

GENERAL NOTES

- The bearing base for this survey originated from Liber 12453 Page 929
- This property has an area of 328,961 square feet or 7.5519 acres of land.
- This property is designated by Suffolk County, as Section 3 Block 1 lot 25.0003 & 25.0004
- There was no observable evidence of cemeteries found at the time of this survey.
- In response to Table A items 16, 17, and 18 there was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
- The Property has access via Wheeler Road & Veterans Highway which is a public right of way.
- Interior roadways appear private, variable in width and unnamed, unless otherwise shown.

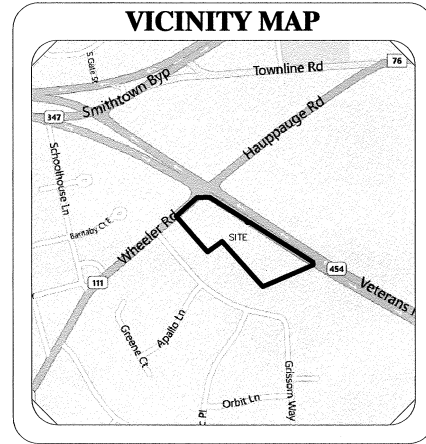
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a Title Report prepared by First American Title Insurance Company, Commitment No. 506-20187-S, Effective Date: December 14, 2012

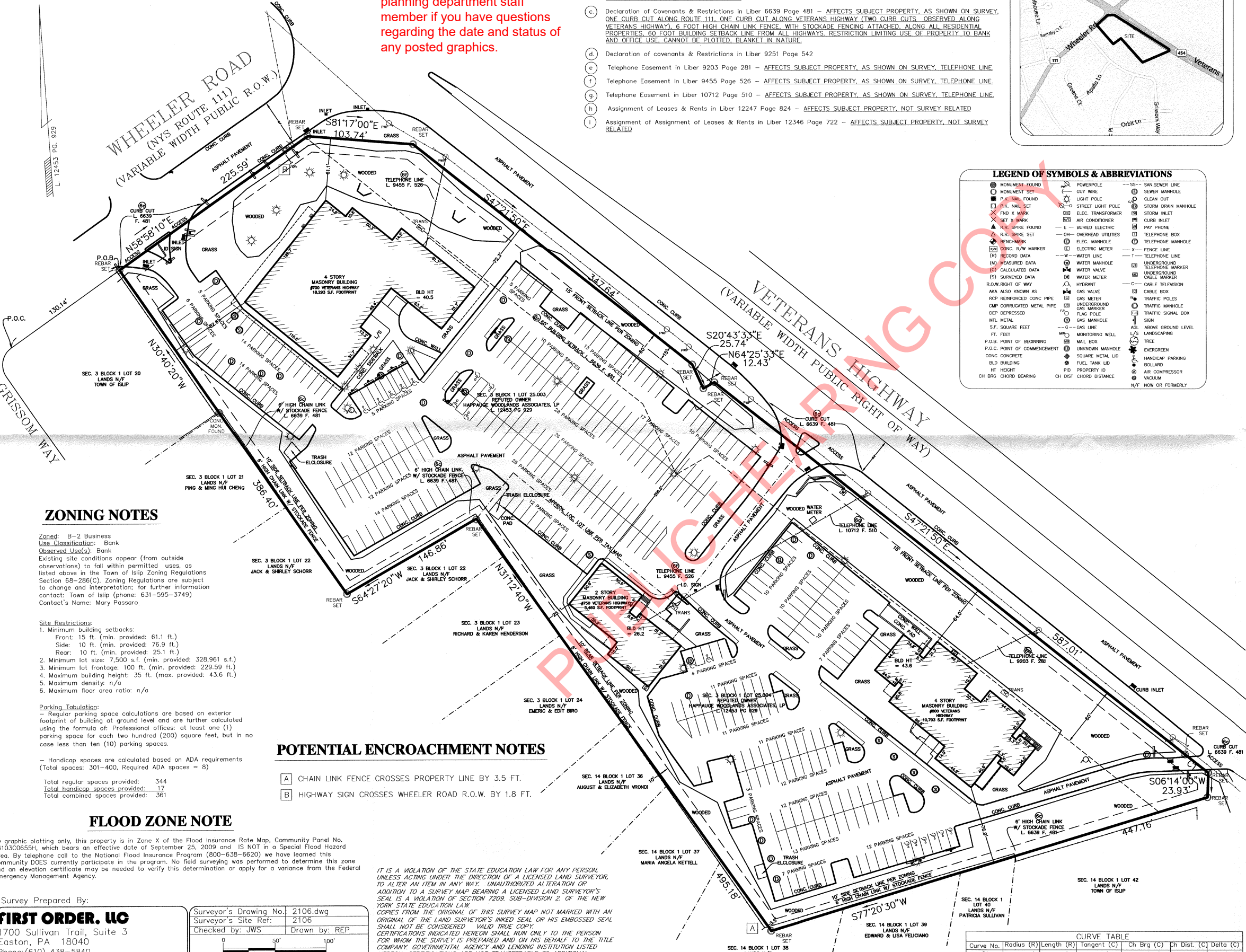
Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth herein.
- Electric Easement in Liber 913 Page 93 - AFFECTS SUBJECT PROPERTY UNKNOWN, DESCRIPTION VAGUE.
- Boundary Line Agreement in Liber 2279 Page 4 - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT, REFLECTS CURRENT SOUTHWESTERLY BOUNDARY LINE.
- Declaration of Covenants & Restrictions in Liber 6639 Page 481 - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY, ONE CURB CUT ALONG ROUTE 111, ONE CURB CUT ALONG VETERANS HIGHWAY (TWO CURB CUTS OBSERVED ALONG VETERANS HIGHWAY), 6 FOOT HIGH CHAIN LINK FENCE WITH STOCKADE FENCING ATTACHED, ALONG ALL RESIDENTIAL PROPERTIES, 60 FOOT BUILDING SETBACK LINE FROM ALL HIGHWAYS, RESTRICTION LIMITING USE OF PROPERTY TO BANK AND OFFICE USE, CANNOT BE PLOTTED, BLANKET IN NATURE.
- Declaration of covenants & Restrictions in Liber 9251 Page 542
- Telephone Easement in Liber 9203 Page 281 - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY, TELEPHONE LINE.
- Telephone Easement in Liber 9455 Page 526 - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY, TELEPHONE LINE.
- Telephone Easement in Liber 10712 Page 510 - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY, TELEPHONE LINE.
- Assignment of Leases & Rents in Liber 12247 Page 824 - AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED
- Assignment of Assignment of Leases & Rents in Liber 12346 Page 722 - AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED



LEGEND OF SYMBOLS & ABBREVIATIONS

MONUMENT FOUND	POWERPOLE	SS - SAN SEWER LINE
MONUMENT SET	CUT WIRE	SEWER MANHOLE
P.C. NAIL FOUND	LIGHT POLE	CLEAN OUT
END X MARK	STREET LIGHT POLE	STORM DRAIN MANHOLE
SET X MARK	ELEC. TRANSFORMER	STORM INLET
NUB SPIKE FOUND	AIR CONDITIONER	CURB INLET
R.R. SPIKE SET	BURIED ELECTRIC	PAY PHONE
BENCHMARK	OVERHEAD UTILITIES	TELEPHONE BOX
CONC. P/W MARKER	ELEC. MANHOLE	TELEPHONE MANHOLE
RECORD DATA	ELECTRIC METER	FENCE LINE
MEASURED DATA	WATER LINE	TELEPHONE LINE
CALCULATED DATA	WATER MANHOLE	UNDERGROUND TELEPHONE MARKER
RECORDED DATA	WATER VALVE	UNDERGROUND CABLE MARKER
SURVEYED DATA	WATER METER	CABLE TELEVISION
R.O.W. RIGHT OF WAY	HYDRANT	CABLE BOX
AKA ALSO KNOWN AS	GAS VALVE	GAS METER
REF. REINFORCED CONC. PIPE	GAS METER	TRAFFIC POLES
CMP CORRUGATED METAL PIPE	UNDERGROUND GAS MARKER	TRAFFIC MANHOLE
DEP. DEPRESSION	FLAG POLE	TRAFFIC SIGNAL BOX
MIL. METAL	GAS MANHOLE	SIGN
S.F. SQUARE FEET	GAS LINE	AGL ABOVE GROUND LEVEL
FT. FEET	MONITORING WELL	L/S LANDSCAPING
P.O.B. POINT OF BEGINNING	MAIL BOX	TREE
P.O.C. POINT OF COMMENCEMENT	UNKNOWN MANHOLE	EVERGREEN
CONC. CONCRETE	SQUARE METAL LID	HANDICAP PARKING
BLD. BUILDING	FUEL TANK LID	BOLLARD
HT. HEIGHT	PROPERTY ID	AIR COMPRESSOR
CH BRG. CHORD BEARING	CH DIST. CHORD DISTANCE	N/F NOW OR FORMERLY



ZONING NOTES

Zoned: B-2 Business
 Use Classification: Bank
 Observed Use(s): Bank
 Existing site conditions appear (from outside observations) to fall within permitted uses, as listed above in the Town of Islip Zoning Regulations Section 68-286(C). Zoning Regulations are subject to change and interpretation; for further information contact: Town of Islip (phone: 631-595-3749) Contact's Name: Mary Passaro

- Site Restrictions:**
- Minimum building setbacks:
 Front: 15 ft. (min. provided: 61.1 ft.)
 Side: 10 ft. (min. provided: 76.9 ft.)
 Rear: 10 ft. (min. provided: 25.1 ft.)
 - Minimum lot size: 7,500 s.f. (min. provided: 328,961 s.f.)
 - Minimum lot frontage: 100 ft. (min. provided: 229.59 ft.)
 - Maximum building height: 35 ft. (max. provided: 43.6 ft.)
 - Maximum density: n/a
 - Maximum floor area ratio: n/a

