

SIGN #20 (SF DIRECTIONAL) - MEDIUM

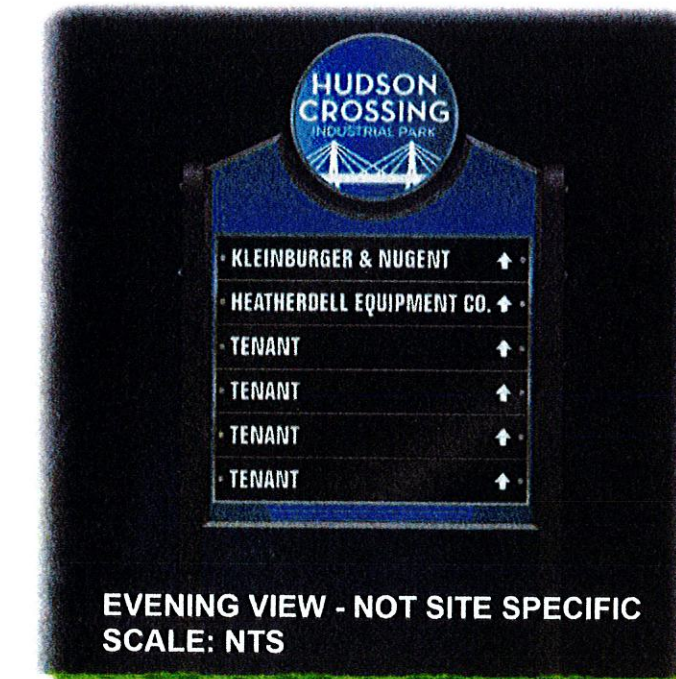
FIELD SURVEY REQUIRED SQUARE FOOTAGE: 23.41 SQ. FT



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

200 Corporate Drive



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: 10-5-19

REVISIONS

FILE: HUDSON CROSSING EXTERIOR SIGNAGE

SCALE: AS NOTED

DRAWN BY: JM

SIGN #21 (SF DIRECTIONAL) - MEDIUM

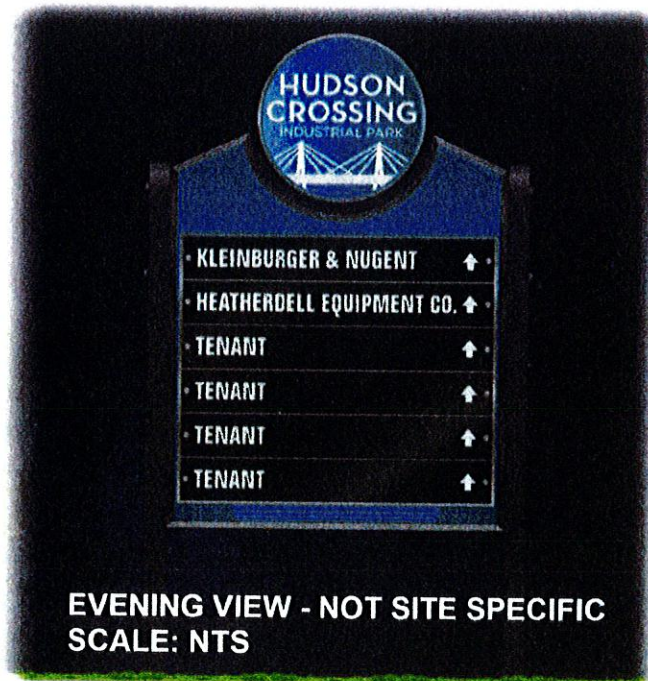
FIELD SURVEY REQUIRED SQUARE FOOTAGE: 23.41 SQ. FT



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



FRONT VIEW
SCALE: 3/4"=1'

SIDE VIEW
SCALE: 3/4"=1'

HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135

formansigns
10447 Drummond Rd. Philadelphia PA 19154
215-827-6500 • 215-827-6501 fax

