

**SIGN #18 (DF DIRECTIONAL) - MEDIUM**

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 23.41 SQ. FT

500 Bradley Hill



**SIGN LOCATION**  
SCALE: NTS

**SPECIFICATIONS**

- SIGN POSTS W/ PAINTED DARK GRAY FINISH.
- PAINTED BLUE SIGN PANEL W/ PAINTED SILVER EDGE.
- PAINTED BLACK TENANT PANELS W/ WHITE REFLECTIVE VINYL COPY APPLIED 1ST SURFACE. BRUSHED SILVER DECORATIVE MOUNTING HARDWARE
- CIRCULAR LOGO MOUNTED TO TOP OF SIGN. VINYL GRAPHICS W/ PAINTED SILVER FRAME.

Town Of Orangetown  
MEETING ON:  
NOV 19 2020  
ARCHITECTURE & COMMUNITY  
APPEARANCE BRD OF REVIEW



**HUDSON CROSSING**  
INDUSTRIAL PARK

5597-5599 Tulip Street  
Philadelphia, PA 19135

forman signs  
10447 Drummond Rd Philadelphia, PA 19136  
215-827-6500 • 215-827-6501 fax

DATE: 10-5-19

**REVISIONS**


FILE: HUDSON CROSSING EXTERIOR SIGNAGE

SCALE: AS NOTED

DRAWN BY: JM

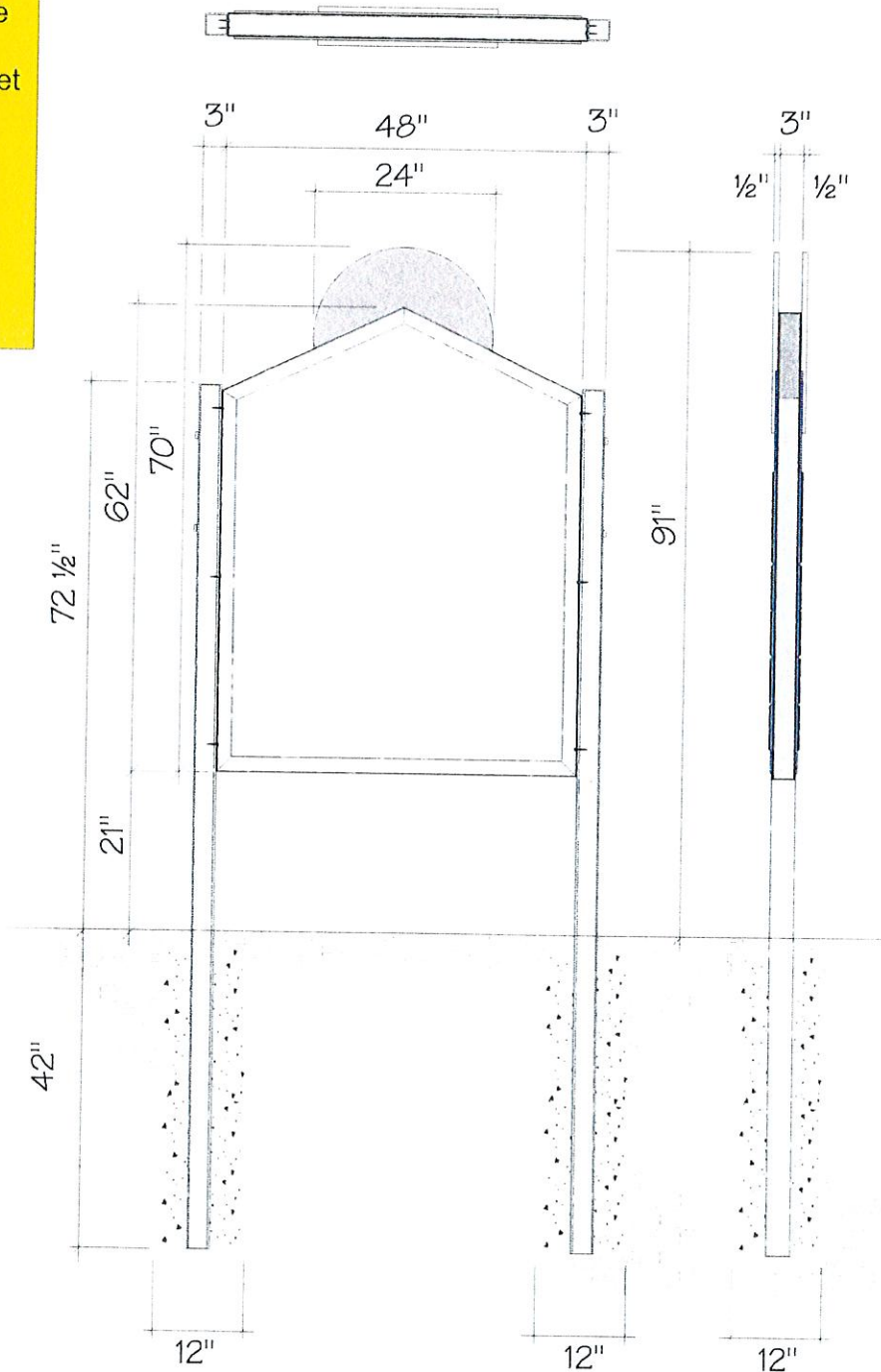


**DF DIRECTIONAL - MEDIUM**

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 34.1 SQ. FT

500 Bradley Hill Rd.

- Fabricated aluminum directional sign:
- 1) fabricated alum. cabinet - .080" alum. faces w/ alum. "C" channel frame attached to sq. tube posts w/ 1/4" Quick Bolts
  - 2) 1/4" ACM overlay - blue adhered to alum. cabinet
  - 3) 1/2" thick logo applique decorated w/ digitally printed logo - adhered to sign face
  - 4) tenant panels attached to sign face w/ decorative fasteners & decorated w/ white reflective vinyl graphics
