

TOWN BOARD OF THE TOWN OF HEMPSTEAD
COUNTY OF NASSAU: STATE OF NEW YORK

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In the Matter of the Application of)
LVS NY HOLDCO 2, LLC,)
Petitioner,)
For Conceptual Master Plan Approval within the)
proposed Mitchel Field Integrated Resort District)
(MF-IRD) for the Premises situated within the Hamlet)
of Uniondale, Town of Hempstead, County of Nassau,)
State of New York.
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VERIFIED PETITION

TO THE TOWN BOARD OF THE TOWN OF HEMPSTEAD:

The Petition of LVS NY HOLDCO 2, LLC, (hereinafter "Petitioner"), respectfully alleges and shows to this Board as follows:

1. Petitioner is a Nevada limited liability company, having an office at 5420 S. Durango Drive, Las Vegas, Nevada 89113.

2. The County of Nassau (hereinafter "County"), having its principal office at 1550 Franklin Avenue, Mineola, New York 11501, is the owner of these certain parcels of land, constituting approximately 86.27 acres, situated within the hamlet of Uniondale, Town of Hempstead, County of Nassau, New York, identified on the Nassau County Land & Tax Map as Sec. 44 Blk. F Lot 326, 351, 401, 402, 411, 412, 415, (the "Premises"), and as more particularly described in the legal description provided for in the Schedule "A" annexed hereto and made a part hereof.

3. The County has provided Petitioner its consent and authorization for the filing of this application as evidenced by the Authorization Form annexed hereto.

4. The Premises is comprised of multiple tax lots and includes the two properties upon which both the Nassau Veterans Memorial Coliseum (the “Coliseum Property”) and the Long Island Marriott Hotel (the “Marriott Property”) are now separately located.

5. Petitioner and the County have entered into a Lease Agreement (the “Lease”), dated on or about April 26, 2023, for the Coliseum Property constituting approximately 71.6 acres (tax lots 351, 411, 412, 415), as more particularly described in Schedule “B” annexed hereto, in which it is contemplated that Petitioner will pursue the redevelopment of the parcel as a world-class entertainment facility, tourist destination and integrated resort through sustainable development practices, with a casino, luxury accommodations, award-winning dining options, and state-of-the-art entertainment and conference facilities (the “Proposed Redevelopment” or the “Project”).

6. The County currently leases the Marriott Property, constituting approximately 14.7 acres (tax lots 326, 401, 402), as more particularly described in Schedule “C” annexed hereto, to Royal Blue Hospitality, LLC (“Royal Blue”) which, in turn, has entered into an agreement with Petitioner for Petitioner to acquire Royal Blue’s leasehold interest in the Marriott Property.

7. Royal Blue has provided Petitioner its consent and authorization for the filing of this application as evidenced by the Authorization Form annexed hereto.

8. It is contemplated that Petitioner will exercise its rights to acquire Royal Blue’s interest in the existing lease regarding the Marriott Property upon the satisfaction of certain closing conditions.

9. As part of the Project, an affiliate of Petitioner is seeking a Class III gaming facility license (the “License”) from the New York State Gaming Commission (the “NYSGC”).

10. The County supports the pursuit of the License by Petitioner and encourages the development of the Project as an attractive and vibrant destination providing tourism-enhancing benefits, high-paying employment opportunities with transparent career paths, training programs, and promotion opportunities, along with substantial revenues to the County and Town of Hempstead.

