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Our File No.  
37605/100

December 8, 2025

Town of Brookhaven Industrial Development Agency  
Office of Economic Development  
1 Independence Hill  
Farmingville, NY 11738  
Attn: Ms. Lisa M.G. Mulligan, Executive Director

**Re: Brookhaven Logistics Center LLC**

Ms. Mulligan:

Reference is made to that certain Master Company Lease Agreement and Master Lease and Project Agreement, each dated as of December 1, 2021 (respectively, the "Company Lease" and the "Master Lease"), between the Town of Brookhaven Industrial Development Agency ("TOB IDA") and Brookhaven Logistics Center, LLC ("BLC"), f/k/a NP/Winters Long Island Industrial, LLC, whereby TOB IDA and BLC entered into a straight-lease transaction for the Project (as such term is defined in the Master Lease). If you recall, the Project involved the acquisition and development of approximately 271 acres of land located east of Sills Road, south of the Long Island Expressway and adjacent on both sides of the Long Island Railroad tracks in Yaphank, New York (the "Land").

Since the closing of the Project, BLC acquired certain additional property contiguous to the Land identified as Suffolk County Tax Map Numbers (collectively, the "Acquired Parcels") (a) 0200-663.00-03.00-008.000; (b) 0200-704.00-03.00-013.001; (c) 0200-815.00-01.00-004.004; and (d) 0200-815.00-01.00-009.000.

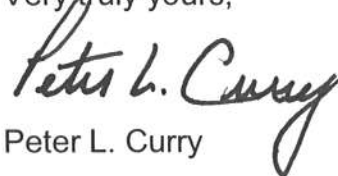
BLC intends to include the Acquired Parcels as part of its overall proposed warehouse and distribution facilities development in the Town of Brookhaven. As such, we request that TOB IDA includes the Acquired Parcels in the Project and incorporate the Additional

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Parcels into the Company Lease and Master Lease. Upon incorporation of the Acquired Parcels, the metes and bounds description of the Land will be as set forth on Exhibit A attached to this Letter.

Please let us know if you have any questions regarding the Additional Parcels. We are happy to provide any additional information that you need to assist with the proposed transaction.

Very truly yours,

A handwritten signature in black ink that reads "Peter L. Curry". The signature is written in a cursive style with a large, stylized "P" and "C".

Peter L. Curry

Enclosures

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**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**

[See Attached]

## **Overall Description of Parcels B & C**

### **Situate: Hamlet of Yaphank, Town of Brookhaven**

### **Suffolk County, New York**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Brookhaven, County of Suffolk and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Long Island Expressway (South Service Road) at the north west corner of the premises about to be described herein and the north east corner of land now or formerly of Long Island Lighting Company; said point being distant 200.70'(deed)[measured distance is the following three (3) courses: North 84 degrees 39 minutes 31 seconds East, 70.58 feet; Along the arc of a curve bearing to the left having a radius of 1,030.00 feet a distance of 6.68 feet; a chord of North 84 degrees 28 minutes 21 seconds East, 6.68 feet to the westerly side of Bellport Avenue (not open); Along the arc of a curve bearing to the left having a radius of 1,030.00 feet a distance of 124.29 feet; a chord of North 80 degrees 49 minutes 48 seconds East, 124.21 feet] easterly as measured along the southerly side of Long Island Expressway (South Service Road) from the corner formed by the intersection of the easterly side of Sills Road (County Route 101) with the southerly side of Long Island Expressway (south Service Road);

RUNNING THENCE from said point or place of beginning the following three (3) courses and distances:

- (1) Easterly along the arc of a curve bearing to the left having a radius of 1030.00 feet, a distance of 253.99 feet (252.54 feet measured and a chord that bears North 70 degrees 20 minutes 57 seconds East, 251.90 feet);
- (2) North 63 degrees 20 minutes 19 seconds East, 27.89 feet per deed (North 63 degrees 19 minutes 31 seconds East, 27.90 feet measured);
- (3) Easterly along the arc of a curve bearing to the right having a radius of 1970.00 feet, a distance of 183.43 feet and a chord that bears North 65 degrees 59 minutes 33 seconds East, 183.36 feet measured) to land shown on the map of Bellhaven Manor; also known as the point of beginning of Parcel C as shown on the Map of ALTA/NSPS Land Title Survey Parcels B & C by RLT Engineering, Geology, and Land Surveying, P.C. dated September 15, 2020 last revised October 12, 2021.

Running thence, continuing along the southerly line of the Long Island Expressway, South Service Road, the following four (4) courses;

1. Easterly 260.51 feet along the arc of a circular curve to the right that has a radius of 1,970.00 feet and a chord that bears North 72°26'55" East 260.33 feet;
2. North 84°32'29" East 7.01 feet;
3. Easterly 30.46 feet along the arc of a circular curve to the right that has a radius of 1,969.00 feet and a chord that bears North 76°52'55" East 30.46 feet;

4. North 77°19'31" East 6.96 feet;

Thence along land acquired by the State of New York, for use as a recharge basin, the following seven (7) courses;

1. South 05°27'31" East 44.93 feet;
2. North 84°32'29" East 10.00 feet;
3. South 05°27'31" East 162.50 feet;
4. North 84°32'29" East 305.00 feet;
5. North 05°27'31" West 162.50 feet;
6. North 84°32'29" East 5.00 feet;
7. North 05°27'31" West 85.45 feet, to the southerly line of the Long Island Expressway, South Service Road;

Thence along the southerly line of the Long Island Expressway, South Service Road the following three (3) courses:

1. North 77°19'31" East 336.29 feet;
2. North 12°40'29" West 1.00 feet;
3. North 77°19'31" East 550.86 feet, to land now or formerly the County of Suffolk;

Thence along land now or formerly of the County of Suffolk, South 05°27'31" East 2,239.98 feet, to the northerly line of the Long Island Rail Road right of way, as monumented ;

Thence along the northerly line of the Long Island Rail Road right of way, as monumented South 82°57'08" West 1930.67 feet;

THENCE northerly along said land North 05 degrees 51 minutes 00 seconds West, 1,950.40 feet per deed (North 05 degrees 50 minutes 02 seconds West, 1,950.96 feet measured) to the southerly side of the Long Island Expressway at the point or place of BEGINNING.

