

SIGN #1 (SF ENTRY MONUMENT) - LARGE

SQUARE FOOTAGE: 105 SQ. FT



FRONT VIEW
SCALE: 1/2"=1'

SIDE VIEW
SCALE: 1/2"=1'

SPECIFICATIONS

- SF INTERNALLY ILLUMINATED CIRCLE SIGN CABINET. PAINTED SILVER FRAME & RETURNS. CLEAR LEXAN FACE W/ FULL COLOR VINYL GRAPHICS APPLIED 2ND SURFACE. PAINTED SILVER FINISHED BASE STRUCTURE.
- BRICK BASE W/ PAINTED ALUMINUM SQUARE TUBE ACCENT APPLIED.
- MAIN SIGN STRUCTURE W/ PAINTED ALUMINUM FINISH. RAISED ACCENT PANEL W/ DARK GRAY FINISH. SQUARE TUBE ACCENT BAR W/ PAINTED SILVER FINISH
- S/F INTERNALLY ILLUMINATED TENANT SIGN CABINET W/ PAINTED ALUMINUM FINISH. WHITE ACRYLIC FACES W/ OPAQUE BLACK & TRANSLUCENT BLUE VINYL APPLIED 1ST SURFACE.

COLORS/FINISHES

-  TO MATCH BRAND STANDARD
-  WHITE
-  PMS COOL GREY 11C
-  BRICK
-  PAINTED SILVER



PROPOSED
SCALE: NTS

HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135


forman signs
19447 Drummond Rd. Philadelphia, PA 19154
215-877-6500 • 215-877-6501 fax

DATE: 10-5-19

REVISIONS

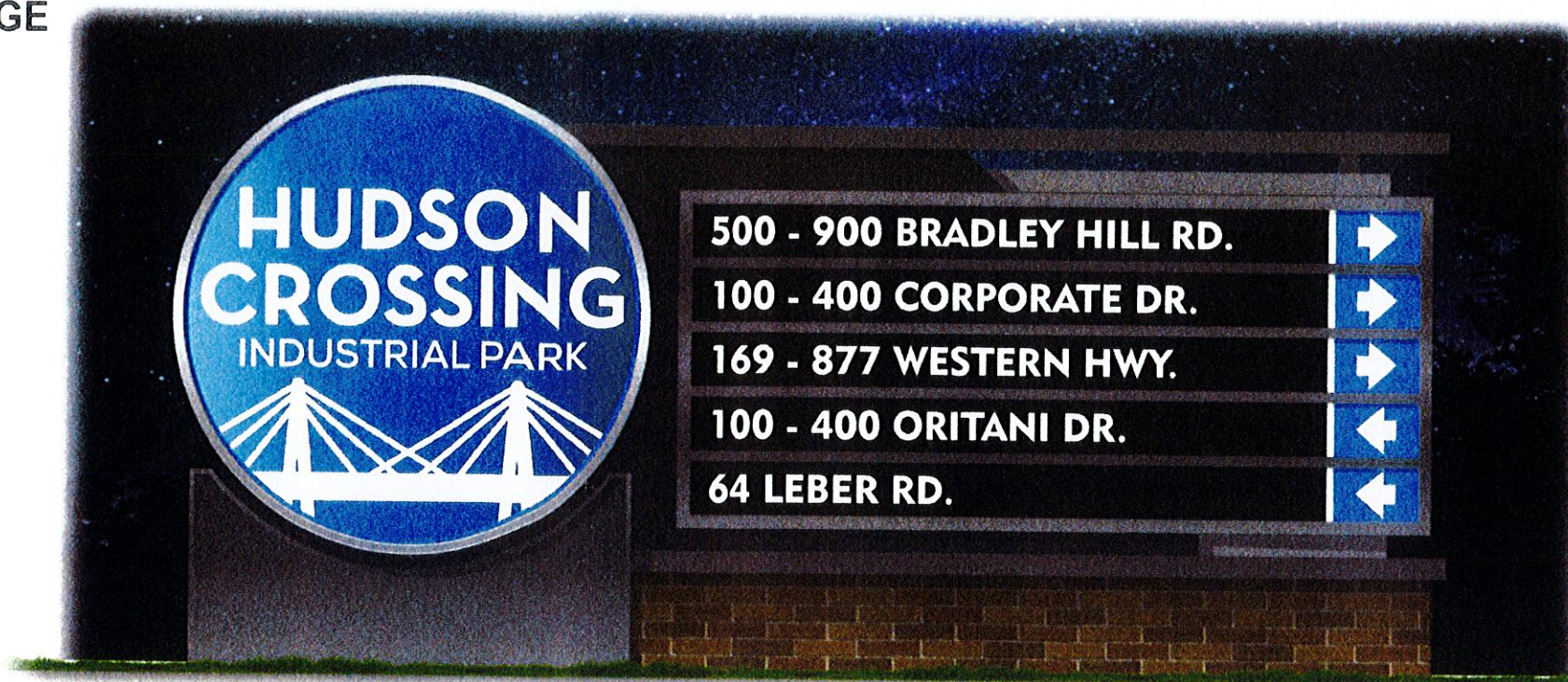
NO.	DESCRIPTION

FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

SCALE: AS NOTED

DRAWN BY: JM

SIGN #1 (SF ENTRY MONUMENT) - LARGE



EVENING VIEW
SCALE: 1/2"=1'



CORNER VIEW
SCALE: NTS



EXISTING
SCALE: NTS

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DATE: 10-5-19

REVISIONS

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FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

