

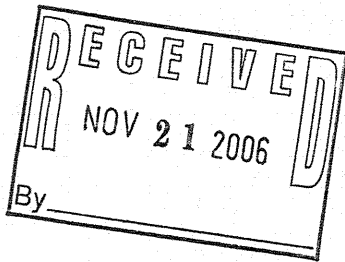
FINAL PLAT OF
CALVERTON CAMELOT II
SITUATE: CALVERTON
TOWN: RIVERHEAD
SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP NUMBERS

600-135-1-7.10
600-135-1-7.13
600-135-1-7.14
600-135-1-7.16
600-135-1-7.18
600-135-1-7.20
600-135-1-7.23
600-135-1-7.25
600-135-1-7.27
600-135-1-7.32
600-135-1-7.36
600-135-1-7.40
600-135-1-7.41
600-135-1-7.42

DATE: NOVEMBER 17, 2006

Prepared & Developer:
M-GBC LLC,
C/O Burman Properties
2545 Hempstead Turnpike
East Meadow, New York 11554



11500 #FILE. No.
15966 #ABS. No.
FILED MAR 09 2007

FILED

MAR 09 2007
2:11 PM
Justin A. Pascalis
CLERK OF SUFFOLK COUNTY

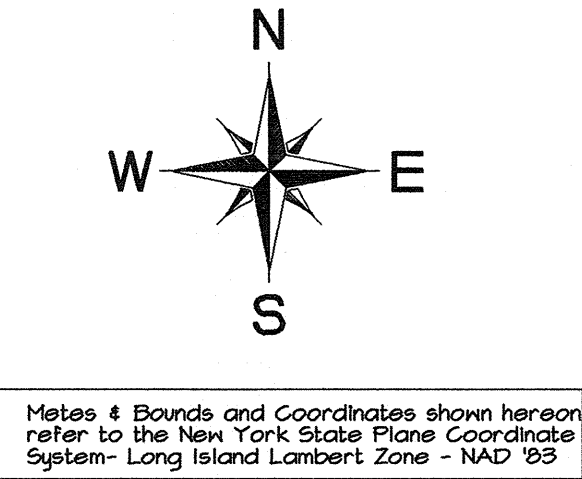


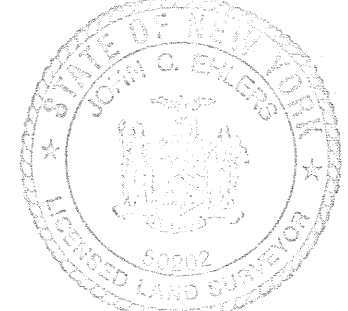
TABLE OF LOT RESTRICTIONS

Lot/Block/Parcel	Land Use	Lot Area (acres)	Minimum Lot Width (feet)	Street Frontage (feet)	Front Yard on Corner Lot or Double Frontage Lot Faces (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Depth (feet)	Minimum Rear Yard Depth (feet)	Estimated Existing Proposed Floor Area (sq ft)	Floor Area Ratio	Lot Impervious Surface Coverage (%)	Lot Impervious Surface Coverage (%)	Area to Remain Natural (sq ft)	Estimated number of Parking Spaces in Front Yard	Maximum % of Parking Spaces in Front Yard
1	Utility	2.000	250	371	N.A.	75	50	50	16,000	0.18	50,000	57%	25,000	74	25%
2 (Lot/Block)	Industrial	32,330	250	792	N.A.	75	50	50	385,084	0.21	110,000	78%	100,000	463	25%
3	Ex. Industrial	5,021	250	376	N.A.	75	50	50	32,801	0.15	140,000	64%	75,000	83	25%
4	Industrial	5,043	250	644	David Court	75	50	50	38,000	0.17	110,000	51%	80,000	45	25%
5	Ex. Industrial	5,021	250	361	N.A.	75	50	50	18,243	0.08	110,000	50%	100,000	46	25%
6	Ex. Industrial	5,203	250	1,182	David Court	75	50	50	100,400	0.44	160,000	71%	50,000	251	40%
7	Conservation	5,000	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	15,000	N.A.	15,000	78%	200,000	N.A.	N.A.
8	Ex. Industrial	10,744	250	1,612	Jan Way	75	19	50	72,597	0.15	218,000	46%	140,000	182	25%
9	Ex. Industrial	5,847	250	648	N.A.	23	50	38	32,466	0.13	105,000	41%	140,000	82	25%
10	Utility/Industrial	3,544	250	345	N.A.	75	50	50	N.A.	N.A.	37,000	24%	54,000	N.A.	N.A.
11	Conservation	5,843	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	-	-	222,000	N.A.	N.A.
12	Ex. Office	14,781	250	1,314	Jan Way	75	50	50	73,374	0.11	218,000	34%	380,000	440	25%
13	Ex. Industrial	16,345	250	240	Jan Way	75	50	50	66,594	0.04	430,000	60%	140,000	167	25%
14	Conservation	5,414	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	-	-	228,000	N.A.	N.A.
15	Ex. Industrial	4,764	250	836	N.A.	75	50	50	46,000	0.22	101,000	49%	60,000	115	35%
16	Conservation	49,311	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	6,000	0%	2120,000	N.A.	N.A.
17 (Lot/Block)	Industrial	45,604	250	127	N.A.	75	50	50	1,044,358	0.23	3,302,000	71%	400,000	2,611	25%
18	Ex. Industrial	32,444	250	2,080	Scott Avenue	19	50	50	341,955	0.24	427,000	66%	-	474	25%
