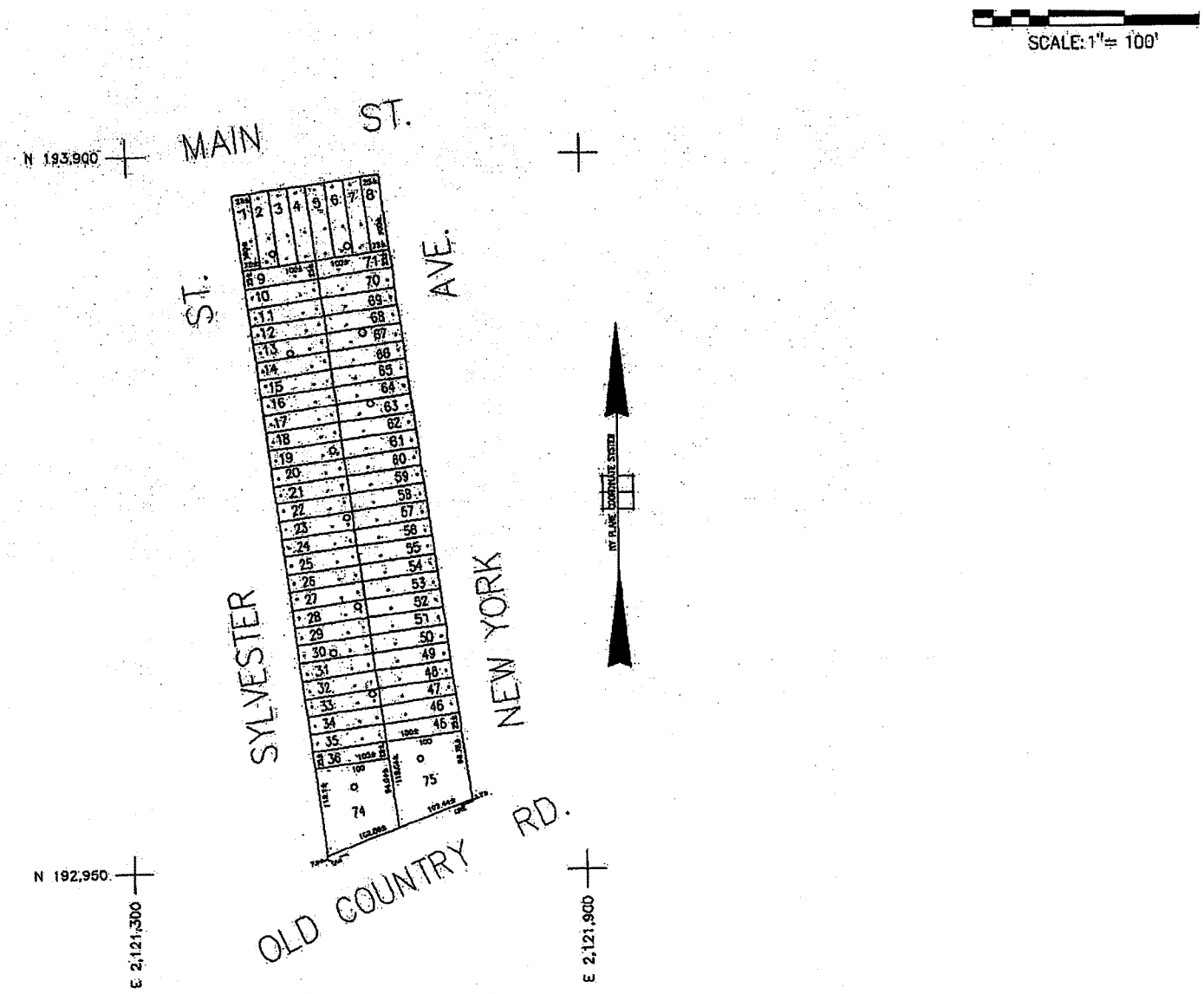

LEGEND

		DIST
POLICE	County Police	8
WATER	Westbury	16
LIGHTING	Town of North Hempstead	30
LIBRARY	Fire	
	Westbury	48

	DIST
FIRE PROTECTION	
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	
Sewage Collection District 88-CP-W	32

SPECIAL DISTRICTS

	DIST
PUBLIC PARKING	
SEWER	
Nassau County Sewage Disposal District # 2	30
PARK	
IMPROVEMENT	
SIDEWALK Town of North Hempstead	8