SCALE: AS NOTED

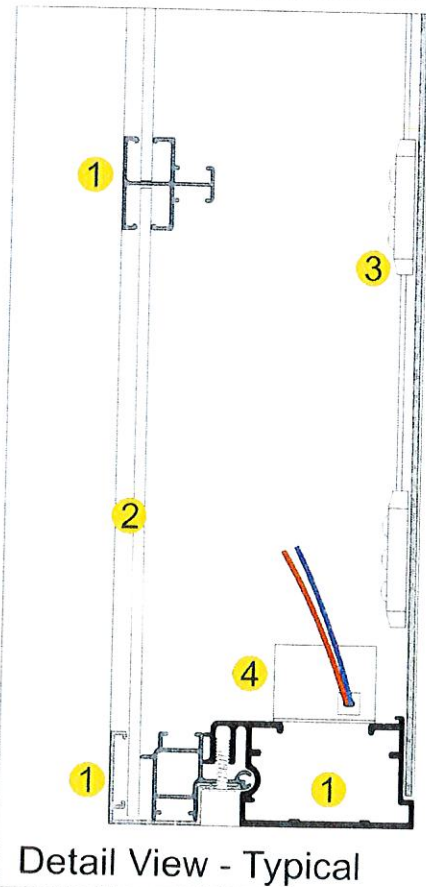
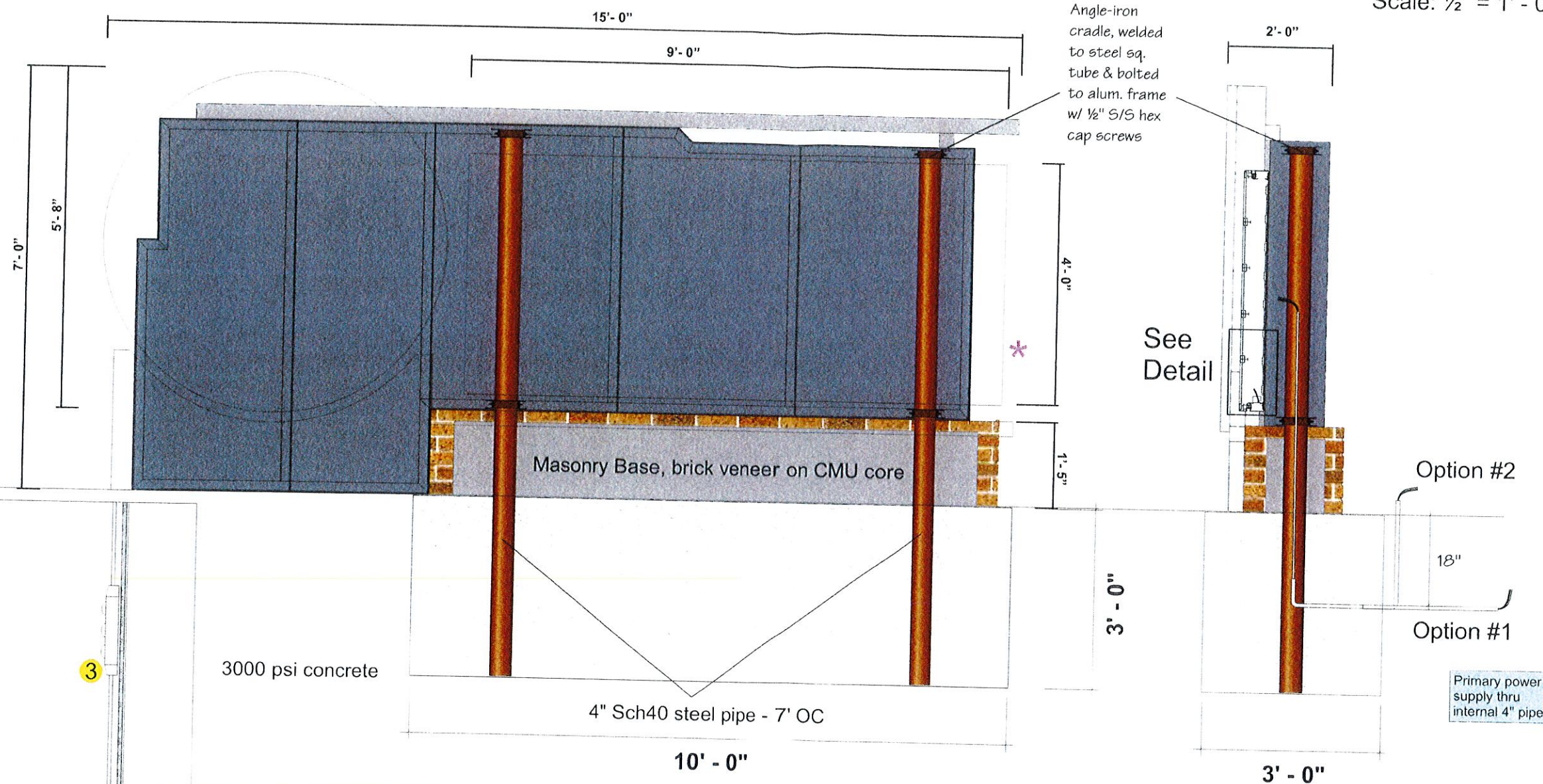
DRAWN BY: JM

SIGN #1 (SF ENTRY MONUMENT) - LARGE

SQUARE FOOTAGE: 105 SQ. FT

600 Bradley Hill Rd.

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



S/F Extruded Aluminum Cabinet:
 1) Extruded alum. cabinet w/ extruded alum. retainers & dividers
 2) 3/16" Acrylic faces decorated w/ vinyl
 3) LEDs
 4) Power Supply - 120V primary w/ Class II low voltage secondary wiring to LEDs

- COLORS/FINISHES**
- TO MATCH BRAND STANDARD
 - WHITE
 - PMS COOL GREY 11C
 - BRICK
 - PAINTED SILVER

* 20amp rated weatherproof Cut-off switch mounted to side of sign

SPECIFICATIONS

- SF INTERNALLY ILLUMINATED CIRCLE SIGN CABINET. PAINTED SILVER FRAME & RETURNS. CLEAR LEXAN FACE W/ FULL COLOR VINYL GRAPHICS APPLIED 2ND SURFACE. PAINTED SILVER FINISHED BASE STRUCTURE.
- BRICK BASE W/ PAINTED ALUMINUM SQUARE TUBE ACCENT APPLIED.
- MAIN SIGN STRUCTURE W/ PAINTED ALUMINUM FINISH. RAISED ACCENT PANEL W/ DARK GRAY FINISH. SQUARE TUBE ACCENT BAR W/ PAINTED SILVER FINISH
- S/F INTERNALLY ILLUMINATED TENANT SIGN CABINET W/ PAINTED ALUMINUM FINISH. WHITE ACRYLIC FACES W/ OPAQUE BLACK & TRANSLUCENT BLUE VINYL APPLIED 1ST SURFACE.

