

WARRANTY DEED

Made the 23 day of April, Two Thousand Three,

BETWEEN

SUSAN HOLLAND LEVEILLE and MEGAN HOLLAND, residing at 4990 Riverview Road, Atlanta, Georgia 30327

Parties of the first part,

SUSAN A. KRAMER residing at 107 Giles Street, Ithaca, New York 14850

Party of the second part.

WITNESSETH that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs and assigns forever.

SEE ATTACHED SCHEDULE A

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, her heirs, distributees and assigns forever.

AND said parties of the first part covenants as follows:

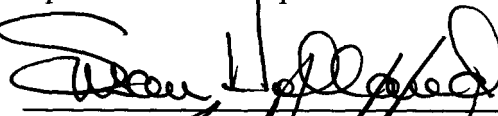
FIRST, that all party of the second part shall quietly enjoy the said premises;

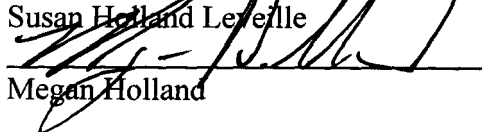
SECOND, that said parties of the first part will forever WARRANT the title to the premises;

THIRD, that, in compliance with Section 13 of the Lien Law, the grantors 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 improvements 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.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this 23 day of April, 2003.

IN THE PRESENTS OF



Susan Holland Leveille


Megan Holland

SCHEDULE A

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

BEGINNING in the west line of University Avenue at the northeast corner of a strip of land 10 feet wide conveyed by Mary E. Bovier by deed dated March 15, 1913, and recorded in the Tompkins County Clerk's Office March 18, 1913 in Liber 180 of Deeds at page 147; running thence north 80 degrees 42' west from the said University Avenue along the northerly line of said 10 foot strip of land a distance of 120.6 feet to an iron pipe; running thence north 8 degrees 09' east and along the lands now or formerly of State Street Assoc. (640/818) a distance of 40 feet to a point marked by an iron pipe; thence south 80 degrees 19' east and along the premises now or formerly of Quality Rentals (552/555) a distance of 131.8 feet to a point in the westerly line of University Avenue which point is northwesterly a distance of 0.7 feet from an iron pipe; thence south 23 degrees 56' west and along the westerly line of University Avenue a distance of 41.2 feet to the place of beginning.

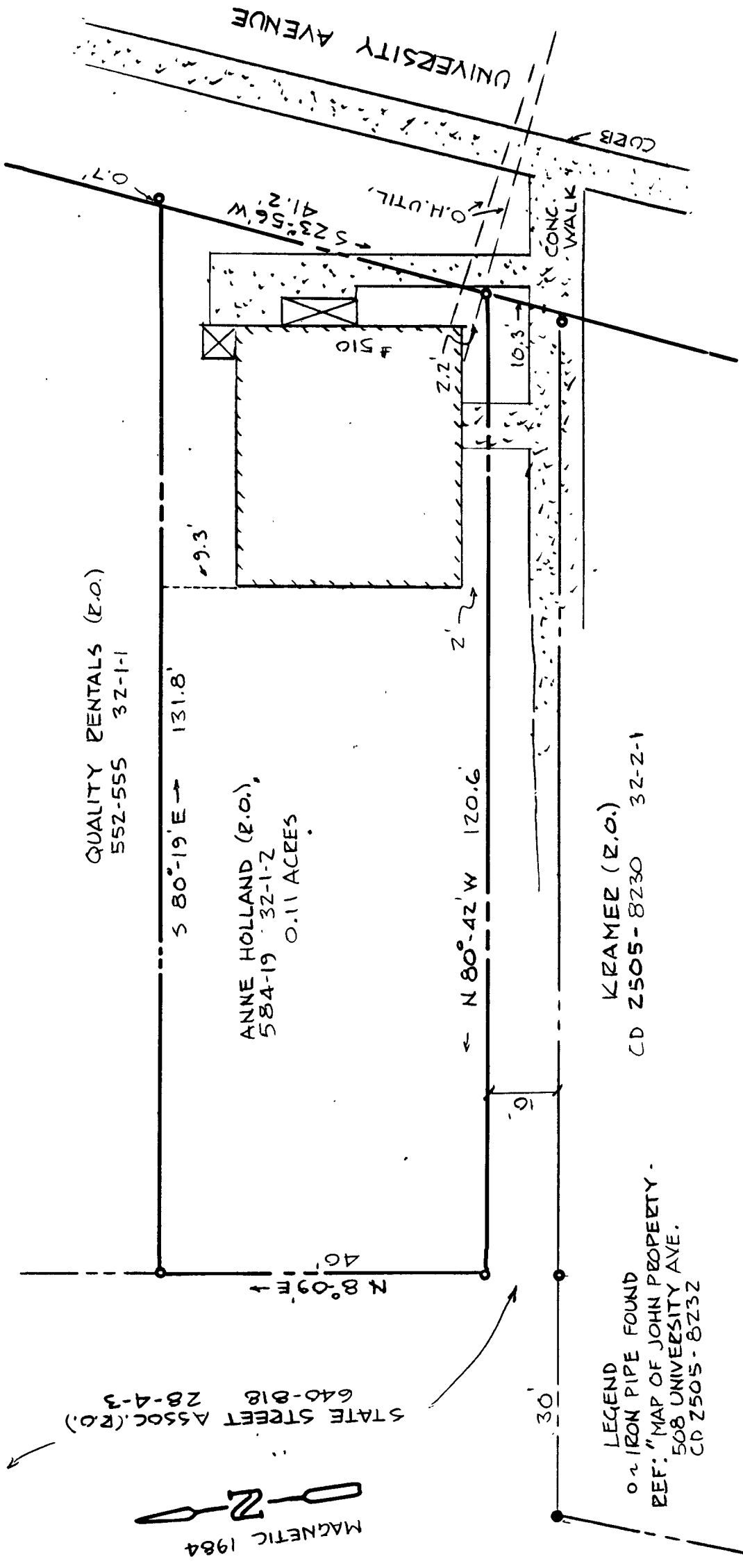
TOGETHER WITH a right of way over a strip of land 10 feet in width extending westerly from University Avenue between the above described premises and the premises of David B. Kramer to the south, to the premises now or formerly of State Street Assoc. (640/818), as subject to certain planting restrictions as more fully appear in the deed thereof from Mary E. Bovier to Ithaca Hillside Company, Inc. dated March 15, 1913, and recorded in said Clerk's Office in Liber 180 of Deeds at page 147.

