APPENDIX A

Survey Map, Metes and Bounds

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN plot, piece or parcel of land, together with the buildings and improvements thereon erected, situate, lying and being at Long Island City in the County of Queens, City of New York, known as Lot Numbers 4, 5, 6, 7, 13 14, 15 and 16, in Block 21"Map of Hunter Van Alst and Debevoise Farms" situate in the 1st, 2nd and 3rd Wards, Long Island, Queens County, surveyed by Peter Van Alst for the Trustees of Union College bounded and described as follows:

BEGINNING at a point on the westerly side of Vernon Boulevard, distant 75 feet northerly from the corner formed by the intersection of the westerly side of Vernon Boulevard and the northerly side of 46th Avenue:

RUNNING THENCE south 75 degrees 17 minutes 05 seconds west and parallel with 46th Avenue, 100 feet;

THENCE south 14 degrees 42 minutes 55 seconds east and parallel with Vernon Boulevard, 75 feet to the northerly side of 46th Avenue;

THENCE south 75 degrees 17 minutes 05 seconds west along the northerly side of 46th Avenue, 100 feet to the easterly line of Lot 17 on the aforesaid map;

THENCE north 14 degrees 42 minutes 55 seconds west along the easterly line of Lot 17 and parallel to Vernon Boulevard, 231 feet, 6 inches to the southerly line of the 11th Street Basin;

THENCE north 75 degrees 17 minutes 05 minutes east along the southerly line of the 11th Street Basin and parallel to 46th A venue, 49 feet to the westerly line of Lot 10;

THENCE south 14 degrees 42 minutes 55 seconds east along the westerly line of Lot 10 and parallel to Vernon Boulevard, 1 foot 6 inches;

THENCE north 75 degrees 17 minutes 05 seconds east along said southerly side of Lot 10 and parallel with 46th Avenue, 51 feet to the westerly side of Lot 9 on said map;

THENCE south 14 degrees 42 minutes 55 seconds east and parallel with Vernon Boulevard and along the westerly sides of Lots 9 and 8, 55 feet to the northerly side of Lot 7 on said map;

THENCE north 75 degrees 17 minutes 05 seconds east and along the northerly side of Lot 7 and parallel with the northerly side of 46th Avenue, 100 feet to the westerly side of Vernon Boulevard;

THENCE south 14 degrees 42 minutes 55 seconds east and along the westerly side of Vernon Boulevard, 100 feet to the point or place of BEGINNING.

