



## APPENDIX F CHAIN OF TITLE REPORT

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# LANDSTAR

T I T L E   A G E N C Y   I N C .

55 Cherry Lane, Suite 201, Carle Place, NY 11514  
(516) 336-2020 ♦ Fax (516) 336-2025

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LandStar Title Agency, Inc., a duly licensed title agent, hereby certifies that a search has been made of the public record in the Office of the Nassau County Clerk for deeds affecting premises known as 1 Commander Square, Oyster Bay, N.Y. (Section 27, Block 16 Lots: 2, 3, 4 & 5), the following information is from said public record as of July 1, 2019:

- |  |   |
|--|---|
| 1. Elbert H. Griffin and Adelaide D. Griffin<br>To<br>William M. Dean, Jr.<br>(Covers Lots 2-5)  | Dated: 12/27/1928<br>Recorded: 05/12/1930<br>Liber: 1513 page: 493  |
| 2. Georgiana G. Dean, Elbert H. Griffin as<br>Executive under the last will and testament of<br>William M. Dean, Jr.<br>To<br>Benjamin Shapiro<br>(Covers Lots 5, 2 & 3) | Dated: 01/09/1946<br>Recorded: 01/2/1946<br>Liber: 3009 page: 435   |
| 3. L.I. Ice & Fuel Corp.<br>To<br>Benjamin Shapiro<br>(Covers Lot 4)   | Dated: 12/19/1952<br>Recorded: 01/14/1953<br>Liber: 5103 page: 552  |
| 4. Benjamin Shapiro<br>To<br>Commander Oil Corp.<br>(Covers Lots 2-5)  | Dated: 07/13/1971<br>Recorded: 08/04/1971<br>Liber: 8277 page: 261  |
| 5. Commander Oil Corporation<br>To<br>Commander Terminals Holdings, LLC  | Dated: 03/01/2001<br>Recorded: 03/15/2001<br>Liber: 11315 page: 173 |

Dated: 07/23/2019

By: LandStar Title Agency, Inc.

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Richard Lipman  
Vice President and Senior Counsel





NASSAU COUNTY CLERKS OFFICE  
ENDORSEMENT COVER PAGE

Recorded Date: 03-15-2001  
Recorded Time: 11:45:53 a  
  
Liber Book: D 11315  
Pages From: 173  
To: 176

Record and Return To:  
HAN-HSIEN TUAN  
YI TUAN & BRUNSTEIN  
350 FIFTH AVENUE  
NEW YORK, NY 10118

Control  
Number: 1110  
Ref #: RE 017820  
Doc Type: D01 Deed

Location:	Section	Block	Lot	Unit
OYSTER BAY (2824)	0027	00016-00	00002	
OYSTER BAY (2824)	0027	00016-00	00003	
OYSTER BAY (2824)	0027	00016-00	00004	
OYSTER BAY (2824)	0027	00016-00	00005	

Consideration Amount: 5,000,000.00

	Taxes Total	20,000.00
	Recording Totals	62.00
TEM001	Total Payment	20,062.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED  
KAREN V. MURPHY  
COUNTY CLERK



WCB-2  
Rev. 8/99  
(uniform ack.)

Standard N. Y. B.T.U. Form 8002

Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation (single sheet)

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

**THIS INDENTURE**, made the 1st day of March, in the year two thousand one **BETWEEN**

Commander Oil Corporation, One Commander Square, Oyster Bay, NY 11771

party of the first part, and

Commander Terminals Holdings, LLC, 10 Audrey Avenue, Oyster Bay, NY 11771

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A ANNEXED

This conveyance has been made with the unanimous consent in writing of all the stockholders of the Grantor.

The premises conveyed are the same premises described in deed recorded in Liber 8277 Page 261

The Grantor intends to convey all its right title and interest in the following tax lot:

Section 27 Block 16 Lots 2,3,4,5 ✓  
AM AVE, OYSTER BAY, NY

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Commander Oil Corporation

By:

  
Harold D. Shapiro, Pres.