DATE: 10-5-19

REVISIONS

NO.	DESCRIPTION

FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

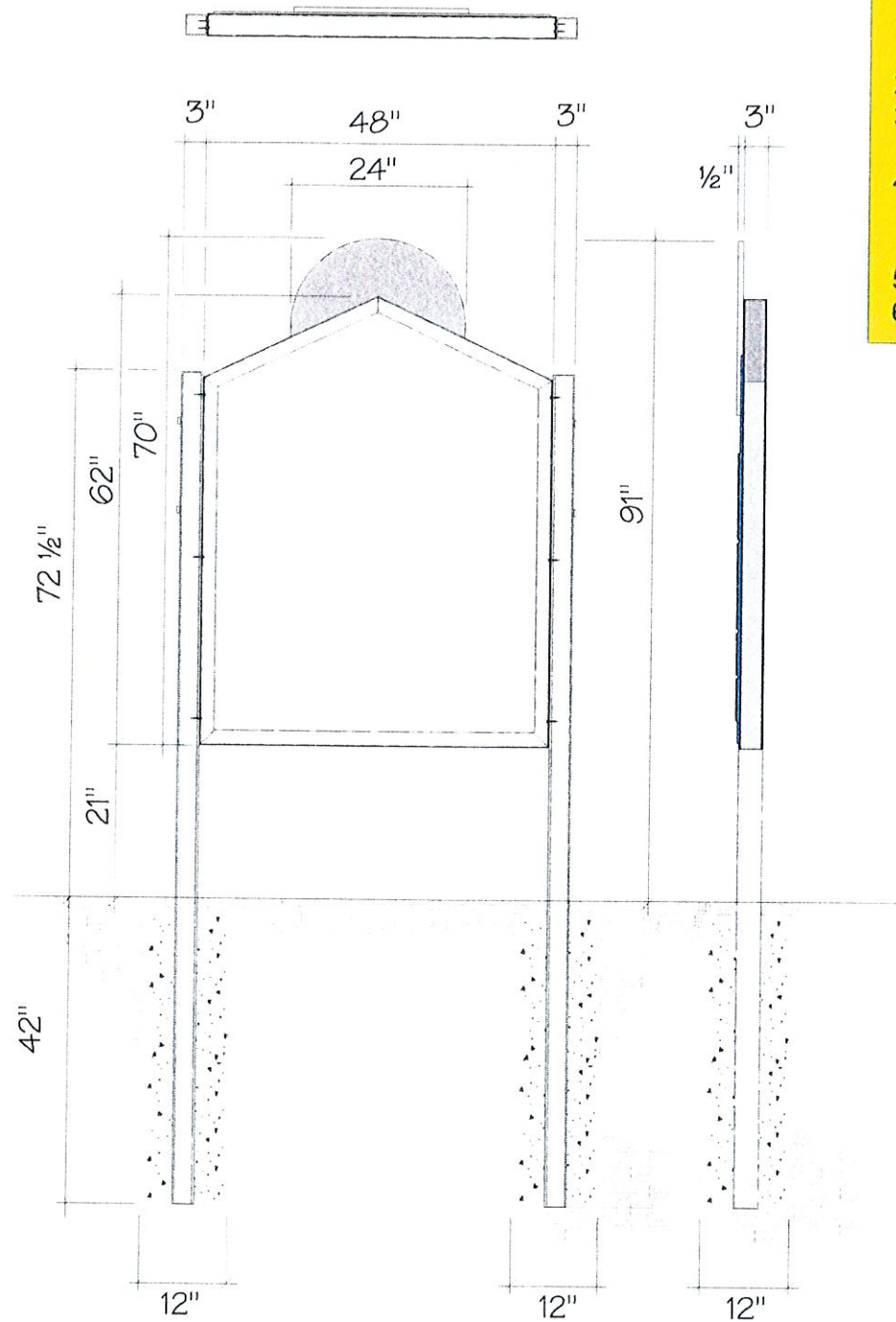
SCALE: AS NOTED

DRAWN BY: JM

SF DIRECTIONAL - MEDIUM

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 34.1 SQ. FT

200 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

formansigns
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:

CONTROL POINT ASSOCIATES, INC. PC. ALL RIGHTS RESERVED. THE CONTENTS OF THIS MAP OR PLAN OR PLAT ARE THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. PC. NO PART OF THIS MAP OR PLAN OR PLAT MAY 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.

