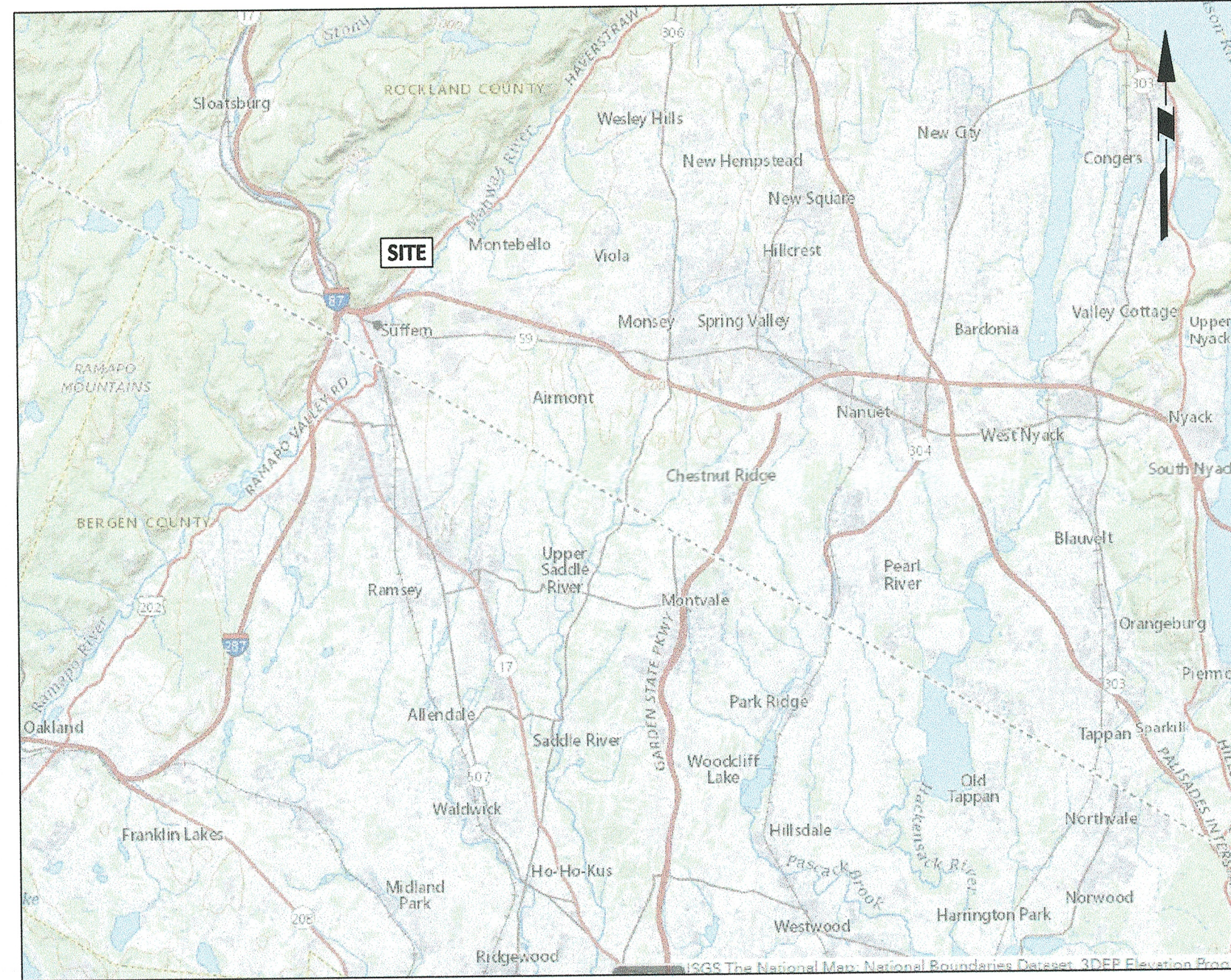


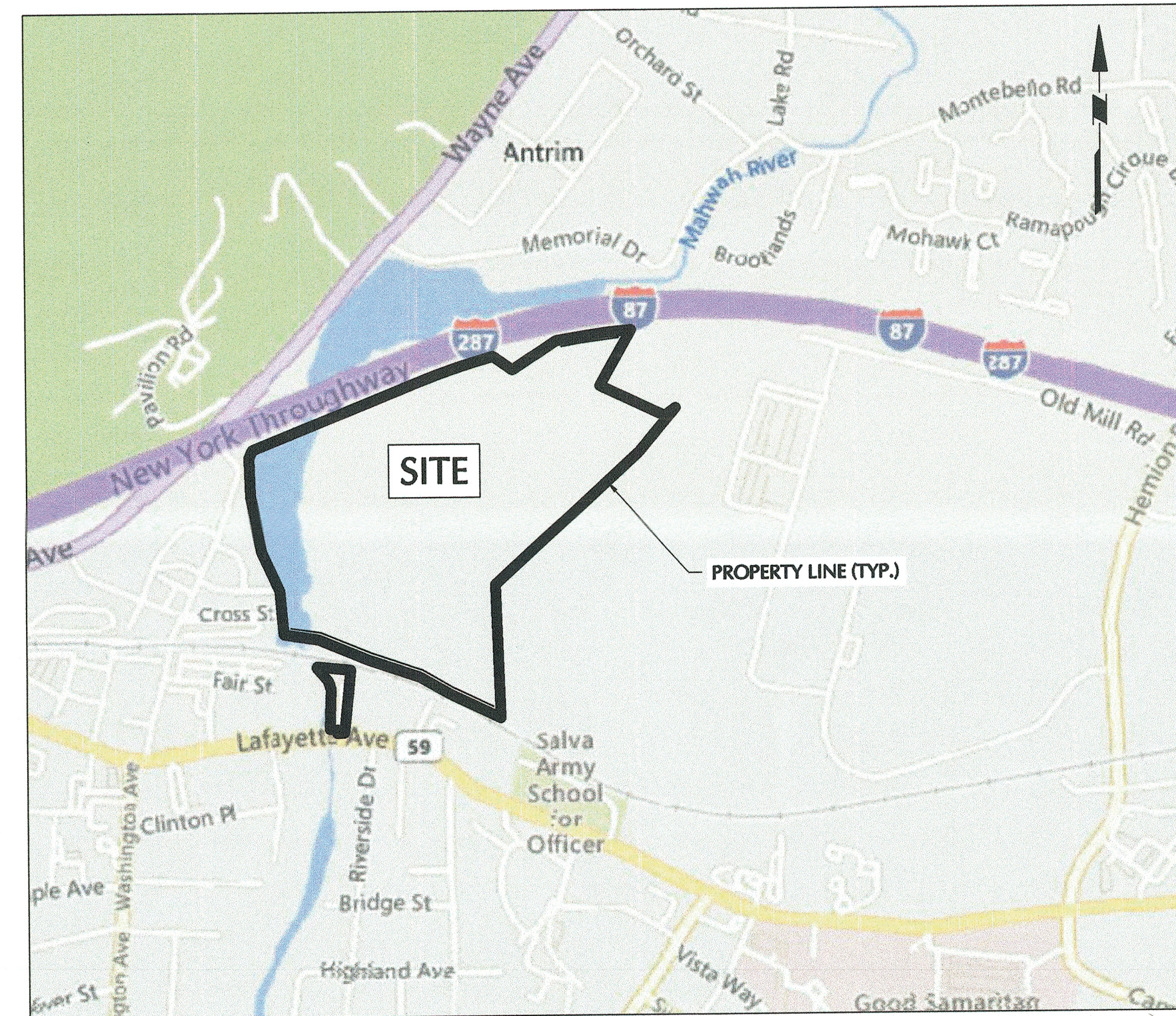
# SITE PLAN DOCUMENTS FOR SUFFERN QUARRY LOGISTICS CENTER VILLAGE OF SUFFERN ROCKLAND COUNTY, NEW YORK SECTION 55.21, BLOCK 1, LOT 1