19	Ex. Industrial	7,428	250	537	N.A.	75	50	50	51,815	0.15	138,000	40%	-	130	25%
20	Industrial	5,148	250	496	Scott Avenue	75	50	50	38,700	0.17	81,000	36%	112,000	47	25%
21	Industrial	8,253	250	482	N.A.	75	50	50	61,200	0.17	124,000	35%	170,000	153	25%
22	Industrial	6,001	250	1,028	Scott Avenue	75	50	50	45,000	0.17	114,000	44%	120,000	113	25%
23	Industrial	7,115	250	1,131	Burman Blvd.	75	50	50	53,500	0.17	112,000	36%	150,000	134	25%
24	Ex. Industrial	5,113	250	1,036	N.A.	68	23	50	33,384	0.15	84,000	40%	66,000	84	25%
25	Ex. Industrial	26,110	250	1,679	Burman Blvd.	75	50	100	170,802	0.15	343,000	48%	500,000	567	25%
26	Industrial	10,047	250	253	N.A.	75	50	100	70,500	0.16	378,000	86%	58,000	177	25%
27	Ex. Industrial	14,337	250	314	N.A.	40	50	100	60,000	0.04	145,000	23%	305,000	130	25%
28	Ex. Industrial	10,786	227	156	N.A.	75	35	100	52,676	0.11	216,000	46%	138,000	132	25%
29	Conservation	25,691	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	-	-	1,065,000	N.A.	N.A.
30	Utility	5,375	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	-	0.00	102,000	44%	54,000	N.A.	N.A.
31	Ex. Industrial	4,425	250	460	N.A.	75	50	50	65,000	0.16	234,000	57%	75,000	163	25%
32	Utility/Industrial	4,034	250	200	N.A.	75	94	50	18,570	0.11	120,000	68%	25,000	48	25%
33	Utility	3,162	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	-	-	34,000	N.A.	N.A.
34	Utility	0,015	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	632	100%	-	N.A.	N.A.
35	Utility	0,051	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	2,500	100%	-	N.A.	N.A.
Lot/Block Subtotals									2,484,074		9,429,132				
											48%				
Right-of-Way		17,203	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Subdivision Subtotals									2,484,074				7,510,000	8,091	
													36.7%		
Floor Area Ratio (FAR):									0.148						
Out Parcel No. 1	Ex. Industrial	20.58	250	1,364	N.A.	72	50	50	142,016	0.21	710,000	71%	175,000	N.A.	25%
Out Parcel No. 2	Ex. Industrial	4.66	250	314	N.A.	64	50	25	48,260	0.11	304,000	72%	10,000	121	25%
Overall Totals									3,224,350		10,443,132		7,646,000		
500.70 Acres for areas to remain natural purposes															
444.24 Acres for yield (FAR) purposes (no FRP)															
483.52 Lot/block acres for impervious surface purposes (no ROW)															
Required		5.00	250	200		75	50	50	0.15						25%

Note: FRP acreage (6.46 acres) is not included for yield (FAR) calculations; however, it is included regarding areas to remain natural.
ACRES USED FOR AREA TO REMAIN NATURAL PURPOSES: SUBDIVISION 470.46 OVERALL 500.70
ACRES USED FOR YIELD (FAR) PURPOSES (NO FRP): SUBDIVISION 464.00 OVERALL 444.24
LOT/BLOCK ACRES USED FOR IMPERVIOUS SURFACE PURPOSES (NO ROW): SUBDIVISION 459.26 OVERALL 483.52

"I HEREBY CERTIFY THAT THIS MAP WAS MADE BY US FROM ACTUAL SURVEYS COMPLETED DECEMBER 2, 2005 & THAT ALL CONCRETE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS CORRECTLY SHOWN AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT."

