



ITHACA GUNHILL PROPERTY, LLC (R.O.)  
2019-05627  
TAX MAP No. 28-4-3

ITHACA GUNHILL PROPERTY, LLC (R.O.)  
2019-05627  
TAX MAP No. 28-4-3

GRANISH (R.O.)  
514686-002  
TAX MAP No. 32-2-11

TOMPKINS TRUST COMPANY ISAQA/ATIMA  
HARRIS BEACH, PLLC  
DAVID B. KRAMER  
LEVENE GOULDIN & THOMPSON, LLP  
STEWART TITLE INSURANCE COMPANY

**CERTIFICATION**  
I hereby certify to that I am a licensed land surveyor, New York State License No. 050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

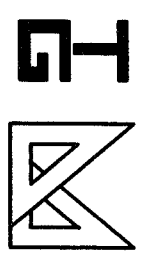
SIGNED: *J.G. Miller*

DATED: 2/1/21

**TITLE INFORMATION**  
DAVID B. KRAMER  
DEED BOOK 870, PAGE 62  
TAX MAP No. 32-2-2  
AREA = 0.87 ACRES

KRAMER (R.O.)  
870/65  
TAX MAP No. 32-2-3

KRAMER (R.O.)  
GD2505/8230  
TAX MAP No. 32-2-1



**T.G. MILLER P.C.**  
ENGINEERS AND SURVEYORS  
605 WEST STATE STREET, SUITE A  
ITHACA, NEW YORK 14850  
TEL (607) 272-6477

**TITLE:**

**SURVEY MAP**

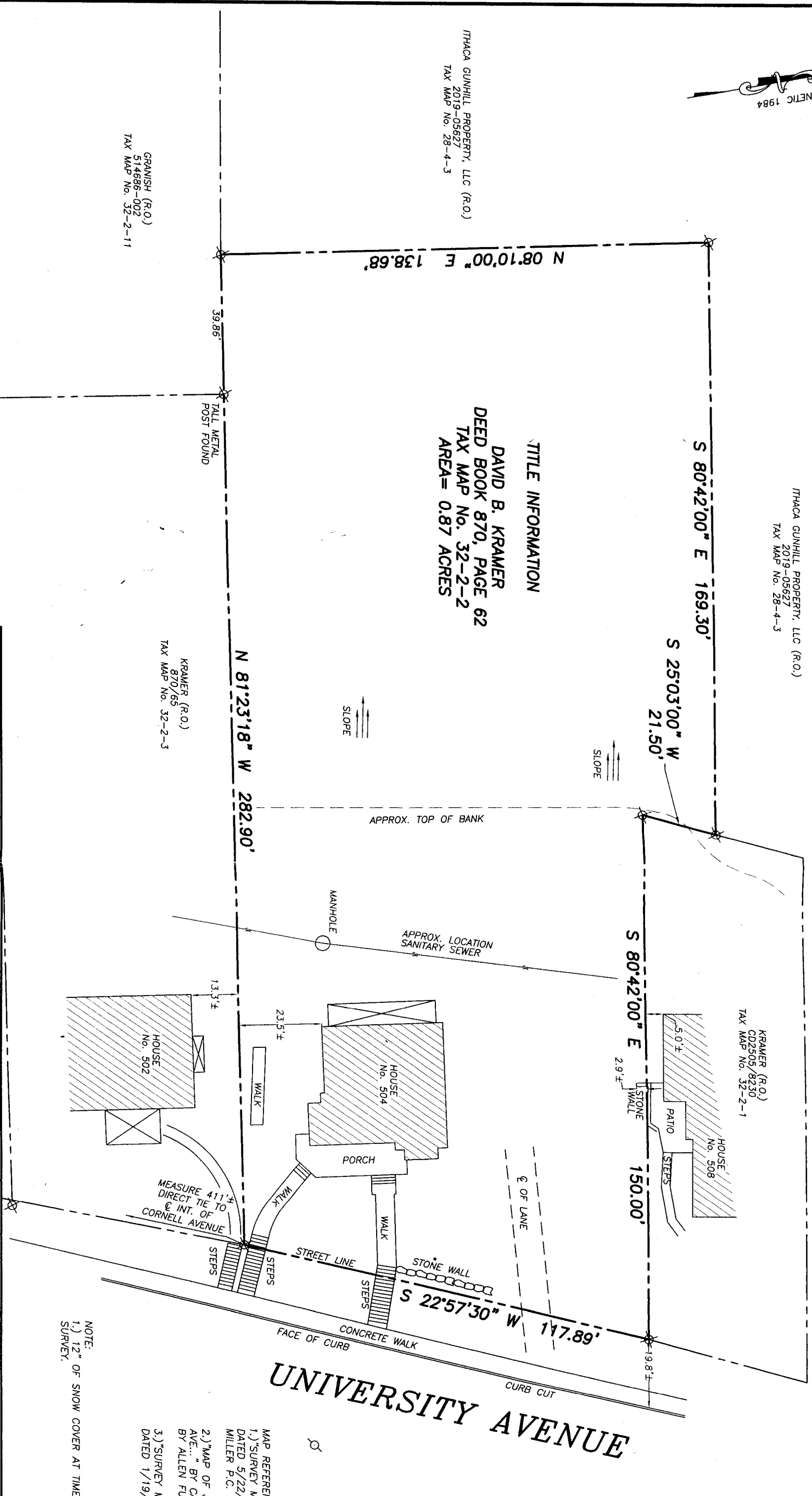
**NO. 504 UNIVERSITY AVENUE**  
CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