11. Benefits to be provided by Petitioner pursuant to the Lease include, among other things:

- A one-time upfront payment of \$54 million to Nassau County
- Construction of a new 1,500-square-foot police substation with parking, and provision of up to \$500,000.00 for interior fit-out
- Payment of \$900,000.00 per year to Nassau County, with a 2 percent annual escalation, for public safety services prior to casino opening. If the gaming license is awarded, upon opening of the casino, this payment will increase to \$1.8 million annually, with a 2 percent annual escalation
- Community Benefits Payments (CBP) of \$4 million per year, if a gaming license is granted, or \$2 million per year upon substantial completion of development of an alternative plan, if a gaming license is not granted. The CBP will support and enhance fire departments and districts and ambulance service providers; school districts; libraries and library districts; athletic fields, ballfields and parks; and other community facilities within the Town of Hempstead and Nassau County
- \$25 million for community benefits to be paid upon Sands New York being selected by New York State to receive a commercial gaming license
- At least \$1 million for the construction of an appropriate monument, memorial, or other tribute to veterans of the armed forces of the United States of America
- If a gaming license is granted, guaranteed host community gaming revenue to Nassau County in the amount of \$25 million for the first three years of casino operation, rising to a guarantee of \$50 million per year after the first three years of casino operation, with 2 percent annual escalation
- Guaranteed host community gaming revenue to the Town of Hempstead in the amount of \$10 million for the first three years of casino operation, rising to a guarantee of \$20 million per year after the first three years of casino operation, with 2 percent annual escalation.

THE PREMISES

12. As described above, the Premises is comprised of both the Coliseum Property and the Marriott Property.

13. The Coliseum Property is the current site of the Nassau Veterans Memorial Coliseum (the “Coliseum”), a multi-purpose arena holding recreation, entertainment, and sporting events.

14. The Marriott Property is the current site of the Long Island Marriott Hotel (the “Marriott”), a hotel containing both restaurant and meeting space.

15. The Premises maintains frontage along the following major roadways: Hempstead Turnpike to the south, James Doolittle Boulevard to the east, Charles Lindbergh Boulevard to the north and Earle Ovington Boulevard to the west.

16. In total, the Premises currently maintains approximately 7,400 parking spaces.

17. Immediately adjacent to the southwest portion of the Premises, and contained within the roadway system described above, is an outparcel developed with a 114,000 square foot, two-story medical building and office facility known as the Memorial Sloan Kettering Cancer Center.

18. A short form advertising description is annexed hereto as Schedule “D”.

19. The uses and zoning of the properties surrounding the Premises are as follows:

a. North: Charles Lindbergh Boulevard is immediately adjacent to the north of the Premises. To the north of Charles Lindbergh Boulevard is property zoned Residence “B” which is occupied by the Nassau Energy Central Plant as well as vacant land for parking owned and controlled by Nassau Community College.

b. East: James Doolittle Boulevard borders the Premises to the east. To the east of James Doolittle Boulevard is property zoned Residence “B” that is vacant land known as the Francis T. Purcell Preserve. To the east of said preserve property is the Meadowbrook State Parkway.

c. South: The Premises is bordered on the south by Hempstead Turnpike otherwise known as New York State Route 24. To the south of Hempstead Turnpike is property zoned Mitchel Field Office and Business District (“MFO”) improved with two 15-story buildings comprising RXR Plaza and associated parking as well as retail stores; the football and soccer fields for Kellenberg Memorial High School and residential homes situated in the Residence “B” District.

d. West: To the west of the Premises is Earle Ovington Boulevard. To the west of said roadway is property zoned Edu-Cultural District (“E”) and is owned, developed and controlled by Hofstra University. To the north of the Hofstra University property is an additional outparcel property situated in the MFO improved with the 10-story Omni office building.

CURRENT ZONING

20. The Premises falls within the Planned Development Districts at Mitchel Field.
21. The Coliseum Property is currently zoned Mitchel Field Mixed-Use District (“MFM”) while the Marriott Property is currently zoned Mitchel Field Hotel District (“MFH”).
22. At the time that the Planned Development Districts at Mitchel Field was adopted in 1971, the Nassau Coliseum was still under construction.
23. While once vibrant, utilization of the Nassau Coliseum has significantly decreased seeing, most recently, the New York Islanders leave for, first, the Barclays Center, and now UBS Arena. The MFM was adopted by the Town of Hempstead Town Board in 2011 with the intent to “promote the desirable and suitable use of land within the greater Mitchel field area and provide opportunities for development or redevelopment of land surrounding the Nassau Veterans Memorial Coliseum in a manner consistent with sound planning principles.”

THE APPLICATION

24. Petitioner is seeking the adoption of the proposed Mitchel Field Integrated Resort District (“MF-IRD”) to replace the existing MFM to then incorporate the Premises through a change of zone for the Coliseum Property from MFM and the Marriott Property from MFH to the newly created MF-IRD.

