

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
(TOWN OF BROOKHAVEN, NEW YORK)**

**AMENDMENT FOR ROAD WIDENING
OF
(HAWKINS AVE DEVELOPMENT RHP2, LLC 2021 FACILITY)**

Dated as of December 1, 2023

Prepared By:

Nixon Peabody LLP
1300 Clinton Square
Rochester, New York 14604

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
(TOWN OF BROOKHAVEN, NEW YORK)**

**AMENDMENT FOR ROAD WIDENING
OF**

(HAWKINS AVE DEVELOPMENT RHP2, LLC 2021 FACILITY)

Dated as of December 1, 2023

Parties to Transaction

Town of Brookhaven Industrial Development Agency	“Agency”
Hawkins Ave Development RHP2, LLC	“Company”

Index to Transcript

Tab No.

1. Letter Request to amend documents for road widening.
2. Amendment Agreement (by and between the Agency and the Company).
3. Memorandum of Amended Company Lease Agreement (by and between Agency and Company), together with attached Form TP-584.
4. Memorandum of Amended Lease Agreement (by and between Agency and Company), together with attached Form TP-584.
5. Resolution of the Agency dated October 23, 2023.
6. Directive to Tax Assessor, together with Form RP-412-a.
7. Survey to reflect portion released for road widening.

JOHN M. WAGNER
PARTNER
jwagner@certilmanbalin.com

October 20, 2023

VIA E-MAIL TO info@brookhavenida.org

Lisa MG Mulligan, Chief Executive Officer
Town of Brookhaven Industrial Development Agency
One Independence Hill
Farmingville, NY 11738

**Re: Proposed Street-Widening Dedications in Phase 2A of the
Ronkonkoma Hub Development Project**

Honorable Ms. Mulligan and Board Members:

We are the attorneys for Hawkins Ave Development RHP2, LLC, which is the owner/developer of Phase 2A of the Ronkonkoma Hub Project located north of the Long Island Railroad and bounded west by Hawkins Avenue, north by Union Avenue, and south by Railroad Avenue, in Ronkonkoma, New York.

During the project design and site plan application process for the Phase 2A development, it was determined that dedications to the Town of Brookhaven of strips of land along the Phase 2A frontages along Hawkins Avenue, Union Avenue, and Railroad Avenue would be necessary for, among other things, required roadway and traffic improvements for Phase 2A and the overall Ronkonkoma Hub development. Annexed hereto are two maps, prepared by our project surveyor, that depict the locations and extent of the proposed roadway dedications.

Because the Town of Brookhaven Industrial Development Agency ("TOBIDA") currently holds leasehold and other interests in the Phase 2A property, it is necessary, to facilitate the aforesaid necessary road dedications, for TOBIDA (1) to agree to amend the property descriptions in the leases and subleases of the Phase 2A property to which TOBIDA is a party so as to exclude the proposed road dedication areas from the liens of such leases and subleases; (2) to agree to filing of amendments to any UCC financing statements previously filed, on TOBIDA's behalf, with respect to the Phase 2A property, so as to exclude the proposed road dedication areas from the collateral specified in such financing statements; and (3) to consent to release of the proposed road dedication areas from the liens of certain mortgages, assignments of leases and rents, and other interests affecting the Phase 2A property.

Lisa MG Mulligan, Chief Executive Officer
Town of Brookhaven Industrial Development Agency
October 20, 2023
Page 2

By this letter, we respectfully request that TOBIDA agree to proceed with the foregoing amendments, and to provide the foregoing consents. We will work with TOBIDA's counsel expeditiously to prepare all documents necessary to effectuate the foregoing amendments and to provide the foregoing consents.

I plan to appear before the TOBIDA to answer any questions you may have with respect to the foregoing request. Thank you for your consideration.

Respectfully yours,

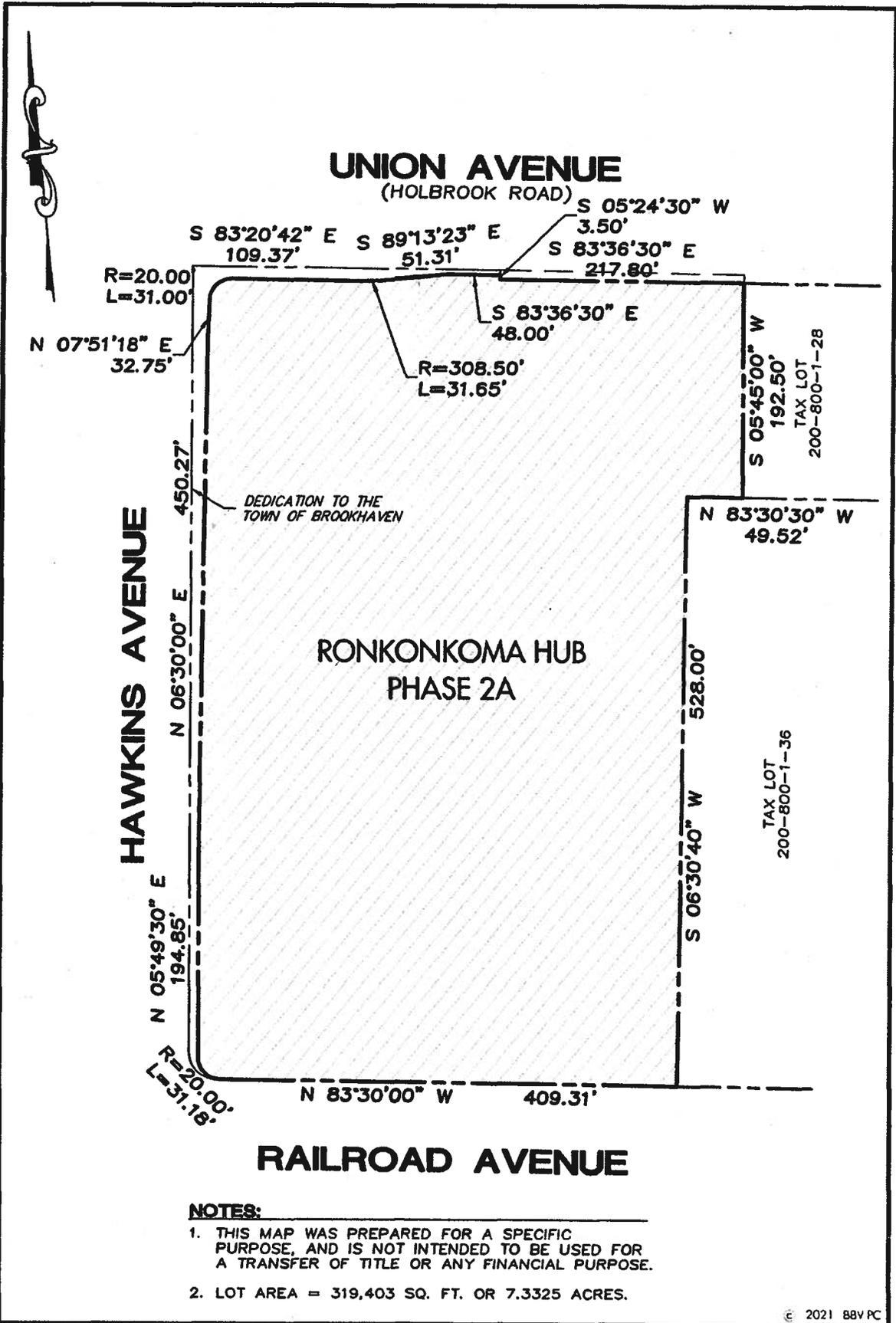


John M. Wagner

Enclosures

cc (by e-mail):

Michael L. Webb, Esq. (MWebb@FarrellFritz.com)
Terance Walsh, Esq. (twalsh@nixonpeabody.com)
William Weir, Esq. (wweir@nixonpeabody.com)
Elizabeth A. Wood (ewood@nixonpeabody.com)



NOTES:

1. THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE, AND IS NOT INTENDED TO BE USED FOR A TRANSFER OF TITLE OR ANY FINANCIAL PURPOSE.
2. LOT AREA = 319,403 SQ. FT. OR 7.3325 ACRES.



**Barrett
Bonacci &
Van Weele, PC**

Engineers • Surveyors • Planners
175A Commerce Drive Hauppauge, NY 11788
t 631.435.1111 • f 631.435.1022
www.bbvpc.com

**RONKONKOMA HUB
RONKONKOMA, TOWN OF BROOKHAVEN
MAP OF PHASE 2A**

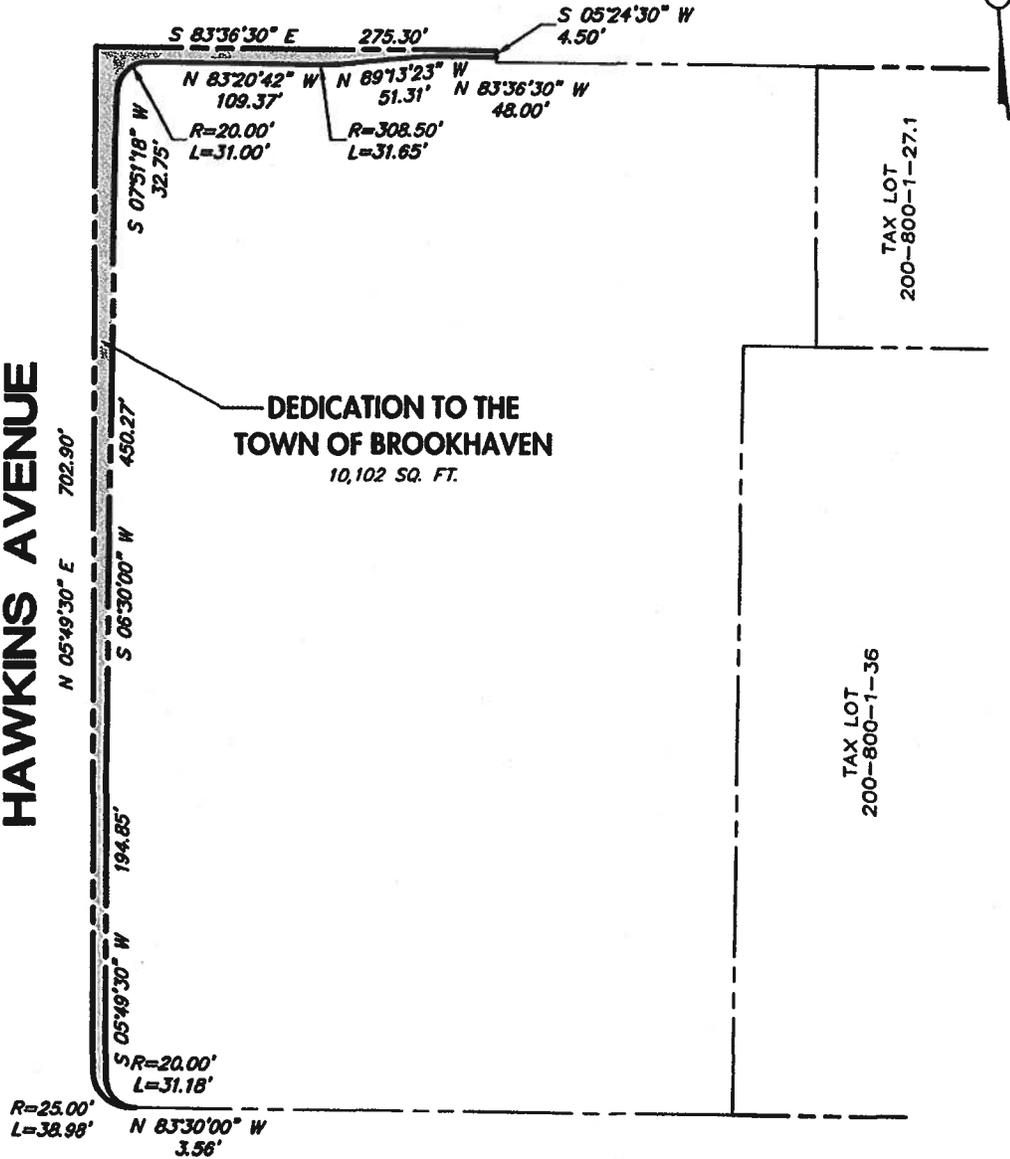
Revision	
REVISE DEDICATION 10/23/2021 (PR)	
Tax Map: DISTRICT 200 SECTION 799 BLOCK 4	
PART OF LOTS 44, 47.1, 48, 49 51.1, 52, 53 & 54	
& DISTRICT 200 SECTION 800 BLOCK 1 LOT 27.1	
Surveyed by: --	Date: MARCH 5, 2021
Scale: 1" = 100'	Project No.: A140451J

UNION AVENUE (HOLBROOK ROAD)

HAWKINS AVENUE

**DEDICATION TO THE
TOWN OF BROOKHAVEN**
10,102 SQ. FT.

RAILROAD AVENUE



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Van Weele, PC**

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175A Commerce Drive Hauppauge, NY 11788
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**RONKONKOMA HUB
PHASE 2A**
RONKONKOMA, TOWN OF BROOKHAVEN
**DEDICATION TO THE TOWN
OF BROOKHAVEN**

Revision	
REVISE DEDICATION 10/23/2021 (PR)	
Tax Map: DISTRICT 200 SECTION 799 BLOCK 4	
PART OF LOTS 44, 47.1, 48, 49 51.1, 52, 53 & 54	
Surveyed by: --	Date: MARCH 5, 2021
Scale: 1" = 100'	Project No.: A140451J

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
(TOWN OF BROOKHAVEN, NEW YORK)

and

HAWKINS AVE DEVELOPMENT RHP2, LLC

AMENDMENT AGREEMENT

Dated as of December 1, 2023

Town of Brookhaven Industrial Development Agency
(Hawkins Ave Development RHP2, LLC 2021 Facility - Ronk Hub Phase 2A Facility)

AMENDMENT AGREEMENT

THIS AMENDMENT AGREEMENT, dated as of December 1, 2023 (this “**Amendment Agreement**”), is by and between the TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York, having its office at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738 (the “**Agency**”), and HAWKINS AVE DEVELOPMENT RHP2, LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware and qualified to transact business in the State of New York, having an address at 45 Research Way, Suite 100, East Setauket, New York 11733 (the “**Company**”).

RECITALS

WHEREAS, Title 1 of Article 18-A of the General Municipal Law of the State of New York was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York (the “**State**”); and

WHEREAS, the aforesaid act authorizes the creation of industrial development agencies for the Public Purposes of the State; and

WHEREAS, the aforesaid act further authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, renovate, refurbish, equip, lease, sell and dispose of land and any building or other improvement, and all real and personal property, including but not limited to machinery and equipment deemed necessary in connection therewith, whether now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial, recreation or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, pursuant to and in accordance with the provisions of the aforesaid act, as amended, and Chapter 358 of the Laws of 1970 of the State, as amended (collectively, the “**Act**”), the Agency was created and is empowered under the act to undertake the Project Work and the leasing of the Facility defined below; and

WHEREAS, the Agency previously provided its assistance to the Company in connection with (a) the acquisition of certain parcels of land aggregating approximately 7.49 acres, located on the north side of Railroad Avenue and the east side of Hawkins Avenue in Ronkonkoma, Town of Brookhaven, Suffolk County, New York (further identified as Tax Map Nos. Section 799.00 Block 04.00 Lots 044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, & 054.000 and Section 800.00 Block 01.00 Lot 027.001) (collectively, the “**Original Land**”), together with existing structures located thereon, (b) the demolition of existing structures and the construction and equipping of an approximately 410,690-square-foot building or buildings located thereon (the “**Improvements**”), including, but not limited to paint, flooring, carpet and fixtures comprising a part thereof, and (c) the acquisition and installation of certain equipment and personal property, including, but not limited to,

furniture, equipment, kitchen fixtures, bathroom fixtures, but specifically excluding fixtures which constitute real property (the **“Equipment”**); and together with the Original Land and the Improvements, the **“Phase 2A Facility”**), which Phase 2A Facility is to be used as a mixed-use multifamily residential building, consisting of approximately 388 residential units totaling approximately 321,729 square feet of residential rental space, together with surface parking, approximately 73,060 square feet of retail space, and approximately 15,901 square feet of commercial space, together with surface parking (the **“Project”**); and

WHEREAS, the Company previously leased the Original Land and the Improvements to the Agency pursuant to the terms of a certain Phase 2A Facility Company Lease Agreement, dated as of August 5, 2021 (the **“Original Company Lease”** and, together with this Amendment Agreement, the **“Company Lease”**), by and between the Company and the Agency, and a Memorandum of Company Lease was presented for recording in the Suffolk County Clerk’s office (the **“Original Company Lease Memorandum”**), by and between the Company and the Agency; and

WHEREAS, the Agency acquired title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter-defined Lease Agreement) (the **“Bill of Sale”**), from the Company to the Agency; and

WHEREAS, the Agency is currently leasing the Phase 2A Facility to the Company, pursuant to a certain Phase 2A Lease and Project Agreement, dated as of August 5, 2021 (the **“Original Lease Agreement”** and, together with this Amendment Agreement, the **“Lease Agreement”**), by and between the Agency and the Company, and a Memorandum of Lease Agreement was presented for recording in the Suffolk County Clerk’s office (the **“Original Lease Agreement Memorandum”**), between the Agency and the Company; and

WHEREAS, the Company has now requested the Agency’s consent to the transfer of certain land located east of Hawkins Avenue, south of Union Avenue, and north of Railroad Avenue (the **“Roadway Land”**), to the Town of Brookhaven, New York (the **“Town”**) for road widening purposes (**“Dedicated Land”**), more fully described on Exhibit A attached hereto, which is to be released from the description of the Original Land, all as set forth herein; and

WHEREAS, by resolution dated October 23, 2023, the Agency consented to the Dedicated Land being released from the Original Company Lease and the Original Lease Agreement pursuant to the terms of this Amendment Agreement; and

WHEREAS, the parties have agreed to amend the Original Company Lease and the Original Lease Agreement to reflect the release of the Dedicated Land, in each case, from the premises demised under each such lease, and the description of the Land, being the premises demised under each such lease after giving effect to this Amendment Agreement, is now fully described on Exhibit B attached hereto and incorporated herein by reference.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter contained, the parties hereto do hereby mutually agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions in this Amendment Agreement. All other capitalized terms used in this Amendment Agreement which are not otherwise defined herein shall have the meanings assigned thereto in the Schedule of Definitions attached to the Original Lease Agreement, which definitions are incorporated herein and made a part hereof by reference.

