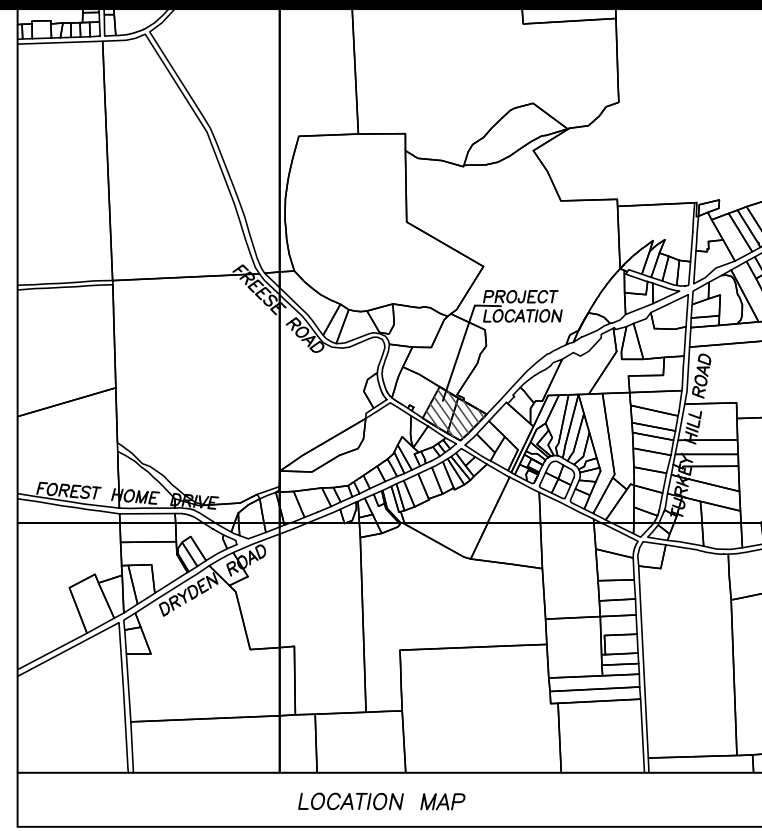


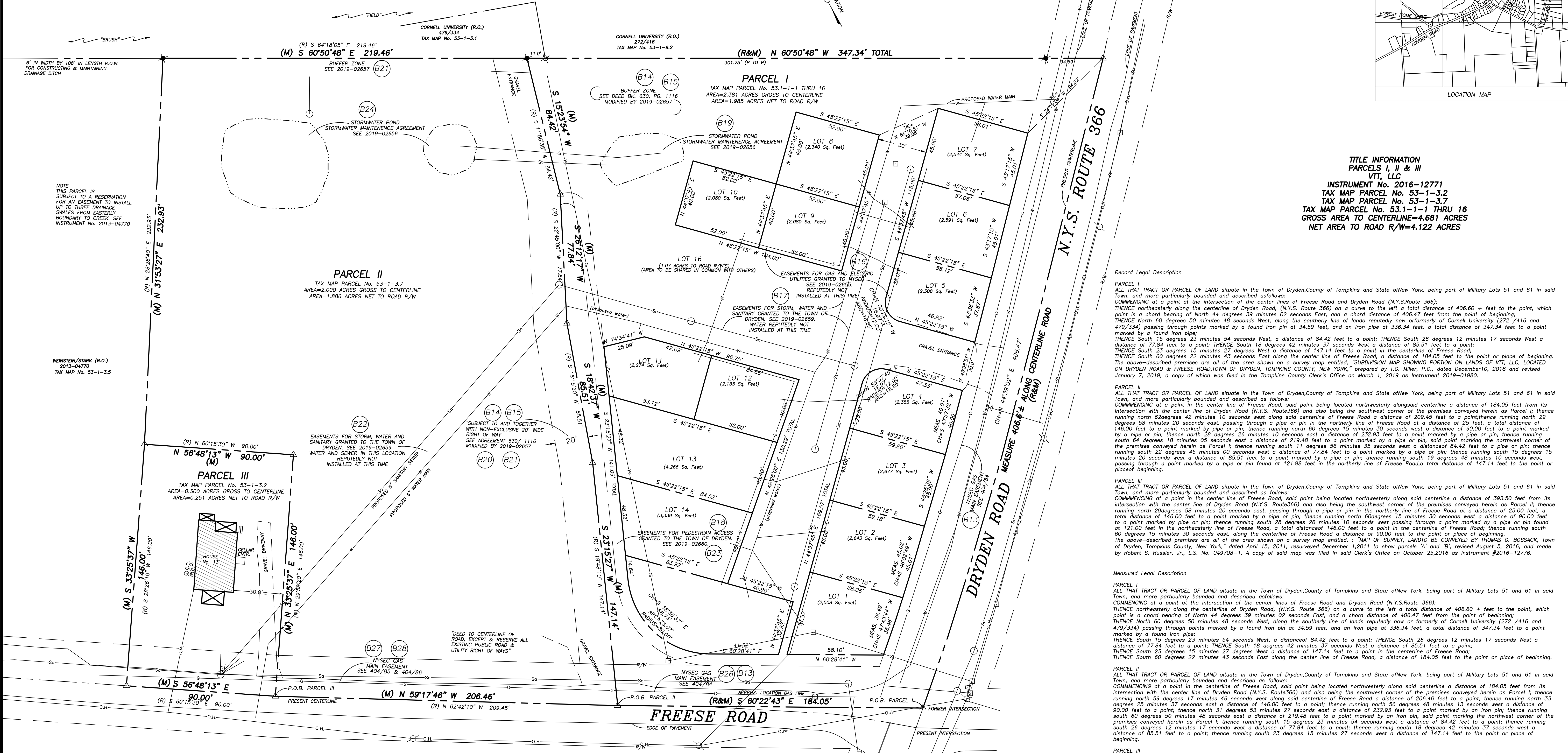
MAP REFERENCES:  
 1.) SURVEY MAP SHOWING LANDS OF NICKOLAS V. BELLISARIO JR. & OTIS S. PHILLIPS... DATED 3/14/2014 BY IAN SHEDS.  
 2.) SURVEY MAP SHOWING LANDS OF VTT, LLC LOCATED ON DRYDEN ROAD & FREESE ROAD... DATED 9/14/2017 BY T.G. MILLER P.C.  
 3.) TOPOGRAPHIC MAP SHOWING PORTION OF LANDS OF VTT, LLC LOCATED ON FREESE ROAD... DATED 6/28/2018.  
 4.) SUBDIVISION MAP SHOWING PORTION OF LANDS OF VTT, LLC... DATED 12/10/2018 AND REVISED 1/7/2019 BY T.G. MILLER P.C.  
 5.) MAP OF SURVEY PARCEL OF LAND TO BE CONVEYED BY ELVIRA T. BOSSACK TO MARTIN L. OTTENSCHOT... DATED 7/27/1987 BY ROBERT S. RUSSELL.

**T. G. MILLER P.C.**  
 ENGINEERS AND SURVEYORS  
 605 WEST STATE STREET, SUITE A  
 ITHACA, NEW YORK 14851  
 PHONE (607) 272-6477

**ALTA/NSPS LAND TITLE SURVEY**  
 SHOWING LANDS OF  
**VTT, LLC**  
 DRYDEN ROAD AND FREESE ROAD  
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



**TITLE INFORMATION**  
**PARCELS I, II & III**  
**VTT, LLC**  
**INSTRUMENT No. 2016-12771**  
**TAX MAP PARCEL No. 53-1-3.2**  
**TAX MAP PARCEL No. 53-1-3.7**  
**TAX MAP PARCEL No. 53.1-1-1 THRU 16**  
**GROSS AREA TO CENTERLINE=4.681 ACRES**  
**NET AREA TO ROAD R/W=4.122 ACRES**