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 10447 Drummond Rd, Philadelphia, PA 19154
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DATE: 1-21-20

REVISIONS

NO.	DESCRIPTION

FILE: HUDSON CROSSING EXTERIOR SIGNAGE

SCALE: AS NOTED

DRAWN BY:

SIGN #8 (DF DIRECTIONAL) - SMALL

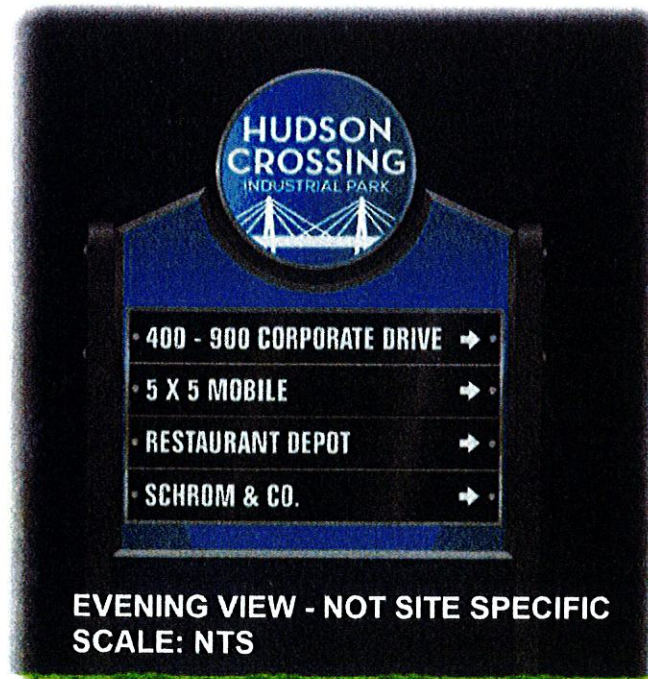
FIELD SURVEY REQUIRED SQUARE FOOTAGE: 19.3 SQ. FT



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.



EVENING VIEW - NOT SITE SPECIFIC
SCALE: NTS



FRONT VIEW
SCALE: 3/4"=1'

SIDE VIEW
SCALE: 3/4"=1'

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DATE: 10-5-19

REVISIONS

NO.	DESCRIPTION

FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

SCALE: AS NOTED

DRAWN BY: JM

SIGN #13 (DF DIRECTIONAL) - SMALL

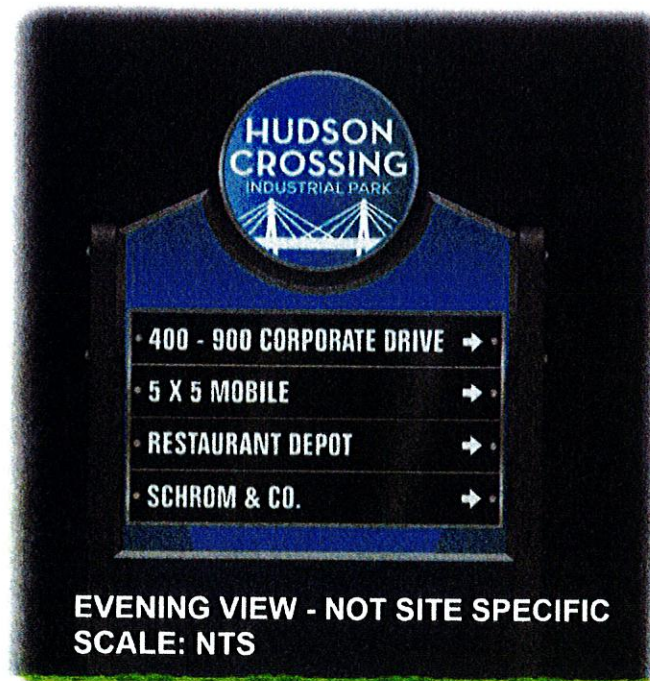
FIELD SURVEY REQUIRED SQUARE FOOTAGE: 19.3 SQ. FT



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.



EVENING VIEW - NOT SITE SPECIFIC
SCALE: NTS



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FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