DRAWING LIST		
DRAWING NO.	DRAWING TITLE	LAST REVISED
CS001	COVER SHEET	08/30/2022
CS003	GENERAL NOTES AND LEGEND	08/30/2022
VT100	BOUNDARY AND TOPOGRAPHIC SURVEY	08/31/2022
VT101	BOUNDARY AND TOPOGRAPHIC SURVEY	08/31/2022
VT102	BOUNDARY AND TOPOGRAPHIC SURVEY	08/31/2022
VT103	BOUNDARY AND TOPOGRAPHIC SURVEY	08/31/2022
VT104	BOUNDARY AND TOPOGRAPHIC SURVEY	08/31/2022
VT105	BOUNDARY AND TOPOGRAPHIC SURVEY	08/31/2022
CD101	SITE REMOVALS PLAN	08/30/2022
CS100	OVERALL SITE PLAN	08/30/2022
CS101	SITE PLAN I	08/30/2022
CS102	SITE PLAN II	08/30/2022
CS103	SITE PLAN III	08/30/2022
CS104	SITE PLAN IV	08/30/2022
CS105	SITE PLAN V	08/30/2022
CS106	SITE PLAN VI	08/30/2022
CG100	OVERALL GRADING AND DRAINAGE PLAN	08/30/2022
CG101	GRADING AND DRAINAGE PLAN I	08/30/2022
CG102	GRADING AND DRAINAGE PLAN II	08/30/2022
CG103	GRADING AND DRAINAGE PLAN III	08/30/2022
CG104	GRADING AND DRAINAGE PLAN IV	08/30/2022
CG105	GRADING AND DRAINAGE PLAN V	08/30/2022
CG106	GRADING AND DRAINAGE PLAN VI	08/30/2022
CU100	OVERALL UTILITY PLAN	08/30/2022
CU101	UTILITY PLAN I	08/30/2022
CU102	UTILITY PLAN II	08/30/2022
CU103	UTILITY PLAN III	08/30/2022
CU104	UTILITY PLAN IV	08/30/2022
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN	08/30/2022
CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS I	08/30/2022
CE502	SOIL EROSION & SEDIMENT CONTROL DETAILS II	08/30/2022
CS501	SITE CONSTRUCTION DETAILS I	08/30/2022
CS502	SITE CONSTRUCTION DETAILS II	08/30/2022
CS503	SITE CONSTRUCTION DETAILS III	08/30/2022
LP100	OVERALL CONCEPT SITE LANDSCAPE PLAN	08/30/2022
LP101	CONCEPT SITE LANDSCAPE PLAN I	08/30/2022
LP101	CONCEPT SITE LANDSCAPE PLAN II	08/30/2022
LP101	CONCEPT SITE LANDSCAPE PLAN III	08/30/2022
LP101	CONCEPT SITE LANDSCAPE PLAN IV	08/30/2022
LP501	CONCEPT PLANTING NOTES & DETAILS I	08/30/2022
LP502	CONCEPT PLANTING NOTES & DETAILS II	08/30/2022
LT100	OVERALL CONCEPT SITE LIGHTING PLAN	08/30/2022
LT101	CONCEPT SITE LIGHTING PLAN I	08/30/2022
LT102	CONCEPT SITE LIGHTING PLAN II	08/30/2022
LT103	CONCEPT SITE LIGHTING PLAN III	08/30/2022
LT501	CONCEPT SITE LIGHTING DETAILS	08/30/2022



## LOCATION MAP

SCALE: 1"=800'  
SOURCE: USGS NATIONAL MAP



## VICINITY MAP

SCALE: 1"=700'  
SOURCE: NEARMAP ROAD IMAGERY

## PROJECT CONTACTS

<b>DEVELOPER/APPLICANT:</b>	SUFFERN EQUITY REAL ESTATE LLC 40 EISENHOWER DRIVE, SUITE 211 PARAMUS, NJ 07652 (201) 261-4300
<b>PROPERTY OWNER:</b>	SUFFERN EQUITY REAL ESTATE LLC 40 EISENHOWER DRIVE, SUITE 211 PARAMUS, NJ 07652 (201) 261-4300
<b>SITE/CIVIL ENGINEER:</b>	<b>LANGAN</b> 300 KIMBALL DRIVE PARSIPPANY, NJ 07054 (973) 560-4900
<b>ARCHITECT:</b>	POSKANZER SKOTT ARCHITECTS 550 N MAPLE AVE # 101 RIDGEWOOD, NJ 07450 (201) 445-2322

OWNER'S CONSENT - SECTION

THE UNDERSIGNED INDIVIDUAL, ORGANIZED UNDER THE STATE OF NEW YORK, HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC OF THE STATE OF NEW YORK \_\_\_\_\_ DATE \_\_\_\_\_

VILLAGE OF SUFFERN  
PLANNING BOARD APPROVAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

ZONING TABLE Suffern Quarry Logistics Center				
Zone: Planned Light Industrial (PLI)				
Zoning Code Reference Number	Bulk Regulations	Required/Permitted	Proposed	Complies
\$266-22	Principal Use	Warehousing Distribution	Warehousing Distribution	Yes
\$266-23	Min. Lot Area <sup>(1)</sup> (SF)	40,000	2,618,579	Yes
\$266-23	Min. Lot Width (FT)	100	1927	Yes
\$266-23	Min. Front Yard (FT)	35	±285.3	Yes
\$266-23	Min. Side Yard (FT)	40	±115 and ±133.47	Yes
\$266-23	Min. Side Yard (FT)	80	±248.47	Yes
\$266-23	Total Side Yard (FT)	40	±120.0	Yes
\$266-23	Min. Rear Yard (FT)	80	49%	Yes
\$266-23	Max. Lot Coverage (%) <sup>(3)</sup>	80%	46	No
\$266-23	Max. Building Height (FT)	3 Stories or 40-FT		

Zoning Code Reference Number	Parking & Loading Requirements	Required/Permitted	Proposed	Complies
\$228-23.B	Min. Size of Parking Space	9 FT x 18 FT	9 FT x 18 FT	Yes
\$228-23.B	Min. Aisle Width	Two Way Flow: 24-FT	Two Way Flow: 24-FT	Yes
\$266-22	Min. Number of Parking Spaces <sup>(2,4)</sup>	Building 1: 363.95 Spaces	Building 1: ±502 Spaces	Yes
\$266-22	Min. Number of Loading Spaces <sup>(5)</sup>	Building 1: 63.2 Spaces	Building 1: ±103 Spaces	Yes

Suffern Zoning Notes:

- Ordinance §266-15N requires the lot area to be reduced for lands under water (freshwater wetlands regulated by army corps of engineers)/steep slopes/rock outcrops. detailed calculations will be required for site design. Clarification with The Village is required in order to complete this complex analysis.
- Per §266-21.2b, the planning board, in its discretion, may modify parking requirements in this [PLI] district upon a determination of unique circumstances.
- Landscape, lighting, and site plan development requirements other than the bulk regulations listed in this table still need to be reviewed and accounted for during site design.
- Minimum Number of Parking Spaces: 3.3 Spaces Per 1,000 SF of Sales and Office Area, Plus 1 Space For Every 3 Employees on the Largest Shift, Plus 1 Space for Every Commercial Vehicle Kept on the Lot.  
3% of warehouse for sales and office area. 97% of building for warehouse.  
Building 1:  $[(0.03 \times 623,200) \times (3.3/1000)] + [(0.97 \times 623,200) \times (1/2000)] = 363.95$  Spaces
- 1 Loading Space for the First 1,500 SF of GFA and 1 Space for Each Additional 10,000 SF of GFA  
Building 1:  $1 + (623,200 - 1,500) / 10,000 = 63.2$  Spaces

WARNING: IT IS A VIOLATION OF THE NYS  
EDUCATION LAW ARTICLE 145 FOR ANY PERSON,  
UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED PROFESSIONAL ENGINEER, LAND  
SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN  
ANY WAY.







