



FINAL MINOR SUBDIVISION PERMIT APPLICATION

TOWN OF ULYSSES PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.

See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	PAULA MAGUIRE PROPERTIES 319 PENN, LLC				
ADDRESS	PO BOX 525				
CITY	TRUMANSBURG	STATE	NY	ZIP	14886
PHONE		EMAIL	paula@pemaguiреagency.com		
OWNER	PAULA MAGUIRE PROPERTIES 319 PENN, LLC				
ADDRESS	PO BOX 525				
CITY	TRUMANSBURG	STATE	NY	ZIP	14886
PHONE		EMAIL	paula@pemaguiреagency.com		
PRIMARY CONTACT: ☐ APPLICANT ☐ OWNER ☒ OTHER, PLEASE SPECIFY BELOW					
NAME	Hayden R. Brainard, Jr.				
PHONE	607-273-4200	EMAIL	hrb@millermayer.com		

PROJECT SITE INFORMATION	
ADDRESS	319 Pennsylvania Avenue, Trumansburg, NY 14886
PARCEL NO(S)	12.-2-9.4

PROJECT INFORMATION	
PROJECT NAME	319 Pennsylvania Avenue, Trumansburg, NY 14886
PROJECT DESCRIPTION	Final minor subdivision plat approval
VALUATION	\$0

Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE		DATE	10/08/25
PRINT NAME	Hayden R. Brainard, Jr.		
CITY, STATE	Trumansburg, NY		



10 Elm Street
Trumansburg, NY 14886



607.387.5767



planner@townofulyssesny.gov
www.ulysses.ny.us

UPDATED 2022

△ - COMPUTED POINT
 ● - PIN SET WITH CAP
 ⊗ - IRON PIN FOUND
 ⊗ - IRON PIPE FOUND
 ▲ - AXLE FOUND
 ○ - UTILITY POLE
 * - PROPOSED NEW DIVISION LINE
 — - SETBACK LINE

SCHEER (R.O.)
2014-11721
TAX MAP No. 9.2-1-34

MASON (R.O.)
609/52
TAX MAP No. 9.2-1-36

VILLAGE OF TRUMANSBURG

PIN FOUND
0.6 ± NLY
OF CORNER

PIPE FOUND
0.4 ± NLY
OF LINE

35°

2.0'
(P TO P)

TOWN OF ULYSSES

PENNSYLVANIA AVENUE
(ASSUMED 3 ROD RIGHT OF WAY=49.5')
ROAD

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL UTILITY RIGHT OF WAYS."

PARCEL 1

AREA=1.22 ACRES NET TO ROAD R/W

WILCOX (R.O.)
2019-12072
TAX MAP No. 12-2-9.31

MAP REFERENCES:
1.) "SURVEY MAP SHOWING LANDS OF
CORIE MARK WILCOX & HEATHER ROSE
WILCOX..." DATED 8/2/2011 BY T.G.
MILLER P.C.

NOTES:

- 1.)THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
- 2.)SUBJECT PROPERTY CURRENTLY ZONED "R" -RESIDENTIAL ZONE PER TOWN OF ULYSSES FINAL ZONING MAP DATED DECEMBER 2019.
- 3.)ORIGINAL FIELDWORK FOR THIS SURVEY PERFORMED ON 1/29/2024.

CERTIFICATION

I hereby certify to Maquire Red Maple Properties, LLC
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: Lee Dresser

DATED: 3/5/2025

APPROVAL: MINOR SUBDIVISION NO. _____

THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS MINOR SUBDIVISION CONFORMS TO CONSOLIDATED LAWS OF NEW YORK 62.16.276-277 AND THE ZONING CODE OF THE TOWN OF ULYSSES AND IS HEREBY APPROVED.