- LEGEND**
- OVER-HEAD WIRES
 - HYDRANT
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - ELECTRIC BOX
 - FIRE DEPARTMENT CONNECTION
 - SANITARY SEWER MAN-HOLE
 - FIBER OPTIC MAN-HOLE
 - UNKNOWN MAN-HOLE
 - 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
 - S.Y.L. SOLID YELLOW LINE
 - S.B.L. SOLID BLUE LINE
 - D.Y.L. DOUBLE YELLOW LINE
 - H.T. HEIGHT
 - B.L.D.C. BUILDING
 - B.F.P.A. BUILDING FOOTPRINT AREA
 - F.I.L.M. FILED MAP
 - TITLE REPORT EXCEPTION
 - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - DEED DIMENSION

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE HAMLET OF BLAUVELT, TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT #2 ON THE SUBDIVISION PLAN ENTITLED "BRADLEY SUBDIVISION", TOWN OF ORANGETOWN, BLAUVELT, NEW YORK, AS PREPARED FOR ADLER & YOUNG, P.C. LAST DATED 12/30/06 AND WHICH WAS FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 3, 1987 IN MAP BOOK 107 AT PAGE 21 MAP NUMBER 6014.

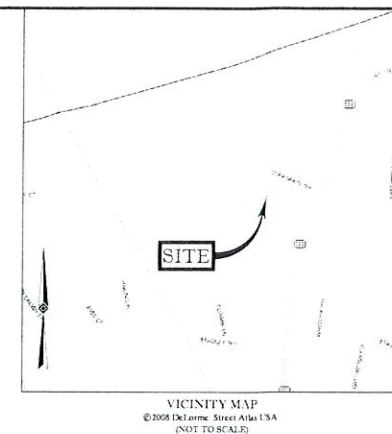
