

**FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NLT-24139-S-13 - SCHEDULE A:**

ALL that certain plot, piece or parcel of land, situate, lying and being at Hottaville, in the Town of Brookhaven, County of Suffolk and State of New York, known and designated as part of Parcel 2 as shown on map of Exit 83 Development LLC filed 09/24/99 as Map No. A-485, said part of parcel being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of North Ocean Avenue (CR 83) at the extreme westerly end of the curve connecting the westerly side of North Ocean Avenue (CR 83) with the northerly side of Long Island Expressway (Expressway Drive North I-495);

RUNNING THENCE the following 3 courses and distances along the northerly side of Long Island Expressway (Expressway Drive North I-495);

- 1) Westerly along the arc of the curve bearing to the left having a radius of 1030.00 feet and a distance of 17.97 feet (17.72 feet calculated) to a point;
- 2) South 72 degrees 19 minutes 59 seconds West 200.00 feet to a point;
- 3) Westerly along the arc of a curve bearing to the right having a radius of 970.00 feet a distance of 197.57 feet to a point;

THENCE North 07 degrees 00 minutes 53 seconds West 230.74 feet;

THENCE North 82 degrees 59 minutes 07 seconds East 28.92 feet;

THENCE in a northwesterly direction along the arc of a curve bearing to the left having a radius of 150.00 feet a distance of 235.62 feet;

THENCE North 07 degrees 00 minutes 53 seconds West 115.00 feet;

THENCE northwesterly along the arc of a curve bearing to the left having a radius of 150.00 feet a distance of 160.86 feet (161.00 feet calculated);

THENCE North 07 degrees 00 minutes 53 seconds West 18.35 feet (18.62 feet calculated) to the southerly side of land now or formerly of Farmingville Associates;

THENCE along said last mentioned land North 82 degrees 59 minutes 07 seconds East 431.66 feet to the westerly side of North Ocean Avenue (CR 83);

THENCE along the westerly side of North Ocean Avenue (CR 83) South 07 degrees 00 minutes 53 seconds East 60.00 feet;

THENCE South 82 degrees 59 minutes 07 seconds West 266.80 feet;

THENCE South 07 degrees 00 minutes 53 seconds East 230.00 feet;

THENCE North 82 degrees 59 minutes 07 seconds East 284.09 feet (284.24 feet calculated) to the westerly side of North Ocean Avenue (CR 83);

THENCE along the westerly side of North Ocean Avenue (CR 83) the following two courses and distances:

- 1) South 04 degrees 43 minutes 27 seconds East 82.17 feet (81.97 feet calculated);
- 2) South 07 degrees 00 minutes 53 seconds East 79.10 feet to the northerly end of a curve having a radius of 140.00 feet a length of 196.20 feet and;

THENCE in a southwesterly direction along the arc of said curve bearing to the right having a radius of 140.00 feet a distance of 196.20 feet to the northerly side of Long Island Expressway I-495 to the point or place of BEGINNING.

Being and intended to be the same premises conveyed by deed recorded on October 2, 2006, in Liber 12472, Page 40, in the office of the Suffolk County Clerk.

TOGETHER with the benefits of easements as set forth in Liber 11923 cp 07, Liber 12006 cp 605 as amended in Liber 12007 cp 324.

TOGETHER with the benefit of easements as set forth in Liber 12006 cp 662.

TOGETHER with the benefit of easement as set forth in Liber 11771 cp 983.

**FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NLT-24139-S-13 - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Declaration of Covenants and Restrictions as recorded in Liber 11771 cp 983, Declaration of Covenants, Restrictions and Easements in Liber 11923 cp 07, Declaration of Restrictions, Covenants and Easements in Liber 12006 cp 605 and Amendment to Declaration in Liber 12007 cp 324. (BOTH AFFECTS AND BENEFITS THE SUBJECT PROPERTY - SPECIFIC EASEMENTS SHOWN IN SKETCHES OF PROVIDED DOCUMENTS ARE ILLEGIBLE) (50' INGRESS AND EGRESS EASEMENT - PLOTTED AND SHOWN HEREON)
10. Covenants and restrictions set forth in Liber 11982 cp 317 and Liber 11988 cp 16. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)
11. Covenants and Restrictions and Easements set forth in Agreement in Liber 12006 cp 662. (BOTH AFFECTS AND BENEFITS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)
12. Telephone Easement in Liber 12151 cp 63. (AFFECTS THE SUBJECT PROPERTY - SKETCH OF OF EASEMENTS IN PROVIDED DOCUMENT IS ILLEGIBLE)
13. Electric Easement in Liber 1149 cp 339. (AFFECTS THE SUBJECT PROPERTY - UNABLE TO LOCATE EASEMENT - REFERENCED SURVEY NOT PROVIDED)
14. Intentionally deleted.
15. Sewer Easement in Liber 11990 cp 761. (AFFECTS THE SUBJECT PROPERTY - EASEMENT CANNOT BE PLOTTED - UNDERGROUND UTILITIES WERE NOT LOCATED FOR THE BENEFIT OF THIS SURVEY - REFERENCED EXIT 63 DEVELOPMENT, LLC, SEWER EASEMENT PLAN NOT PROVIDED - PROVIDED DOCUMENT CONTAINS NO PLOTTABLE SURVEY ITEMS)