SUBJECT TO the reservations for Mary F. Bovier, herself, her heirs, and assigns, of the right to use any right of way that may be constructed across said premises when as and if constructed with right of egress and ingress therefrom and thereto to the rear of her house for man on foot, teams and vehicles.

BEING the same premises which were conveyed to Anne Holland by Nicholas Bawlf and Anne Holland by deed dated October 17, 1980 and recorded in the Tompkins County Clerk's Office July 7, 1981 in Liber 584 of Deeds at page 19. The subject premises descended by intestate succession to Nicholas Bawlf and Anne Holland. Anne Holland died intestate on September 18, 1987 survived by her two daughters Susan Holland Leveille and Megan Holland to whom the subject premises is descended by intestate succession as tenants in common. Said devolution to Susan Holland Leveille and Megan Holland was established by Decree of the Tompkins County Surrogate's Court, File No. 03-86P, dated June 6, 2003 a copy of which is recorded concurrently herewith. Megan Holland, also know as Megan Holland Sellers, one of the Grantors hereof is the Megan Holland Sellers named in said Decree.

map The above premises are more particularly shown on a survey map entitled "Survey map of 510 University Avenue City of Ithaca – Tompkins County, New York" dated March 24, 2003, prepared by Kenneth A. Baker, license no. 049415, a copy of which survey is incorporated herein by reference.

The dwelling on the above described premises is known as 510 University Avenue, Ithaca, New York.



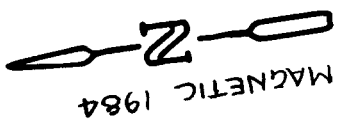
QUALITY RENTALS (R.O.)
552-555 32-1-1

ANNE HOLLAND (R.O.)
584-19 32-1-2
0.11 ACRES

KRAMER (R.O.)
CD 2505-8230 32-2-1

LEGEND
○ ~ IRON PIPE FOUND
REF: "MAP OF JOHN PROPERTY -
508 UNIVERSITY AVE.
CD 2505-8232

STATE STREET ASSOC. (R.O.)
640-818 28-4-3



KENNETH A. BAKER
PROFESSIONAL LAND SURVEYOR

This Map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees. Copyright © 1999 Baker Surveys. All rights reserved.

DATE SURVEYED: 3/24/03	DRAWN BY: KB	SCALE: 1" = 16'	JOB NO.: 2474
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I hereby certify to Susan A. Kramer, and Adams, Theisen, May & Miller that I am a licensed land surveyor, New York State License No. 049415, 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 either way across property lines except as shown hereon.