  - 5) 3" sq. aluminum posts w/ alum. caps
  - 6) footings - 3000 psi



Scale: 1/2" = 1' - 0"

**HUDSON CROSSING**  
INDUSTRIAL PARK

5597-5599 Tulip Street  
Philadelphia, PA 19135

  
**forman signs**  
10447 Drummond Rd, Philadelphia, PA 19154  
215-827-6500 • 215-827-6501 Fax

DATE: 1-21-20

REVISIONS

FILE: HUDSON  
CROSSING EXTERIOR  
SIGNAGE

SCALE: AS NOTED

DRAWN BY:



**SCHEDULE A**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BRADLEY HILL ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PREMISES HEREIN AND THE SOUTHEAST CORNER OF OTHER LANDS OF BRADLEY INDUSTRIAL PARK, DESIGNATED ON TAX MAP AS SECTION 65.18, BLOCK 1, LOT 21, AND

RUNNING THENCE ALONG SAID LANDS, THE FOLLOWING TWO COURSES AND DISTANCES:  
(1) NORTH 16°36'00" WEST, 332.01 FEET.

(2) NORTH 18°59'48" EAST, 50.29 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF THE ORATAMIN CLUB, INC.

THENCE RUNNING ALONG SAID LANDS, THE FOLLOWING TWO COURSES AND DISTANCES:  
(3) SOUTH 67°09'57" EAST, 350.00 FEET.

(4) NORTH 18°59'48" EAST, 74.77 FEET TO A POINT IN THE LINE OF LANDS NOW OR FORMERLY OF SPENCER.

RUNNING THENCE ALONG SAID LANDS, THE FOLLOWING TWO COURSES AND DISTANCES:  
(5) SOUTH 4°39'01" EAST, 195.29 FEET.

(6) SOUTH 70°51'30" EAST, 21.72 FEET TO THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF TAPPIN ROCK, INC.

RUNNING THENCE 7) ALONG SAID LANDS, SOUTH 19°08'30" WEST, 150.00 FEET TO THE NORTHERLY LINE OF BRADLEY HILL ROAD.

