

**SIGN #15 (SF DIRECTIONAL - QTY 2) - SMALL**

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 19.3 SQ. FT

*400  
Corporate  
Drive*



**SIGN LOCATION**  
SCALE: NTS

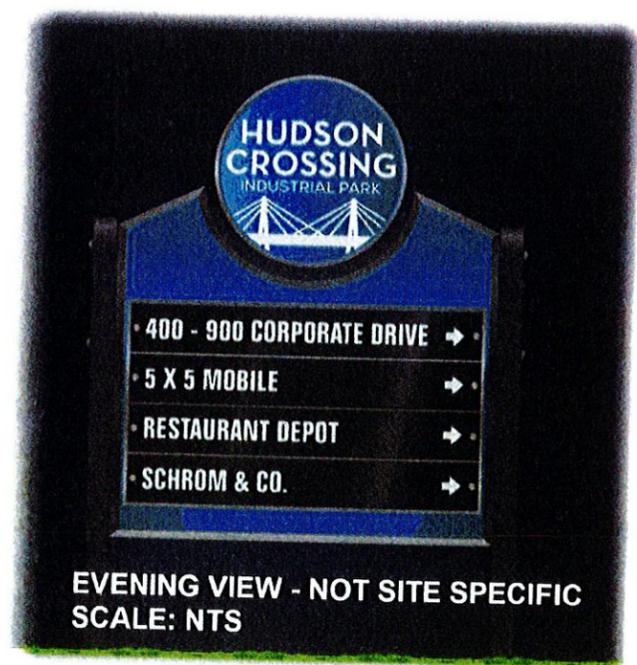
**SPECIFICATIONS**

- 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.



