

The locations or easements and lease parcels plotted hereon are approximate.

LILCO Easement Parcels I and II recorded in Deed Liber 9943 Page 3 were plotted using the location of the existing high tension towers.

25-Year Lease Parcel 1 and 2 and aerial easements Parcels A and B were plotted by assuming the location of the West Shore Road in 1942 and that aerial easement Parcel B terminated at the middle of the easterly terminus of LILCO Easement Parcel II.

LILCO easement for submarine electric easement recorded in Deed Liber 9000 page 49 was plotted by assuming the south line of said submarine easement was collinear with the south line of Easement Parcel I recorded in Deed Liber 9943 Page 3 and approximating the westerly line of Glen Cove - Roslyn Short Road on the easterly side of Hempstead Harbor.

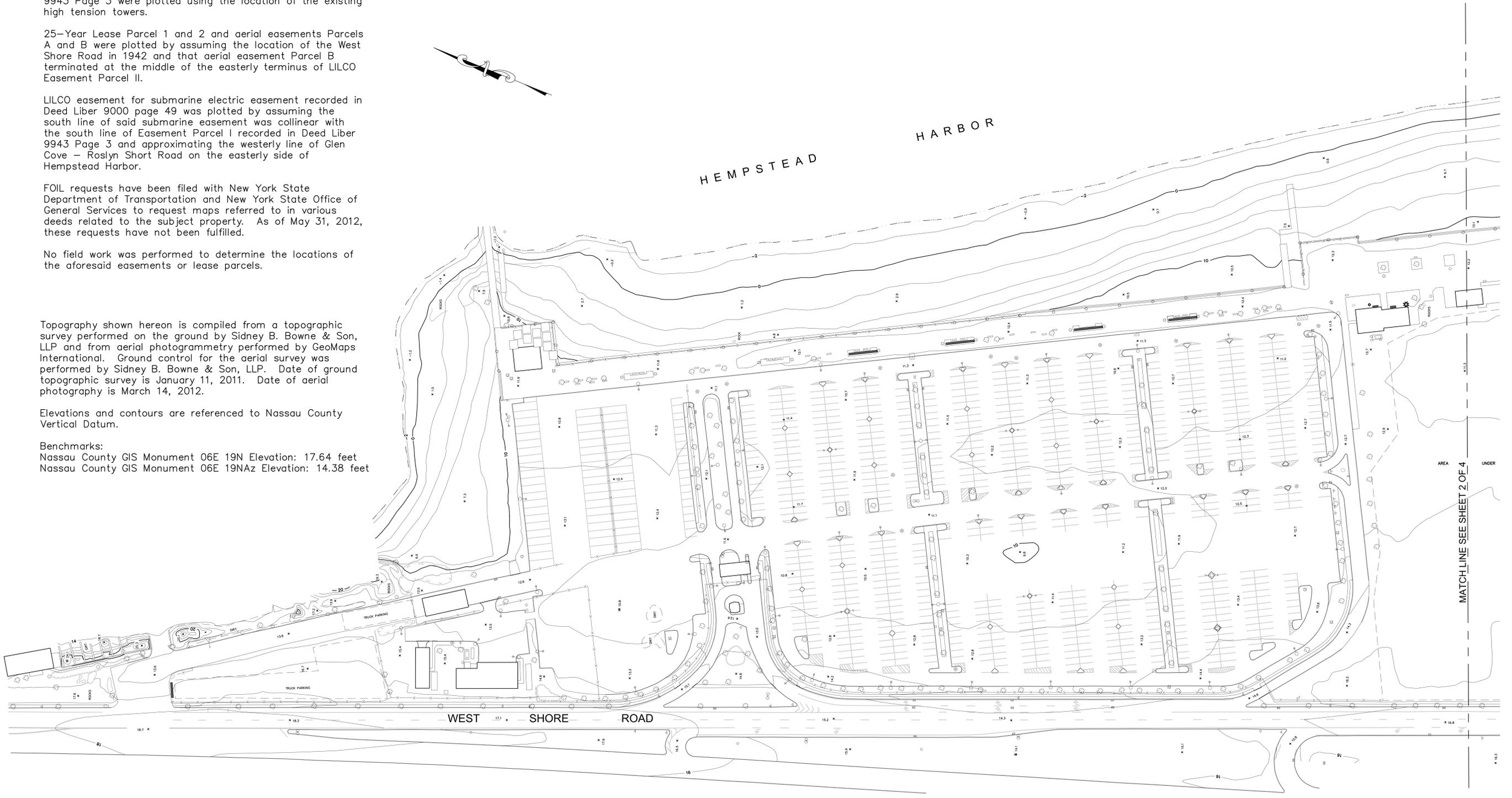
FOIL requests have been filed with New York State Department of Transportation and New York State Office of General Services to request maps referred to in various deeds related to the subject property. As of May 31, 2012, these requests have not been fulfilled.