RUNNING THENCE 8) ALONG THE NORTHERLY LINE OF BRADLEY HILL ROAD, NORTH 70°51'30" WEST, 250.00 FEET TO THE POINT OR PLACE OF BEGINNING.

ALSO BEING DESCRIBED AS

**SURVEYOR'S DESCRIPTION**

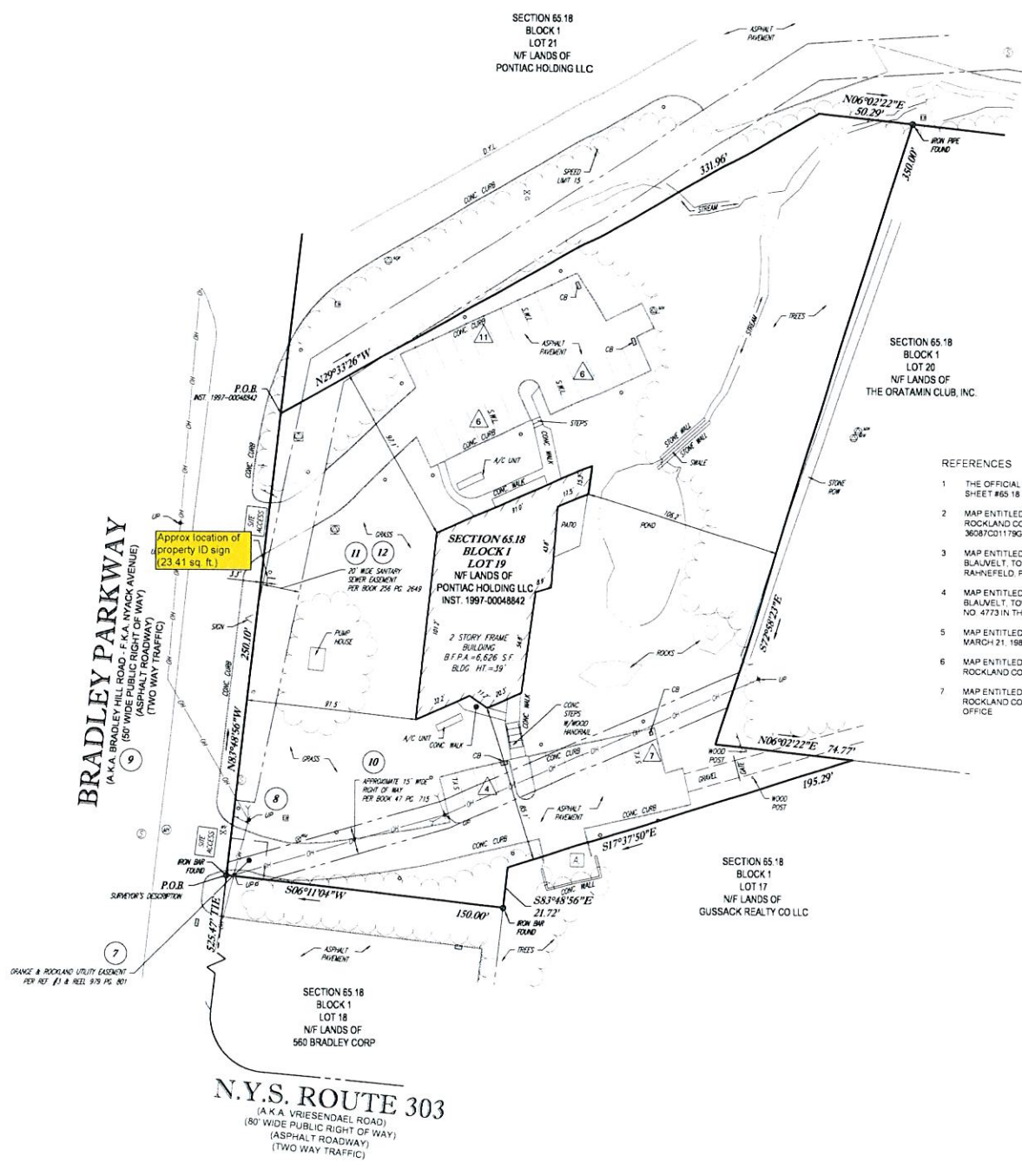
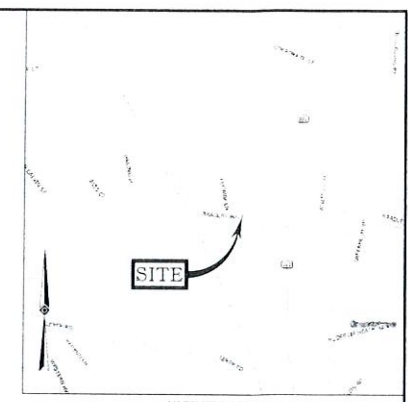
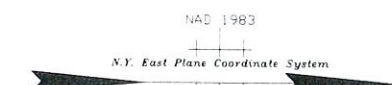
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR ON THE NORTHERLY LINE OF BRADLEY PARKWAY (A.K.A. BRADLEY HILL ROAD - F.K.A. NYACK AVENUE - 50 FEET WIDE - PUBLIC RIGHT OF WAY), SAID POINT BEING MEASURED 525.47 FEET WESTERLY ALONG THE NORTHERLY LINE OF BRADLEY PARKWAY FROM THE TERMINUS OF A CURVE CONNECTING THE SAID NORTHERLY LINE OF BRADLEY PARKWAY WITH THE WESTERLY LINE OF NEW YORK STATE ROUTE 303 (A.K.A. VRIESNOEL ROAD - 80 FEET WIDE - PUBLIC RIGHT OF WAY), SAID POINT ALSO BEING CORNER TO SECTION 65.18, BLOCK 1, LOT 18, LANDS NOW OR FORMERLY OF 560 BRADLEY CORP. THENCE:

- ALONG THE NORTHERLY LINE OF BRADLEY PARKWAY, NORTH 83 DEGREES - 48 MINUTES - 56 SECONDS WEST, A DISTANCE OF 250.10 FEET TO A POINT AND CORNER TO SECTION 65.18, BLOCK 1, LOT 21, LANDS NOW OR FORMERLY OF PONTIAC HOLDING LLC, THENCE THE FOLLOWING TWO (2) COURSES ALONG LOT 21:
- NORTH 29 DEGREES - 33 MINUTES - 26 SECONDS WEST, A DISTANCE OF 331.96 FEET TO A POINT, THENCE
- NORTH 06 DEGREES - 02 MINUTES - 22 SECONDS EAST, A DISTANCE OF 50.29 FEET TO AN IRON PIPE AND CORNER TO SECTION 65.18, BLOCK 1, LOT 20, THENCE THE FOLLOWING TWO (2) COURSES ALONG LOT 20:
- SOUTH 72 DEGREES - 58 MINUTES - 23 SECONDS EAST, A DISTANCE OF 350.00 FEET TO A POINT, THENCE
- NORTH 06 DEGREES - 02 MINUTES - 22 SECONDS EAST, A DISTANCE OF 74.77 FEET TO A POINT AND CORNER TO SECTION 65.18, BLOCK 1, LOT 17, LANDS NOW OR FORMERLY OF GUSSACK REALTY CO LLC, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE LINE OF LOT 17:
- SOUTH 17 DEGREES - 37 MINUTES - 50 SECONDS EAST, A DISTANCE OF 195.29 FEET TO A POINT, THENCE
- SOUTH 83 DEGREES - 48 MINUTES - 56 SECONDS EAST, A DISTANCE OF 21.72 FEET TO AN IRON BAR AND CORNER TO LOT 18, THENCE
- ALONG THE LINE OF LOT 18 SOUTH 06 DEGREES - 11 MINUTES - 04 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH ANY AND ALL RIGHTS AND BENEFITS CONTAINED IN CROSS EASEMENT AGREEMENT RECORDED IN REEL 256, PAGE 2649.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY KENINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, TITLE NO. 503667-F-NY-CR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019.