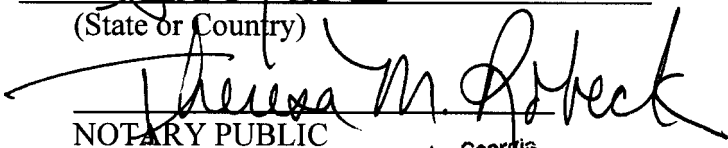
SIGNED: *Kenneth A. Baker* DATED: 3/24/03

Survey Map of 510 University Avenue City of Ithaca - Tompkins County New York

STATE OF Georgia)ss

On the 23 day of April, Two Thousand Three, before me, the undersigned, personally appeared Susan Holland Leveille personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in the

Atlanta in Georgia
(City) (State or Country)

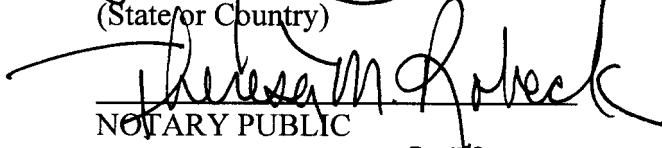


NOTARY PUBLIC
Notary Public, DeKalb County, Georgia
My Commission Expires May 25, 2004

STATE OF Georgia)ss

On the 23 day of April, Two Thousand Three, before me, the undersigned, personally appeared Megan Holland personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in the

Atlanta in Georgia
(City) (State or Country)



NOTARY PUBLIC
Notary Public, DeKalb County, Georgia
My Commission Expires May 25, 2004

T 691

Standard N.Y.B.T.U. Form 8002: Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.: single sheet

DATE CODE

8153

LEUNG BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

See Misc. Records, Liber 33 page 258.
See Misc. Records, Liber 32 page 951
See Misc. Records, Liber 32 page 950.

THIS INDENTURE, made the 30th day of September, nineteen hundred and eighty-eight BETWEEN

SUNSET HEIGHTS, LTD., a corporation organized under the laws of the State of New York, having an address at c/o Citizens Savings Bank, F.S.B. 118 North Tioga Street Ithaca, New York 14850

party of the first part, and

STATE STREET ASSOCIATES, L.P., a New York limited partnership, having an address at 304 East State Street Ithaca, New York 14850

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Ithaca, County of Tompkins and State of New York as more particularly described on Schedule A annexed hereto.

See Misc. Records, Liber 32 page 984, page 985, page 990.
See Misc. Records, Liber 32 page 953, page 954, page 959, page 982, page 983

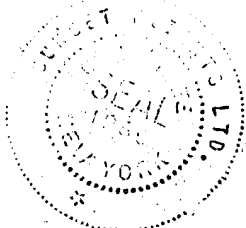
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REAL ESTATE
202 OCT 5 1988
TRANSFER TAX
TOMPKINS
COUNTY

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances 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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the 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:



SUNSET HEIGHTS, LTD.

By [Signature]
George J. Gesslein, President

SCHEDULE A

All that tract or parcel of land situate in the City of Ithaca, County of Tompkins and State of New York and being described as follows:

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

BEGINNING at an iron monument in the south line of Lake Street, 150 feet westerly from the northeast corner of the premises described in a Deed to Simeon P. Learn, recorded in said Clerk's Office in Liber 6 of Ithaca Deeds at page 363; thence southerly 143.8 feet parallel with Linn Street; thence westerly 70 feet parallel with Lake Street to the easterly line of Cornell University premises; thence northerly 143.8 feet along said easterly line of Cornell University premises, parallel to Linn Street to the south line of Lake Street; thence east 70 feet along the south line of Lake Street to the place of beginning.

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

BEGINNING in the southerly line of Lake Street at the northwest corner of the premises described in a Deed to Ithaca Gun Company, Inc. from Lena S. Rinehart and Louis P. Smith, acknowledged August 7, 1946, and recorded in said Clerk's Office in Liber 291 of Deeds at page 257; thence southerly 140.5 feet along the westerly line of said Ithaca Gun Company, Inc. premises to the northerly line of Cornell University premises at the northwesterly corner of the premises known at 116 Lake Street; thence westerly 66 feet along said northerly line to the southeasterly corner of the premises described in a Deed to Ithaca Gun Company, Inc. from Mary B. Treman and others, dated December 1, 1945 and recorded in said Clerk's Office in Liber 283 of Deeds at page 344; thence northerly 143.8 feet, more or less, along the easterly line of said Ithaca Gun Company, Inc. premises to the southerly line of Lake Street; thence easterly 66 feet along the southerly line of Lake Street to the place of beginning.