## GENERAL NOTES

- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- SITE BENCHMARKS:  
BENCHMARK-A  
NORTHING=832164.2741  
EASTING=589484.4813  
ELEVATION=308.22  
X-OUT SET
- STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE VILLAGE OF SUFFERN TAX MAPS.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON AERIAL PHOTOGRAPHY AND LIDAR DATED APRIL 11, 2022. BATHYMETRY PERFORMED MAY 9, 2022 AND AERIAL MAPPING PREPARED BY 13 MAPPING DATA SHOWN MAP NATIONAL MAP ACCURACY STANDARDS.
- PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY, D.P.C. DURING APRIL AND MAY 2022.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBTAINED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL, AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE. NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1702B, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

## FLOOD ZONE

TABLE A ITEM 3

PER THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FOR ROCKLAND COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 132 OF 2014, MAP SUFFIX: 0, MAP NUMBER 3080702302, EFFECTIVE DATE: MARCH 9, 2014", PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, AND ZONE X (UN-SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## PARKING

TABLE A ITEM 9

THERE ARE NO CLEARLY IDENTIFIABLE SPACES WITHIN THE SUBJECT PROPERTY.

## MAP REFERENCES

THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

- TITLE REPORT:  
PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
POLICY NO.: 07405-088680  
DATE OF POLICY: JANUARY 14, 2022
- PLAN ENTITLED "ALTA/NGPS LAND TITLE SURVEY, SNOWPOINT CAPITAL MANAGEMENT LLC, ROUTE 59 - LAFAYETTE AVE., VILLAGE OF SUFFERN, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK", PREPARED BY BROOKER ENGINEERING, PLLC, DATED MARCH 15, 2021 & LAST REVISED JANUARY 14, 2022.
- PLAN ENTITLED "SURVEY PREPARED FOR TOWN OF RAMAPO, VILLAGE OF SUFFERN, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK" PREPARED BY SPARACO ENGINEERING & LAND SURVEYING, P.C., DATED SEPTEMBER 8, 2006.
- PLANS ENTITLED "NEW YORK STATE THRUWAY AUTHORITY CONVEYANCE MAP, HUDSON SECTION, SUBDIVISION NO. 8, MAP NO. 1500-C, PARCEL NUMBER 1500, SHEETS 1 THRU 6".

## TITLE EXCEPTIONS

THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE SURVEYED PROPERTY AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

- RIGHT OF WAY, EASEMENT, COVENANTS AND RESTRICTIONS IN LIBER 255 PAGE 298 --- NOT PLOTTABLE
- AGREEMENT IN LIBER 305 PAGE 194 --- PLOTTED
- RIGHT OF WAY IN LIBER 305 PAGE 357 --- NOT PLOTTABLE
- RIGHT OF WAY IN LIBER 346 PAGE 101 --- NOT PLOTTABLE
- EASEMENT IN LIBER 346 PAGE 557 --- NOT PLOTTABLE
- EASEMENT IN LIBER 627 PAGE 67 --- PLOTTED
- COVENANTS AND RESTRICTIONS, EASEMENTS AND RESERVATIONS RECIPIED IN DEEDS RECORDED IN LIBER 750 PAGE 557 AND LIBER 938 PAGE 840 --- NOT PLOTTABLE
- RIGHT OF WAY IN INSTRUMENT NUMBER 2004-00007050 --- PLOTTED
- EASEMENT OVER CONSOLIDATED RAIL CORP. IN LIBER 305 PAGE 195 --- PLOTTED (NOT LISTED IN TITLE REPORT)

## LEGEND OF SYMBOLS & ABBREVIATIONS

	HYDRANT		STORM DRAIN
	STREET LIGHT		SANITARY LINE
	AREA LIGHT		COMBINED UTILITY LINE
	SIGNAL POLE		UNKNOWN UTILITY LINE
	POLE		GAS LINE
	GUY WIRE		WATER LINE
	ANCHOR POLE		ELECTRIC LINE
	MANHOLE		TELEPHONE LINE
	MANHOLE (DRAINAGE)		CABLE TV LINE
	MANHOLE (SANITARY SEWER)		STEAM LINE
	MANHOLE (ELECTRIC)		FORCE MAIN
	MANHOLE (WATER)		SPOT ELEVATION
	MANHOLE (NATURAL GAS)		CONCRETE CURB
	MANHOLE (TELEPHONE)		CONCRETE
	MANHOLE (FORCE MAIN)		DETECTABLE PAD
	MANHOLE (UNKNOWN UTILITY)		DROP CURB
	WATER VALVE		BROKEN WHITE STRIPE
	GAS VALVE		SINGLE YELLOW STRIPE
	SHRUB		DOUBLE YELLOW STRIPE
	CATCH BASIN		SINGLE WHITE STRIPE
	CLEAN OUT		REINFORCED CONCRETE PIPE
	TREE		DUCTILE IRON PIPE
	SIGN		CORRUGATED METAL PIPE
			NO VISIBLE PIPE
			EDGE OF PAVEMENT
			LANDSCAPED AREA
			SURVEY BEARING & DISTANCE
			DEED BEARING & DISTANCE
			CONTOUR LINE

NEW YORK STATE THRUWAY-INTERSTATE 287/87  
(A.K.A. GOV. THOMAS E. DEWEY THRUWAY)  
(PUBLIC R.O.W. - WIDTH VARIES)

QUARRY POND  
(CONTOURS BASED ON BATHYMETRIC SURVEY)

SECTION 55.21, BLOCK 1, LOT 1 (PARCEL 2)  
AREA=2,578,035 S.F.  
OR 59,18354 AC.

SECTION 55.21, BLOCK 1, LOT 1 (PARCELS 1 & 2)  
NE-SUFFERN EQUITY REAL ESTATE LLC  
INST. NO. 2022-00002319  
TOTAL AREA=2,618,588 S.F. OR 60,1143 AC.