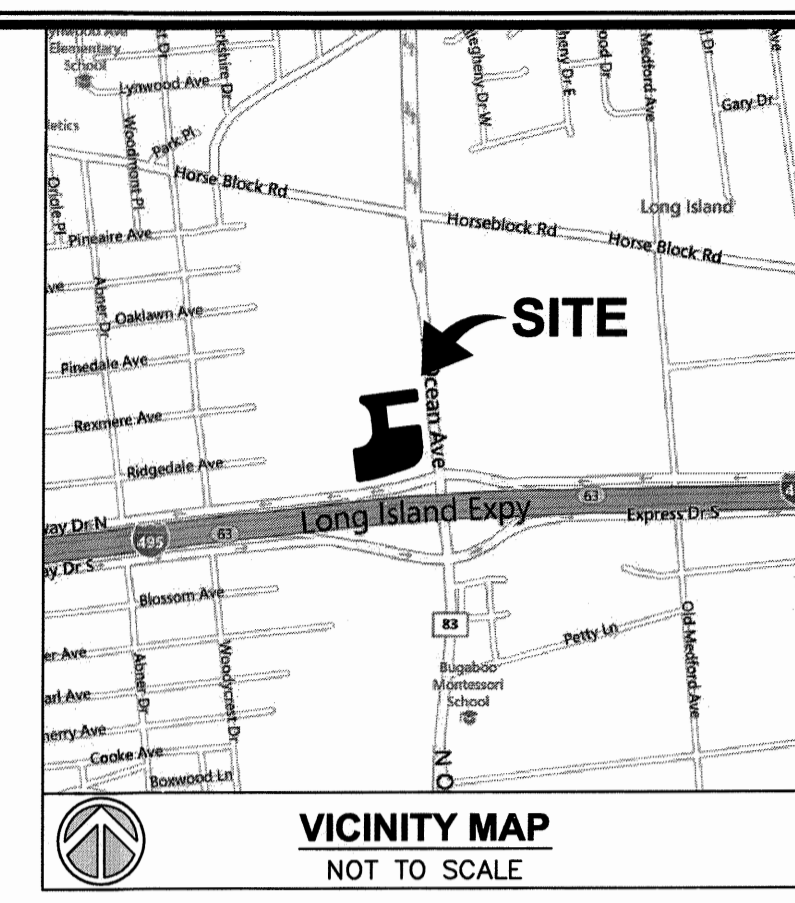
**MISCELLANEOUS NOTES:**

1. There is access to the subject property per an Ingress and Egress easement set forth in Amended Site Plan dated July 26, 1995 from North Ocean Avenue, a public right-of-way, as referenced in Deed Volume 12006 Page 605.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 2000 North Ocean Avenue, Farmingville, NY.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. NLT-24139-S-13 with an effective date of June 17, 2013.
9. There are no wetlands on or adjacent to the subject per the United States Fish and Wildlife Service National Wetlands Inventory web site. This statement should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.
10. Professional Liability Insurance Policy obtained by the Surveyor in the minimum amount of \$3,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

**FLOOD ZONE:**

By scaled map location and graphic plotting only, the subject property does not lie within a Special Flood Hazard Area according to the Flood Insurance Rate Map for the County of Suffolk, Community Panel No. 36103C0685H (Panel not printed.)

**PARKING:**  
102 Parking Spaces  
6 Handicapped Spaces  
108 Total Parking Spaces



**BASIS OF BEARING:**

The basis for all bearings shown hereon is the north right-of-way of Long Island Expressway, assumed as being South 72°19'59" West, and is used to denote angles only.

**SURVEYOR'S OBSERVATIONS:**

At the time of this survey, there was no visible evidence of encroachments or violations.

**ZONING:**

Zoning Classification: J-8 (Hotel-Motel)  
Permitted Use: Permitted  
Minimum Building Setbacks:  
Front: Setback shall be equal to building height  
Side: Setback shall be equal to building height  
Rear: Setback shall be equal to building height  
Parking/Other Setbacks: None  
Maximum Building Height: Per Planning Board  
Parking Ratio: 1 space per guest room or suite

**SOURCE:**  
Town of Brookhaven, NY  
Planning  
631-451-6298

This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.