**FRONT VIEW**  
SCALE: 3/4"=1'

**SIDE VIEW**  
SCALE: 3/4"=1'



**EVENING VIEW - NOT SITE SPECIFIC**  
SCALE: NTS

**HUDSON CROSSING**  
INDUSTRIAL PARK

5597-5599 Tulip Street  
Philadelphia, PA 19135

**forman signs**  
10667 Drummond Rd. Philadelphia, PA 19154  
215-827-6500 • 215-827-6501 fax

**DATE: 10-5-19**

**REVISIONS**


FILE: HUDSON CROSSING EXTERIOR SIGNAGE

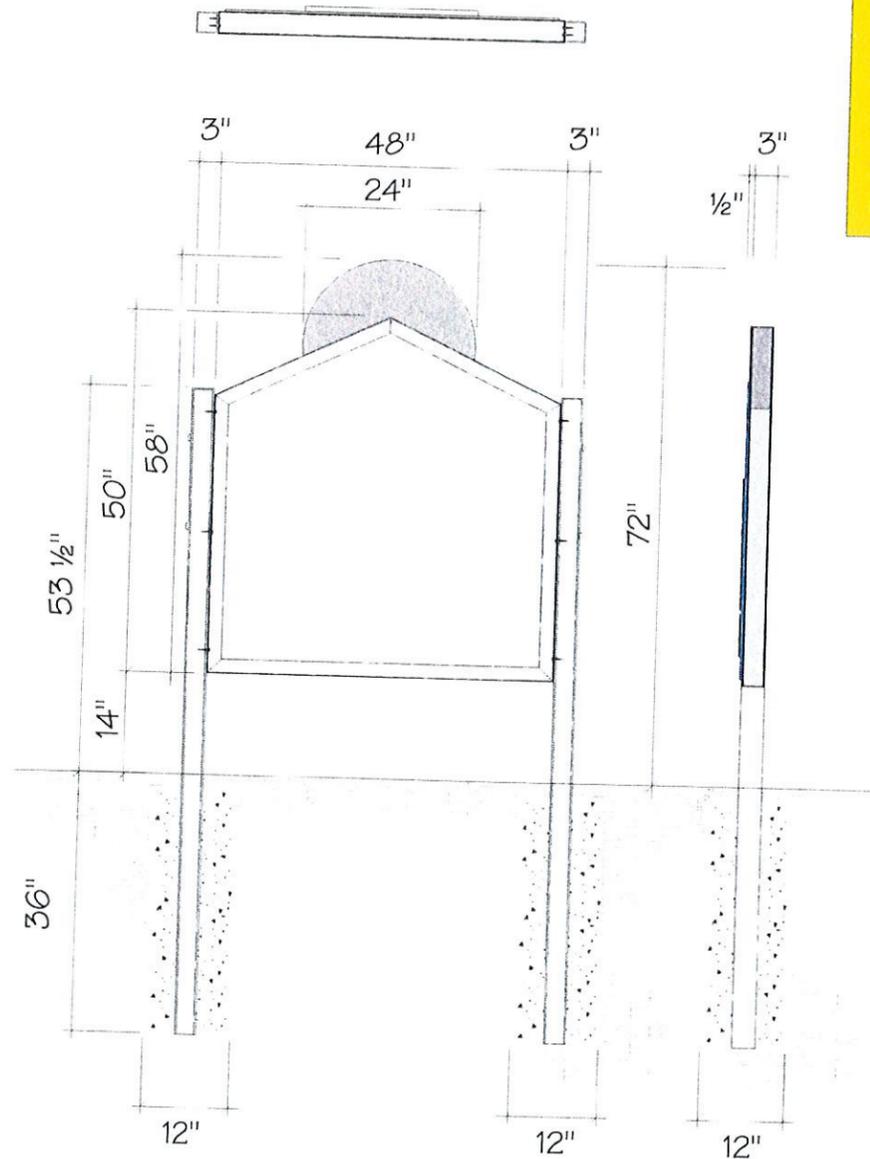
SCALE: AS NOTED

DRAWN BY: JM

**SF DIRECTIONAL - SMALL**

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 27 SQ. FT

400 Corporate Dr.



- 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, ROCKLAND COUNTY, STATE OF NEW YORK, WHICH LAND IS MORE PARTICULARLY DESIGNATED AS LOT #3 ON THE SUBDIVISION PLAN ENTITLED "BRADLEY SUBDIVISION" TOWN OF ORANGETOWN, BLAUVELT, NEW YORK, AS PREPARED BY ADLER & YOUNG, P.C. LAST DATED 12/30/86 AND WHICH WAS FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 3, 1987 IN MAP BOOK 107 AT PAGE 21 AS MAP NO. 6014, BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF BRADLEY CORPORATE DRIVE, AS IT APPEARS ON THE AFORESAID MAP, WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LOTS THREE & FOUR AS THEY APPEAR ON SAID MAP, AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID DRIVE, THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) NORTH 60°05' WEST, 318.83 FEET.
  - 2) SOUTH 89°16'55" WEST, 254.77 FEET.
  - 3) SOUTH 29°59'03" WEST, 133.29 FEET TO A POINT IN THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF BRADLEY INDUSTRIAL PARK.
- THENCE
- 4) ALONG SAID LANDS, SOUTH 22°45'05" EAST, 105.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF THE ORATAMIN CLUB, INC.
- THENCE
- 5) ALONG SAID LANDS, SOUTH 60°05' EAST, 350.00 FEET TO A POINT.
- THENCE
- 6) ALONG LANDS NOW OR FORMERLY OF GENERAL BEARING, SOUTH 67°38'31" EAST, 97.02 FEET TO A POINT.
- THENCE
- 7) ALONG THE FIRST MENTIONED DIVISION LINE, NORTH 29°59'03" EAST, 320.12 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, ROCKLAND COUNTY, STATE OF NEW YORK, WHICH LAND IS MORE PARTICULARLY DESIGNATED AS PART OF LOT # 102 ON THE SUBDIVISION PLAN ENTITLED "SPENCER SUBDIVISION" PREPARED BY ADLER & YOUNG, P.C. FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MAY 4, 1983 IN MAP BOOK 100 AT PAGE 18, AS MAP NUMBER 5486 AND ALSO AS LOT #3 ON THE SUBDIVISION PLAN ENTITLED "BRADLEY SUBDIVISION" TOWN OF ORANGETOWN, BLAUVELT, NEW YORK, AS PREPARED BY ADLER & YOUNG, P.C. LAST DATED 12/30/86, AND WHICH WAS FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 3, 1987 IN MAP BOOK 107 AT PAGE 21 AS MAP NO. 6014, BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF BRADLEY CORPORATE DRIVE (VARIABLE WIDTH - PRIVATE RIGHT OF WAY) WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN PREMISES BEING DESCRIBED HEREIN AND SECTION 65.18, BLOCK 1, LOT 16, LANDS NOW OR FORMERLY OF PONTIAC HOLDING LLC, THENCE:

- 1) ALONG THE LINE OF LOT 16, SOUTH 17 DEGREES - 01 MINUTE - 37 SECONDS WEST, A DISTANCE OF 320.12 FEET TO A POINT IN THE LINE OF SECTION 65.18, BLOCK 1, LOT 17, LANDS NOW OR FORMERLY OF GUSSACK REALTY CO LLC, THENCE;
- 2) ALONG THE LINE OF LOT 17, NORTH 80 DEGREES - 35 MINUTES - 57 SECONDS WEST, A DISTANCE OF 97.02 FEET TO AN IRON PIPE AND CORNER TO SECTION 65.18, BLOCK 1, LOT 20, LANDS NOW OR FORMERLY OF THE ORATAMIN CLUB, INC., THENCE;
- 3) ALONG THE LINE OF LOT 20, NORTH 72 DEGREES - 58 MINUTES - 23 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A BENT IRON PIPE AND CORNER TO SECTION 65.18, BLOCK 1, LOT 21, LANDS NOW OR FORMERLY OF PONTIAC HOLDING LLC, THENCE;
- 4) ALONG THE LINE OF LOT 21, NORTH 35 DEGREES - 42 MINUTES - 31 SECONDS WEST, A DISTANCE OF 114.96 FEET TO A POINT IN THE LINE OF BRADLEY CORPORATE DRIVE, THENCE THE FOLLOWING THREE (3) COURSES ALONG BRADLEY CORPORATE DRIVE:
- 5) NORTH 17 DEGREES - 01 MINUTE - 37 SECONDS EAST, A DISTANCE OF 133.29 FEET TO A POINT, THENCE;
- 6) NORTH 76 DEGREES - 19 MINUTES - 29 SECONDS EAST, A DISTANCE OF 254.76 FEET TO A POINT, THENCE;
- 7) SOUTH 72 DEGREES - 58 MINUTES - 23 SECONDS EAST, A DISTANCE OF 318.82 FEET TO THE POINT AND PLACE OF BEGINNING.

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, LLC, TITLE NO. 503667-F-NY-OR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019.