JOHN C. EHLERS N.Y.P.L.S. LIC # 50202



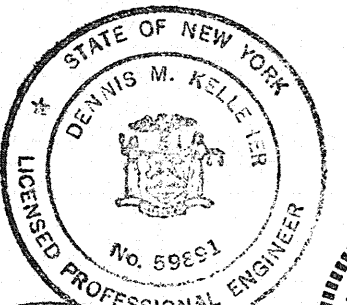
JOHN C. EHLERS LAND SURVEYOR
6 EAST MAIN STREET
RIVERHEAD, N.Y. 11901
369-8288 Fax 369-8287
N.Y.S. LIC. NO. 50202

REF-WCompagserver\pros\grumman\GRUMMAN SUBDIVISION\2005\subdivision.pro

COVER SHEET

"I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS. ALL LOTS AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE."

DENNIS KELLEHER N.Y.S.P.E. LIC. # 54841



JOSEPH R. AMATO N.Y.S.P.E. LIC. # 56484
CAMERON ENGINEERING & ASSOCIATES, LLP
SUBDIVISION AND ROAD DESIGN
100 SUNNYSIDE BOULEVARD, SUITE 100
WOODBURY, N.Y. 11797

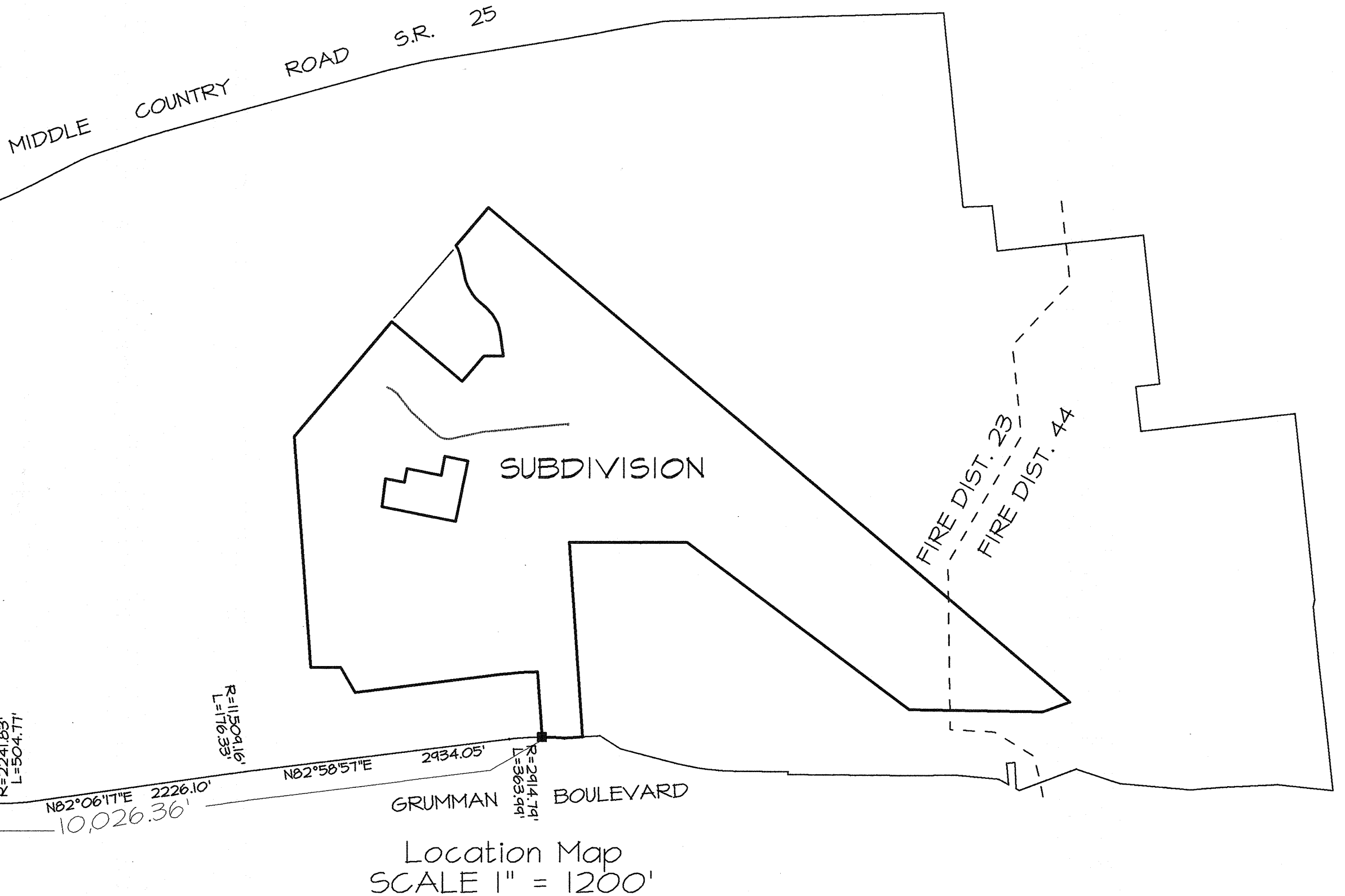
GENERAL UTILITIES NOTES

- THE UTILITY DATA SHOWN ON THIS DRAWING IS BASED ON RECORD INFORMATION PROVIDED BY THE TOWN OF RIVERHEAD. ALL UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS AND DEPTHS. FIELD VERIFICATION OF ALL UTILITIES IS REQUIRED PRIOR TO CONSTRUCTION.
- THE FINAL LOCATION OF ALL EASEMENTS SHALL BE BASED ON FIELD VERIFICATION OF THE BUILDINGS, DRIVEWAYS AND UTILITIES.
- A MINIMUM 12-FOOT HORIZONTAL OR 18-INCH VERTICAL SEPARATION DISTANCE SHALL BE MAINTAINED BETWEEN ALL PROPOSED WATER AND SEWER LINES.
- ALL PROPOSED UTILITY EASEMENTS SHALL BE GRANTED TO THE OWNER'S ASSOCIATION AND THE TOWN OF RIVERHEAD.
- SOME EXISTING UTILITIES SHALL BE CONNECTED TO PROPOSED UTILITIES WHERE INDICATED AND SOME EXISTING UTILITIES SHALL BE REMOVED/ABANDONED AS REQUIRED.

GENERAL ELECTRIC, GAS AND TELEPHONE NOTES

- PROPOSED ELECTRIC EASEMENTS ARE BASED ON INFORMATION PROVIDED BY LIPA.
- PROPOSED GAS EASEMENTS ARE BASED ON INFORMATION PROVIDED BY KEYSPAN ENERGY DELIVERY.
- PROPOSED TELEPHONE EASEMENTS ARE BASED ON INFORMATION PROVIDED BY VERIZON.

FIRE DISTRICTS..... 23 & 44
OVERALL AREA = 470.464 ACRES