\* STATE OF NEW YORK )  
COUNTY OF NASSAU ) ss.:

On the 1 day of March in the year 2001 before me, the undersigned, personally appeared Harold D. Shapiro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

CYNTHIA MARGARETEN  
Notary Public, State of New York  
No. 01MA4884255  
Qualified in Nassau County *Cynthia Margaret*  
Commission Expires January 26, 2003  
Signature and Office of  
individual taking acknowledgment

\* STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) ss.:

On the \_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of  
individual taking acknowledgment

\* For acknowledgments taken in New York State.

\*\* State, District of Columbia, Territory, Possession, or Foreign Country

\_\_\_\_\_ ) ss.:

On the \_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the \_\_\_\_\_ (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Signature and Office of  
individual taking acknowledgment

\*\* For acknowledgments taken outside of New York State.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANITOR'S ACIS  
TITLE No. N228123

COMMANDER OIL  
CORPORATION  
TO  
COMMANDER TERMINALS HOLDINGS,  
LLC.

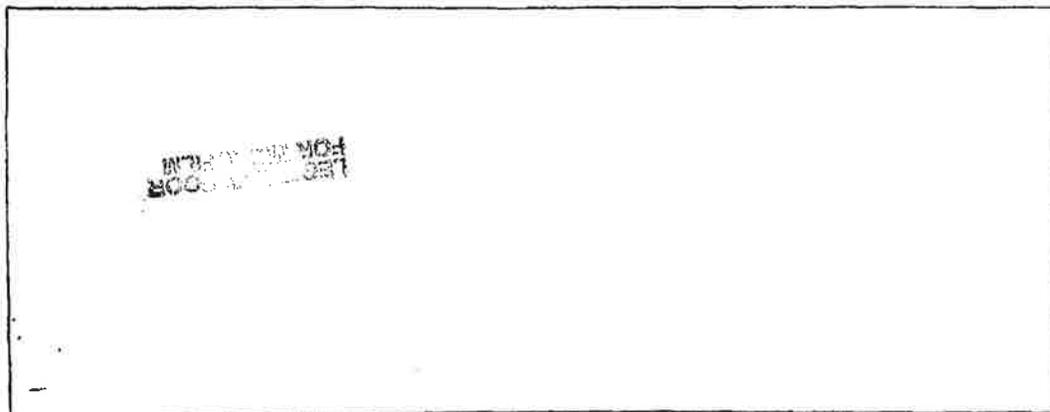
SECTION 27.  
BLOCK 16  
LOT 2, 3, 4, 5.  
COUNTY OR TOWN TOWN/OYSTER BAY  
COUNTY/HEMPSTEAD

Recorded At Request of  
First American Title Insurance Company of New York  
RETURN BY MAIL TO:



Han-Hsien Tuan  
Yi, Tuan & Brunstein  
350 Fifth Avenue  
New York, NY 10118  
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



Commander Oil Corporation to Commander Terminals, Holdings, LLC

Schedule A

(Foot of South Street, Oyster Bay, NY)

ALL that certain plot, piece or parcel of land with the buildings and improvements erected, situate, lying and being at or near White's Creek at Oyster Bay, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly line of Bay Street, formerly the road to Commercial Wharf, at the foot of South Street and the northerly side line of White's Creek;

RUNNING THENCE North 11 degrees 30 minutes West along the easterly side line of Bay Street, 203.18 feet to lands now or formerly of Christeen Smith;

RUNNING THENCE North 66 degrees 42 minutes East according to a survey made about the year 1912 along the lands now or formerly of Christeen Smith 572.9 feet to Oyster Bay Harbor;

RUNNING THENCE South 9 degrees 35 minutes East along Oyster Bay Harbor, 228 feet;

RUNNING THENCE South 6 degrees 16 minutes West still along Oyster Bay Harbor, 61 feet to White's Creek;

RUNNING THENCE South 71 degrees 46 minutes West along White's Creek 376 feet;

RUNNING THENCE South 79 degrees 6 minutes West still along White's Creek, 160.3 feet, to the point or place of BEGINNING.

FOR MICROFILM