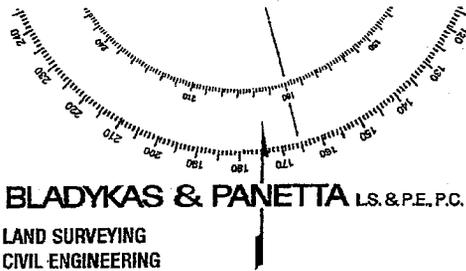

Appendix L
Lot Area Computations



BLADYKAS & PANETTA L.S. & P.E., P.C.
LAND SURVEYING
CIVIL ENGINEERING

Chuck Panetta, P.E., L.S.
President

PO Box 120
23 Spring Street,
Oyster Bay, NY 11771
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info@b-pengineering.com

Mr. Patrick Hoebich
One School Street
Suite 205
Glen Cove, N.Y. 11542

April 12, 2010

Re: Sec. 21 Blk. 244 Lots 55,60,66
Sec 21 Blk. 38 Lots 152,196,202,203

Dear Mr. Hoebich:

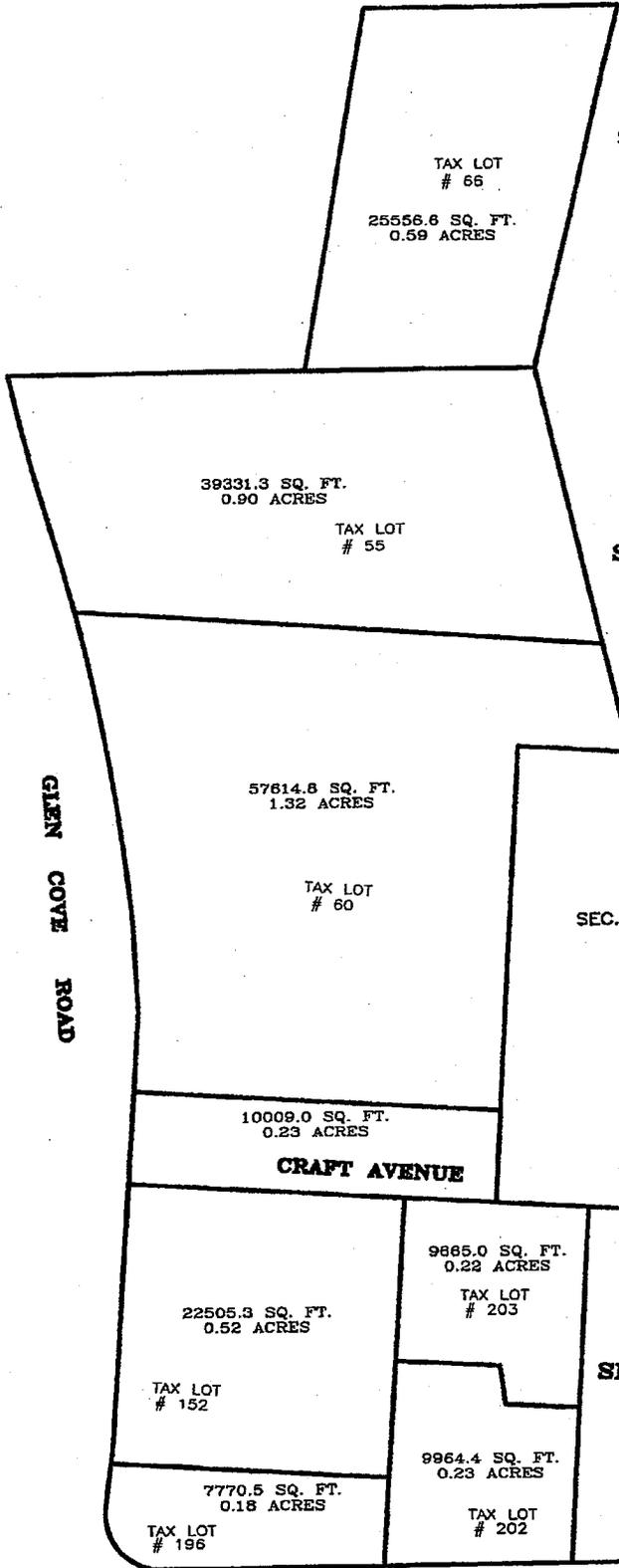
As per your request I have computed the areas of the above referenced tax lots. These areas are based on surveys prepared by Precision Surveys dated June 5, 2006 and prepared and stamped by Christopher M. Buckley, L.S.. The area of Sec 21 Blk. 244 Lots 55, 60, and 66 is 2.81 acres or 122502.7 square feet. The area of Sec 21 Blk. 38 Lots 152, 196, 202 and 203 is 1.15 acres or 49905.2 square feet. The total area is 3.96 acres or 172407.9 square feet.

If you have any questions please call my office at 922-3031.

Very truly yours:

Charles Panetta, L.S., P.E., President

ROBINSON AVENUE



SEC. 21 Blk. 244

TAX LOT 25556.6 SQ. FT.
66 0.59 ACRES

TAX LOT 39331.3 SQ. FT.
55 0.90 ACRES

+ TAX LOT 57614.8 SQ. FT.
60 1.32 ACRES

122502.7 SQ. FT.
2.81 ACRES

SEC. 21 Blk. 244

39331.3 SQ. FT.
0.90 ACRES

TAX LOT
55

57614.8 SQ. FT.
1.32 ACRES

TAX LOT
60

SEC. 21 Blk. 38

TAX LOT 22505.3 SQ. FT.
152 0.52 ACRES

TAX LOT 9865.0 SQ. FT.
203 0.22 ACRES

TAX LOT 7770.5 SQ. FT.
196 0.18 ACRES

+ TAX LOT 9964.4 SQ. FT.
202 0.23 ACRES

49905.2 SQ. FT.
1.15 ACRES

SEC. 21 Blk. 38

122502.7 SQ. FT.
2.81 ACRES

+ 49905.2 SQ. FT.
1.15 ACRES

YOUNG AVENUE

TOTAL TAX LOT AREAS= 172407.9 SQ. FT.
3.96 ACRES

GLEN COVE ROAD

CRAFT AVENUE