SYMBOL KEY
— S — = GRAVITY SEWER
— FM — = FORCE MAIN
— W — = WATER SERVICE

ALL EXISTING CONVENTIONAL SEWAGE DISPOSAL SYSTEMS SHALL BE PROPERLY ABANDONED IN PLACE ACCORDING TO STANDARDS SET FORTH BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES

SEWER NOTES

- EXISTING AND PROPOSED SANITARY SEWER INFORMATION IS BASED ON DRAWINGS CONTAINED IN THE TOWN OF RIVERHEAD EXTENSION NO. 10' CONSTRUCTION DESIGN REPORT PREPARED BY THE TOWN OF RIVERHEAD ENGINEERING DISTRICT ENGINEER DATED JANUARY 10, 2005.
- THE EXISTING SEWAGE TREATMENT PLANT ON LOT 10 SHALL CONTINUE TO SERVE THE PROJECT SITE UNTIL A NEW SEWAGE TREATMENT PLANT IS CONSTRUCTED ON THE SITE. A NEW EFFLUENT PUMPING STATION SHALL BE CONSTRUCTED WITH A NEW FORCE MAIN TO A GROUNDWATER RECHARGE WELL.

WATER NOTES

- EXISTING AND PROPOSED WATERMAIN INFORMATION IS BASED ON DRAWINGS CONTAINED IN THE TOWN OF RIVERHEAD EXTENSION NO. 10' CONSTRUCTION DESIGN REPORT PREPARED BY THE TOWN OF RIVERHEAD ENGINEERING DISTRICT ENGINEER DATED 12-20-05.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
Hempstead, New York
JAN 26 2007

This is to certify that the proposed Realty Subdivision or Development for Calverton Camlot II in the Riverhead, with a total of 36 lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

VITO A. MINEL P.E.
Director, Division of Environmental Quality

SUBJECT TO COVENANTS & RESTRICTIONS LIBER 12141
PAGE 120

SUBJECT TO COVENANTS & RESTRICTIONS LIBER 12488
PAGE 255

THIS IS TO CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN APPROVED AS PROVIDED BY ARTICLE 16 OF THE TOWN LAW.
TOWN OF RIVERHEAD PLANNING BOARD BY: [Signature] DATE: 3/30/06
CHAIRMAN DATE: 3/30/07

THE APPROVAL OF THIS MAP DOES NOT CONSTITUTE THE ACCEPTANCE OF HIGHWAYS SHOWN HEREON AS PUBLIC ROADS

COVER SHEET