Section 1.02. Definitions in Amended Documents. All references in the Original Lease Agreement and the Original Company Lease to “this Lease Agreement”, “the Lease Agreement”, “this Company Lease” and “the Company Lease” as the case may be, or words of similar import, and the terms “hereby”, “hereof”, “hereto”, “herein”, “hereunder”, “thereby”, “thereof”, “thereto”, “therein”, “thereunder” and any similar terms as used in any such instrument or agreement shall be deemed to refer to such instrument or agreement as amended, modified and supplemented to date including by this Amendment Agreement.

ARTICLE II

AMENDMENT AND MODIFICATION OF ORIGINAL COMPANY LEASE

Section 2.01. Amendment of Original Company Lease. The definitions of the “Facility” and “Project” in the Original Company Lease are each hereby amended and modified to reflect the release of the Dedicated Land, as such parcel is described in Exhibit A, attached hereto (and the revised description of the Land under the Company Lease after such release is set forth in Exhibit B attached hereto).

Section. 2.02 Recording of Memorandum of Amendment of Company Lease. In connection with the execution and delivery of this Amendment Agreement, the Agency and the Company shall record or cause to be recorded a Memorandum of Amended Company Lease Agreement amending the Original Company Lease Memorandum to reflect the release of the Dedicated Land pursuant to the terms of this Amendment Agreement (and the revised description of the Land in the form of Exhibit B attached hereto).

Section 2.03 Ratification of Original Company Lease. Except as otherwise amended and modified by this Amendment Agreement, the Agency and the Company agree that the Original Company Lease is hereby ratified and confirmed and remains in full force and effect.

ARTICLE III

AMENDMENT AND MODIFICATION OF ORIGINAL LEASE AGREEMENT

Section 3.01. Amendment of Original Lease Agreement. The definitions of the “Facility” and “Project” in the Original Lease Agreement are each hereby amended and modified to reflect the release of the Dedicated Land, as such parcel is described in Exhibit A, attached hereto (and the revised description of the Land under the Lease Agreement after such release is set forth in Exhibit B attached hereto).

Section. 3.02 Recording of Memorandum of Amendment of Lease Agreement. In connection with the execution and delivery of this Amendment Agreement, the Agency and the Company shall record or cause to be recorded a Memorandum of Amended Lease Agreement amending the Original Lease Agreement Memorandum to reflect the release of the Dedicated Land pursuant to the terms of this Amendment Agreement (and the revised description of the Land in the form of Exhibit B attached hereto).

Section 3.03 Ratification of Original Lease Agreement. Except as otherwise amended and modified by this Amendment Agreement, the Agency and the Company agree that the Original Lease Agreement is hereby ratified and confirmed and remains in full force and effect.

ARTICLE IV

MISCELLANEOUS

Section 4.01 Binding Effect. This Amendment Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns.

Section 4.02 Severability. In the event any provision of this Amendment Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 4.03 Amendments, Changes and Modifications. This Amendment Agreement may not be amended, changed, modified, altered or terminated except in a writing executed by all of the parties hereto.

Section 4.04 Execution of Counterparts. This Amendment Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 4.05 Applicable Law. This Amendment Agreement shall be governed exclusively by the applicable laws of the State of New York without regard or reference to its conflict of laws principles.

Section 4.06 Section Headings Not Controlling. The headings of the several sections in this Amendment Agreement have been prepared for convenience of reference only and shall not control or affect the meaning of or be taken as an interpretation of any provision of this Amendment Agreement.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the parties hereto have caused this Amendment Agreement to be executed in their respective names by their duly authorized officers, all as of the date first above written.

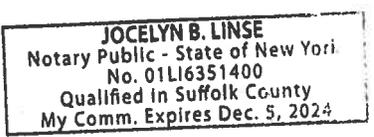
**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: *Lisa MG Mulligan*
Name: Lisa MG Mulligan
Title: Chief Executive Officer

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 20th day of December in the year 2023, before me, the undersigned, personally appeared **Lisa MG Mulligan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

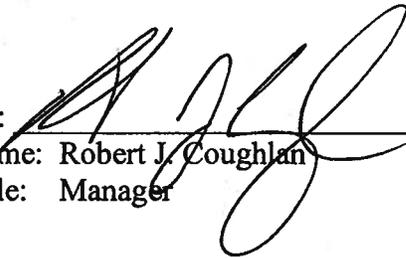
Joelyn B. Linse
Notary Public



HAWKINS AVE DEVELOPMENT RHP2, LLC,
a Delaware limited liability company

By: RONK II HOLDINGS LLC, a Delaware limited liability company, its Sole Member

By: TREC HAWK PH2A, LLC, a Delaware limited liability company, its Managing Member

By: 
Name: Robert J. Coughlan
Title: Manager

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 1st day of December in the year 2023, before me, the undersigned, personally appeared **Robert J. Coughlan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that, by his signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.


Notary Public

JOHN MATTHEW WAGNER
Notary Public, State of New York
No. 02WA4873708
Qualified in Suffolk County
Commission Expires September 22, 2026

EXHIBIT A

DESCRIPTION OF RELEASED DEDICATED LAND

SEE ATTACHED

EXHIBIT A

DESCRIPTION OF RELEASED DEDICATED LAND

Description of Dedication to the Town of Brookhaven

For Information Only: S.C.T.M. No.: District 200 Section 799 Block 4 Part of Lots 44, 47.1, 48, 49, 51.1, 52, 53 & 54

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

BEGINNING at the corner formed by the existing southerly side of Union Avenue (Holbrook Road) and the existing easterly side of Hawkins Avenue;

RUNNING THENCE South 83 degrees 36 minutes 30 seconds East, 275.30 feet;

THENCE South 05 degrees 24 minutes 30 seconds West, 4.50 feet to the proposed southerly side of Union Avenue (Holbrook Road);

THENCE along said proposed southerly road line the following four (4) courses and distances:

1. North 83 degrees 36 minutes 30 seconds West, 48.00 feet;
2. North 89 degrees 13 minutes 23 seconds West, 51.31 feet;
3. Westerly along the arc of a curve bearing to the right having a Radius of 308.50 feet and Length of 31.65 feet;
4. North 83 degrees 20 minutes 42 seconds West, 109.37 feet;

THENCE Westerly and Southerly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and a length of 31.00 feet to the proposed easterly side of Hawkins Avenue;

THENCE along said proposed easterly road line the following three (3) courses and distances:

1. South 07 degrees 51 minutes 18 seconds West, 32.75 feet;
2. South 06 degrees 30 minutes 00 seconds West, 450.27 feet;
3. South 05 degrees 49 minutes 30 seconds West, 194.85 feet;

THENCE Southerly and Easterly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and Length of 31.18 feet to the northerly side of Railroad Avenue;

THENCE along said road North 83 degrees 30 minutes 00 seconds West, 3.56 feet;

THENCE Westerly and Northerly along the arc of a curve bearing to the right, connecting the northerly side of Railroad Avenue with the existing easterly side of Hawkins Avenue, having a Radius of 25.00 feet and Length of 38.98 feet;

THENCE along said existing road line North 05 degrees 49 minutes 30 seconds East, 702.90 to the southerly side of Union Avenue (Holbrook Road) and **THE POINT OR PLACE OF BEGINNING**;

Containing: 10,102 square feet

EXHIBIT B

REVISED LEGAL DESCRIPTION

SEE ATTACHED

FF\14005463.2

EXHIBIT B

**DESCRIPTION OF THE LAND, AFTER GIVING EFFECT
TO THIS AMENDMENT AGREEMENT**

PARCEL I

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

BEGINNING at a point in the easterly side of Hawkins Avenue, said point being a distance of 85.98 feet northerly from the northerly end of an arc of a curve, which curve connects the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue, which said point marks the southwest corner of land now or formerly of Ronkonkoma Lumber Company, Inc.;

RUNNING THENCE from said point of beginning, South 82 degrees 52minutes 00 seconds East a distance of 106.00 feet;

THENCE South 06 degrees 28 minutes 00 seconds west a distance of 109.79 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds West along the northerly side of Railroad Avenue 81.01 feet to the extreme southerly end of the curve aforementioned;

THENCE northwesterly along said curve having a radius of 25.00 feet a distance of 38.26 feet;

THENCE North 06 degrees 28minutes 00seconds East a distance of 85.98 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL II

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

BEGINNING at a point on the easterly side of Hawkins Avenue, said point being where the westerly terminus of the South boundary line of land now or formerly Margaret and Jerome Higgins intersects the easterly side of Hawkins Avenue;

RUNNING from said point of beginning along the southerly side of land now or formerly of Higgins, South 82 degrees 52 minutes 00 seconds East 177.18 feet;

THENCE along the East side of said land of Higgins North 05 degrees 50 minutes 20 seconds East 74.64 feet;

THENCE along the East side of lands now or formerly of Rosicke and Giangrasso North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE along the South side of lands of Socci and Davi South 83 degrees 33 minutes 00 seconds East 261.58 feet;

THENCE along the West side of land now or formerly of M.T.A. Long Island Railroad, South 06 degrees 30 minutes 20 seconds West 527.76 feet to the northerly side of Railroad Avenue;

THENCE along the northerly side of Railroad Avenue North 83 degrees 30 minutes 00 seconds West 333.64 feet;

THENCE North 06 degrees 28 minutes 00 seconds East 109.79 feet;

THENCE North 82 degrees 52 minutes 00 seconds West 106.00 feet to the easterly side of Hawkins Avenue;

THENCE along the easterly side of Hawkins Avenue North 06 degrees 28 minutes 00 seconds East 192.71 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCELS I AND II - OVERALL DESCRIPTION:

ALL that certain plot, piece or parcel of land situate, lying and being at Ronkonkoma, Town of Brookhaven, County of Suffolk and State of New York bounded and described as follows: BEGINNING at a point on the northerly the end of a curve connecting the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue;

RUNNING THENCE along the easterly side of Hawkins Avenue North 05 degrees 49 minutes 30 seconds East, 277.99 feet;

THENCE South 83 degrees 30 minutes 30 seconds East, 178.48 feet;

THENCE North 05 degrees 30 minutes 20 seconds East 73.64 feet;

THENCE North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE South 83 degrees 33 minutes 00 seconds East, 288.51 feet;

THENCE South 06 degrees 30 minutes 20 seconds West 527.78 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds 412.87 feet;

THENCE Northwesterly along the arc of a curve bearing to the right having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000 and District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL III

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 377.70 feet northerly measured along the easterly side of Hawkins Avenue from a concrete monument at the corner formed by the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue (old lines); and

RUNNING THENCE North 06 degrees 28 minutes East, 75.00 feet;

RUNNING THENCE South 82 degrees 52 minutes East, 178.00 feet;

RUNNING THENCE South 06 degrees 28 minutes West, 75.00 feet;

RUNNING THENCE North 82 degrees 52 minutes West, 178.00 feet to the westerly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 048.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IV

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 353 feet as measured northerly along the easterly side of Hawkins Avenue from the most northerly end of the corner forming the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue; and

RUNNING THENCE South 82 degrees 52 minutes East, one hundred seventy-eight (178) feet;

RUNNING THENCE North 6 degrees 28 minutes East, seventy-five (75) feet;

RUNNING THENCE North 82 degrees 52 minutes West, one hundred seventy-eight (178) feet to a point in the easterly side of Hawkins Avenue; and

RUNNING THENCE along the easterly side of Hawkins Avenue, South 06 degrees 28 minutes West, seventy-five (75) feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 049.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL V

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

BEGINNING at a point on the easterly side of Hawkins Avenue distant 104.00 feet from the intersection of the easterly side of Hawkins Avenue and the southerly side of Union Avenue;

RUNNING THENCE South 87 degrees 16 minutes 00 seconds East, 150.00 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 96.00 feet;

THENCE South 86 degrees 54 minutes 00 seconds East, 31.55 feet;

THENCE South 03 degrees 34 minutes 04 seconds West, 76.08 feet;

THENCE North 86 degrees 50 minutes 00 seconds West, 180.14 feet to the Easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East, 170.91 feet along the Easterly side of Hawkins Avenue, to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 051.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VI

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

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue and the easterly side of Hawkins Avenue;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East, along the southerly side of Union Avenue, 100.01 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 99.42 feet;

THENCE North 87 degrees 16 minutes 00 seconds West, 100.00 feet to the easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East along the easterly side of Hawkins Avenue, 100.00 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 052.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VII

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Union Avenue (formerly known as Holbrook Avenue) distant 150 feet easterly from the intersection of the easterly line of Hawkins Avenue with the southerly line of said Union Avenue;

RUNNING THENCE South 02 degrees 30 minutes 00 seconds West 103.13 feet to a point and land now or formerly of Waldron;

RUNNING THENCE North 87 degrees 16 minutes 00 seconds West a distance of 150 feet to a point on the easterly side of Hawkins Avenue;

RUNNING THENCE North 02 degrees 36 minutes 00 seconds East along the easterly side of Hawkins Avenue a distance of 4 feet to land now or formerly of Jalen Service Stations, Inc.;

RUNNING THENCE along last mentioned land South 86 degrees 56 minutes 00 seconds East 100 feet to a point on the easterly line of land now or formerly of Robert D'Orso;

RUNNING THENCE along the easterly line now or formerly of Jalen Service Stations, Inc. North 02 degrees 30 minutes 00 seconds East, 99.42 feet to a point on the southerly side of Union Avenue;

RUNNING THENCE along the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East a distance of 50 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 053.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VIII

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

BEGINNING at a point on the southerly side of Union Avenue where the westerly line of premises about to be described therein and the easterly line of land now or formerly of Robert and Catherine D'Orai intersect the same, said point or place of beginning being distant easterly 150.00 feet (150.01 feet deed) as measured along the southerly side of Union Avenue from the corner formed by this intersection of the easterly side of Hawkins Avenue with the southerly side of Union Avenue;

RUNNING THENCE from said point or place of beginning along with the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East 125.29 feet to Union Avenue Road line as widened;

THENCE along said road widening and land now or formerly of Anthony Davi and other South 02 degrees 05 minutes 00 seconds West 200.15 feet to land now or formerly of John W. and Anna Murtha;

THENCE along said last mentioned land North 86 degrees 19 minutes 30 seconds West 95.21 feet to land now or formerly of Joseph Waldron;

THENCE along said last mentioned land North 86 degrees 54 minutes 00 seconds West 31.55 feet;

THENCE still along land of Joseph Waldron and land now or formerly of D'Orsi first above mentioned North 02 degrees 30 minutes 00 seconds East 199.10 feet to the southerly side of Union Avenue, at the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 054.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IX

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

BEGINNING at a point on the southerly side of Union Avenue as widened the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Union Avenue as widened with the easterly side of Hawkins Avenue;

1. South 86 degrees 56 minutes 00 seconds East along the southerly side of Union Avenue 275.29 feet (275.30 feet deed);

2. South 02 degrees 05 minutes 00 seconds West 8.00 feet (South 9 degrees 1 minute 00 seconds West 8 feet deed) to the southerly side of Union Avenue as widened the point of beginning;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East (South 80 degrees 00 minutes 00 second East deed) along the southerly side of Union Avenue 217.80 feet to lands of Cara Deutyman and others;

RUNNING THENCE South 02 degrees 25 minutes 30 seconds West (South 09 degrees 21 minutes 30 seconds West deed) 192.50 feet to land now or formerly of the MTA;

RUNNING THENCE North 86 degrees 50 minutes 00 seconds West (North 79 degrees 54 minutes 00 seconds West deed) to lands now or formerly of the MTA and John W. and Anna Murtha 216.67 feet to the Easterly side of lands now or formerly of William and Marian Lycoff;

RUNNING THENCE North 02 degrees 05 minutes 00 seconds East (North 9 degrees 1 minute 00 seconds East deed) along said land 192.15 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 800.00 Block: 01.00 Lot(s): 027.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

COMPOSITE DESCRIPTION

All that certain plot, piece, or parcel of land, with the buildings thereon erected, situate, lying, and being at Ronkonkoma, in the Town of Brookhaven, County of Suffolk, and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue (Holbrook Road) with the easterly side of Hawkins Avenue;

RUNNING THENCE along the southerly side of Union Avenue (Holbrook Road), the following three (3) courses and distances:

1. South 83 degrees 36 minutes 30 seconds East, 275.30 feet;
2. South 05 degrees 24 minutes 30 seconds West, 8.00 feet;
3. South 83 degrees 36 minutes 30 seconds East, 217.80 feet;

THENCE South 05 degrees 45 minutes 00 seconds West, 192.50 feet;

THENCE North 83 degrees 30 minutes 30 seconds West, 49.52 feet;

THENCE South 06 degrees 30 minutes 40 seconds West, 528.00 feet to the northerly side of Railroad Avenue;

THENCE along said road line North 83 degrees 30 minutes 00 seconds West, 412.87 feet;

THENCE along the arc of a curve bearing to the right, having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue;

THENCE along said road line North 05 degrees 49 minutes 30 seconds East, 702.90 feet to the southerly side of Union Avenue (Holbrook Road) and the point or place of BEGINNING.