25. As the utilization of the Coliseum has significantly decreased since the adoption of the MFM District and as the County, as the property owner, has entered into a lease with the Applicant that contemplates full redevelopment of the Coliseum Property, a new zoning district would be required to facilitate that overall property redevelopment as the MFM and MFH were specifically created to address the needs for the Coliseum and a hotel, respectively, and not a fully integrated resort.

26. In addition, Petitioner seeks to create a new zoning district and Conceptual Master Plan in order to permit the Proposed Redevelopment of the Premises as a fully integrated resort, providing a variety of uses and activities designed to promote the legislative intent of the Mitchel Field Planned Development Districts as set forth in §135 of the Building Zone Ordinance.

27. The application will facilitate Petitioner’s multi-billion-dollar investment and pave the way for the transformative redevelopment of the Premises into a state-of-the-art flagship hospitality, entertainment and casino venue on Long Island.

28. Moreover, pursuant to the Conceptual Master Plan prepared by H2M Architects & Engineers, dated July 17, 2023, and included herewith, the Proposed Redevelopment of the Premises will provide for the following new development:

- Two hotels with a total of 1,670 rooms, spa, fitness center and indoor and outdoor pools
- 393,726 net square foot Casino with entertainment space
- 147,929 square feet of food and beverage
- 213,000 square foot meeting space
- 4,500 seat live performance venue
- 60,000 square foot public attraction space
- 31,200 square feet of retail space
- Three parking garages
- Various back of house support spaces, circulation and interior utility spaces.

29. The uses and structures described hereinabove will result in proposed future above grade building area of 3,751,672 square feet and basement building area of 765,261 square feet along with proposed future parking floor area of 3,869,500 square feet (which includes structured parking).

30. Petitioner intends to provide 12,450 spaces on the Premises via a mix of on-grade open air parking, on-street parking, on-grade within parking structures, and above and below grade within parking structures.

31. The proposed parking will be sufficient to accommodate the Proposed Redevelopment.

CONCLUSION

32. The Proposed Redevelopment of the Premises will promote and protect the public health, safety, general welfare and amenities of the Town of Hempstead, and will preserve and protect the special character of the greater Mitchel Field area and those of surrounding neighborhoods.

33. Moreover, the Proposed Redevelopment will promote the desirable and suitable use of the land within the Mitchel Field area and provide opportunities for development or redevelopment of land surrounding the Coliseum. The Project will promote, encourage and achieve the highest quality

sustainable development that preserves, protects and enhances the environmental, economic and human resources of the Town of Hempstead.

34. The Project will promote innovative and quality site and architectural design for mixed-use buildings and neighborhoods that will encourage economic investment and development and will provide amenities and employment opportunities for current and future residents in accordance with the well-considered Conceptual Master Plan.

35. The Project will create an attractive physical environment complete with amenities and services for the use and enjoyment of working, resident and visiting populations. The result will be a project with harmonious visual and functional use relationships within the Mitchel Field Area and with adjacent neighborhoods.

36. The Project will further promote integration of pedestrian amenities and public transportation into the public streets and roadways of this new mixed-use neighborhood to facilitate walking, encourage the use of public transportation and accommodate alternate modes of transportation that provide access to destinations within the development, and to and from surrounding communities in the Town of Hempstead.

37. In order to achieve all of the above, Petitioner also requests that the entire parcel be declared an Open Development Area pursuant to Town Law Section 280-a(4).

38. The Project will enhance the status of the Premises as a regional destination site and will generate significant increases in both employment opportunities and tax revenues, all while adding to the prestige of the Town of Hempstead.

39. The Premises is not located within five hundred (500) feet of the boundary line of an incorporated village, city or another town, and is located within one thousand (1,000) feet of property of the State of New York; to wit, the Meadowbrook State Parkway and Hempstead Turnpike.

40. Upon information and belief, a portion of the Premises has been the subject matter of a previous application to the Town Board seeking similar relief; to wit, the separate applications of Nassau Events Center, LLC and Nassau Hub Master Developer, LLC for conceptual master plan approval associated with the redevelopment and renovation of the Coliseum building albeit under a different zoning district.

WHEREFORE, Petitioner requests that the Town Board adopt a resolution or resolutions approving this Petition as stated herein, adopting the proposed MF-IRD Zoning District and granting such other and further relief as the Town Board deems just and proper.

