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INFINIGY
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2000 Corporate Drive
Cantonburg, PA 15317

SURVEY LICENSE

MICHAEL D. ROZESKI - LIC. NO. 050523
CONSULTANT
Climax Development of W.N.Y.
140 West Maplemead Road - Williamsport, New York 14221
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REVISIONS	DESCRIPTION	DATE	BY	REV

SITE NAME
REACH RUN - RENDANO

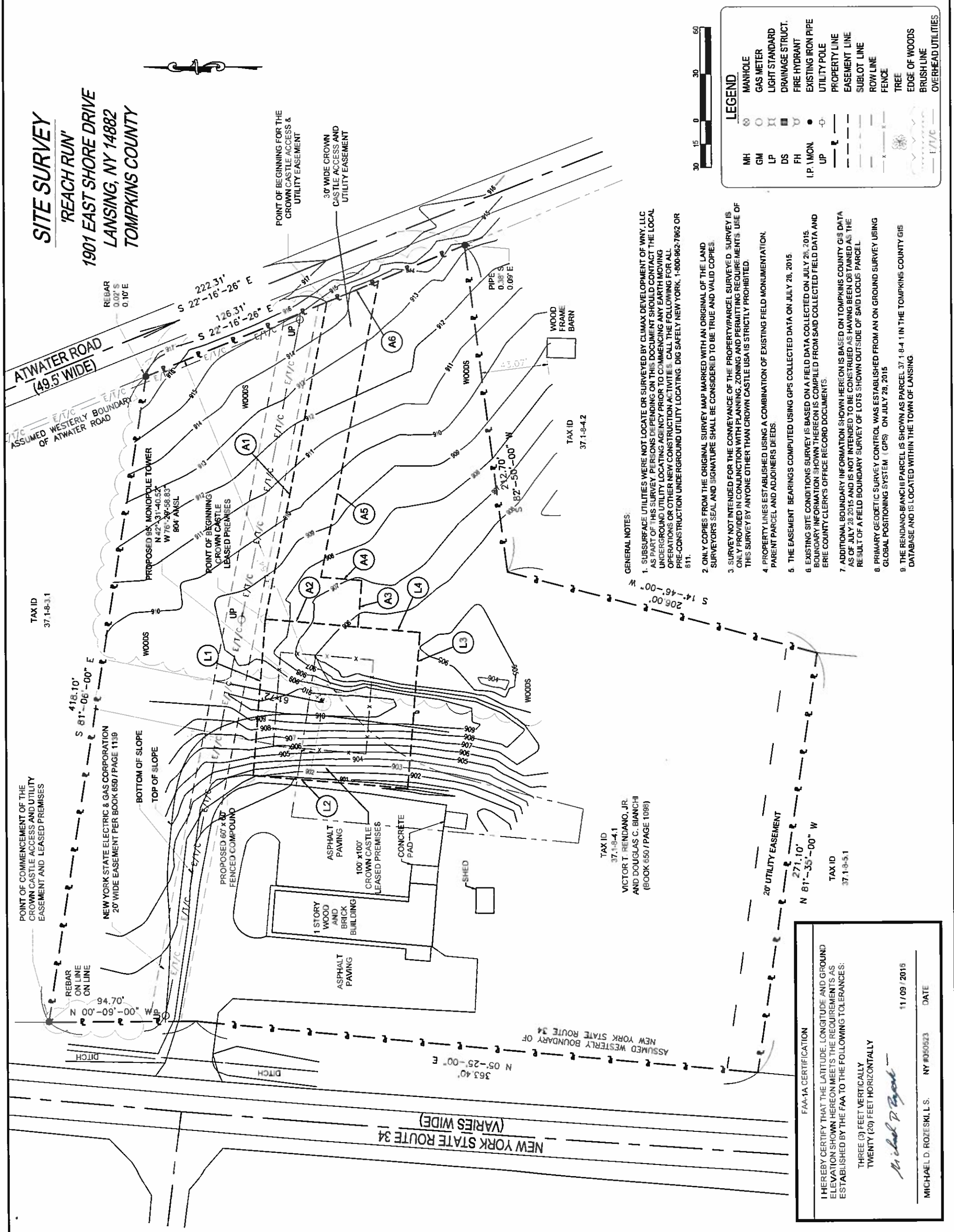
BUILDING
822024

SITE ADDRESS
**1901 E. SHORE DRIVE
LANSING, NY 14882**

SHEET DESCRIPTION
SITE SURVEY

SHEET NUMBER
C-1

SITE SURVEY
'REACH RUN'
1901 EAST SHORE DRIVE
LANSING, NY 14882
TOMPKINS COUNTY



LEGEND

MH	MANHOLE
GM	GAS METER
LP	LIGHT STANDARD
DS	DRAINAGE STRUCT.
FH	FIRE HYDRANT
I.P. 1 MON.	EXISTING IRON PIPE
UP	UTILITY POLE
---	PROPERTY LINE
---	EASEMENT LINE
---	SUBLOT LINE
---	ROW LINE
---	FENCE
---	TREE
---	EDGE OF WOODS
---	BRUSH LINE
---	OVER-HEAD UTILITIES

- GENERAL NOTES:**
- SUBSURFACE UTILITIES WERE NOT LOCATE OR SURVEYED BY CLIMAX DEVELOPMENT OF WNY, LLC AS PART OF THIS SURVEY. PERSONS DEPENDING ON THIS DOCUMENT SHOULD CONTACT THE LOCAL UNDERGROUND UTILITY LOCATING AGENCY PRIOR TO COMMENCING ANY EARTH MOVING OPERATIONS OR OTHER NEW CONSTRUCTION ACTIVITIES. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION UNDERGROUND UTILITY LOCATING: DIG SAFELY NEW YORK, 1-800-962-7862 OR 811.
 - ONLY COPIES FROM THE ORIGINAL SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