For Information Only: Premises known as Tax Parcel Numbers 0200-799.00-04.00-044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000 and 0200-800.00-01.00-027.001 as shown on the Suffolk County Tax Map.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

BUT EXCEPTING AND EXCLUDING, FROM THE AFORESAID DESCRIBED PARCELS, THE FOLLOWING PARCEL, WHICH IS BEING DEDICATED TO THE TOWN OF BROOKHAVEN

Description of Dedication to the Town of Brookhaven

For Information Only: S.C.T.M. No.: District 200 Section 799 Block 4 Part of Lots 44, 47.1, 48, 49, 51.1, 52, 53 & 54

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

BEGINNING at the corner formed by the existing southerly side of Union Avenue (Holbrook Road) and the existing easterly side of Hawkins Avenue;

RUNNING THENCE South 83 degrees 36 minutes 30 seconds East, 275.30 feet;

THENCE South 05 degrees 24 minutes 30 seconds West, 4.50 feet to the proposed southerly side of Union Avenue (Holbrook Road);

THENCE along said proposed southerly road line the following four (4) courses and distances:

1. North 83 degrees 36 minutes 30 seconds West, 48.00 feet;
2. North 89 degrees 13 minutes 23 seconds West, 51.31 feet;
3. Westerly along the arc of a curve bearing to the right having a Radius of 308.50 feet and Length of 31.65 feet;
4. North 83 degrees 20 minutes 42 seconds West, 109.37 feet;

THENCE Westerly and Southerly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and a length of 31.00 feet to the proposed easterly side of Hawkins Avenue;

THENCE along said proposed easterly road line the following three (3) courses and distances:

1. South 07 degrees 51 minutes 18 seconds West, 32.75 feet;
2. South 06 degrees 30 minutes 00 seconds West, 450.27 feet;
3. South 05 degrees 49 minutes 30 seconds West, 194.85 feet;

THENCE Southerly and Easterly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and Length of 31.18 feet to the northerly side of Railroad Avenue;

THENCE along said road North 83 degrees 30 minutes 00 seconds West, 3.56 feet;

THENCE Westerly and Northerly along the arc of a curve bearing to the right, connecting the northerly side of Railroad Avenue with the existing easterly side of Hawkins Avenue, having a Radius of 25.00 feet and Length of 38.98 feet;

THENCE along said existing road line North 05 degrees 49 minutes 30 seconds East, 702.90 to the southerly side of Union Avenue (Holbrook Road) and **THE POINT OR PLACE OF BEGINNING;**

Containing: 10,102 square feet

MEMORANDUM OF AMENDED COMPANY LEASE AGREEMENT

This Memorandum of Amended Company Lease Agreement is hereby made and executed on December 1, 2023. The undersigned HAWKINS AVE DEVELOPMENT RHP2, LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware and qualified to transact business in the State of New York, having an address at 45 Research Way, Suite 100, East Setauket, New York 11733 (the “**Company**”), as lessor, and TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York, having its office at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738 (the “**Agency**”), as lessee, entered into a Phase 2A Facility Company Lease Agreement, dated as of August 5, 2021 (the “**Original Company Lease**”), a memorandum of which Original Company Lease was recorded in the Suffolk County Clerk’s office on January 11, 2022, in Liber 13138 of Deeds, Page 35. The Original Company Lease covered the premises described in Exhibit A attached hereto and made a part hereof.

The Agency and the Company have entered into an Amendment Agreement, dated as of December 1, 2023 (the “**Amendment Agreement**”; and, together with the Original Company Lease, the “**Company Lease**”), in order to reflect the release of the Dedicated Land (as defined in the Amendment Agreement), and to revise the description of the Land covered by the Company Lease to be as more particularly set forth in Exhibit B attached hereto.

The Company Lease provides for the rental of the premises by the Company for a term commencing on August 5, 2021, and terminating at 11:59 p.m. on November 30, 2049 (the “**Lease Term**”).

The Company Lease is subject and subordinate to (i) the Building Loan Fee and Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of August 5, 2021, from the Company to ING Capital LLC, as administrative agent for itself and certain other lenders, and joined for certain limited purposes by Ronk Hub, LLC, as developer, recorded on January 11, 2022 in the Suffolk County Clerk’s Office at Liber 23366, Page 531, as amended, restated, supplemented and/or otherwise modified, and (ii) the Project Loan Fee and Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of August 5, 2021, from the Company to ING Capital LLC, as administrative agent for itself and certain other lenders, and joined for certain limited purposes by Ronk Hub, LLC, as developer, recorded on January 11, 2022 in the Suffolk County Clerk’s Office at Liber 23366, Page 532, as amended, restated, supplemented and/or otherwise modified.

The Company Lease is available for inspection during normal business hours at the offices of the Agency indicated above.

Property Address: Railroad Avenue and Hawkins Avenue, Ronkonkoma, New York
Tax Mailing Address: 45 Research Way, Suite 100, East Setauket, New York 11733
Tax Map Numbers: Section 799.00 Block 04.00 Lots 044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, & 054.000 and Section 800.00 Block 01.00 Lot 027.001

Record and return to:
Nixon Peabody LLP
1300 Clinton Square
Rochester, New York 14604
Attention: Eric Brenner, Esq.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the Company and the Agency have caused this Memorandum of Amended Company Lease Agreement to be executed in their respective names as of the date first above written.

HAWKINS AVE DEVELOPMENT RHP2, LLC,
a Delaware limited liability company

By: RONK II HOLDINGS LLC, a Delaware limited liability company, its Sole Member

By: TREC HAWK PH2A, LLC, a Delaware limited liability company, its Managing Member

By: 
Name: Robert J. Coughlan
Title: Manager

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 1st day of December in the year 2023, before me, the undersigned, personally appeared **Robert J. Coughlan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that, by his signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.


Notary Public

JOHN MATTHEW WAGNER
Notary Public, State of New York
No. 02WA4873706
Qualified in Suffolk County
Commission Expires September 22, 2026

Memorandum of Amended Company Lease Agreement
Signature Page 1 of 2

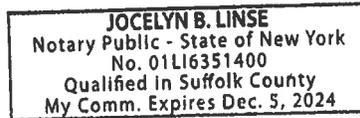
**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: *Lisa MG Mulligan*
Name: Lisa MG Mulligan
Title: Chief Executive Officer

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 20th day of December in the year 2023, before me, the undersigned, personally appeared **Lisa MG Mulligan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity, and that, by her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

Joelyn B. Linse
Notary Public



Memorandum of Amended Company Lease Agreement
Signature Page 2 of 2

EXHIBIT A

ORIGINAL LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL I

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

BEGINNING at a point in the easterly side of Hawkins Avenue, said point being a distance of 85.98 feet northerly from the northerly end of an arc of a curve, which curve connects the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue, which said point marks the southwest corner of land now or formerly of Ronkonkoma Lumber Company, Inc.;

RUNNING THENCE from said point of beginning, South 82 degrees 52minutes 00 seconds East a distance of 106.00 feet;

THENCE South 06 degrees 28 minutes 00 seconds west a distance of 109.79 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds West along the northerly side of Railroad Avenue 81.01 feet to the extreme southerly end of the curve aforementioned;

THENCE northwesterly along said curve having a radius of 25.00 feet a distance of 38.26 feet;

THENCE North 06 degrees 28minutes 00seconds East a distance of 85.98 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL II

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

BEGINNING at a point on the easterly side of Hawkins Avenue, said point being where the westerly terminus of the South boundary line of land now or formerly Margaret and Jerome Higgins intersects the easterly side of Hawkins Avenue;

RUNNING from said point of beginning along the southerly side of land now or formerly of Higgins, South 82 degrees 52 minutes 00 seconds East 177.18 feet;

THENCE along the East side of said land of Higgins North 05 degrees 50 minutes 20 seconds East 74.64 feet;

THENCE along the East side of lands now or formerly of Rosicke and Giangrasso North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE along the South side of lands of Socci and Davi South 83 degrees 33 minutes 00 seconds East 261.58 feet;

THENCE along the West side of land now or formerly of M.T.A. Long Island Railroad, South 06 degrees 30 minutes 20 seconds West 527.76 feet to the northerly side of Railroad Avenue;

THENCE along the northerly side of Railroad Avenue North 83 degrees 30 minutes 00 seconds West 333.64 feet;

THENCE North 06 degrees 28 minutes 00 seconds East 109.79 feet;

THENCE North 82 degrees 52 minutes 00 seconds West 106.00 feet to the easterly side of Hawkins Avenue;

THENCE along the easterly side of Hawkins Avenue North 06 degrees 28 minutes 00 seconds East 192.71 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCELS I AND II - OVERALL DESCRIPTION:

ALL that certain plot, piece or parcel of land situate, lying and being at Ronkonkoma, Town of Brookhaven, County of Suffolk and State of New York bounded and described as follows: BEGINNING at a point on the northerly the end of a curve connecting the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue;

RUNNING THENCE along the easterly side of Hawkins Avenue North 05 degrees 49 minutes 30 seconds East, 277.99 feet;

THENCE South 83 degrees 30 minutes 30 seconds East, 178.48 feet;

THENCE North 05 degrees 30 minutes 20 seconds East 73.64 feet;

THENCE North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE South 83 degrees 33 minutes 00 seconds East, 288.51 feet;

THENCE South 06 degrees 30 minutes 20 seconds West 527.78 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds 412.87 feet;

THENCE Northwesterly along the arc of a curve bearing to the right having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000 and District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL III

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 377.70 feet northerly measured along the easterly side of Hawkins Avenue from a concrete monument at the corner formed by the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue (old lines); and

RUNNING THENCE North 06 degrees 28 minutes East, 75.00 feet;

RUNNING THENCE South 82 degrees 52 minutes East, 178.00 feet;

RUNNING THENCE South 06 degrees 28 minutes West, 75.00 feet;

RUNNING THENCE North 82 degrees 52 minutes West, 178.00 feet to the westerly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 048.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IV

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 353 feet as measured northerly along the easterly side of Hawkins Avenue from the most northerly end of the corner forming the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue; and

RUNNING THENCE South 82 degrees 52 minutes East, one hundred seventy-eight (178) feet;

RUNNING THENCE North 6 degrees 28 minutes East, seventy-five (75) feet;

RUNNING THENCE North 82 degrees 52 minutes West, one hundred seventy-eight (178) feet to a point in the easterly side of Hawkins Avenue; and

RUNNING THENCE along the easterly side of Hawkins Avenue, South 06 degrees 28 minutes West, seventy-five (75) feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 049.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL V

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

BEGINNING at a point on the easterly side of Hawkins Avenue distant 104.00 feet from the intersection of the easterly side of Hawkins Avenue and the southerly side of Union Avenue;

RUNNING THENCE South 87 degrees 16 minutes 00 seconds East, 150.00 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 96.00 feet;

THENCE South 86 degrees 54 minutes 00 seconds East, 31.55 feet;

THENCE South 03 degrees 34 minutes 04 seconds West, 76.08 feet;

THENCE North 86 degrees 50 minutes 00 seconds West, 180.14 feet to the Easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East, 170.91 feet along the Easterly side of Hawkins Avenue, to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 051.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VI

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

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue and the easterly side of Hawkins Avenue;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East, along the southerly side of Union Avenue, 100.01 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 99.42 feet;

THENCE North 87 degrees 16 minutes 00 seconds West, 100.00 feet to the easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East along the easterly side of Hawkins Avenue, 100.00 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 052.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VII

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Union Avenue (formerly known as Holbrook Avenue) distant 150 feet easterly from the intersection of the easterly line of Hawkins Avenue with the southerly line of said Union Avenue;

RUNNING THENCE South 02 degrees 30 minutes 00 seconds West 103.13 feet to a point and land now or formerly of Waldron;

RUNNING THENCE North 87 degrees 16 minutes 00 seconds West a distance of 150 feet to a point on the easterly side of Hawkins Avenue;

RUNNING THENCE North 02 degrees 36 minutes 00 seconds East along the easterly side of Hawkins Avenue a distance of 4 feet to land now or formerly of Jalen Service Stations, Inc.;

RUNNING THENCE along last mentioned land South 86 degrees 56 minutes 00 seconds East 100 feet to a point on the easterly line of land now or formerly of Robert D'Orso;

RUNNING THENCE along the easterly line now or formerly of Jalen Service Stations, Inc. North 02 degrees 30 minutes 00 seconds East, 99.42 feet to a point on the southerly side of Union Avenue;

RUNNING THENCE along the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East a distance of 50 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 053.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VIII

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

BEGINNING at a point on the southerly side of Union Avenue where the westerly line of premises about to be described therein and the easterly line of land now or formerly of Robert and Catherine D'Orai intersect the same, said point or place of beginning being distant easterly 150.00 feet (150.01 feet deed) as measured along the southerly side of Union Avenue from the corner formed by this intersection of the easterly side of Hawkins Avenue with the southerly side of Union Avenue;

RUNNING THENCE from said point or place of beginning along with the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East 125.29 feet to Union Avenue Road line as widened;

THENCE along said road widening and land now or formerly of Anthony Davi and other South 02 degrees 05 minutes 00 seconds West 200.15 feet to land now or formerly of John W. and Anna Murtha;

THENCE along said last mentioned land North 86 degrees 19 minutes 30 seconds West 95.21 feet to land now or formerly of Joseph Waldron;

THENCE along said last mentioned land North 86 degrees 54 minutes 00 seconds West 31.55 feet;

THENCE still along land of Joseph Waldron and land now or formerly of D'Orsi first above mentioned North 02 degrees 30 minutes 00 seconds East 199.10 feet to the southerly side of Union Avenue, at the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 054.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IX

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

BEGINNING at a point on the southerly side of Union Avenue as widened the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Union Avenue as widened with the easterly side of Hawkins Avenue;

1. South 86 degrees 56 minutes 00 seconds East along the southerly side of Union Avenue 275.29 feet (275.30 feet deed);
2. South 02 degrees 05 minutes 00 seconds West 8.00 feet (South 9 degrees 1 minute 00 seconds West 8 feet deed) to the southerly side of Union Avenue as widened the point of beginning;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East (South 80 degrees 00 minutes 00 second East deed) along the southerly side of Union Avenue 217.80 feet to lands of Cara Deutyman and others;

RUNNING THENCE South 02 degrees 25 minutes 30 seconds West (South 09 degrees 21 minutes 30 seconds West deed) 192.50 feet to land now or formerly of the MTA;

RUNNING THENCE North 86 degrees 50 minutes 00 seconds West (North 79 degrees 54 minutes 00 seconds West deed) to lands now or formerly of the MTA and John W. and Anna Murtha 216.67 feet to the Easterly side of lands now or formerly of William and Marian Lycoff;

RUNNING THENCE North 02 degrees 05 minutes 00 seconds East (North 9 degrees 1 minute 00 seconds East deed) along said land 192.15 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 800.00 Block: 01.00 Lot(s): 027.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

COMPOSITE DESCRIPTION

All that certain plot, piece, or parcel of land, with the buildings thereon erected, situate, lying, and being at Ronkonkoma, in the Town of Brookhaven, County of Suffolk, and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue (Holbrook Road) with the easterly side of Hawkins Avenue;

RUNNING THENCE along the southerly side of Union Avenue (Holbrook Road), the following three (3) courses and distances:

1. South 83 degrees 36 minutes 30 seconds East, 275.30 feet;
2. South 05 degrees 24 minutes 30 seconds West, 8.00 feet;
3. South 83 degrees 36 minutes 30 seconds East, 217.80 feet;

THENCE South 05 degrees 45 minutes 00 seconds West, 192.50 feet;

THENCE North 83 degrees 30 minutes 30 seconds West, 49.52 feet;

THENCE South 06 degrees 30 minutes 40 seconds West, 528.00 feet to the northerly side of Railroad Avenue;

THENCE along said road line North 83 degrees 30 minutes 00 seconds West, 412.87 feet;

THENCE along the arc of a curve bearing to the right, having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue;

THENCE along said road line North 05 degrees 49 minutes 30 seconds East, 702.90 feet to the southerly side of Union Avenue (Holbrook Road) and the point or place of **BEGINNING**.