**NOTES**

- PROPERTY KNOWN AS LOT 19, BLOCK 1, SECTION 65.18 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
- AREA = 94,506 S.F. OR 2.170 AC.
- ABOVE GROUND UTILITY STRUCTURES, WHERE VISIBLE, SHOWN HEREON. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL, AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY KENINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, TITLE NO. 503667-F-NY-CR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
  - LICENSE AGREEMENT RECORDED IN LIBER 245 PAGE 173. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
  - WATER EASEMENT RECORDED IN LIBER 969 PAGE 436. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
  - GRANT OF RIGHT OF WAY RECORDED IN LIBER 979 PAGE 801. SHOWN HEREON.
  - GRANT OF RIGHT OF WAY RECORDED IN LIBER 9 PAGE 470. UTILITY POLES AND GUY WIRES SHOWN HEREON.
  - RESERVATION AND EASEMENT SET FORTH IN DEED RECORDED IN LIBER 787 PAGE 4. BRADLEY HILL PARKWAY SHOWN HEREON.
  - GRANT OF RIGHT OF WAY RECORDED IN BOOK 47 PAGE 715. SHOWN HEREON.
  - EASEMENT AGREEMENT RECORDED IN REEL 1041 PAGE 879. SHOWN HEREON.
  - CROSS EASEMENT AGREEMENT RECORDED IN REEL 256 PAGE 2649. SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- PLANIMETRIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING CONVENTIONAL GROUND SURVEYING TECHNIQUES COUPLED WITH PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ON FEBRUARY 22, 2019 WITH A PHOTO SCALE OF 1.7CM/GSD.
- PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50'. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER.
- THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO BRADLEY PARKWAY, ALSO KNOWN AS BRADLEY HILL ROAD, A PUBLIC RIGHT OF WAY.
- ZONING INFORMATION NOT PROVIDED BY CLIENT AS OF THE DATE SHOWN HEREON.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
- PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY THE SURVEYOR THAT EXCEEDS THE AMOUNT REQUIRED BY CLIENT.
- A DELINEATION OF WETLANDS WAS NOT OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR ISOLATED GRAVESTONES WERE NOT OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.
- SURVEYOR'S DESCRIPTION PREPARED 04-03-19.
- THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.
- NO PARTY WALLS WERE OBSERVED ON SITE.
- THE SURVEYOR IS UNAWARE OF ANY ENCROACHMENTS (A) BY IMPROVEMENTS OR PROJECTIONS LOCATED ON THE PROPERTY OUTSIDE THE PROPERTY LINES, (B) BY IMPROVEMENTS OR PROJECTIONS LOCATED ON ANY ADJACENT PROPERTY ONTO THE PROPERTY AND (C) BY IMPROVEMENTS OR PROJECTIONS ON THE PROPERTY UPON ANY ADJACENT PROPERTY. EASEMENT BURDENING THE PROPERTY, RIGHTS OF WAY OR SETBACK LINES, EXCEPT AS SHOWN ON THE SURVEY.
- THE DIRECTIONAL DISTANCE AND CURVE DATA IN THE LEGAL DESCRIPTION FORMS A MATHEMATICAL CLOSURE.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE 34 PAINTED PARKING SPACES ON SITE.

