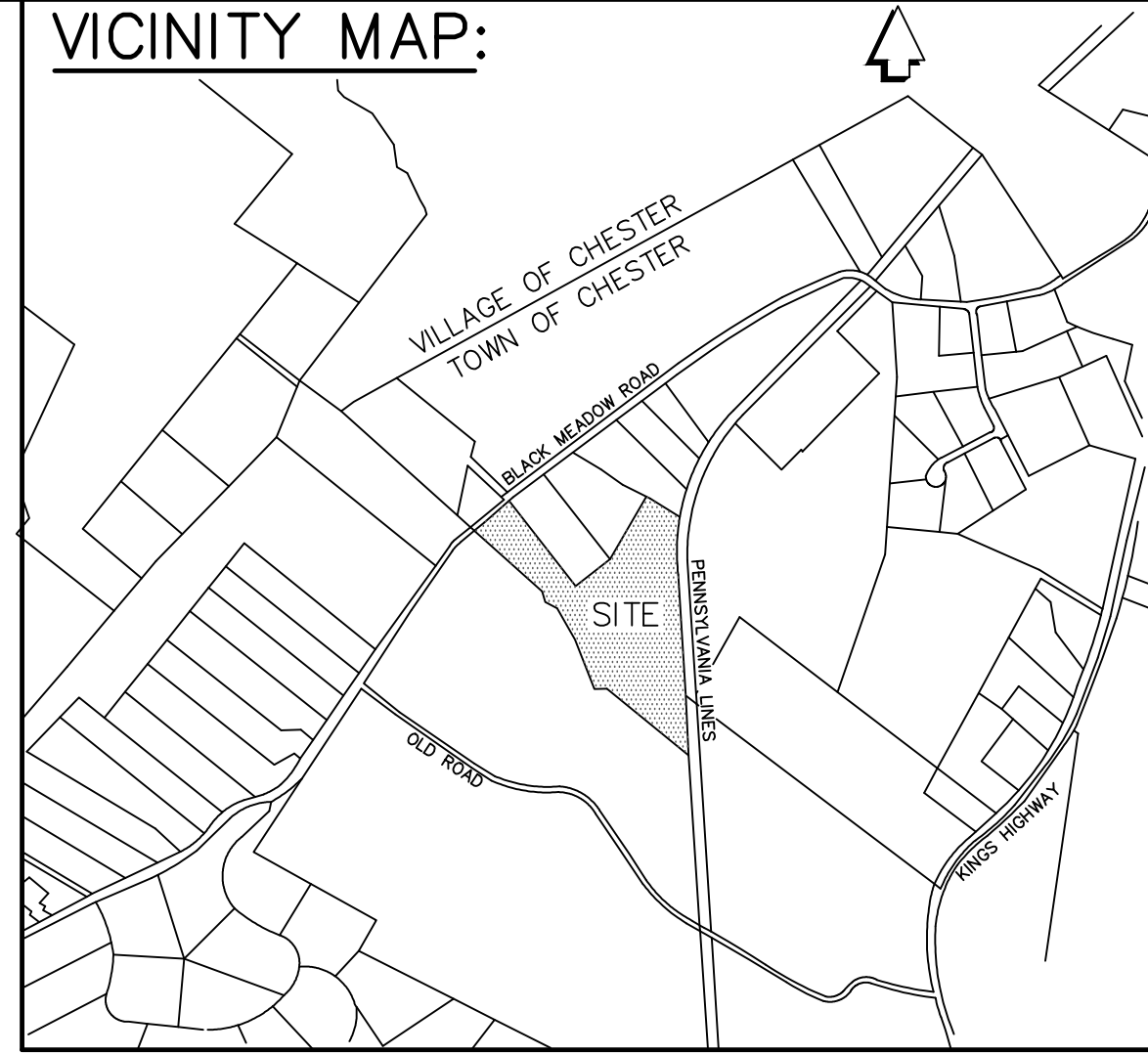
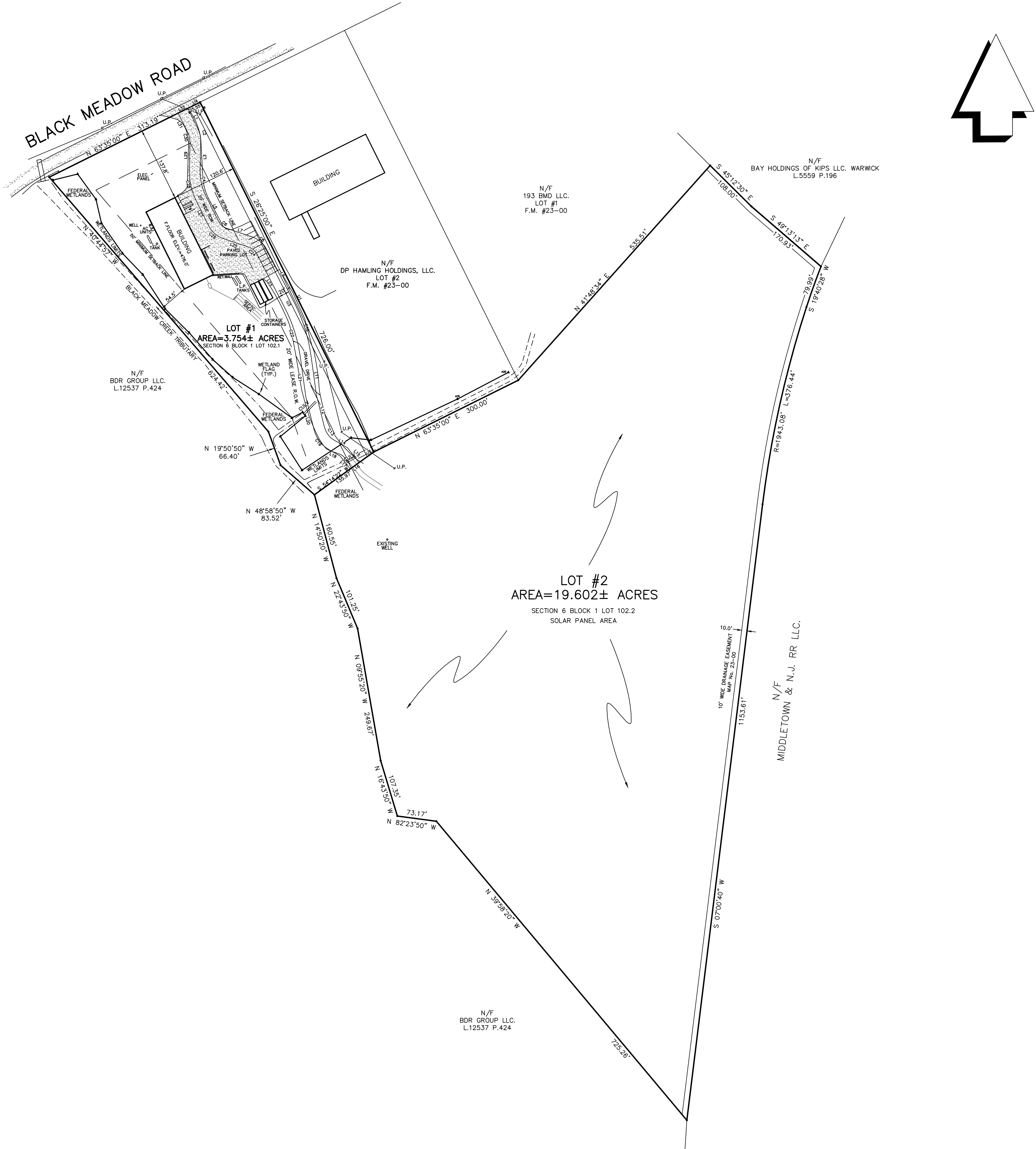