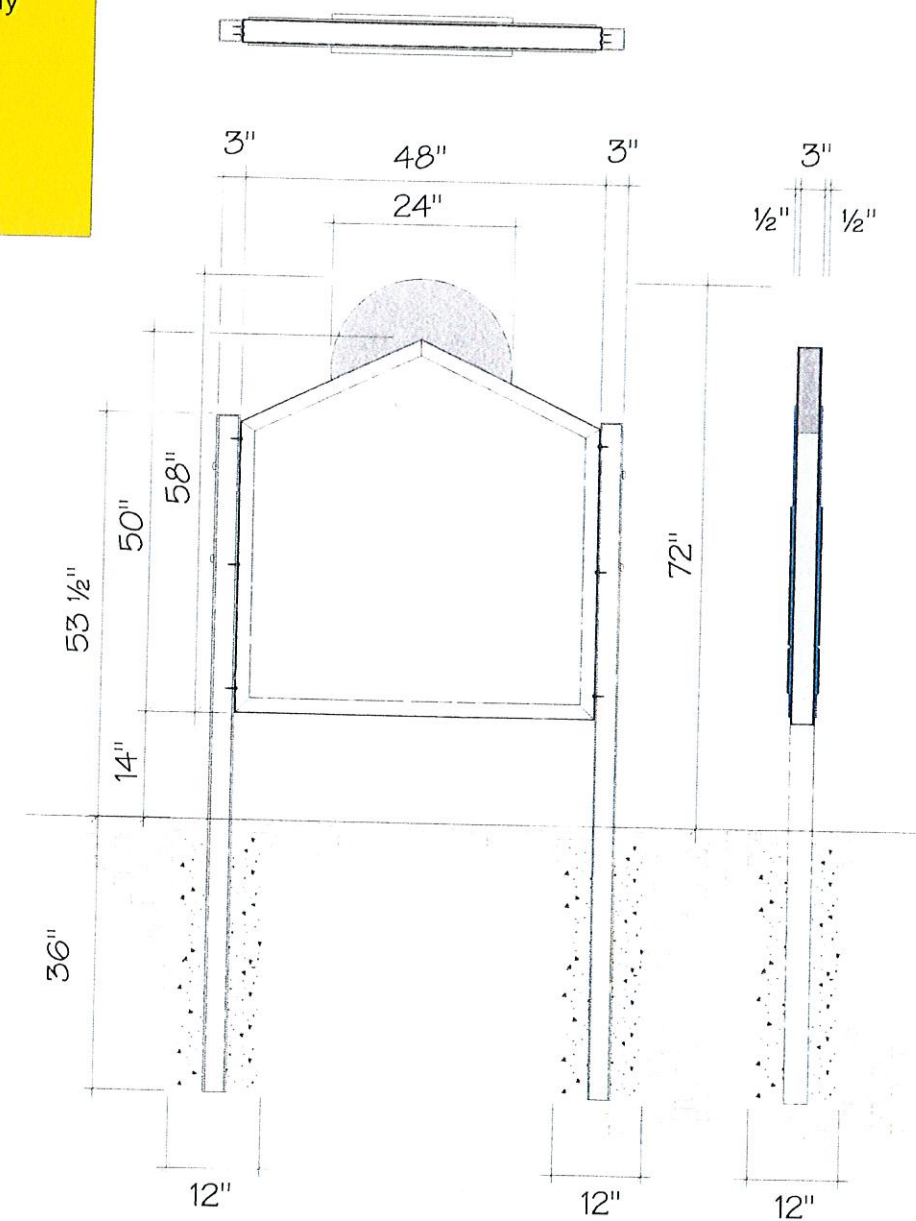
SCALE: AS NOTED

DRAWN BY: JM

DF DIRECTIONAL - SMALL
 FIELD SURVEY REQUIRED SQUARE FOOTAGE: 27 SQ. FT

600 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
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DATE: 1-21-20

REVISIONS

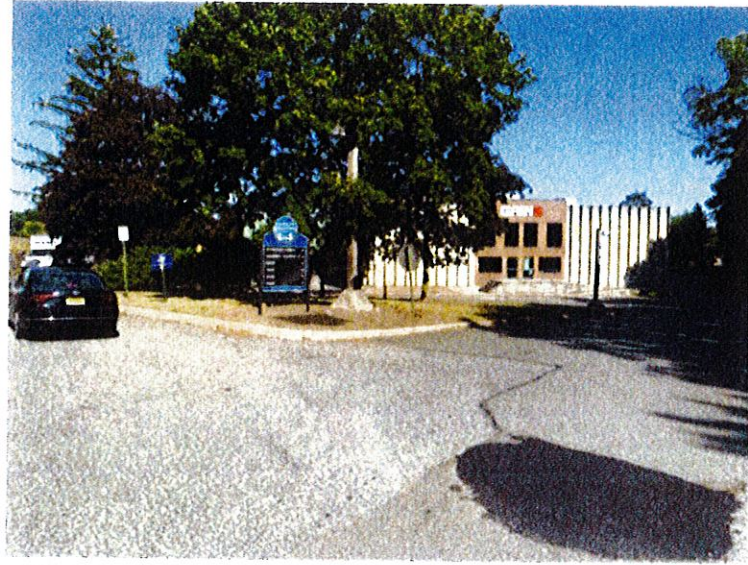
FILE: HUDSON
 CROSSING EXTERIOR
 SIGNAGE

SCALE: AS NOTED

DRAWN BY:

SIGN #23 (DF DIRECTIONAL) - MEDIUM

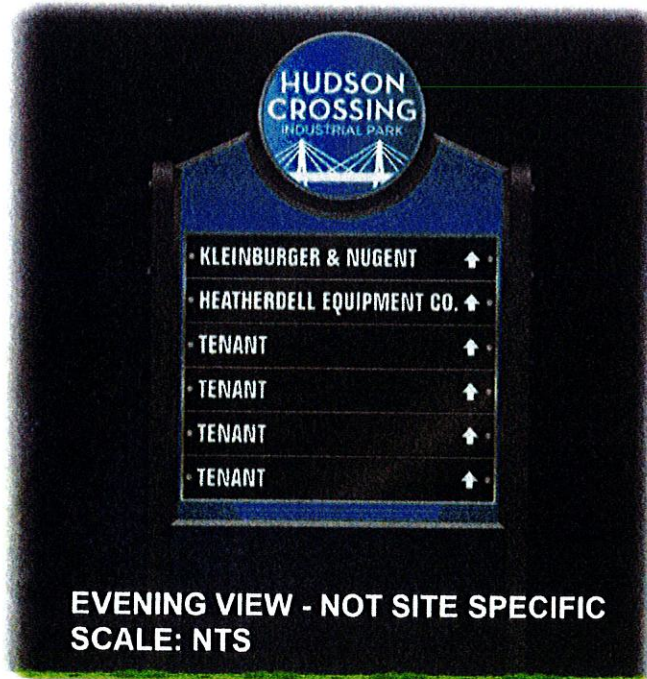
FIELD SURVEY REQUIRED SQUARE FOOTAGE: 23.41 SQ. FT



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.