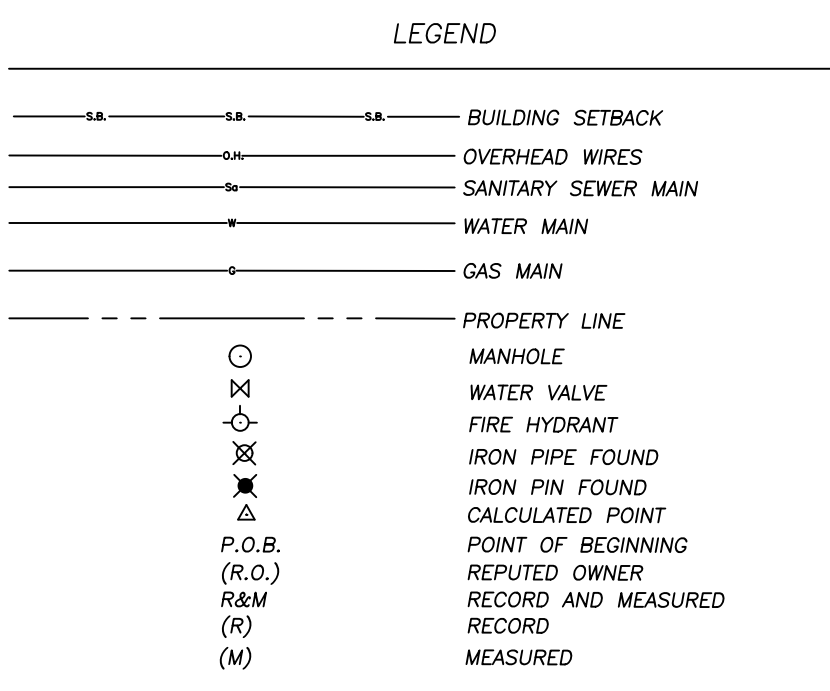
**Record Legal Description**  
**PARCEL I**  
 ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being part of Military Lots 51 and 61 in said Town, and more particularly bounded and described as follows:  
 COMMENCING at a point at the intersection of the center lines of Freese Road and Dryden Road (N.Y.S. Route 366); THENCE northwesterly along the centerline of Dryden Road (N.Y.S. Route 366) on a curve to the left a total distance of 406.60 + feet to the point, which point is a chord bearing of North 44 degrees 39 minutes 02 seconds East, and a chord distance of 406.47 feet from the point of beginning; THENCE North 60 degrees 50 minutes 48 seconds West, along the southerly line of lands reputedly now formerly of Cornell University (272 /416 and 479/334) passing through points marked by a found iron pin at 34.59 feet, and an iron pipe at 336.34 feet, a total distance of 347.34 feet to a point marked by a found iron pipe;  
 THENCE South 15 degrees 23 minutes 54 seconds West, a distance of 84.42 feet to a point; THENCE South 26 degrees 12 minutes 17 seconds West a distance of 77.84 feet to a point; THENCE South 18 degrees 42 minutes 37 seconds West a distance of 85.51 feet to a point; THENCE North 60 degrees 50 minutes 48 seconds East, a distance of 406.60 feet to the point of beginning.  
**PARCEL II**  
 ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being part of Military Lots 51 and 61 in said Town, and more particularly bounded and described as follows:  
 COMMENCING at a point in the center line of Freese Road, said point being located northwesterly along said centerline a distance of 184.05 feet from its intersection with the center line of Dryden Road (N.Y.S. Route 366) and also being the southwest corner of the premises conveyed herein as Parcel I; thence running north 62 degrees 42 minutes 10 seconds west along said centerline of Freese Road a distance of 209.45 feet to a point; thence running north 29 degrees 58 minutes 20 seconds east, passing through a pipe or pin in the northerly line of Freese Road at a distance of 25 feet, a total distance of 146.00 feet to a point marked by a pipe or pin; thence running south 11 degrees 56 minutes 35 seconds west a distance of 84.42 feet to a pipe or pin; thence running south 22 degrees 45 minutes 00 seconds east, a distance of 77.84 feet to a point marked by a pipe or pin; thence running south 15 degrees 15 minutes 20 seconds west a distance of 85.51 feet to a point marked by a pipe or pin; thence running south 19 degrees 48 minutes 10 seconds west, passing through a point marked by a pipe or pin found at 121.98 feet in the northerly line of Freese Road a total distance of 147.14 feet to the point or place of beginning.  
**PARCEL III**  
 ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being part of Military Lots 51 and 61 in said Town, and more particularly bounded and described as follows:  
 COMMENCING at a point in the center line of Freese Road, said point being located northwesterly along said centerline a distance of 393.50 feet from its intersection with the center line of Dryden Road (N.Y.S. Route 366) and also being the southwest corner of the premises conveyed herein as Parcel I; thence running north 29 degrees 58 minutes 20 seconds east, passing through a pipe or pin in the northerly line of Freese Road at a distance of 25.00 feet, a total distance of 146.00 feet to a point marked by a pipe or pin; thence running south 11 degrees 56 minutes 35 seconds west a distance of 84.42 feet to a pipe or pin; thence running south 22 degrees 45 minutes 00 seconds east, a distance of 77.84 feet to a point marked by a pipe or pin; thence running south 15 degrees 15 minutes 20 seconds west a distance of 85.51 feet to a point marked by a pipe or pin; thence running south 19 degrees 48 minutes 10 seconds west, passing through a point marked by a pipe or pin found at 121.98 feet in the northerly line of Freese Road a total distance of 147.14 feet to the point or place of beginning.

**Measured Legal Description**  
**PARCEL I**  
 ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being part of Military Lots 51 and 61 in said Town, and more particularly bounded and described as follows:  
 COMMENCING at a point at the intersection of the center lines of Freese Road and Dryden Road (N.Y.S. Route 366); THENCE northwesterly along the centerline of Dryden Road (N.Y.S. Route 366) on a curve to the left a total distance of 406.60 + feet to the point, which point is a chord bearing of North 44 degrees 39 minutes 02 seconds East, and a chord distance of 406.47 feet from the point of beginning; THENCE North 60 degrees 50 minutes 48 seconds West, along the southerly line of lands reputedly now formerly of Cornell University (272 /416 and 479/334) passing through points marked by a found iron pin at 34.59 feet, and an iron pipe at 336.34 feet, a total distance of 347.34 feet to a point marked by a found iron pipe;  
 THENCE South 15 degrees 23 minutes 54 seconds West, a distance of 84.42 feet to a point; THENCE South 26 degrees 12 minutes 17 seconds West a distance of 77.84 feet to a point; THENCE South 18 degrees 42 minutes 37 seconds West a distance of 85.51 feet to a point; THENCE North 60 degrees 50 minutes 48 seconds East, a distance of 406.60 feet to the point of beginning.  
**PARCEL II**  
 ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being part of Military Lots 51 and 61 in said Town, and more particularly bounded and described as follows:  
 COMMENCING at a point in the center line of Freese Road, said point being located northwesterly along said centerline a distance of 184.05 feet from its intersection with the center line of Dryden Road (N.Y.S. Route 366) and also being the southwest corner of the premises conveyed herein as Parcel I; thence running north 62 degrees 42 minutes 10 seconds west along said centerline of Freese Road a distance of 209.45 feet to a point; thence running north 29 degrees 58 minutes 20 seconds east, passing through a pipe or pin in the northerly line of Freese Road at a distance of 25 feet, a total distance of 146.00 feet to a point marked by a pipe or pin; thence running south 11 degrees 56 minutes 35 seconds west a distance of 84.42 feet to a pipe or pin; thence running south 22 degrees 45 minutes 00 seconds east, a distance of 77.84 feet to a point marked by a pipe or pin; thence running south 15 degrees 15 minutes 20 seconds west a distance of 85.51 feet to a point marked by a pipe or pin; thence running south 19 degrees 48 minutes 10 seconds west, passing through a point marked by a pipe or pin found at 121.98 feet in the northerly line of Freese Road a total distance of 147.14 feet to the point or place of beginning.  
**PARCEL III**  
 ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being part of Military Lots 51 and 61 in said Town, and more particularly bounded and described as follows:  
 COMMENCING at a point in the center line of Freese Road, said point being located northwesterly along said centerline a distance of 400.51 feet from its intersection with the center line of Dryden Road (N.Y.S. Route 366) and also being the southwest corner of the premises conveyed herein as Parcel I; thence running north 33 degrees 25 minutes 37 seconds east a distance of 146.00 feet to a point; thence running north 56 degrees 48 minutes 13 seconds west a distance of 90.00 feet to a point; thence running south 53 degrees 27 seconds east a distance of 232.83 feet to a point marked by an iron pin; thence running south 60 degrees 50 minutes 48 seconds east a distance of 219.48 feet to a point marked by an iron pin; said point marking the northwest corner of the premises conveyed herein as Parcel I; thence running south 15 degrees 23 minutes 54 seconds west a distance of 84.42 feet to a point; thence running south 20 degrees 12 minutes 17 seconds west a distance of 77.84 feet to a point; thence running south 18 degrees 42 minutes 37 seconds west a distance of 85.51 feet to a point; thence running south 23 degrees 15 minutes 27 seconds west a distance of 147.14 feet to the point or place of beginning.

Schedule B Section II items - Stewart Title Insurance Company Title No. 0-101

**PARCEL I**  
 13. Easement granted to New York State Electric & Gas Corporation by instrument dated September 3, 1957 and recorded February 7, 1958 in said Clerk's Office in Liber 404 of Deeds at page 84. This item is plotted hereon.  
 14. Agreement among Elvira T. Bossack, Martin L. Ottenschot and Cornell University, recorded October 13, 1987 in said Clerk's Office in Liber 630 of Deeds at page 1116 to the extent that such agreement was modified by the Modification Agreement between Cornell University and VTT, LLC dated February 28, 2019 and recorded in said Clerk's Office on March 20, 2019 as Instrument #2019-02657. This item is plotted hereon.  
 15. Modification Agreement between Cornell University and VTT, LLC dated February 28, 2019 and recorded in said Clerk's Office on March 20, 2019 as Instrument #2019-02657. This item is plotted hereon.  
 16. Right of way granted to New York State Electric and Gas Corporation recorded in said Clerk's Office on March 20, 2019 as Instrument #2019-02655. This item is plotted hereon.  
 17. Storm, Water and Sewer Easement granted to the Town of Dryden by instrument dated March 14, 2019 and recorded in the Tompkins County Clerk's Office on March 20, 2019 as Instrument #2019-02659. This item is plotted hereon.  
 18. Easement for Pedestrian Use granted to the Town of Dryden by instrument dated March 14, 2019 and recorded in the said Clerk's Office on March 20, 2019 as Instrument #2019-02660. This item is plotted hereon.  
 19. Terms and Conditions in the Stormwater Maintenance and Easement Agreement between VTT, LLC and the Town of Dryden, dated March 14, 2019 and recorded in said Clerk's Office on March 20, 2019 as Instrument #2019-02656. This item is plotted hereon.

**PARCEL II**  
 20. Agreement among Elvira T. Bossack, Martin L. Ottenschot and Cornell University, recorded October 13, 1987 in said Clerk's Office in Liber 630 of Deeds at page 1116 (including rights in a non-exclusive 20-foot right of way) to the extent that such agreement was modified by the Modification Agreement between Cornell University and VTT, LLC dated February 28, 2019 and recorded in said Clerk's Office on March 20, 2019 as Instrument #2019-02657. This item is plotted hereon.  
 21. Modification Agreement between Cornell University and VTT, LLC dated February 28, 2019 and recorded in said Clerk's Office on March 20, 2019 as Instrument #2019-02657. This item is plotted hereon.  
 22. Storm, Water and Sewer Easement granted to the Town of Dryden by instrument dated March 14, 2019 and recorded in the Tompkins County Clerk's Office on March 20, 2019 as Instrument #2019-02659. This item is plotted hereon.  
 23. Easement for Pedestrian Use granted to the Town of Dryden by instrument dated March 14, 2019 and recorded in the said Clerk's Office on March 20, 2019 as Instrument #2019-02660. This item is plotted hereon.  
 24. Terms and Conditions in the Stormwater Maintenance and Easement Agreement between VTT, LLC and the Town of Dryden, dated March 14, 2019 and recorded in said Clerk's Office on March 20, 2019 as Instrument #2019-02656. This item is plotted hereon.  
 25. Easement granted to New York State Electric & Gas Corporation by instrument dated September 3, 1957 and recorded February 7, 1958 in said Clerk's Office in Liber 404 of Deeds at page 84. This item is plotted hereon.  
 26. Easement granted to New York State Electric & Gas Corporation by instrument dated August 20, 1957 and recorded February 7, 1958 in said Clerk's Office in Liber 404 of Deeds at page 85. This item is plotted hereon.  
 28. Easement granted to New York State Electric and Gas Corporation by instrument dated August 20, 1957 and recorded February 7, 1958 in said Clerk's Office in Liber 404 of Deeds at page 86. This item is plotted hereon.



**ZONING INFORMATION**  
 PARCEL ZONED VHMUD - VARNA HAMLET MIXED USE DISTRICT  
 MINIMUM LOT SIZE - 1 ACRE  
 MINIMUM LOT FRONTAGE - 45 FEET  
 MINIMUM FRONT YARD SETBACK - 10 FEET  
 MINIMUM SIDE YARD SETBACK - 7.5 FEET  
 MINIMUM REAR YARD SETBACK - 25 FEET  
 MAXIMUM BUILDING HEIGHT - 40 FEET  
 MAXIMUM BUILDING FOOTPRINT - 5,000 S.F.  
 MINIMUM GREEN SPACE - 40%  
 NUMBER OF PARKING SPACES - 45 STANDARD - 2 ADA  
 INFORMATION BASED UPON DRAWING ENTITLED "SITE DEVELOPMENT PLANS FOR MAINTENANCE..." DATED 3/11/20 BY MARATHON ENGINEERING

- NOTES:**
- 1.) REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY TITLE No. 0-101.
  - 2.) THE PROPERTY DESCRIBED ON THIS SURVEY MATCHES THE DESCRIPTION DESCRIBED IN THE TITLE COMMITMENT.
  - 3.) THE PROPERTY HAS 0 STRIPED PARKING SPACES.
  - 4.) UTILITY INFORMATION SHOWN HEREON IS A COMBINATION OF FIELD OBSERVATIONS ALONG WITH DESIGN DOCUMENTS BY OTHERS.
  - 5.) THE PROPERTY HAS PUBLIC ACCESS TO FREESE ROAD AND DRYDEN ROAD.
  - 6.) THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE C ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NUMBER 360848 B DATED MAY 15, 1985.
  - 7.) THE SITE IS LOCALLY KNOWN AS A CLEAN FILL SITE. NO EVIDENCE OF CURRENT EARTH MOVING WORK AT TIME OF FIELDWORK.
  - 8.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
  - 9.) NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - 10.) NO EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - 11.) THERE ARE NO FEDERALLY DESIGNATED WETLANDS ON THE SUBJECT PROPERTY.
  - 12.) THIS SURVEY MATHEMATICALLY CLOSES.
  - 13.) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVES OR BURIAL GROUNDS.
  - 14.) THERE ARE NO ENCROACHMENTS OF BUILDINGS OVER THE PROPERTY LINES.
  - 15.) NO OBSERVED EVIDENCE OF UNDERGROUND ENCROACHMENTS INCLUDING DRAINS OR PIPES.

DATE	REVISION

**Warning**  
 ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

**DARRIN A. BROCK, L.S.**  
 N.Y.S. LICENSE No. 050597

SIGNATURE  
 LICENSED LAND SURVEYOR

DATE: 8/24/2020 JOB No. S20582  
 SCALE: 1"=30'  
 DRAWN BY: DAB SHEET 1 OF 1  
 CHECKED: DLD