For Information Only: Premises known as Tax Parcel Numbers 0200-799.00-04.00-044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000 and 0200-800.00-01.00-027.001 as shown on the Suffolk County Tax Map.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

EXHIBIT B

REVISED LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL I

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

BEGINNING at a point in the easterly side of Hawkins Avenue, said point being a distance of 85.98 feet northerly from the northerly end of an arc of a curve, which curve connects the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue, which said point marks the southwest corner of land now or formerly of Ronkonkoma Lumber Company, Inc.;

RUNNING THENCE from said point of beginning, South 82 degrees 52minutes 00 seconds East a distance of 106.00 feet;

THENCE South 06 degrees 28 minutes 00 seconds west a distance of 109.79 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds West along the northerly side of Railroad Avenue 81.01 feet to the extreme southerly end of the curve aforementioned;

THENCE northwesterly along said curve having a radius of 25.00 feet a distance of 38.26 feet;

THENCE North 06 degrees 28minutes 00seconds East a distance of 85.98 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL II

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

BEGINNING at a point on the easterly side of Hawkins Avenue, said point being where the westerly terminus of the South boundary line of land now or formerly Margaret and Jerome Higgins intersects the easterly side of Hawkins Avenue;

RUNNING from said point of beginning along the southerly side of land now or formerly of Higgins, South 82 degrees 52 minutes 00 seconds East 177.18 feet;

THENCE along the East side of said land of Higgins North 05 degrees 50 minutes 20 seconds East 74.64 feet;

THENCE along the East side of lands now or formerly of Rosicke and Giangrasso North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE along the South side of lands of Socci and Davi South 83 degrees 33 minutes 00 seconds East 261.58 feet;

THENCE along the West side of land now or formerly of M.T.A. Long Island Railroad, South 06 degrees 30 minutes 20 seconds West 527.76 feet to the northerly side of Railroad Avenue;

THENCE along the northerly side of Railroad Avenue North 83 degrees 30 minutes 00 seconds West 333.64 feet;

THENCE North 06 degrees 28 minutes 00 seconds East 109.79 feet;

THENCE North 82 degrees 52 minutes 00 seconds West 106.00 feet to the easterly side of Hawkins Avenue;

THENCE along the easterly side of Hawkins Avenue North 06 degrees 28 minutes 00 seconds East 192.71 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCELS I AND II - OVERALL DESCRIPTION:

ALL that certain plot, piece or parcel of land situate, lying and being at Ronkonkoma, Town of Brookhaven, County of Suffolk and State of New York bounded and described as follows: BEGINNING at a point on the northerly the end of a curve connecting the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue;

RUNNING THENCE along the easterly side of Hawkins Avenue North 05 degrees 49 minutes 30 seconds East, 277.99 feet;

THENCE South 83 degrees 30 minutes 30 seconds East, 178.48 feet;

THENCE North 05 degrees 30 minutes 20 seconds East 73.64 feet;

THENCE North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE South 83 degrees 33 minutes 00 seconds East, 288.51 feet;

THENCE South 06 degrees 30 minutes 20 seconds West 527.78 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds 412.87 feet;

THENCE Northwesterly along the arc of a curve bearing to the right having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000 and District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL III

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 377.70 feet northerly measured along the easterly side of Hawkins Avenue from a concrete monument at the corner formed by the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue (old lines); and

RUNNING THENCE North 06 degrees 28 minutes East, 75.00 feet;

RUNNING THENCE South 82 degrees 52 minutes East, 178.00 feet;

RUNNING THENCE South 06 degrees 28 minutes West, 75.00 feet;

RUNNING THENCE North 82 degrees 52 minutes West, 178.00 feet to the westerly side of Hawkins Avenue and the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 048.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IV

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 353 feet as measured northerly along the easterly side of Hawkins Avenue from the most northerly end of the corner forming the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue; and

RUNNING THENCE South 82 degrees 52 minutes East, one hundred seventy-eight (178) feet;

RUNNING THENCE North 6 degrees 28 minutes East, seventy-five (75) feet;

RUNNING THENCE North 82 degrees 52 minutes West, one hundred seventy-eight (178) feet to a point in the easterly side of Hawkins Avenue; and

RUNNING THENCE along the easterly side of Hawkins Avenue, South 06 degrees 28 minutes West, seventy-five (75) feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 049.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL V

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

BEGINNING at a point on the easterly side of Hawkins Avenue distant 104.00 feet from the intersection of the easterly side of Hawkins Avenue and the southerly side of Union Avenue;

RUNNING THENCE South 87 degrees 16 minutes 00 seconds East, 150.00 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 96.00 feet;

THENCE South 86 degrees 54 minutes 00 seconds East, 31.55 feet;

THENCE South 03 degrees 34 minutes 04 seconds West, 76.08 feet;

THENCE North 86 degrees 50 minutes 00 seconds West, 180.14 feet to the Easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East, 170.91 feet along the Easterly side of Hawkins Avenue, to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 051.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VI

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

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue and the easterly side of Hawkins Avenue;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East, along the southerly side of Union Avenue, 100.01 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 99.42 feet;

THENCE North 87 degrees 16 minutes 00 seconds West, 100.00 feet to the easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East along the easterly side of Hawkins Avenue, 100.00 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 052.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VII

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Union Avenue (formerly known as Holbrook Avenue) distant 150 feet easterly from the intersection of the easterly line of Hawkins Avenue with the southerly line of said Union Avenue;

RUNNING THENCE South 02 degrees 30 minutes 00 seconds West 103.13 feet to a point and land now or formerly of Waldron;

RUNNING THENCE North 87 degrees 16 minutes 00 seconds West a distance of 150 feet to a point on the easterly side of Hawkins Avenue;

RUNNING THENCE North 02 degrees 36 minutes 00 seconds East along the along the easterly side of Hawkins Avenue a distance of 4 feet to land now or formerly of Jalen Service Stations, Inc.;

RUNNING THENCE along last mentioned land South 86 degrees 56 minutes 00 seconds East 100 feet to a point on the easterly line of land now or formerly of Robert D'Orso;

RUNNING THENCE along the easterly line now or formerly of Jalen Service Stations, Inc. North 02 degrees 30 minutes 00 seconds East, 99.42 feet to a point on the southerly side of Union Avenue;

RUNNING THENCE along the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East a distance of 50 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 053.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VIII

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

BEGINNING at a point on the southerly side of Union Avenue where the westerly line of premises about to be described therein and the easterly line of land now or formerly of Robert and Catherine D'Orai intersect the same, said point or place of beginning being distant easterly 150.00 feet (150.01 feet deed) as measured along the southerly side of Union Avenue from the corner formed by this intersection of the easterly side of Hawkins Avenue with the southerly side of Union Avenue;

RUNNING THENCE from said point or place of beginning along with the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East 125.29 feet to Union Avenue Road line as widened;

THENCE along said road widening and land now or formerly of Anthony Davi and other South 02 degrees 05 minutes 00 seconds West 200.15 feet to land now or formerly of John W. and Anna Murtha;

THENCE along said last mentioned land North 86 degrees 19 minutes 30 seconds West 95.21 feet to land now or formerly of Joseph Waldron;

THENCE along said last mentioned land North 86 degrees 54 minutes 00 seconds West 31.55 feet;

THENCE still along land of Joseph Waldron and land now or formerly of D'Orsi first above mentioned North 02 degrees 30 minutes 00 seconds East 199.10 feet to the southerly side of Union Avenue, at the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 054.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IX

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

BEGINNING at a point on the southerly side of Union Avenue as widened the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Union Avenue as widened with the easterly side of Hawkins Avenue;

1. South 86 degrees 56 minutes 00 seconds East along the southerly side of Union Avenue 275.29 feet (275.30 feet deed);
2. South 02 degrees 05 minutes 00 seconds West 8.00 feet (South 9 degrees 1 minute 00 seconds West 8 feet deed) to the southerly side of Union Avenue as widened the point of beginning;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East (South 80 degrees 00 minutes 00 second East deed) along the southerly side of Union Avenue 217.80 feet to lands of Cara Deutyman and others;

RUNNING THENCE South 02 degrees 25 minutes 30 seconds West (South 09 degrees 21 minutes 30 seconds West deed) 192.50 feet to land now or formerly of the MTA;

RUNNING THENCE North 86 degrees 50 minutes 00 seconds West (North 79 degrees 54 minutes 00 seconds West deed) to lands now or formerly of the MTA and John W. and Anna Murtha 216.67 feet to the Easterly side of lands now or formerly of William and Marian Lycoff;

RUNNING THENCE North 02 degrees 05 minutes 00 seconds East (North 9 degrees 1 minute 00 seconds East deed) along said land 192.15 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 800.00 Block: 01.00 Lot(s): 027.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

COMPOSITE DESCRIPTION

All that certain plot, piece, or parcel of land, with the buildings thereon erected, situate, lying, and being at Ronkonkoma, in the Town of Brookhaven, County of Suffolk, and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue (Holbrook Road) with the easterly side of Hawkins Avenue;

RUNNING THENCE along the southerly side of Union Avenue (Holbrook Road), the following three (3) courses and distances:

1. South 83 degrees 36 minutes 30 seconds East, 275.30 feet;
2. South 05 degrees 24 minutes 30 seconds West, 8.00 feet;
3. South 83 degrees 36 minutes 30 seconds East, 217.80 feet;

THENCE South 05 degrees 45 minutes 00 seconds West, 192.50 feet;

THENCE North 83 degrees 30 minutes 30 seconds West, 49.52 feet;

THENCE South 06 degrees 30 minutes 40 seconds West, 528.00 feet to the northerly side of Railroad Avenue;

THENCE along said road line North 83 degrees 30 minutes 00 seconds West, 412.87 feet;

THENCE along the arc of a curve bearing to the right, having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue;

THENCE along said road line North 05 degrees 49 minutes 30 seconds East, 702.90 feet to the southerly side of Union Avenue (Holbrook Road) and the point or place of **BEGINNING**.

For Information Only: Premises known as Tax Parcel Numbers 0200-799.00-04.00-044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000 and 0200-800.00-01.00-027.001 as shown on the Suffolk County Tax Map.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

**BUT EXCEPTING AND EXCLUDING, FROM THE AFORESAID
DESCRIBED PARCELS, THE FOLLOWING PARCEL, WHICH IS
BEING DEDICATED TO THE TOWN OF BROOKHAVEN**

Description of Dedication to the Town of Brookhaven

For Information Only: S.C.T.M. No.: District 200 Section 799 Block 4 Part of Lots 44, 47.1, 48, 49, 51.1, 52, 53 & 54

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

BEGINNING at the corner formed by the existing southerly side of Union Avenue (Holbrook Road) and the existing easterly side of Hawkins Avenue;

RUNNING THENCE South 83 degrees 36 minutes 30 seconds East, 275.30 feet;

THENCE South 05 degrees 24 minutes 30 seconds West, 4.50 feet to the proposed southerly side of Union Avenue (Holbrook Road);

THENCE along said proposed southerly road line the following four (4) courses and distances:

1. North 83 degrees 36 minutes 30 seconds West, 48.00 feet;
2. North 89 degrees 13 minutes 23 seconds West, 51.31 feet;
3. Westerly along the arc of a curve bearing to the right having a Radius of 308.50 feet and Length of 31.65 feet;
4. North 83 degrees 20 minutes 42 seconds West, 109.37 feet;

THENCE Westerly and Southerly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and a length of 31.00 feet to the proposed easterly side of Hawkins Avenue;

THENCE along said proposed easterly road line the following three (3) courses and distances:

1. South 07 degrees 51 minutes 18 seconds West, 32.75 feet;
2. South 06 degrees 30 minutes 00 seconds West, 450.27 feet;
3. South 05 degrees 49 minutes 30 seconds West, 194.85 feet;

THENCE Southerly and Easterly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and Length of 31.18 feet to the northerly side of Railroad Avenue;

THENCE along said road North 83 degrees 30 minutes 00 seconds West, 3.56 feet;

THENCE Westerly and Northerly along the arc of a curve bearing to the right, connecting the northerly side of Railroad Avenue with the existing easterly side of Hawkins Avenue, having a Radius of 25.00 feet and Length of 38.98 feet;

THENCE along said existing road line North 05 degrees 49 minutes 30 seconds East, 702.90 to the southerly side of Union Avenue (Holbrook Road) and **THE POINT OR PLACE OF BEGINNING**;

Containing: 10,102 square feet

Recording office time stamp



Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A – Information relating to conveyance Memo of Amended Company Lease

Grantor/Transferor		Name (if individual, last, first, middle initial) (<input type="checkbox"/> mark an X if more than one grantor)		Social Security number (SSN)	
<input type="checkbox"/> Individual		Hawkins Ave Development RHP2, LLC			
<input type="checkbox"/> Corporation		Mailing address		SSN	
<input type="checkbox"/> Partnership		45 Research Way, Suite 100			
<input type="checkbox"/> Estate/Trust		City	State	ZIP code	Employer Identification Number (EIN)
<input checked="" type="checkbox"/> Single member LLC		East Setauket	NY	11733	81-2508651
<input type="checkbox"/> Multi-member LLC		Single member's name if grantor is a single member LLC (see instructions)			Single member EIN or SSN
<input type="checkbox"/> Other		Ronk II Holdings LLC			81-3512035
Grantee/Transferee		Name (if individual, last, first, middle initial) (<input type="checkbox"/> mark an X if more than one grantee)		SSN	
<input type="checkbox"/> Individual		Town of Brookhaven Industrial Development Agency			
<input checked="" type="checkbox"/> Corporation		Mailing address		SSN	
<input type="checkbox"/> Partnership		1 Independence Hill, 2nd Floor			
<input type="checkbox"/> Estate/Trust		City	State	ZIP code	EIN
<input type="checkbox"/> Single member LLC		Farmingville	NY	11738	52-1299559
<input type="checkbox"/> Multi-member LLC		Single member's name if grantee is a single member LLC (see instructions)			Single member EIN or SSN
<input type="checkbox"/> Other					

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
		See Attached Listing	Ronkonkoma/ Brookhaven	Suffolk

Type of property conveyed (mark an X in applicable box)

1 <input type="checkbox"/> One- to three-family house	6 <input type="checkbox"/> Apartment building	Date of conveyance	Percentage of real property conveyed which is residential real property _____% (see instructions)
2 <input type="checkbox"/> Residential cooperative	7 <input type="checkbox"/> Office building		
3 <input type="checkbox"/> Residential condominium	8 <input type="checkbox"/> Four-family dwelling	12 2023	
4 <input type="checkbox"/> Vacant land	9 <input checked="" type="checkbox"/> Other mixed use	month day year	
5 <input type="checkbox"/> Commercial/industrial			

Condition of conveyance (mark an X in all that apply)

- | | | |
|---|--|---|
| a. <input type="checkbox"/> Conveyance of fee interest | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F) | i. <input type="checkbox"/> Option assignment or surrender |
| b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____%) | g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G) | m. <input type="checkbox"/> Leasehold assignment or surrender |
| c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____%) | h. <input type="checkbox"/> Conveyance of cooperative apartment(s) | n. <input checked="" type="checkbox"/> Leasehold grant |
| d. <input type="checkbox"/> Conveyance to cooperative housing corporation | i. <input type="checkbox"/> Syndication | o. <input type="checkbox"/> Conveyance of an easement |
| e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | j. <input type="checkbox"/> Conveyance of air rights or development rights | p. <input checked="" type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part 3) |
| | k. <input type="checkbox"/> Contract assignment | q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state |
| | | r. <input type="checkbox"/> Conveyance pursuant to divorce or separation |
| | | s. <input type="checkbox"/> Other (describe) _____ |

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 \$		
	Schedule B, Part 2 \$		

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3) **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		
2.		
3.		
4.		
5.		
6.		

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part 1, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part 3 – Explanation of exemption claimed on Part 1, line 1 (mark an X in all boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) Transaction with an Industrial Development Agency k

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

This is to certify that: *(mark an X in the appropriate box)*

1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
- e Other *(attach detailed explanation)*.
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

_____ Grantor signature Robert J. Coughlan Hawkins Ave Development RHP2, LLC Ronk II Holdings LLC, sole member TREC HAWK PH2A, LLC	Managing Member _____ Title	 _____ Grantee signature Lisa MG Mulligan Town of Brookhaven Industrial Development Agency	Chief Executive Officer _____ Title
_____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an X in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an X in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

MEMORANDUM OF AMENDED LEASE AGREEMENT

This Memorandum of Amended Lease Agreement is hereby made and executed on December 1, 2023. The undersigned TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York, having its office at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738 (the “Agency”), as lessor, and HAWKINS AVE DEVELOPMENT RHP2, LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware and qualified to transact business in the State of New York, having an address at 45 Research Way, Suite 100, East Setauket, New York 11733 (the “Company”), as lessee, entered into a Phase 2A Lease and Project Agreement, dated as of August 5, 2021 (the “Original Lease Agreement”), a memorandum of which Original Lease Agreement was recorded in the Suffolk County Clerk’s office on January 11, 2022, in Liber 13138 of Deeds, Page 34. The Original Lease Agreement covered the premises described in Exhibit A attached hereto and made a part hereof.

The Agency and the Company have entered into an Amendment Agreement, dated as of December 1, 2023 (the “Amendment Agreement”; and, together with the Original Lease Agreement, the “Lease Agreement”), in order to reflect the release of the Dedicated Land (as defined in the Amendment Agreement), and to revise the description of the Land covered by the Lease Agreement to be as more particularly set forth in Exhibit B attached hereto.

The Lease Agreement provides for the rental of the premises by the Company for a term commencing on August 5, 2021, and terminating at 11:58 p.m. on November 30, 2049 (the “Lease Term”).

The Lease Agreement is subject and subordinate to (i) the Building Loan Fee and Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of August 5, 2021, from the Company to ING Capital LLC, as administrative agent for itself and certain other lenders, and joined for certain limited purposes by Ronk Hub, LLC, as developer, recorded on January 11, 2022 in the Suffolk County Clerk’s Office at Liber 23366, Page 531, as amended, restated, supplemented and/or otherwise modified, and (ii) the Project Loan Fee and Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of August 5, 2021, from the Company to ING Capital LLC, as administrative agent for itself and certain other lenders, and joined for certain limited purposes by Ronk Hub, LLC, as developer, recorded on January 11, 2022 in the Suffolk County Clerk’s Office at Liber 23366, Page 532, as amended, restated, supplemented and/or otherwise modified.

The Lease Agreement is available for inspection during normal business hours at the offices of the Agency indicated above.

Property Address: Railroad Avenue and Hawkins Avenue, Ronkonkoma, New York
Tax Mailing Address: 45 Research Way, Suite 100, East Setauket, New York 11733
Tax Map Numbers: Section 799.00 Block 04.00 Lots 044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, & 054.000 and Section 800.00 Block 01.00 Lot 027.001

Record and return to:

Nixon Peabody LLP
1300 Clinton Square
Rochester, New York 14604
Attention: Eric Brenner, Esq.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the Agency and the Company have caused this Memorandum of Amended Lease Agreement to be executed in their respective names as of the date first above written.

**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: 
Name: Lisa MG Mulligan
Title: Chief Executive Officer

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 20th day of December in the year 2023, before me, the undersigned, personally appeared **Lisa MG Mulligan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity, and that, by her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

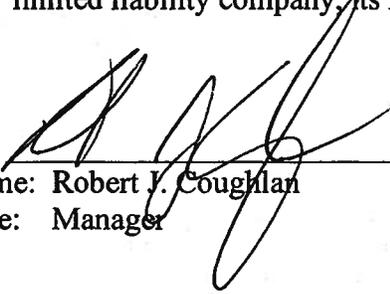


Notary Public

HAWKINS AVE DEVELOPMENT RHP2, LLC,
a Delaware limited liability company

By: RONK II HOLDINGS LLC, a Delaware limited liability company, its Sole Member

By: TREC HAWK PH2A, LLC, a Delaware limited liability company, its Managing Member

By: 
Name: Robert J. Coughlan
Title: Manager

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 1st day of December in the year 2023, before me, the undersigned, personally appeared **Robert J. Coughlan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that, by his signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.


