

BLOCK 2042, EASTWOOD HEIGHTS. We, the undersigned, stockholders of the LaVoy Co. Inc. a domestic corporation each owning the number of shares set opposite his or her signature thereto, and owning collectively over two-thirds of the shares outstanding entitled to vote thereon, HEREBY CONSENT that said corporation borrow the sum of Two Thousand Dollars (\$2000.00) from the Syracuse Investment Corporation, with interest at six percent (6%) and to be due in payments of \$100.00 every three months from the date thereof, and execute and deliver a bond to said Syracuse Investment Corporation accordingly, to secure money necessary to transact its business, and we do further CONSENT that said corporation make, execute and deliver to the said Syracuse Investment Corporation of Syracuse, New York, a mortgage on its real property hereinafter described, to said Syracuse Investment Corporation to secure the payment of principal and interest on said bond, to become due \$100.00 every three months from the date thereof, and that such mortgage shall cover the following described premises: ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Eastwood, Town of DeWitt, County of Onondaga, State of New York, and known and distinguished on a map of Eastwood Heights made by R. Griffin, filed in Onondaga County Clerk's Office October 1, 1889, as being Lot No. 33 in Block 2042 Eastwood Heights, DeWitt and bounded and described as follows: Being forty (40) feet front on the east line of Blust Street, now Hillsdale Avenue, the same in rear and extending in rear by parallel lines one hundred thirty two (132) feet deep, together with the heating, lighting and plumbing fixtures in the buildings on said premises. Subject to the restrictions on said property. Dated Eastwood, N.Y. July 12, 1926.

DeForest LaVoy
Anita M. LaVoy

111 Shares
75 Shares

STATE OF NEW YORK COUNTY OF ONONDAGA SS On this 13th day of July, 1926, before me personally came DeForest LaVoy and Anita M. LaVoy, to me known to be the persons described in and who executed the foregoing consent to mortgage real estate, and they thereupon severally duly acknowledged to me that they executed the same. Everard A. Hill, Notary Public. STATE OF NEW YORK COUNTY OF ONONDAGA SS ANITA M. LAVOY being duly sworn, deposes and says that she resides in the village of Eastwood, New York, and that she is the secretary of LaVoy Co. Inc., the corporation described in the foregoing Consent of Stockholders, and has the custody of the stock book of said LaVoy Co. Inc. and that she has compared the signatures to the foregoing consent to mortgage and the number of shares set opposite each signature, with the entries on said stock book and that the figures appearing opposite each signature are the number of shares outstanding in the name of the signer in said stock book, and that the persons who have signed such consent together constitute the holders of over two-thirds of shares of stock of said corporation entitled to vote thereon, and that the name and number of shares of stockholders in said corporation held by each of said stockholders are as follows:

DeForest LaVoy
Anita M. LaVoy
A. D. Ellis
Donald B. Derby
Benjamin Bohall
Alpheus V. Young

111 shares
75 shares
51 shares
2 shares
5 shares
1 share
245 shares

Anita M. LaVoy. Subscribed and sworn to before me this 13th day of July, 1926. Everard A. Hill, Notary Public.

S.S.Recorded Jul 13, 1926 at 1:51 P.M.

Smith J. Fowler Clerk.

LYNACRES

PROTECTIVE PROVISIONS

IN THE MATTER OF J. W. CLARK REAL ESTATE CO. INC. "Protective Provisions" June 1, 1926 Respecting the use and enjoyment of "Lynacres" a sub-division of the Town of Dewitt, County of Onondaga

and State of New York, and securing the desirable and attractive residential character thereof. Whereas, the J. W. Clark Real Estate Co. Inc., a domestic corporation having its office and principal place of business in the City of Syracuse, N.Y., is the owner of a certain tract of land situate in the Town of Dewitt, County