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

BEGINNING at a pipe in the southerly line of Lake Street, 44 feet westerly from the angle of Lake Street at the northwest corner of the premises known as 202 Lake Street; thence westerly 40 feet along the southerly line of Lake Street to a pipe at the northeasterly corner of the premises known as 206 Lake Street; thence southerly 140.5 feet to the southeasterly corner of the premises known as 206 Lake Street; thence easterly 43 feet, more or less, along the northerly line of the premises owned by Margaret K. Quinn to the southwesterly corner of premises known as 202 Lake Street; thence northerly 134 feet along the westerly line of said premises to the place of beginning.

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

BEGINNING at a point in the west side of University Avenue at the southeast corner of premises conveyed to Mary E. Bovier by Charles E. Leider and wife, now or formerly of Mariano deYcaza, a distance of 87.3 feet southerly from the southeast corner of premises heretofore conveyed to Lucien A. Wait by Charles H. White and wife by Deed recorded in said Clerk's Office in Liber 137 of Deed at page 409, now property of Cornell University; running thence southerly along the west side of University Avenue to the northeast corner of premises now or formerly of David T. Wilber, which latter point is distant 10 feet south from the deYcaza lot measured on a line at right angles to the deYcaza lot; running thence westerly along the north boundary of the David T. Wilber lot, 150 feet, more or less, to a corner; thence in a southwesterly direction along the Wilber lot approximately 25 feet to a corner in the premises, now or formerly of F.J. Seery; thence westerly along the north boundary of the westerly end of the Seery lot and along his north line projected westerly in a straight line to a rectangular lot conveyed by Ithaca Hillside Company, Inc. to Sherman Peer by Deed dated April 3, 1935, and recorded in said Clerk's Office in Liber 238 of Deeds at page 111, which boundary line is distant 150 feet (horizontal measurement) from the east line of Linn Street; running thence northerly along the east boundary of the Peer lot and on the continuation of said boundary line as projected northerly in a straight line to its intersection with the south line of Lake Street; running thence easterly along the south line of Lake Street to a point distant 70 feet westerly from the northwest corner of premises now or formerly owned by Mary Miller and Charles Miller; running thence southerly on a line parallel with the Miller lot, a distance of 143.8 feet, more or less, to a point; thence easterly parallel with Lake Street, a distance of 70 feet to the southwest corner of the Miller lot; (the Miller lot is presumed to be 143.8 feet in depth north and south); thence continuing easterly along the rear of the Miller lot, 66 feet to the junction of the Miller lot and lands, now or formerly of Michael O'Neil and Margaret O'Neil, which latter lands front on Lake Street; thence southerly along the west boundary of lands now or formerly owned by said O'Neils, Charles V.P. Young, Lena S. Rinehart and Louis P. Smith and lands of Cornell University, the latter being lands conveyed to said University by the Cornell Inn Corporation, and continuing southerly along the west boundary line of the said Mariano deYcaza lot to his southwest corner, a total distance of approximately 650 feet; thence easterly along the south boundary line of the deYcaza lot, which line is distant 10 feet northerly from the said premises of David T. Wilber, to the west side of University Avenue at the place of beginning.

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

BEGINNING at a point 150 feet east to the east line of Linn Street in the extended north line of lands now or formerly of Martha Halsey; running thence east along said extended line and the north line of lands of Martha Halsey to the west line of lands now or formerly of Francis J. Seery; thence northerly, westerly and northerly along the west line of said Seery lands to the south line of lands conveyed by Ithaca Hillside Company, Inc. to Cornell University by Deed dated February 18, 1939, thence westerly along the south line of said Cornell University lands to the east line of land conveyed by Ithaca Hillside Company, Inc. to Sherman Peer by Deed recorded in Liber 238 of Deeds at page 111 (or such east line extended); thence south along the east line of said Peer premises (or of such line extended), being along the line parallel to and 150 feet east of the east line of Linn Street, to the point or place of beginning.

The above described premises are more particularly described as follows:

ALL THAT TRACT OR Parcel of land situate in the City of Ithaca, County of Tompkins, State of New York more fully bounded and described as follows:

Beginning at an iron pipe in the south street line of Lake Street, said p.o.b. being located N 84°-32' W a distance of 44 feet from the intersection of said street line with the westerly street line of said Lake Street.

Running thence S 9°-09' W along the westerly line of lands reputedly of Davie a distance of 132.7 feet to an iron pipe marking the southwest corner of Davie and being in the northerly line of lands reputedly of Terpening (603/249),

Running thence S 82°-19' W along the northerly line of Terpening, a distance of 36.0 feet to an iron pipe marking the northwest corner of Terpening,

Running thence S 6°-20' W along the westerly line of lands reputedly of Terpening and Lake Street Associates (595/1042) a distance of 216.4 feet to an iron pipe marking the southwest corner of said Lake Street Associates,

Running thence S 7°-19' W along the westerly line of lands reputedly of Travis and Travis (585/422) a distance of 342.7 feet to an iron pipe marking the southwest corner of Travis and Travis,

Running thence S 4°-52' W along the westerly line of lands reputedly of Quality Rentals of Ithaca (582/553) and Holland (584/19) a distance 86.0 feet to an iron pipe marking the southwest corner of Holland,

Running thence S 83°-15' E along the southerly line of Holland a distance of 120.9 feet to an iron pipe in the westerly street line of University Avenue, marking the southwest corner of Holland,

Running thence S 21°-19' W along the westerly street line of University Avenue a distance of 10.3 feet to an iron pipe marking the northeast corner of premises reputedly of Witten (604/241),

Running thence N 83°-15' W along the northerly line of Witten, passing through an iron pipe at 118.2 feet, a total distance of 148.2 feet to an iron pipe marking the northwest corner of Witten,

Running thence S 24°-56' W along the westerly line of Witten a distance of 25 feet to an iron pipe marking the northeast corner of lands reputedly of Teetor (630/362),

Running thence N 83°-05' W along the northerly line of Teetor a distance of 169.3 feet to an iron pipe marking the northwest corner of Teetor,

Running thence S 5°-56' W along the westerly line of Teetor a distance of 138.7 feet to an iron pipe marking the southwest corner of Teetor and in the north line of lands reputedly of Glasse (590/879),

Running thence N 82°-14' W along the northerly line of Glasse a distance of 69.1 feet to an iron pipe marking the northwest corner of Glasse and in the easterly line of Prudence,

Running thence N 6°-13' E, on a line 150 feet easterly of and parallel with the easterly street line of Linn Street and along the easterly line of lands reputedly of Prudence, Lane (443/533), Bokaer (592/751), Kaminsky and Levine (589/230), Schleider (471/28), Corzilius (628/500), De Santis (293/352), Stanton, Eastman, Mangeruga (509/975), Boroman, Hoyt, Johnson (457/45), a total distance of 950.5 feet to an iron pipe marking the northeast corner of Johnson, said pipe also being in the south street line of Lake Street,

Running thence S 84°-32' E along the south street line of Lake Street a distance of 321.5 feet to the point or place of beginning.

The above described premises are more fully shown on "Survey Map - Lands of Ithaca Gun Company, located south of Lake Street, City of Ithaca, Tompkins County, New York," dated January 4, 1988 amended August 29, 1988 by T. G. Miller Associates p.c., Engineers and Surveyors, Ithaca, New York.

Said Premises being a part of the premises described as follows:

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at an iron pipe in the east line of Lake Street, 100 feet south of the south line of East Lincoln Street extended at the southwest corner of the premises formerly of The Read Paper Co., now Cornell University; thence south 251.75 feet along the east line of Lake Street to the point at which Lake Street turns to the east at an angle of $89^{\circ} 21'$; thence east 67 feet along the east-west portion of Lake Street to a pipe; thence north 155 feet parallel to the north-south portion of Lake Street to a pipe; thence east 44.1 feet to a pipe; thence north 116.2 feet to a pipe at the southeast corner of said Read Paper Co. premises; thence west 110 feet along the south line of said Read Paper Co. premises to the place of beginning.

Being the premises described in a deed to Ithaca Gun Company, Inc. from James Sullivan, dated June 30, 1948, and recorded in the Tompkins County Clerk's Office in Liber 310 of Deeds at page 476, and are known as 215-225 Lake Street.

PARCEL 2:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at a pipe in the northerly line of Lake Street at the southwest corner of the premises described in a deed to Ithaca Gun Company, Inc. from Sarah McDonald and Caroline Gregg, dated June 19, 1948, and recorded in said Clerk's Office in Liber 310 of Deeds at page 98, which pipe is 106 feet westerly from a pipe at the westerly edge of a concrete wall; thence westerly 159 feet along the northerly line of Lake Street to a pipe at the southeasterly corner of Parcel 1; thence northerly 135 feet along an easterly line of Parcel 1 to a pipe; thence easterly 157 feet parallel to the northerly line of Lake Street to a pipe; thence southerly 155 feet to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company, Inc. from Clinton A. Warne, dated August 19, 1952, and recorded in said Clerk's Office in Liber 351 of Deeds at page 548, and are known as 209-211 Lake Street.

SUBJECT TO any right of way which Cornell University may have as set forth in a deed from Clinton A. Warne and wife, dated December 15, 1936, and recorded in said Clerk's Office in Liber 243 of Deeds at page 60, to which reference is hereby made for any possible right of way.

PARCEL 3:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at an iron monument in the south line of Lake Street, 150 feet westerly from the northeast corner of the premises described in a deed to Simon P. Learn, recorded in said Clerk's Office in Liber 6 of Ithaca Deeds at page 363; thence southerly 143.8 feet parallel with Linn Street; thence westerly 70 feet parallel with Lake Street to the easterly line of Cornell University premises; thence northerly 143.8 feet along said easterly line of Cornell University premises, parallel to Linn Street to the south line of Lake Street; thence east 70 feet along the south line of Lake Street to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company, Inc. from Mary B. Treman and others, dated December 1, 1915, and recorded in said Clerk's Office in Liber 283 of Deeds at page 344, and are known as 208 Lake Street.

PARCEL 4 (a):

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at an iron pipe 135 feet from the north line of Lake Street at the southeast corner of premises of Cornell University, 29 feet east from an iron pipe at the northwest corner of the premises described in a deed to Ithaca Gun Company, Inc. from Sarah McDonald and Caroline Erceg, dated June 19, 1948, and recorded in said Clerk's Office in Liber 310 of Deeds at page 98; thence north 94 feet to a pipe; thence easterly 99 feet to a pipe; thence southerly 77 feet to a pipe at the northeast corner of the premises described in said deed to Ithaca Gun Company, Inc. from Sarah McDonald and Caroline Erceg, dated June 19, 1948; thence west 89 feet along the north line described in said deed to Ithaca Gun Company, Inc., dated June 19, 1948 to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company, Inc. from Clinton A. Warne, dated October 7, 1948, and recorded in said Clerk's Office in Liber 314 of Deeds at page 396, and are known as 207 Lake Street Rear.

SUBJECT TO the easements, but only insofar as they may affect the said premises, as set forth in a deed to Cornell University from Clinton A. Warne and Mattie A. Warne, dated December 15, 1936, and recorded in said Clerk's Office in Liber 243 of Deeds at page 60.

PARCEL 4 (b):

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at the northeast corner of the premises described in a deed to Cornell University from Thomas G. Miller, recorded in said Clerk's Office in Liber 209 of Deeds at page 120; thence southerly 190 feet along the easterly line of said Cornell University premises to the northwesterly corner of Parcel 1 (a) (being the premises described in said deed to Ithaca Gun Company, Inc. from Clinton A. Warne, dated October 7, 1948); thence easterly 99 feet to a pipe in the westerly line of the premises of Ithaca Gun Company, Inc.; thence northerly 190 feet along said westerly line to the line of the land known as the Tannery Lot at the raceway (now owned by Cornell University); thence westerly 97 feet, more or less, along the raceway to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company, Inc. from South Side Bank, dated October 1, 1919, and recorded in said Clerk's Office in Liber 195 of Deeds at page 160, and are known as 207 Lake Street Rear, TOGETHER WITH the water power right appurtenant to said premises.

PARCEL 5:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING in the southerly line of Lake Street at the northwest corner of the premises described in a deed to Ithaca Gun Company, Inc. from Lena S. Rinehart and Louis P. Smith, acknowledged August 7, 1946, and recorded in said Clerk's Office in Liber 291 of Deeds at page 257; thence southerly 140.5 feet along the westerly line of said Ithaca Gun Company, Inc. premises to a northerly line of Cornell University premises at the northwesterly corner of the premises known as 116 Lake Street; thence

PARCEL 5 (continued)

westerly 66 feet along said northerly line to the southeasterly corner of the premises described in a deed to Ithaca Gun Company, Inc. from Mary B. Treman and others, dated December 1, 1945, and recorded in said Clerk's Office in Liber 283 of Deeds at page 344; thence northerly 143.8 feet, more or less, along the easterly line of said Ithaca Gun Company, Inc. premises to the southerly line of Lake Street; thence easterly 66 feet along the southerly line of Lake Street to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company, Inc. from Catharine S. Kouf, dated February 24, 1966, and recorded in said Clerk's Office in Liber 461 of Deeds at page 552, and are known as 206 Lake Street.

PARCEL 6:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at an iron stake in the northerly line of Lake Street at the southwest corner of premises of Ithaca Gun Company, Inc.; thence westerly 106 feet to an iron pipe; thence north at an interior angle of 90° 135 feet to an iron pipe; thence easterly 118 feet to an iron pin in the westerly line of other premises of Ithaca Gun Company, Inc.; thence southerly 130 feet to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company, Inc. from Sarah McDonald and Caroline Erceg, dated June 19, 1948, and recorded in said Clerk's Office in Liber 310 of Deeds at page 98, and are known as 201-203 and 205-207 Lake Street.

PARCEL 7:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at a pipe in the southerly line of Lake Street, 44 feet westerly from the angle of Lake Street at the northwest corner of the premises known as 202 Lake Street; thence westerly 40 feet along the southerly line of Lake Street to a pipe at the northeasterly corner of the premises known as 206 Lake Street; thence southerly 140.5 feet to the southeasterly corner of the premises known as 206 Lake Street; thence easterly 43 feet, more or less, along the northerly line of the premises owned by Margaret K. Quinn to the southwesterly corner of premises known as 202 Lake Street; thence northerly 134 feet along the westerly line of said premises to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company, Inc. from Lena S. Rinehart and Louis P. Smith, acknowledged August 7, 1946, and recorded in said Clerk's Office in Liber 291 of Deeds at page 257, and are known as 204 Lake Street.

PARCEL 8:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at a pipe in the northerly line of Lake Street at the southeasterly corner of the premises described in a deed to Ithaca Gun Company, Inc. from Sarah McDonald and Caroline Erceg, dated June 19, 1948, and recorded in said Clerk's Office in Liber 310 of Deeds at page 98; thence north 9° 11' east, 435 feet, more or less, along the westerly line of Water Power Lot 6 to the south bank of Fall Creek at low water mark; thence easterly along the south bank of Fall Creek at low water mark, 210 feet, more or less to the easterly line of Water Power Lot 7; thence south 9° 11' west, 270 feet, more or less, along the east-

PARCEL 8 (continued)

erly line of Water Power Lot 7 to an old pipe in concrete in a northerly line of the premises of Gamma Theta Property Association described in a deed recorded in said Clerk's Office in Liber 158 of Deeds at page 134; thence south $89^{\circ} 41'$ west, 50.7 feet along said northerly line; thence south $9^{\circ} 11'$ west, 301.5 feet to an old pipe in concrete; thence westerly 150 feet 7 inches along the northerly line of Lake Street to the place of beginning.

Being the same premises described in a deed to Ithaca Gun Company Inc. from George Livermore and others dated February 27, 1904, and recorded in said Clerk's Office in Liber 158 of Deeds at page 253; and are known as 121-125 Lake Street.

PARCEL 9 (a):

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca County of Tompkins and State of New York, bounded and described as follows: BEGINNING at a point in the west side of University Avenue at the southeast corner of premises conveyed to Mary E. Bovier by Charles E. Leider and wife, now or formerly of Mariano deYcaza, a distance of 87.3 feet southerly from the southeast corner of premises heretofore conveyed to Lucien A. Wait by Charles H. White and wife by Deed recorded in said Clerk's Office in Liber 137 of Deeds at page 409, now property of Cornell University; running thence southerly along the west side of University Avenue to the northeast corner of premises now or formerly of David T. Wilber, which latter point is distant 10 feet south from the deYcaza lot measured on a line at right angles to the deYcaza lot; running thence westerly along the north boundary of the David T. Wilber lot, 150 feet, more or less, to a corner; thence in a southwesterly direction along the Wilber lot approximately 25 feet to a corner in the premises, now or formerly of F. J. Seery; thence westerly along the north boundary of the westerly end of the Seery lot and along his north line projected westerly in a straight line to a rectangular lot conveyed by Ithaca Hillside Company, Inc. to Sherman Peer by deed dated April 3, 1935, and recorded in said Clerk's Office in Liber 238 of Deeds at page 111, which boundary line is distant 150 feet (horizontal measurement) from the east line of Linn Street; running thence northerly along the east boundary of the Peer lot and on the continuation of said boundary line as projected northerly in a straight line to its intersection with the south line of Lake Street; running thence easterly along the south line of Lake Street to a point distant 70 feet westerly from the northwest corner of premises now or formerly owned by Mary Miller and Charles Miller; running thence southerly on a line parallel with the Miller lot, a distance of 143.8 feet, more or less, to a point; thence easterly parallel with Lake Street, a distance of 70 feet to the southwest corner of the Miller lot; (the Miller lot is presumed to be 143.8 feet in depth north and south); thence continuing easterly along the rear of the Miller lot, 66 feet to the junction of the Miller lot and lands, now or formerly of Michael O'Neil and Margaret O'Neil, which latter lands front on Lake Street; thence southerly along the west boundary of lands now or formerly owned by said O'Neils, Charles V. P. Young, Lena S. Finehart and Louis P. Smith and lands of Cornell University, the latter being lands conveyed to said University by the Cornell Inn Corporation, and continuing southerly along the west boundary line of the said Mariano deYcaza lot to his southwest corner, a total distance of approximately 650 feet; thence easterly along the south boundary line of the deYcaza lot, which line is distant 10 feet northerly from the said premises of David T. Wilber, to the west side of University Avenue at the place of beginning.

PARCEL 9 (a) - continued:

the strip of land 10 feet in width extending westerly from University Avenue between the deYcaza lot and the Wilber premises is subject to a restricted use by the owner of the deYcaza lot and to certain planting restrictions as more fully appear in deed thereof from Mary E. Bovier to Ithaca Hillside Company, Inc. dated March 15, 1913, and recorded in said Clerk's Office in Liber 180 of Deeds at page 147.

PARCEL 9 (b):

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows: BEGINNING at a point 150 feet east of the east line of Linn Street in the extended north line of lands now or formerly of Martha Halsey; running thence east along said extended line and the north line of lands of Martha Halsey to the west line of lands now or formerly of Francis J. Seery; thence northerly, westerly and northerly along the west line of said Seery lands to the south line of lands conveyed by Ithaca Hillside Company, Inc. to Cornell University by deed dated February 18, 1939; thence westerly along the south line of said Cornell University lands to the east line of land conveyed by Ithaca Hillside Company, Inc. to Sherman Peer by deed recorded in Liber 238 of Deeds at page 111 (or such east line extended): thence south along the east line of said Peer premises (or of such line extended), being along the line parallel to and 150 feet east of the east line of Linn Street, to the point or place of beginning.

The above two (2) parcels 9 (a) and 9(b) are the same premises conveyed to Ithaca Gun Company, Inc. by Cornell University by deed dated August 13, 1974, and are recorded in said Clerk's Office in Liber 529 of Deeds at page 275.

This Deed is being executed and delivered pursuant to an Option Agreement as amended, originally dated December 2, 1987 between Mark Finkelstein and Sunset Heights, Ltd., and certain assignments of said Option to World Class Limited, and thereafter by World Class Limited to State Street Associates L.P., the grantee herein of these premises

Being a portion of same premises conveyed to the Grantor from Ithaca Gun Company, Inc., by Deed dated October 17, 1986 and recorded October 14, 1987 in Liber 631 of Deeds at page 4 in the Tompkins County Clerk's Office, and being that portion of said premises south of Lake Street.

STATE OF NEW YORK, COUNTY OF

ss: STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____ 19 _____, before me personally came

On the _____ day of _____ 19 _____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF TOMPKINS

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the 30th day of September 19 88, before me personally came George J. Gesslein to me known, who, being by me duly sworn, did depose and say that he resides at No. 370 Sharpsteen Rd. Locke, N.Y. ; that he is the President of Sunset Heights, Ltd.

On the _____ day of _____ 19 _____, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____ ; that he knows _____

_____, the corporation described in and which executed the foregoing instrument; ~~that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation~~ and that he signed his name thereto by ~~his~~ order of the board of directors

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw _____ execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bruce D. Wilson
Notary Public

BRUCE D. WILSON
Notary Public, State of New York
No. 55-4517765
Qualified in Tompkins County
Term Expires March 30, 19 89

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. T 53 88 02213EC

SECTION 28
BLOCK 4
LOT 3
COUNTY ~~CHEMUNDA~~ Tompkins

SUNSET HEIGHTS, LTD.

TO

STATE STREET ASSOCIATES, L.P.

RETURN BY MAIL TO:

Bruce D. Wilson, Esq.
103 West Seneca Street
Suite 305, Clinton House
Ithaca, New York
Zip No. 14850

Rec. 38.00
TAX 4,212.00

Reserve this space for use of Recording Office.

Tompkins County, ss:
Recorded on the 5th Day of October 19 88
3:05 o'clock P.M., in Liber 640 of DEEDA
at page 818 and examined.

Rachel A. Pierce
Clerk