## Schedule A

AMENDED 5/16/2013

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

**BEGINNING** at the intersection of the easterly line of Old Town Road with the northerly line of Horse Block Road (Suffolk County Route 16), said point being the southwest corner of property acquired by the County of Suffolk from Decca Navigator Systems, Inc. per Map No. 93 entitled "Map Showing Property to be Acquired from Decca Navigator System, Inc. for County Purposes" County of Suffolk Department of Public Works R.M. Kammerer, Commissioner.

**RUNNING THENCE** along the easterly line of Old Town Road as shown on said acquisition map the following nine (9) courses:

- 1) North 05 degrees 32 minutes 32 seconds West 311.99 feet;
- 2) South 87 degrees 51 minutes 33 seconds West 65.33 feet;
- 3) Along the arc of a circular curve to the left, not tangent to the previous course, having a radius of 433.00 feet, said curve has a chord which bears North 31 degrees 24 minutes 24 seconds West 120.35 feet, an arc distance of 120.74 feet to a point of reverse curvature;
- 4) Along the arc of a circular curve to the right, tangent to the previous curve, having a radius of 367.00 feet, said curve has a chord which bears North 17 degrees 16 minutes 00 seconds West 276.48 feet, an arc length of 283.48 feet;
- 5) North 04 degrees 51 minutes 42 seconds East, tangent to the previous curve, 303.25 feet;
- 6) North 05 degrees 25 minutes 00 seconds West 198.14 feet;
- 7) North 17 degrees 45 minutes 00 seconds West 381.89 feet;
- 8) North 06 degrees 30 minutes 00 seconds East 439.25 feet;
- 9) North 07 degrees 20 minutes 00 seconds West 31.44 feet, to the intersection of the projection of the northerly line of property now or formerly of Equitable Yaphank, LLC. with the easterly line of Old Town Road;

**THENCE** along the projection of said northerly line and said northerly line South 84 degrees 19 minutes 38 seconds West 740.10 feet, to the easterly line of property shown on "Map Showing Property of Suffolk County to be Conveyed to New York Pyrotechnics Inc.", County of Suffolk Department of Public Works, A. Barton Cass — Commissioner;

**THENCE** along said easterly line North 05 degrees 40 minutes 22 seconds West 3,150.00, to the northerly line of said property conveyed to New York Pyrotechnics Inc.;

**THENCE** along said northerly line South 84 degrees 19 minutes 38 seconds West 720.30 feet,

**THENCE** North 04 degrees 46 minutes 00 seconds West 2,748.40 feet, to the southerly line of the Long Island Rail Road; **THENCE** along said southerly line North 82 degrees 57 minutes 28 seconds East 1,554.88 feet, to other

land of the County of Suffolk;

**THENCE** along said lands of the County of Suffolk the following eight (8) courses:

- 1) South 05 degrees 20 minutes 34 seconds East 3,195.71 feet;
- 2) South 49 degrees 00 minutes 49 seconds East 339.27 feet;
- 3) South 44 degrees 00 minutes 41 seconds East 312.52 feet;
- 4) South 05 degrees 32 minutes 28 seconds East 34.99 feet;
- 5) South 03 degrees 49 minutes 20 seconds East 15.25 feet;
- 6) South 05 degrees 23 minutes 40 seconds East 1,890.10 feet;
- 7) South 05 degrees 32 minutes 27 seconds East 1.82 feet;
- 8) North 84 degrees 27 minutes 33 seconds East 275.15 feet, to land now or formerly of Rosh, LLC;

**THENCE** South 05 degrees 32 minutes 27 seconds East 2,605.87 feet, to the northerly line of Horse Block Road (C.R. 16); **THENCE** along the northerly line of Horse Block Road (C.R. 16) the following seven (7) courses:

- 1) North 79 degrees 17 minutes 52 seconds West 184.55 feet;

- 2) North 75 degrees 01 minutes 07 seconds West 104.97 feet;
- 3) North 05 degrees 32 minutes 27 seconds West 19.19 feet;
- 4) North 75 degrees 01 minutes 07 seconds West 79.43 feet;
- 5) Along the arc of a circular curve to the right having a radius of 1,873.86 feet, tangent to the previous course, said curve has a chord which bears North 73 degrees 24 minutes 46 seconds West 105.02 feet, an arc length of 105.04 feet, to a point of reverse curvature;
- 6) Along the arc of a circular curve to the left having a radius of 1,945.86 feet, tangent to the previous curve, said curve has a chord which bears North 73 degrees 24 minutes 46 seconds West 109.06 feet, an arc length of 109.07 feet;
- 7) North 75 degrees 01 minutes 07 seconds West, tangent to the previous curve, 163.82 feet, to the point or place of **BEGINNING**.

