENT FOR INGRESS AND EGRESS TO SINCLAIR REFINING COMPANY OVER THE EASTERLY HALF OF CHARLES STREET ADJOINING LOTS 19 THROUGH 28 INCLUSIVE IN BLOCK 259 (PART OF TAX LOT 196). THE EASEMENT GRANTED IS NOT PART OF A TAX LOT. INGRESS AND EGRESS EASEMENT TO LAY, USE AND MAINTAIN PIPE LINES, TO CONSTRUCT AND MAINTAIN ELECTRIC LIGHT, POWER AND TELEPHONE FACILITIES. PLOTTED.

(37) (AFFECTS PART OF PARCEL I - LOT 208) FOR INFORMATION ONLY: EASEMENT FOR INGRESS AND EGRESS IN DEED FROM CONTROLLING REALTY CORPORATION TO OCEANSIDE INVESTING & INDUSTRIAL CORP. DATED 01/04/1928 AND RECORDED 02/14/1928 IN(AS) LIBER 1328 CP 431. (SEE POST) NOTE: THE LOTS WHICH SAID EASEMENT WAS RESERVED FOR FRONT ON HAMPTON ROAD, WHICH IS A PUBLIC HIGHWAY. INGRESS AND EGRESS EASEMENT TO AND FROM THE PREMISES, OVER THE STREETS AND AVENUES, TO THE NEAREST PUBLIC HIGHWAY. F.M. LOTS 43-53, AND 75-98 IN BLOCK 260 AND F.M. LOTS 30-32 IN BLOCK 261 PLOTTED.

(38) (AFFECTS PART OF PARCEL I - LOT 208) FOR INFORMATION ONLY: RESERVATION OF EASEMENT IN DEED FROM OCEANSIDE INVESTING AND INDUSTRIAL CORP. TO NASSAU MUTUAL FUEL CO. INC. DATED 04/27/1931 AND RECORDED 04/29/1931 IN(AS) LIBER 1591 CP 377. (SEE POST). SEE EXCEPTION 6.

(39) DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY RIECO PROPERTIES, INC. DATED AS OF 12/04/2006 AND RECORDED 12/19/2006 IN(AS) LIBER 12210 CP 462. (SEE POST). BLANKET. TAX LOT 195 PLOTTED.

(43) PORTION OF THE LAND SHOWN AS THE FORMER WESTERLY HALF OF THE CHARLES STREET ADJACENT TO FILED MAP LOTS 33-35 ARE NOT CURRENTLY PART OF A TAX LOT. POLICY EXCEPTS ALL LOSS ARISING BY REASON OF SAME, INCLUDING FAILURE TO BE ASSESSED FOR TAXES AND FAILURE OF DOCUMENTS IN THE CHAIN OF TITLE TO BE PROPERLY INDEXED AGAINST SAID PREMISES, WESTERLY HALF OF CHARLES STREET ADJACENT TO FILED MAP LOTS 33-35 PLOTTED.

AS-SURVEYED DESCRIPTION OF PROPERTY

TAX LOTS 195, 196, 206, 207 AND 208 IN BLOCK 260 SECTION 43
TAX LOTS 1203 AND 1209 IN BLOCK 380 SECTION 43

BEGINNING AT A POINT IN THE INTERSECTION OF THE NORTHERLY SIDELINE OF DALY BOULEVARD, A.K.A. GEORGE PLACE, A.K.A. LAWSON BOULEVARD, AND THE EASTERLY SIDELINE OF HAMPTON ROAD; AND RUNS THENCE

1. ALONG THE EASTERLY SIDELINE OF HAMPTON ROAD, NORTH 33 DEGREES 40 MINUTES 26 SECONDS WEST 199.29 FEET TO A POINT; THENCE
2. STILL ALONG THE EASTERLY SIDELINE OF HAMPTON ROAD, NORTH 11 DEGREES 52 MINUTES 26 SECONDS WEST 280.00 FEET TO A POINT; THENCE
3. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 74 AND 208 BLOCK 260 SECTION 43, NORTH 71 DEGREES 58 MINUTES 34 SECONDS EAST 110.49 FEET TO A POINT; THENCE
4. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 29, 30, 31, 32 AND 208 BLOCK 260 SECTION 43, NORTH 11 DEGREES 52 MINUTES 26 SECONDS EAST 70.09 FEET TO A POINT; THENCE
5. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 32 AND 208 BLOCK 260 SECTION 43, NORTH 78 DEGREES 07 MINUTES 34 SECONDS EAST 125.00 FEET TO A POINT; THENCE
6. ALONG THE CENTERLINE OF CHARLES STREET (UNOPENED), SOUTH 11 DEGREES 52 MINUTES 26 SECONDS EAST 60.00 FEET TO A POINT; THENCE
7. ALONG THE SOUTHERLY TERMINUS OF CHARLES STREET, NORTH 78 DEGREES 07 MINUTES 34 SECONDS EAST 25.00 FEET TO A POINT; THENCE
8. ALONG THE EASTERLY SIDELINE OF CHARLES STREET, NORTH 11 DEGREES 52 MINUTES 26 SECONDS WEST 240.00 FEET TO A POINT; THENCE
9. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 195 AND 210 BLOCK 260 SECTION 43, NORTH 78 DEGREES 07 MINUTES 34 SECONDS EAST 100.00 FEET TO A POINT; THENCE
10. STILL ALONG THE DIVIDING LINE BETWEEN TAX LOTS 195 AND 210 BLOCK 260 SECTION 43, SOUTH 11 DEGREES 52 MINUTES 26 SECONDS EAST 40.00 FEET TO A POINT; THENCE