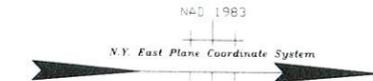
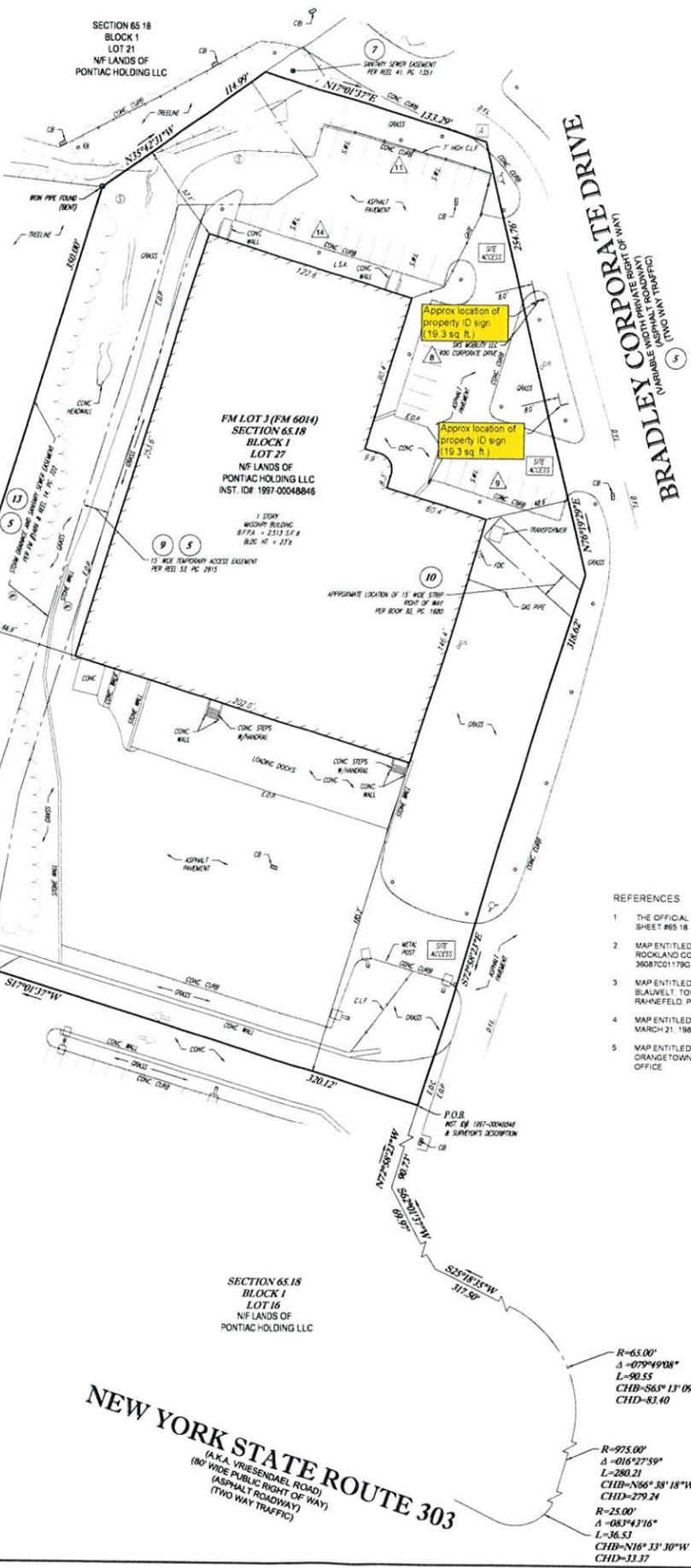
**LEGEND**

- OVER-HEAD WIRES
- HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- ELECTRIC BOX
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- FIBER OPTIC MANHOLE
- UNKNOWN MANHOLE
- CLEAN OUT
- STREET LIGHT
- SIGN
- BOLLARD
- MONITORING WELL
- MONITORING WELL ON CONC
- AREA LIGHT
- AREA LAMP
- CATCH BASIN OR INLET
- PARKING SPACE COUNT
- EDGE OF CONC
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- METAL COVER
- TYPICAL
- SFL SOLID YELLOW LINE
- SBL SOLID BLUE LINE
- DYL DOUBLE YELLOW LINE
- HT HEIGHT
- BLDG BUILDING
- B.F.P.A. BUILDING FOOTPRINT AREA
- FM FILED MAP
- 1.0' 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 7206, 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.