DATED: August 1, 2023

LVS NY HOLDCO 2, LLC

By: _____

A handwritten signature in blue ink, appearing to read "Zac Hudson".

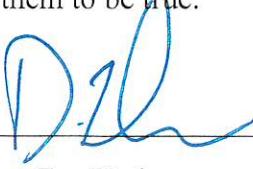
Zac Hudson, President

VERIFICATION

STATE OF NEVADA)
COUNTY OF CLARK)
ss:
)

Zac Hudson being duly sworn deposes and says:

1. I am the President of LVS NY HOLDCO 2, LLC, the Petitioner in the within matter.
2. I have read the foregoing Verified Petition, and know the contents thereof; and the same is true to my own knowledge, except as to the matters therein stated to be alleged upon information and belief, and as to those matters, I believe them to be true.

By: 
Name: Zac Hudson
Title: President

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK)
ss:
)

On the 1st day of August 2023, before me, the undersigned, personally appeared Zac Hudson, 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 acknowledge to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

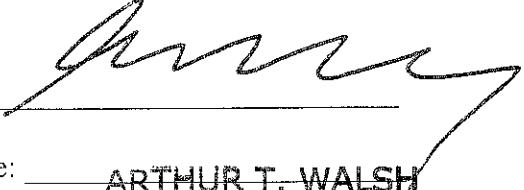


Notary Public

Authorization Form

The County of Nassau, as fee owner of the premises depicted on the Nassau County Tax Map as SEC. 44, BLK. F, LOT 326, 351, 401, 402, 411, 412, & 415, and described more fully in Schedule "A" annexed hereto (the "Subject Premises"), does hereby authorize LVS NY HOLDCO 2, LLC, to make any and all applications to the Town of Hempstead, including, but not limited to, application to the Hempstead Town Board, necessary to obtain Conceptual Master Plan approval for the Subject Premises located within the proposed Mitchel Field Integrated Resort District.

COUNTY OF NASSAU

By: 

Name: ARTHUR T. WALSH
Title: Chief Deputy County Executive

Sworn to before me this
31st day of July 2023

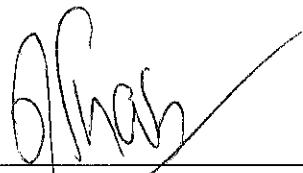

TRICIA F. FORMATTO
Notary Public, State of New York
No. 01FO6261797
Qualified in Nassau County
Commission Expires May 14, 2024

NOTARY PUBLIC

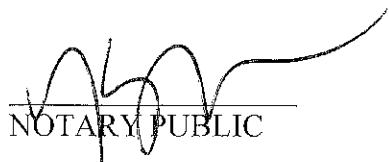
Authorization Form

Royal Blue Hospitality, LLC, as lessee of the premises depicted on the Nassau County Tax Map as SEC. 44, BLK. F, LOT 326, 401, 402, and described more fully in Schedule "A" annexed hereto (the "Subject Premises"), does hereby authorize LVS NY HOLDCO 2, LLC, to make any and all applications to the Town of Hempstead, including, but not limited to, application to the Hempstead Town Board, necessary to obtain Conceptual Master Plan approval for the Subject Premises located within the proposed Mitchel Field Integrated Resort District.

ROYAL BLUE HOSPITALITY LLC

By: 
Name: Navleen Shan
Title: Manager

Sworn to before me this
31st day of July 2023


NOTARY PUBLIC

KASEY MAKARA
Notary Public, State of NY
No. 02MA6147738
Qualified in Queens County
Commission Expires 06/19/2024

SCHEDULE "A"

SECTION 44, BLOCK F, LOTS 326, 351, 401, 402, 411, 412 AND 415

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF HEMPSTEAD TURNPIKE WITH THE EASTERLY SIDE OF EARLE OVINGTON BOULEVARD AND RUNNING THENCE;

ALONG SAID EASTERLY SIDE OF EARLE OVINGTON BOULEVARD, NORTH 64 DEGREES 52 MINUTES 15.5 SECONDS WEST, A DISTANCE OF 44.67 FEET TO A POINT, THENCE;

