

6. Terms, covenants, conditions, easements and agreements of record as set forth in the following documents of record:

a. Glen Cove Urban Renewal Plan in Liber 9143 of Deeds Page 357, as amended by Liber 9334 of Deeds Page 825, as further amended by Seconded Amended Urban Renewal Plan for the Garvies Point Urban Renewal Liber 10148 of Deeds Page 525. Affects Parcels 1-3, and 5-7. Parcel 4 was released from said Plan in Liber 10806 of Deeds Page 65.

b. Declaration (Notice to Successors in Title) made by the City of Glen Cove Industrial Development Agency dated 10/21/99 recorded 11/9/99 in Liber 11131 Page 38. Affects Parcels 1, 2 & 3.

c. Declaration made by Village Green Realty at Garvies Point, Inc. dated 4/2/97 recorded 4/18/97 in Liber 10768 Page 8 (Notice of the necessity for the conduct of a remedial investigation/feasibility study at the Captain's Cove Condominiums Site). Affects Parcel 4 only.

d. Restrictive Covenant as required in Stipulation of Settlement dated November 26, 1996 made by and among the City of Glen Cove, Village Green at Garvies Park, Inc., Old Court Savings & Loan Inc., the State of Maryland Agent Insurance Fund Corporation, as Receiver of JCS & L, as referenced in General Release recorded 11/9/99 in Liber 11131 Page 43. Affects Parcel 4 only.

e. Covenants and restrictions in Liber 6684 of Deeds Page 240. Affects part of Parcel 1 and

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part of Parcel 4.

f. Easements in Liber 895 Page 413 affecting the westerly 15 feet of p/o Parcel 2 (Section 21, Block A, Lot 649) and in Liber 5988 Page 61 affecting the westerly 25 feet and northerly 15 feet of p/o Parcel 2 (Section 21, Block A, Lot 459).

g. Easement in Liber 6153 Page 244 affecting the southwesterly 12.5 feet of p/o Parcel 1 (Section 21, Block A, Lot 545).

h. Negative agreements in Liber 5666 Page 272: 1) no right of ingress and egress implied over Section 21 Block A Lot 216 for the benefit of Parcel 1 (Section 21 Block A Lot 544); and 2) no right of drainage implied over said premises for the benefit of said Lot 544.

i. Drainage Easement in Liber 5666 Page 280 over portions of Parcel 1. Affects Parcel 1. Note: Easement contains a reciprocal right for drainage over premises adjoining a portion of Parcel 1.

j. Esplanade Easement. Affects portions of Parcels 2, 4, 5, and 6.

k. Agreement in Liber 9248 Page 858, creating an easement for a light pole and wire from existing LILCO Pole #1 for the benefit of Parcel 7 over adjoining owner, Hempstead Harbor Club.

l. Contract for Sale of Land for Private Redevelopment dated as of May 14, 2003 made by and among Glen Cove Industrial Development Agency, Glen Cove Community Development Agency and Glen Isle Development Company, LLC (Not of Record), but evidenced by Memorandum of Agreement dated as of May 14, 2003 made by and among Glen Cove Industrial Development Agency, Glen Cove Community Development Agency and Glen Isle Development Company, LLC recorded in the Office of the Clerk, County of Nassau on July 8, 2003 in Liber 11637 of Deeds Page 296.

Which Contract for Sale was amended by Amendment No. 1 to Contract for Sale of Land for Private Redevelopment dated April 12, 2005 made by and among Glen Cove Industrial Development Agency, Glen Cove Community Development Agency and Glen Isle Partners, LLC (Not of Record). Affects Parcels 1-6.

m. Covenants and Restrictions to be contained in the closing deed(s) of record.

n. Easements for public access, parking of vehicles, boat trailers and utilization of the

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Concrete Launching Ramp. Affects a portion of Parcel 7.

o. Rights of the public to access to beaches and waters of Glen Cove Creek and Hempstead Harbor.

p. Easement for ingress and egress in Liber 5836, Page 281 in favor of Hempstead Harbor Club. Affects part of Parcel 4.