	DIST
DRAINAGE	
FIRE HYDRANT RENTAL	
GARBAGE	
New Cassel	66
ESCALATOR	
WATER POLLUTION CONTROL	
Town, County, College, District 103	1
Town Highway	2

MUNICIPALITIES

TOWN OF: HEMPSTEAD, NORTH HEMPSTEAD, OYSTER BAY
CITY OF: GLEN COVE, LONG BEACH
VILLAGE OF:

SCHOOL DISTRICT: Westbury 1

Nassau County
Department of Assessmen
Charles O'Shea, Chairman
Land & Tax Map
Map Last Revised: January 17 2003

SEC. 11
BLK. 77
SHEET 1 OF 1

CODE | SPECIAL DISTRICT | WITHIN

TAX $146.30

Standard N.Y.B.T.U. Form 8002 20M — Bargain and Sale Deed, with Covenants against Grantor's Acts. Individual or corporation — single sheet.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21st day of **September**, nineteen hundred and **seventy seven**

BETWEEN **WILLIAM LUXENBERG, residing at 139 Hazelwood Drive, Jericho, New York,**

party of the first part, and **TISHCON [redacted] CORP., a New York corporation, having its principal place of business at 2157 84th Street, Brooklyn, New York,**

party of the second part.

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being **xxxxxat New Cassel, Town of North Hempstead, County of Nassau and State of New York, known and designated as and by the Lots Nos. 25 to 28, both inclusive, and Lots Nos. 50 to 55, both inclusive, in Block 77 on a certain map entitled, "2nd Map of the City of New Cassel, Queens County, Long Island, New York, surveyed August 1891 by Wm. E. Hawxhurst, Surveyor, drawn by G.A. Leaf, C.E.", and filed in the Queens County Clerk's Office on April 22, 1892 as Map No. 256 and filed in the Nassau County Clerk's Office as Old Map No. 3, new Map No. 14, said lots, when taken together, according to said map, being more particularly bounded and described as follows:**

BEGINNING at a point on the easterly side of Sylvester Street, distant 500 feet southerly from the corner formed by the intersection of the easterly side of Sylvester Street and the southerly side of Main Street; running thence easterly at right angles to Sylvester Street, 200 feet to the westerly side of New York Avenue; thence southerly along the westerly side of New York Avenue, 150 feet; thence westerly at right angles to New York Avenue, 100 feet; thence northerly and parallel with New York Avenue, 50 feet; thence westerly and at right angles to Sylvester Street, 100 feet to the easterly side of Sylvester Street; thence northerly along the easterly side of Sylvester Street, 100 feet to the point or place of BEGINNING.

SUBJECT to a consolidated first mortgage presently held by European-American Bank & Trust Company, having an unpaid balance of $92,006.80.

SUBJECT to a purchase money mortgage in the amount of $97,000.00 intended to be executed and recorded simultaneously herewith.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises. TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

William Luxenberg

WILLIAM LUXENBERG

Section Ver Block Post Ver Lot

SEP 26 1977

SEP 27 1977

DEED 9066 PAGE 190

ED_001164_00018441-00002

STATE OF NEW YORK, COUNTY OF NASSAU SS:

On the 21st day of September 19 77, before me personally came WILLIAM LUKENBERG

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Notary Public
M MAURICE GRAHAM
NOTARY PUBLIC, State of New York
No. 30-1630480
Qualified in Nassau County
Commission Expires 19 77

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of
the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows
to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Bargain and Sale Deed
With Covenant Against Grantor's Acts

TITLE NO. 77 N 81593-CH

WILLIAM LUKENBERG

TO

TISHCON PHARMACEUTICAL CORP.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
CHICAGO TITLE INSURANCE COMPANY

SECTION 11
BLOCK 77
LOT 25-28, 50-55
COUNTY ~~BROOKLYN~~ NASSAU

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail ⇒

G. J. Tropano Esq
620 Lexington Ave
Staten Island N.Y. Zip No. 10314

SEP 27 1977

88227

RECEIVED
$ 7.50
REAL ESTATE
SEP 27 1977
TRANSFER TAX
NASSAU
COUNTY

RECORDED
SEP 27 11 46 AM '77

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED BY CHICAGO TITLE

DEED 9066 PAGE 191

NYSTT 1576

Standard N.Y.B.T.U. Form 8002—8-63—Bargain and Sale Deed with Covenant Against Grantor's Acts—Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 30th day of June, nineteen hundred and eighty-six