SECTION 55.22, BLOCK 1, LOT 1  
N/F NEWCO SUFFERN HOLDINGS LLC  
INST. NO. 2021-00030357

## RECORD DESCRIPTION

**PARCEL 1**  
All that certain plot, piece, or parcel of land, situate, lying, and being in the Village of Suffern, Town of Ramapo, County of Rockland and State of New York, bounded and described as follows, viz:  
BEGINNING at a point in the northerly line of Lafayette Avenue where the same is intersected by the westerly line of the herein described Parcel and the easterly line of lands now or formerly of Avon Capital Corp., Tax Lot 6 Block 1 Section 54.36 and RUNNING THENCE:  
1. North 01 degree 50 minutes 56 seconds East 220.80 feet along the easterly line of solid lands of Avon Capital Corp. to a bend point; THENCE  
2. North 16 degrees 24 minutes 04 seconds West 44.50 feet continuing along the same to a bend point; THENCE  
3. North 40 degrees 24 minutes 04 seconds West 97.18 feet continuing along the same to a bend point; THENCE  
4. North 03 degrees 59 minutes 13 seconds East 5.67 feet continuing along the same to a point in the southerly line of lands now or formerly of Consolidated Rail Corp.; THENCE  
5. South 84 degrees 19 minutes 05 seconds East 184.55 feet continuing along the same to a point in the westerly line of lands now or formerly of Conboy; THENCE  
6. South 05 degrees 44 minutes 57 seconds West 347.60 feet continuing along the same and along the westerly line of lands now or formerly of Suffern Window Cleaning Co., Inc. and lands now or formerly of Heist to a point in the northerly line of Lafayette Avenue; THENCE  
7. South 88 degrees 30 minutes 56 seconds West 40.32 feet continuing along the northerly line of Lafayette Avenue to a bend point; THENCE  
8. North 05 degrees 44 minutes 57 seconds East 19.39 feet continuing along the same to a bend point; THENCE  
9. North 88 degrees 10 minutes 27 seconds West 42.52 feet continuing along the same to the point or place of BEGINNING.

**PARCEL 2**  
All that certain plot, piece, or parcel of land, situate, lying, and being in the Village of Suffern, Town of Ramapo, County of Rockland and State of New York, bounded and described as follows, viz:  
BEGINNING at a point in the northerly line of lands now or formerly of Consolidated Rail Corp., where the same is intersected by the westerly line of the herein described Parcel and the easterly line of lands now or formerly of Avon Capital Corp., Tax Lot 38 Block 1 Section 54.28 and RUNNING THENCE:  
1. North 04 degrees 41 minutes 29 seconds West 240.98 feet along the easterly line of solid land of Avon Capital Corp. and the easterly line of lands now or formerly of Consolidated Rail Corp.; THENCE  
2. North 24 degrees 57 minutes 33 seconds West 235.46 feet along the westerly line of lands now or formerly of Bickler, Gregorio, Foussier and Lawrence to a point; THENCE  
3. North 11 degrees 57 minutes 01 second West 309.05 feet along the easterly line of lands now or formerly of Morrede, Boy, Westby and Bankers Trust Co. to a point; THENCE  
4. North 01 degree 25 minutes 58 seconds West 211.16 feet along the easterly line of lands now or formerly of Bankers Trust and Village of Suffern to a point; THENCE  
5. North 22 degrees 33 minutes 31 seconds East 53.03 feet continuing along lands now or formerly of Village of Suffern to a point in the southerly line of the New York State Thruway; THENCE  
6. North 68 degrees 18 minutes 47 seconds East 961.40 feet along said southerly line of the New York State Thruway to a point of curvature; THENCE  
7. Easterly on a curve to the right having a radius of 4172.18 feet and an arc length of 446.98 feet continuing along the same to a point; THENCE  
8. South 54 degrees 14 minutes 37 seconds East 129.10 feet continuing along the same to a point; THENCE  
9. North 57 degrees 01 minute 44 seconds East 286.31 feet continuing along the same to a point of curvature; THENCE  
10. Easterly on a curve to the right having a radius of 4172.18 feet and an arc length of 413.57 feet continuing along the same to a point; THENCE  
11. South 29 degrees 54 minutes 16 seconds West 349.97 feet along the westerly line of lands now or formerly of Ciba Geigy Corp. to a point; THENCE  
12. South 65 degrees 50 minutes 08 seconds East 387.00 feet continuing along the same to a point; THENCE  
13. North 55 degrees 43 minutes 54 seconds East 75.00 feet continuing along the same to a point; THENCE  
14. South 39 degrees 35 minutes 11 seconds West 317.50 feet continuing along the same to a point; THENCE  
15. North 47 degrees 29 minutes 57 seconds West 200.00 feet continuing along the same to a point; THENCE  
16. South 47 degrees 21 minutes 56 seconds West 865.79 feet continuing along the same to a point; THENCE  
17. South 01 degree 56 minutes 45 seconds East 728.94 feet continuing along the same to a point in the northerly line of lands now or formerly of Consolidated Rail Corp.; THENCE  
18. North 64 degrees 41 minutes 10 seconds West 299.47 feet continuing along the northerly line of solid lands of Consolidated Rail Corp. to a bend point; THENCE  
19. North 59 degrees 59 minutes 10 seconds West 186.11 feet along the same to a bend point; THENCE  
20. North 71 degrees 03 minutes 39 seconds West 296.81 feet continuing along the same to a bend point; THENCE  
21. North 67 degrees 28 minutes 08 seconds West 290.74 feet continuing along the same to a bend point; THENCE  
22. North 81 degrees 26 minutes 16 seconds West 192.45 feet continuing along the same to the point or place of BEGINNING.

## SURVEY DESCRIPTION

**PARCEL 1**  
Beginning at the intersection of the northerly line of Lafayette Avenue, also known as New York State Route 59, a Public Right-of-Way, with varies, and the easterly line of lands now or formerly Avon Capital Corporation; thence  
1. Along said lands of Avon Capital Corporation, North 01°48'03" East a distance of 220.80 feet to a point; thence  
2. Along the same, North 16°26'57" West a distance of 44.50 feet to a point; thence  
3. Still along the same, North 40°26'57" West a distance of 97.18 feet to a point; thence  
4. Still along the same, North 03°59'13" East a distance of 5.67 feet to the southerly line of lands now or formerly the Consolidated Rail Corporation; thence  
5. Along said lands of Consolidated Rail Corporation, South 84°19'05" East a distance of 184.55 feet to a point; thence  
6. South 05°44'57" West, a distance of 347.60 feet to a railroad spike found in the aforementioned northerly line of Lafayette Avenue, also known as New York State Route 59; thence  
7. Along said northerly line, South 88°30'56" West a distance of 40.32 feet to a point; thence  
8. Still along the same, North 05°44'57" East a distance of 19.39 feet to a point; thence  
9. Still along the same, North 88°10'27" West a distance of 42.52 feet to the Point of Beginning.  
Encompassing an area of 35,898 square feet or 0.82410 acres, more or less.

**PARCEL 2**  
Beginning at an iron pipe found at the intersection of the northerly line of lands now or formerly Consolidated Rail Corporation and the easterly line of lands now or formerly Avon Capital Corporation, running; thence  
1. North 04°39'13" West, a distance of 240.98 feet to a point; thence  
2. North 24°57'33" West, a distance of 235.46 feet to a point; thence  
3. North 11°54'45" West, a distance of 309.05 feet to a point; thence  
4. North 01°25'41" West, a distance of 211.16 feet to a point; thence  
5. North 22°33'47" East, a distance of 47.12 feet to a point on the southerly side of the New York State Thruway; thence  
6. Along said southerly line, North 68°08'35" East a distance of 963.73 feet to a point of curvature; thence  
7. Still along the same on a curve to the right having a radius of 4172.18 feet, an arc length of 446.98 feet, and a central angle of 08°38'18" and being subtended by a chord which bears North 71°24'44" East, a distance of 446.77 feet to a bend point; thence  
8. Still along the same, South 54°14'37" East a distance of 129.10 feet to a point; thence  
9. Still along the same, North 55°43'54" East a distance of 75.00 feet to an iron pipe found; thence  
10. Still along the same, North 39°35'11" West a distance of 317.50 feet to an iron pipe found; thence  
11. Along the westerly line of said New York State Thruway and the westerly line of lands now or formerly Newco Suffern Holdings LLC as described in instrument 2021-00030357, South 29°54'16" West a distance of 350.80 feet to an iron pipe found; thence  
12. Along said lands of Newco Suffern Holdings LLC, South 64°53'42" East a distance of 392.89 feet to a monument found; thence  
13. Still along the same, South 59°58'54" West a distance of 186.11 feet to an iron pipe found; thence  
14. Still along the same, North 71°03'39" West a distance of 296.81 feet to a monument found in the aforementioned lands now or formerly of the Consolidated Rail Corporation; thence  
15. Still along the same, North 59°58'54" West a distance of 198.11 feet to an iron pipe found; thence  
16. Still along the same, North 01°56'45" West a distance of 728.94 feet to a monument found in the aforementioned lands now or formerly of the Consolidated Rail Corporation; thence  
17. Still along the same, North 64°41'10" West a distance of 299.47 feet to a monument found; thence  
18. Still along the same, North 59°59'10" West a distance of 186.11 feet to an iron pipe found; thence  
19. Still along the same, North 71°03'39" West a distance of 296.81 feet to a point; thence  
20. Still along the same, North 67°28'08" West a distance of 290.74 feet to a monument found; thence  
21. Still along the same, North 81°26'16" West a distance of 192.45 feet to the point of BEGINNING.  
Encompassing an area of 2,578,035 square feet or 59,18354 acres, more or less.

STATE OF NEW YORK  
COUNTY OF ROCKLAND  
I, JOSEPH E. ROY, being duly sworn, depose and say that the foregoing is a true and correct copy of the original of the above and foregoing survey, and that the same was made by me or under my direct supervision and in my presence.

JOSEPH E. ROY  
Professional Land Surveyor  
NY LIC. NO. 05030-01

**LANGAN**  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
300 Kimball Drive  
Parsippany, NJ 07054  
T: 973.560.4900 F: 973.560.4901 www.langan.com  
NJ CERTIFICATE OF AUTHORIZATION NO. 2463798640

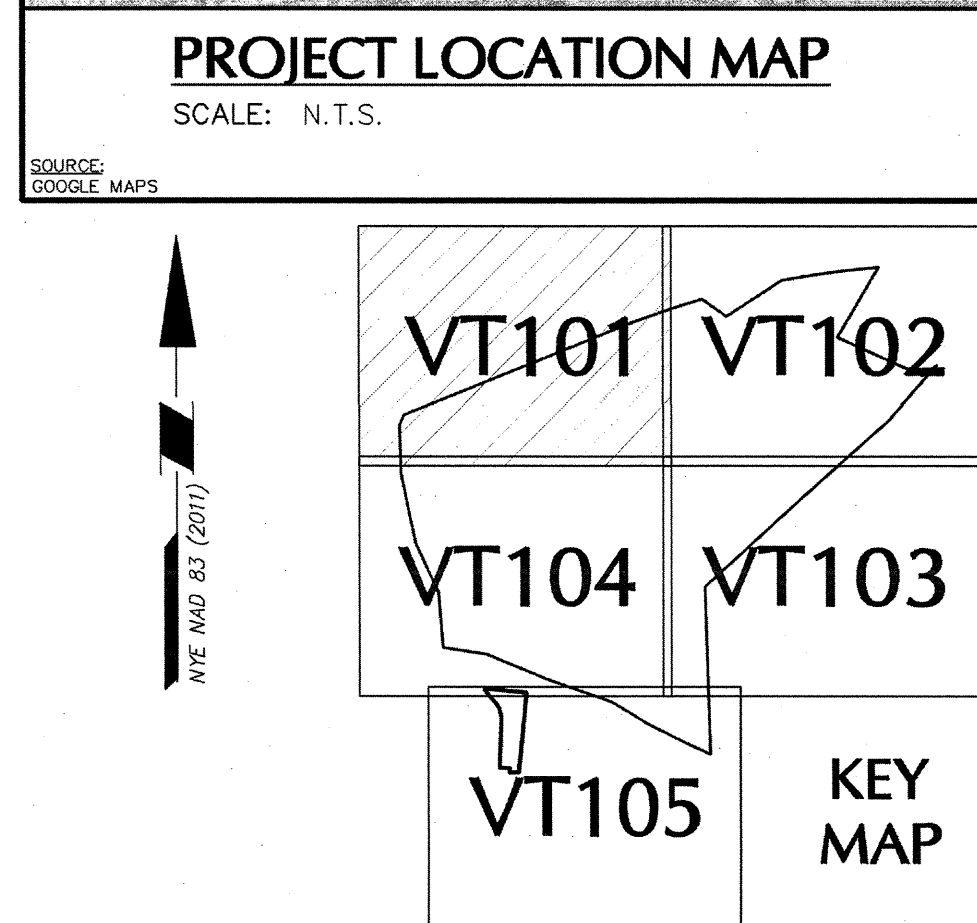
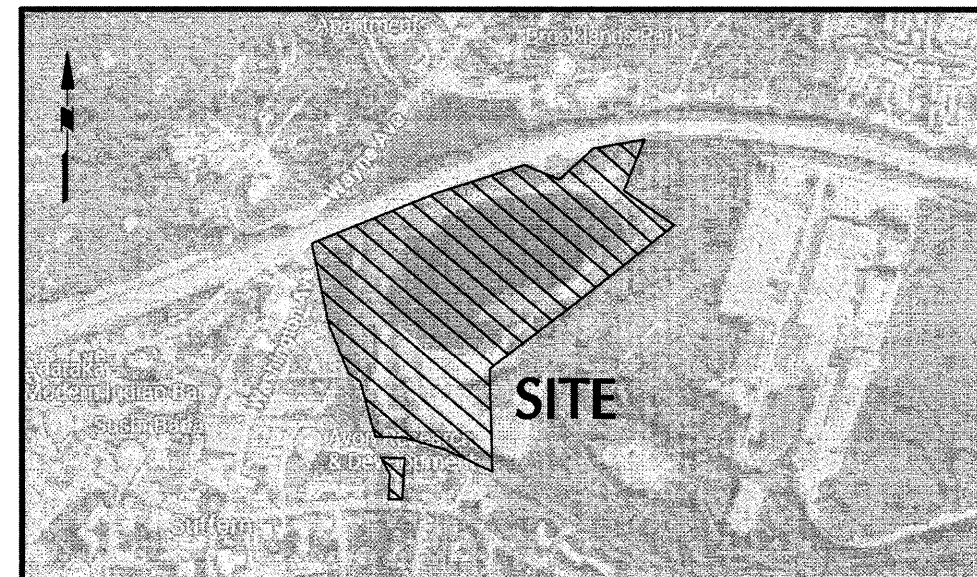
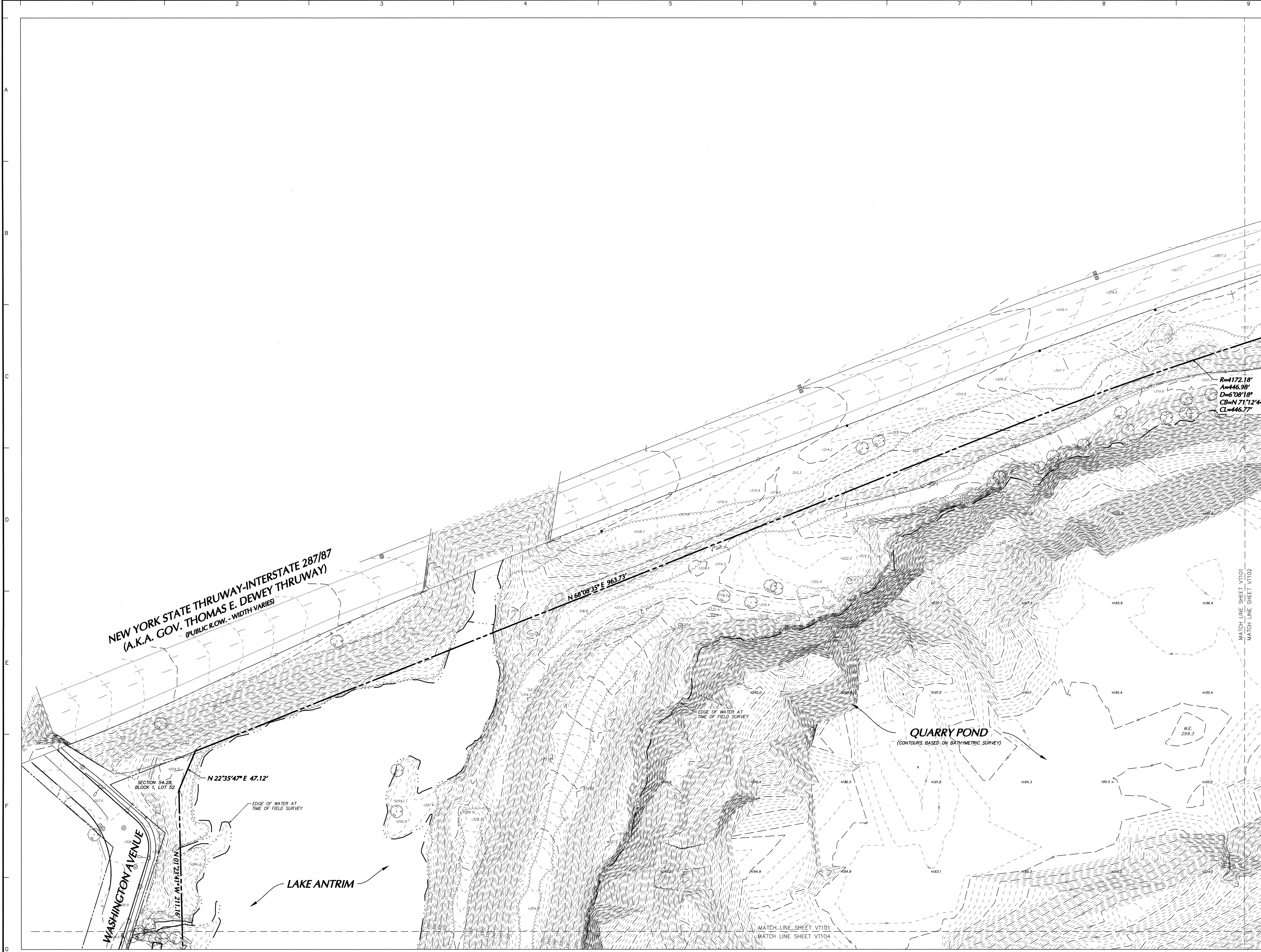
Project  
**SUFFERN QUARRY LOGISTICS CENTER**  
SECTION NO. 55.21, BLOCK NO. 1, LOT NO. 1  
VILLAGE OF SUFFERN, TOWN OF RAMAPO  
ROCKLAND COUNTY NEW YORK

Drawing Title  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

Project No.  
**100992901**  
Date  
**JUNE 1, 2022**  
Drawn By  
**HV/JMC**  
Checked By  
**MCS**  
Drawing No.  
**VT100**  
Sheet 1 of 6

08/30/22	UPDATED CERTIFICATION	1
DATE	Description	No.
	REVISIONS	





LEGEND	
	HYDRANT
	STREET LIGHT
	AREA LIGHT
	SIGNAL POLE
	POLE
	GUY WIRE
	ANCHOR POLE
	MANHOLE
	MANHOLE (DRAINAGE)
	MANHOLE (SANITARY SEWER)
	MANHOLE (ELECTRIC)
	MANHOLE (WATER)
	MANHOLE (NATURAL GAS)
	MANHOLE (TELEPHONE)
	MANHOLE (FORCE MAIN)
	MANHOLE (STEAM)
	MANHOLE (UNKNOWN UTILITY)
	WATER VALVE
	GAS VALVE
	SHRUB
	CATCH BASIN
	CLEAN OUT
	TREE
	SIGN
	BOLLARD
	PEDESTRIAN WALK SIGNAL
	DOOR
	DOUBLE DOOR
	OVERHEAD DOOR
	PARKING METER
	METAL COVER
	ELECTRIC BOX
	SOIL BORING
	MONITORING WELL
	TEST PIT
	BENCHMARK
	ROOF DRAIN
	SPOT ELEVATION
	CONCRETE CURB
	CONCRETE
	DETECTABLE PAD
	DROP CURB
	BROKEN WHITE STRIPE
	SINGLE YELLOW STRIPE
	DOUBLE YELLOW STRIPE
	SINGLE WHITE STRIPE
	REINFORCED CONCRETE PIPE
	DUCTILE IRON PIPE
	CORRUGATED METAL PIPE
	NO VISIBLE PIPE
	EDGE OF PAVEMENT
	LANDSCAPED AREA
	SURVEYED BEARING & DISTANCE
	DEED BEARING & DISTANCE
	STORM DRAIN
	SANITARY LINE
	COMBINED UTILITY LINE
	UNKNOWN UTILITY LINE
	GAS LINE
	WATER LINE
	ELECTRIC LINE
	TELEPHONE LINE
	CABLE TV LINE
	STEAM LINE
	FORCE MAIN
	FIBER OPTIC
	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
	OVERHEAD WIRE
	GUIDE RAIL (TYPE AS NOTED)
	CHAIN LINK FENCE
	WOOD/STOCKADE FENCE
	WIRE FENCE
	IRON FENCE
	TREE LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CONTOUR LINE

08/30/22	UPDATED CERTIFICATION	1
DATE	Description	No.
REVISIONS		

**LANGAN**  
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Project

**SUFFERN QUARRY LOGISTICS CENTER**

SECTION No. 35.21, BLOCK No. 1, LOT No. 1  
VILLAGE OF SUFFERN, TOWN OF RAMAPO  
ROCKLAND COUNTY

Drawing Title

**BOUNDARY AND TOPOGRAPHIC SURVEY**

Project No.

**100992901**

Date

**JUNE 1, 2022**

Drawn By

**HV/JMC**

Checked By

**MCS**

Drawing No.