EVENING VIEW - NOT SITE SPECIFIC
SCALE: NTS



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215-827-6500 • 215-827-6501 fax

DATE: 10-5-19

REVISIONS

NO.	DESCRIPTION

FILE: HUDSON CROSSING EXTERIOR SIGNAGE

SCALE: AS NOTED

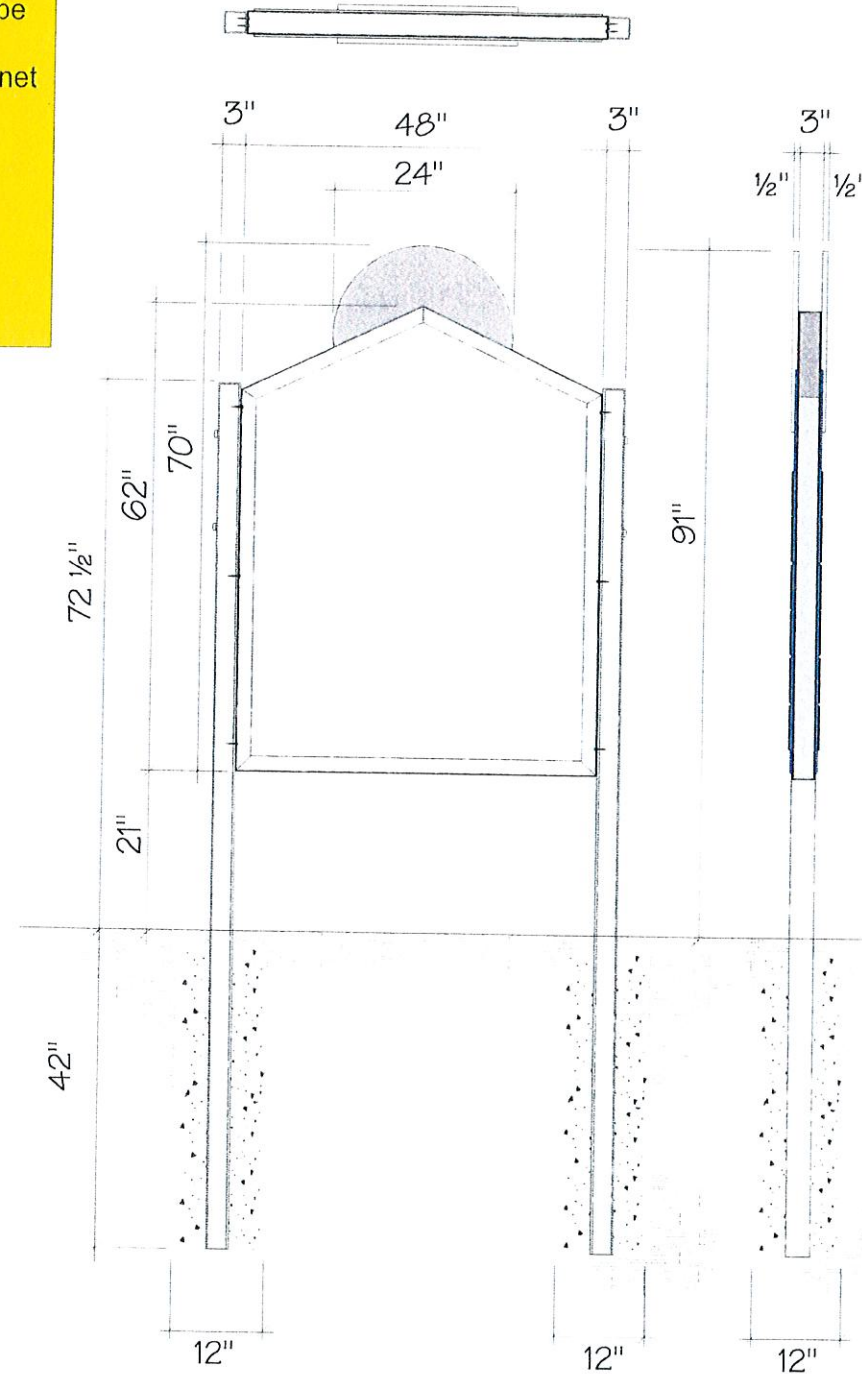
DRAWN BY: JM

DF DIRECTIONAL - MEDIUM

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 34.1 SQ. FT

600 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

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REVISIONS

FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

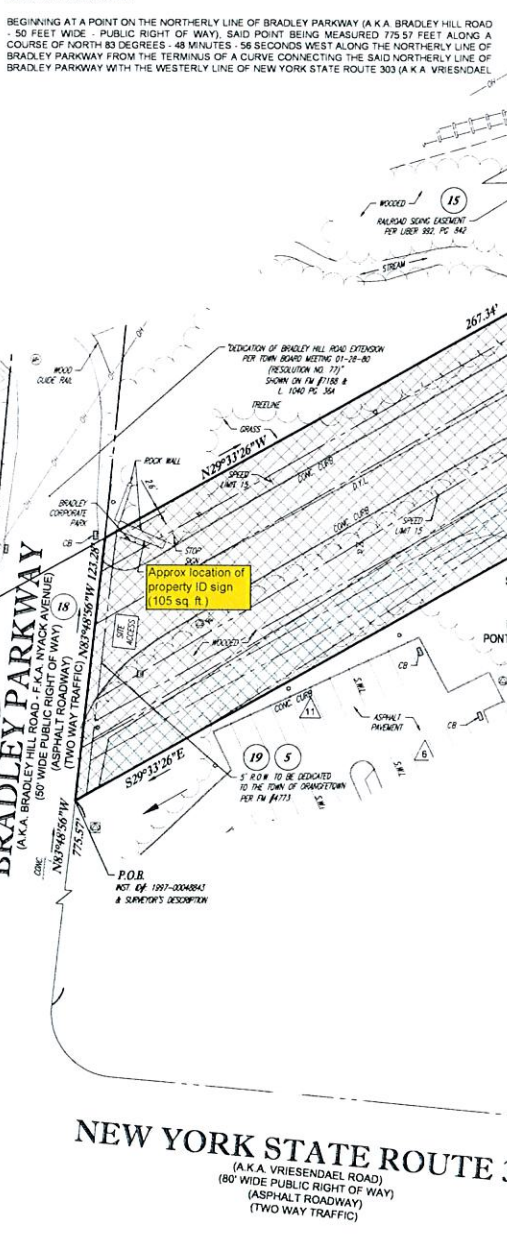
SCALE: AS NOTED

DRAWN BY:

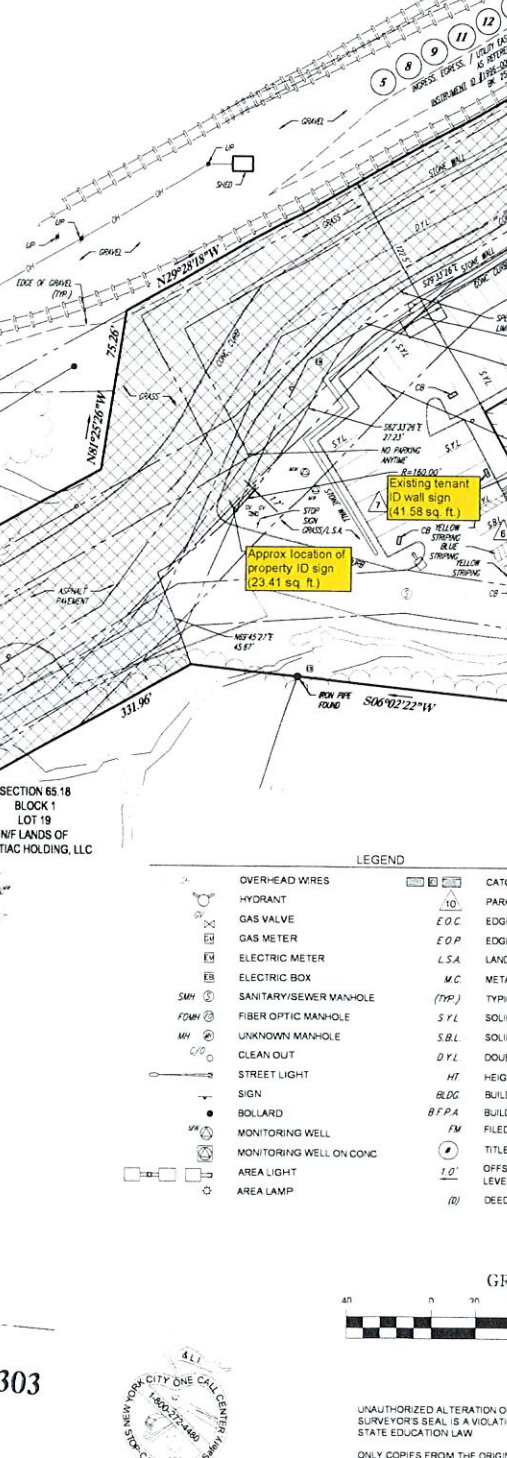
- NOTES**
- PROPERTY KNOWN AS LOT 21, BLOCK 1, SECTION 65 18 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK
 - AREA = 252.141 S.F. OR 5.788 AC
 - ABOVE GROUND UTILITY STRUCTURES, WHERE VISIBLE, SHOWN HEREON BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN 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 KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, L.L.C. TITLE NO. 503687-F-NY-CR-MSC, WITH AN EFFECTIVE DATE OF MAY 4, 2019 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS IN APPEAR IN SCHEDULE B, SECTION II:
 - NOTES, EASEMENTS AND SETBACKS SET FORTH ON FILED MAP NOS. 5466 AND 4773 APPROXIMATE LOCATION OF 20' WIDE SEWER EASEMENT AS SHOWN ON MAP #4773. SANITARY SEWER EASEMENT AS SHOWN ON MAP #5466. E.O.W. TO BE DEDICATED TO THE TOWN OF ORANGETOWN AS SHOWN ON FM #4773, AND INGRESS, EGRESS & UTILITY EASEMENT AS REFERENCED IN INSTRUMENT ID #1985-00019401, BK. 259 PG. 2649, AND SHOWN ON MAP #4773, SHOWN HEREON
 - LICENSE AGREEMENT RECORDED IN LIBER 245 PAGE 173. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
 - GRANT OF RIGHT OF WAY RECORDED IN LIBER 989 PAGE 1048 AS AMENDED BY GRANT OF RIGHT OF WAY RECORDED IN LIBER 1000 PAGE 1039 SHOWN HEREON
 - EASEMENT AGREEMENT RECORDED IN LIBER 988 PAGE 919 SHOWN HEREON
 - EASEMENT AGREEMENT RECORDED IN LIBER 994 PAGE 165 SHOWN HEREON
 - EASEMENT AGREEMENT RECORDED IN LIBER 984 PAGE 254, AS CORRECTED BY LIBER 994 PAGE 255 AND LIBER 1041 PAGE 879 SHOWN HEREON
 - CROSS-EASEMENT AGREEMENT RECORDED IN BOOK 256 PAGE 2849 SHOWN HEREON
 - EASEMENTS, RIGHTS, RESERVATIONS AND CONDITIONS RECITED IN LIBER 985 PAGE 339, LIBER 985 PAGE 348, LIBER 985 PAGE 358, LIBER 988 PAGE 909, LIBER 988 PAGE 919 AND LIBER 994 PAGE 165 SHOWN HEREON
 - UTILITY EASEMENT RECORDED IN LIBER 222 PAGE 816. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
 - CROSS EASEMENT AGREEMENT RECORDED IN LIBER 988 PAGE 898 SHOWN HEREON
 - EASEMENT FOR RAILROAD SIGNED RECORDED IN LIBER 992 PAGE 842 SHOWN HEREON
 - EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2008-00019065 SHOWN HEREON
 - WATER EASEMENT RECORDED IN REEL 97 PAGE 2921 SHOWN HEREON
 - RESERVATIONS AND EASEMENTS SET FORTH IN THE DEED RECORDED IN LIBER 787 PAGE 4, BRADLEY HILL ROAD SHOWN HEREON
 - EASEMENTS SET FORTH IN THE DEED RECORDED IN INSTRUMENT NO. 1997-00048845 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 1:70m GSD
 - PHOTOGRAMMETRIC MAPPING HAS BEEN COMPLETED 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 1:80. 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 (A.K.A. BRADLEY HILL ROAD), A PUBLIC RIGHT OF WAY AND BRADLEY CORPORATE DRIVE A PRIVATE 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 GRAVESITES WERE NOT OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK
 - SURVEYOR'S DESCRIPTION PREPARED 04-02-19
 - 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 SNOW 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 78 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 PREFIX G, MAP NUMBER 3002001790, EFFECTIVE DATE, MARCH 3, 2014
 - MAP ENTITLED "ALTA/NSP LAND TITLE SURVEY FOR PONTIAC HOLDING LLC, 600 BRADLEY HILL ROAD, BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, PREPARED BY ROBERT R. RAHNEFELD, P.L.S., DATED NOVEMBER 20, 2014
 - MAP ENTITLED "BRADLEY INDUSTRIAL PARK, SUBDIVISION OF PROPERTY FOR ROCKART 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 "CONRAIL RIGHT OF WAY, FORMERLY NEW YORK CENTRAL RAILROAD - WEST SHORE, CSX - RIVER LINE" FILENAME 141302300, DATED OCTOBER 10, 1994
 - MAP ENTITLED "AMENDED MAP OF THE PROPERTY OF AMOS, SHEPARD AND MANSFIELD, AT BLAUVELTVILLE, ROCKLAND CO., NEW YORK, FILED MARCH 9, 1860, AS MAP NO. 308 IN THE ROCKLAND COUNTY CLERK'S OFFICE
 - MAP ENTITLED "AMENDED MAP OF THE PROPERTY OF AMOS, SHEPARD AND MANSFIELD, AT BLAUVELTVILLE, ROCKLAND CO., NEW YORK, FILED FEBRUARY 24, 1878, AS MAP NO. 310 IN THE ROCKLAND COUNTY CLERK'S OFFICE