BETWEEN TISHCON CORP., having its principal place of business at 29 New York Avenue, Westbury, New York

party of the first part, and

EQUITYSHARE I ASSOCIATES, having its principal place of business at 231 Washington Avenue, Garden City, N.Y. 11530

AS SHOWN ON THE NASSAU COUNTY LAND-TAX MAP AS
SEC. 11
BLK. 77
LOT 25-28 + 50-55

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the New Cassel, Town of North Hempstead, County of Nassau and State of New York, known and designed as and by Lots Nos. 25 to 28, both inclusive, and lots No. 50 to 55, both inclusive, in block 77 on a certain map entitled, "2nd Map of the City of New Cassel, Queens County, Long Island, New York, surveyed August 1891 by William E. Hawkhurst, Surveyor, Drawn by G.A. Leaf, C.E.", and filed in the Queens County Clerk's Office on April 22, 1892 as Map No. 256 and filed in the Nassau County Clerk's Office as Old Map No. 3, new Map No. 14, said lots, when taken together, according to said map, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Sylvester Street, distant 500 feet southerly from the corner formed by the intersection of the easterly side of Sylvester Street and the southerly side of Main Street;

RUNNING THENCE easterly at right angles to Sylvester Street, 200 feet to the westerly side of New York Avenue;

THENCE southerly along the westerly side of New York Avenue, 150 feet;

THENCE westerly at right angles to New York Avenue, 100 feet;

THENCE northerly and parallel with New York Avenue, 50 feet;

THENCE westerly at right angles to Sylvester Street, 100 feet to the easterly side of Sylvester Street;

THENCE northerly along the easterly side of Sylvester Street, 100 feet to the point or place of BEGINNING.

Being and intended to be the same premises as deeded to the party of the first part on September 27, 1977 and recorded in the office of the County Clerk of Nassau County on September 27, 1977 in Liber 9066, Page 190. Also known as 29 New York Avenue, Westbury, New York.

Premises herein are not encumbered by a Credit Lien mortgage. Subject to an existing mortgage in the reduced amount of $595,963.83.

TOGETHER with all right, title and interest, if any, 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; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

TISHCON CORP.

By [signature], PRES.

DEED 9744 PAGE 877

ED_001164_00018441-00004

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF NEW YORK SS:

On the 30th day of June 19 , before me personally came Raj K. Chopra to me known, who, being by me duly sworn, did depose and say that he resides at No. 23 New York Ave Westbury, N.Y. ;

that he is the President of Tishcon Corp. , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Lawrence Handelman

LAWRENCE HANDELMAN
NOTARY PUBLIC, State of New York
No. 41-4848871
Qualified in Queens County
Commission Expires March 30, 19__

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 555-N-1662 1 5443 N

SECTION 11
BLOCK 77
LOT 25-28, 50-55
COUNTY OR TOWN Westbury

TISHCON CORP.
TO
BCI EQUITIES ASSOCIATES

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
American TITLE INSURANCE COMPANY

RECORDED AT THE REQUEST of TOWN & COUNTRY ABSTRACT LTD. 230 Mineola Blvd. Mineola, N.Y. 11501

Recorded At Request of American Title Insurance Company
RETURN BY MAIL TO:
Joseph Albanese, Esq.
Albanese, Albanese & Fiore, Esqs.
1050 Franklin Avenue
Garden City, N.Y.
Zip No. 11530

A Member of The Continental Insurance Companies

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

AUG 1 - 1996

X00102

RECORDED
AUG 4 9 AM '96
HAROLD R. ... COUNTY ... NASSAU COUNTY

00042

RECEIVED
$ 1576.00
REAL ESTATE
AUG 4 1996
COUNTY

DEED 9744 PAGE 878

ED_001164_00018441-00005

NC CLERK

Bk D13248 Pg352 #935
08-18-2015 @ 11:50a

NASSAU COUNTY CLERK'S OFFICE

ENDORSEMENT COVER PAGE

Recorded Date: 08-18-2015
Recorded Time: 11:50:31 a

Liber Book: D 13248
Pages From: 352
To: 355

Control Number: 935
Ref #: RE 001340
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
N. HEMPSTEAD (2822)	0011	00077-00	00025	
N. HEMPSTEAD (2822)	0011	00077-00	00026	
N. HEMPSTEAD (2822)	0011	00077-00	00027	
N. HEMPSTEAD (2822)	0011	00077-00	00028	
N. HEMPSTEAD (2822)	0011	00077-00	00050	

See Attached

Consideration Amount: 1,050,000.00

Taxes Total	4,200.00
Recording Totals	465.00
Total Payment	4,665.00

AAR001

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED.
MAUREEN O'CONNELL
County Clerk

T.T. #420.00

CLC81450N

Standard N.Y.B.T.C. Form 8002 - Bargain & sale deed
with covenant against grantor's acts - Ind. or Corp. - single sheet

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 10th day of August, 2015.

