

TAX LOT 73.20-1-24  
 AREA: 1,035,635 SF  
 AREA: 23,774.9 AC

NUMBER OF MARKED AND VISIBLE PARKING SPACES = 538  
 (INCLUDES 17 HANDICAPPED SPACES)

**SURVEY NOTES:**

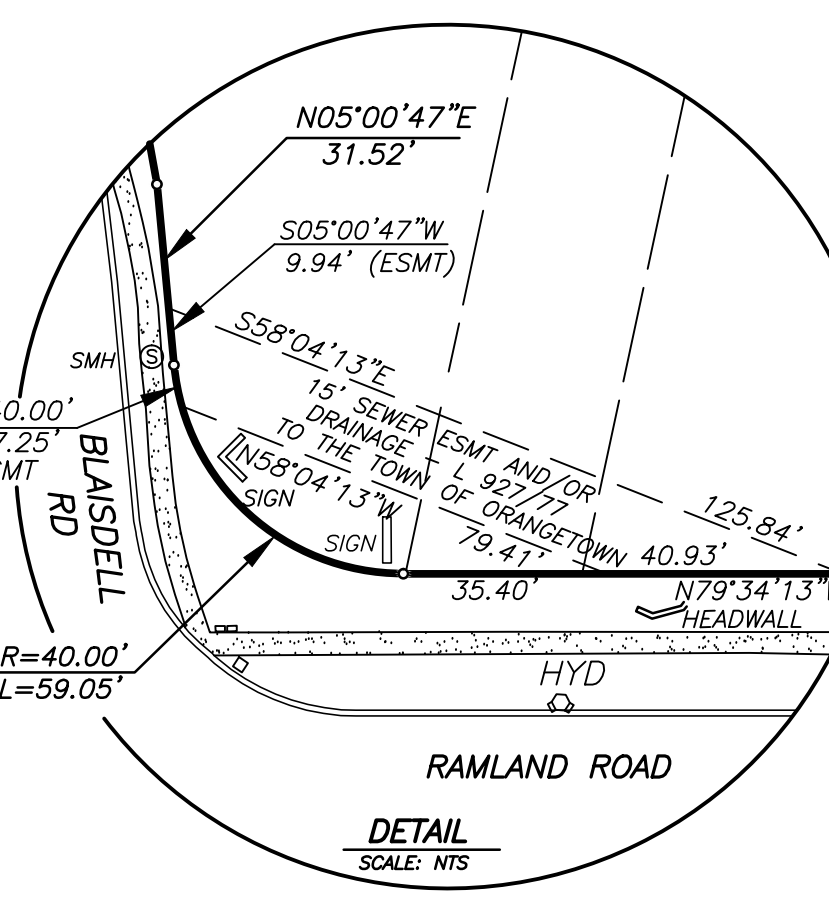
1. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 36087C01866, THE AREA HERETHWITH IS IN THE ZONE "C" - AREAS OF MINIMAL FLOODING. (DATED MAR. 3, 2014).
2. WETLANDS SHOWN HEREON ARE SUBJECT TO VERIFICATION BY THE U.S. ARMY CORP OF ENGINEERS AND OR OTHER GOVERNMENT AGENCIES, IF APPLICABLE.
3. THREE (3) 30' R.O.W.'S REFERRED TO IN DEEDS: LIBER 376 PAGE 43, LIBER 492 PAGE 410, LIBER 536 PAGE 159, LIBER 598 PAGE 273, AND LIBER 613 PAGE 157 AND REPEATED IN SUBSEQUENT DEEDS AND INSTRUMENTS OF RECORD HAVE BEEN EXTINGUISHED BETWEEN CHESAPEAKE HOLDINGS & ORANGEBURG LLC, RAMLAND HOLDINGS LLC & SUBARU DISTRIBUTORS CORP. BY AGREEMENT FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS INST#2012-0001097 ON 3/22/2012.
4. REF. TITLE COMMITMENT #12VAM1720, 1/27/2012 ETT. DATE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, VINCENT J. MONTE, AGENCY, INC. & TITELVEST #F-R0-311904, 10/26/12, ALSO, EXCALIBUR TITLE AGENCY #E-R0-438509 DATED 11/21/14, ALSO, TITELVEST #F0704731, ALSO FIRST AMERICAN TITLE INSURANCE COMPANY #FA 21-5087 DATED JULY 30, 2021
5. UNDERGROUND UTILITIES NOT MARKED IN THE FIELD ARE NOT SHOWN.
6. ROAD WIDENING (BLAISDELL RD) AS PER INST# 2012-37373 10/22/12.
7. ADDRESS OF PROPERTY: 1 RAMLAND ROAD, ORANGEBURG, NY 10962, PROPERTY HAS ACCESS FROM RAMLAND ROAD.
8. TITLE NYFA 21-5087 DID NOT INDICATE ANY OFFSITE EASEMENTS. NO OBSERVED EVIDENCE FOUND.
9. ENCROACHMENTS ALONG NORTH PROPERTY LINE - YARD DEBRIS, SHED & FENCING.
10. ENCROACHMENTS ALONG EAST PROPERTY LINE - LAWN AND BERM.
11. ENCROACHMENTS ALONG EAST PROPERTY LINE - LAWN, PISCINE AREA LANDSCAPE BERM AND HEADWALL.
12. PROPERTY IS INTERNALLY CONTIGUOUS WITH NO GAPS OR CORES.

