

ALTA/NSPS LAND TITLE SURVEY
 NASSUFF INDUSTRIAL LLC
 MAP OF PROPERTY
 SITUATED AT
 NEW HYDE PARK, PARTLY IN TOWN OF HEMPSTEAD,
 AND PARTLY IN TOWN OF NORTH HEMPSTEAD
 NASSAU COUNTY, N.Y.
 SCALE: 1"=40'

N.C.T.M.#
 SECTION 33 BLOCK K LOT 1K, 1E, 703D, 703J

LOT AREA=101,391 SQ.FT.
 or 2.32 acres

SURVEYOR'S CERTIFICATE:

To:
 Old Republic National Title Insurance
 Company
 ProNational Title Agency
 Title# PNT35502N
 Nassuff Industrial LLC
 Jovia Federal Credit Union

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a) and 5(b), 7(a), 8, 9, 10(a), 11, 13, 16, 17, 18 & 19 of Table A thereof. The field work was completed on

Date of Map: 07/26/2021
 Registration No. 49237

NOTE:

1.) This map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for the ALTA/NSPS Land Title Surveys as effective February 23, 2016. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are superseded by these standards.

2.) The survey was made on the ground on July 26, 2021 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

3.) There are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.

4.) All or any easements, right of ways, servitudes, and other matters affecting the subject property are listed in the title insurance, Title #PNT35502N with a commitment effective date of JUNE 15, 2021 issued by ProNational Title Agency with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

5.) The subject property has access to and from a duly dedicated and accepted public highway

6.) The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

7.) The record description of the subject property forms a mathematically closed figure.

8.) No portion of this property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map FEMA Firm Map #36059C0210G Dated: 09-11-2009. The Entire Subject Property is located in Non-Flood Zone "X" Area of Minimal Flood Hazard.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

COVENANTS, RESTRICTIONS, EASEMENTS,
 LEASES, AGREEMENTS OF RECORD
 SUBJECT TO THE FOLLOWING:

- a.) Right of Way in Liber 952 Page 122 (not plottable) and Liber 4283 Page 399
- b.) Electric Easement in Liber 2986 Page 512 (not plottable)
- d.) Street Dedication Liber 3114 Page 175 (not plottable)

CERTIFY TO:

Old Republic National Title Insurance
 Company
 ProNational Title Agency
 Title# PNT35502N
 Nassuff Industrial LLC
 Jovia Federal Credit Union

Notes:

- 1.) This survey was performed on the ground.
- 2.) Property has access to a Public Way known as Nassau Terminal Road
- 3.) The legal description describes the same property as title commitment.
- 4.) Property receives all necessary utilities from the Public Way.

NOTE:

1.) PREMISES DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE. As described on the Flood Insurance Rate Map FEMA Firm Map #36059C0210G Dated: 09-11-2009. The Entire Subject Property is located in Non-Flood Zone "X" Area of Minimal Flood Hazard.

2.) UTILITIES ARE SHOWN AS THEY RELATE TO SURFACE MATTERS ONLY.

3.) THERE ARE A TOTAL OF 11 REGULAR PARKING SPACES

4.) THERE IS NO EVIDENCE OF A CEMETARY OR BURIAL GROUND ON THE PROPERTY.

PROPERTY DESCRIPTION

All that certain plot piece or parcel of land, situate, lying and being near New Hyde Park, partly in the Town of North Hempstead, County of Nassau and State of New York bounded and described as follows:

BEGINNING at a point on the easterly side of Nassau Terminal Road distance 573.65 feet southerly from the corner formed by the intersection of the easterly side of Nassau Terminal Road with the southerly side of Jericho Turnpike;

RUNNING THENCE South 88 degrees 38 minutes 00 seconds East 172.14 feet;

THENCE South 7 degrees 52 minutes 06 seconds West 259.78 feet to the division line between the Town of North Hempstead and Town of Hempstead;

THENCE along said division line North 88 degrees 32 minutes 30 seconds East 10 feet;

THENCE South 0 degrees 30 minutes 30 seconds East 307.37 feet to the property of Long Island Railroad Main Line;