No field work was performed to determine the locations of the aforesaid easements or lease parcels.

Topography shown hereon is compiled from a topographic survey performed on the ground by Sidney B. Bowne & Son, LLP and from aerial photogrammetry performed by GeoMaps International. Ground control for the aerial survey was performed by Sidney B. Bowne & Son, LLP. Date of ground topographic survey is January 11, 2011. Date of aerial photography is March 14, 2012.

Elevations and contours are referenced to Nassau County Vertical Datum.

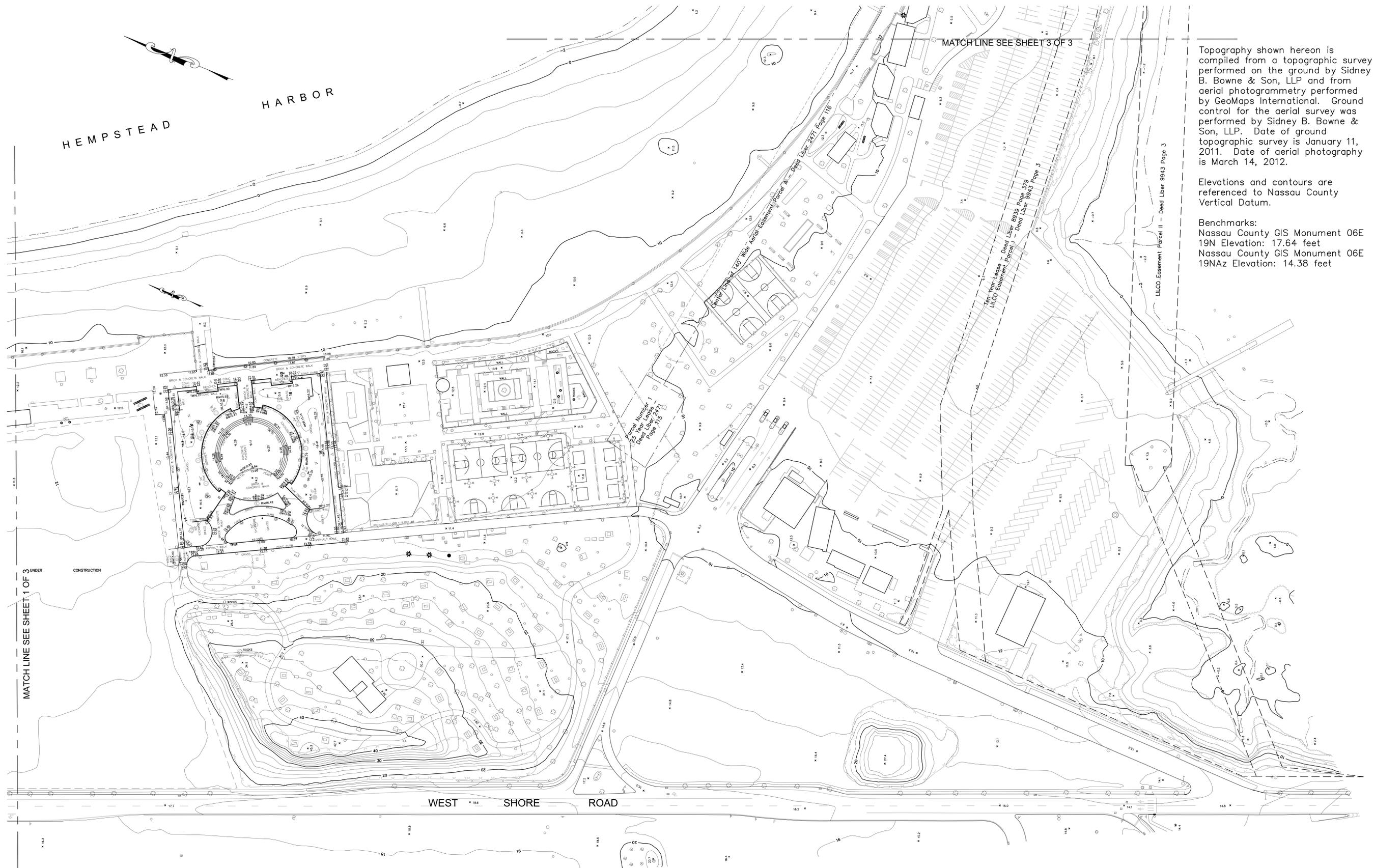
Benchmarks:
 Nassau County GIS Monument 06E 19N Elevation: 17.64 feet
 Nassau County GIS Monument 06E 19NAz Elevation: 14.38 feet