**SYMBOL LEGEND**

R/W	- Right-of-Way
P	- Adjoiner's Property Line
P.O.B.	- Place/Point of Beginning
Rad	- Radius
Arc	- Arc Length
Δ	- Delta Angle
ChL	- Chord Length
ChB	- Chord Bearing
Calc.	- Calculated
(Deed)	- Deed Book 12472 Page 40
(XX)	- No. of Regular Parking Spaces
(XX)	- No. of Handicap Parking Spaces
(M)	- Manhole
(C)	- Catch Basin
(F)	- Fire Hydrant
(V)	- Water Valve
(G)	- Gas Valve
(E)	- Electric Manhole
(U)	- Utility Vault
(H)	- Handicap Space
(W)	- Wall (As Noted)
(F)	- Flag Pole
(L)	- Light Pole
(X)	- Fence (As Noted)
(C)	- Concrete Area
(N)	- No Parking Area
(B)	- Building Area

**CERTIFICATION:**

To BRE NE Hospitality Property Owner LLC, and BSHH LLC, and First American Title Insurance Company ("First American"), and Chicago Title Insurance Company ("Chicago Title," collectively with First American, the "Title Company"), and German American Capital Corporation, its successors and/or assigns, together with any successors and assigns of each and all of the aforementioned parties and any reinsurer of Title Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, and 21 of Table A thereof. The field work was completed on September 3, 2013.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

By: *Edward E. Northrop* 12-10-13  
Edward E. Northrop, LS  
New York Registered Land Surveyor  
L.S. License No. 050486  
For and on behalf of Millman Surveying, Inc.

**REVISION HISTORY**

BY:	DATE:	COMMENT:
TAR	10/10/13	CLIENT COMMENTS
ESJ	10/28/13	CLIENT COMMENTS
ESJ	10/31/13	CLIENT COMMENTS
ESJ	11/12/13	CLIENT COMMENTS
ESJ	11/14/13	CLIENT COMMENTS
RF	11/15/13	CLIENT COMMENTS
RF	11/18/13	CLIENT COMMENTS
RF	12/09/13	CLIENT COMMENTS

**millman**  
National Land Services  
Transforming the Industry  
Surveying  
Zoning  
Environmental  
Real Support - Title Review  
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Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmansurveying.com  
landsurveyors@millmanland.com

ALTA/ACSM LAND TITLE  
SURVEY PREPARED FOR:

**BLACKSTONE  
REAL ESTATE  
ADVISORS**  
354 Park Avenue, 42nd Floor,  
New York, NY 10154  
Phone: 212-390-2275

**virtualsurveyor**  
for more information  
visit <http://vimeo.com/25774196>

2000 North Ocean Avenue  
Hamlet of Farmingville  
Town of Brookhaven  
County of Suffolk  
State of New York

**NORTH  
GRAPHIC SCALE**  
0 40 80  
1 INCH = 40 FT.

STATE OF NEW YORK  
EDWARD E. NORTHROP  
LICENSED LAND SURVEYOR  
050486

Surveyor's Seal  
Sheet No. **1** of **1**

MSI Project No. 30086  
PM: ESJ Drafter: TAR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(150.00' Dd)	235.62' Dd	212.13'	N 37°59'07"	90°00'01"

Rad=(970.00' Dd)  
Arc=(197.57' Dd)  
Δ=11°40'12"  
ChL=197.23'  
ChB=S 78°10'05" W

Rad=(1030.00' Dd)  
Arc=(17.72' Calc.  
(17.07' Dd)  
Δ=0°59'09"  
ChL=17.72'  
ChB=S 72°47'18" W

Rad=(140.00' Dd.)  
Arc=(196.20' Dd.)  
Δ=80°17'45"  
ChL=180.53'  
ChB=S 32°53'01" W

Now or Formerly:  
Farmingville Associates  
Book 11630 Page 290  
APN: 0200-655-00-05-00-015-003

Now or Formerly:  
Mark W Ford 55% Interest and C John and the Ford Family Partnership No 1 37  
Book 12304 Page 637  
APN: 0200-696-00-05-00-001-004

Now or Formerly:  
Exit 63 Development LLC  
APN: 0200-696-00-05-00-001-003

VESTED IN:  
HHLP Brookhaven Associates LLC  
Book 12472 Page 40  
APN: 0200-696-00-05-00-001-005

TOTAL LAND AREA:  
196,178 Square Feet  
4.504 Acres

Now or Formerly:  
Exit 63 Development LLC  
APN: 0200-696-00-05-00-001-003