 - SURVEY NOT INTENDED FOR THE CONVEYANCE OF THE PROPERTY/PARCEL SURVEYED. SURVEY IS ONLY PROVIDED IN CONJUNCTION WITH PLANNING, ZONING AND PERMITTING REQUIREMENTS. USE OF THIS SURVEY BY ANYONE OTHER THAN CROWN CASTLE USA IS STRICTLY PROHIBITED.
 - PROPERTY LINES ESTABLISHED USING A COMBINATION OF EXISTING FIELD MONUMENTATION, PARENT PARCEL AND ADJOINERS DEEDS.
 - THE EASEMENT BEARINGS COMPUTED USING GPS COLLECTED DATA ON JULY 28, 2015.
 - EXISTING SITE CONDITIONS SURVEY IS BASED ON A FIELD DATA COLLECTED ON JULY 28, 2015. BOUNDARY INFORMATION SHOWN THEREON IS COMPILED FROM SAID COLLECTED FIELD DATA AND ERIE COUNTY CLERK'S OFFICE RECORD DOCUMENTS.
 - ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON IS BASED ON TOMPKINS COUNTY GIS DATA AS OF JULY 28, 2015 AND IS NOT INTENDED TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY OF LOTS SHOWN OUTSIDE OF SAID LOCUS PARCEL.
 - PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON GROUND SURVEY USING GLOBAL POSITIONING SYSTEM (GPS) ON JULY 28, 2015.
 - THE RENDANO-BIANCHI PARCEL IS SHOWN AS PARCEL 37.1-8-4.1 IN THE TOMPKINS COUNTY GIS DATABASE AND IS LOCATED WITHIN THE TOWN OF LANSING.

TAX ID
37.1-8-4.1
VICTOR T. RENDANO, JR.
AND DOUGLAS C. BIANCHI
(BOOK 650 / PAGE 1098)

TAX ID
37.1-8-5.1

FAA-1A CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE AND GROUND ELEVATION SHOWN HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FAA TO THE FOLLOWING TOLERANCES:
THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY

Michael D. Rozeski
MICHAEL D. ROZESKI, L.S. NY #050523 DATE 11/09/2015



PLANS PREPARED BY:

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REVISIONS	DESCRIPTION	DATE	BY	REV