AS-SURVEYED DESCRIPTION OF PROPERTY

TAX LOTS 195, 196, 206, 207 AND 208 IN BLOCK 260 SECTION 43
TAX LOTS 1203 AND 1209 IN BLOCK 380 SECTION 43

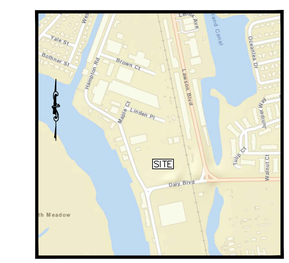
11. STILL ALONG THE DIVIDING LINE BETWEEN TAX LOTS 196 AND 210 BLOCK 260 SECTION 43 AND TAX LOTS 1208 AND 1209 BLOCK 380 SECTION 43, NORTH 78 DEGREES 07 MINUTES 34 SECONDS EAST 125.00 FEET TO A POINT; THENCE
12. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 1208 AND 1209 BLOCK 380 SECTION 43, NORTH 11 DEGREES 52 MINUTES 26 SECONDS WEST 12.90 FEET TO A POINT; THENCE
13. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 1203, 1207 AND 1209 BLOCK 380 SECTION 43, NORTH 78 DEGREES 07 MINUTES 34 SECONDS EAST 113.00 FEET TO A POINT; THENCE
14. ALONG THE WESTERLY SIDELINE OF THE LONG ISLAND RAIL ROAD, SOUTH 11 DEGREES 52 MINUTES 26 SECONDS EAST 511.43 FEET TO A POINT; THENCE
15. ALONG THE NORTHERLY SIDELINE OF DALY BOULEVARD AND THE DIVIDING LINE BETWEEN TAX LOTS 201 AND 206 BLOCK 260 SECTION 43, SOUTH 72 DEGREES 48 MINUTES 19 SECONDS WEST 138.52 FEET TO A POINT; THENCE
16. STILL ALONG THE DIVIDING LINE BETWEEN TAX LOTS 201 AND 206 BLOCK 260 SECTION 43, SOUTH 11 DEGREES 52 MINUTES 26 SECONDS EAST 43.42 FEET TO A POINT; THENCE
17. ALONG THE NORTHERLY SIDELINE OF DALY BOULEVARD, SOUTH 79 DEGREES 40 MINUTES 29 SECONDS WEST 200.07 FEET TO A POINT; THENCE
18. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 200 AND 208 BLOCK 260 SECTION 43, NORTH 11 DEGREES 52 MINUTES 26 SECONDS WEST 19.38 FEET TO A POINT; THENCE
19. STILL ALONG THE DIVIDING LINE BETWEEN TAX LOTS 200 AND 208 BLOCK 260 SECTION 43, SOUTH 68 DEGREES 12 MINUTES 07 SECONDS WEST 50.84 FEET TO A POINT; THENCE
20. STILL ALONG THE DIVIDING LINE BETWEEN TAX LOTS 200 AND 208 BLOCK 260 SECTION 43, SOUTH 11 DEGREES 52 MINUTES 26 SECONDS EAST 9.26 FEET TO A POINT; THENCE
21. ALONG THE NORTHERLY SIDELINE OF DALY BOULEVARD, SOUTH 79 DEGREES 40 MINUTES 29 SECONDS WEST 105.89 FEET TO THE POINT AND PLACE OF BEGINNING.

