

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Dryden, County of Tompkins and State of New York, being part of Lot No. 73 in said Town, bounded and described as follows:

BEGINNING at a point the following courses and distances from a point in the centerline of Ellis Hollow Road, which point in the centerline of Ellis Hollow Road is located easterly measured along said centerline a total distance of 716.27 ± feet from the point of intersection of said centerline with the centerline of Hartwood Road, and which point is also located North 06° 09' 27" East a distance of 25.0 feet from a point marked by a found iron pipe:

- 1) North 06° 09' 27" East, along the west boundary of lands now or formerly of the E & R Revocable Living Trust (2016-00976), passing through points marked by found iron pipes at a distance of 25.0 feet and 479.76 feet, a total distance of 586.62 feet to a point marked by a found iron pin;
- 2) North 40° 16' 00" East 211.20 feet to a point marked by a pin set with a cap, which point is the true POINT OF BEGINNING;

THENCE South 63° 00' 35" East 431.82 feet to a point marked by a pin set with a cap in the west bounds of lands now or formerly of John & Mary Fitzpatrick (830/20);

THENCE North 22° 58' 27" East, along the Fitzpatrick west boundary, 341.68 feet to a point marked by a found iron pipe;

THENCE North 05° 21' 04" East, along the Fitzpatrick west boundary, a distance of 423.48 feet to a point marked by a pin set with a cap in the south boundary of lands now or formerly of Robert Meyer (660/74);

THENCE North 84° 57' 00" West, along the Meyer south boundary, 310.00 feet to a point marked by a found iron pipe;

THENCE North 83° 02' 04" West, along the Meyer south boundary, 502.80 feet to a point marked by a pin set with a cap in the northeast corner of lands now or formerly of Horace & Elizabeth Mann (573/384);

THENCE South 06° 41' 00" West, along the Mann east boundary, 475.88 feet to a point marked by a point marked by a pin set with a cap;

THENCE South 62° 58' 51" East, at 317.39 feet passing through a point marked by a pin set with a cap a total distance of 343.07 feet to the point or place of beginning, containing 11.4 acres, more or less.

BEING a portion of the lands conveyed to the Grantor by instrument of Elizabeth C. Garnett and Roger W. Garnett, Co-Trustees of the Elizabeth C. Garnett and Roger W. Garnett Revocable Living Trust and Elizabeth C. Garnett, Executor of the Estate of Barbara H. Caldwell dated February 23, 2017 and recorded in the Tompkins County Clerk's Office on February 24, 2017 as Instrument #2017-02064.

The above-described parcel is shown as "Conservation Area" on a survey map dated May 23, 2017 entitled "SUBDIVISION MAP SHOWING PORTION OF LANDS OF TINY TIMBER, LLC LOCATED ON ELLIS HOLLOW ROAD, TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK" by T.G. Miller, P.C., which survey map was filed in the Tompkins County Clerk's Office as Instrument #_____.