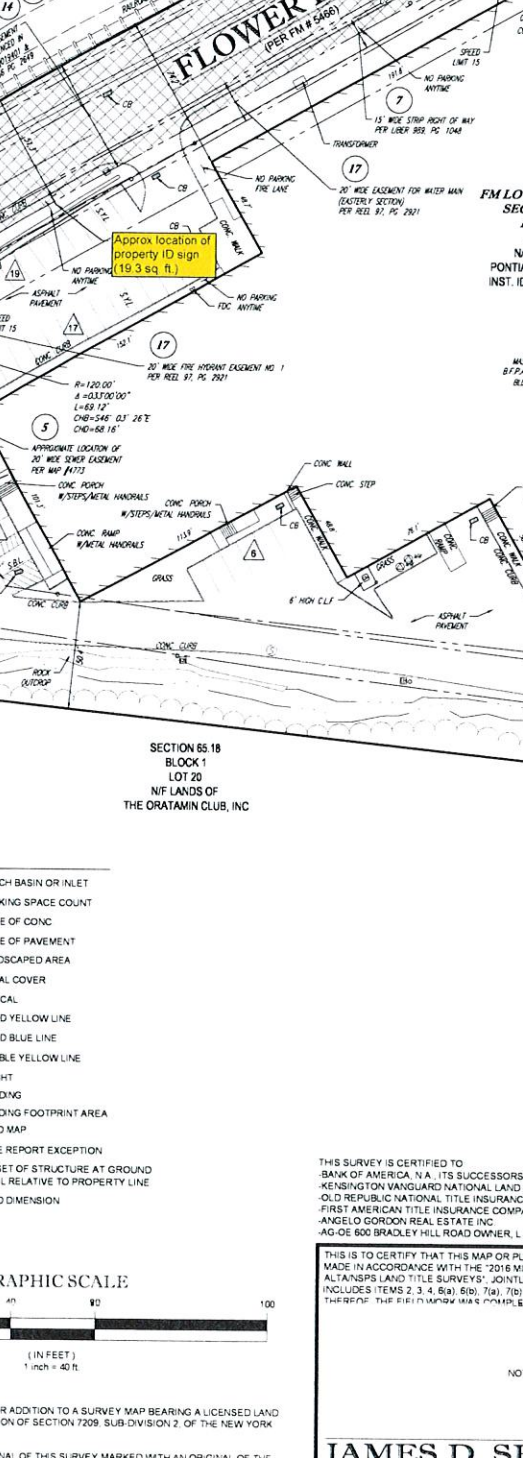
- SCHEDULE A**
- ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE, LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK, BEING SHOWN AND DESIGNATED AS 14.2 ON A MAP ENTITLED "BRADLEY INDUSTRIAL PARK, SUBDIVISION OF PROPERTY FOR ROCKART ASSOCIATES" LAST REVISED 7/6/76 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON 10/29/76 IN BOOK 90 OF MAPS, AT PAGE 55 AS MAP NO. 4773, AND AS AMENDED BY MAP #5466, FILED 3/21/83 IN BOOK 99 AT PAGE 73 AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:
- BEGINNING ON THE NORTHERLY LINE OF BRADLEY PARKWAY EXTENSION, AS SHOWN ON SAID MAPS, WHERE THE SAME IS INTERSECTED BY THE EASTERLY LINE OF SAID LOT #14.2 AND THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF MAGEE, AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:
- ALONG THE NORTHERLY LINE OF BRADLEY PARKWAY, NORTH 70°53'30" WEST, 122.99 FEET TO A POINT IN THE LINE OF PROPERTY NOW OR FORMERLY OF MILAU ASSOCIATES, FORMERLY "ROCKLAND PARK", THENCE
 - ALONG PROPERTY NOW OR FORMERLY OF MILAU ASSOCIATES, FORMERLY "ROCKLAND PARK", NORTH 16 DEGREES 36'00" WEST 267.70 FEET TO A POINT, THENCE
 - ALONG THE SAME, NORTH 68°28'00" WEST, 76.28 FEET TO A POINT IN THE EASTERLY LINE OF THE PENN CENTRAL RAILROAD, THENCE
 - ALONG SAID EASTERLY LINE OF PENN-CENTRAL RAILROAD, NORTH 16°36'00" WEST, 566.82 FEET TO THE SOUTH-WESTERLY CORNER OF LOT 14-1, THENCE
 - ALONG THE SOUTHERLY LINE OF LOT 14-1, NORTH 73°24'00" EAST, 461.66 FEET TO A POINT IN THE WESTERLY LINE OF PROPERTY NOW OR FORMERLY OF FLORENCE BONAT SPENCER, THENCE
 - ALONG SAID WESTERLY LINE OF PROPERTY NOW OR FORMERLY OF FLORENCE BONAT SPENCER, SOUTH 22°45'05" EAST, 174.66 FEET TO THE MOST NORTHERLY CORNER OF PROPERTY NOW OR FORMERLY OF THE ORATAMM CLUB, THENCE
 - PARTLY ALONG THE WESTERLY LINE OF PROPERTY NOW OR FORMERLY OF THE ORATAMM CLUB AND PARTLY ALONG THE WESTERLY LINE OF PROPERTY NOW OR FORMERLY OF JOHN AND PAT MAGEE (FORMERLY ROBERT E. LEGER), SOUTH 18°56'48" WEST, 550.29 FEET TO A BEND IN SAID WESTERLY LINE, THENCE
 - CONTINUING ALONG THE WESTERLY LINE OF PROPERTY NOW OR FORMERLY OF JOHN AND PAT MAGEE, SOUTH 16°36'00" EAST, 332.01 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, BEING SHOWN AND DESIGNATED AS 14.2 ON A MAP ENTITLED "BRADLEY INDUSTRIAL PARK, SUBDIVISION OF PROPERTY FOR ROCKART ASSOCIATES" LAST REVISED 7/6/76 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON 10/29/76 IN BOOK 90 OF MAPS, AT PAGE 55 AS MAP NO. 4773, AND AS AMENDED BY MAP #5466, FILED 3/21/83 IN BOOK 99 AT PAGE 73 AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:
- BEGINNING AT A POINT ON THE NORTHERLY LINE OF BRADLEY PARKWAY (A.K.A. BRADLEY HILL ROAD) 50 FEET WIDE - PUBLIC RIGHT OF WAY SAID POINT BEING MEASURED 775.51 FEET ALONG A COURSE OF NORTH 83 DEGREES - 48 MINUTES - 56 SECONDS WEST 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. VRIESDAEL