DATE: 2/1/2021

S21059

SCALE: 1" = 30'

REVISED



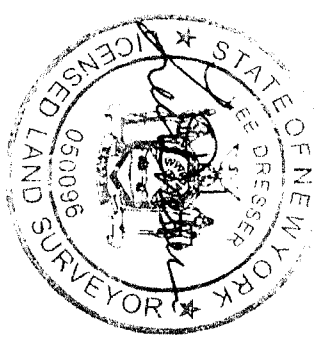
- LEGEND**
- △ - COMPUTED POINT
  - ⊗ - IRON PIN FOUND
  - ⊗ - IRON PIPE FOUND
  - ⊙ - UTILITY POLE

**UNIVERSITY AVENUE**

NOTE:  
1.) 12" OF SNOW COVER AT TIME OF SURVEY.

**MAP REFERENCES:**  
1.) "SURVEY MAP 504 UNIVERSITY AVENUE..." DATED 5/22/1984 REVISED 10/19/1999 BY T.G. MILLER P.C.  
2.) "MAP OF JOHN PROPERTY AT 508 UNIVERSITY AVE." BY CARL CRANDALL. AMENDED 4/1/2002 BY ALLEN FULKERSON.  
3.) "SURVEY MAP No. 502 UNIVERSITY AVENUE..." DATED 1/19/2000 BY T.G. MILLER P.C.

**WARNING:**  
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7208 SUBDIVISION 2, NEW YORK STATE EVIDENCE LAW, WHICH REQUIRES EVIDENCE OF THE ORIGINAL SURVEY 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.



WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made this 29th day of FEBRUARY, 2000, Between NORMAN D. FRIEDMAN, of P.O. Box 7325, Port St. Lucie, Florida 43985, party of the first part, and DAVID B. KRAWER, of 107 Giles Street, Ithaca, New York 14850, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs, executors, successors, distributees and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins and State of New York, more particularly described as follows:

COMMENCING at a point marked by an iron pipe set in the westerly street line of University Avenue, which point is marked by an iron pipe set in the southeast corner of lands now or formerly of Galeazzi (781/265); running thence south 22 degrees 45' west along the westerly line of University Avenue, a distance of 117.6 feet to a point marked by an iron pipe set in the northeast corner of Premises known as 502 University Avenue and described as Parcel I in a deed to the Grantor herein (664/716); running thence north 81 degrees 25' west, passing through a point marked by an iron pipe at 61.8 feet, a total distance of 283.4 feet to a point marked by an iron pipe; running thence north 8 degrees 10' east, a distance of 138.7 feet to a point marked by an iron pin or pipe set in or near an 18 inch maple; running thence south 80 degrees 42' east, a distance of 169.3 feet to a point marked by an iron pipe set in the westerly line of lands of Galeazzi; running thence south 25 degrees 03' west, a distance of 21.5 feet to a point marked by an iron pipe set in the southwest corner of lands of Galeazzi; running thence south 80 degrees 42' east, a distance of 150 feet to the point or place of beginning.