NOTE: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE
ACCURACY OF THIS RECORD OF SURVEY.
EXAMINED AND APPROVED THIS _____ DAY OF ___, 20____

PLANNING BOARD CHAIR, TOWN OF ULYSSES

WARNING
ALTERATION OF 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



TITLE: MINOR SUBDIVISION PLAT
SHOWING LANDS OF
Maguire Red Maple Properties, LLC located at
NO. 319 PENNSYLVANIA AVENUE
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 3/5/2025

S25147

SCALE: 1"=60'

REVISÉ



SCHEDULE A

Minor Subdivision
319 Pennsylvania Avenue
Trumansburg, NY

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York and being a part of Military Lot 6 in said Town, more particularly bounded and described as follows:

BEGINNING at a computed point in the centerline of Pennsylvania Avenue, which point lies 566.58± feet southwesterly from the centerline intersection of Pennsylvania Avenue and Larchmont Drive; proceeding

THENCE South 11°26'06" West along the centerline of Pennsylvania Avenue a distance of 236.32± feet, a chord distance of 236.31± feet, southwesterly to a computed point in the centerline of Pennsylvania Avenue; proceeding

THENCE South 71°16'15" East along a northerly boundary of premises reputedly of Wilcox (Instrument #2019-12072), passing through an axle found in the easterly line of Pennsylvania Avenue at 25.00 feet and continuing on this course another 225.00 feet to an iron pin found a total distance of 250.00; proceeding

THENCE North 11°56'42" East along a westerly boundary of said Wilcox premises a distance of 236.05 feet to an iron pin found; proceeding

THENCE North 71°16'15" West, passing through an iron pin found at a distance of 224.44 feet and continuing to a computed point in the centerline of Pennsylvania Avenue a total distance of 252.12 feet, being the point and place of beginning.

REFERENCE is hereby made to a survey map incorporated herein by reference entitled "Minor Subdivision Plat Showing Lands of Maguire Red Maple Properties, LLC located at No. 319 Pennsylvania Avenue Town of Ulysses, Tompkins County, New York" dated March 5, 2025, made by Lee Dresser, L.S. #050096, of T.G. Miller, P.C. Engineers and Surveyors, a copy of which is intended to be filed in the Tompkins County Clerk's Office together herewith.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated November 4, 1997, and recorded on March 17, 1998, in the Tompkins County Clerk's Office in Liber 815 of Deeds at Page 147.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated January 31, 1979, and recorded on February 20, 2079, in the Tompkins County Clerk's Office in Liber 569 of Deeds at Page 715.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated June 6, 1974, and recorded on July 3, 1974, in the Tompkins County Clerk's Office in Liber 526 of Deeds at Page 121.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated December 4, 1962, and recorded on January 14, 1963, in the Tompkins County Clerk's Office in Liber 443 of Deeds at Page 429.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated November 11, 1962, and recorded on January 14, 1963, in the Tompkins County Clerk's Office in Liber 443 of Deeds at Page 428.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated November 18, 1944, and recorded on January 13, 1945, in the Tompkins County Clerk's Office in Liber 275 of Deeds at Page 74.

BEING the same premises conveyed to THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS by Warranty Deed from Alec C. Proskine and Margaret E. Miller dated December 7, 1984, and recorded on April 5, 1985 in the Tompkins County Clerk's Office in Liber 607 of Deeds at Page 1134.

The above-described premises, prior to subdivision, was known as 319 Pennsylvania Avenue, Trumansburg, New York, Town of Ulysses tax parcel #12.-2-9.4.

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York and being a part of Military Lot 6 in said Town, more particularly bounded and described as follows:

BEGINNING at a computed point in the centerline of Pennsylvania Avenue, which point lies 193.5± feet southwesterly from the centerline intersection of Pennsylvania Avenue and Larchmont Drive, which point also marks the southwest corner of premises reputedly of Scheer (Instrument #2014-11721); proceeding

THENCE South 69°36'33" East along the southerly boundary of premises reputedly of Scheer to a point marked by an iron pipe found, and continuing along the southerly boundary of premises reputedly of Mason a total distance of 250.29 feet to a point being 0.4 +/- southerly of an iron pipe found and 0.6+/- southerly of an iron pin found, said iron pipe and iron pin being 2 feet apart; proceeding

THENCE South 11°56'42" East along a westerly boundary of premises reputedly of Wilcox (Instrument #2019-12072), passing through an iron pin found at a distance of 60.66 feet and continuing on this course another 305.43 feet to an iron pin found, a total distance of 366.09 feet; proceeding

THENCE North 71°16'15" West along the southerly boundary of Parcel 1, passing through an iron pin found at a distance of 224.44 feet and continuing on this course another 27.68 feet to a computed point in the centerline of Pennsylvania Avenue, a total distance of 252.12 feet; proceeding

THENCE North 12°22'17" East along the centerline of Pennsylvania Avenue a distance of 373.08 feet to a computed point in the centerline of Pennsylvania Avenue, being the point and place of beginning.