Parking Tabulation:
 - Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of: Professional offices: at least one (1) parking space for each two hundred (200) square feet, but in no case less than ten (10) parking spaces.
 - Handicap spaces are calculated based on ADA requirements (Total spaces: 301-400, Required ADA spaces = 8)

Total regular spaces provided: 344
 Total handicap spaces provided: 17
 Total combined spaces provided: 361

POTENTIAL ENCROACHMENT NOTES

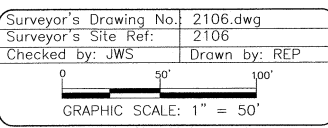
- A CHAIN LINK FENCE CROSSES PROPERTY LINE BY 3.5 FT.
- B HIGHWAY SIGN CROSSES WHEELER ROAD R.O.W. BY 1.8 FT.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 36103C0655H, which bears an effective date of September 25, 2009, and IS NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Survey Prepared By:
FIRST ORDER, LLC
 1700 Sullivan Trail, Suite 3
 Easton, PA 18040
 Phone: (610) 438-5840
 Fax: (610) 438-0004



CURVE TABLE

Curve No.	Radius (R)	Length (L)	Tangent (T)	Ch Brg (C)	Ch Dist. (C)	Delta (C)
C1	5001.58'	28.93'	14.47'	S47°31'47"E	28.93'	019°53'

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being at Hauppauge, Town of Islip, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Wheeler Road (New York State Route 111) distant 130.14 feet northeasterly from the northeasterly end of a curve having a radius of 20 feet and length of 31.28 feet, said curve connects the southeasterly side of Wheeler Road (New York State Route 111) with the easterly side of Grissom Way;

RUNNING THENCE from said point or place of beginning along the southeasterly side of Wheeler Road (New York State Route 111) North 58 degrees 58 minutes 10 seconds East, 225.59 feet to the westerly end of a line that connects the southeasterly side of Wheeler Road (New York State Route 111) with the southwesterly side of Veterans Highway;

THENCE along said line South 81 degrees 17 minutes East 103.74 feet to the easterly end of said line and the southwesterly side of Veterans Highway;

THENCE southeasterly along the southwesterly side of Veterans Highway the following five courses and distances:

- South 47 degrees 21 minutes 50 seconds East, 347.64 feet;
- South 20 degrees 43 minutes 33 seconds East, 25.74 feet;
- North 64 degrees 25 minutes 33 seconds East, 12.43 feet;
- South 47 degrees 21 minutes 50 seconds East, 587.01 feet;

5. Along an arc of a curve bearing to the left having a radius of 5001.58 feet and a distance of 28.93 feet to lands now or formerly of the Suffolk County Academy of Medicine;

THENCE South 06 degrees 14 minutes 00 seconds West along said land now or formerly of The Suffolk County Academy of Medicine, 23.93 feet to the map line of "Map of One Eleven East";

THENCE South 77 degrees 20 minutes 30 seconds West along said map line, 447.16 feet;

THENCE North 31 degrees 12 minutes 40 seconds West still along said map line and later along map line of "Map of Grissom Way" 495.18 feet;

THENCE along said map line of "Map of Grissom Way", the following two courses and distances:

- South 64 degrees 27 minutes 20 seconds West, 146.86 feet;
- North 30 degrees 40 minutes 20 seconds West, 386.40 feet to the southeasterly side of Wheeler Road (New York State Route 111) at the point or place of BEGINNING.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. 506-20187-S, Effective Date: December 14, 2012

ALTA/ACSM LAND TITLE SURVEY

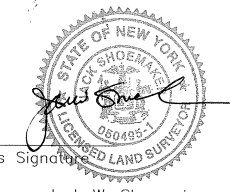
Woodlands Office Park
 700-800 Veterans Memorial Highway
 Hauppauge, NY

Surveyor's Certification

To: Fairfield Office Park at Hauppauge LLC, Citibank, N.A., its successors and/or assigns; Title America Land Services, Inc.; First American Title Insurance Company; and MKAssociates, Inc.

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 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 21 of Table A thereof.

The field work was completed on February 27, 2013.
 Date of Plat or Map: March 26, 2013.



Registered Surveyor: Jack W. Shoemaker
 Registration Number: 50495-1
 In the State of New York

PROJECT NAME: Woodlands Office Park MKA PROJECT No.: 6110-13-225F
 ADDRESS: 700-800 Veterans Memorial Highway CITY: Hauppauge STATE: NY

For Inquiries Concerning This Survey Contact MKA
 National Coordinators of Land Survey Services
 6593 Commerce Court - Warrenton, Virginia 20187
 Phone: (540)428-3550 Fax: (540)428-3560
 Email: comments@mkassociates.com
 www.mkassociates.com