

Real Property Owned by Nassau Health Care Corporation
March 16, 2011

1. East Meadow Campus, 2201 Hempstead Turnpike, East Meadow, New York 11554 (more commonly known as Section 45, Block 572, Lots 1 – 12 (inclusive) on the Nassau County Land and Tax Map)

The East Meadow Campus is located at the northeast corner of Hempstead Turnpike and Carman Avenue, with a total of 1,497.53+ feet of frontage along the northerly side of Hempstead Turnpike, 1,714.71 feet along Carman Avenue, and a 24.14+ foot corner. The site has a total land area of approximately 51.597 acres, or 2,247,565 square feet.

The property is currently improved with a 32-building Medical Center constructed between 1931 and 1974, featuring the 632-bed 19-story plus basement Dynamic Care Building (DCB). Eight of the buildings are connected to the DCB in a mega structure that houses most of the medical services on the campus. One additional building is a parking structure, and eight are used for staff/medical resident housing. The buildings have a total gross square footage of 1,780,665 square feet, including 1,497,635 square feet in the mega structure and 1,088,265 in the Dynamic Care Building.

2. Uniondale Campus, 875 Jerusalem Avenue, Uniondale, NY 11553 (more commonly known as Section 50, Block G, Lots 273, 274 and 275 on the Nassau County Land and Tax Map)

The Uniondale Campus has a total of 1,312.56 feet of frontage on the northerly side of Jerusalem Avenue, 1,145+ feet northwesterly of Winthrop Drive. The total land area is 62.92+ acres, or 2,740,795+ square feet. The site is generally level at street grade.

Lot 273 is nearly rectangular and contains a total of 635.91+ feet of frontage along the northerly side of Jerusalem Avenue, 1,457+ feet northwesterly of Winthrop Drive, with a total land area of approximately 234,396 square feet, or 5.381 acres. Lot 274 is an L-shaped interior parcel consisting of a nearly square section and a contiguous smaller nearly square section with no road frontage on Jerusalem Avenue, 1,145.35+ feet northeasterly of Jerusalem Avenue, with a total land area of approximately 327,702 square feet, or 7.523 acres. Lot 275 is an irregular parcel, containing a total of 676.65+ feet of frontage along the northerly side of Jerusalem Avenue, 1,145+ feet northwesterly of Winthrop Drive, with a total land area of approximately 2,178,697 square feet, or 50.016 acres.

The A. Holly Patterson Extended Care Facility (“AHP”) is situated on Lot 274. AHP consists of four interconnected buildings designated A through D containing a total of 589 beds and 321,148 square feet. Buildings A, B, and D are each four stories tall with two wings and a basement. Building A has an extension in the front (Building AA)

which is used primarily for administrative purposes. Building C has four levels and a basement, and also houses the auditorium, the main food preparation area and an unused commercial laundry section. Mechanical services are provided to all of the buildings via the Boiler House, which is located east of Building C.

3. 380 Nassau Road, Roosevelt, NY 11575 (more commonly known as Section 55, Block 435, Lots 1,018, 1,019, 1,020, 1,021, 1,022 and 1,023 on the Nassau County Land and Tax Map)

380 Nassau Road is an irregular-shaped lot situated on the southeast corner of Nassau Road and East Roosevelt Avenue. The site area is approximately 70,563 square feet. The site is generally level at street grade. The property is zoned Business X by the Town of Hempstead.

The property is currently improved with a two-story with lower level, elevator-serviced, office building containing a gross business area of approximately 25,200 square feet. There is on-site parking for 126 vehicles. Occupying the office building is Nassau Health Care Corporation's (NHCC) Roosevelt-Freeport Family Health Center; the Nassau County Women, Infants and Children Program; NHCC's Institute for Healthcare Disparities; and space for NHCC's managed care offices.