REFERENCE is hereby made to a survey map incorporated herein by reference entitled "Survey Map No. 319 Pennsylvania Avenue Town of Ulysses, Tompkins County, New York" dated January 29, 2024 and updated March 5, 2025, made by Lee Dresser, L.S. #050096, of T.G. Miller, P.C. Engineers and Surveyors, a copy of which is intended to be filed in the Tompkins County Clerk's Office together herewith.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated November 4, 1997, and recorded on March 17, 1998, in the Tompkins County Clerk's Office in Liber 815 of Deeds at Page 147.

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BEING the same premises conveyed to THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS by Warranty Deed from Alec C. Proskine and Margaret E. Miller dated December 7, 1984, and recorded on April 5, 1985 in the Tompkins County Clerk's Office in Liber 607 of Deeds at Page 1134.

The above-described premises, prior to subdivision, was known as 319 Pennsylvania Avenue, Trumansburg, New York, Town of Ulysses tax parcel #12.-2-9.4.

DECLARATION OF OWNERSHIP
MINOR SUBDIVISION # _____

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of land described by this declaration; and do hereby declare that I/we have no objections to the herein described property being subdivided.

Legal description of property (attach if necessary):

Tax parcel number: 12.-2-9.4

Cross reference: See Record of Surveys Auditor File # _____
Records of Tompkins County, New York.

Dated this 10th day of October, 2025.

Signature (s) Paula Maguire
Paula Maguire, Member and Manager
Paula Maguire Properties 319 Penn, LLC

STATE OF NEW YORK)

County of Tompkins)
SS.

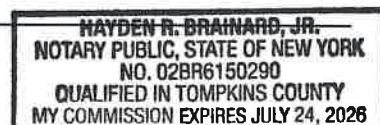
I certify that I know or have satisfactory evidence that
Paula Maguire

is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/10/25

Signature of _____
Notary Public: _____

My commission expires: _____



DECLARATION OF LEGAL DOCUMENTATION

MINOR SUBDIVISION # _____

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of the properties subject to the minor subdivision and am/are solely responsible for securing and executing, as well as seeking, all necessary legal advice or assistance concerning the legal documents necessary to transfer title to those portions of the properties involved in the minor subdivision.

That I/we, the undersigned, further depose and state that the legal documents necessary to transfer title to the properties in question have been prepared and executed so that upon the recording of the minor subdivision, the title to the subject properties will accurately reflect the new lots resulting from the minor subdivision as approved by the Town of Ulysses.

DATED this 10 day of October, 2025.

Signature (s)

Paula Maguire

Paula Maguire, Member and Manager Title

Paula Maguire Properties 319 Penn, LLC

Title

STATE OF NEW YORK)

ss.

County of Tompkins)

I certify that I know or have satisfactory evidence that

Paula Maguire signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/10/2025

Signature of

Notary Public: [Signature]

My commission expires: _____

HAYDEN R. BRAINARD, JR.
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02BR6150290
QUALIFIED IN TOMPKINS COUNTY
MY COMMISSION EXPIRES JULY 24, 2026

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Paula Maguire Properties 319 Penn, LLC			
Name of Action or Project: Paula Maguire Properties 319 Penn, LLC Subdivision			
Project Location (describe, and attach a location map): 319 Pennsylvania Avenue, Trumansburg, NY 14886			
Brief Description of Proposed Action: Subdivision of 12.-2-9.4 into 2 parcels			
Name of Applicant or Sponsor: Paula Maguire Properties 319 Penn, LLC		Telephone: E-Mail: paula@pemaguireagency.com	
Address: PO Box 525			
City/PO: Trumansburg		State: NY	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		3.122 acres	
b. Total acreage to be physically disturbed?		none acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.122 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Adjoining properties contain freshwater ponds and freshwater emergent wetlands. No alteration or impact to such areas will result from the proposed action. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Pauls Majvire Properties 319 Penn, LLC</u> Date: <u>10/10/25</u> Signature: <u>Paula Maguin</u> Title: <u>Manager</u>		



Tompkins County Clerk Recording Page

Return To

OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST
SALT LAKE CITY, UT 84111-1919

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Grantor (Party 1)

THE CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS

Fees

Recording Fee	\$20.00
Pages Fee	\$40.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
State Transfer Tax	\$1,752.00
County Transfer Tax	\$876.00
Deed Notice Fee	\$0.00
Total Fees Paid:	\$2,963.00