AS-SURVEYED DESCRIPTION OF PROPERTY

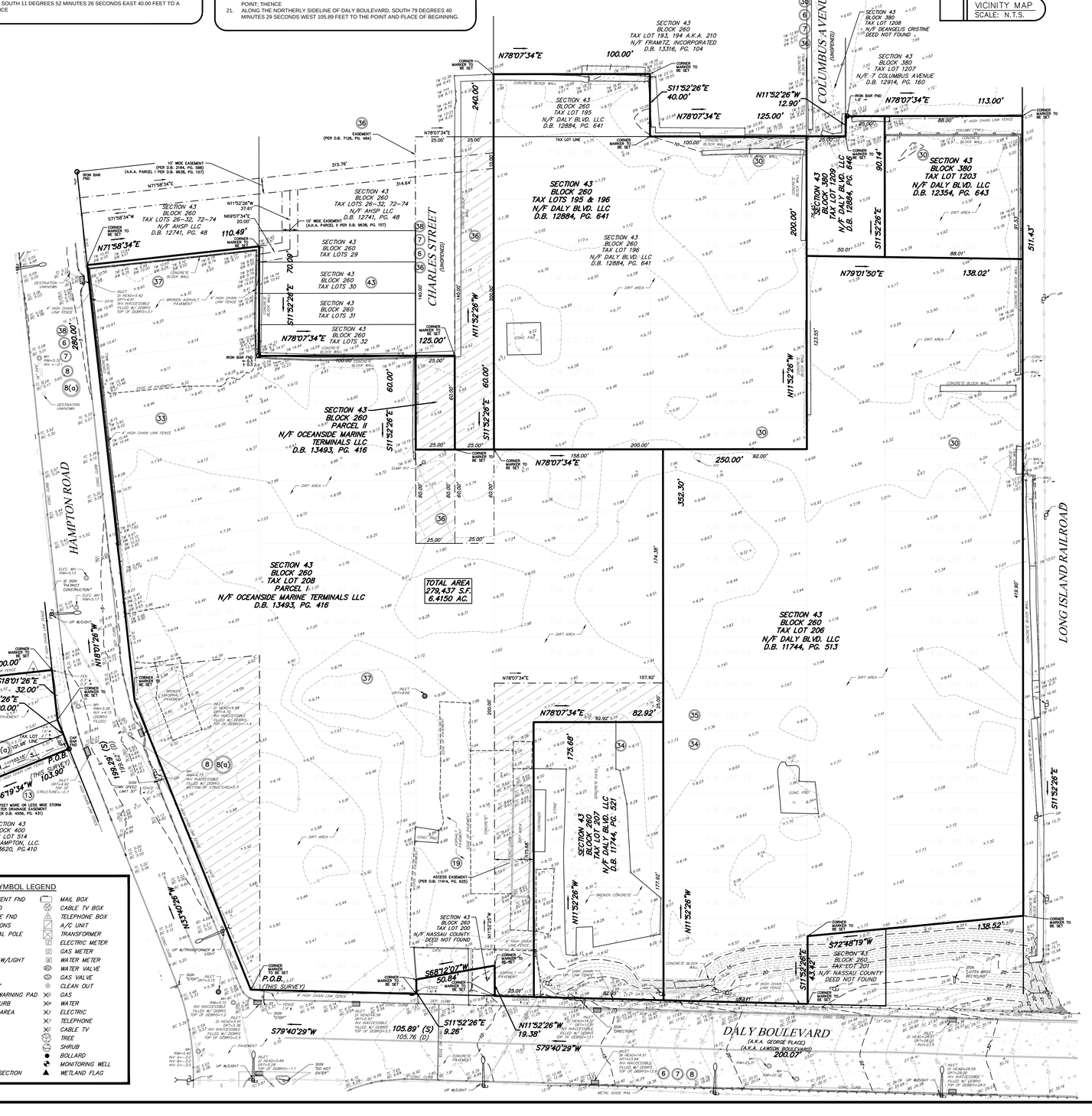
TAX LOTS 510, 515 AND 711 IN BLOCK 400 SECTION 43

BEGINNING AT A POINT MARKED BY A CAPPED IRON BAR FOUND IN THE WESTERLY SIDELINE OF HAMPTON ROAD, SAID POINT BEING IN THE INTERSECTION OF THE WESTERLY SIDELINE OF HAMPTON ROAD AND THE DIVIDING LINE BETWEEN TAX LOTS 514 AND 515 BLOCK 400 SECTION 43; AND RUNS THENCE

1. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 514 AND 515 BLOCK 380 SECTION 43, SOUTH 56 DEGREES 19 MINUTES 34 SECONDS WEST 103.90 FEET TO A POINT; THENCE
2. ALONG THE EASTERLY SIDELINE OF STURM CHANNEL, NORTH 22 DEGREES 37 MINUTES 31 SECONDS WEST 20.38 FEET TO A POINT; THENCE
3. STILL ALONG THE EASTERLY SIDELINE OF STURM CHANNEL, NORTH 33 DEGREES 40 MINUTES 42 SECONDS WEST 13.76 FEET TO A POINT; THENCE
4. STILL ALONG THE EASTERLY SIDELINE OF STURM CHANNEL, NORTH 18 DEGREES 01 MINUTE 26 SECONDS WEST 45.74 FEET TO A POINT; THENCE
5. ALONG THE DIVIDING LINE BETWEEN TAX LOTS 711 AND 717 BLOCK 400 SECTION 43, NORTH 71 DEGREES 58 MINUTES 34 SECONDS EAST 100.00 FEET TO A POINT; THENCE
6. ALONG THE WESTERLY SIDELINE OF HAMPTON ROAD, SOUTH 18 DEGREES 01 MINUTE 26 SECONDS EAST 32.00 FEET TO A POINT; THENCE
7. STILL ALONG THE WESTERLY SIDELINE OF HAMPTON ROAD, SOUTH 33 DEGREES 40 MINUTES 26 SECONDS EAST 20.00 FEET TO THE POINT AND PLACE OF BEGINNING.



VICINITY MAP
SCALE: N.T.S.


SECTION 43 BLOCK 260 TAX LOT 193, 194 A.K.A. 210 N/F FRAMIZ, INCORPORATED D.B. 13316, PG. 104
SECTION 43 BLOCK 260 TAX LOT 195 N/F DALY BLVD. LLC D.B. 12884, PG. 641
SECTION 43 BLOCK 260 TAX LOTS 195 & 196 N/F DALY BLVD. LLC D.B. 12884, PG. 641
SECTION 43 BLOCK 260 TAX LOT 196 N/F DALY BLVD. LLC D.B. 12884, PG. 641
SECTION 43 BLOCK 260 TAX LOT 1208 N/F DEANGELIS CRISTINE SEED NOT FOUND
SECTION 43 BLOCK 380 TAX LOT 1207 N/F 7 COLUMBUS AVENUE D.B. 12914, PG. 760
SECTION 43 BLOCK 380 TAX LOT 1203 N/F DALY BLVD. LLC D.B. 12354, PG. 643
SECTION 43 BLOCK 260 TAX LOT 1209 N/F DALY BLVD. LLC D.B. 12884, PG. 641
SECTION 43 BLOCK 260 TAX LOT 207 N/F DALY BLVD. LLC D.B. 11744, PG. 521
SECTION 43 BLOCK 260 TAX LOT 206 N/F DALY BLVD. LLC D.B. 11744, PG. 513
SECTION 43 BLOCK 260 TAX LOT 29
SECTION 43 BLOCK 260 TAX LOTS 30
SECTION 43 BLOCK 260 TAX LOTS 31
SECTION 43 BLOCK 260 TAX LOT 32
SECTION 43 BLOCK 260 PARCEL II N/F OCEANSIDE MARINE TERMINALS LLC D.B. 13493, PG. 416
SECTION 43 BLOCK 260 PARCEL I N/F OCEANSIDE MARINE TERMINALS LLC D.B. 13493, PG. 416
SECTION 43 BLOCK 400 15 AND 711 PARCEL III MARINE TERMINALS LLC D.B. 13493, PG. 416 6,613 S.F. 0.1518 AC. D.C.
SECTION 43 BLOCK 400 TAX LOT 717 N/F FRAMITZ, INCORPORATED D.B. 13316, PG. 104
SECTION 43 BLOCK 400 TAX LOT 514 3800 HAMPTON, LLC. D.B. 13620, PG.410
TOTAL AREA 278,437 S.F. 6.4150 AC.
CHARLES STREET (UNOPENED)
COLUMBUS AVENUE (UNOPENED)
HAMPTON ROAD
STURM CHANNEL
LONG ISLAND RAILROAD
DALY BOULEVARD (A.K.A. GEORGE PLACE) (A.K.A. LAWSON BOULEVARD)
10' WIDE EASEMENT (A.K.A. PARCEL I PER D.B. 9638, PG. 157)
EASEMENT (PER D.B. 7126, PG. 464)
ACCESS EASEMENT (PER D.B. 11414, PG. 625)
6 FEET MORE OR LESS WIDE STORM WATER DRAINAGE EASEMENT (PER D.B. 4556, PG. 431)
R.O.W. EASEMENT (PER D.B. 1964, PG. 451)
N71°58'34"E
N78°07'34"E
S11°52'26"E
N11°52'26"W
S18°01'26"E
N18°01'26"W
S33°40'26"E
N33°40'42"W
N22°37'31"W
S56°19'34"W
N69°07'34"E
S71°58'34"E
N68°12'07"W
S79°40'29"W
N79°01'50"E
S72°48'19"W
100.00'
110.49'
103.90'
20.38'
13.76'