THENCE along the same South 82 degrees 46 minutes 00 seconds West 425.55 feet;

THENCE North 75 degrees 36 minutes 50 seconds East 52.91 feet;

THENCE along a curve bearing to the left and having a radius of 392 feet a distance of 257.19 feet, said curve being subtended by a chord 252.60 feet in length and bearing North 56 degrees 49 minutes 06 seconds East;

THENCE North 1 degree 27 minutes 30 seconds West 205.9 feet to the division line between the Town of Hempstead and Town of North Hempstead and to the southerly side of Nassau Terminal Road;

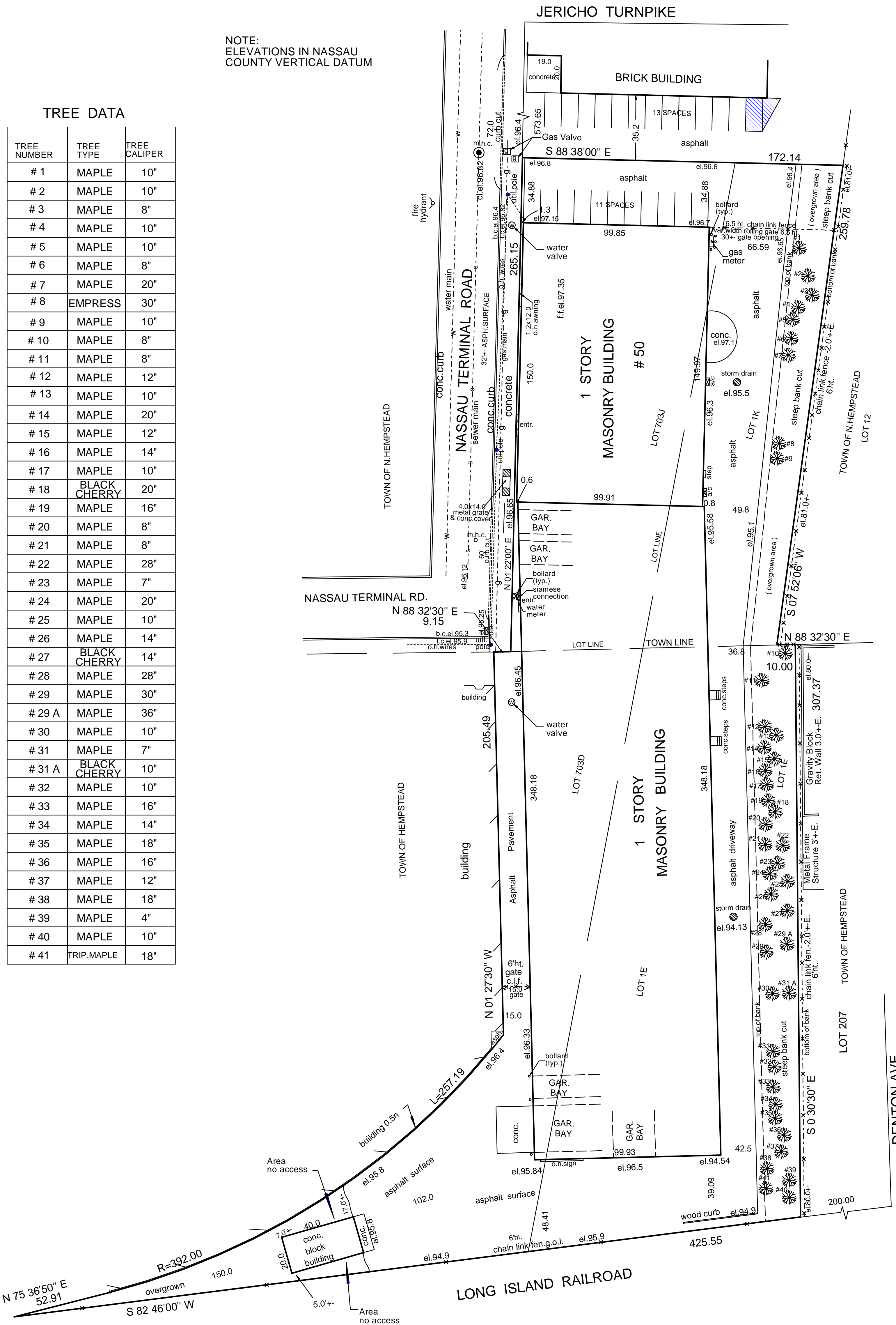
THENCE along the said division line and along the southerly side of Nassau Terminal Road North 88 degrees 32 minutes 30 seconds East 9.15 feet to the easterly side of Nassau Terminal Road;

THENCE along the easterly side of Nassau Terminal Road North 1 degree 22 minutes 00 seconds East 265.15 feet to the point or place of BEGINNING.