- ROAD - 80 FEET WIDE - PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING CORNER TO SECTION 65 18, BLOCK 1, LOT 19, LANDS OF PONTIAC HOLDING, L.L.C. THENCE,
- ALONG THE NORTHERLY LINE OF BRADLEY PARKWAY, NORTH 83 DEGREES - 48 MINUTES - 56 SECONDS WEST, A DISTANCE OF 122.99 FEET TO A POINT ON THE EASTERLY LINE OF LANDS OF CONSOLIDATED RAIL CORP. (F.K.A. WEST SHORE RAILROAD), THENCE THE FOLLOWING THREE COURSES ALONG THE EASTERLY LINE OF LANDS OF CONSOLIDATED RAIL CORP.:
 - NORTH 29 DEGREES - 33 MINUTES - 26 SECONDS WEST, A DISTANCE OF 267.34 FEET TO A POINT, THENCE
 - NORTH 81 DEGREES - 25 MINUTES - 26 SECONDS WEST, A DISTANCE OF 75.26 FEET TO A POINT, THENCE
 - NORTH 29 DEGREES - 28 MINUTES - 18 SECONDS WEST, A DISTANCE OF 567.25 FEET TO A POINT AND CORNER TO SECTION 65 18, BLOCK 1, LOT 4, LANDS NOW OR FORMERLY OF LINCOLN MERCURY HOLDING CO LLC, THENCE
 - PARTLY ALONG THE SOUTH-WESTERLY TERMINUS OF BRADLEY CORPORATE DRIVE, AND ALONG THE LINE OF SECTION 65 18, BLOCK 1, LOT 27, LANDS NOW OR FORMERLY OF PONTIAC HOLDING LLC, SOUTH 35 DEGREES - 42 MINUTES - 31 SECONDS EAST, A DISTANCE OF 174.66 FEET TO A BENT IRON PIPE AND CORNER TO SECTION 65 18, BLOCK 1, LOT 20, LANDS NOW OR FORMERLY OF THE ORATAMM CLUB, INC., THENCE
 - PARTLY ALONG THE LINE OF LOT 20, CROSSING AN IRON PIPE, AND ALONG THE LINE OF LOT 19, SOUTH 06 DEGREES - 02 MINUTES - 22 SECONDS WEST, A DISTANCE OF 550.29 FEET TO A POINT IN THE LINE OF LOT 19, THENCE
 - ALONG THE LINE OF LOT 19, SOUTH 29 DEGREES - 33 MINUTES - 26 SECONDS EAST, A DISTANCE OF 331.96 FEET TO THE POINT AND PLACE OF BEGINNING



- TOGETHER WITH ANY AND ALL RIGHTS AND BENEFITS CONTAINED IN CROSS-EASEMENT RECORDED IN REEL 256, PAGE 2849
- THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, L.L.C. TITLE NO. 503687-F-NY-CR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019



CONSOLIDATED RAIL CORP.
(F.K.A. WEST SHORE RAILROAD)

FLOWER DRIVE
(PER FM #5466)

BRADLEY CORPORATE DRIVE
(50' WIDE PRIVATE RIGHT OF WAY (ASPHALT ROADWAY) (TWO WAY TRAFFIC))

BRADLEY PARKWAY
(A.K.A. BRADLEY HILL ROAD, F.K.A. NYS ROUTE 303 (ASPHALT ROADWAY) (TWO WAY TRAFFIC))

NEW YORK STATE ROUTE 303
(A.K.A. VRIESDAEL ROAD)
(80' WIDE PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

SECTION 65 18 BLOCK 1 LOT 4 NF LANDS OF LINCOLN MERCURY HOLDING CO LLC

SECTION 65 18 BLOCK 1 LOT 5 NF LANDS OF PONTIAC HOLDINGS LLC

SECTION 65 18 BLOCK 1 LOT 27 NF LANDS OF PONTIAC HOLDING LLC

SECTION 65 18 BLOCK 1 LOT 20 NF LANDS OF THE ORATAMM CLUB, INC.

SECTION 65 18 BLOCK 1 LOT 19 NF LANDS OF PONTIAC HOLDING, L.L.C.

SECTION 65 18 BLOCK 1 LOT 21 NF LANDS OF PONTIAC HOLDING, L.L.C.
INST. ID# 1997-00048843

SECTION 65 18 BLOCK 1 LOT 27 NF LANDS OF PONTIAC HOLDING, L.L.C.
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