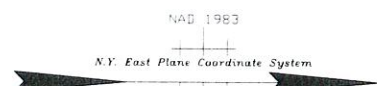
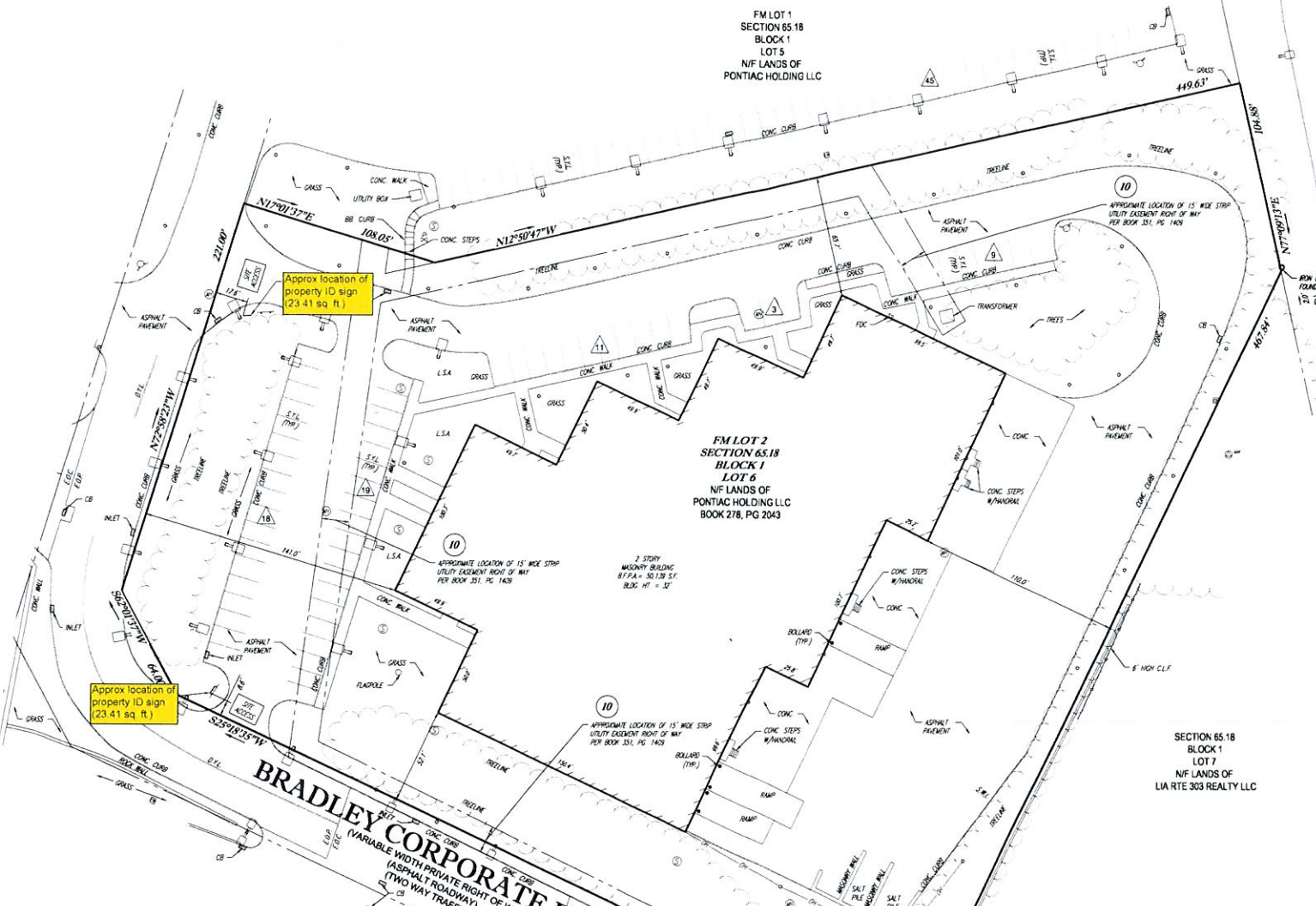
ALSO BEING DESCRIBED AS SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE HAMLET OF BLAUVELT, TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY SHOWN AND 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 #2 ON THE SUBDIVISION PLAN ENTITLED "BRADLEY SUBDIVISION", TOWN OF ORANGETOWN, BLAUVELT, NEW YORK, AS PREPARED FOR ADLER & YOUNG, P.C. LAST DATED 12/30/06 AND WHICH WAS FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 3, 1987 IN MAP BOOK 107 AT PAGE 21 MAP NUMBER 6014.

BEGINNING AT A POINT IN THE NORTH-WESTERLY 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 7, LANDS NOW OR FORMERLY OF LIA RTE 303 REALTY LLC, SAID POINT BEING MEASURED 404.86 FEET NORTH-WESTERLY ALONG THE NORTH-EASTERLY LINE OF BRADLEY CORPORATE DRIVE FROM THE WESTERLY LINE OF NEW YORK STATE ROUTE 303 (A.K.A. VRIENSDALE ROAD - 80 FEET WIDE - PUBLIC RIGHT OF WAY), THENCE THE FOLLOWING THREE (3) COURSES ALONG BRADLEY CORPORATE DRIVE:

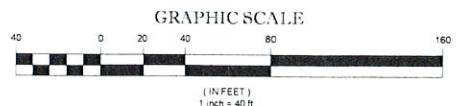
- SOUTH 25 DEGREES - 18 MINUTES - 35 SECONDS WEST, A DISTANCE OF 442.14 FEET TO A POINT, THENCE;
- SOUTH 82 DEGREES - 01 MINUTES - 37 SECONDS WEST, A DISTANCE OF 64.00 FEET TO A POINT, THENCE;
- NORTH 72 DEGREES - 58 MINUTES - 23 SECONDS WEST, A DISTANCE OF 221.00 FEET TO A POINT AND CORNER TO SECTION 65 18 BLOCK 1 LOT 5, LANDS OF PONTIAC HOLDING LLC, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE LINE OF LOTS:
- NORTH 17 DEGREES - 01 MINUTES - 37 SECONDS EAST, A DISTANCE OF 108.05 FEET TO A POINT, THENCE;
- NORTH 12 DEGREES - 50 MINUTES - 47 SECONDS WEST, A DISTANCE OF 449.63 FEET TO A POINT, THENCE;
- NORTH 77 DEGREES - 09 MINUTES - 13 SECONDS EAST, A DISTANCE OF 104.88 FEET TO A POINT AND CORNER TO LOT 7, THENCE;
- ALONG THE LINE OF LOT 7, SOUTH 64 DEGREES - 41 MINUTES - 25 SECONDS EAST, A DISTANCE OF 487.84 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-CR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019.



- NOTES**
- PROPERTY KNOWN AS LOT 6, BLOCK 1, SECTION 65 18 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
 - AREA = 201,073 S.F. OR 4.616 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, LLC, TITLE NO. 503667-F-NY-CR-MSC, WITH AN EFFECTIVE DATE OF MAY 6, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS IN APPEAR IN SCHEDULE B, SECTION II:
 - NOTES, EASEMENT AND SETBACKS SET FORTH ON FILED MAP NOS. 5486 AND 6014, BRADLEY CORPORATE DRIVE, A PRIVATE DRIVE, AS SET FORTH ON FILED MAP 6014, SHOWN HEREON.
 - DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN REEL 53 PAGE 2912, NOT SHOWN, THERE ARE NO SURVEY RELATED EXCEPTIONS.
 - SEWER EASEMENT RECORDED IN DOCUMENT NO. 2004-8844, THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - LICENSE AGREEMENT RECORDED IN LIBER 245 PAGE 173, THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - UNRECORDED EASEMENT SET FORTH IN THE CONTRACT OF SALE RECORDED IN LIBER 26 PAGE 2430, THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - GRANT OF RIGHT OF WAY RECORDED IN REEL 351 PAGE 1409, SHOWN HEREON.
 - EASEMENT RECORDED IN LIBER 26 PAGE 2453, THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - 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 LAW PHOTOGRAPHY, LAW PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ON FEBRUARY 22, 2019 WITH A PHOTO SCALE OF 1 TO 60 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 CORPORATE DRIVE (VARIABLE WIDTH, 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 04-04-19.
 - 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 80 PAINTED PARKING SPACES ON SITE.

- REFERENCES**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SHEET 85 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 3608700179G, EFFECTIVE DATE: MARCH 3, 2014.
 - 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.



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 - KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - FIRST AMERICAN TITLE INSURANCE COMPANY - ANGELO GORDON REAL ESTATE INC. - AG-OE 200 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 ALTA/NSPS LAND TITLE SURVEYS - JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8(a), 8(b), 9(a), 10(a), 11, 12, 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 #0508-6-1
EMAIL: JSSENS@CPASURVEY.COM

NO.	REVISION	DATE	BY	APP.	DATE
5	REVISE PER ADDED BOOKS		RAB	DPS	01-22-20
4	REVISE CERTIFICATIONS			DPS	7-26-19
3	REVISE CERTIFICATIONS			DPS	7-17-19
2	REVISE PER CLIENT COMMENTS		RAB	DPS	4-26-19
1	UPDATED TITLE AND COMMENTS		ALD	DPS	4-18-19

FIELD DATE	03-02-19	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	18-37	ONX ACQUISITION, LLC
FIELD BOOK PG.	121	SECTION 65 18, BLOCK 1, LOT 6
FIELD CREW	E.M./K.R.	200 CORPORATE DRIVE - BUILDING #9
DRAWN	R.A.B.	HAMLET OF BLAUVELT, TOWN OF ORANGETOWN
REVIEWED	D.P.S.	ROCKLAND COUNTY, STATE OF NEW YORK

DATE	01-02-20	SCALE	1"=40'	FILE NO.	01-190059-00	DWG. NO.	1 OF 1
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