of Onondaga and State of New York, known and hereinafter called "Lynacres" and fully described in a warranty deed thereof from Harvey C. Kimber, and Rena C. Kimber, his wife, to said J. W. Clark Real Estate Co., Inc., dated the 24th day of April 1926 and recorded in the Onondaga County Clerk's Office through which tract of land the said J. W. Clark Real Estate Co., Inc., intends to lay out streets and subdivide the said premises into building lots for residence purposes only, to the end that "Lynacres" shall become a desirable and attractive residence section of the Town of Dewitt, County of Onondaga, State of New York, free from all objectionable uses or structures. Now therefore, in consideration of the premises, said J. W. Clark Real Estate Co., Inc., hereby agrees to and with each sub-division lot owner in Lynacres, that for a period of fifty(50) years from the date hereof the said land known as "Lynacres" shall be subject to the provisions hereinafter set forth and that the said provisions shall be embodied in every contract for the sale of any part of "Lynacres", and in every conveyance of any part thereof during said period of fifty(50) years, excepting any conveyance to the Town of Dewitt, for highway, park or sewer purposes, in such form as to run with the land, and to bind any subsequent interest or estate therein for said period. FIRST: Lynacres and every part thereof shall be used for residence purposes only, and the usual and natural uses connected therewith, and no manufacturing, livery stable, public garage, store, business place, apartment house, or residence for more than one family shall be permitted or erected in "Lynacres" and not more than one residence and not more than one garage shall be erected upon any one building lot in "Lynacres" except lot #31 on the northerly end of which an additional residence and garage may be erected, but only in accordance with the restrictions which apply generally to the Lynacre Boulevard lots. SECOND: No person of other than the Caucasian race may become the grantee or lessee of this property. THIRD: No residence on lots fronting on East Genesee Street Turnpike shall be located within 60 feet from the front of said lot line. All residences shall front on and face Lynacre Boulevard, except on the East Genesee Turnpike lots. The residences on Lynacre Boulevard shall not be located within fifty(50) feet from the front lot line of said lots, exclusive of porches, bay windows, post and steps. On any corner lot the building line shall be not less than twenty-five(25) feet from the street side lot line, except lot 31 where the building line shall be not less than twenty(20) feet from the street side lot line. No residence or garage shall be nearer than ten(10) feet from any lot line not heretofore mentioned, except the rear line where the distance shall be not nearer than 5 feet from the rear lot line. FOURTH: Any residence to be erected on "Lynacres" shall cost not less than \$10,000 except residences on lots north of lots numbers eleven(11) and fifty(50) on Lynacre Boulevard which shall cost not less than \$8000 and the J. W. Clark Real Estate Co., Inc., reserves the right to require that such residences shall cost a greater sum than above specified or less, if the cubic foot area and architectural design thereof shall, in the opinion of said J. W. Clark Real Estate Co., Inc., be desirable and appropriate. Plans for residences shall be submitted for approval to J. W. Clark Real Estate Co., Inc. FIFTH: All references hereinbefore made are in accordance with a map of "Lynacres", made by M.B. Palmer C. E. and filed in the Onondaga County Clerk's Office on the 6th day of July, 1926. In witness whereof the said J. W. Clark Real Estate Co., Inc. has caused its corporate seal to be hereunto affixed, and this indenture to be subscribed by its President and Secretary this 14th day of July 1926. (Corporated Seal) J. W. CLARK REAL ESTATE CO., INC. By Judson W. Clark, Pres. L. S. By Howard D. Clark, Sec'y L.S. J. W. Clark Real Est. Co. Inc. by J. W. Clark Pres. Howard D. Clark Sec'y. & Treas. State of New York County of Onondaga City of Syracuse. On the 14th day of July in the year of One Thousand Nine Hundred and Twenty-six before me personally appeared Judson W. Clark and Howard D. Clark to me personally known and who being duly sworn by me, did depose and say that they reside in the City of Syracuse County of Onondaga, and State of New York, and that they are the President and Secretary, respectively of the J. W. Clark Real Estate Co., Inc., the corporation described in and which executed the foregoing instrument and that they know 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

55. said Corporation, and that they signed their names thereto by like order. B. E. Gordon, Com. Deeds, Syracuse, N.Y....Recorded Jul 14, 1926 at 1:57 P.M.