Together with all right, title and interest of the Grantor in and to the land between the east line of the aforesaid parcel and the centerline of University Avenue and subject to whatever rights may exist in regard to a Sanitary Sewer Line.

The dwelling on the above described premises is known as 504 UNIVERSITY AVENUE, ITHACA, NEW YORK.

map Reference is hereby made to a survey map prepared by T. G. Miller and Associates, P.C. Engineers and Surveyors dated May 22, 1984 as amended on October 19, 1999 entitled "SURVEY MAP NO. 504 UNIVERSITY AVENUE, CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK" a copy of which is annexed hereto, incorporated hereby by reference and to be recorded concurrently herewith.

BEING the same premises described as Parcel II in a certain deed to the Grantor herein from John A. Stevens, Esq. Referee, dated August 15, 1991 and recorded in the Tompkins County Clerk's Office on September 13, 1991 in Liber 664 of Deeds at Page 716.

Together with the apurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, his heirs, distributees and assigns forever.

And said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises.

See Encroach. Agmt. in Deed BK. 870 pg. 60

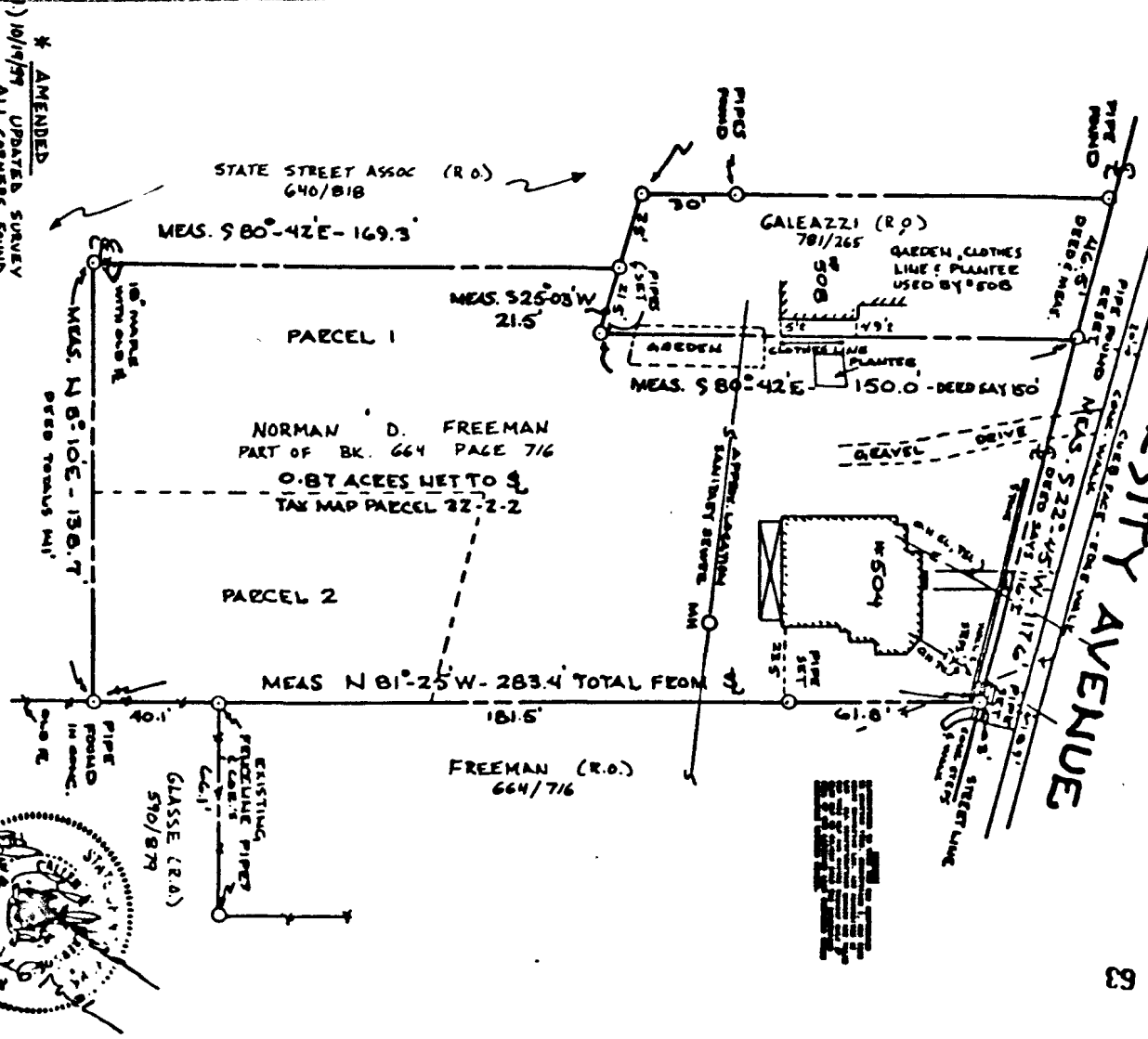


Savings Bank of the Finger Lakes, its successors and assigns,  
First American Title Insurance Company,  
David Kramer, Norman D. Freeman,  
Peter Miller, Peter Miller, Esq.