- NOTES**
- 1) PROPERTY KNOWN AS LOT 27, BLOCK 1, SECTION 65.18, AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
  - 2) AREA = 160,992 S.F. OR 3.696 AC.
  - 3) 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.
  - 4) THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL, AS LISTED HEREON.
  - 5) THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, TITLE NO. 503667-F-NY-OR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS IN APPEAR IN SCHEDULE B, SECTION II:
    - 5) NOTES, EASEMENTS AND SETBACKS SET FORTH ON FILED MAP NOS. 5486 AND 6014, BRADLEY CORPORATE DRIVE, A PRIVATE DRIVE, AS SET FORTH ON FILE MAP 8014, STORM DRAINAGE AND SANITARY SEWER EASEMENT AS SET FORTH ON FILE MAP 5486 AND 15' WIDE TEMPORARY ACCESS EASEMENT AS SET FORTH IN REEL 53, PG. 2915, SHOWN HEREON.
    - 6) EASEMENT GRANT RECORDED IN LIBER 28 PAGE 2453 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
    - 7) SEWER EASEMENT RECORDED IN LIBER 41 PAGE 1351 SHOWN HEREON.
    - 8) DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN REEL 53 PAGE 2912 NOT SHOWN, NO SURVEY RELATED EXCEPTIONS.
    - 9) EASEMENT RECORDED IN LIBER 53 PAGE 2915 SHOWN HEREON.
    - 10) GRANT OF RIGHT OF WAY RECORDED IN BOOK 92 PAGE 1680 SHOWN HEREON.
    - 11) UNRECORDED EASEMENT GRANT SET FORTH IN THE CONTRACT OF SALE RECORDED IN BOOK 26 PAGE 2430 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
    - 12) LICENSE AGREEMENT RECORDED IN LIBER 245 PAGE 173 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
    - 13) RESERVATION OF EASEMENTS SET FORTH IN THE DEED RECORDED IN LIBER 14 PAGE 722 SHOWN HEREON.
  - 6) 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.
  - 7) THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - 8) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - 9) 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 1:76m GSD.
  - 10) 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.
  - 11) THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO BRADLEY CORPORATE DRIVE, A PRIVATE RIGHT OF WAY.
  - 12) ZONING INFORMATION NOT PROVIDED BY CLIENT AS OF THE DATE SHOWN HEREON.
  - 13) NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
  - 14) PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY THE SURVEYOR THAT EXCEEDS THE AMOUNT REQUIRED BY CLIENT.
  - 15) A DELINEATION OF WETLANDS WAS NOT OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
  - 16) THE VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR ISOLATED GRAVESITES WERE NOT OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.
  - 17) SURVEYOR'S DESCRIPTION PREPARED 04-04-19.
  - 18) 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.
  - 19) NO PARTY WALLS WERE OBSERVED ON SITE.
  - 20) 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.
  - 21) THE DIRECTIONAL DISTANCE AND CURVE DATA IN THE LEGAL DESCRIPTION FORMS A MATHEMATICAL CLOSURE.
  - 22) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  - 23) THERE ARE 47 PAINTED PARKING SPACES ON THE PROPERTY.

**REFERENCES**

- 1) THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SHEET #65.18.
- 2) 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 360870011790, EFFECTIVE DATE: MARCH 3, 2014.
- 3) MAP ENTITLED "ALTAIACSM LAND TITLE SURVEY FOR PONTIAC HOLDING LLC, 400 CORPORATE DRIVE, BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK", PREPARED BY ROBERT R. RAHN-FELD, P.L.S., DATED NOVEMBER 21, 2014.
- 4) MAP ENTITLED "AMENDMENT TO MAP NO. 4773 BOOK 90 PAGE 55, BRADLEY INDUSTRIAL PARK", FILED MARCH 21, 1983, AS MAP NO. 5486 IN THE ROCKLAND COUNTY CLERK'S OFFICE.
- 5) MAP ENTITLED "BRADLEY SUBDIVISION, BEING PART OF LOT 10, BLOCK 841, SECTION 101, TOWN OF ORANGETOWN, N.Y. TAX MAPS", FILED JANUARY 2, 1987, AS MAP NO. 6014 IN THE ROCKLAND COUNTY CLERK'S OFFICE.

**TABLE OF SIGNIFICANT OBSERVATIONS**

- (A) ASPHALT PAVING AND CONCRETE CURB EXTENDING ONTO SUBJECT PREMISES FROM BRADLEY CORPORATE DRIVE.

THIS SURVEY IS CERTIFIED TO:  
BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS  
KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC  
G.D. REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
ANGELO GORDON REAL ESTATE INC.  
AG-0E-400 CORPORATE DRIVE OWNER, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAIACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z) THEREOF. THE FIELD WORK WAS COMPLETED ON 03-02-2019.

NOT VALID UNTIL SEALED

01/02/2020 DATE

**JAMES D. SENS**  
NEW YORK PROFESSIONAL LAND SURVEYOR #05046-1  
EMAIL: JSSENS@CPSURVEY.COM

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	E.M./K.R.	DATE	SCALE	FILE NO.	DWG NO.
03-02-19	18-37	121	J.M.		01-02-2020	1"=40'	01-190059-00	1 OF 1

**ALTA/NSPS LAND TITLE SURVEY**  
**ONYX ACQUISITION, LLC**  
SECTION 65.18, BLOCK 1, LOT 27  
400 CORPORATE DRIVE - "BUILDING #6"  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES, INC. PC**  
35 TECHNOLOGY DRIVE  
W. ARDEN, NJ 07039  
908.668.3300 908.668.5555 FAX  
WWW.CPSURVEY.COM