**LEGEND**

CB	F1	CATCH BASIN/YIELD INLET	(DSL)	DESIGNATED STREET LINE
DMH	HW	DRAIN MANHOLE	HW	HEADWALL
SMH	GO	SANITARY MANHOLE	GO	CLEANDOUT
EMH	EMH	ELECTRIC MANHOLE	EMH	FEDERAL WETLAND DELINEATION
MH	CMP	MANHOLE	CMP	CORRUGATED METAL PIPE
S	RCP	SANITARY SEWER LINE	RCP	REINFORCED CONCRETE PIPE
W	POPA	GAS LINE	POPA	REINFORCED CONCRETE PIPE ARCH
G	FES	WATER LINE	FES	FLARED END SECTION
E	TRANS	ELECTRIC LINE	TRANS	ELECTRIC TRANSFORMER
T	TRANS	TELEPHONE LINE	TRANS	TRANS PAD W/TRANSFORMER
UG	TRANS PAD ONLY	UNDERGROUND UTILITIES	TRANS PAD ONLY	TRANS PAD ONLY
OW	ENT	OVERHEAD WIRES	ENT	NUMBER OF PARKING SPACES
UT	ENT	UTILITY POLE	ENT	BUILDING ENTRANCE
DL	BL	LIGHT POLE	BL	BUILDING LAMP
DL	BL	DOUBLE LIGHT POLE	BL	SIGN W/ITEM
FL	ICV	POST LIGHT	ICV	IRRIGATION CONTROL VALVE
HYD	HW	HYDRANT	HW	HEAD WALL
OV	FES	WATER VALVE	FES	FLARED END SECTION
GV		GAS VALVE		

**REFERENCES:**

1. "ALTA/ACSL LAND TITLE SURVEY MAP FOR MACK - CALI REALTY ACQUISITION CORP." BY ROBERT RAHNFIELD, PLS DATED 4/28/98, REV. 5/14/98.
2. SITE PLAN - GRADING AND DRAINAGE, MACK - CALI 1 RAMLAND ROAD BY EJ ASSOCIATES DATED 10/29/98, LAST REV. 11/25/98.
3. MAPS ENTITLED "SECTION THREE BETSY ROSS ESTATES", PREPARED BY FABIAN C. ADLER & ASSOCIATES, AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 4272, SECTION TWO-BETSY ROSS ESTATES, MAP 4181.
4. MAP ENTITLED "SUBDIVISION OF SECTION 1 OF ROCKLAND CORPORATE PARK", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 5639, BOOK 103, PG. 62.
5. "RAMLAND II - RAMLAND PROPERTIES" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 4255, BOOK 83, PAGE 53.
6. MAP ENTITLED "SITE PLAN-MACK CALI", PREPARED BY JAY A. GREENWELL PLS LAST REVISED 10/30/99.
7. MAP ENTITLED "SUBDIVISION OF PROPERTY FOR PROTEAN INVESTORS, INC.", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 5165.
8. MAP ENTITLED "LOT LINE MODIFICATION FOR RAMLAND HOLDING LLC", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8226.
9. BEING LOT 1 ON A MAP ENTITLED "MINOR SUBDIVISION RAMLAND HOLDING LLC-SUBARU DISTRIBUTORS CORP.", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8332.



**SURVEY OF PROPERTY FOR**  
**1 RAMLAND ROAD**  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**  
 SURVEYING - LAND PLANNING  
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SCALE 1" = 40'  
 DATE 8/4/2022  
 FILE 9904 TOPO 2022  
 JOB NO. 9904