**DECLARATION:** I, the undersigned, being a duly licensed land surveyor in the State of New York, do hereby certify that I am a licensed land surveyor, New York State License No. 049269, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors; and that I found no visible encroachments of other any across property lines except as shown herein.

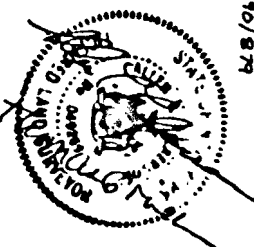
SIGNED: *David Kramer* DATE: 10/11/99

# UNIVERSITY AVENUE



**SURVEY MAP**  
**No. 504 UNIVERSITY AVENUE**  
 CITY OF THACA, TOMPKINS COUNTY, NEW YORK  
 MAY 22, 1984  
 T.G. MILLER ASSOCIATES P.C., ENGINEERS & SURVEYORS, THACA, NY  
 SCALE 1" = 40'

\* AMENDED  
 10/14/99 UPDATED SURVEY  
 ALL CORNERS FOUND.



187 870 MA 63

Second, That said party of the first part will forever warrant the title to said premises.

Third, the party of the first part, in compliance with Section 13 of Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

*[Signature]*  
NORMAN D. FREEMAN  
FLORA FLUSH 624-3141x0

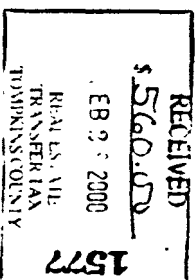
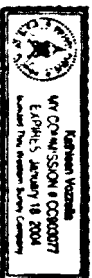
State of Florida )  
County of MARTIN ) ss:

On FEBRUARY 3, 2000, before me, the undersigned, NORMAN D. FREEMAN personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such ~~individual(s)~~ <sup>individual(s)</sup> made such appearance before the undersigned in ~~person~~ <sup>person</sup> (CIVILITY) or other place the acknowledgment was taken).

*[Signature]*  
Michelle Loggile

Recording: \$ 900  
Deed Stamps: \$ 500

RETURN TO:  
Miller & Flash, LLP  
202 E. State Street  
Ithaca, NY 14850



Tompkins County, ss:  
Recorded on, the 3d Day  
of February 2000 at 870  
o'clock PM M. in Liber 12  
of Books at page 12  
and examined.  
*[Signature]* P. V. West.