CONTINUING ALONG SAID EASTERLY SIDE OF EARLE OVINGTON BOULEVARD AND ALONG THE EASTERLY SIDE AND THE SOUTHERLY SIDE OF CHARLES LINDBERGH BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. NORTHERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, AN ARC LENGTH OF 432.61 FEET AND A CENTRAL ANGLE OF 27 DEGREES 41 MINUTES 41 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 04 DEGREES 01 MINUTE 14 SECONDS EAST, A DISTANCE OF 428.41 FEET TO A POINT, THENCE;
2. NORTH 17 DEGREES 52 MINUTES 04.5 SECONDS EAST, A DISTANCE OF 291.66 FEET TO A POINT, THENCE;
3. NORTHERLY ALONG A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 1105.00 FEET, AN ARC LENGTH OF 427.65 FEET AND A CENTRAL ANGLE OF 22 DEGREES 10 MINUTES 27 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 06 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 424.99 FEET TO A POINT, THENCE;
4. NORTH 04 DEGREES 18 MINUTES 23.2 SECONDS WEST, A DISTANCE OF 262.79 FEET TO A POINT, THENCE;
5. NORTHERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 1720.00 FEET, AN ARC LENGTH OF 600.99 FEET AND A CENTRAL ANGLE OF 20 DEGREES 01 MINUTE 12 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05 DEGREES 42 MINUTES 12 SECONDS EAST, A DISTANCE OF 597.94 FEET TO A POINT, THENCE;
6. NORTHERLY AND EASTERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 741.00 FEET, AN ARC LENGTH OF 747.23 FEET AND A CENTRAL ANGLE OF 57 DEGREES 46 MINUTES 36 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 715.96 FEET TO A POINT; THENCE

7. NORTH 73 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 1126.25 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID SOUTHERLY SIDE OF CHARLES LINDBERGH BOULEVARD AND THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (50 FEET WIDE), THENCE;

ALONG SAID WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 316.84 FEET TO A POINT, THENCE;
2. SOUTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 527.00 FEET TO A POINT, THENCE;
3. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,005.38 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD WITH SAID NORTHERLY SIDE OF HEMPSTEAD TURNPIKE, THENCE;

ALONG SAID NORTHERLY SIDE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 1,547.05 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID NORTHERLY SIDE OF HEMPSTEAD TURNPIKE WITH THE EASTERLY LINE OF TAX LOT 413 IN BLOCK F OF SECTION 44, THENCE;

ALONG THE PERIMETER OF SAID TAX LOT 413, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 586.14 FEET TO A POINT, THENCE;
2. NORTHWESTERLY ALONG A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET AND A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 33 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62 DEGREES 04 MINUTES 24 SECONDS WEST, A DISTANCE OF 42.42 FEET TO A POINT, THENCE;
3. SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 194.98 FEET TO A POINT, THENCE;
4. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 75.50 FEET TO A POINT, THENCE;
5. SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 131.56 FEET TO A POINT, THENCE;
6. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 592.11 FEET TO A POINT ON SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, THENCE;

ALONG SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 545.89 FEET TO THE POINT OR PLACE OF BEGINNING.

SCHEDULE "B"

SECTION 44, BLOCK F, LOTS 351, 411, 412 AND 415

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF HEMPSTEAD TURNPIKE WITH THE EASTERLY SIDE OF EARLE OVINGTON BOULEVARD AND RUNNING THENCE;

ALONG SAID EASTERLY SIDE OF EARLE OVINGTON BOULEVARD, NORTH 64 DEGREES 52 MINUTES 15.5 SECONDS WEST, A DISTANCE OF 44.67 FEET TO A POINT, THENCE;