**REFERENCES**

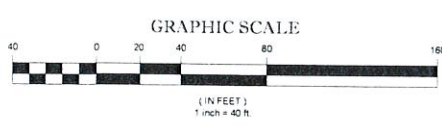
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SHEET #65.18.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP FOR ROCKLAND COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 179 OF 207, MAP SUFFIX G, MAP NUMBER 3008201179G, EFFECTIVE DATE: MARCH 3, 2014.
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR PONTIAC HOLDING LLC, 500 BRADLEY HILL ROAD, BLAUVELT TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, PREPARED BY ROBERT R. RAHN-FIELD, P.L.S., DATED NOVEMBER 19, 2014.
- MAP ENTITLED "BRADLEY INDUSTRIAL PARK, SUBDIVISION OF PROPERTY FOR ROCK ART ASSOCIATES IN BLAUVELT TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, FILED OCTOBER 29, 1976, AS MAP NO. 4773 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
- MAP ENTITLED "AMENDMENT TO MAP NO. 4773, BOOK 90, PAGE 55, BRADLEY INDUSTRIAL PARK, FILED MARCH 21, 1983, AS MAP NO. 5466 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
- MAP ENTITLED "AMENDED MAP OF THE PROPERTY OF AMOS, SHEPARD AND MANSFIELD, AT BLAUVELT VILLE, ROCKLAND CO., N.Y., FILED MARCH 9, 1880, AS MAP NO. 308 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
- MAP ENTITLED "AMENDED MAP OF THE PROPERTY OF AMOS, SHEPARD AND MANSFIELD, AT BLAUVELT VILLE, ROCKLAND CO., NEW YORK, FILED FEBRUARY 24, 1879, AS MAP NO. 310 IN THE ROCKLAND COUNTY CLERK'S OFFICE.

**TABLE OF SIGNIFICANT OBSERVATIONS**

- ASPHALT PAVING, CONCRETE CURBS AND CONCRETE WALL EXTENDING FROM SUBJECT PREMISES ONTO PROPERTY ADJACENT TO THE EAST.

**LEGEND**

- OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- FIBER OPTIC MANHOLE
- UNKNOWN MANHOLE
- CLEAN OUT
- STREET LIGHT
- SIGN
- BOLLARD
- MONITORING WELL
- MONITORING WELL ON CONC.
- AREA LIGHT
- CATCH BASIN OR INLET
- PARKING SPACE COUNT
- EDGE OF CONC.
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- METAL COVER
- TYPICAL
- SOLID YELLOW LINE
- SOLID BLUE LINE
- DOUBLE YELLOW LINE
- HEIGHT
- BUILDING
- BUILDING FOOTPRINT AREA
- FILED MAP
- TITLE REPORT EXCEPTION
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- DEED DIMENSION



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY IS CERTIFIED TO BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS, KENINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, ANGELO GORDON REAL ESTATE INC., AG-DE 500 BRADLEY HILL ROAD OWNER, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3.4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 17, 18, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/02/2019.

**JAMES D. SENS**  
NEW YORK PROFESSIONAL LAND SURVEYOR #05846-1  
EMAIL: JSSENS@CPASURVEY.COM

01-02-2020  
DATE

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
5	REVISE PER ADDED SIGNS		R.A.B.	D.P.S.	01-02-20
4	REVISE CERTIFICATIONS			D.P.S.	7-29-19
3	REVISE CERTIFICATIONS			D.P.S.	7-17-19
2	REVISE PER CLIENT COMMENTS		R.A.B.	D.P.S.	4-26-19
1	UPDATED TITLE AND COMMENTS		A.L.D.	D.P.S.	4-18-19
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

ALTA/NSPS LAND TITLE SURVEY  
**ONYX ACQUISITION, LLC**  
SECTION 65.18, BLOCK 1, LOT 19  
500 BRADLEY HILL ROAD - BUILDING #11  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES, INC. PC**  
35 FLETCHER DRIVE  
WARRICK, NJ 07059  
908-668-3000 908-668-5555 FAX  
WWW.CPASURVEY.COM

01-02-2020  
DATE

APPROVED	SCALE	FILE NO.	DWG NO.
D.P.S.	04-03-19	1"=40'	01-190059-00

1 OF 1

CONTROL POINT ASSOCIATES, INC. PC - ALL RIGHTS RESERVED  
500 BRADLEY HILL ROAD, SUITE 101, ORANGETOWN, NY 10984  
THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. PC. NO PART OF THIS SURVEY IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. PC.

