CAMPUS DRIVE ASSEMBLAGE

CONFIDENTIAL
OFFERING MEMORANDUM

20.04 ACRE DEVELOPMENT OPPORTUNITY IN A **HIGHLY DESIRABLE** AND **ACCESSIBLE** RESIDENTIAL LOCATION RIGHT IN **IDYLLIC PLEASANTVILLE,** NEW YORK.

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

WELCOME TO PLEASANTVILLE, NY

TABLE OF CONTENTS

I. Executive Summary

II. Property Description

III. Location Overview

IV. Market

V. Appendix

1 | EXECUTIVE SUMMARY

THE OPPORTUNITY

A rare opportunity to own a large swath of land in one of the most highly coveted residential markets in the United States .The Campus Drive Assemblage is comprised of three addresses totaling over 20 acres in the picturesque suburban town of Pleasantville, New York. The combined properties have frontage on four roads with multiple access points. Existing Structures include a small professional office building and a large business continuity building formerly occupied by Bank of New York. The properties are zoned C-O. C-O code allows that when 15 or more contiguous acres are assembled, as-of-right you can petition for a change of use and build (5) residential units per acre. We infer that 20.038 x 5 = 100.19 units of which 10 units must be affordable. The assemblage is not located in a flood zone.

EXECUTIVE SUMMARY

LOCATION

The Campus Drive Assemblage is located in the heart of Central Westchester County, one of the most affluent suburban regions in the Country. The property is a superior, large block of land located in the northern part of the Village of Pleasantville, Town of Mount Pleasant, on the southern border of Chappaqua. The town of Pleasantville, New York is known for its vibrant arts scene as it is home to the Jacob Burns Film Center and the Pleasantville Music Festival. The town has an award winning school district as well as quaint village shopping and dining. The town has a Metro North Train Station with service to Grand Central and additional mass transit infrastructure. It is also home to a Pace University campus. Pleasantville is the approximate geographic center of Westchester County making the site ideally located for commuters. The property is located just off of Route 117, a/k/a Bedford Road and less than 1 mile from the Saw Mill Highway offering easy and convenient access to the affluent communities in Westchester County, NY as well as Fairfield County, CT. Westchester County is undergoing a period of unprecedented new development, not seen since the post war boom. Significant new projects have either been built, are in the construction phase or the approval process in the "river towns" along the Hudson River as well as the "sound-shore" communities overlooking the Long Island Sound. New investment and development is also being made in the affluent towns inland as well as evidenced by the recently completed and hugely successful Armonk Town Square, and at Memorial Plaza in Pleasantville as well as the Enclave at Pleasantville, developed by Toll Brothers. The Enclave is located adjacent to the property and is fully occupied.

ZONING

1 Campus Drive, 3 Campus Drive, 71 Bedford Road and Manville Lane, located in the Village of Pleasantville in the Town of Mount Pleasant are zoned C-O – Campus Office. The district is a commercial district and was established in order to regulate office use within the Village. A recent amendment to the C-O code allows that when 15 or more contiguous acres are assembled, as-of-right you can petition for a change of use and build (5) residential units per acre. We infer that 20.038 x 5 = 100.19 units, of which 10 units must be affordable.

PROPERTY HIGHLIGHTS

ADDRESSES	1 CAMPUS DR. 3 CAMPUS DR. 71 BEDFORD DR. PLEASANTVILLE, NY
SITE AREA	20.04 ACRES
ZONING	C-0
ACCESS TO SITE	FRONTAGE ON FOUR ROADS
FLOOD ZONES	NOT LOCATED IN FLOOD ZONE
COMMUNITY	VIBRANT COMMUNITY INCLUDING:
	JACOB BURNS FILM CENTER
	AWARD-WINNING SCHOOLS
	CHARMING VILLAGE SHOPPING AND RESTAURANTS
	TRAIN STATION WITH DIRECT SERVICE TO GRAND CENTRAL

EXECUTIVE SUMMARY

MARKET FACTORS

Existing large size parcels in affluent areas such as Westchester County, home to 330,000 families and 980,000 residents, continue to experience high levels of demand, heightened by the recent trend of de-densifying NYC. This creates opportunities for established developers or operators to reinvent the site and develop it into an alternate use for luxury for sale housing. This offering represents a chance for a buyer-developer to take ownership of a significant asset in a market with limited availability of large parcels in one of the highest household incomes in the Nation.

ECONOMIC FACTORS

Pleasantville and the surrounding communities of Chappaqua, Bedford, Armonk, and Greenwich, CT have a highly skilled and educated workforce with significant disposable income. Most residents of these bedroom communities of NYC and Stamford, CT are families with children and often dual income earners. Significant amounts of the disposable income are spent on dinning out, cultural excursions and outdoor activities. Westchester County has several communities where the average income is significantly higher than the national average. Villages like Pleasantville attract these families who value the small town feel, with a vibrant downtown and the easy commute to either New York City of Stamford.

CONCLUSION

The subject development site is being offered as a sale with the expectation that a developer will at its own cost and expense enter in to the local municipal government approval process and seek to develop the site into single family homes, potentially as a town-house style and offer the units for sale on a fee-simple basis. Opportunities to acquire large infill sites are extremely rare in Westchester County.

2 | PROPERTY DESCRIPTION

The Campus Drive Assemblage is made up of (4) adjoining parcels, which now form one large 20.038-acre site of approximately 872,855 square feet. The property is improved with (3) buildings constructed at varying times. 1 Campus Drive was a disaster recovery site, 3 Campus Drive is an office/flex property and 71 Bedford Road is the former Manville Mansion. The last lot as part of the assemblage is the south parking lot for the flex/disaster recovery building.

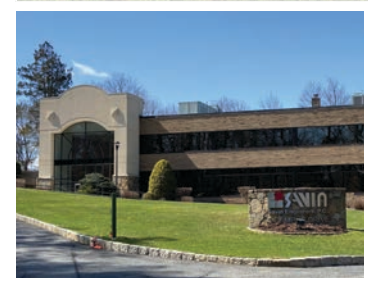
THE CAMPUS DRIVE ASSEMBLAGE

PERFECT MARKET AND LOCATION FOR SUBURBAN MULTI-FAMILY, SENIOR HOUSING OR LUXURY SINGLE FAMILY HOME SITES.

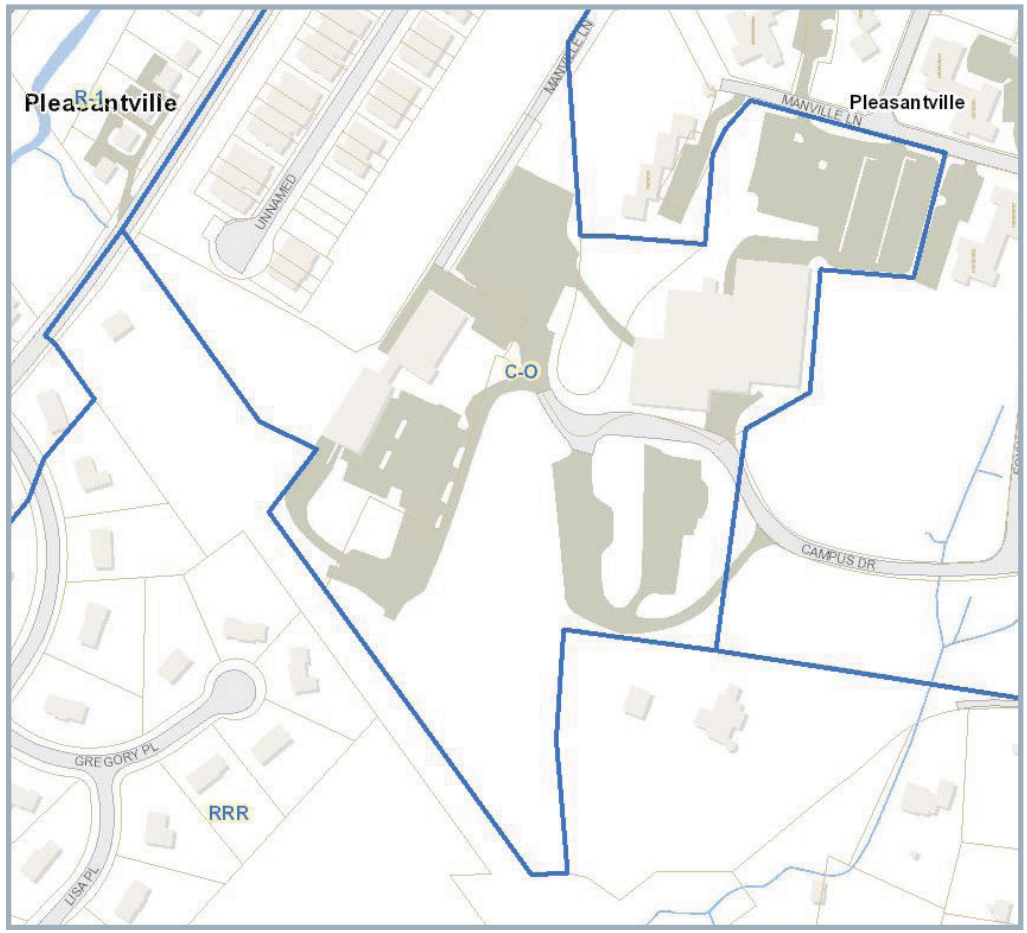
1 Campus Drive is a 3-story, approximately 144,000 SF office/flex building which was purchased by the Bank of New York and used to accommodate up to 1,000 workers post 9/11. Each floorplate is approximately 48,000 SF. The building is supported by (3) parking lots, north, and west of the building, accommodating approximately 344 vehicles. The building has poured concrete floors and was constructed in 1980 with steel I-beams, concrete, and brick. There is a loading dock with (3) bays with (4) overhead doors, and a hydraulic dock leveler. The building is fully sprinklered and has (2) passenger elevators and one 4,000 lb. freight elevator. The building has a 950kW building back-up generator along with a 40KW life safety generator with a new auto change over switch gear. There is a newer (7 years old) roof with 13 years remaining on the warranty. There are approximately (40) security cameras inside and outside, supported by a card access and intrusion detection system and updated Simplex Fire Alarm system. The building is serviced by dual domestic water system with (2) 2" lines running throughout and dual fire service lines supporting the sprinkler system. There are (2) cooling towers with stainless steel sumps and a recently installed York 425 ton Centrifugal Chiller with VFD supporting (7) recently installed York central station air handlers. There is a raised floor Liebert climate controlled data center and Main Distribution Frame room (MDF) with a dedicated climate controlled system for 1000 connections. 6-Intermediate Distribution Frame rooms (IDF) with individual dedicated climate controlled systems each. Perimeter walls are primarily brick exterior and some metal by the loading docks. There is an existing cafeteria and the clear ceiling height is 14 feet.

3 Campus Drive is a 3-story, 31,000 SF office/flex building currently occupied by an engineering firm. There are 2-sections of the building a 2-story office portion and a 1-story flex portion. The building was constructed in 1972 and renovated in 2000. The building was constructed with steel I-beams and poured concrete floors and has a brick and window façade. The flex portion has 2 bays with 14' overhead doors. The building is fully sprinklered and has parking for approximately 70 vehicles in a parking lot to the south west of the building on the same tax lot.

71 Manville Road is the former Manville Mansion a 2 ½ -story stone building with a detached carriage house. The building has been abandoned for many years and has no historical designations. The fourth parcel is a parking lot, that supports 1 Campus Drive, it is located south of the building.



ZONING MAP



§ 185-18. Campus-Office C-O District

A. Permitted principal uses. A structure or building may be erected,altered, arranged, designed or used and a lot or premises may be used for any of the following purposes and for no other: (1) Municipal parks and playgrounds, including customary recreational, refreshment and service buildings and any other governmental use of the Village of Pleasantville or of a duly organized fire district, the major portion of the territory of which is within the Village of Pleasantville.

(2) Place of worship, together with such other building or buildings as are customarily erected in conjunction therewith, including elementary and secondary schools, residences for the clergy of such church and parish or community houses which are maintained and operated by and form an adjunct of any church or other religious organization now or hereafter located in the Village; public schools and private schools operated as nonprofit organizations within the meaning of the United States Internal Revenue Code and registered effectively as such thereunder. The uses set forth in this subsection shall be subject to the following supplementary requirements:

(a) Notwithstanding any other provisions of this chapter to the contrary, no building shall exceed a height of 42 feet, nor shall the number of stories at any point along the periphery of such building exceed three.

(b) Notwithstanding any other provisions of this chapter to the contrary, no part of a building having a height in excess of 30 feet shall be erected nearer than 50 feet to any street or property line.

(c) Notwithstanding any other provisions of this chapter to the contrary, the sum of all areas covered by all principal and accessory buildings shall not exceed 25% of the area of the lot.

(d) Courts shall conform to the requirements of § 185-15A(6)(d) of this chapter.

(e) All parking and service areas shall have screening between it and all adjoining neighboring residential properties; the design of such screening shall be subject to approval by the Planning Commission.

(3) Public utility installations and facilities which are needed to serve the Village or the immediate neighboring communities, subject to a determination by the Village Board of Trustees that no other location in a less restricted district can reasonably be used for the purpose contemplated and subject, further, to such conditions as the Planning Commission may deem to be appropriate for the protection of adjoining properties and of the character of the district. The site development plan shall be subject to approval by the Planning Commission, in accordance with the provisions of § 185-50.

(4) Business and professional offices.

(5) Offices and facilities devoted to research and development.

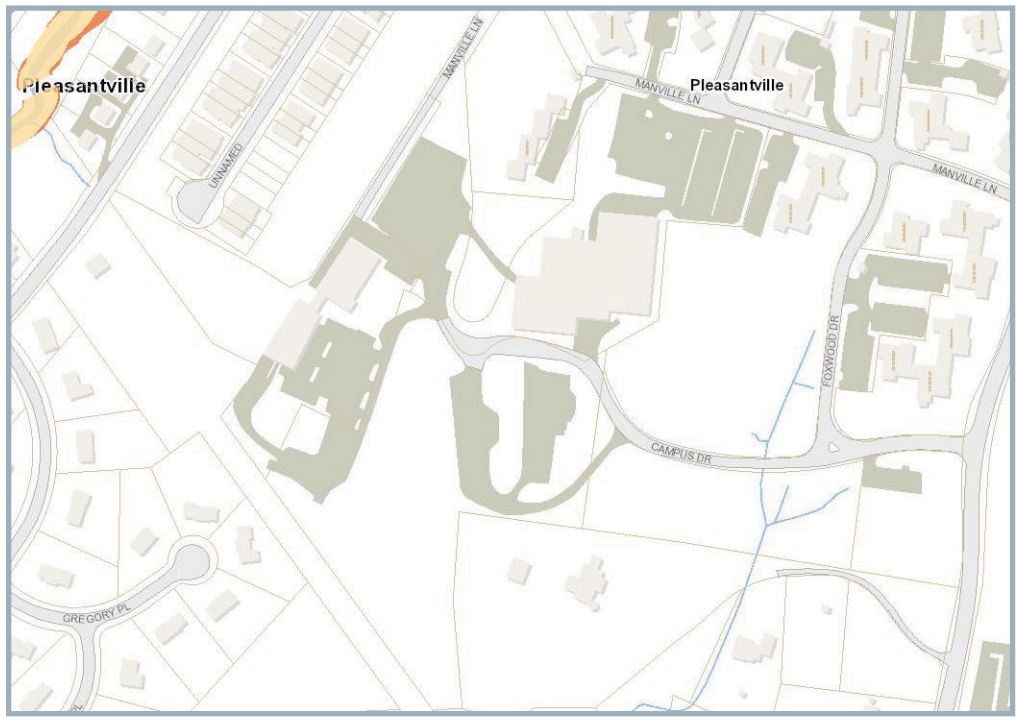
(6) Laboratories for experimentation and research and shops for the fabrication and testing of models and parts to be used in connection with such research.

(7) Conference and/or corporate training facility.

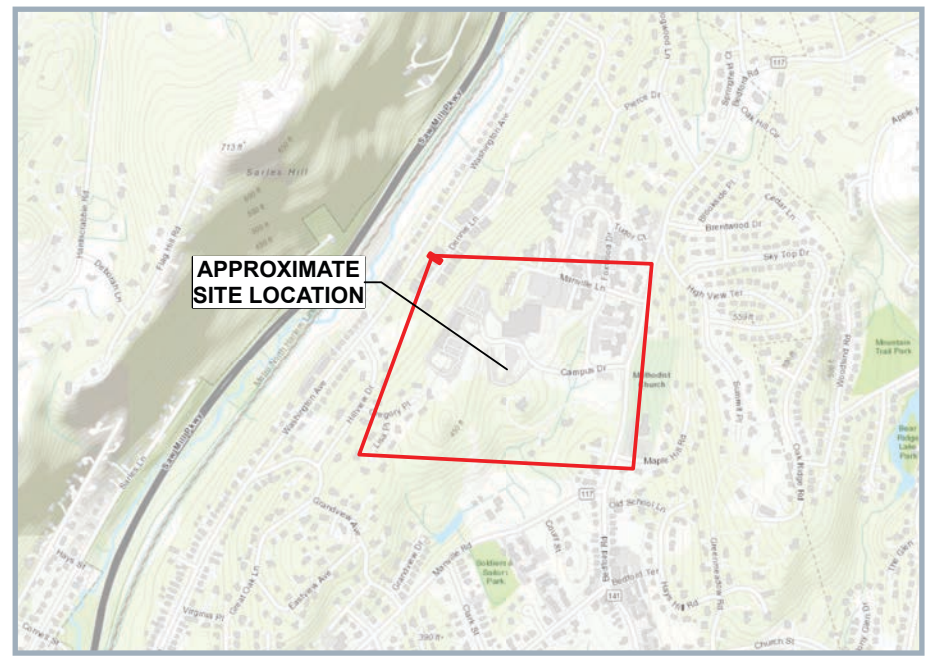
(8) For detailed bulk and off-street parking and loading requirements, see Schedule V and Schedule VII, respectively, of § 185-36 of this chapter.

*Additional zoning information located in the Appendix and will need to be independently verified.

FLOOD MAP



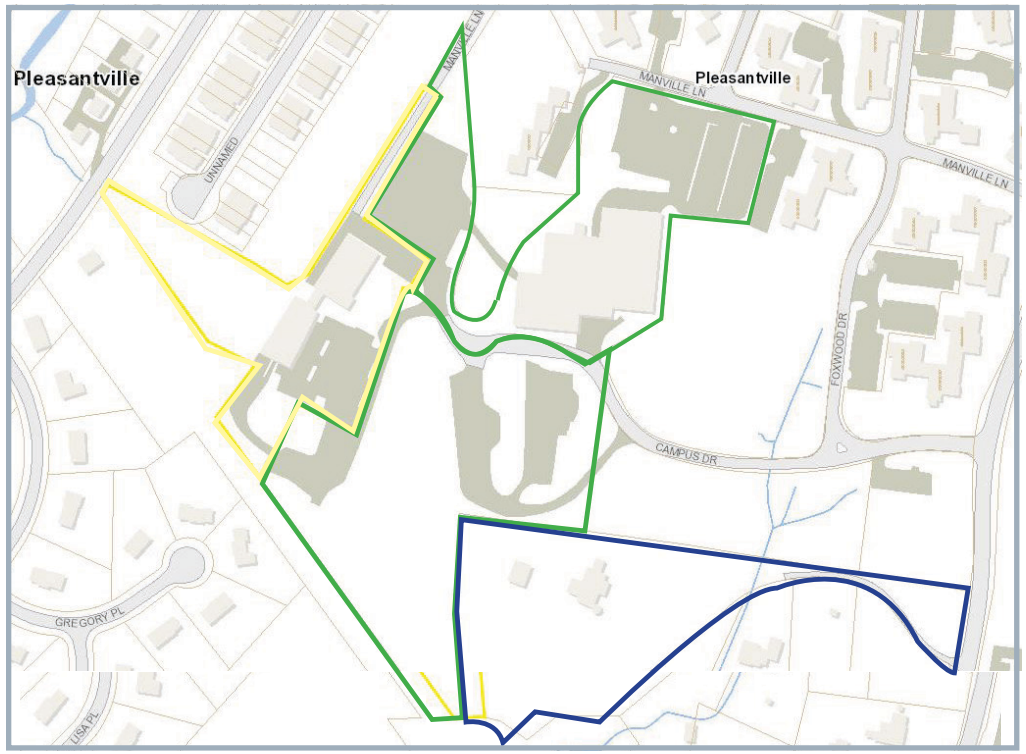
SURROUNDING LAND USE



Legend
Site Boundary

LANGAN 1 North Broadway Suite 910 White Plains, NY 10601 T 914.323.7400 F 914.323.7401 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International Collectively known as Langan	Project: One Campus Dr PLEASANTVILLE COUNTY WESTCHESTER NEW YORK	Drawing Title: NYC SURROUNDING LAND USE MAP Langan Contact: Jean Coney +1 (914) 323-7421 jconey@langan.com	Project No. Date: 3/31/2021 Scale: 1:1,000 Drawn By: Site Analyzer Submission Date: 03/31/2021

TAX MAP



1 CAMPUS

3 CAMPUS

71 BEDFORD

STEEP SLOPES MAP

3 | LOCATION OVERVIEW

Pleasantville is a suburb of New York City, located just 30 miles to the north in bucolic Westchester County. With a highly affluent population of just 7,221, Pleasantville has been **voted one of the best places to live** in New York several times. Living in Pleasantville offers residents a sparse **suburban feel with a vibrant downtown, an award winning, highly rated school system**, and a station on the Metro-North Rail Line, offering **easy access to New York City's Grand Central Terminal.** Most residents own their own homes (78%) and the median home value of $728,000 compares favorably to the national average of $295,000, and Westchester County at $675,000.

A VILLAGE LIKE NO OTHER

NESTLED IN THE HEART OF THE HUDSON VALLEY

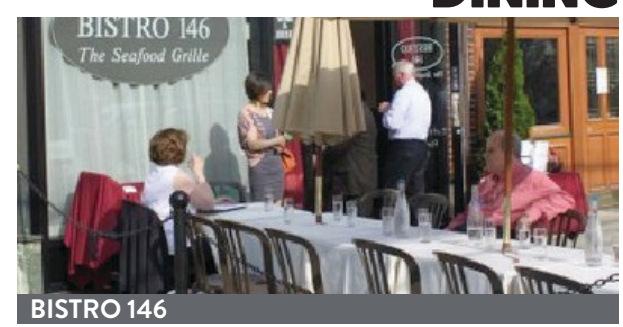
ENTERTAINMENT

BURNS FILM CENTER

PARKS

ROCKEFELLER STATE PARK PRESERVE

DINING



BISTRO 146

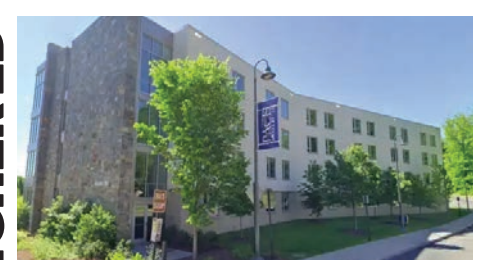
MASS TRANSIT

METRO NORTH TRAIN STATION

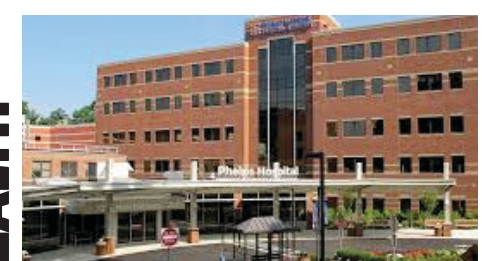
SHOPPING

FARMERS MARKET

HIGHER ED


PACE UNIVERSITY

HEALTH


PHELPS HOSPITAL

THE COMMUNITY

Pleasantville's reputation as a cultural center was enhanced in 2001 with the opening of the nonprofit Jacob Burns Film Center in the landmark Rome Theater, a Spanish mission-style building and one of the first movie theaters in Westchester County. The Burns Center is dedicated to presenting independent, documentary, and world cinema. The Jacob Burns Film Center and Media Arts Lab is a world-renowned cultural space, dedicated to presenting the best of independent, documentary and world cinema. Housing a state-of-the-art theater complex, a 27,000 square-foot Media Arts Lab and a residence for international filmmakers, it provides opportunities for people of all ages to discover, explore and learn through the power of film, media, and 21st-century technology. Guest speakers at the Burns Center have included Jerry Lewis, Woody Allen, Jonathan Demme, Robert Klein, Oliver Stone, Ron Howard Stephen King, Rob Lowe and numerous other notable filmmakers and actors.

Local community activities are highlighted by the Annual Pleasantville Firefighters' Parade, held on July 4th each year. Neighbors set up front yard family parties and barbeques as local firefighters along with firetrucks and Dalmatian dogs' parade through the center of town along Bedford Road. Pleasantville is home to the satellite campus of Pace University and to the Jacob Burns Film Center.

Another addition to Pleasantville's cultural scene is the Pleasantville Music Festival, made possible by the Village, over 150 volunteers and WXPK, an all-day outdoor event stage at Parkway Field on the second Saturday in July. Main stage acts have included Roger McGuinn, The Bacon Brothers, Rusted Root, Jakob Dylan, Dar Williams, Carney, Back Door Slam, Marc Cohn, Augustana, Z.Z Ward, and Joan Osborne.

Pleasantville is also home to the Pleasantville Farmers Market. Started in 1998 as one of the first markets in Westchester, the Saturday morning market is now the largest year-round farmers market in Westchester County, attracting upwards of 3,500 people a week to shop from over 55 vendors of locally grown and produced food. The market is run by volunteers in the community as a non-profit, and it has won the readers' choice "Best of Westchester" award from Westchester Magazine for six consecutive years, since 2014.

PLEASANTVILLE SCHOOLS ARE SOME OF THE HIGHEST RATED IN THE AREA.

Pleasantville is served by (3) different school districts, most of the Village is served by the Pleasantville Union Free School District, with small parts of northern Pleasantville served by the Chappaqua Central School District. The region of Pleasantville commonly referred to as "The Flats" is primarily served by the Mount Pleasant Central School district. The village is also home to the Bedford Road School, Pleasantville Middle School, and Pleasantville High School.

It is home to several beautiful parks, including Nannahagan Park, Roselle Park, and Soldiers & Sailors Park offering all the necessary playground equipment, as well as a baseball field, soccer field, and a basketball court.

GRAND CENTRAL STATION | NEW YORK

NEW YORK CITY

A SHORT TRIP TO MANHATTAN

Campus Drive Assemblage, Pleasantville, NY benefits from easy access to most major forms of transportation. When it comes to public transportation, Metro North Railroad provides rapid and inexpensive access to and from the midtown Manhattan, The Bronx, and Fairfield County, CT.

SUPERB ACCESS
TO MANHATTAN & ALL THE AREA HAS TO OFFER

SEVERAL HIGHWAY OPTIONS TO CHOOSE

Located in the geographic center of Westchester County, Pleasantville is an easily reachable location from any direction by the large number of highways and major roadways that are near to it. Major roadways include The Cross Westchester Expressway (I287), the Saw Mill River Parkway, The Hutchison River Parkway and The Merritt Parkway as well as the Sprain Brook Parkway and Taconic State Parkway.

CONVENIENT RAIL SERVICE

Two Metro-North Railroad stations, Pleasantville and Chappaqua are located in close proximity to the property (1.5 miles) and offer daily train service to Grand Central terminal in Midtown Manhattan. Both stations are on the Hudson Line. Additionally, the Hudson Line is also used by Amtrak, so daily service to Albany, Philadelphia and Washington, DC is easily accessible.

WESTCHESTER COUNTY AIRPORT

WITHIN AN HOUR TO 3 MAJOR AIRPORTS

Westchester County Airport (HPN) provides an easy alternative to the major New York City airports, John F. Kennedy International (JFK), La Guardia International (LGA) and Newark-Liberty International (EWR).

Formerly known as White Plains Airport and located in both Rye and North Castle, NY, the airport is 8 miles from the property and is serviced by several major airlines with non-stop flights to major airports throughout the country. The airport is also home to many private and corporate jets. The three major NYC airports are all accessible in under an hour of travel.

WESTCHESTER COUNTY

7TH WEALTHIEST COUNTY IN THE US AND 2ND IN NEW YORK STATE.

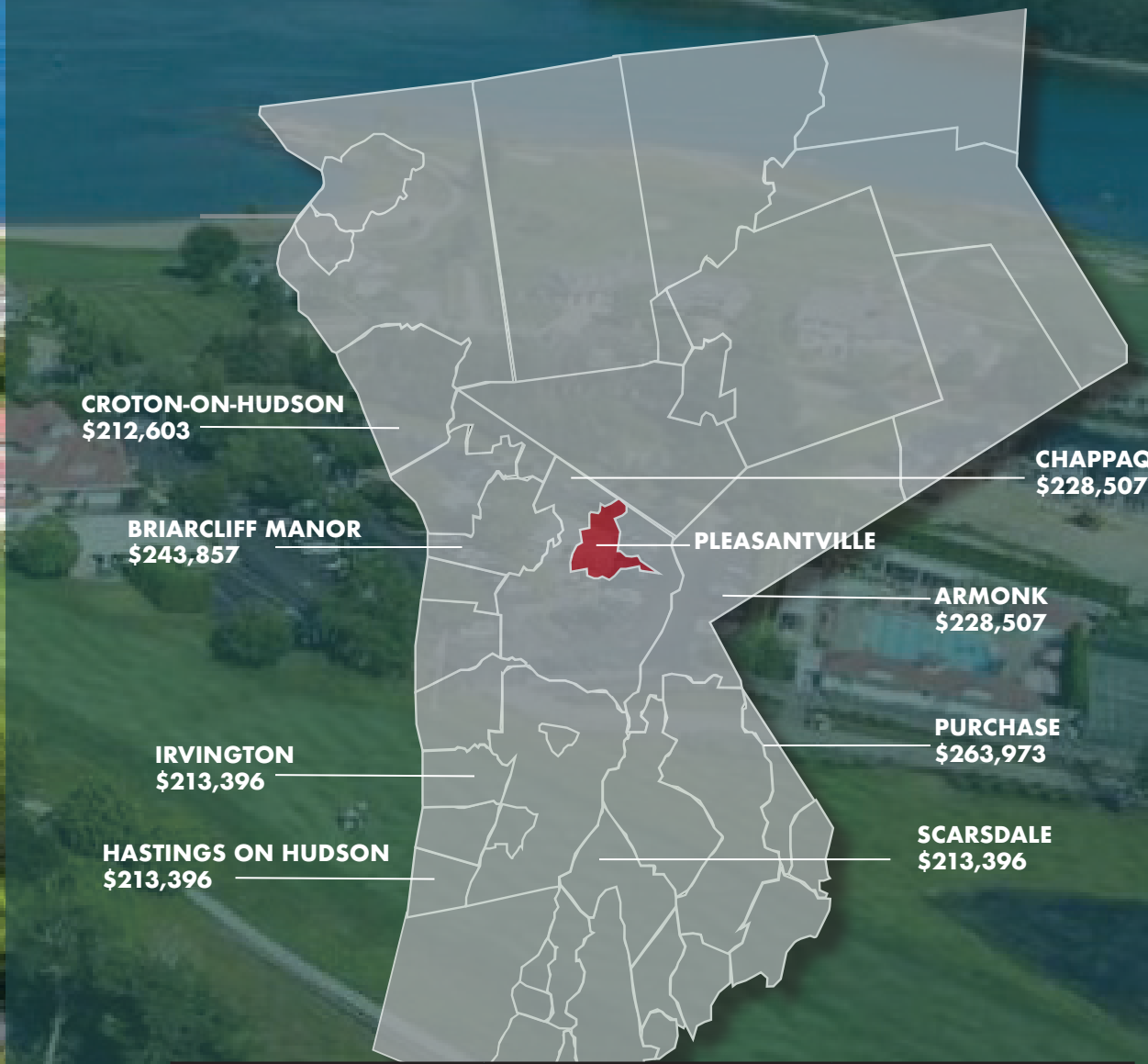
The history of Westchester County, a County in the state of New York, can be traced back to the founding of a settlement between the Hudson River and Long Island Sound in the 16th century.

Westchester County was one of the original twelve counties of the Province of New York, created by an act of the New York General Assembly in 1683. At the time it also included present day Bronx County, which included the original Town of Westchester and portions of Yonkers, Eastchester, and Pelham.

MAJOR EMPLOYERS LOCATED IN WESTCHESTER COUNTY.

- IBM CORPORATION
- PEPSICO INCORPORATED
- MONTEFIORE MEDICAL
- CONSOLIDATED EDISON
- REGENERON PHARMACEUTICALS
- MORGAN STANLEY
- MASTERCARD INTERNATIONAL
- WESTMED

TREMENDOUS PER CAPITA WEALTH

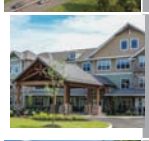


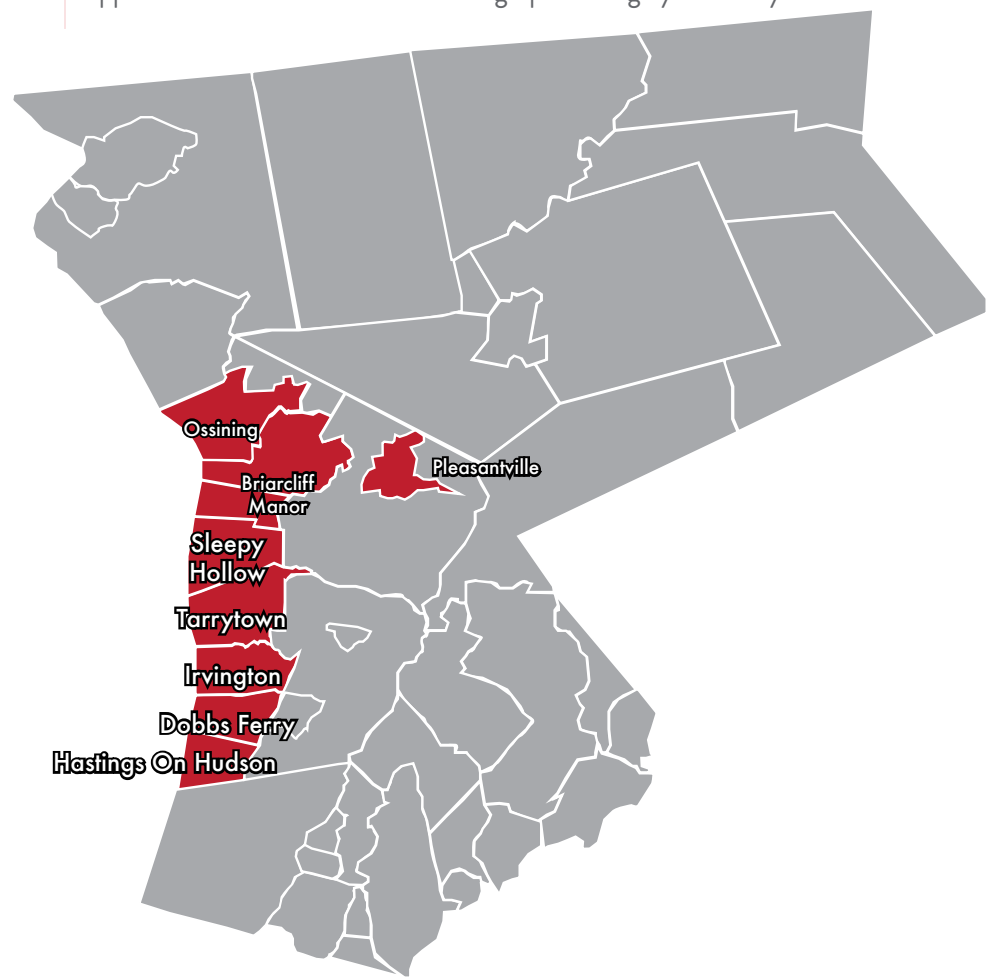
Population	# of Households	Avg. HH Income
968,006	359,141	$173,013

4 | MARKET

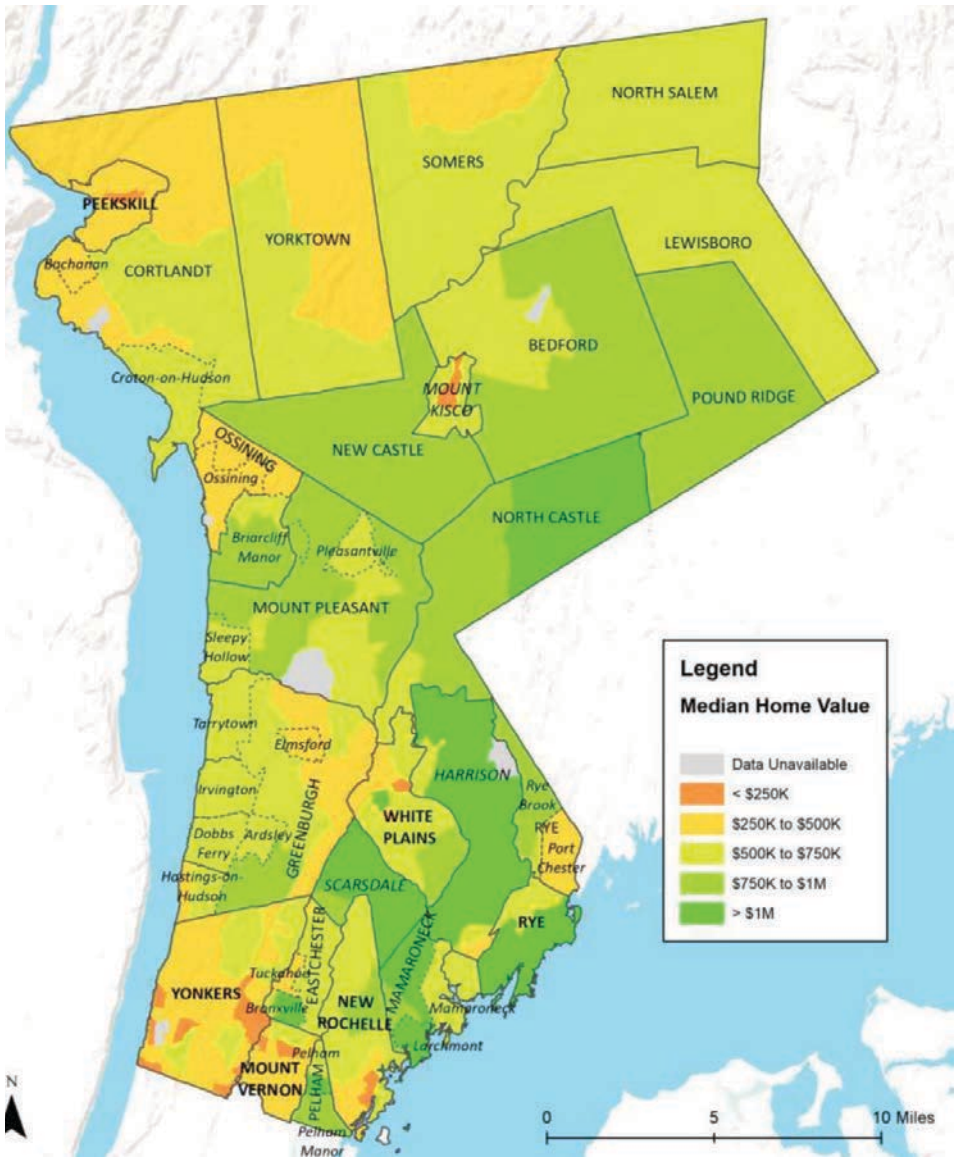
STRONG DEVELOPMENT
ACTIVITY

According to the Q4 2020 stats, we know that Westchester has benefited from the de-densification of NYC. It was not uncommon in late June and July after restrictions on Real Estate Activity were lifted to see open houses with 20-25 buyers waiting to enter. Several residential brokerages have reported new contracts and closings to be up 50% compared to the year earlier. In addition, price appreciations are in the low double digit percentage year over year.

WESTCHESTER	
	PHILIPS CORPORATE CAMPUS REDEVELOPMENT (Ridgewood Real Estate Partners) • 98.3 AC Site Slated for Redevelopment Plans TBD
	ENCLAVE (Toll Brothers) • 68 Units • Sold out
	HUDSON HARBOR (National Resources) • 238 Units w/ Retail
	EDGE-ON-HUDSON (Diddle Re & Diversified Realty Advisors) • Multi-Phase Master Plan: 1,177 Units with 140K Hotel, Office & Retail • Hines & Toll Brothers built first 2 phases of residential
	EAST PARCEL, FORMER GM SITE (SHLDC) • 28 AC Site with DPW Facility, Community Center & Assorted Sports/Recreation Spaces
	RIVERTOWNS SQUARE (Saber Dobbs Ferry, sold to Regency Centers) • 202 Units with 123K Hotel, Movie Theater & Retail
	**THE CHELSEA @ GREENBURGH** • 101 Assisted Living Units • 105,000 SF • 7 Acre Site
	THE LOFTS AT SAW MILL (GDC) • 66 Units



HOUSING MEDIAN HOME VALUES



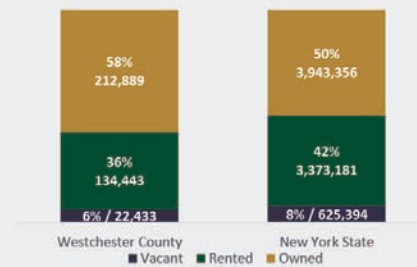
HOUSING OVERVIEW

Housing Statistics

373,942	Total housing units
212,889	Owner-occupied housing units
134,443	Renter-occupied housing units
26,610	Vacant housing units
$528,300	Median home value
14%	Percent of homes worth more than $1,000,000
$3,398	Median monthly costs – Homeowners with a mortgage
$1,426	Median monthly costs – Homeowners with no mortgage
$1,493	Median monthly rent
2.81	Average household size – Owners
2.56	Average household size – Renters
24,488	Housing units built since 2000
7%	Percent of county's housing units built since 2000
38%	Percent of residents who moved to their current home since 2010

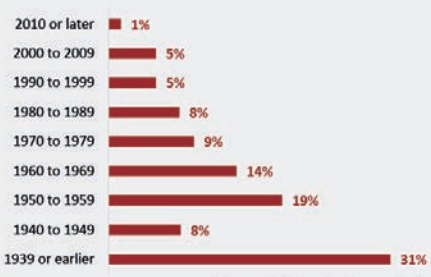
Source: 2018 American Community Survey

Housing Occupancy



Source: 2018 American Community Survey

Age of Housing Stock

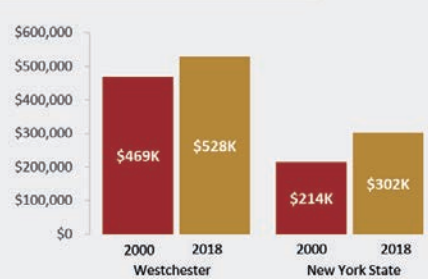


Source: 2018 American Community Survey

Home Values

Source: 2018 American Community Survey

Median Home Value



Source: 2018 American Community Survey ; 2000 Census (Inflation Adjusted)

PLEASANTVILLE DEMOGRAPHICS

POPULATION

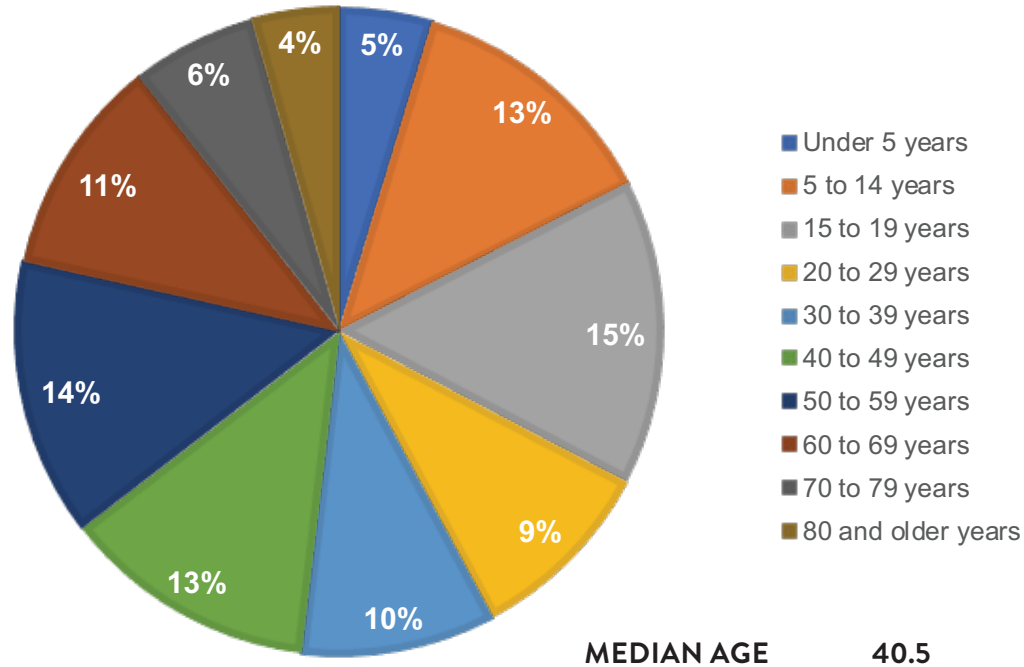
Estimated Population (2020)	7,217
Projected Population (2025)	7,180
Census Population (2010)	7,010
Census Population (2000)	7,179
Projected Annual Growth (2020-2025)	-37
Historical Annual Growth (2010-2020)	207
Historical Annual Growth (2000-2010)	-169
Estimated Population Density (2020)	3,943
Trade Area Size	1.8

HOUSEHOLDS

Estimated Households (2020)	2,678
Projected Households (2025)	2,731
Census Households (2010)	2,565
Census Households (2000)	2,635
Projected Annual Growth (2020-2025)	53
Historical Annual Change (2000-2020)	43

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2020)	$168,104
Projected Average Household Income (2025)	$218,811
Census Average Household Income (2010)	$147,320
Census Average Household Income (2000)	$111,724
Projected Annual Change (2020-2025)	$50,707
Historical Annual Change (2000-2020)	$56,380



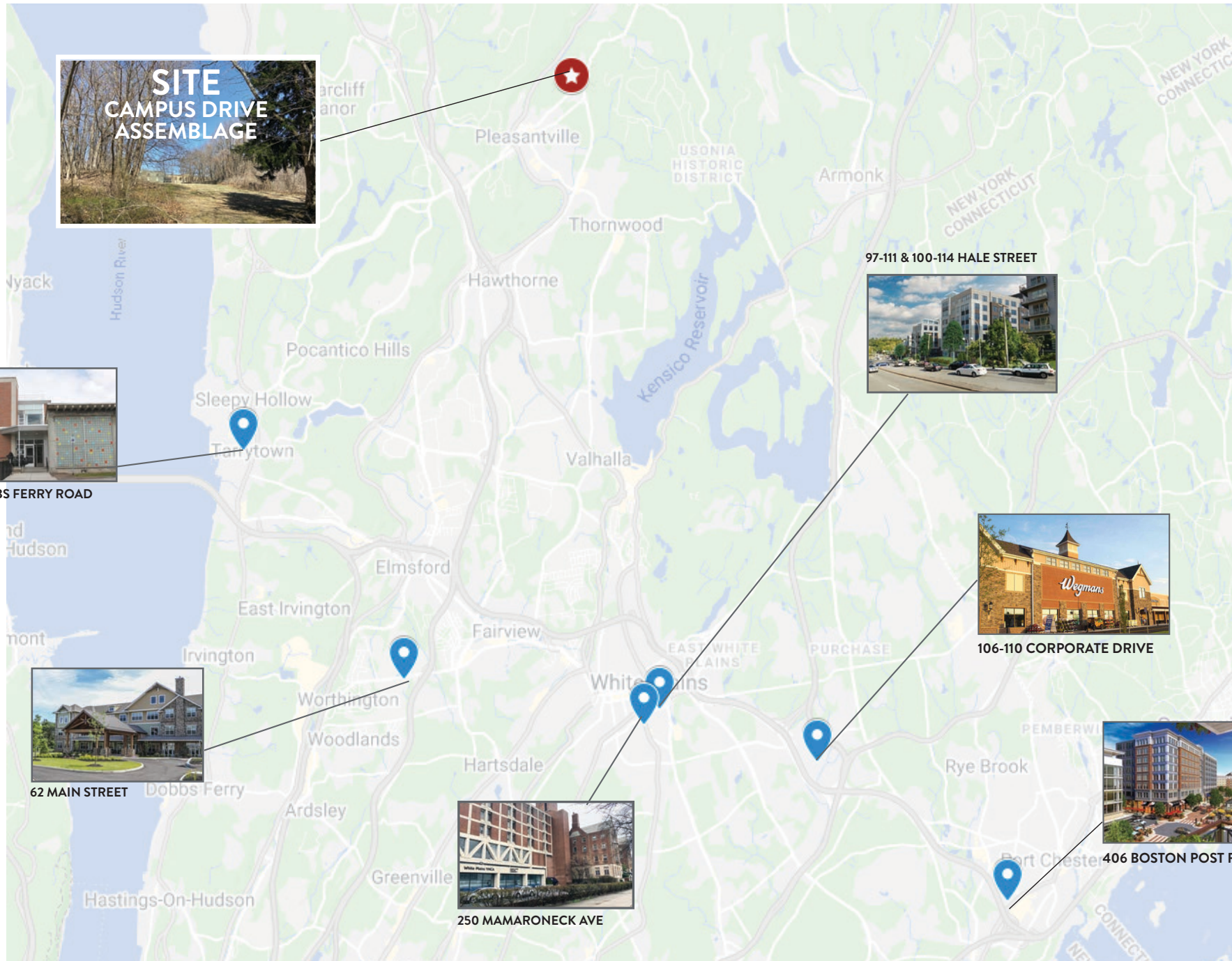
MEDIAN AGE	40.5	
Age 19 Years or Less	1981	27.4%
Age 20 to 64 Years	4,034	55.9%
Age 65 Years or Over	1,211	16.8%

MEDIAN HOUSEHOLD INCOME

Estimated Median Household Income (2020)	$122,181
Projected Median Household Income (2025)	$144,830
Census Median Household Income (2010)	$96,521
Census Median Household Income (2000)	$86,372
Projected Annual Change (2020-2025)	$22,649
Historical Annual Change (2000-2020)	$35,809

* Data from 2021 Sites USA

PROPERTY ADDRESS	SIZE	TOTAL SALE PRICE	PRICE PER BUILDABLE SF	PRICE PER UNIT	APPROVED/PROPOSED UNITS	SALE DATE	COMMENTS
62 MAIN STREET TARRYTOWN	92,650 SF	$6,450,000	$69	$59,175	109	3/31/21	Use is a YMCA, constructed circa 1907, houses 44 SRO tenants, daycare center, gym and pool. The building is functionally obsolete. 100% affordable project.
250 MAMARONECK AVE. WHITE PLAINS	184,858 SF	$17,400,000	$94	$98,300	177	N/A	Sales Price of YMCA:$14,250,000 White Plains Affordable Housing Fund Buyout:$3,150,000
406 BOSTON POST RD. PORT CHESTER	15.5 Acres	$20,000,000	$20	N/A	1,000,000 SF	6/27/19	Approved: 1,000,000 SF (hotel, restaurants, office and apartments)
715 DOBBS FERRY RD. WHITE PLAINS	6.69 Acres	$3,550,000	$39.16	$35,150	101	11/20/2018	101 Memory and Assisted Living Units
97-111 & 100-114 HALE STREET, WHITE PLAINS	1.02 Acres	$4,500,00	$41.30	$35,433	127	3/19/2018	Sold without approvals. Unit Breakdown: 36 two bedrooms, 80 one bedrooms and 11 studios
106-110 CORPORATE DRIVE WHITE PLAINS	20 Acres	$26,500,000	$212	N/A	N/A	1/16/2018	Wegmans Food Markets acquired 20 acres at approximately $1,325,000 an Acre. It was their first venture into Westchester County. Building Size: 125,000 SF


SITE
CAMPUS DRIVE ASSEMBLAGE
97-111 & 100-114 HALE STREET
715 DOBBS FERRY ROAD
106-110 CORPORATE DRIVE
62 MAIN STREET
250 MAMARONECK AVE
406 BOSTON POST ROAD
Pleasantville
Armonk
Thornwood
Hawthorne
Pocantico Hills
Sleepy Hollow
Tarrytown
Valhalla
Kensico Reservoir
Elmsford
East Irvington
Fairview
Irvington
Worthington
Woodlands
Hartsdale
Dobbs Ferry
Ardsley
Greenville
Hastings-On-Hudson
Rye Brook
Port Chester
Hudson River
USONIA HISTORIC DISTRICT
NEW YORK CONNECTICUT
EAST WHITE PLAINS
PURCHASE
Wegmans

THE ENCLAVE
(Toll Brothers)

CAMPUS DRIVE ASSEMBLAGE SITE

THE ENCLAVE
BY TOLL BROTHERS

ZONING:	C-O
APPROVAL PROCESS:	Received PUD Zoning because of size of project
TOTAL # OF UNITS:	68
TOTAL # OF AFFORDABLE UNITS:	7
SIZE OF UNITS:	2160-3,000 SF
# OF BEDROOMS:	3-4
SECONDARY MARKET AVERAGE PRICE:	$1.1 M
CURRENT OCCUPANCY LEVEL:	100%
COMMENTS:	Constructed between 2017-2019

5 | APPENDIX

FLOORPLANS *of* BUILDING

Second Floor

First Floor

Third Floor

ZONING *information*

§ 185-18. Campus-Office C-O District (continued)

B. Accessory uses. Accessory uses shall be limited to the following:
(1) Manufacturing, if such activity is in no way noxious or offensive with regard to odor, dust, vibration, fumes, glare,noise, radiation or waste emissions and will not have an adverse effect on neighboring uses or the public health in general.
(2) Warehousing use and shipping. If the Planning Commission deems it to be desirable, any accessory use as outlined in Subsection B(1) hereof may be measured as a portion of the entire C-O development. If the overall planned development is subdivided, such accessory use shall be limited to such quantity and location as approved in the site plan for the entire C-O development prior to subdivision. [Amended 8-23-2004 by L.L. No. 9-2004]
(3) Garden house, toolhouse, storage shed, children's playhouse, greenhouse, or private garage or carport for off-street parking of passenger automobiles of residents on the premises, provided that no accessory structure or use thereof, except HVAC condensing units, shall be: [Amended 9-25-2017 by L.L. No. 4-2017]
(a) Nearer to the front lot line than 60 feet.
(b) Nearer to any rear or side lot line than five feet, except that no off-street parking shall be closer than 50 feet to any RRR through R-4 Districts.
(4) Swimming pool or sport court incidental to the residential use of the premises and not operated for gain, provided that such swimming pool or sport court shall be subject to the following requirements: [Amended 11-22-1999 by L.L. No. 12-1999]
(a) The minimum lot area for a swimming pool or sport court shall be 20,000 square feet.
(b) No part of any swimming pool shall be nearer than 20 feet to any property line, nor nearer to any street line than the rear wall of the residence. In the case of a corner lot, a swimming pool shall not be any closer to the side street than the side wall of the residence.
(c) No part of a sport court shall be nearer than 20 feet to any property line nor, except in the case of corner lots, nearer to any street line than that rear wall of the main building which is located nearest to the street. On a corner lot, a sport court may project within a distance of one of the bounding streets equal to the required front yard.
(d) A pool or sport court shall be screened from the view of abutting properties by means of a thick hedge with a height of not less than six feet six inches or an opaque fence with a height of not more than six feet six inches.
(e) An adequate permanent fence or barrier shall be erected and maintained to prevent accidental entry or unauthorized use of a swimming pool and particularly entry by a small child. [1] Such fence or barrier may be erected so as to completely enclose the swimming pool itself or that portion of the yard in which the swimming pool is situated or the entire property. Such fence or barrier shall be adequately supported and shall not be less than four feet nor more than six feet six inches in height, as determined by the Building Inspector as hereinafter provided. Such fence shall have not more than two openings for ingress or egress. Said opening shall have a self-closing gate or door with an adequate lock, which can be opened from outside the swimming pool enclosure only by means of a key or combination. The gate, door and lock shall at all times be maintained in proper working order to ensure that such gate or door shall be kept closed and locked at all times when the swimming pool is not in use. [2] The type and height of fence or barrier shall be approved by the Building Inspector who, in evaluating a request for approval, shall give due consideration to the adequacy and durability of the proposed fence or barrier to ensure the safety and welfare of the general public, and particularly of small children, and to the terrain and character of the district with a view to conserving the value of buildings and land and encouraging the most appropriate use of land in the Village. In the event of any question as to adequacy, the matter shall be submitted to the Board of Appeals for determination.
(f) Any lighting used in conjunction with such pool or sport court shall be directed away from adjoining properties.
(g) Swimming pools shall be installed so that any planned drainage will not flow into adjoining properties.
(h) Should the owner abandon a swimming pool, he or she shall remove the same if above ground, and he or she shall arrange to fill in the depression if below ground. The Building Inspector shall be notified of the abandonment so that an inspection of the site may be made and the records of the permit be marked accordingly.
(5) Signs, as permitted and regulated in Chapter 148, Signs and Outdoor Display Structures, of the Village Code.
(6) Fences or garden walls (retaining and garden types) for permitted residential uses shall be limited to four feet in height in any front yard and six feet six inches in height in any rear or side yard. For all other permitted uses, such fences or walls may be erected to greater heights if approved or so required by the Planning Commission. The height of a fence or wall shall be measured above the lowest adjacent finished grade. Fences shall be erected with finished side facing the street and/or abutting properties. [Amended 5-29-2002 by L.L. No. 6-2002; 9-25-2017 by L.L. No. 4-2017]
(7) Clinics and cafeterias in fully enclosed buildings and recreation facilities for exclusive use of employees and officers of principal uses permitted herein.
(8) Off-street parking and loading, provided that the parking of commercial vehicles shall be limited to those vehicles located on the same lot as the permitted principal use to which they are accessory.
(9) Antennas, as permitted and regulated in Article VIIB of this chapter.
C. Uses subject to special permit. The following uses are subject to the issuance of a special permit in accordance with § 185-56 of this chapter:
(1) Annual membership clubs incorporated pursuant to the provisions of the Not-for-Profit Corporation Law or the Benevolent Orders Law of the State of New York, catering exclusively to members and their guests, including uses customarily accessory to the same; and private playgrounds,outdoor swimming pools and outdoor sports courts, subject to the restrictions of Subsection B(4) herein, sports courts and recreation buildings not conducted as business enterprises,provided that no building or part of a building erected under the provisions of this subsection shall be located nearer than 50 feet to any street or property line and the following shall be prohibited:

ZONING *information*

§ 185-18. Campus-Office C-O District (continued)

(a) Outdoor entertainment, live or mechanical.
(b) The use of outdoor public-address systems for any purpose except upon issuance of a permit therefor by the Village Clerk.
(c) Exterior lighting, other than that essential for the safety and convenience of the users of the premises.
(2) Except as otherwise provided, all permitted uses, whether principal, incidental or accessory, including all storage, shall be carried on in fully enclosed buildings. Such provisions shall not apply to parking of registered vehicles, outdoor loading or other service activities.
(3) Prohibited uses. Whether or not listed above as a permitted use, any use which is noxious or offensive by reason of emission of odor, dust, vibration, noise, smoke, gas, fumes, glare or radiation or which presents any hazard to public health or safety is prohibited.
(4) Wireless telecommunications services facilities, as permitted and regulated in Article VIIA of this chapter.
D. Additional requirements. In addition to all other requirements of this chapter, the following shall apply to all uses in this district:
(1) Landscaping.
(a) The entire lot, except for areas covered by buildings or surfaced as parking or service areas, shall be suitably landscaped. Where lot lines coincide with or are located within an RRR through R-4 District boundary, there shall be planted along such lines evergreen trees of such type and spacing as shall be approved by the Planning Commission, of an initial height of not less than five feet and adequate ultimately to screen all operations on the lot from the view of properties in the adjoining residence districts. All landscaping shall be properly maintained throughout the life of any use on any lot. At the discretion of the Planning Commission, an alternative type of buffer screening may be approved, provided that, in the judgment of the Planning Commission, it accomplishes the same purpose. Existing walls, trees or landscaping within 20 feet of any street or property line shall not be removed except with the approval of the Planning Commission, or as otherwise required in accordance with the provisions of § 185-43 of this chapter.
(b) A landscaping plan prepared by a qualified person shall be submitted as part of the site plan for review by the Planning Commission.
(2) Ingress and egress. Not more than one point each of vehicular ingress and egress shall be provided for each 200 feet of frontage on each lot. The design and location of the intersection of each driveway with any public street, including the planting and grading of the immediately adjoining land, location of decorative posts or fences and similar elements, shall be subject to approval by the Planning Commission and, if required by law, also by the County or State Department of Public Works.
(3) Off-street parking requirements. Spaces for the parking of passenger automobiles shall be provided in accordance with Schedule VII of § 185-36 of this chapter and shall take place entirely on the lot not nearer than 20 feet to any street or property line. Surface parking areas shall be permanently improved, suitably screened and landscaped as approved by the Planning Commission.
(4) Distance between buildings. The following minimum distances between buildings located on the same lot shall be observed:
(a) Between a principal building and a one-story accessory building: 20 feet.
(b) Between any two other buildings: A distance equal to the average height of such buildings at the points where such buildings are nearest one to the other.
(5) Courts.
(a) Inner courts. An inner court is permitted if the minimum dimension of such court is equal to not less than 1/2 times the average height of all surrounding walls. The height of a wall surrounding an inner court shall be measured from the finished grade at the base thereof to the top of such wall, except that, in the case of roofs with a slope exceeding five inches vertical to twelve 12 inches horizontal, the height shall be measured to the mean point between the top of said wall and the highest point of the roof. Refer to Appendix I of this chapter for illustration of these requirements.[1]
(b) Outer courts. The minimum width of an outer court shall be 20 feet, and the depth thereof shall not exceed its width. Refer to Appendix I of this chapter for illustration of these requirements.[2]
(6) Off-street loading requirements. All loading and unloading shall take place entirely on the lot not nearer than 50 feet to any street line or residence district boundary.
(7) Site illumination. All exterior illumination shall be shielded from the view of all RRR through R-4 District properties and streets, and all such lighting, other than lighting of roads and buildings essential for safety or security reasons or required by governmental regulations, shall be extinguished not later than 9:00 p.m.
(8) Uses combined in one building or on one lot. Where uses are combined in one building or on one lot:
(a) Requirements for parking and loading shall be added together to determine the necessary number of spaces.
(b) Yard and setback requirements shall be the largest applicable provision.

1. Editor's Note: Appendix I is included at the end of this chapter, following Schedules I through VII.
2. Editor's Note: Appendix I is included at the end of this chapter, following Schedules I through VII.

CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of The Campus Drive Assemblage, Pleasantville, NY (the "Property").

This brochure was prepared by RM Friedland LLC, ("RMF"), in its role as Advisor and Exclusive Sales Agent and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RMF or Owner(s) and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner(s), RMF nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner(s) expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner(s) shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner(s) have been fully executed, delivered, and approved by Owner(s) and any conditions to Owner(s) obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner(s) nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner(s) or RM Friedland LLC.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner(s)nor RMF make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to RMF at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner(s), nor constitute an indication that there has been no change in the business or affairs of Owner(s) since the date of preparation of this brochure.

Once you have expressed an offer to acquire the property and have demonstrated certain bona fides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

Zoning is a critical factor in the value of this property. All zoning information must be independently verified.

CAMPUS DRIVE ASSEMBLAGE

CONTACT EXCLUSIVE AGENTS:

JOHN BARRETT

P: 914 968 8500 ext. 320
D: 914 361 4467
C: 646.678.1153
jbarrett@rmfriedland.com

CHRIS O'CALLAGHAN

P: 914.968.8500 ext 342
D: 914-278-6466
C: 914-325-1597
cocallaghan@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

NEW YORK | CONNECTICUT | 914.968.8500 | RMFRIEDLAND.COM