SITE NAME

REACH RUN - RENDANO

BLN

822024

SITE ADDRESS

**1901 E. SHORE DRIVE
LANSING, NY 14882**

SHEET DESCRIPTION

**PARENT PARCEL, EASEMENT
AND LEASED PREMISES
DESCRIPTIONS**

SHEET NUMBER

C-2

PARENT PARCEL
BOOK 650 / PAGE 1098

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS AND STATE OF NEW YORK, BEING A PART OF LOTS 87 AND 90 IN SAID TOWN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF NEW YORK STATE ROUTE 34 (ALSO KNOWN AS EAST SHORE DRIVE), SAID POINT BEING AT THE NORTHEAST CORNER OF PREMISES TAKEN BY THE STATE OF NEW YORK FOR HIGHWAY APPROPRIATION (LIBER 443 OF DEEDS, PAGE 304; MAP #55 PAR. 6B; FILE 399); THENCE SOUTH 81° 06' EAST ALONG THE SOUTH LINE OF PREMISES NOW OR FORMERLY OWNED BY MEAL (LIBER 547 OF DEEDS, PAGE 1167), PASSING THROUGH AN IRON PIN AT 418.1 FEET SET IN THE WEST LINE OF ATWATER ROAD, AND RUNNING A TOTAL DISTANCE OF 448.1 FEET TO A POINT IN THE CENTERLINE OF ATWATER ROAD. THENCE SOUTH 21° 33' EAST ALONG THE CENTERLINE OF ATWATER ROAD 233.0 FEET. THENCE SOUTH 82° 50' WEST PASSING THROUGH A PIPE AT 23.8 FEET, AND RUNNING A TOTAL DISTANCE OF 236.5 FEET TO A PIPE; THENCE SOUTH 14° 46' WEST 206.0 FEET TO A POINT WHICH SAID POINT IS 0.7 FEET NORTHERLY OF AN IRON PIN IN THE CENTERLINE OF A HEDGEROW; THENCE ON AN AVERAGE BEARING LINE OF NORTH 81° 35' WEST 271.1 FEET TO A PIPE SET IN THE EAST LINE OF NEW YORK STATE ROUTE 34; THENCE NORTH 5° 25' EAST 363.4 FEET ALONG THE EAST LINE OF NEW YORK FEET ALONG THE EASTERLY LINE OF NEW YORK STATE ROUTE 34 TO AN IRON PIN AND THE POINT OR PLACE OF BEGINNING.

TAX I.D. NUMBER: 37.1-8-4.1

BEING THE SAME PROPERTY CONVEYED TO VICTOR T. RENDANO, JR., AS A 50% TENANT IN COMMON WITH DOUGLAS C. BIANCHI, AS A 50% TENANT IN COMMON, GRANTEE, FROM VICTOR T. RENDANO, JR., AS TO A TWO-THIRDS INTEREST AS TENANT IN COMMON WITH DOUGLAS C. BIANCHI, AS A ONE-THIRD INTEREST AS TENANT IN COMMON, GRANTOR, BY DEED RECORDED 11/15/1989, AS BOOK 650, PAGE 1098 OF THE TOMPKINS COUNTY RECORDS.

30' CROWN CASTLE ACCESS AND UTILITY EASEMENT

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS AND STATE OF NEW YORK, BEING A PART OF LOTS 87 AND 90 IN SAID TOWN AND BEING A PORTION OF LAND CONVEYED TO VICTOR T. RENDANO AND DOUGLAS C. BIANCHI AND MORE FULLY DESCRIBED IN VOLUME 650 AT PAGE 1098 OF THE TOMPKINS COUNTY CLERK'S OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN THE EAST LINE OF NEW YORK STATE ROUTE 34 (ALSO KNOWN AS EAST SHORE DRIVE), SAID POINT BEING THE NORTHEAST CORNER OF PREMISES TAKEN BY THE STATE OF NEW YORK FOR HIGHWAY APPROPRIATION (LIBER 443 OF DEEDS, PAGE 304; MAP #55 PAR. 6B; FILE 399), THENCE ALONG THE NORTHERLY LINE OF SAID LANDS OF VICTOR T. RENDANO AND DOUGLAS C. BIANCHI, S 81° 06' 00" E, DISTANCE 418.10' TO A POINT ON THE WESTERLY BOUNDS OF ATWATER ROAD (49.50' WIDE), THENCE ALONG SAID WESTERLY LINE OF ATWATER ROAD, S 22° 16' 26" E, DISTANCE 126.31' TO THE TRUE POINT AND PLACE OF BEGINNING; THENCE THROUGH THE SAID LANDS OF VICTOR T. RENDANO AND DOUGLAS C. BIANCHI THE FOLLOWING SIX (6) COURSES:

- A1.) N 78°-44'-45" W, 208.93', TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPOSED 100' X 100' CROWN CASTLE LEASE PREMISES, THENCE ALONG THE EASTERLY BOUNDS,
- A2.) S 04°-50'-00" W 60.00' TO A POINT, THENCE CONTINUING THROUGH THE SAID LANDS OF VICTOR T. RENDANO AND DOUGLAS C. BIANCHI
- A3.) S 85°-10'-00" E, 30.00', THENCE
- A4.) N 04°-50'-00" E, 26.43', THENCE
- A5.) S 78°-44'-45" E, 195.24', TO A POINT ON THE WESTERLY BOUNDS OF ATWATER ROAD, THENCE ALONG SAID WESTERLY BOUNDS,
- A6.) N 22°-16'-26" W, 35.98', TO THE POINT AND PLACE OF BEGINNING, CONTAINING AREA OF 0.170 ACRES MORE OR LESS

100' X 100' CROWN CASTLE LEASE PREMISES

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS AND STATE OF NEW YORK, BEING A PART OF LOTS 87 AND 90 IN SAID TOWN AND BEING A PORTION OF LAND CONVEYED TO VICTOR T. RENDANO AND DOUGLAS C. BIANCHI AND MORE FULLY DESCRIBED IN VOLUME 650 AT PAGE 1098 OF THE TOMPKINS COUNTY CLERK'S OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN THE EAST LINE OF NEW YORK STATE ROUTE 34 (ALSO KNOWN AS EAST SHORE DRIVE), SAID POINT BEING THE NORTHEAST CORNER OF PREMISES TAKEN BY THE STATE OF NEW YORK FOR HIGHWAY APPROPRIATION (LIBER 443 OF DEEDS, PAGE 304; MAP #55 PAR. 6B; FILE 399); THENCE ALONG THE NORTHERLY LINE OF SAID LANDS OF VICTOR T. RENDANO AND DOUGLAS C. BIANCHI, S 81°-06'-00" E, DISTANCE 418.10' TO A POINT ON THE WESTERLY BOUNDS OF ATWATER ROAD (49.50' WIDE), THENCE ALONG SAID WESTERLY LINE OF ATWATER ROAD, S 22°-16'-26" E, DISTANCE 126.31' TO A POINT, THENCE THROUGH THE SAID LANDS OF VICTOR T. RENDANO AND DOUGLAS C. BIANCHI, N 78°-44'-45" W, DISTANCE 208.83' TO THE TRUE POINT AND PLACE OF BEGINNING, THENCE CONTINUING THROUGH THE SAID LANDS OF VICTOR T. RENDANO AND DOUGLAS C. BIANCHI THE FOLLOWING FOUR (4) COURSES:

- L1.) N 85°-10'-00" W, 100.00', THENCE
- L2.) S 04°-50'-00" W, 100.00', THENCE
- L3.) S 85°-10'-00" E, 100.00', THENCE
- L4.) N 04°-50'-00" E, 100.00', TO THE POINT AND PLACE OF BEGINNING, CONTAINING AREA OF 0.230 ACRES MORE OR LESS



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REVISION	DESCRIPTION	DATE	BY	REV

SITE NAME

REACH RUN - RENDANO

RUN

822024

SITE ADDRESS

1901 E. SHORE DRIVE
LANSING, NY 14882

SHEET DESCRIPTION

SURVEYOR CERTIFICATION & TITLE REVIEW

SHEET NUMBER

C-3

EXCEPTION 21: SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE SURVEY MAP SHOWING LANDS OF GERALD C. & ARLENE C. CAWARD, SR., AS RECORDED IN INSTRUMENT NO. BF032295-001 OF TOMPKINS COUNTY RECORDS. (THE SURVEY MAP, SHOWN AS TITLE EXCEPTION 21 CONTAINS COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY THAT IMPACT THE PARENT PARCEL. ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY ARE LOCATED AWAY FROM THE PROPOSED CROWN CASTLE LEASE AREA AND PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT AND THEREFORE HAVE NO IMPACT TO THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT)

EXCEPTION 22: EASEMENT IN FAVOR OF NEW YORK STATE ELECTRIC & GAS CORPORATION, RECORDED 17/7/1989, AS BOOK 650, PAGE 1139 OF THE TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 650, PAGE 1139 OF THE TOMPKINS COUNTY RECORDS IMPACTS THE PARENT PARCEL BUT IS LOCATED AWAY FROM THE PROPOSED CROWN CASTLE LEASE AREA AND PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT AND THEREFORE HAS NO IMPACT TO THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT)