Receipt Number: 24-427580

Grantee (Party 2)

MAGUIRE RED MAPLE PROPERTIES LLC

Transfer Amt: \$438,000.00

Instrument #: 2024-11831

Transfer Tax #: 000785

Property located in **Ulysses**

State of New York
County of Tompkins

Recorded on December 16th, 2024 at 12:22:54
PM with a total page count of **8**.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

BARGAIN AND SALE DEED,
WITH COVENANTS AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 13th day of December, 2024,

BETWEEN

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, having a mailing address at 50 East North Temple, 12th Floor, Salt Lake City, UT 84150, party of the first part, and

MAGUIRE RED MAPLE PROPERTIES, LLC, a New York limited liability company, having a mailing address at 320 Pennsylvania Avenue, Trumansburg, NY 14850, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100s Dollars (\$10.00) 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 tract or parcel of land situate in the Town of Ulysses, County of Tompkins, State of New York and being a part of Military Lot 6 in said Town, more particularly bounded and described in the attached Schedule A.

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 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.

SUBJECT TO easements, rights including any prescriptive rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

Provided, however, that this conveyance is made and accepted on each of the following conditions and restrictions (the "Conditions"):

1. *Grantee, their successors and assigns shall not manufacture, keep for sale, or sell on the subject property any alcoholic beverages or intoxicating liquors.*
2. *Grantee, its successors and assigns shall not operate a place of public entertainment or amusement (as defined by local statutes) on the subject property.*
3. *Grantee, its successors and assigns shall not permit on the subject property a nuisance or offensive activity which is an annoyance or a nuisance to a church or private dwelling located nearby.*

4. Grantee, its successors and assigns shall not permit the subject property to be used for any residential purposes other than as one single family dwelling, as defined in the Town of Ulysses zoning law. No accessory dwelling units shall be permitted on the subject property.

5. Grantee, its successors and assigns shall not install or build additional buildings on the subject property other than accessory building permitted by 4 above and by applicable zoning law.

Notwithstanding the foregoing, the following uses of the subject property do not violate the above restrictions:

- (A) Educational, schools, nursery school;
- (B) Public park and/or playground;
- (C) Agricultural;
- (D) Municipal;
- (E) Not-for-profit;
- (F) Professional services (doctors, lawyers, accountants); and
- (G) Event center, community center and/or related uses. For purposes of clarification: (i) the sale or consumption of alcoholic beverages or intoxicating liquors at, and incidental to events does not violate the foregoing Conditions; and (ii) live music incidental to events does not violate the foregoing Conditions.

The foregoing Conditions shall run with the land and be binding upon all persons now having or hereafter acquiring any right, title or interest in the property conveyed herein (the "Subject Parcel"), or any part thereof. In the event that Grantee or any of Grantee's heirs, successors or assigns sells or transfers the Subject Parcel, Grantee shall cause the Conditions to be included in the deed to the grantee in that transaction.

Grantor shall have the right to obtain an injunction enforcing the Conditions and shall be entitled to reasonable attorneys' fees and costs from Grantee incurred in the enforcement thereof.

A breach of any of the Conditions, or injunctive relief obtained by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Subject Parcel or any part thereof but the Conditions shall be binding upon, and effective against, any owner whose title to the Subject Parcel or any part thereof is acquired by foreclosure, trustee's sale or otherwise.

THIS CONVEYANCE was approved the Attorney General of the State of New York on November 5, 2024, OAG No. OAG BI-2024-26.

[Signature Page Follows]

IN WITNESS WHEREOF, the party of the first part has hereto subscribed its name by its authorized agent, this
11 day of November, 2024.