20' WIDE LEASE R.O.W.		
LINE	BEARING	DISTANCE
L1	S 26°25'00" E	41.83'
CURVE	RADIUS	ARC LENGTH
C2	52.00'	25.11'
L3	S 01°15'09" W	53.13'
C4	102.00'	49.26'
L5	S 26°25'00" E	52.52'
C6	27.00'	21.21'
L7	S 71°25'00" E	50.01'
C8	47.00'	36.12'
L9	S 27°23'23" E	110.45'
C10	310.00'	105.87'
L11	S 07°49'21" E	73.34'
L12	S 14°07'32" E	61.21'
C13	40.00'	32.32'
L14	S 60°25'09" E	27.33'
L15	S 37°40'02" E	34.97'
L16	S 54°14'22" W	20.01'
L17	N 37°40'02" W	30.28'
L18	N 60°25'09" W	23.31'
C19	60.00'	48.48'
L20	N 14°07'32" W	62.31'
L21	N 07°49'21" W	74.44'
C22	290.00'	99.04'
L23	N 27°23'23" W	110.45'
C24	27.00'	20.75'
L25	N 71°25'00" W	50.01'
C26	47.00'	36.91'
L27	N 26°25'00" W	52.52'
C28	122.00'	58.92'
L29	N 01°15'09" E	53.13'
C30	32.00'	15.45'
L31	N 26°25'00" W	41.83'
L32	N 63°35'00" E	20.00'

15' WIDE UTILITY EASEMENT		
LINE	BEARING	DISTANCE
U1	S 26°25'00" E	726.00'
U2	S 54°14'22" W	15.20'
U3	N 26°25'00" W	728.47'
U4	N 63°35'00" E	15.00'