EXCEPTION 23: MEMORANDUM OF LEASE BY AND BETWEEN VICTOR T. RENDANO, JR. AND DOUGLAS C. BIANCHI, LESSOR(S) AND TCW ASSOCIATES, INC., LESSEE(S), RECORDED 03/16/1990 AS BOOK 653, PAGE 268 OF THE TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 653, PAGE 268 OF THE TOMPKINS COUNTY RECORDS IMPACTS THE PARENT PARCEL BUT THE SUBJECT LEASE HAS EXPIRED. A SITE INSPECTION WAS PERFORMED ON NOVEMBER 19, 2017 AND NO PHYSICAL FEATURES WERE FOUND WHICH MAY IMPACT THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT)

EXCEPTION 12: RIGHT OF WAY IN FAVOR OF NEW YORK STATE ELECTRIC & GAS CORPORATION, RECORDED 06/21/1930 IN BOOK 222, PAGE 23 OF TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 222, PAGE 23 OF TOMPKINS COUNTY RECORDS DOES NOT PROVIDE ENOUGH INFORMATION TO FACTUALLY DETERMINE IF BOOK 222, PAGE 23 OF TOMPKINS COUNTY RECORDS DOES IN FACT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT. A SITE INSPECTION ON THE PROPERTY WAS PERFORMED ON NOVEMBER 19, 2017 AND DID NOT REVEAL A PHYSICAL REPRESENTATION (POLES AND WIRES) OF THE NEW YORK STATE ELECTRIC & GAS CORPORATION RIGHT OF WAY IN THE AREA OF THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)

EXCEPTION 13: RIGHT OF WAY IN FAVOR OF NEW YORK STATE ELECTRIC & GAS CORPORATION, RECORDED 10/15/1937 IN BOOK 241, PAGE 249 OF TOMPKINS COUNTY RECORDS (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 241, PAGE 249 OF TOMPKINS COUNTY RECORDS DOES NOT PROVIDE ENOUGH INFORMATION TO FACTUALLY DETERMINE IF BOOK 241, PAGE 249 OF TOMPKINS COUNTY RECORDS DOES IN FACT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT. A SITE INSPECTION ON THE PROPERTY WAS PERFORMED ON NOVEMBER 19, 2017 AND DID NOT REVEAL A PHYSICAL REPRESENTATION (POLES AND WIRES) OF THE NEW YORK STATE ELECTRIC & GAS CORPORATION RIGHT OF WAY IN THE AREA OF THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)

EXCEPTION 14: EASEMENT IN FAVOR OF NEW YORK STATE ELECTRIC & GAS CORPORATION, RECORDED 08/17/1947, AS BOOK 302, PAGE 456 OF THE TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 302, PAGE 456 OF TOMPKINS COUNTY RECORDS DOES NOT PROVIDE ENOUGH INFORMATION TO FACTUALLY DETERMINE IF BOOK 302, PAGE 456 OF TOMPKINS COUNTY RECORDS DOES IN FACT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT. A SITE INSPECTION ON THE PROPERTY WAS PERFORMED ON NOVEMBER 19, 2017 AND DID NOT REVEAL A PHYSICAL REPRESENTATION (POLES AND WIRES) OF THE NEW YORK STATE ELECTRIC & GAS CORPORATION EASEMENT IN THE AREA OF THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)

EXCEPTION 15: MINING RIGHTS IN FAVOR OF CAYUGA ROCK SALT COMPANY, INC., RECORDED 07/20/1948, AS BOOK 311, PAGE 111 OF THE TOMPKINS COUNTY RECORDS. (WE WERE NOT ABLE TO DETERMINE WHETHER THE EXCEPTION IMPACTS THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT AS IT IS BLANKET IN NATURE. A SITE INSPECTION WAS PERFORMED ON NOVEMBER 19, 2017 OF THE PROPOSED CROWN CASTLE LEASE AREA AND PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT DID NOT REVEAL THE PRESENCE OF ANY CURRENT OF FORMER MINING OPERATIONS.)

EXCEPTION 16: MINING RIGHTS IN FAVOR OF CAYUGA ROCK SALT COMPANY, INC., RECORDED 10/08/1948, AS BOOK 314, PAGE 186 OF THE TOMPKINS COUNTY RECORDS. (WE WERE NOT ABLE TO DETERMINE WHETHER THE EXCEPTION IMPACTS THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT AS IT IS BLANKET IN NATURE. A SITE INSPECTION WAS PERFORMED ON NOVEMBER 19, 2017 OF THE PROPOSED CROWN CASTLE LEASE AREA AND PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT DID NOT REVEAL THE PRESENCE OF ANY CURRENT OF FORMER MINING OPERATIONS.)

EXCEPTION 17: EASEMENT IN FAVOR OF NEW YORK STATE ELECTRIC & GAS CORPORATION, RECORDED 05/25/1956, AS BOOK 388, PAGE 40 OF THE TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 388, PAGE 40 OF THE TOMPKINS COUNTY RECORDS IMPACTS THE PARENT PARCEL BUT IS LOCATED ALONG ATWATER ROAD AWAY FROM THE PROPOSED CROWN CASTLE LEASE AREA AND PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT AND THEREFORE HAS NO IMPACT TO THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT)

EXCEPTION 18: RIGHTS AND RESTRICTIONS, RECORDED 04/07/1964, IN BOOK 450, PAGE 187 OF THE TOMPKINS COUNTY RECORDS. (ALL RIGHTS AND RESTRICTIONS RECORDED ON 04/07/1964 IN BOOK 450, PAGE 197 OF THE TOMPKINS COUNTY RECORDS ARE ADDRESSED IN OTHER EXCEPTIONS NOTED IN THIS SURVEY CERTIFICATION / TITLE REVIEW)

EXCEPTION 19: EASEMENT IN FAVOR OF NEW YORK STATE GAS & ELECTRIC CORPORATION, RECORDED 07/19/1966, AS BOOK 476, PAGE 757 OF THE TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 480, PAGE 1045 OF THE TOMPKINS COUNTY RECORDS IMPACTS THE PARENT PARCEL AND PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT BUT AWAY THE PROPOSED CROWN CASTLE LEASE AREA AND THEREFORE HAS NO IMPACT TO THE PROPOSED CROWN CASTLE LEASE AREA)

EXCEPTION 20: EASEMENT IN FAVOR OF NEW YORK STATE ELECTRIC & GAS CORPORATION, RECORDED 05/02/1969, AS BOOK 480, PAGE 1045 OF THE TOMPKINS COUNTY RECORDS (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 480, PAGE 1045 OF THE TOMPKINS COUNTY RECORDS IMPACTS THE PARENT PARCEL AND PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT BUT AWAY THE PROPOSED CROWN CASTLE LEASE AREA AND THEREFORE HAS NO IMPACT TO THE PROPOSED CROWN CASTLE LEASE AREA)

SURVEY CERTIFICATION / TITLE REVIEW

THIS TITLE REVIEW DOES NOT CONSTITUTE A TITLE SEARCH BY CLIMAX DEVELOPMENT OF WNY, LLC AND AS SUCH CLIMAX DEVELOPMENT OF WNY, LLC IS NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION PROVIDED HEREIN BELOW IS BASED UPON A REVIEW OF TITLE COMMITMENT 01-15043328-01T ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 23, 2015. THE FOLLOWING COMMENTS ARE IN REGARDS TO SAID TITLE COMMITMENT AND NUMBERS IN THE COMMENTS BELOW CORRESPOND TO THE NUMBERING SYSTEM IN SAID TITLE COMMITMENT. (PLEASE NOTE THAT TITLE REPORT EXCEPTIONS ARE LISTED BELOW, FOLLOWED BY OUR RESPONSES TO THE EXCEPTION IN BOLD FONT IN REGARDS TO IMPACT.)

CLIMAX DEVELOPMENT OF WNY, LLC HEREBY CERTIFIES TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND CROWN CASTLE, 2000 CORPORATE DRIVE, CANONSBURG, PA 15377 THE FOLLOWING:

CLIMAX DEVELOPMENT OF WNY, LLC HAS RECEIVED AND REVIEWED THE CERTAIN TITLE COMMITMENT 01-15043328-01T ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 23, 2015 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER SCHEDULE A OF SAID TITLE COMMITMENT.

IT IS THE OPINION OF CLIMAX DEVELOPMENT OF WNY, LLC THAT THE PROPOSED INSURED AREA, INCLUDING THE LEASE AREA AND ANY AND ALL ACCESS AND UTILITY EASEMENT PARCELS ARE OR ARE NOT IMPACTED AS FOLLOWS:

EXCEPTION 1: FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (NOT A SURVEY MATTER)

EXCEPTION 2: RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OR RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES. (NOT A SURVEY MATTER)

EXCEPTION 3: MECHANICS' CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A SURVEY MATTER)

EXCEPTION 4: ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. (NOT A SURVEY MATTER)

EXCEPTION 5: TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR DUE AND ALL SUBSEQUENT YEARS. (NOT A SURVEY MATTER)

EXCEPTION 6: DELETING FROM ANY INSTRUMENT IN THE PUBLIC RECORDS REFLECTED HEREIN ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C). (NOT A SURVEY MATTER)

EXCEPTION 7: RIGHT OF WAY IN FAVOR OF THE NEW YORK AUBURN & LANSING RAILROAD COMPANY, RECORDED 04/22/1907 IN BOOK 167, PAGE 457 OF TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 167, PAGE 457 OF TOMPKINS COUNTY RECORDS DOES NOT PROVIDE ENOUGH INFORMATION TO FACTUALLY DETERMINE IF BOOK 167, PAGE 457 OF TOMPKINS COUNTY RECORDS DOES IN FACT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT. A SITE INSPECTION WAS PERFORMED ON NOVEMBER 19, 2017 AND DID NOT REVEAL A PHYSICAL REPRESENTATION OF NEW YORK AUBURN & LANSING RAILROAD RIGHT OF WAY IN THE AREA OF THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)

EXCEPTION 8: EASEMENT IN FAVOR OF OVID ELECTRIC CO., RECORDED 05/06/1920, AS BOOK 5, PAGE 81 MISCELLANEOUS OF THE TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 5, PAGE 81 OF TOMPKINS COUNTY RECORDS DOES NOT PROVIDE ENOUGH INFORMATION TO FACTUALLY DETERMINE IF BOOK 5, PAGE 81 OF TOMPKINS COUNTY RECORDS DOES IN FACT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT. A SITE INSPECTION WAS PERFORMED ON NOVEMBER 19, 2017 AND DID NOT REVEAL A PHYSICAL REPRESENTATION (POLES, WIRES, ETC) OF OVID ELECTRIC CO. EASEMENT IN THE AREA OF THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)

EXCEPTION 9: EASEMENT IN FAVOR OF OVID ELECTRIC CO., RECORDED 05/06/1920, AS BOOK 5, PAGE 114 MISCELLANEOUS OF THE TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 5, PAGE 114 OF TOMPKINS COUNTY RECORDS IS ILLEGIBLE AND/OR DOES NOT PROVIDE ENOUGH INFORMATION TO FACTUALLY DETERMINE IF BOOK 5, PAGE 114 OF TOMPKINS COUNTY RECORDS DOES IN FACT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT. A SITE INSPECTION WAS PERFORMED ON NOVEMBER 19, 2017 AND DID NOT REVEAL A PHYSICAL REPRESENTATION (POLES, WIRES, ETC) OF OVID ELECTRIC CO. EASEMENT IN THE AREA OF THE PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)

EXCEPTION 10: RIGHT OF WAY IN FAVOR OF NEW YORK STATE ELECTRIC CORPORATION, RECORDED 07/17/1929 IN BOOK 218, PAGE 388 OF TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 218, PAGE 388 OF TOMPKINS COUNTY RECORDS DOES NOT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)

EXCEPTION 11: RIGHT OF WAY IN FAVOR OF NEW YORK STATE ELECTRIC CORPORATION, RECORDED 07/17/1929 IN BOOK 218, PAGE 405 OF TOMPKINS COUNTY RECORDS. (THE REFERENCED INSTRUMENT CONTAINED IN BOOK 218, PAGE 405 OF TOMPKINS COUNTY RECORDS DOES NOT IMPACT THE PARENT PARCEL, PROPOSED CROWN CASTLE LEASE AREA OR PROPOSED CROWN CASTLE ACCESS AND UTILITY EASEMENT.)