MATCHLINE SEE SHEET 2 OF 4

NO.	DATE	DESCRIPTION	BY
1		Town of North Hempstead Topographic Survey at Bar Beach Town Park	
2		Roslyn, Town of North Hempstead Nassau County, New York	

<p>Unpublished alteration or addition to this survey map is a violation of Section 2004 of the New York State Education Law. Copies of this map will be made by the Land Surveyor's office and will be available for public inspection in the office of the Surveyor.</p> <p>This map was prepared by the Surveyor's office and is subject to the provisions of the Surveyor's Act of 1988. The Surveyor's office is not responsible for any errors or omissions in this map, and the user assumes all liability for any such errors or omissions.</p> <p>This map is not to be used for any purpose other than that for which it was prepared, and the user assumes all liability for any such use.</p> <p>This map is not to be used for any purpose other than that for which it was prepared, and the user assumes all liability for any such use.</p>	<p>BOWNE & SON, LLP 235 East Jericho Turnpike Mineola, NY 11501 Phone: 516-746-2350 Fax: 516-747-1396 www.bownegroup.com</p>	<p>Sidney B. Bowne & Son, LLP 235 East Jericho Turnpike Mineola, NY 11501 Phone: 516-746-2350 Fax: 516-747-1396 www.bownegroup.com</p>	<p>DRAFTED BY: [Signature] CHECKED BY: [Signature] PROJECT NO.: 11258450 SCALE: 1"=50' DATE: April 2012</p>
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Benchmarks:
 Nassau County GIS Monument 06E
 19N Elevation: 17.64 feet
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BOWNE & SON, LLP 235 East Jericho Turnpike Mineola, NY 11501 Phone: 516-746-2350 Fax: 516-747-1396 www.bownegroup.com	Sidney B. Bowne & Son, LLP DRAFTED BY: [Signature] CHECKED BY: [Signature] PROJECT NO.: 11258450 SCALE: 1"=50' DATE: April 2012
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TAX MAP DESIGNATION: Section: 6 Block: 53 Lot: N/A

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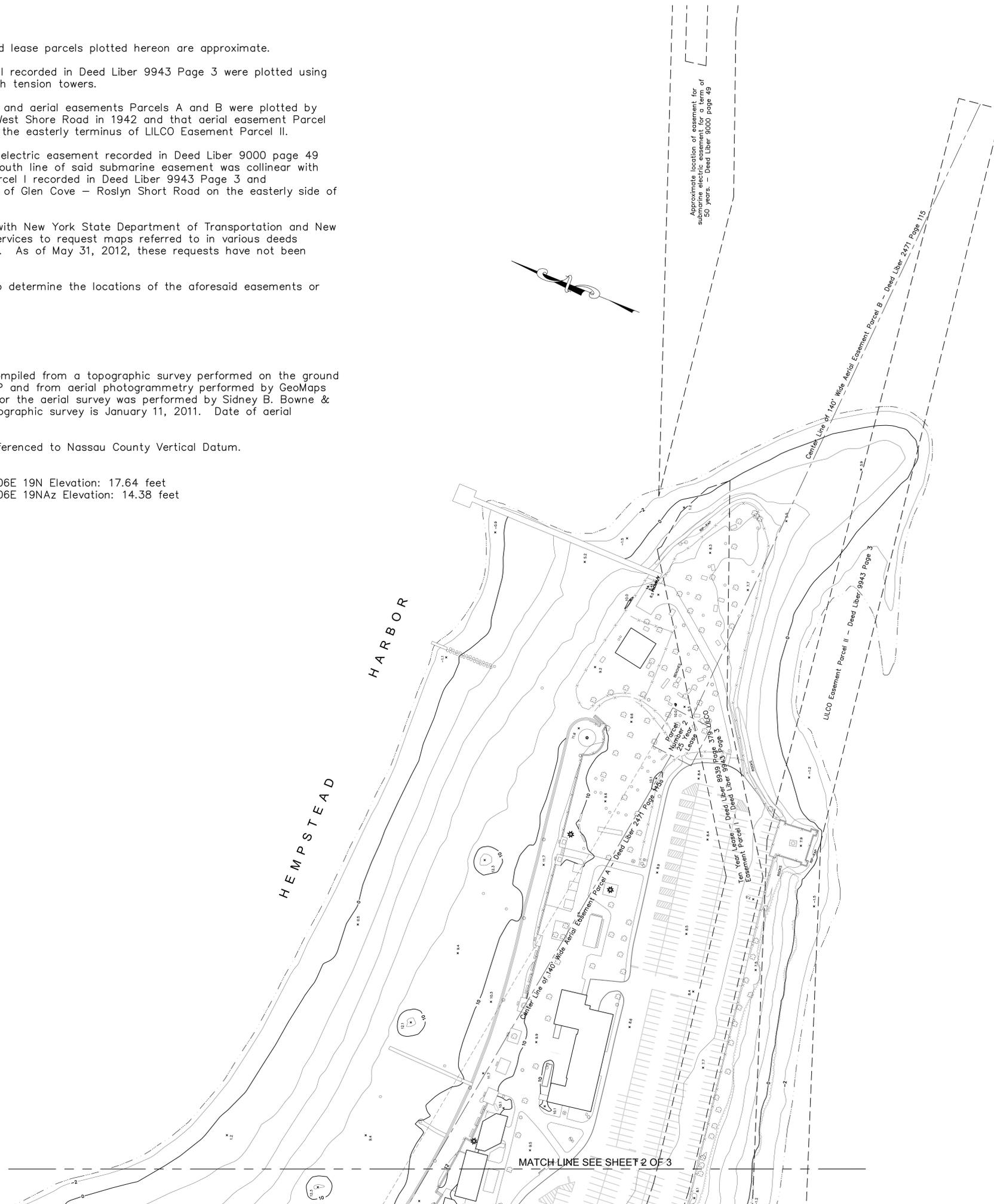
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Benchmarks:

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		Town of North Hempstead	
<small>Unaudited alteration or addition to the survey map is a violation of Section 2004 of the New York State Education Law. Copies of this map will bearing the Land Surveyor's name and an expiration date shall be considered to be a valid final copy. Certifications indicated herein shall not apply to the person for whom the survey is prepared, and are the liability of the State. The State does not warrant the accuracy and reliability of the information and the accuracy of the information is the responsibility of the user. Certifications are not transferable to additional publications or subsequent surveys.</small>			
PREPARED FOR: MAP OF: LOCATED AT: COUNTY OF: CERTIFIED TO:	Town of North Hempstead Topographic Survey at Bar Beach Town Park Roslyn, Town of North Hempstead Nassau County, New York	DRAFTED BY: CHECKED BY: PROJECT NO.: SCALE:	DATED: Apr 2012
BOWNE & SON GROUP Where Experience Counts www.bownegroup.com	Sidney B. Bowne & Son, LLP 235 East Jericho Turnpike Mineola, NY 11501 Phone: 516-746-2350 Fax: 516-747-1396	TAX MAP DESIGNATION: Section: 6 Block: 53 Lot: N/A	