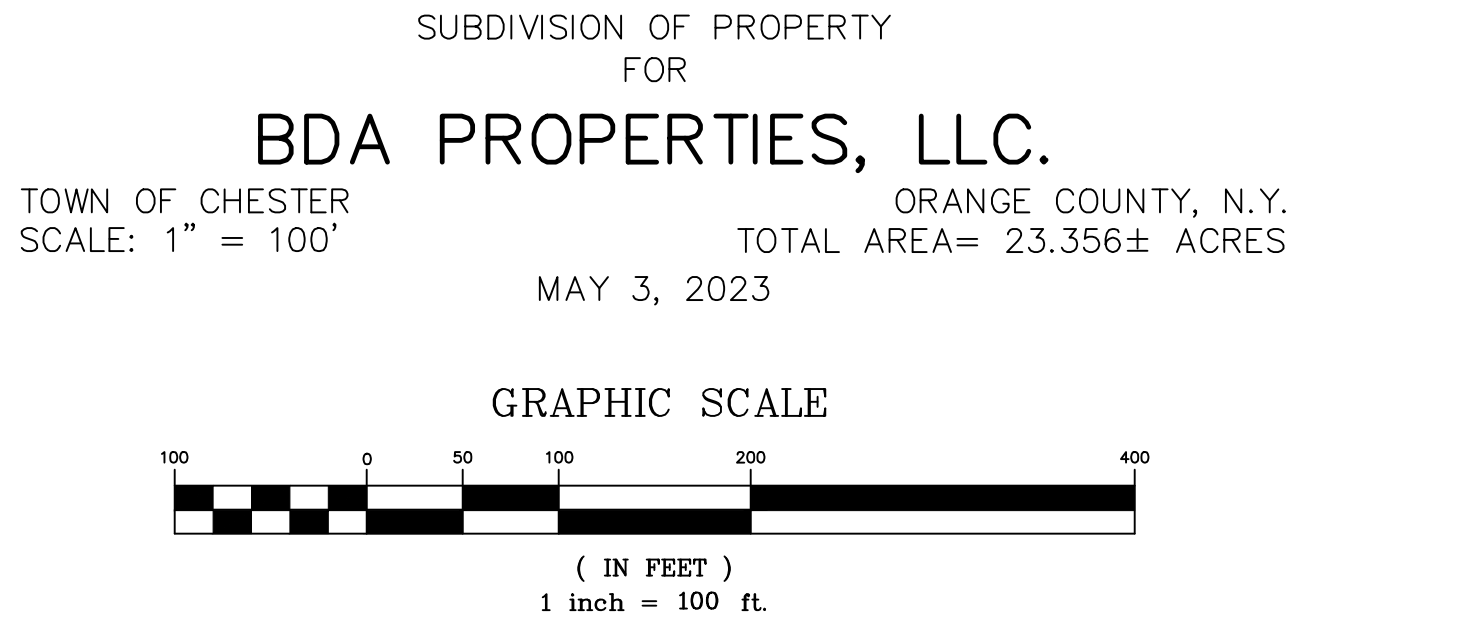


ZONE: IP (INDUSTRIAL PARK)				
LIGHT INDUSTRIAL USE / SOLAR ENERGY SYSTEM				
	LOT 1		LOT 2	
	REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
MINIMUM LOT AREA	2 ACRES	3.75 ACRES	3 ACRES	19.60 ACRES
MINIMUM LOT WIDTH	200 FT.	297.86 FT.	250 FT.	0 FT.
MINIMUM FRONT YARD	60 FT.	137.9 FT.	100 FT.	801 FT.
MINIMUM SIDE YARD	50 FT.	54.4 FT.	75 FT.	75 FT.
TOTAL BOTH SIDE YARDS	100 FT.	175.2 FT.	150 FT.	418 FT.
MINIMUM REAR YARD	50 FT.	442.0 FT.	75 FT.	100 FT.
MAXIMUM BLDG. COVERAGE	40%	< 40%	40%	< 40%
MAXIMUM BLDG. HEIGHT	45 FT	< 45 FT	12 FT	< 12 FT
VARIANCE REQUIRED FOR 280A. SUBDIVISION ON EXISTING PRIVATE RIGHT OF WAY				

OWNER/APPLICANT:

SEC. 6 BLK. 1 LOT 102.1	SEC. 6 BLK. 1 LOT 102.2
OWNER/APPLICANT	OWNER
BDA PROPERTIES, LLC.	EIGHTEEN EIGHT GROUP LLC
215 BLACK MEADOW ROAD	P.O. BOX 1251
CHESTER N.Y. 10918	FLAGLER BEACH FL. 32136

- NOTES:**
- TAX MAP DESIGNATION: SECTION 6 BLOCK 1 LOT 102.1 & 102.2
 - REFERENCE: BEING LOT #3 ON MAP ENTITLED, "MINOR SUBDIVISION OF LANDS OF THE EIGHTEEN-EIGHT GROUP LLC., FILED IN THE O.C.C.O. AS FILED MAP No.23-00.
 - REFERENCE: MAP ENTITLED, "SITE PLAN FOR EIGHTEEN-EIGHT GROUP LLC. PREPARED BY JAMES A. DILLIN, PLS., STEPHEN DEUTSCH, PE, AND MJS ENGINEERING PC. DATED FEBRUARY 16, 2016, LAST REVISED OCTOBER 19, 2016.
 - REFERENCE: SITE PLAN PREPARED BY SANDER ENGINEERING, PLLC AND ALPINE ENVIRONMENTAL CONSULTANTS DATED OCTOBER 20, 2017, LAST REVISED DECEMBER 5, 2017 CONSISTING OF 2 SHEETS.



STATE OF NEW YORK
JAMES A. DILLIN
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK