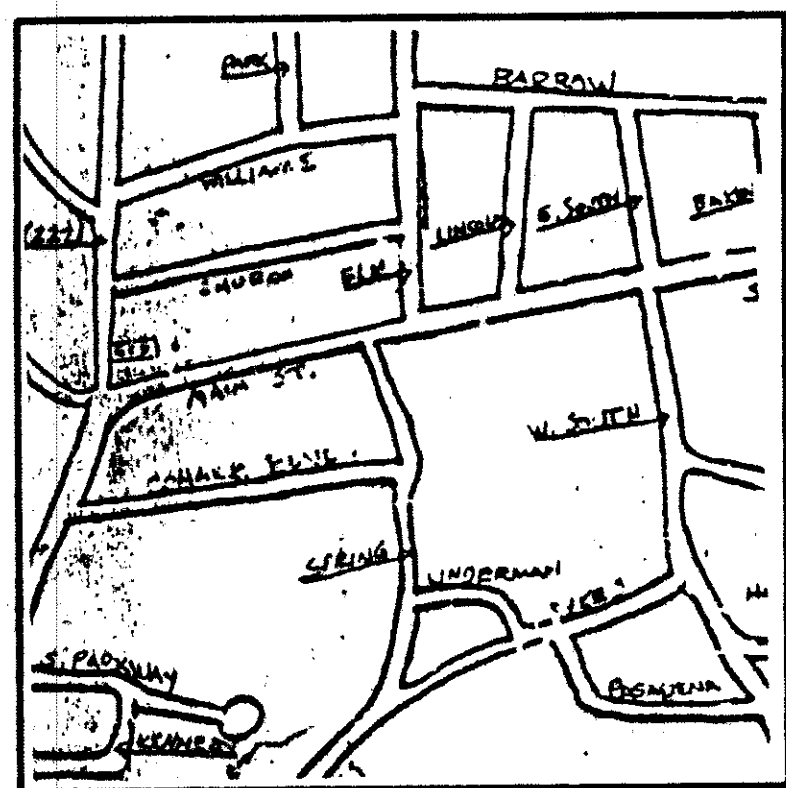




VICINITY MAP
(NTS)

LEGEND

⑤	SANITARY MANHOLE	— 15" STM —	STORM SEWER
⑥	STORM MANHOLE	— 4" GP GAS —	GAS MAIN
⑦	TELEPHONE MANHOLE	— 6" WM —	WATER MAIN
⑧	CATCH BASIN	— 6" WM —	OVERHEAD WIRES
⑨	GAS VALVE	— 6" WM —	UTILITY POLE
⑩	WATER VALVE	— 6" WM —	SIGN
⑪	FIRE HYDRANT	— 6" WM —	MONITORING WELL
⑫	BOLLARD	— 6" WM —	NO. PARKING OF SPACES
⑬	SANITARY SEWER	— 6" WM —	HANDICAP PARKING SPACE
⑭	CHAINLINK FENCE	— 6" WM —	

NOTES:

- THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON RECORDS OF THE RESPECTIVE UTILITY COMPANY AND WHERE POSSIBLE BY FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE BEFORE DIGGING FOR AN EXACT LOCATION PLEASE CONTACT UNDERGROUND UTILITY LOCATION SERVICE AT 1-800-982-7982.
- UTILITY CONTACTS:
WATER: VILLAGE OF GROTON; FRANK SATTERLY, (607) 808-3345
GAS: NYSEG, RALPH HEY, 1-800-521-5572 EXT. 2370
ELECTRIC: VILLAGE OF GROTON; FRANK SATTERLY, (607) 808-3345
SEWERS: VILLAGE OF GROTON; FRANK SATTERLY, (607) 808-3345
CABLE TV: TIME WARNER, (607) 272-3456
- FLOOD ZONE DESIGNATION:
FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 360849 0001 B, DATED NOVEMBER 5, 1988.
- ZONING:
PROPERTY IS ZONED HIGH INTENSITY.
FRONT YARDS:
1. ALL RESIDENTIAL BUILDINGS SHALL BE LOCATED AT LEAST TWENTY (20) FEET FROM THE ROAD RIGHT-OF-WAY LINE (SEE BELOW)
2. ALL NONRESIDENTIAL BUILDINGS SHALL BE LOCATED AT LEAST FIVE (5) FEET FROM THE ROAD RIGHT-OF-WAY LINE. (SEE BELOW)
3. ALL BUILDINGS LOCATED ON AN EXISTING STATE HIGHWAY, EXCEPT MAIN STREET, OR ONE PROPOSED IN THE VILLAGE GENERAL PLAN, SHALL BE LOCATED AT LEAST FORTY-FIVE (45) FEET FROM THE ROAD RIGHT-OF-WAY LINE. IF THE RIGHT-OF-WAY LINE CANNOT BE ESTABLISHED BY DEED OR MAP, THEN IT SHALL BE DEEMED TO BE A LINE TWENTY-FIVE (25) FEET FROM THE CENTER LINE OF THE TRAVELED PORTION OF ANY ROAD, STREET OR HIGHWAY.
SIDE YARDS:
1. ONE-FAMILY RESIDENCES SHALL BE LOCATED SO THAT THE TOTAL OF BOTH SIDE YARDS IS AT LEAST TWELVE (12) FEET, WITH NEITHER LESS THAN FIVE (5) FEET.
2. TWO-FAMILY AND NON-FAMILY RESIDENCES SHALL BE LOCATED SO THAT THE TOTAL OF BOTH SIDE YARDS IS AT LEAST EIGHTEEN (18) FEET, WITH NEITHER LESS THAN EIGHT (8) FEET.
3. ALL NONRESIDENTIAL BUILDINGS SHALL BE LOCATED SO THAT THE TOTAL OF BOTH SIDE YARDS IS AT LEAST FIVE (5) FEET, WITH NEITHER LESS THAN TWO (2) FEET.
REAR YARDS:
ALL BUILDINGS SHALL BE LOCATED AT LEAST TEN (10) FEET FROM THE REAR PROPERTY LINE.
FOR RESIDENTIAL USES ONLY, GARAGES AND SIMILAR ACCESSORY BUILDINGS NOT ATTACHED TO THE PRINCIPAL BUILDING MAY BE LOCATED IN REQUIRED SIDE- AND REAR YARD SPACE, BUT NO SUCH ACCESSORY BUILDINGS SHALL BE BUILT CLOSER THAN THREE (3) FEET FROM ANY LOT LINE NOR HAVE WALLS HIGHER THAN TWELVE (12) FEET WITHOUT BOARD OF APPEALS APPROVAL.
MAXIMUM BUILDING HEIGHT SHALL BE:
1. FOR ONE-FAMILY RESIDENCES, THREE (3) STORIES OR THIRTY-FIVE (35) FEET, WHICHEVER IS MORE RESTRICTIVE.
2. FOR TWO-FAMILY, MULTIFAMILY AND NONRESIDENCES, FOUR (4) STORIES OR FORTY-FIVE (45) FEET, WHICHEVER IS MORE RESTRICTIVE.
BULK RESTRICTIONS:
A. ONE-FAMILY RESIDENCE AND ROOMING HOUSE: AT LEAST FIVE THOUSAND (5,000) SQUARE FEET OF LOT AREA WITH AT LEAST FIFTY (50) FEET OF STREET FRONTAGE.
B. TWO-FAMILY AND MULTIFAMILY RESIDENCE: AT LEAST FIVE THOUSAND (5,000) SQUARE FEET OF LOT AREA FOR THE FIRST DWELLING UNIT, PLUS TWO THOUSAND (2,000) SQUARE FEET ADDITIONAL LOT AREA FOR EACH ADDITIONAL DWELLING UNIT; AT LEAST FIFTY (50) FEET OF STREET FRONTAGE FOR EACH ADDITIONAL DWELLING UNIT, PLUS TWENTY (20) FEET ADDITIONAL STREET FRONTAGE FOR EACH ADDITIONAL DWELLING UNIT. MAXIMUM FRONTAGE REQUIRED SHALL BE ONE HUNDRED FORTY (140) FEET.
C. OTHER LAND USES: AT LEAST THREE THOUSAND FIVE HUNDRED (3,500) SQUARE FEET OF LOT AREA WITH AT LEAST FIFTY-FIVE (55) FEET OF STREET FRONTAGE.
MINIMUM ON-SITE REQUIRED PARKING SPACES - 30 SPACES
5. TAX MAP PARCEL NUMBERS: 5-5-19, 20 AND 21
6. 4 INCHES OF SNOW COVER ON SITE.
7. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE LOCATION OF THE LIMIT OF TITLE.

CERTIFICATION:

TO: AEGON USA REALTY ADVISORS, INC. AND ANY OF ITS AFFILIATES AND AR ASSIGNS, BUFFALO-ANDERSON ASSOCIATES, LLC, AND BENDERSON DEVELOPMENT COMPANY, INC., AND TICOR TITLE INSURANCE CO.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(g), 7(b)(1), 8, 9, 10, 11 AND 13 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

"I AM A REGISTERED PUBLIC SURVEYOR IN GOOD STANDING IN NEW YORK. I UNDERSTAND THAT TICOR TITLE INSURANCE CO. WILL RELY ON THE ACCURACY AND COMPLETENESS OF THE SURVEY PLAT AND THE TRUTH OF MY CERTIFICATIONS IN ISSUING A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF THE LIEN OF A MORTGAGE OR DEED OF TRUST ON THE PREMISES AND THE LENDER WILL SO RELY IN DETERMINING WHETHER TO FUND THE RELATED LOAN."

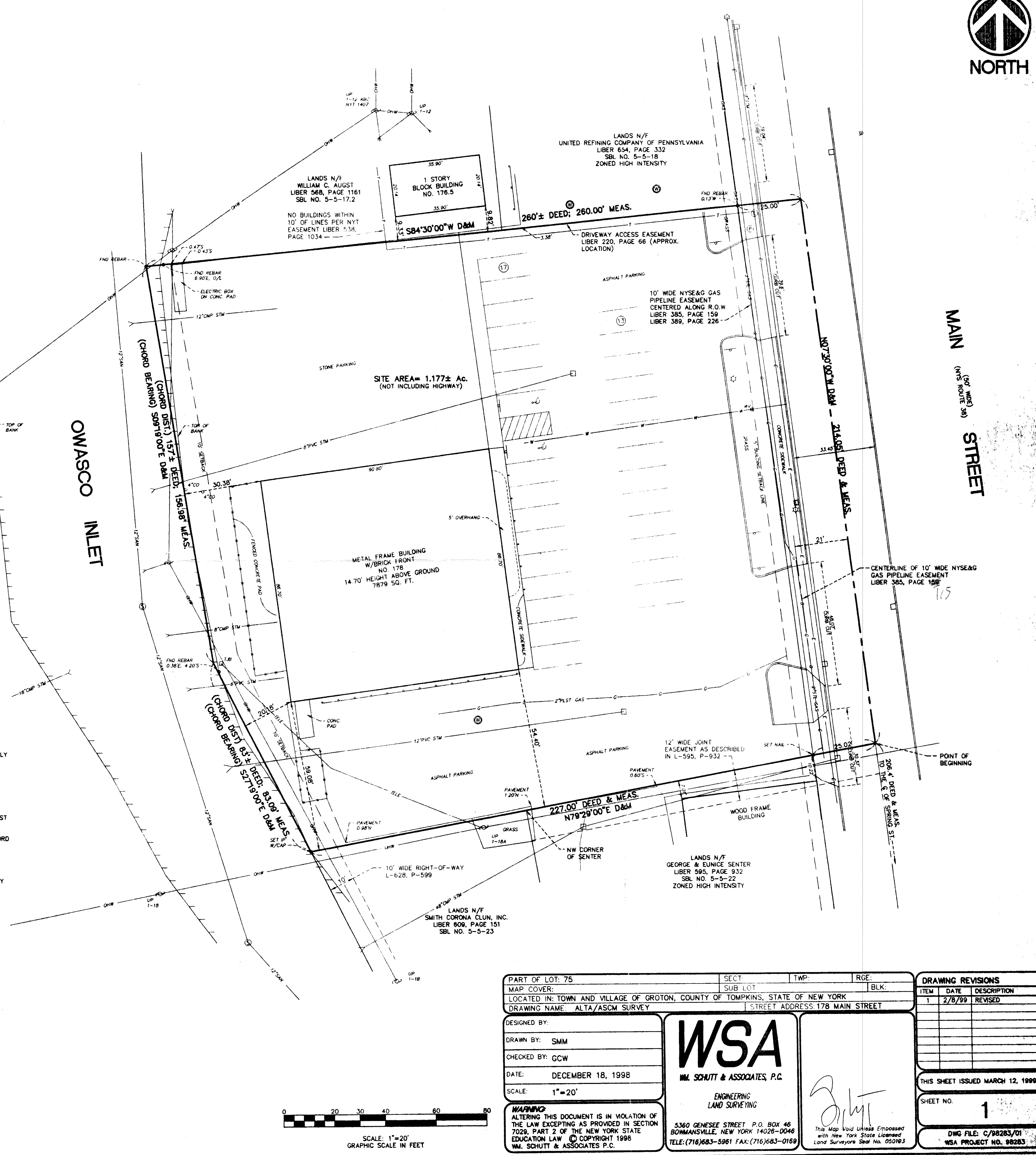
GREGORY J. WITTLER
REG. NO. 050183
3/16/99
DATED

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN AND VILLAGE OF GROTON, COUNTY OF TOMPKINS AND STATE OF NEW YORK, BEING A PART OF LOT 75 IN SAID TOWN BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTERLINE OF MAIN STREET LOCATED 206.4 FEET NORTHERLY OF THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE EXTENSION OF THE CENTERLINE OF SPRING STREET; THENCE NORTH 07°30'00" WEST ALONG THE CENTERLINE OF MAIN STREET, A DISTANCE OF 214.05 FEET TO A POINT IN SAID CENTERLINE; THENCE SOUTH 84°30'00" WEST PASSING THROUGH AN IRON ROD SET AT THE WEST EDGE OF THE WALK, AND PASSING THROUGH A RAILROAD SPIKE (NOT FOUND) SET AT THE REPUTED CORNER OF PREMISES NOW OR FORMERLY OWNED BY DEWEY (LIBER 571 AT PAGE 557) AND AUGUST (LIBER 568 OF DEEDS AT PAGE 1161), FOR A TOTAL DISTANCE OF 280.8 FEET TO A POINT MARKED BY AN IRON ROD SET AT THE EAST BANK OF THE OWASCO INLET; THENCE ALONG THE EAST BANK OF THE OWASCO INLET, A CHORD BEARING OF SOUTH 09°19'00" EAST AND A CHORD DISTANCE OF 157.8 FEET (RECORDED) (156.98 MEASURED) FEET TO A POINT MARKED BY AN IRON ROD (NOT FOUND) ON SAID BANK; THENCE CONTINUING ALONG THE EAST BANK OF THE OWASCO INLET, A CHORD BEARING OF SOUTH 27°19'00" EAST AND A CHORD DISTANCE OF 83.2 (RECORDED) (83.09 MEASURED) FEET TO A POINT MARKED BY AN IRON ROD; THENCE NORTH 79°29'00" EAST, PASSING THROUGH A SURVEY SPIKE (NOT FOUND) AT THE NORTHWEST CORNER OF LANDS REPUTEDLY OWNED BY SENTER (LIBER 595 OF DEEDS AT PAGE 932) PASSING THROUGH A NAIL SET AT THE EDGE OF WALK, FOR A TOTAL DISTANCE OF 227.00 FEET TO THE POINT AND PLACE OF BEGINNING.
TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THE DRIVEWAY IMMEDIATELY ADJOINING THE ABOVE DESCRIBED PREMISES ON THE NORTH AND BEING A PART OF LANDS FORMERLY OF CARL ROBINSON AND LEORA ROBINSON AS MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN THE TOMPKINS COUNTY CLERK'S OFFICE IN LIBER 220 OF DEEDS AT PAGE 86.

EASEMENTS:

- SUBJECT TO GAS PIPELINE EASEMENT TO NYSEG CORP. IN LIBER 388, PAGE 159 AS SHOWN, LIBER 389, PAGE 226 AS SHOWN AND LIBER 388, PAGE 115 AS SHOWN.
- SUBJECT TO SANITARY SEWER EASEMENT TO THE VILLAGE OF GROTON, LIBER 446, PAGE 55 AFFECTS ENTIRE PARCEL NO. 178, LIBER 446, PAGE 133 AFFECTS PARCEL (NON LOCATABLE) SANITARY SEWER EASEMENT TO THE VILLAGE OF GROTON, LIBER 446, PAGE 278, DOES NOT AFFECT PARCEL.
- SUBJECT TO NEW YORK TELEPHONE COMPANY EASEMENT, LIBER 457, PAGE 238 AFFECTS PARCEL (NON LOCATABLE), LIBER 508, PAGE 1034 AS SHOWN, LIBER 460, PAGE 110 IS NON LOCATABLE.
- RIGHT OF WAY TO PAUL J. BARBAGALLO IN LIBER 628, PAGE 599. (AS SHOWN)
- SUBJECT TO EASEMENT TO NEW YORK STATE ELECTRIC AND GAS CORP. LIBER 241, PAGE 13, EASEMENT IS NON-SPECIFIC AND NON-LOCATABLE.
- INGRESS AND EGRESS DRIVEWAY ACCESS - RECORDED IN LIBER 220, PAGE 86 (AS SHOWN)



MAIN STREET
(40' WIDE)
(40' ROUTE 38)



PART OF LOT: 75		SECT.	TWP.	RGE.									
MAP COVER:		SUB LOT	BLK.										
LOCATED IN: TOWN AND VILLAGE OF GROTON, COUNTY OF TOMPKINS, STATE OF NEW YORK													
DRAWING NAME: ALTA/ACSM SURVEY													
STREET ADDRESS: 178 MAIN STREET													
DESIGNED BY:													
DRAWN BY: SMM													
CHECKED BY: GCW													
DATE: DECEMBER 18, 1998													
SCALE: 1"=20'													
WARNING: ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7020, PART 2 OF THE NEW YORK STATE EDUCATION LAW © COPYRIGHT 1998 WSA SCHUTT & ASSOCIATES P.C.													
WSA WILLIAM SCHUTT & ASSOCIATES, P.C. ENGINEERING LAND SURVEYING 3360 GENESEE STREET P.O. BOX 46 BOHMANVILLE, NEW YORK 14026-0046 TEL: (716) 683-5961 FAX: (716) 683-0169 THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR SEAL NO. 050183													
<table border="1"> <thead> <tr> <th colspan="3">DRAWING REVISIONS</th> </tr> <tr> <th>ITEM</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/8/99</td> <td>REVISED</td> </tr> </tbody> </table>					DRAWING REVISIONS			ITEM	DATE	DESCRIPTION	1	2/8/99	REVISED
DRAWING REVISIONS													
ITEM	DATE	DESCRIPTION											
1	2/8/99	REVISED											
THIS SHEET ISSUED MARCH 12, 1999													
SHEET NO. 1													
DWG FILE: C:\98283\01 WSA PROJECT NO. 98283													