This Agreement made this 29<sup>th</sup> day of February, 2000 between NORMAN D. FREEMAN record owner of the Premises located at 504 UNIVERSITY AVENUE, CITY OF ITHACA, NEW YORK 14850, bearing Tax Map #32-2-2, as more particularly described in a deed recorded in the TOMPKINS County Clerk's Office on September 13, 1991 in Liber 664 of Deeds at Page 716 hereinafter referred to as "FREEMAN" and JOHN J. GALEAZZI and CAROLYN GALEAZZI, record owner of the premises located at 508 UNIVERSITY AVENUE, CITY OF ITHACA, NEW YORK 14850, bearing Tax Map #32-2-1, as more particularly described in a deed recorded in the Tompkins County Clerk's Office in Liber 781 of Deeds at Page 265, hereinafter referred to as "GALEAZZI":

As shown on a survey map entitled "SURVEY MAP NO. 504 UNIVERSITY AVENUE, CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK", prepared by T.G. MILLER & Associates, a copy of which is attached to the deed from FREEMAN TO KRAMER recorded concurrently herewith, a garden, clothes line and planter used by Galeazzi is actually located on the Freeman property and has apparently been so used with permission of Freeman and his predecessors for an indeterminate number of years.

It is hereby agreed between the parties that the property lines as shown on said survey are correct.

It is further hereby agreed, however, between the parties Freeman and his successors and assigns will continue to grant permission to Galeazzi, their successors and assigns to continue to use the garden, clothes line and planter in their present locations. Galeazzi acknowledges that permission shall be conditioned upon assumption of all risks associated with such usage and shall save and hold harmless, Freeman, his successors and assigns from any and all liability resulting from such use.

In the event, however, that the usage is abandoned by Galeazzi, their successors and assigns, or in the event that Freeman, his successors or assigns give at least 60 days notice to Galeazzi, their successors or assigns, then the permission memorialized by this agreement shall automatically thereon terminate. Galeazzi, their successors or assigns may remove the garden, clothes line and planter at any time prior to the expiration of the aforesaid 60 day notice, repairing any damage to the land resulting from the removal of the aforesaid improvements.

This agreement is binding upon the heirs, successors and assigns of the parties hereto.

Witness Whereof, the parties hereto have signed this agreement this 29<sup>th</sup> day of February, 2000.

RECEIVED/FILED  
TOMPKINS COUNTY CLERK  
03 FEB 29 PM 2:55

RECEIVED  
FEB 29 2000  
REAL ESTATE  
TRANSFER TAX  
TOMPKINS COUNTY  
1576

NORMAN D. FREEMAN  
By: [Signature] as  
Attorney in Fact  
John J. Galeazzi  
By: [Signature] as  
Attorney in Fact  
Carolyn Galeazzi  
By: [Signature] as  
Attorney in Fact  
Jon Albanese

STATE OF NEW YORK )  
COUNTY OF TOMPKINS ) SS:  
On FEBRUARY 29 2000 before me, the undersigned, personally appeared JAMES A. SALK, as Attorney in Fact for, NORMAN D. FREEMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

[Signature]  
VIRGIL O'CONNOR  
Notary Public, State of New York  
Qualified in Cayuga Co. No. 4824533  
My Commission Expires Oct 21, 2002

See Power of Attorney  
in Deed Bk 870 Pg 58

STATE OF NEW YORK )  
COUNTY OF TOMPKINS ) SS:

On FEBRUARY 15, 2000 before me, the undersigned, personally appeared Jon Albanese as Attorney in Fact for, JOHN J. GALEAZZI and CAROLYN GALEAZZI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

*Diane L. Allen*

Record: \$16.50  
Return to:  
James A. Salk, Esq.  
200 E. Buffalo Street  
Ithaca, NY 14850

DIANE L. ALLEN  
Notary Public, State of New York  
Certificate Filed 10/31/97 at County  
No. 01AL9035423  
Commission Expires October 31 2000

TomPKINS County, SS:  
Recorded on the 29 Day  
of FEB. 2000 at 2:55  
o'clock P M., in Liber 870  
of 2223 at page 100  
and examined.  
*Diane R. Valent.*