

SCHEDULE "A"

Parcel 1

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:

[Metes and bounds description for each lot to be inserted here.]

SUBJECT TO:

1. [For Lot 1, only] The rights of the public in and to that portion of the above-described premises which lie within the public right-of-way of Ellis Hollow Road;
2. An easement granted to New York State Electric & Gas Corporation by instrument dated \_\_\_\_\_ and recorded in the Tompkins County Clerk's Office on \_\_\_\_\_ as Instrument # \_\_\_\_\_.
3. [For Lots 4 and 5, only – turn around easement]

BEING a portion of the lands conveyed to the Grantor by instrument of Timothy W. Wright dated December 4, 2017 and recorded in the Tompkins County Clerk's Office on December 14, 2017 as Instrument #2017-183700.

The above-described parcel is shown as Lot \_\_\_\_\_ on a survey map dated \_\_\_\_\_, 2018 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 on \_\_\_\_\_ as Instrument # \_\_\_\_\_.

Parcel 2

ALSO, AN UNDIVIDED ONE-FIFTH INTEREST, AS TENANT IN COMMON, IN 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:

[Insert metes and bounds description of Lot 6 once survey is available].

SUBJECT TO:

1. The rights of the public in and to that portion of the above-described premises lying within the public right-of-way of Ellis Hollow Road.

2. An easement granted to New York State Electric & Gas Corporation by instrument dated and recorded in the Tompkins County Clerk's Office on as Instrument #
3. Pole line easement granted to New York Electric Corporation by instrument of John Quesal and Madeline M. Quesal dated September 26, 1921 and recorded in the Tompkins County Clerk's Office in Liber 222 of Deeds, at page 197.
4. The Restriction that the above-described premises shall be used as a means of ingress and egress for vehicular and pedestrian traffic to and from the five lots (collectively referred to as "the Properties"), Ellis Hollow Road, and the northern boundary of the subdivision as shown on the above-described survey map. This Restriction may be enforced by any of the owners of the Properties. The above-described Lot 6 is currently improved with a gravel drive. It is expressly understood by the Grantee herein, that by acceptance of this deed, the Grantee agrees to pay 1/5 of any expenses related to the drive and the above-described Lot 6, including, maintenance, snow plowing, insurance, real property taxes, and assessments. In the event there is any disagreement among the property owners as to what expenses need to be incurred in relation to the drive and/or Lot 6, then the vote of the majority of the Property owners shall be controlling on all. In such a vote, each of the five Properties is entitled to one vote, regardless of how many owners there are for each individual Property. In the event that any Property owner fails to pay that Property's share of expenses within 30 days of demand, then any entity which thereafter pays such expenses shall have a claim of reimbursement against the defaulting Property owner, including interest at the then statutory rate for judgments in New York, and reasonable attorney fees. This Agreement shall run with the land and be binding upon the Grantee's heirs, distributees, successors and/or assigns.
5. An easement reserved by Cornell University, its successors and assigns, for ingress and egress for vehicles and pedestrians, to lands owned by Cornell University (612/643) adjoining the premises herein conveyed on the north, which easement extends along the entire easterly line of the above-described premises for a width of 30 feet and length of 1,678.2 feet, more or less, as more particularly shown on the survey map referenced below. This easement is to run from Ellis Hollow Road northerly to other properties owned by Cornell University as reserved in the deed to Timothy W. Wright dated June 13, 2001 and recorded the same day in the Tompkins County Clerk's Office in Liber 906 of Deeds at page 13.

BEING a portion of the lands conveyed to the Grantor by instrument of Timothy W. Wright dated December 4, 2017 and recorded in the Tompkins County Clerk's Office on December 14, 2017 as Instrument #2017-183700.

The above-described parcel is shown as “Gravel Drive (To Be Shared In Common)” on a survey map dated \_\_\_\_\_, 2018 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 on as Instrument # \_\_\_\_\_.

Parcel 1 and Parcel 2 of the above-described premises are Town of Dryden Tax Parcel #'s \_\_\_\_\_, respectively. They do not constitute all or substantially all of the assets of Tiny Timber, LLC.