Notary Public

JOHN MATTHEW WAGNER
Notary Public, State of New York
No. 02WA4873706
Qualified in Suffolk County
Commission Expires September 22, 2026

Memorandum of Amended Lease Agreement
Signature Page 2 of 2

EXHIBIT A

ORIGINAL LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL I

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

BEGINNING at a point in the easterly side of Hawkins Avenue, said point being a distance of 85.98 feet northerly from the northerly end of an arc of a curve, which curve connects the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue, which said point marks the southwest corner of land now or formerly of Ronkonkoma Lumber Company, Inc.;

RUNNING THENCE from said point of beginning, South 82 degrees 52minutes 00 seconds East a distance of 106.00 feet;

THENCE South 06 degrees 28 minutes 00 seconds west a distance of 109.79 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds West along the northerly side of Railroad Avenue 81.01 feet to the extreme southerly end of the curve aforementioned;

THENCE northwesterly along said curve having a radius of 25.00 feet a distance of 38.26 feet;

THENCE North 06 degrees 28minutes 00seconds East a distance of 85.98 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL II

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

BEGINNING at a point on the easterly side of Hawkins Avenue, said point being where the westerly terminus of the South boundary line of land now or formerly Margaret and Jerome Higgins intersects the easterly side of Hawkins Avenue;

RUNNING from said point of beginning along the southerly side of land now or formerly of Higgins, South 82 degrees 52 minutes 00 seconds East 177.18 feet;

THENCE along the East side of said land of Higgins North 05 degrees 50 minutes 20 seconds East 74.64 feet;

THENCE along the East side of lands now or formerly of Rosicke and Giangrasso North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE along the South side of lands of Socci and Davi South 83 degrees 33 minutes 00 seconds East 261.58 feet;

THENCE along the West side of land now or formerly of M.T.A. Long Island Railroad, South 06 degrees 30 minutes 20 seconds West 527.76 feet to the northerly side of Railroad Avenue;

THENCE along the northerly side of Railroad Avenue North 83 degrees 30 minutes 00 seconds West 333.64 feet;

THENCE North 06 degrees 28 minutes 00 seconds East 109.79 feet;

THENCE North 82 degrees 52 minutes 00 seconds West 106.00 feet to the easterly side of Hawkins Avenue;

THENCE along the easterly side of Hawkins Avenue North 06 degrees 28 minutes 00 seconds East 192.71 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCELS I AND II - OVERALL DESCRIPTION:

ALL that certain plot, piece or parcel of land situate, lying and being at Ronkonkoma, Town of Brookhaven, County of Suffolk and State of New York bounded and described as follows: BEGINNING at a point on the northerly the end of a curve connecting the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue;

RUNNING THENCE along the easterly side of Hawkins Avenue North 05 degrees 49 minutes 30 seconds East, 277.99 feet;

THENCE South 83 degrees 30 minutes 30 seconds East, 178.48 feet;

THENCE North 05 degrees 30 minutes 20 seconds East 73.64 feet;

THENCE North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE South 83 degrees 33 minutes 00 seconds East, 288.51 feet;

THENCE South 06 degrees 30 minutes 20 seconds West 527.78 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds 412.87 feet;

THENCE Northwesterly along the arc of a curve bearing to the right having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000 and District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL III

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 377.70 feet northerly measured along the easterly side of Hawkins Avenue from a concrete monument at the corner formed by the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue (old lines); and

RUNNING THENCE North 06 degrees 28 minutes East, 75.00 feet;

RUNNING THENCE South 82 degrees 52 minutes East, 178.00 feet;

RUNNING THENCE South 06 degrees 28 minutes West, 75.00 feet;

RUNNING THENCE North 82 degrees 52 minutes West, 178.00 feet to the westerly side of Hawkins Avenue and the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 048.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IV

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 353 feet as measured northerly along the easterly side of Hawkins Avenue from the most northerly end of the corner forming the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue; and

RUNNING THENCE South 82 degrees 52 minutes East, one hundred seventy-eight (178) feet;

RUNNING THENCE North 6 degrees 28 minutes East, seventy-five (75) feet;

RUNNING THENCE North 82 degrees 52 minutes West, one hundred seventy-eight (178) feet to a point in the easterly side of Hawkins Avenue; and

RUNNING THENCE along the easterly side of Hawkins Avenue, South 06 degrees 28 minutes West, seventy-five (75) feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 049.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL V

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

BEGINNING at a point on the easterly side of Hawkins Avenue distant 104.00 feet from the intersection of the easterly side of Hawkins Avenue and the southerly side of Union Avenue;

RUNNING THENCE South 87 degrees 16 minutes 00 seconds East, 150.00 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 96.00 feet;

THENCE South 86 degrees 54 minutes 00 seconds East, 31.55 feet;

THENCE South 03 degrees 34 minutes 04 seconds West, 76.08 feet;

THENCE North 86 degrees 50 minutes 00 seconds West, 180.14 feet to the Easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East, 170.91 feet along the Easterly side of Hawkins Avenue, to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 051.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VI

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

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue and the easterly side of Hawkins Avenue;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East, along the southerly side of Union Avenue, 100.01 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 99.42 feet;

THENCE North 87 degrees 16 minutes 00 seconds West, 100.00 feet to the easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East along the easterly side of Hawkins Avenue, 100.00 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 052.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VII

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Union Avenue (formerly known as Holbrook Avenue) distant 150 feet easterly from the intersection of the easterly line of Hawkins Avenue with the southerly line of said Union Avenue;

RUNNING THENCE South 02 degrees 30 minutes 00 seconds West 103.13 feet to a point and land now or formerly of Waldron;

RUNNING THENCE North 87 degrees 16 minutes 00 seconds West a distance of 150 feet to a point on the easterly side of Hawkins Avenue;

RUNNING THENCE North 02 degrees 36 minutes 00 seconds East along the easterly side of Hawkins Avenue a distance of 4 feet to land now or formerly of Jalen Service Stations, Inc.;

RUNNING THENCE along last mentioned land South 86 degrees 56 minutes 00 seconds East 100 feet to a point on the easterly line of land now or formerly of Robert D'Orso;

RUNNING THENCE along the easterly line now or formerly of Jalen Service Stations, Inc. North 02 degrees 30 minutes 00 seconds East, 99.42 feet to a point on the southerly side of Union Avenue;

RUNNING THENCE along the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East a distance of 50 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 053.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VIII

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

BEGINNING at a point on the southerly side of Union Avenue where the westerly line of premises about to be described therein and the easterly line of land now or formerly of Robert and Catherine D'Orai intersect the same, said point or place of beginning being distant easterly 150.00 feet (150.01 feet deed) as measured along the southerly side of Union Avenue from the corner formed by this intersection of the easterly side of Hawkins Avenue with the southerly side of Union Avenue;

RUNNING THENCE from said point or place of beginning along with the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East 125.29 feet to Union Avenue Road line as widened;

THENCE along said road widening and land now or formerly of Anthony Davi and other South 02 degrees 05 minutes 00 seconds West 200.15 feet to land now or formerly of John W. and Anna Murtha;

THENCE along said last mentioned land North 86 degrees 19 minutes 30 seconds West 95.21 feet to land now or formerly of Joseph Waldron;

THENCE along said last mentioned land North 86 degrees 54 minutes 00 seconds West 31.55 feet;

THENCE still along land of Joseph Waldron and land now or formerly of D'Orsi first above mentioned North 02 degrees 30 minutes 00 seconds East 199.10 feet to the southerly side of Union Avenue, at the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 054.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IX

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

BEGINNING at a point on the southerly side of Union Avenue as widened the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Union Avenue as widened with the easterly side of Hawkins Avenue;

1. South 86 degrees 56 minutes 00 seconds East along the southerly side of Union Avenue 275.29 feet (275.30 feet deed);
2. South 02 degrees 05 minutes 00 seconds West 8.00 feet (South 9 degrees 1 minute 00 seconds West 8 feet deed) to the southerly side of Union Avenue as widened the point of beginning;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East (South 80 degrees 00 minutes 00 second East deed) along the southerly side of Union Avenue 217.80 feet to lands of Cara Deutyman and others;

RUNNING THENCE South 02 degrees 25 minutes 30 seconds West (South 09 degrees 21 minutes 30 seconds West deed) 192.50 feet to land now or formerly of the MTA;

RUNNING THENCE North 86 degrees 50 minutes 00 seconds West (North 79 degrees 54 minutes 00 seconds West deed) to lands now or formerly of the MTA and John W. and Anna Murtha 216.67 feet to the Easterly side of lands now or formerly of William and Marian Lycoff;

RUNNING THENCE North 02 degrees 05 minutes 00 seconds East (North 9 degrees 1 minute 00 seconds East deed) along said land 192.15 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 800.00 Block: 01.00 Lot(s): 027.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

COMPOSITE DESCRIPTION

All that certain plot, piece, or parcel of land, with the buildings thereon erected, situate, lying, and being at Ronkonkoma, in the Town of Brookhaven, County of Suffolk, and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue (Holbrook Road) with the easterly side of Hawkins Avenue;

RUNNING THENCE along the southerly side of Union Avenue (Holbrook Road), the following three (3) courses and distances:

1. South 83 degrees 36 minutes 30 seconds East, 275.30 feet;
2. South 05 degrees 24 minutes 30 seconds West, 8.00 feet;
3. South 83 degrees 36 minutes 30 seconds East, 217.80 feet;

THENCE South 05 degrees 45 minutes 00 seconds West, 192.50 feet;

THENCE North 83 degrees 30 minutes 30 seconds West, 49.52 feet;

THENCE South 06 degrees 30 minutes 40 seconds West, 528.00 feet to the northerly side of Railroad Avenue;

THENCE along said road line North 83 degrees 30 minutes 00 seconds West, 412.87 feet;

THENCE along the arc of a curve bearing to the right, having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue;

THENCE along said road line North 05 degrees 49 minutes 30 seconds East, 702.90 feet to the southerly side of Union Avenue (Holbrook Road) and the point or place of BEGINNING.

For Information Only: Premises known as Tax Parcel Numbers 0200-799.00-04.00-044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000 and 0200-800.00-01.00-027.001 as shown on the Suffolk County Tax Map.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

EXHIBIT B

REVISED LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL I

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

BEGINNING at a point in the easterly side of Hawkins Avenue, said point being a distance of 85.98 feet northerly from the northerly end of an arc of a curve, which curve connects the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue, which said point marks the southwest corner of land now or formerly of Ronkonkoma Lumber Company, Inc.;

RUNNING THENCE from said point of beginning, South 82 degrees 52minutes 00 seconds East a distance of 106.00 feet;

THENCE South 06 degrees 28 minutes 00 seconds west a distance of 109.79 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds West along the northerly side of Railroad Avenue 81.01 feet to the extreme southerly end of the curve aforementioned;

THENCE northwesterly along said curve having a radius of 25.00 feet a distance of 38.26 feet;

THENCE North 06 degrees 28minutes 00seconds East a distance of 85.98 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL II

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

BEGINNING at a point on the easterly side of Hawkins Avenue, said point being where the westerly terminus of the South boundary line of land now or formerly Margaret and Jerome Higgins intersects the easterly side of Hawkins Avenue;

RUNNING from said point of beginning along the southerly side of land now or formerly of Higgins, South 82 degrees 52 minutes 00 seconds East 177.18 feet;

THENCE along the East side of said land of Higgins North 05 degrees 50 minutes 20 seconds East 74.64 feet;

THENCE along the East side of lands now or formerly of Rosicke and Giangrasso North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE along the South side of lands of Socci and Davi South 83 degrees 33 minutes 00 seconds East 261.58 feet;

THENCE along the West side of land now or formerly of M.T.A. Long Island Railroad, South 06 degrees 30 minutes 20 seconds West 527.76 feet to the northerly side of Railroad Avenue;

THENCE along the northerly side of Railroad Avenue North 83 degrees 30 minutes 00 seconds West 333.64 feet;

THENCE North 06 degrees 28 minutes 00 seconds East 109.79 feet;

THENCE North 82 degrees 52 minutes 00 seconds West 106.00 feet to the easterly side of Hawkins Avenue;

THENCE along the easterly side of Hawkins Avenue North 06 degrees 28 minutes 00 seconds East 192.71 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCELS I AND II - OVERALL DESCRIPTION:

ALL that certain plot, piece or parcel of land situate, lying and being at Ronkonkoma, Town of Brookhaven, County of Suffolk and State of New York bounded and described as follows: BEGINNING at a point on the northerly the end of a curve connecting the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue;

RUNNING THENCE along the easterly side of Hawkins Avenue North 05 degrees 49 minutes 30 seconds East, 277.99 feet;

THENCE South 83 degrees 30 minutes 30 seconds East, 178.48 feet;

THENCE North 05 degrees 30 minutes 20 seconds East 73.64 feet;

THENCE North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE South 83 degrees 33 minutes 00 seconds East, 288.51 feet;

THENCE South 06 degrees 30 minutes 20 seconds West 527.78 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds 412.87 feet;

THENCE Northwesterly along the arc of a curve bearing to the right having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000 and District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL III

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 377.70 feet northerly measured along the easterly side of Hawkins Avenue from a concrete monument at the corner formed by the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue (old lines); and

RUNNING THENCE North 06 degrees 28 minutes East, 75.00 feet;

RUNNING THENCE South 82 degrees 52 minutes East, 178.00 feet;

RUNNING THENCE South 06 degrees 28 minutes West, 75.00 feet;

RUNNING THENCE North 82 degrees 52 minutes West, 178.00 feet to the westerly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 048.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IV

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 353 feet as measured northerly along the easterly side of Hawkins Avenue from the most northerly end of the corner forming the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue; and

RUNNING THENCE South 82 degrees 52 minutes East, one hundred seventy-eight (178) feet;

RUNNING THENCE North 6 degrees 28 minutes East, seventy-five (75) feet;

RUNNING THENCE North 82 degrees 52 minutes West, one hundred seventy-eight (178) feet to a point in the easterly side of Hawkins Avenue; and

RUNNING THENCE along the easterly side of Hawkins Avenue, South 06 degrees 28 minutes West, seventy-five (75) feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 049.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL V

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

BEGINNING at a point on the easterly side of Hawkins Avenue distant 104.00 feet from the intersection of the easterly side of Hawkins Avenue and the southerly side of Union Avenue;

RUNNING THENCE South 87 degrees 16 minutes 00 seconds East, 150.00 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 96.00 feet;

THENCE South 86 degrees 54 minutes 00 seconds East, 31.55 feet;

THENCE South 03 degrees 34 minutes 04 seconds West, 76.08 feet;

THENCE North 86 degrees 50 minutes 00 seconds West, 180.14 feet to the Easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East, 170.91 feet along the Easterly side of Hawkins Avenue, to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 051.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VI

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

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue and the easterly side of Hawkins Avenue;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East, along the southerly side of Union Avenue, 100.01 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 99.42 feet;

THENCE North 87 degrees 16 minutes 00 seconds West, 100.00 feet to the easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East along the easterly side of Hawkins Avenue, 100.00 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 052.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VII

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Union Avenue (formerly known as Holbrook Avenue) distant 150 feet easterly from the intersection of the easterly line of Hawkins Avenue with the southerly line of said Union Avenue;

RUNNING THENCE South 02 degrees 30 minutes 00 seconds West 103.13 feet to a point and land now or formerly of Waldron;

RUNNING THENCE North 87 degrees 16 minutes 00 seconds West a distance of 150 feet to a point on the easterly side of Hawkins Avenue;

RUNNING THENCE North 02 degrees 36 minutes 00 seconds East along the along the easterly side of Hawkins Avenue a distance of 4 feet to land now or formerly of Jalen Service Stations, Inc.;

RUNNING THENCE along last mentioned land South 86 degrees 56 minutes 00 seconds East 100 feet to a point on the easterly line of land now or formerly of Robert D'Orso;

RUNNING THENCE along the easterly line now or formerly of Jalen Service Stations, Inc. North 02 degrees 30 minutes 00 seconds East, 99.42 feet to a point on the southerly side of Union Avenue;

RUNNING THENCE along the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East a distance of 50 feet to the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 053.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VIII

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

BEGINNING at a point on the southerly side of Union Avenue where the westerly line of premises about to be described therein and the easterly line of land now or formerly of Robert and Catherine D'Orai intersect the same, said point or place of beginning being distant easterly 150.00 feet (150.01 feet deed) as measured along the southerly side of Union Avenue from the corner formed by this intersection of the easterly side of Hawkins Avenue with the southerly side of Union Avenue;

RUNNING THENCE from said point or place of beginning along with the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East 125.29 feet to Union Avenue Road line as widened;

THENCE along said road widening and land now or formerly of Anthony Davi and other South 02 degrees 05 minutes 00 seconds West 200.15 feet to land now or formerly of John W. and Anna Murtha;

THENCE along said last mentioned land North 86 degrees 19 minutes 30 seconds West 95.21 feet to land now or formerly of Joseph Waldron;

THENCE along said last mentioned land North 86 degrees 54 minutes 00 seconds West 31.55 feet;

THENCE still along land of Joseph Waldron and land now or formerly of D'Orsi first above mentioned North 02 degrees 30 minutes 00 seconds East 199.10 feet to the southerly side of Union Avenue, at the point or place of **BEGINNING**.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 054.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IX

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

BEGINNING at a point on the southerly side of Union Avenue as widened the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Union Avenue as widened with the easterly side of Hawkins Avenue;

1. South 86 degrees 56 minutes 00 seconds East along the southerly side of Union Avenue 275.29 feet (275.30 feet deed);
2. South 02 degrees 05 minutes 00 seconds West 8.00 feet (South 9 degrees 1 minute 00 seconds West 8 feet deed) to the southerly side of Union Avenue as widened the point of beginning;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East (South 80 degrees 00 minutes 00 second East deed) along the southerly side of Union Avenue 217.80 feet to lands of Cara Deutyman and others;

RUNNING THENCE South 02 degrees 25 minutes 30 seconds West (South 09 degrees 21 minutes 30 seconds West deed) 192.50 feet to land now or formerly of the MTA;

RUNNING THENCE North 86 degrees 50 minutes 00 seconds West (North 79 degrees 54 minutes 00 seconds West deed) to lands now or formerly of the MTA and John W. and Anna Murtha 216.67 feet to the Easterly side of lands now or formerly of William and Marian Lycoff;

RUNNING THENCE North 02 degrees 05 minutes 00 seconds East (North 9 degrees 1 minute 00 seconds East deed) along said land 192.15 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 800.00 Block: 01.00 Lot(s): 027.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

COMPOSITE DESCRIPTION

All that certain plot, piece, or parcel of land, with the buildings thereon erected, situate, lying, and being at Ronkonkoma, in the Town of Brookhaven, County of Suffolk, and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue (Holbrook Road) with the easterly side of Hawkins Avenue;

RUNNING THENCE along the southerly side of Union Avenue (Holbrook Road), the following three (3) courses and distances:

1. South 83 degrees 36 minutes 30 seconds East, 275.30 feet;
2. South 05 degrees 24 minutes 30 seconds West, 8.00 feet;
3. South 83 degrees 36 minutes 30 seconds East, 217.80 feet;

THENCE South 05 degrees 45 minutes 00 seconds West, 192.50 feet;

THENCE North 83 degrees 30 minutes 30 seconds West, 49.52 feet;

THENCE South 06 degrees 30 minutes 40 seconds West, 528.00 feet to the northerly side of Railroad Avenue;

THENCE along said road line North 83 degrees 30 minutes 00 seconds West, 412.87 feet;

THENCE along the arc of a curve bearing to the right, having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue;

THENCE along said road line North 05 degrees 49 minutes 30 seconds East, 702.90 feet to the southerly side of Union Avenue (Holbrook Road) and the point or place of **BEGINNING**.

For Information Only: Premises known as Tax Parcel Numbers 0200-799.00-04.00-044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000 and 0200-800.00-01.00-027.001 as shown on the Suffolk County Tax Map.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

**BUT EXCEPTING AND EXCLUDING, FROM THE AFORESAID
DESCRIBED PARCELS, THE FOLLOWING PARCEL, WHICH IS
BEING DEDICATED TO THE TOWN OF BROOKHAVEN**

Description of Dedication to the Town of Brookhaven

For Information Only: S.C.T.M. No.: District 200 Section 799 Block 4 Part of Lots 44, 47.1, 48, 49, 51.1, 52, 53 & 54

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

BEGINNING at the corner formed by the existing southerly side of Union Avenue (Holbrook Road) and the existing easterly side of Hawkins Avenue;

RUNNING THENCE South 83 degrees 36 minutes 30 seconds East, 275.30 feet;

THENCE South 05 degrees 24 minutes 30 seconds West, 4.50 feet to the proposed southerly side of Union Avenue (Holbrook Road);

THENCE along said proposed southerly road line the following four (4) courses and distances:

1. North 83 degrees 36 minutes 30 seconds West, 48.00 feet;
2. North 89 degrees 13 minutes 23 seconds West, 51.31 feet;
3. Westerly along the arc of a curve bearing to the right having a Radius of 308.50 feet and Length of 31.65 feet;
4. North 83 degrees 20 minutes 42 seconds West, 109.37 feet;

THENCE Westerly and Southerly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and a length of 31.00 feet to the proposed easterly side of Hawkins Avenue;

THENCE along said proposed easterly road line the following three (3) courses and distances:

1. South 07 degrees 51 minutes 18 seconds West, 32.75 feet;
2. South 06 degrees 30 minutes 00 seconds West, 450.27 feet;
3. South 05 degrees 49 minutes 30 seconds West, 194.85 feet;

THENCE Southerly and Easterly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and Length of 31.18 feet to the northerly side of Railroad Avenue;

THENCE along said road North 83 degrees 30 minutes 00 seconds West, 3.56 feet;

THENCE Westerly and Northerly along the arc of a curve bearing to the right, connecting the northerly side of Railroad Avenue with the existing easterly side of Hawkins Avenue, having a Radius of 25.00 feet and Length of 38.98 feet;

THENCE along said existing road line North 05 degrees 49 minutes 30 seconds East, 702.90 to the southerly side of Union Avenue (Holbrook Road) and **THE POINT OR PLACE OF BEGINNING**;

Containing: 10,102 square feet



Department of Taxation and Finance

TP-584 (9/19)

Recording office time stamp

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A - Information relating to conveyance Memo of Amended Lease

Form with sections for Grantor/Transferor and Grantee/Transferee, including fields for Name, Mailing address, City, State, ZIP code, and Social Security number.

Location and description of property conveyed

Table with 4 columns: Tax map designation, SWIS code, Street address, City, town, or village, and County.

Type of property conveyed (mark an X in applicable box)

Form with checkboxes for property types (One- to three-family house, Residential cooperative, etc.) and date of conveyance.

Condition of conveyance (mark an X in all that apply)

Form with checkboxes for various conditions of conveyance (a. Conveyance of fee interest, b. Acquisition of a controlling interest, etc.).

Table for recording officer's use with columns: Amount received, Date received, and Transaction number.

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3) **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		
2.		
3.		
4.		
5.		
6.		

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part 1, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part 3 – Explanation of exemption claimed on Part 1, line 1 (mark an X in all boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f
- g. Conveyance consists of deed of partition g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) Transaction with an Industrial Development Agency k

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

This is to certify that: *(mark an X in the appropriate box)*

1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
- e Other *(attach detailed explanation)*.
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Lisa MG Mulligan Town of Brookhaven Industrial Development Agency	Chief Executive Officer _____ Title	_____ Grantee signature Robert J. Coughlan Hawkins Ave Development RHP2, LLC Ronk II Holdings LLC, sole member TREC HAWK PH2A, LLC _____ Grantee signature	Managing Member _____ Title
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an X in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an X in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Date: October 23, 2023

At a meeting of the Town of Brookhaven Industrial Development Agency (the “Agency”), held at the offices of the Agency, 1 Independence Hill, 2nd Floor, Farmingville, New York 11738 on the 23rd day of October, 2023, the following members of the Agency were:

Present: Frederick C. Braun III, Chairman
Felix J. Grucci, Jr., Vice Chair
Martin Callahan, Treasurer
Ann-Marie Scheidt, Secretary
Gary Pollakusky, Asst. Secretary
Frank C. Trotta, Sr., Asst. Treasurer
Mitchell H. Pally, Member

Recused:
Excused:

Also Present: Lisa MG Mulligan, Chief Executive Officer
Lori LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing and Project Development
Jocelyn Linse, Executive Assistant
Terri Alkon, Administrative Assistant
Annette Eaderesto, Esq., Counsel to the Agency
William F. Weir, Esq., Transaction Counsel
Barry Carrigan, Esq., Transaction Counsel (via Zoom)
Howard Gross, Esq., Transaction Counsel (via Zoom)

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the consent to the transfer of a portion of real estate for roadway widening in connection with the Agency’s Hawkins Ave Development RHP2, LLC 2021 Facility - Ronk Hub Phase 2A Facility.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY PERTAINING TO THE CONSENT TO TRANSFER OF A PORTION OF REAL ESTATE FOR A DEDICATED ROADWAY AND THE AMENDMENT OF DOCUMENTS IN CONNECTION WITH THE AGENCY'S HAWKINS AVE DEVELOPMENT RHP2, LLC 2021 FACILITY - RONK HUB PHASE 2A AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 358 of the Laws of 1970 of the State of New York, as may be amended from time to time (collectively, the "**Act**"), the Town of Brookhaven Industrial Development Agency (the "**Agency**") was created with the authority and power, among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously provided its assistance to Hawkins Ave Development RHP2, LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware and qualified to transact business in the State of New York (the "**Company**"), in the (a) the acquisition of certain parcels of land aggregating approximately 7.49 acres, located on the north side of Railroad Avenue and the east side of Hawkins Avenue in Ronkonkoma, Town of Brookhaven, Suffolk County, New York (further identified as Tax Map Nos. Section 799.00 Block 04.00 Lots 044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, & 054.000 and Section 800.00 Block 01.00 Lot 027.001) (collectively, the "**Land**"), together with existing structures located thereon, (b) the demolition of existing structures and the construction and equipping of an approximately 410,690 square foot building or buildings located thereon (the "**Improvements**"), including, but not limited to paint, flooring, carpet and fixtures comprising a part thereof, and (c) the acquisition and installation of certain equipment and personal property, including, but not limited to, furniture, equipment, kitchen fixtures, bathroom fixtures, but specifically excluding fixtures which constitute real property (the "**Equipment**"; and together with the Land and the Improvements, the "**Phase 2A Facility**), which Phase 2A Facility is to be used as a mixed-use multifamily residential building, consisting of approximately 388 residential units totaling approximately 321,729 square feet of residential rental space, together with surface parking, approximately 73,060 square feet of retail space, and approximately 15,901 square feet of commercial space, together with surface parking (the "**Project**"); and

WHEREAS, the Company has previously agreed to lease the Land and the Improvements to the Agency pursuant to the terms of a certain Phase 2A Facility Company Lease Agreement, dated as of August 5, 2021 (the "**Original Company Lease**"), by and between the Company and the Agency; and

WHEREAS, the Agency is currently leasing the Phase 2A Facility to the Company, pursuant to a certain Phase 2A Lease and Project Agreement, dated as of August 5, 2021 (the "**Original Lease Agreement**"), between the Agency and the Company; and

WHEREAS, the Company has now requested the Agency's consent to the transfer of certain land located at east of Hawkins Avenue, south of Union Avenue, and north of Railroad Avenue (the "**Roadway Land**"), to the Town of Brookhaven, New York (the "**Town**") for road widening purposes ("**Transfer**"); and

WHEREAS, in connection with the Transfer, the legal description of the Land contained in the Original Company Lease and the Original Lease Agreement will be amended to reflect the release of the Roadway Land, pursuant to an Amendment Agreement, dated such date as the Chairman and the Chief Executive Officer may determine (the "**Amendment Agreement**"), between the Agency and the Company, whereby the Amendment Agreement will more fully describe and detail the Roadway Land; and

WHEREAS, the Agency hereby consents to the Transfer and the Amendment Agreement; and

WHEREAS, in connection with such consent and the Amendment Agreement, the Agency agrees to enter into such other documents as may be required by the Company (collectively, the "**Transfer Documents**"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facilities and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York;

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the Transfer and the Amendment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act.

(b) The Transfer and the Amendment Agreement will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Brookhaven and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.

(c) It is desirable and in the public interest for the Agency to consent to the Transfer and the Amendment Agreement.

(d) The Agency consents to the Transfer and the Amendment Agreement.

(e) The Amendment Agreement will be an effective instrument whereby the legal description of the Land contained in the Original Company Lease and the Original Lease Agreement, will be amended to exclude the Roadway Land.

(f) It is desirable and in the public interest for the Agency to execute the Amendment Agreement.

Section 2. In consequence of the foregoing, the Agency hereby (i) approves the Transfer, (ii) approves the Amendment Agreement, (iii) approves the form and substance of the Amendment Agreement, and (iv) authorizes the execution and delivery of the Amendment Agreement and Transfer Documents and such other related documents as may be necessary or appropriate to effect the Transfer.

Section 3. Counsel to the Agency and Nixon Peabody LLP, Transaction Counsel to the Agency are hereby authorized and directed to prepare, for submission to the Agency, the Amendment Agreement and all documents necessary to effect the Transfer described in the foregoing resolution.

Section 4. The Chairman, the Chief Executive Officer, and any member of the Agency are each hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution, including to execute and deliver the Amendment Agreement and any other Transfer Documents.

Section 5. Any expenses incurred by the Agency with respect to the Amendment Agreement shall be paid by the Company. The Company shall agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 6. This resolution shall take effect immediately.



Elizabeth A. Wood
Senior Paralegal
T 585-263-1391

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

ewood@nixonpeabody.com

Nixon Peabody LLP
1300 Clinton Square
Rochester, New York 14604

December 21, 2023

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Felix Wienclaw
Sole Assessor
Town of Brookhaven
One Independence Hill
Farmingville, New York 11738

RE: Town of Brookhaven Industrial Development Agency
(Hawkins Ave Development RHP2, LLC 2021 Facility – Ronk Hub Phase 2A)

Dear Mr. Wienclaw:

I am writing regarding my original letter dated August 10, 2021, in connection with the above-referenced project. Enclosed is an original, executed Form RP-412-a Application for Real Property Tax Exemption related to the above-referenced transaction. On August 5, 2021, the Town of Brookhaven Industrial Development Agency (the “**Agency**”) acquired a leasehold interest in the above-described realty (which is further described in Exhibit A attached hereto) from Hawkins Ave Development RHP2, LLC, a Delaware limited liability company (the “**Company**”), pursuant to the provisions of the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law of the State of New York, duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York) and Chapter 358 of the Laws of 1970 of the State of New York, as amended (collectively, the “**Act**”). The Agency and the Company entered into a certain Phase 2A Facility Lease and Project Agreement, dated August 5, 2021 (the “**Original Lease Agreement**”), pursuant to which the Agency leased its interest in said realty to the Company, and a memorandum of the Original Lease Agreement was presented for recording in the Suffolk County Clerk’s office.

The Agency has consented a request from the Company to the transfer of certain land located east of Hawkins Avenue, south of Union Avenue, and north of Railroad Avenue (the “**Roadway Land**”), to the Town of Brookhaven, New York (the “**Town**”) for road widening purposes (“**Dedicated Land**”), which is to be released from the description of the Original Land (all capitalized terms herein are more fully defined in a certain Amendment Agreement, dated as of December 1, 2023 (the “**Amendment Agreement**”), between the Agency and the Company, attached hereto as Exhibit A.

Felix Wienclaw
Sole Assessor
Town of Brookhaven
December 21, 2023
Page 2

The purpose of this letter is to inform you of this amendment to the Original Lease Agreement. Please note there is no change to the payments-in-lieu of such taxes and assessments (“**PILOT Payments**”) as provided under my letter dated August 10, 2021.

Please contact our office if you should have any questions. Thank you.

Very truly yours,

Elizabeth Wood

Elizabeth A. Wood
Senior Paralegal

Enclosure

cc: Attached Distribution List (w/encls.)

Distribution List

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Hon. Steven Bellone
Suffolk County Executive
H. Lee Dennison Building
100 Veterans Memorial Highway
P.O. Box 6100
Hauppauge, New York 11788-0099

Hon. Edward P. Romaine
Town Supervisor
Town of Brookhaven
One Independence Hill
Farmingville, New York 11738

Louis J. Marcoccia
Receiver of Taxes
One Independence Hill, Suite 110
Farmingville, New York 11738

Christopher J. Pellettieri, Ed.D.
Superintendent of Schools
Sachem Central School District
51 School Street
Lake Ronkonkoma , New York 11779-2299

FIRST CLASS MAIL

Lisa MG Mulligan
Chief Executive Officer
Town of Brookhaven Industrial
Development Agency
One Independence Hill, 2nd Floor
Farmingville, New York 11738

Annette Eaderesto, Esq.
Town Attorney
Town of Brookhaven
One Independence Hill, 3rd Floor
Farmingville, New York 11738

EXHIBIT A

AMENDMENT AGREEMENT

(SEE ATTACHED)

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
(TOWN OF BROOKHAVEN, NEW YORK)

and

HAWKINS AVE DEVELOPMENT RHP2, LLC

AMENDMENT AGREEMENT

Dated as of December 1, 2023

Town of Brookhaven Industrial Development Agency
(Hawkins Ave Development RHP2, LLC 2021 Facility - Ronk Hub Phase 2A Facility)

AMENDMENT AGREEMENT

THIS AMENDMENT AGREEMENT, dated as of December 1, 2023 (this “**Amendment Agreement**”), is by and between the TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation of the State of New York, having its office at 1 Independence Hill, 2nd Floor, Farmingville, New York 11738 (the “**Agency**”), and HAWKINS AVE DEVELOPMENT RHP2, LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware and qualified to transact business in the State of New York, having an address at 45 Research Way, Suite 100, East Setauket, New York 11733 (the “**Company**”).

RECITALS

WHEREAS, Title 1 of Article 18-A of the General Municipal Law of the State of New York was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York (the “**State**”); and

WHEREAS, the aforesaid act authorizes the creation of industrial development agencies for the Public Purposes of the State; and

WHEREAS, the aforesaid act further authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, renovate, refurbish, equip, lease, sell and dispose of land and any building or other improvement, and all real and personal property, including but not limited to machinery and equipment deemed necessary in connection therewith, whether now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial, recreation or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, pursuant to and in accordance with the provisions of the aforesaid act, as amended, and Chapter 358 of the Laws of 1970 of the State, as amended (collectively, the “**Act**”), the Agency was created and is empowered under the act to undertake the Project Work and the leasing of the Facility defined below; and

WHEREAS, the Agency previously provided its assistance to the Company in connection with (a) the acquisition of certain parcels of land aggregating approximately 7.49 acres, located on the north side of Railroad Avenue and the east side of Hawkins Avenue in Ronkonkoma, Town of Brookhaven, Suffolk County, New York (further identified as Tax Map Nos. Section 799.00 Block 04.00 Lots 044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, & 054.000 and Section 800.00 Block 01.00 Lot 027.001) (collectively, the “**Original Land**”), together with existing structures located thereon, (b) the demolition of existing structures and the construction and equipping of an approximately 410,690-square-foot building or buildings located thereon (the “**Improvements**”), including, but not limited to paint, flooring, carpet and fixtures comprising a part thereof, and (c) the acquisition and installation of certain equipment and personal property, including, but not limited to,

furniture, equipment, kitchen fixtures, bathroom fixtures, but specifically excluding fixtures which constitute real property (the **“Equipment”**); and together with the Original Land and the Improvements, the **“Phase 2A Facility”**), which Phase 2A Facility is to be used as a mixed-use multifamily residential building, consisting of approximately 388 residential units totaling approximately 321,729 square feet of residential rental space, together with surface parking, approximately 73,060 square feet of retail space, and approximately 15,901 square feet of commercial space, together with surface parking (the **“Project”**); and

WHEREAS, the Company previously leased the Original Land and the Improvements to the Agency pursuant to the terms of a certain Phase 2A Facility Company Lease Agreement, dated as of August 5, 2021 (the **“Original Company Lease”** and, together with this Amendment Agreement, the **“Company Lease”**), by and between the Company and the Agency, and a Memorandum of Company Lease was presented for recording in the Suffolk County Clerk’s office (the **“Original Company Lease Memorandum”**), by and between the Company and the Agency; and

WHEREAS, the Agency acquired title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter-defined Lease Agreement) (the **“Bill of Sale”**), from the Company to the Agency; and

WHEREAS, the Agency is currently leasing the Phase 2A Facility to the Company, pursuant to a certain Phase 2A Lease and Project Agreement, dated as of August 5, 2021 (the **“Original Lease Agreement”** and, together with this Amendment Agreement, the **“Lease Agreement”**), by and between the Agency and the Company, and a Memorandum of Lease Agreement was presented for recording in the Suffolk County Clerk’s office (the **“Original Lease Agreement Memorandum”**), between the Agency and the Company; and

WHEREAS, the Company has now requested the Agency’s consent to the transfer of certain land located east of Hawkins Avenue, south of Union Avenue, and north of Railroad Avenue (the **“Roadway Land”**), to the Town of Brookhaven, New York (the **“Town”**) for road widening purposes (**“Dedicated Land”**), more fully described on Exhibit A attached hereto, which is to be released from the description of the Original Land, all as set forth herein; and

WHEREAS, by resolution dated October 23, 2023, the Agency consented to the Dedicated Land being released from the Original Company Lease and the Original Lease Agreement pursuant to the terms of this Amendment Agreement; and

WHEREAS, the parties have agreed to amend the Original Company Lease and the Original Lease Agreement to reflect the release of the Dedicated Land, in each case, from the premises demised under each such lease, and the description of the Land, being the premises demised under each such lease after giving effect to this Amendment Agreement, is now fully described on Exhibit B attached hereto and incorporated herein by reference.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter contained, the parties hereto do hereby mutually agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions in this Amendment Agreement. All other capitalized terms used in this Amendment Agreement which are not otherwise defined herein shall have the meanings assigned thereto in the Schedule of Definitions attached to the Original Lease Agreement, which definitions are incorporated herein and made a part hereof by reference.

Section 1.02. Definitions in Amended Documents. All references in the Original Lease Agreement and the Original Company Lease to “this Lease Agreement”, “the Lease Agreement”, “this Company Lease” and “the Company Lease” as the case may be, or words of similar import, and the terms “hereby”, “hereof”, “hereto”, “herein”, “hereunder”, “thereby”, “thereof”, “thereto”, “therein”, “thereunder” and any similar terms as used in any such instrument or agreement shall be deemed to refer to such instrument or agreement as amended, modified and supplemented to date including by this Amendment Agreement.

ARTICLE II

AMENDMENT AND MODIFICATION OF ORIGINAL COMPANY LEASE

Section 2.01. Amendment of Original Company Lease. The definitions of the “Facility” and “Project” in the Original Company Lease are each hereby amended and modified to reflect the release of the Dedicated Land, as such parcel is described in Exhibit A, attached hereto (and the revised description of the Land under the Company Lease after such release is set forth in Exhibit B attached hereto).

Section. 2.02 Recording of Memorandum of Amendment of Company Lease. In connection with the execution and delivery of this Amendment Agreement, the Agency and the Company shall record or cause to be recorded a Memorandum of Amended Company Lease Agreement amending the Original Company Lease Memorandum to reflect the release of the Dedicated Land pursuant to the terms of this Amendment Agreement (and the revised description of the Land in the form of Exhibit B attached hereto).

Section 2.03 Ratification of Original Company Lease. Except as otherwise amended and modified by this Amendment Agreement, the Agency and the Company agree that the Original Company Lease is hereby ratified and confirmed and remains in full force and effect.

ARTICLE III

AMENDMENT AND MODIFICATION OF ORIGINAL LEASE AGREEMENT

Section 3.01. Amendment of Original Lease Agreement. The definitions of the “Facility” and “Project” in the Original Lease Agreement are each hereby amended and modified to reflect the release of the Dedicated Land, as such parcel is described in Exhibit A, attached hereto (and the revised description of the Land under the Lease Agreement after such release is set forth in Exhibit B attached hereto).

Section. 3.02 Recording of Memorandum of Amendment of Lease Agreement. In connection with the execution and delivery of this Amendment Agreement, the Agency and the Company shall record or cause to be recorded a Memorandum of Amended Lease Agreement amending the Original Lease Agreement Memorandum to reflect the release of the Dedicated Land pursuant to the terms of this Amendment Agreement (and the revised description of the Land in the form of Exhibit B attached hereto).

Section 3.03 Ratification of Original Lease Agreement. Except as otherwise amended and modified by this Amendment Agreement, the Agency and the Company agree that the Original Lease Agreement is hereby ratified and confirmed and remains in full force and effect.

ARTICLE IV

MISCELLANEOUS

Section 4.01 Binding Effect. This Amendment Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns.

Section 4.02 Severability. In the event any provision of this Amendment Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 4.03 Amendments, Changes and Modifications. This Amendment Agreement may not be amended, changed, modified, altered or terminated except in a writing executed by all of the parties hereto.

Section 4.04 Execution of Counterparts. This Amendment Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 4.05 Applicable Law. This Amendment Agreement shall be governed exclusively by the applicable laws of the State of New York without regard or reference to its conflict of laws principles.

Section 4.06 Section Headings Not Controlling. The headings of the several sections in this Amendment Agreement have been prepared for convenience of reference only and shall not control or affect the meaning of or be taken as an interpretation of any provision of this Amendment Agreement.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the parties hereto have caused this Amendment Agreement to be executed in their respective names by their duly authorized officers, all as of the date first above written.

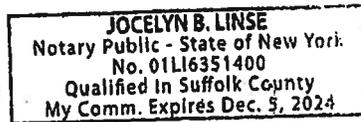
**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: *Lisa MG Mulligan*
Name: Lisa MG Mulligan
Title: Chief Executive Officer

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 20th day of December in the year 2023, before me, the undersigned, personally appeared **Lisa MG Mulligan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

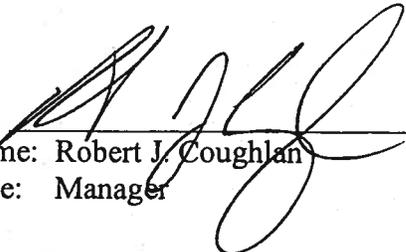
Joelyn B. Linse
Notary Public



HAWKINS AVE DEVELOPMENT RHP2, LLC,
a Delaware limited liability company

By: **RONK II HOLDINGS LLC,** a Delaware limited
liability company, its Sole Member

By: **TREC HAWK PH2A, LLC,** a Delaware
limited liability company, its Managing Member

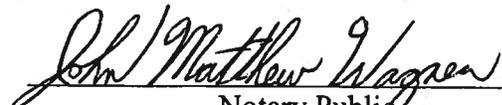
By: 

Name: Robert J. Coughlan

Title: Manager

STATE OF NEW YORK)
)SS.:
COUNTY OF SUFFOLK)

On the 1st day of December in the year 2023, before me, the undersigned, personally appeared **Robert J. Coughlan**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that, by his signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.


Notary Public

JOHN MATTHEW WAGNER
Notary Public, State of New York
No. 02WA4873706
Qualified in Suffolk County
Commission Expires September 22, 2026

Signature Page to Amendment Agreement
Page 2 of 2

EXHIBIT A

DESCRIPTION OF RELEASED DEDICATED LAND

SEE ATTACHED

EXHIBIT A

DESCRIPTION OF RELEASED DEDICATED LAND

Description of Dedication to the Town of Brookhaven

For Information Only: S.C.T.M. No.: District 200 Section 799 Block 4 Part of Lots 44, 47.1, 48, 49, 51.1, 52, 53 & 54

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

BEGINNING at the corner formed by the existing southerly side of Union Avenue (Holbrook Road) and the existing easterly side of Hawkins Avenue;

RUNNING THENCE South 83 degrees 36 minutes 30 seconds East, 275.30 feet;

THENCE South 05 degrees 24 minutes 30 seconds West, 4.50 feet to the proposed southerly side of Union Avenue (Holbrook Road);

THENCE along said proposed southerly road line the following four (4) courses and distances:

1. North 83 degrees 36 minutes 30 seconds West, 48.00 feet;
2. North 89 degrees 13 minutes 23 seconds West, 51.31 feet;
3. Westerly along the arc of a curve bearing to the right having a Radius of 308.50 feet and Length of 31.65 feet;
4. North 83 degrees 20 minutes 42 seconds West, 109.37 feet;

THENCE Westerly and Southerly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and a length of 31.00 feet to the proposed easterly side of Hawkins Avenue;

THENCE along said proposed easterly road line the following three (3) courses and distances:

1. South 07 degrees 51 minutes 18 seconds West, 32.75 feet;
2. South 06 degrees 30 minutes 00 seconds West, 450.27 feet;
3. South 05 degrees 49 minutes 30 seconds West, 194.85 feet;

THENCE Southerly and Easterly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and Length of 31.18 feet to the northerly side of Railroad Avenue;

THENCE along said road North 83 degrees 30 minutes 00 seconds West, 3.56 feet;

THENCE Westerly and Northerly along the arc of a curve bearing to the right, connecting the northerly side of Railroad Avenue with the existing easterly side of Hawkins Avenue, having a Radius of 25.00 feet and Length of 38.98 feet;

THENCE along said existing road line North 05 degrees 49 minutes 30 seconds East, 702.90 to the southerly side of Union Avenue (Holbrook Road) and **THE POINT OR PLACE OF BEGINNING**;

Containing: 10,102 square feet

EXHIBIT B

REVISED LEGAL DESCRIPTION

SEE ATTACHED

FF\14005463.2

EXHIBIT B

**DESCRIPTION OF THE LAND, AFTER GIVING EFFECT
TO THIS AMENDMENT AGREEMENT**

PARCEL I

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

BEGINNING at a point in the easterly side of Hawkins Avenue, said point being a distance of 85.98 feet northerly from the northerly end of an arc of a curve, which curve connects the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue, which said point marks the southwest corner of land now or formerly of Ronkonkoma Lumber Company, Inc.;

RUNNING THENCE from said point of beginning, South 82 degrees 52minutes 00 seconds East a distance of 106.00 feet;

THENCE South 06 degrees 28 minutes 00 seconds west a distance of 109.79 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds West along the northerly side of Railroad Avenue 81.01 feet to the extreme southerly end of the curve aforementioned;

THENCE northwesterly along said curve having a radius of 25.00 feet a distance of 38.26 feet;

THENCE North 06 degrees 28minutes 00seconds East a distance of 85.98 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL II

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

BEGINNING at a point on the easterly side of Hawkins Avenue, said point being where the westerly terminus of the South boundary line of land now or formerly Margaret and Jerome Higgins intersects the easterly side of Hawkins Avenue;

RUNNING from said point of beginning along the southerly side of land now or formerly of Higgins, South 82 degrees 52 minutes 00 seconds East 177.18 feet;

THENCE along the East side of said land of Higgins North 05 degrees 50 minutes 20 seconds East 74.64 feet;

THENCE along the East side of lands now or formerly of Rosicke and Giangrasso North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE along the South side of lands of Socci and Davi South 83 degrees 33 minutes 00 seconds East 261.58 feet;

THENCE along the West side of land now or formerly of M.T.A. Long Island Railroad, South 06 degrees 30 minutes 20 seconds West 527.76 feet to the northerly side of Railroad Avenue;

THENCE along the northerly side of Railroad Avenue North 83 degrees 30 minutes 00 seconds West 333.64 feet;

THENCE North 06 degrees 28 minutes 00 seconds East 109.79 feet;

THENCE North 82 degrees 52 minutes 00 seconds West 106.00 feet to the easterly side of Hawkins Avenue;

THENCE along the easterly side of Hawkins Avenue North 06 degrees 28 minutes 00 seconds East 192.71 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCELS I AND II - OVERALL DESCRIPTION:

ALL that certain plot, piece or parcel of land situate, lying and being at Ronkonkoma, Town of Brookhaven, County of Suffolk and State of New York bounded and described as follows: BEGINNING at a point on the northerly the end of a curve connecting the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue;

RUNNING THENCE along the easterly side of Hawkins Avenue North 05 degrees 49 minutes 30 seconds East, 277.99 feet;

THENCE South 83 degrees 30 minutes 30 seconds East, 178.48 feet;

THENCE North 05 degrees 30 minutes 20 seconds East 73.64 feet;

THENCE North 07 degrees 15 minutes 00 seconds East 151.20 feet;

THENCE South 83 degrees 33 minutes 00 seconds East, 288.51 feet;

THENCE South 06 degrees 30 minutes 20 seconds West 527.78 feet to the northerly side of Railroad Avenue;

THENCE North 83 degrees 30 minutes 00 seconds 412.87 feet;

THENCE Northwesterly along the arc of a curve bearing to the right having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000 and District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL III

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 377.70 feet northerly measured along the easterly side of Hawkins Avenue from a concrete monument at the corner formed by the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue (old lines); and

RUNNING THENCE North 06 degrees 28 minutes East, 75.00 feet;

RUNNING THENCE South 82 degrees 52 minutes East, 178.00 feet;

RUNNING THENCE South 06 degrees 28 minutes West, 75.00 feet;

RUNNING THENCE North 82 degrees 52 minutes West, 178.00 feet to the westerly side of Hawkins Avenue and the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 048.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IV

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

BEGINNING at a point in the easterly side of Hawkins Avenue distant 353 feet as measured northerly along the easterly side of Hawkins Avenue from the most northerly end of the corner forming the intersection of the easterly side of Hawkins Avenue with the northerly side of Railroad Avenue; and

RUNNING THENCE South 82 degrees 52 minutes East, one hundred seventy-eight (178) feet;

RUNNING THENCE North 6 degrees 28 minutes East, seventy-five (75) feet;

RUNNING THENCE North 82 degrees 52 minutes West, one hundred seventy-eight (178) feet to a point in the easterly side of Hawkins Avenue; and

RUNNING THENCE along the easterly side of Hawkins Avenue, South 06 degrees 28 minutes West, seventy-five (75) feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 049.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL V

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

BEGINNING at a point on the easterly side of Hawkins Avenue distant 104.00 feet from the intersection of the easterly side of Hawkins Avenue and the southerly side of Union Avenue;

RUNNING THENCE South 87 degrees 16 minutes 00 seconds East, 150.00 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 96.00 feet;

THENCE South 86 degrees 54 minutes 00 seconds East, 31.55 feet;

THENCE South 03 degrees 34 minutes 04 seconds West, 76.08 feet;

THENCE North 86 degrees 50 minutes 00 seconds West, 180.14 feet to the Easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East, 170.91 feet along the Easterly side of Hawkins Avenue, to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 051.001

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VI

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

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue and the easterly side of Hawkins Avenue;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East, along the southerly side of Union Avenue, 100.01 feet;

THENCE South 02 degrees 30 minutes 00 seconds West, 99.42 feet;

THENCE North 87 degrees 16 minutes 00 seconds West, 100.00 feet to the easterly side of Hawkins Avenue;

THENCE North 02 degrees 30 minutes 00 seconds East along the easterly side of Hawkins Avenue, 100.00 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 052.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VII

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Union Avenue (formerly known as Holbrook Avenue) distant 150 feet easterly from the intersection of the easterly line of Hawkins Avenue with the southerly line of said Union Avenue;

RUNNING THENCE South 02 degrees 30 minutes 00 seconds West 103.13 feet to a point and land now or formerly of Waldron;

RUNNING THENCE North 87 degrees 16 minutes 00 seconds West a distance of 150 feet to a point on the easterly side of Hawkins Avenue;

RUNNING THENCE North 02 degrees 36 minutes 00 seconds East along the along the easterly side of Hawkins Avenue a distance of 4 feet to land now or formerly of Jalen Service Stations, Inc.;

RUNNING THENCE along last mentioned land South 86 degrees 56 minutes 00 seconds East 100 feet to a point on the easterly line of land now or formerly of Robert D'Orso;

RUNNING THENCE along the easterly line now or formerly of Jalen Service Stations, Inc. North 02 degrees 30 minutes 00 seconds East, 99.42 feet to a point on the southerly side of Union Avenue;

RUNNING THENCE along the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East a distance of 50 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 053.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL VIII

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

BEGINNING at a point on the southerly side of Union Avenue where the westerly line of premises about to be described therein and the easterly line of land now or formerly of Robert and Catherine D'Orai intersect the same, said point or place of beginning being distant easterly 150.00 feet (150.01 feet deed) as measured along the southerly side of Union Avenue from the corner formed by this intersection of the easterly side of Hawkins Avenue with the southerly side of Union Avenue;

RUNNING THENCE from said point or place of beginning along with the southerly side of Union Avenue South 86 degrees 56 minutes 00 seconds East 125.29 feet to Union Avenue Road line as widened;

THENCE along said road widening and land now or formerly of Anthony Davi and other South 02 degrees 05 minutes 00 seconds West 200.15 feet to land now or formerly of John W. and Anna Murtha;

THENCE along said last mentioned land North 86 degrees 19 minutes 30 seconds West 95.21 feet to land now or formerly of Joseph Waldron;

THENCE along said last mentioned land North 86 degrees 54 minutes 00 seconds West 31.55 feet;

THENCE still along land of Joseph Waldron and land now or formerly of D'Orsi first above mentioned North 02 degrees 30 minutes 00 seconds East 199.10 feet to the southerly side of Union Avenue, at the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 799.00 Block: 04.00 Lot(s): 054.000

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

PARCEL IX

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

BEGINNING at a point on the southerly side of Union Avenue as widened the following two (2) courses and distances from the corner formed by the intersection of the southerly side of Union Avenue as widened with the easterly side of Hawkins Avenue;

1. South 86 degrees 56 minutes 00 seconds East along the southerly side of Union Avenue 275.29 feet (275.30 feet deed);

2. South 02 degrees 05 minutes 00 seconds West 8.00 feet (South 9 degrees 1 minute 00 seconds West 8 feet deed) to the southerly side of Union Avenue as widened the point of beginning;

RUNNING THENCE South 86 degrees 56 minutes 00 seconds East (South 80 degrees 00 minutes 00 second East deed) along the southerly side of Union Avenue 217.80 feet to lands of Cara Deutyman and others;

RUNNING THENCE South 02 degrees 25 minutes 30 seconds West (South 09 degrees 21 minutes 30 seconds West deed) 192.50 feet to land now or formerly of the MTA;

RUNNING THENCE North 86 degrees 50 minutes 00 seconds West (North 79 degrees 54 minutes 00 seconds West deed) to lands now or formerly of the MTA and John W. and Anna Murtha 216.67 feet to the Easterly side of lands now or formerly of William and Marian Lycoff;

RUNNING THENCE North 02 degrees 05 minutes 00 seconds East (North 9 degrees 1 minute 00 seconds East deed) along said land 192.15 feet to the point or place of BEGINNING.

For Information Only: Premises known as District: 0200 Section: 800.00 Block: 01.00 Lot(s): 027.001

FOR CONVEYANCING ONLY. TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

COMPOSITE DESCRIPTION

All that certain plot, piece, or parcel of land, with the buildings thereon erected, situate, lying, and being at Ronkonkoma, in the Town of Brookhaven, County of Suffolk, and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Union Avenue (Holbrook Road) with the easterly side of Hawkins Avenue;

RUNNING THENCE along the southerly side of Union Avenue (Holbrook Road), the following three (3) courses and distances:

1. South 83 degrees 36 minutes 30 seconds East, 275.30 feet;
2. South 05 degrees 24 minutes 30 seconds West, 8.00 feet;
3. South 83 degrees 36 minutes 30 seconds East, 217.80 feet;

THENCE South 05 degrees 45 minutes 00 seconds West, 192.50 feet;

THENCE North 83 degrees 30 minutes 30 seconds West, 49.52 feet;

THENCE South 06 degrees 30 minutes 40 seconds West, 528.00 feet to the northerly side of Railroad Avenue;

THENCE along said road line North 83 degrees 30 minutes 00 seconds West, 412.87 feet;

THENCE along the arc of a curve bearing to the right, having a radius of 25.00 feet and a length of 38.98 feet to the easterly side of Hawkins Avenue;

THENCE along said road line North 05 degrees 49 minutes 30 seconds East, 702.90 feet to the southerly side of Union Avenue (Holbrook Road) and the point or place of BEGINNING.

For Information Only: Premises known as Tax Parcel Numbers 0200-799.00-04.00-044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000 and 0200-800.00-01.00-027.001 as shown on the Suffolk County Tax Map.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

BUT EXCEPTING AND EXCLUDING, FROM THE AFORESAID DESCRIBED PARCELS, THE FOLLOWING PARCEL, WHICH IS BEING DEDICATED TO THE TOWN OF BROOKHAVEN

Description of Dedication to the Town of Brookhaven

For Information Only: S.C.T.M. No.: District 200 Section 799 Block 4 Part of Lots 44, 47.1, 48, 49, 51.1, 52, 53 & 54

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

BEGINNING at the corner formed by the existing southerly side of Union Avenue (Holbrook Road) and the existing easterly side of Hawkins Avenue;

RUNNING THENCE South 83 degrees 36 minutes 30 seconds East, 275.30 feet;

THENCE South 05 degrees 24 minutes 30 seconds West, 4.50 feet to the proposed southerly side of Union Avenue (Holbrook Road);

THENCE along said proposed southerly road line the following four (4) courses and distances:

1. North 83 degrees 36 minutes 30 seconds West, 48.00 feet;
2. North 89 degrees 13 minutes 23 seconds West, 51.31 feet;
3. Westerly along the arc of a curve bearing to the right having a Radius of 308.50 feet and Length of 31.65 feet;
4. North 83 degrees 20 minutes 42 seconds West, 109.37 feet;

THENCE Westerly and Southerly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and a length of 31.00 feet to the proposed easterly side of Hawkins Avenue;

THENCE along said proposed easterly road line the following three (3) courses and distances:

1. South 07 degrees 51 minutes 18 seconds West, 32.75 feet;
2. South 06 degrees 30 minutes 00 seconds West, 450.27 feet;
3. South 05 degrees 49 minutes 30 seconds West, 194.85 feet;

THENCE Southerly and Easterly along the arc of a curve bearing to the left, having a Radius of 20.00 feet and Length of 31.18 feet to the northerly side of Railroad Avenue;

THENCE along said road North 83 degrees 30 minutes 00 seconds West, 3.56 feet;

THENCE Westerly and Northerly along the arc of a curve bearing to the right, connecting the northerly side of Railroad Avenue with the existing easterly side of Hawkins Avenue, having a Radius of 25.00 feet and Length of 38.98 feet;

THENCE along said existing road line North 05 degrees 49 minutes 30 seconds East, 702.90 to the southerly side of Union Avenue (Holbrook Road) and **THE POINT OR PLACE OF BEGINNING**;

Containing: 10,102 square feet



NYS BOARD OF REAL PROPERTY SERVICES

RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name Town of Brookhaven Industrial Development Agency
Street 1 Independence Hill, 3rd Floor
City Farmingville
Telephone no. Day (631) 451-6563
Evening ()
Contact Lisa MG Mulligan
Title Chief Executive Officer

2. OCCUPANT (IF OTHER THAN IDA)
(If more than one occupant attach separate listing)

Name Hawkins Ave Development RHP2, LLC
Street 45 Research Way, Suite 100
City East Setauket, NY 11733
Telephone no. Day (631) 706-4112
Evening ()
Contact Robert J. Coughlan
Title Managing Member

3. DESCRIPTION OF PARCEL

- a. Assessment roll description (tax map no./roll year) See attached list - multiple
b. Street address See attached list - multiple
c. City, Town or Village Ronkonkoma/Brookhaven
d. School District Sachem
e. County Suffolk
f. Current assessment unavailable
g. Deed to IDA (date recorded; liber and page) see 5#e

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

- a. Brief description (include property use) to be used as a mixed-use multifamily residential building, consisting of approximately 388 residential units totaling approximately 321,729 square feet of residential rental space, together with surface parking, approximately 73,060 square feet of retail space, and approximately 15,901 square feet of commercial space, together with surface parking
b. Type of construction unavailable
c. Square footage app 410,690 sq ft
d. Total cost app. \$252,785,617.00
e. Date construction commenced unavailable
f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA) November 30, 2049

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION
(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment see attached "PILOT Schedule"
b. Projected expiration date of agreement November 30, 2049

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Suffolk</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>Brookhaven</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>Brookhaven</u>	<input type="checkbox"/>	<input type="checkbox"/>
School District <u>Sachem</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Robert J. Coughlan
 Title Managing Member
 Address 45 Research Way, Suite 100
East Setauket NY 11733

e. Is the IDA the owner of the property? Yes/No (circle one)
If "No" identify owner and explain IDA rights or interest in an attached statement.

Telephone 631-706-4112

The IDA has acquired a leasehold interest in the Facility pursuant to a Lease and Project Agreement, dated as of August 5, 2021, as amended by an Amendment Agreement.

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted:
exemption _____ assessment roll year _____

7. A copy of this application, including all attachments, has been mailed or delivered on 12/21/23 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Lisa MG Mulligan, Chief Executive Officer of
 _____, _____ of
 Name Title
Town of Brookhaven Industrial Development Agency hereby certify that the information
 Organization

on this application and accompanying papers constitutes a true statement of facts.

December 20, 2023
Date



Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

Additional Page to RP-412-a
Parcel #'s and Addresses of Phase 2A Facility

Location and description of property conveyed				
Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street Address	City, town, or village	County
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 044.000		1 Hawkins Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 047.001		15 Hawkins Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 048.000		23 Hawkins Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 049.000		29 Hawkins Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 051.001		49 Hawkins Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 052.000		47 Hawkins Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 053.000		4 Union Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 799.00 Block: 04.00 Lot(s): 054.000		6 Union Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk
District: 0200 Section: 800.00 Block: 01.00 Lot(s): 027.001		12-14 Union Avenue, Ronkonkoma	Ronkonkoma/Brookhaven	Suffolk

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 3.00

Return Receipt (electronic)

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 2.00

Total Postage and Fees \$ 10.45

Sent To Felix Wiencław
Sole Assessor

Town of Brookhaven
 One Independence Hill
 Farmingville, New York 11738

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1264 6915 67

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Hon. Steven Bellone
 Suffolk County Executive
 H. Lee Dennison Building
 100 Veterans Memorial Highway
 P.O. Box 6100
 Hauppauge, New York 11788-0099

Article Number (Transfer from service label)
 9590 9402 8235 3030 2406 04

2. Article Number (Transfer from service label)
 9589 0710 5270 1264 6915 50

PS Form 3811, July 2020 PSN 7530-02-000-9053 070236-648

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]

Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail

Registered Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 1264 6915 50

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Felix Wiencław
 Sole Assessor
 Town of Brookhaven
 One Independence Hill
 Farmingville, New York 11738

Article Number (Transfer from service label)
 9590 9402 8235 3030 2406 11

2. Article Number (Transfer from service label)
 9589 0710 5270 1264 6915 67

PS Form 3811, July 2020 PSN 7530-02-000-9053 070236-648

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]

Agent Addressee

B. Received by (Printed Name) McCarrikk C. Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®

Certified Mail Fee \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic)

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 2.00

Total Postage and Fees \$ 6.35

Sent To Hon. Steven Bellone
Suffolk County Executive

H. Lee Dennison Building
 100 Veterans Memorial Highway
 P.O. Box 6100
 Hauppauge, New York 11788-0099

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1264 6915 50

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Certified Mail Fee \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.85
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
 Postage \$ 2.85

Total Postage and Fees \$ 7.20

Sent To Hon. Edward P. Romaine
Town Supervisor

Street and Apt. No., or P.O. Box One Independence Hill
Farmingville, New York 11738
 City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1264 6915 43



Postmark Here
DEC 7 2023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hon. Edward P. Romaine
Town Supervisor
Town of Brookhaven
One Independence Hill
Farmingville, New York 11738



9590 9402 8235 3030 2405 98

2. Article Number (Transfer from service label)

9589 0710 5270 1264 6915 43 Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 070236-648

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent-
 Addressee

B. Received by (Print Name)

Andrew McCarrick C. Date of Delivery

D. Is delivery address different from item 1? Yes No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Signature Confirmation™
 Collect on Delivery Restricted Delivery
 Restricted Delivery

1. Article Addressed to:
 Louis J. Marcoccia
Receiver of Taxes
 One Independence Hill, Suite 110
 Farmingville, New York 11738
 City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Louis J. Marcoccia
Receiver of Taxes
One Independence Hill, Suite 110
Farmingville, New York 11738



9590 9402 8235 3030 2405 81

2. Article Number (Transfer from service label)

9589 0710 5270 1264 6915 36 Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 070236-648

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent-
 Addressee

B. Received by (Print Name)

Andrew McCarrick C. Date of Delivery

D. Is delivery address different from item 1? Yes No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Signature Confirmation™
 Collect on Delivery Restricted Delivery
 Insured Mail

1. Article Addressed to:
 Louis J. Marcoccia
Receiver of Taxes
 One Independence Hill, Suite 110
 Farmingville, New York 11738
 City, State, ZIP+4® _____

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.85
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
 Postage \$ 2.85

Total Postage and Fees \$ 7.20

Sent To Louis J. Marcoccia
Receiver of Taxes

Street and Apt. No., or P.O. Box One Independence Hill, Suite 110
Farmingville, New York 11738
 City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

Postmark Here
DEC 7 2023

9589 0710 5270 1264 6915 36

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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$ 3.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark
Hialeah
2023

Total Postage and Fees \$

Sent To Christopher J. Pelletieri, Ed.D.
Superintendent of Schools

Sachem Central School District
Street and Apt. No., or PO Box 8800 Street
City, State, Zip+4 Lake Ronkonkoma, New York 11779-2299

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher J. Pelletieri, Ed.D.
Superintendent of Schools
Sachem Central School District
51 School Street
Lake Ronkonkoma, New York 11779-2299



9590 9402 8235 3030 2405 74

2. Article Number (transfer from service label)

9589 0710 5270 1264 6912 84 Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 070236-648

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Michelle Bauman

B. Received by (Printed Name) Date of Delivery
Michelle Bauman

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

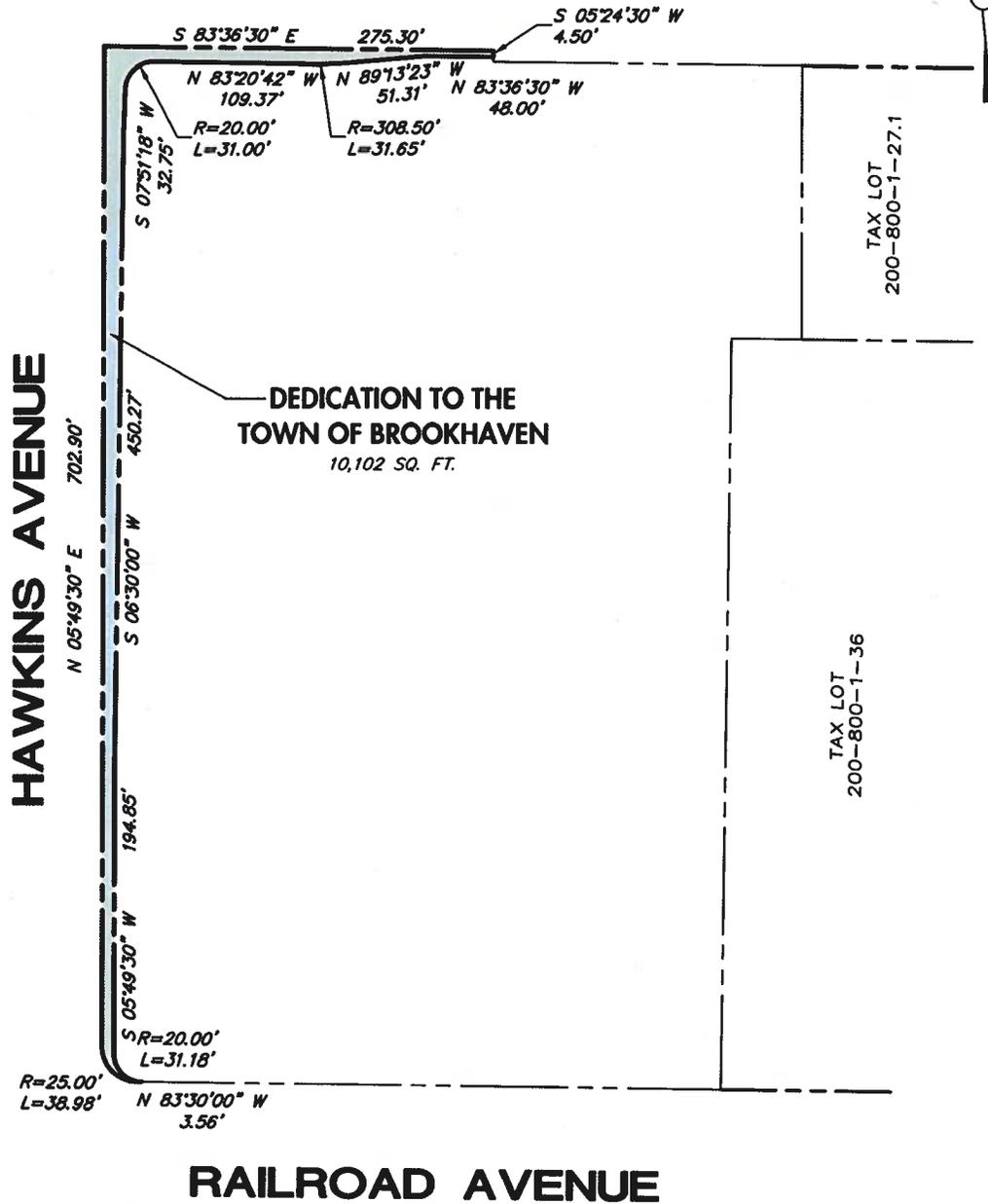
Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

UNION AVENUE
(HOLBROOK ROAD)



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BBV
Barrett Bonacci & Van Weele, PC
Engineers • Surveyors • Planners
175A Commerce Drive Houppauge, NY 11788
t 631.435.1111 f 631.435.1022
www.bbvpc.com

RONKONKOMA HUB
PHASE 2A
RONKONKOMA, TOWN OF BROOKHAVEN
DEDICATION TO THE TOWN OF BROOKHAVEN

Revision	
REVISE DEDICATION 10/23/2021 (PR)	
Tax Map: DISTRICT 200 SECTION 799 BLOCK 4	
PART OF LOTS 44, 47.1, 48, 49 51.1, 52, 53 & 54	
Surveyed by: --	Date: MARCH 5, 2021
Scale: 1" = 100'	Project No.: A140451J