NOTE:
 ELEVATIONS IN NASSAU COUNTY VERTICAL DATUM

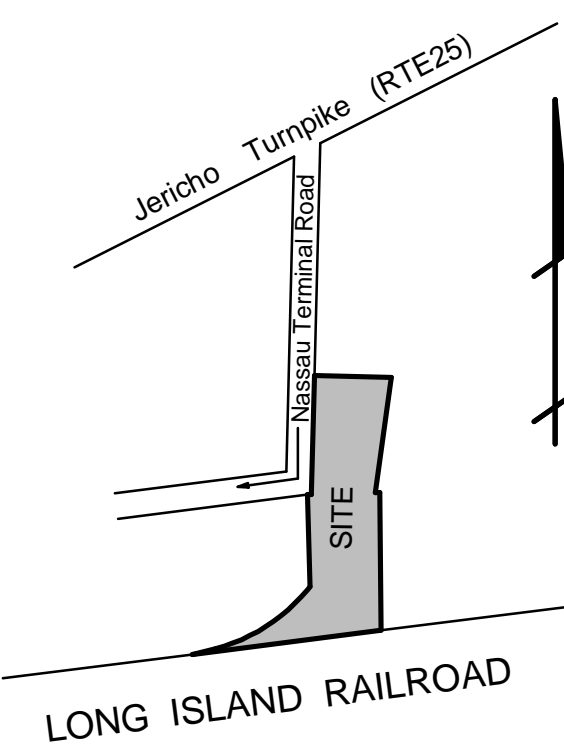
TREE DATA

TREE NUMBER	TREE TYPE	TREE CALIPER
# 1	MAPLE	10"
# 2	MAPLE	10"
# 3	MAPLE	8"
# 4	MAPLE	10"
# 5	MAPLE	10"
# 6	MAPLE	8"
# 7	MAPLE	20"
# 8	EMPRESS	30"
# 9	MAPLE	10"
# 10	MAPLE	8"
# 11	MAPLE	8"
# 12	MAPLE	12"
# 13	MAPLE	10"
# 14	MAPLE	20"
# 15	MAPLE	12"
# 16	MAPLE	14"
# 17	MAPLE	10"
# 18	BLACK CHERRY	20"
# 19	MAPLE	16"
# 20	MAPLE	8"
# 21	MAPLE	8"
# 22	MAPLE	28"
# 23	MAPLE	7"
# 24	MAPLE	20"
# 25	MAPLE	10"
# 26	MAPLE	14"
# 27	BLACK CHERRY	14"
# 28	MAPLE	28"
# 29	MAPLE	30"
# 29 A	MAPLE	36"
# 30	MAPLE	10"
# 31	MAPLE	7"
# 31 A	BLACK CHERRY	10"
# 32	MAPLE	10"
# 33	MAPLE	16"
# 34	MAPLE	14"
# 35	MAPLE	18"
# 36	MAPLE	16"
# 37	MAPLE	12"
# 38	MAPLE	18"
# 39	MAPLE	4"
# 40	MAPLE	10"
# 41	TRIP-MAPLE	18"



LEGEND :

- STORM DRAIN
- MANHOLE
- SIAMESE CONNECTION
- WATER VALVE
- GAS VALVE
- CURB INLET CATCH BASIN
- EXISTING TREE



FILE NO.51041

GRAPHIC SCALE



1 inch = 30 ft.

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 PH: (631) 581-1688 FX: (631) 581-1691
 DATE: 6/12/2020 SCALE: 1" = 30' DRAWN BY: T.C.



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