BETWEEN

EQUITYSHARE I ASSOCIATES, a New York general partnership, having an address at 3 Huntington Quadrangle, Suite 307N, Melville, New York 11747, the party of the first part,

AND

FRANTIC REALTY, INC., a New York corporation, having an address 640 Main Street, Westbury, New York 11590, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 ($10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in

SEE SCHEDULE "A" ATTACHED

SECTION 11
BLOCK 77
LOTS 25 26 27 28 50 51 52 53 54 55

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

BEING AND INTENDED TO BE the same premises granted to the Party of the first part by Deed dated 6/30/86, recorded 8/15/86 in Liber 9744 Page 877.

SAID PREMISES COMMONLY KNOWN AS 48 Sylvester Street a/k/a 29 New York Avenue, Westbury, New York and bearing a tax map designation of SECTION 11 BLOCK 77 LOTS 25, 26-28 and 50-55.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

(Witness)

EQUITYSHARE I ASSOCIATES, a New York general partnership

By:_____
Name: Carmine R. Inserra
Title: Authorized Signatory

Title No. CLC 81450N

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in New Cassel, Town of North Hempstead, County of Nassau, and State of New York, known and designated as and by Lots No. 25 to 28, both inclusive, and Lots No. 50 to 55, both inclusive, in Block 77, on a certain map entitled, "2nd Map of the City of New Cassel, Queens County, Long Island, New York surveyed August 1981 by William E. Hawxhurst, Surveyor, drawn by G.A. Leaf, C.E." and filed in the Queens County Clerk's Office on April 22, 1892 as Map No. 256 and filed in the Nassau County Clerk's Office as Old Map No. 3, New Map No. 14, which said lots, when taken together as one parcel, are more particularly bounded and described according to said map as follows:

BEGINNING at a point on the easterly side of Sylvester Street, distant 500 feet southerly from the corner formed by the intersection of the easterly side of Sylvester Street and the southerly side of Main Street;

RUNNING THENCE easterly, at right angles to Sylvester Street, 200 feet to the westerly side of New York Avenue;

THENCE southerly along the westerly side of New York Avenue, 150 feet;

THENCE westerly, at right angles to New York Avenue, 100 feet;

THENCE northerly and parallel with New York Avenue, 50 feet;

THENCE westerly and at right angles to Sylvester Street, 100 feet to the easterly side of Sylvester Street;

THENCE northerly along the easterly side of Sylvester Street, 100 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
SECTION: 11 BLOCK: 77 LOTS: 25-28 and 50-55
as shown on the Tax Map of Nassau County

ACKNOWLEDGMENT TAKEN IN NEW YORK

STATE OF NEW YORK)
SUFFOLK) ss.:
COUNTY OF ~~NASSAU~~)

On the 10 day of August, in the year of 2015, before me, the undersigned, personally appeared Carmine R. Insenra personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Virginia E. Alese
Notary Public

VIRGINIA E. ALESE
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01AL4694522
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES FEB. 28, 2016

ACKNOWLEDGMENT TAKEN IN NEW YORK

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the _____ day of _____, in the year of 20___ before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the _____ day of _____, in the year of 2015, before me, the undersigned, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she they reside(s) in _____, that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

_____
Notary Public

ACKNOWLEDGMENT TAKEN OUTSIDE NEW YORK

STATE OF)
) ss.:
COUNTY OF)

On the _____ day of _____, in the year of 2015, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of _____, State _____.

_____
Notary Public

BARGAIN AND SALE DEED

EQUITYSHARE I ASSOCIATES

TO

FRANTIC REALTY, INC.

SECTION 11 B

BLOCK 77

LOT 25-28 AND 50-55

COUNTY/TOWN: Nassau/North Hempstead

Record and return to:

Michael Rich, Esq.
72 Jericho Turnpike
Mineola, New York 11501

Equity Share I / 29 New York Avenue, Westbury, NY - Sale / Deed
775778v1

MAUREEN O'CONNELL COUNTY CLERK
NASSAU COUNTY CLERK'S OFFICE
E-RECORDED