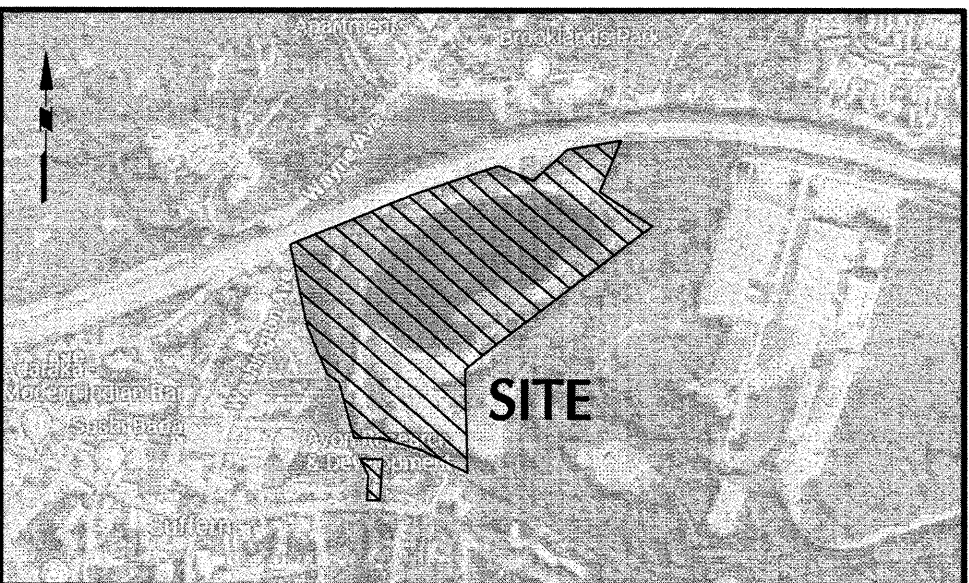
**VT101**

Sheet 2 of 6

Project No. 100992901

PROJECT NO.





SCALE: N.T.S.

SOURCE: 2006/06 MAPS



VT101 VT102  
VT104 VT103  
VT105 KEY MAP

### LEGEND

- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- QUY WIRE
- ANCHOR POLE
- MANHOLE
- MANHOLE (DRAINAGE)
- MANHOLE (SANITARY SEWER)
- MANHOLE (ELECTRIC)
- MANHOLE (WATER)
- MANHOLE (NATURAL GAS)
- MANHOLE (TELEPHONE)
- MANHOLE (FORCE MAIN)
- MANHOLE (STEAM)
- MANHOLE (UNKNOWN UTILITY)
- WATER VALVE
- GAS VALVE
- SHRUB
- CATCH BASIN
- CLEAN OUT
- TREE
- SIGN
- BOLLARD
- PEDESTRIAN WALK SIGNAL
- DOOR
- DOUBLE DOOR
- OVERHEAD DOOR
- PARKING METER
- METAL COVER
- ELECTRIC BOX
- SOIL BORING
- MONITORING WELL
- TEST PIT
- BENCHMARK
- ROOF DRAIN
- SPOT ELEVATION
- CONCRETE CURB
- CONCRETE
- DETECTABLE PAD
- DROP CURB
- BROKEN WHITE STRIPE
- SINGLE YELLOW STRIPE
- DOUBLE YELLOW STRIPE
- SINGLE WHITE STRIPE
- REINFORCED CONCRETE PIPE
- DUCTILE IRON PIPE
- CORRUGATED METAL PIPE
- NO VISIBLE PIPE
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- SURVEYED BEARING & DISTANCE
- DEED BEARING & DISTANCE
- STORM DRAIN
- SANITARY LINE
- COMBINED UTILITY LINE
- UNKNOWN UTILITY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- CABLE TV LINE
- STEAM LINE
- FORCE MAIN
- FIBER OPTIC
- REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
- OVERHEAD WIRE
- GUIDE RAIL (TYPE AS NOTED)
- CHAIN LINK FENCE
- WOOD/STOCKADE FENCE
- WIRE FENCE
- IRON FENCE
- TREE LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CONTOUR LINE

0 20 40  
SCALE: 1"= 40'