CONTINUING ALONG SAID EASTERLY SIDE OF EARLE OVINGTON BOULEVARD AND ALONG THE EASTERLY SIDE AND THE SOUTHERLY SIDE OF CHARLES LINDBERGH BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. NORTHERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, AN ARC LENGTH OF 432.61 FEET AND A CENTRAL ANGLE OF 27 DEGREES 41 MINUTES 41 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 04 DEGREES 01 MINUTE 14 SECONDS EAST, A DISTANCE OF 428.41 FEET TO A POINT, THENCE;
2. NORTH 17 DEGREES 52 MINUTES 04.5 SECONDS EAST, A DISTANCE OF 291.66 FEET TO A POINT, THENCE;
3. NORTHERLY ALONG A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 1105.00 FEET, AN ARC LENGTH OF 427.65 FEET AND A CENTRAL ANGLE OF 22 DEGREES 10 MINUTES 27 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 06 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 424.99 FEET TO A POINT, THENCE;
4. NORTH 04 DEGREES 18 MINUTES 23.2 SECONDS WEST, A DISTANCE OF 262.79 FEET TO A POINT, THENCE;
5. NORTHERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 1720.00 FEET, AN ARC LENGTH OF 600.99 FEET AND A CENTRAL ANGLE OF 20 DEGREES 01 MINUTE 12 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05 DEGREES 42 MINUTES 12 SECONDS EAST, A DISTANCE OF 597.94 FEET TO A POINT, THENCE;
6. NORTHERLY AND EASTERLY ALONG A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 741.00 FEET, A DISTANCE OF 747.23 FEET AND A CENTRAL ANGLE OF 57 DEGREES 46 MINUTES 36 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 715.96 FEET TO A POINT; THENCE

7. NORTH 73 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 1126.25 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID SOUTHERLY SIDE OF CHARLES LINDBERGH BOULEVARD AND THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (50 FEET WIDE), THENCE;

ALONG SAID WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 316.84 FEET TO A POINT, THENCE;
2. SOUTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 88.78 FEET TO A POINT, THENCE;

SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 492.13 FEET TO A POINT, THENCE;

SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,499.83 FEET TO A POINT ON SAID NORTHERLY SIDE OF HEMPSTEAD TURNPIKE, THENCE;

ALONG SAID NORTHERLY SIDE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 1,117.46 FEET TO THE POINT FORMED BY THE INTERSECTION OF SAID NORTHERLY SIDE OF HEMPSTEAD TURNPIKE WITH THE EASTERN LINE OF TAX LOT 413 IN BLOCK F OF SECTION 44, THENCE;

ALONG THE PERIMETER OF SAID TAX LOT 413, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 586.14 FEET TO A POINT, THENCE;
2. NORTHWESTERLY ALONG A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET AND A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 33 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62 DEGREES 04 MINUTES 24 SECONDS WEST, A DISTANCE OF 42.42 FEET TO A POINT, THENCE;
3. SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 194.98 FEET TO A POINT, THENCE;
4. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 75.50 FEET TO A POINT, THENCE;
5. SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 131.56 FEET TO A POINT, THENCE;
6. SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 592.11 FEET TO A POINT ON SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, THENCE;

ALONG SAID NORTHERLY LINE OF HEMPSTEAD TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 545.89 FEET TO THE POINT OR PLACE OF BEGINNING.

SCHEDULE "C"

SECTION 44, BLOCK F, LOTS 326, 401 AND 402

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING, BEING AND SITUATE AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (50 FEET WIDE) WITH THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, SAID POINT BEING DISTANT 937.81 FEET WESTERLY ALONG SAID NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MEADOWBROOK STATE PARKWAY WITH SAID NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, AND RUNNING THENCE;

ALONG SAID NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 429.59 FEET TO A POINT, THENCE;

NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 1499.83 FEET TO A POINT, THENCE;

NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 492.13 FEET TO A POINT ON SAID WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD, THENCE;

ALONG SAID WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD, SOUTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, 438.22 FEET TO A POINT, THENCE;

CONTINUING ALONG SAID WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD, SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 1005.38 FEET TO THE POINT OR PLACE OF BEGINNING.

SCHEDULE "D"

An irregularly-shaped parcel of property approximately 86.27 acres in size consisting of two separate adjacent parcels, one which is currently situated within the Mitchel Field Mixed-Use District (MFM) approximately 71.6 acres in size and another which is currently situated in the Mitchel Field Hotel District (MFH) approximately 14.7 acres in size, all of which together maintain roadway frontages along Hempstead Turnpike (aka NYS Route 24) to the south, James Doolittle Boulevard to the east, Charles Lindbergh Boulevard to the north and Earle Ovington Boulevard to the west, within the hamlet of Uniondale, Town of Hempstead, County of Nassau and State of New York.