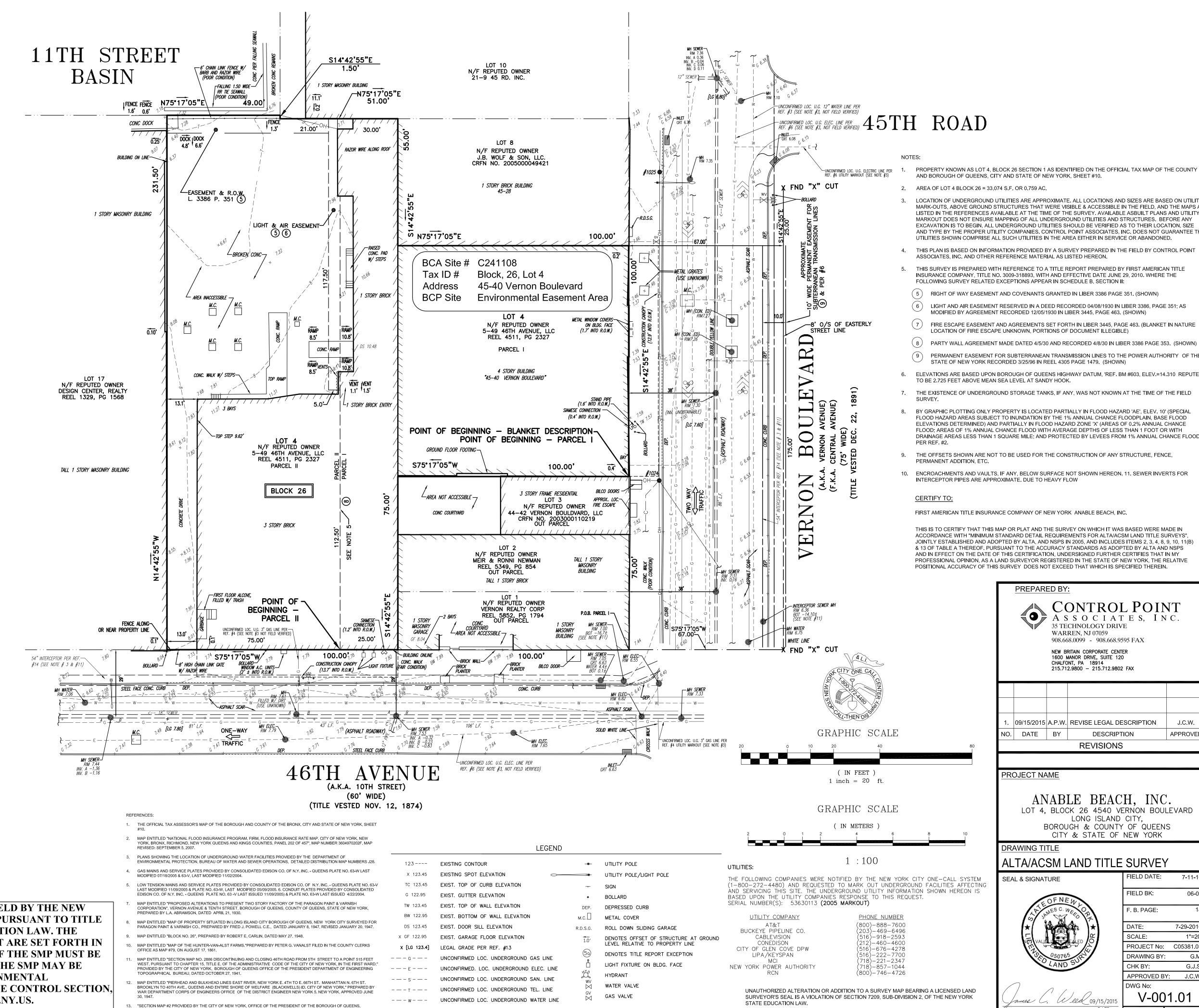
Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

(Vernon Boulevard a/k/a Vernon Avenue f/k/a Central Avenue)

(46th Avenue a/k/a 10th Street f/k/a West 10th Street)

(11th Street Basin f/k/a The Canal)

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN ("SMP"). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP MAY BE OBTAINED FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION. 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@GW.DEC.STATE.NY.US.



UNCONFIRMED LOC. UNDERGROUND CABLE

TOPOGRAPHICAL BUREAU. 14. PLANS SHOWING THE LOCATION OF UNDERGROUND SEWER FACILITIES PROVIDED BY THE

CITY OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWERS.

PREPARED BY:

NO. DATE BY

PROJECT NAME

DRAWING TITLE

SEAL & SIGNATURE

NEW YORK PROFESSIONAL LAND SURVEYOR #50765

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE

LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CONTROL POINT

ASSOCIATES, INC.

DESCRIPTION

REVISIONS

ANABLE BEACH, INC.

LOT 4, BLOCK 26 4540 VERNON BOULEVARD

LONG ISLAND CITY,

BOROUGH & COUNTY OF QUEENS

CITY & STATE OF NEW YORK

FIELD DATE:

FIELD BK:

DATE:

SCALE:

CHK BY:

DWG No:

DRAWING BY

C05381.03

APPROVED BY:

PROJECT No: C05381 0

CAD FILE No: PAGE No:

F. B. PAGE:

ALTA/ACSM LAND TITLE SURVEY

J.C.W.

APPROVEI

7-29-201

1"=20

JCV

35 TECHNOLOGY DRIVE

NEW BRITAIN CORPORATE CENTER

215.712.9800 - 215.712.9802 FAX

1600 MANOR DRIVE, SUITE 120

09/15/2015 A.P.W. REVISE LEGAL DESCRIPTION

908.668.0099 - 908.668.9595 FAX

WARREN, NJ 07059

CHALFONT, PA 18914