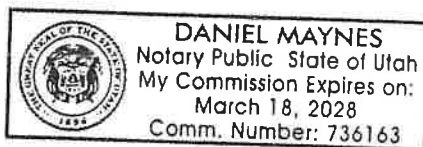
**THE CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS**, a Utah corporation sole, c CORPORATION
OF THE PRESIDING BISHOP OF THE CHURCH OF
JESUS CHRIST OF LATTER-DAY SAINTS, a Utah
corporation sole

By: *Joseph D. Lowe*
Name: Joseph D. Lowe
Its: Authorized Agent

STATE OF Utah)
COUNTY OF Salt Lake) :ss

On this 11 day of November, 2024, personally appeared before me Joseph D. Lowe,
personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who
acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF
JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said
Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to
execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Daniel Maynes
Notary Public for the
State of Utah

**BARGAIN AND SALE DEED,
WITH COVENANTS AGAINST GRANTOR'S ACTS**

Title No. 300548

Grantor:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

TO

Grantee:

MAGUIRE RED MAPLE PROPERTIES, LLC, a New York limited liability company

For Information Only:

Property Address: 319 Pennsylvania Avenue

Town/Village: Ulysses

County: Tompkins

TAX MAP: SECTION 12 BLOCK 2 LOT 9.4

Record and Return to:

Miller Mayer, LLP

215 East State Street

Ithaca, NY 14850

SCHEDULE A

PROPERTY DESCRIPTION

ALL that tract or parcel of land situate in the Town of Ulysses, County of Tompkins, State of New York and being a part of Military Lot 6 in said Town, more particularly bounded and described as follows:

Beginning at a point in the center line of Pennsylvania Avenue, which is the NW corner of lands formerly owned by John Weeks and approximately 1393.7' along the center line of Pennsylvania Avenue from the intersection of Pennsylvania Avenue and South Street, and also 125.8' along the center line of Pennsylvania Avenue from the SE corner of lands of Timothy Maguire;

Running thence S 63° 54', E 250' along a hedgerow to a pipe;

Thence S 14° W 598' to a pipe;

Thence N 68° 17' W 250' to a pipe in the center line of Pennsylvania Avenue;

Thence N 13° 30' E 576.8' along the center line of Pennsylvania Avenue to the point of beginning.

Being more modernly described on a survey made by T.G. Miller, P.C. dated 1/29/2024 described as follows:

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

BEGINNING at a computed point in the centerline of Pennsylvania Avenue, which point lies 193.5± feet southwesterly from the centerline intersection of Pennsylvania Avenue and Larchmont Drive, and which point also marks the southwest corner of premises reputedly of Scheer (Instrument #2014-11721); proceeding

THENCE South 12° 22' 17" West along the centerline of Pennsylvania Avenue a distance of 373.08 feet to a computed point; proceeding

THENCE along the centerline of Pennsylvania Avenue a distance of 236.32± feet having a chord bearing and distance of South 11° 26' 06" West 236.31 feet to a computed point in the centerline of Pennsylvania Avenue; proceeding

THENCE South 71° 16' 15" East along a northerly boundary of premises reputedly of Wilcox (Instrument #2019-12072) and passing through an axle found in the easterly line of Pennsylvania Avenue at 25.00 feet and continuing on this course another 225.00 feet for a total distance on this course of 250.00 feet to an existing iron pin; proceeding

THENCE North 11° 56' 42" East along a westerly boundary of said Wilcox premises, passing through a pin set with cap at 236.05 feet and another pin set with cap at 541.48 feet and continuing on this course for a total distance of 602.14 feet to a point, said point being 0.6'±/- southerly of a found iron pin; proceeding

THENCE North 69° 36' 33" West along the southerly boundary of premises reputedly of Mason (L609D/Pg52) and the southerly boundary of premises reputedly of Scheer (Instrument #2014-11721) a distance of 250.29 feet to the computed point at the point and place of beginning.

REFERENCE is hereby made to a survey map incorporated herein by reference entitled "Survey Map No. 319 Pennsylvania Avenue Town of Ulysses, Tompkins County, New York" dated January 29, 2024 and made by Lee Dresser, L.S. #050096, of T.G. Miller, P.C. Engineers and Surveyors, a copy of which is intended to be filed in the Tompkins County Clerk's Office together herewith.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated November 4, 1997 and recorded on March 17, 1998 in the Tompkins County Clerk's Office in Liber 815 of Deeds at Page 147.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated January 31, 1979 and recorded on February 20, 1979 in the Tompkins County Clerk's Office in Liber 569 of Deeds at Page 715.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated June 6, 1974 and recorded on July 3, 1974 in the Tompkins County Clerk's Office in Liber 526 of Deeds at Page 121.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated December 4, 1962 and recorded on January 14, 1963 in the Tompkins County Clerk's Office in Liber 443 of Deeds at Page 429.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated November 11, 1962 and recorded on January 14, 1963 in the Tompkins County Clerk's Office in Liber 443 of Deeds at Page 428.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated November 18, 1944 and recorded on January 13, 1945 in the Tompkins County Clerk's Office in Liber 275 of Deeds at Page 74.

BEING the same premises conveyed to THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS by Warranty Deed from Alec C. Proskine and Margaret E. Miller dated December 7, 1984 and recorded on April 5, 1985 in the Tompkins County Clerk's Office in Liber 607 of Deeds at Page 1134.

The above-described premises are known as 319 Pennsylvania Avenue, Trumansburg, New York, Town of Ulysses tax parcel #12.-2-9.4.

- △ - COMPUTED POINT
 ● - PIN SET WITH CAP
 ✕ - IRON PIN FOUND
 ✕ - IRON PIPE FOUND
 ▲ - AXLE FOUND
 ⚡ - UTILITY POLE
 * - PROPOSED NEW DIVISION LINE

TITLE INFORMATION

Corporation of the Presiding Bishop
of the Church of Jesus Christ
of Latter Day Saints
DEED BOOK 607, PAGE 1134
TAX MAP No. 12-2-9.4
AREA=3.122 ACRES NET TO ROAD R/W

PENNSYLVANIA AVENUE
(ASSUMED 3 ROD RIGHT OF WAY - 49.5')

MEASURE 238.32' ± ALONG PRESENT E ROAD
CLOS 11°28'08" W 236.71'

DEED TO CENTERLINE OF
ROAD, EXCEPT & RESERVE ALL
UTILITY RIGHT OF WAYS.

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: Lee Deane

DATED: 1/29/2024

Maguire, LLC
Miller Mayer, LLP
The Church of Jesus Christ of Latter-Day Saints
Kirtan McCankie
Old Republic National Title Insurance Company

MAP REFERENCES:
1.) "SURVEY MAP SHOWING LANDS OF
CORIE MARK WILCOX & HEATHER ROSE
WILCOX..." DATED 8/2/2011 BY T.G.
MILLER P.C.

NOTES:
1.)THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
2.)PARCELS SUBJECT TO N.Y.S.E.&G. EASEMENT SEE 569/715

WARNING
ALTERATION OF 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.



T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE:

SURVEY MAP
NO. 319 PENNSYLVANIA AVENUE

TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 1/29/2024

S24059B

SCALE: 1"=60'

REVISOR



**STATE OF NEW YORK
DEPARTMENT OF STATE**

I hereby certify that the annexed copy for PAULA MAGUIRE PROPERTIES 319 PENN, LLC, File Number 250206001674 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on February 06, 2025.

WALTER T. MOSLEY
Secretary of State



Brendan C. Hughes

BRENDAN C. HUGHES
Executive Deputy Secretary of State

**CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION OF
MAGUIRE RED MAPLE PROPERTIES, LLC**

Under Section 211 of the Limited Liability Company Law

FIRST: The name of the limited liability company is: Maguire Red Maple Properties, LLC.

SECOND: The date of filing of the articles of organization is: December 4, 2024.

THIRD: The amendments effected by this certificate of amendment is as follows:

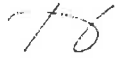
Paragraph **FIRST** of the Articles of Organization relating to the name of the limited liability company is hereby amended to read as follows:

FIRST: The name of the Limited Liability Company: Paula Maguire Properties 319 Penn, LLC.

and;

Paragraph **THIRD** of the Articles of Organization relating to the post office address to which the Secretary of State shall mail a copy of any process against the company is hereby amended to read as follows:

THIRD: The Secretary of State is designated as agent of the Company upon whom process against the Company may be served. The post office address to which the Secretary of State shall mail a copy of any process against the Company served upon him/her is P.O. Box 525, Trumansburg, NY 14886.



box SIGN 4YJZW651-4LJ63X26

Hayden R. Brainard, Jr.
Authorized Person, on behalf of
Paula Maguire, Manager

**CERTIFICATE OF AMENDMENT
OF
ARTICLES OF ORGANIZATION OF
MAGUIRE RED MAPLE PROPERTIES, LLC**

Under Section 211 of the Limited Liability Company Law

Filer's Name and Mailing Address:

Hayden R. Brainard, Jr.
Miller Mayer, LLP
215 East State Street, Suite 200
Ithaca, NY 14850

RECORDED
2025 FEB -6 AM 10:05
DEPT. OF STATE