

- LEGEND**
- CONCRETE WALL
 - CURB
 - DROP CURB
 - PAVEMENT
 - - - CHAIN LINK FENCE
 - - - UNDERGROUND ELECTRIC
 - - - GAS MAIN
 - - - WATER MAIN
 - ⊙ STRUCTURE - SANITARY
 - ⊙ STRUCTURE - DRAINAGE
 - ⊙ FIELD INLET
 - ⊙ CATCH BASIN
 - ⊙ DRAINAGE INLET
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ LIGHT POLE
 - ⊙ GAS VALVE
 - ⊙ SEWER CLEAN-OUT
 - ⊙ SIGN
 - TRAFFIC FLOW ARROW
 - ⊙ HANDICAP PARKING
 - ⊙ NUMBER OF PARKING STALLS
 - CONCRETE
 - ⊙ CROSS CUT SET
 - ⊙ REBAR SET

DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in the Hamlet of Bohemia, Town of Islip, Suffolk County, State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Comac Street where same is intersected by the division line between Lot 95 (abandoned) and Lot 96 as shown on Map of Farm Lots in Lakeland Map #261;

THENCE South 06 degrees 27 minutes 30 seconds East along the last mentioned division line, 656.26 feet to a point;

THENCE South 74 degrees 38 minutes 30 seconds West, 431.20 feet to a point;

THENCE South 06 degrees 27 minutes 30 seconds East, 136.66 feet to a point;

THENCE South 83 degrees 32 minutes 30 seconds East, 170.65 feet to a point;

THENCE North 82 degrees 46 minutes 00 seconds West, 77.55 feet to a point;

THENCE North 06 degrees 27 minutes 30 seconds East, 531.53 feet to a point;

THENCE North 74 degrees 38 minutes 30 seconds East, 198.39 feet to a point;

THENCE North 06 degrees 27 minutes 30 seconds West, 204.51 feet to the southerly side of Comac Street;

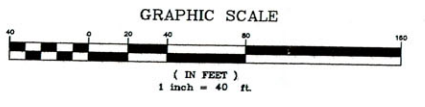
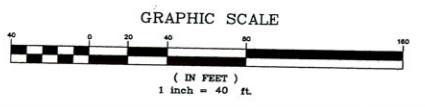
THENCE North 74 degrees 38 minutes 30 seconds East along the southerly side of Comac Street, 481.81 feet to the point or place of BEGINNING.

CERTIFICATION

TO: MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY
 BABSON CAPITAL MANAGEMENT LLC
 CHICAGO TITLE INSURANCE COMPANY
 NORTHAMERICAN TERMINALS MANAGEMENT, INC.
 CALLEST NAT, LLC
 CALLEST INDUSTRIAL INVESTORS, LLC
 LASALLE INVESTMENT MANAGEMENT, INC.
 AND THEIR RESPECTIVE PARTNERS, SUBSIDIARIES, AND AFFILIATES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6, 7a, 7b, 8a-D, 8b-D, 9 AND 10 THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN THEREOF, ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

BARRETT, BONACCI & VAN WEELE P.C.
 BY: *[Signature]*
 MARTIN A. READ
 NYS LIC #050076



- NOTES**
- TOTAL LOT AREA = 429,120 S.F. OR 9.85 ACRES.
 - SUBJECT PARCEL APPEARS TO BE PART OF LOTS 94, 95 AND PART OF THE BED OF 9th AVENUE AS SHOWN ON THE MAP OF FARM LOTS IN LAKELAND, L.I., FILED FEB. 15, 1959 AS FILE #261.
 - THERE ARE 271 MARKED PARKING STALLS, 8 OF WHICH ARE HANDICAP.
 - BUILDING FOOTPRINT AREA = 123,716 SQ. FT.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND/OR CONSTRUCTION DRAWINGS. LOCATIONS OF UNDERGROUND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY BE ENCOUNTERED.
 - ALL VISIBLE UTILITIES SERVING THE PROPERTY ARE SHOWN HEREON.
 - THE PROPERTY DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 38103C0670 G, INDEX # 38103CNDX1, EFFECTIVE DATE MAY 4, 1998.
 - PROPOSED EASEMENTS AND DEDICATION PLOTTED AS PER PRIOR SURVEYS.
 - THERE IS NO OBSERVABLE EVIDENCE OF THE FOLLOWING: EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS; SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL; RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THE PROPERTY IS KNOWN AS 140 COMAC STREET, RONKONKOMA.

ZONING & PARKING NOTES

THE PROPERTY IS ZONED INDUSTRIAL 1.
 THE FOLLOWING IS A PARTIAL LISTING OF ZONING RESTRICTIONS PRINTED IN THE CODE OF THE TOWN OF ISLIP:

MINIMUM LOT AREA: 20,000 S.F.
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM FRONT YARD SETBACK: 50 FEET
 MINIMUM REAR YARD SETBACK: 25 FEET
 MINIMUM SIDE YARD SETBACK: 10 FEET / 20 FEET TOTAL
 MAXIMUM FLOOR AREA RATIO: 0.35

PARKING REQUIREMENTS

ACCORDING TO THE TOWN OF ISLIP CODE, FOR PARCELS USED FOR MANUFACTURING, INDUSTRIAL, WAREHOUSE, OR WHOLESALE DISTRIBUTION, 1 PARKING STALL IS REQUIRED FOR EACH 600 SQUARE FEET OF GROSS FLOOR AREA (GFA); HOWEVER, 15 PERCENT OF THE GFA MUST BE COMPUTED AS OFFICE SPACE AT 1 PARKING SPACE PER 200 SQ.FT. GFA.

GFA = 123,716 SQ.FT. (SEE NOTE 4)
 (0.15 x 123716) / 200 = 93
 (0.85 x 123716) / 600 = 175
 175 + 93 = 268 TOTAL REQUIRED SPACES (271 PROVIDED)

THE INFORMATION PROVIDED ABOVE IS NOT A COMPLETE ZONING OR PARKING ANALYSIS OF THE PROPERTY.

SCHEDULE "B" NOTES

ACCORDING TO TITLE COMMITMENT NUMBER 3805-00639, ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JULY 1, 2005, THERE ARE NO EASEMENTS, RIGHTS-OF-WAY, COVENANTS OR RESTRICTIONS OF RECORD AFFECTING THE PROPERTY.

TAX MAP NO. DISTRICT 0500 SECTION 125 BLOCK 1 P/O LOT 17.10

REVISIONS

NO.	DATE	DESCRIPTION

Barrett, Bonacci & Van Weele, P.C.

CIVIL ENGINEERS/SURVEYORS/PLANNERS
 175A Commerce Drive, Hauppauge, NY 11788
 TEL 516/435-1111 FAX 516/435-1022
 www.civil-survey.com

UNAUTHORIZED DIVULSION OR ADDITION TO A SURVEY MAP BEARING THE SURVEYOR'S SEAL OR SIGNATURE IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 Copies from the original of this survey map not retained with an original of the final survey's annotated and sealed map shall be considered to be a true and valid copy of the survey.

PROPERTY SITUATE BOHEMIA

TOWN OF ISLIP SUFFOLK COUNTY N.Y.

ALTA/ACSM LAND TITLE SURVEY

SHEET OF 1

SURVEYED BY	DRAWN BY	CHECKED BY	DATE	SCALE	PROJECT NO.
DD	TS		OCTOBER 12, 2005	1" = 40'	980642B