08/30/22	UPDATED CERTIFICATION	1
DATE	Description	No.
REVISIONS		

SIGNATURE: JOSEPH E. ROMANO  
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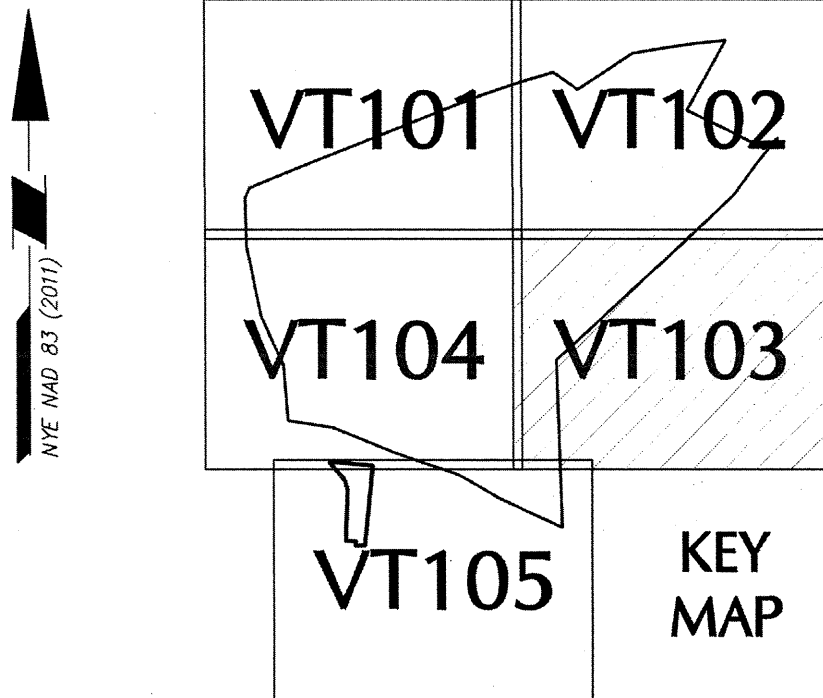
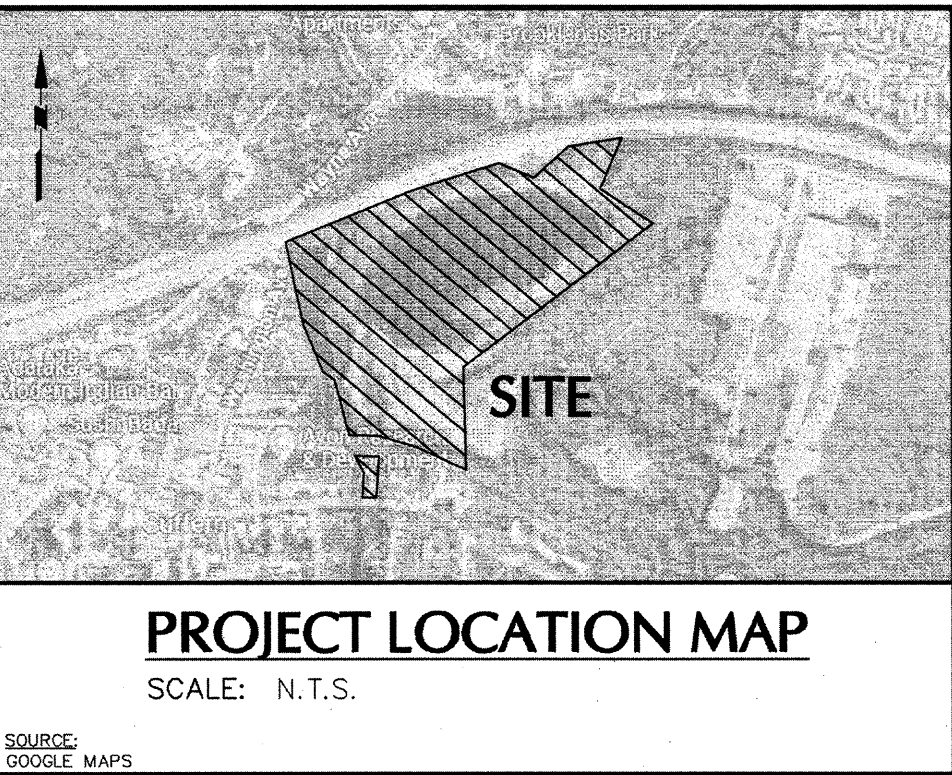
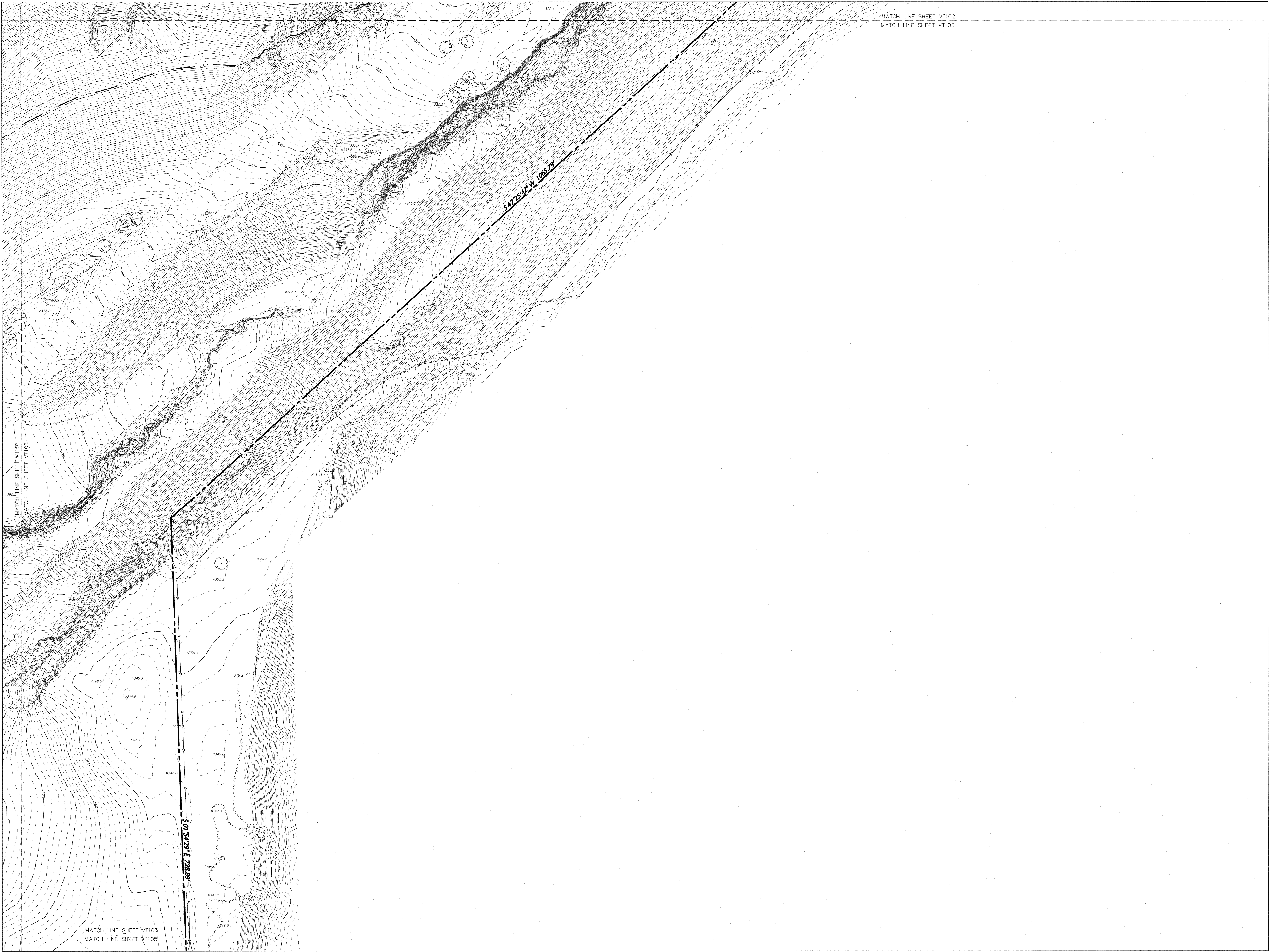
Project  
**SUFFERN QUARRY LOGISTICS CENTER**  
SECTION No. 35.21, BLOCK No. 1, LOT No. 1  
VILLAGE OF SUFFERN, TOWN OF RAMAPO  
ROCKLAND COUNTY

Drawing Title  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

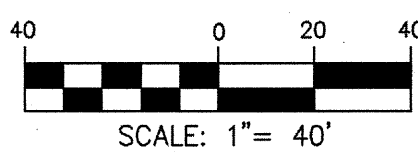
Project No.  
**100992901**  
Date  
**JUNE 1, 2022**  
Drawn By  
**HV/JMC**  
Checked By  
**MCS**

Drawing No.  
**VT102**  
Sheet 3 of 6





LEGEND	
	HYDRANT
	STREET LIGHT
	AREA LIGHT
	SIGNAL POLE
	POLE
	GUY WIRE
	ANCHOR POLE
	MANHOLE
	MANHOLE (DRAINAGE)
	MANHOLE (SANITARY SEWER)
	MANHOLE (ELECTRIC)
	MANHOLE (WATER)
	MANHOLE (NATURAL GAS)
	MANHOLE (TELEPHONE)
	MANHOLE (FORCE MAIN)
	MANHOLE (STEAM)
	MANHOLE (UNKNOWN UTILITY)
	WATER VALVE
	GAS VALVE
	SHRUB
	CATCH BASIN
	CLEAN OUT
	TREE
	SIGN
	BOLLARD
	PEDESTRIAN WALK SIGNAL
	DOOR
	DOUBLE DOOR
	OVERHEAD DOOR
	PARKING METER
	METAL COVER
	ELECTRIC BOX
	SOIL BORING
	MONITORING WELL
	TEST PIT
	BENCHMARK
	ROOF DRAIN
	SPOT ELEVATION
	CONCRETE CURB
	CONCRETE
	DETECTABLE PAD
	DROP CURB
	BROKEN WHITE STRIPE
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	SINGLE WHITE STRIPE
	REINFORCED CONCRETE PIPE
	DUCTILE IRON PIPE
	CORRUGATED METAL PIPE
	NO VISIBLE PIPE
	EDGE OF PAVEMENT
	LANDSCAPED AREA
	SURVEYED BEARING & DISTANCE
	DEED BEARING & DISTANCE
	STORM DRAIN
	SANITARY LINE
	COMBINED UTILITY LINE
	UNKNOWN UTILITY LINE
	GAS LINE
	WATER LINE
	ELECTRIC LINE
	TELEPHONE LINE
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	CHAIN LINK FENCE
	WOOD/STOCKADE FENCE
	WIRE FENCE
	IRON FENCE
	TREE LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CONTOUR LINE



08/30/22	UPDATED CERTIFICATION	1
DATE	Description	No.
REVISIONS		

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Date  
**JUNE 1, 2022**  
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**HV/JMC**  
Checked By  
**MCS**  
Drawing No.  
**VT103**  
Sheet 4 of 6