Smith J. Fowler

Clerk.

MAURER'S RECREATION CO., INC.

CERTIFICATE OF INCORPORATION

CERTIFICATE OF INCORPORATION OF MAURER'S RECREATION

CO., INC., PURSUANT TO ARTICLE TWO OF THE STOCK

CORPORATION LAW. We, the undersigned, for the pur-

pose of forming a corporation pursuant to Article Two of the Stock Corporation Law of the State of New York, certify: 1- The name of the corporation shall be MAURER'S RECREATION CO., INC. 2- The purposes for which it is to be formed are: To purchase, lease, acquire and dispose of, any and all property, fixtures and equipment, necessary and proper for the conduct of Bowling Alleys, Billiards and Pocket Billiard Parlors and other forms of recreation. To conduct and carry on the business of Bowling Alleys, Billiards and Pocket Billiard Parlors and other forms of recreation. To buy, sell and deal in, cigars, tobacco and confectionery and other merchandise. To purchase, lease or otherwise acquire or sell and exchange lands, tenements and hereditaments, located in the State of New York. 3- The amount of the capital stock shall be \$55,000.00 to consist of Five hundred fifty shares of the par value of \$100.00 each. 4- The shares shall be divided into preferred shares and common shares as follows: Three hundred common shares and two hundred fifty preferred shares. The designation, preferences, privileges and voting power or restrictions, or qualifications of the preferred shares are; The holders of the preferred stock shall be entitled to have declared and set apart for their benefit annually, out of surplus profits, a cumulative dividend at the rate of eight per cent per annum, before any dividends shall be declared on the common stock and both classes of stock shall share equally per share in any and all dividends which may be declared out of surplus profits remaining after provision has been made for the payment of dividends due on the preferred stock, and upon liquidation of the affairs of the corporation and distribution of its assets, either by dissolution or otherwise, the holders of the preferred stock shall be entitled to receive payment in full of the par value of their shares with accumulated dividends before any payments shall be made on account of the common stock. The holders of preferred stock shall not be entitled to vote in a proceeding for mortgaging the property and franchises of the corporation, pursuant to Section Sixteen of the Stock Corporation Law, for guaranteeing the bonds of other corporations, pursuant to Section Nineteen of the Stock Corporation Law, for sale of the franchises and property, pursuant to Section Twenty of the Stock Corporation Law, for consolidation, pursuant to Section Eighty-six of the Stock corporation law, for voluntary dissolution pursuant to Section One Hundred Five of the Stock Corporation Law, or a change of name pursuant to the General Corporation Law, nor at the election of directors or any other proceeding, or at any stock holder's meeting. The directors may from time to time, after the payment of dividends of eight per cent on the preferred stock in any year, when there shall remain net profits available therefor, redeem the outstanding preferred stock or such shares thereof as they shall designate at any time after the expiration of three years from the time said preferred stock thereby redeemed, has been issued by the payment to the holder thereof, at the price of \$110.00 per share, and may call for and redeem the same, and if the holders of any stock so called for redemption, shall refuse or neglect to surrender the certificate of the same upon the expiration of thirty days notice by mail to the holder of record, the corporation may deposit the purchase price of the stock to the credit of such holder, in any bank or trust company authorized to do business in the State of New York, and upon such deposit made as aforesaid and notice thereof mailed to the stockholder, his right to share in future profits of the corporation by way of dividends or otherwise, or to participate in any distribution of capital assets, shall cease and determine, and he shall have no other or further right or recourse against the corporation on account of such stock. The directors shall have full discretion to determine upon and select the particular shares to be called for redemption. 5- The office of the corporation