

Blue Jay Land Services

395 North Service Road, Third Floor, Melville, NY 11747 • Phone No. 631-594-9500 • Fax No. 631-423-1313 • E-Mail
applications@bluejayls.com

May 25, 2021

Kim DiConza Testa, Esq.
The Law Office of Kimberly Testa, PLLC
Kim@RealEstateNYLaw.com

Re: Title No. BLS-10520
Premises: 7 HARRISON ROAD, Montauk NY 11954 (Suffolk County)
Owner(s): SANDRA FLEISHMAN REVOCABLE TRUST DATED 05/29/2002
 SANDRA FLEISHMAN AND ROBERT FLEISHMAN
Buyer(s): 7 HARRISON MTK LLC
Reference: 7 HARRISON MTK LLC from SANDRA FLEISHMAN REVOCABLE
 TRUST DATED 05/29/2002, etal.

Dear Sir or Madam:

Enclosed find the following items with reference to the above entitled matter:

Schedule B, SURVEY

Kindly annex same to your report and consider it a part thereof.

If you have any questions, or if we can be of any further assistance, please do not hesitate to contact the undersigned. Thank you.

Very truly yours,

Amanda Seppe

AS

Encl.

cc: Blue Jay Land Services
Applications
applications@bluejayls.com

James M. O'Shea, Esq.
O'Shea, Marcincuk & Bruyn, LLP
joshea@omblaw.com

First American Title Insurance Company

SCHEDULE B

Title No. BLS-10520

This policy will not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following exceptions unless they are disposed of to our satisfaction:

The following estates, interests, defects, objections to title, liens, encumbrances and other matters are excepted from the coverage of this policy.

DISPOSITION

1. Taxes, tax liens, tax sales, water rates, sewer rents and assessments set forth in schedule herein.
2. Mortgages returned herein (0). Detailed statement herein.
3. Any state of facts an accurate survey might show
OR
Survey exceptions set forth herein.
4. Rights of tenants or persons in possession, if any, as tenants only.
5. Covenants, restrictions, conditions, easements, leases, agreements of record, etc. more fully set forth herein.
 - a. Covenants and Restrictions in [Liber 426 Page 520](#), [Liber 426 Page 525](#), [Liber 453 Page 33](#), [Liber 1167 Page 353](#) and Liber 1222 Page 416;
 - b. Telephone Easement in [Liber 2119 Page 237](#) and [Liber 2139 Page 49](#);
 - c. Covenants and Restrictions in [Liber 2251 Page 142](#) and [Liber 5168 Page 84](#);
 - d. Declaration of Abandonment in [Liber 7588 Page 492](#); and
 - e. Assignment of Rights in [Liber 7588 Page 483](#).
6. The Certified Owner(s), SANDRA FLEISHMAN REVOCABLE TRUST has been run for judgments, federal tax liens and minor liens. Nothing has been found of record.
7. The proposed insured 7 HARRISON MTK LLC has been run for judgments, federal tax liens and minor liens. Nothing has been found of record.
8. A copy of SANDRA FLEISHMAN REVOCABLE TRUST, along with all modifications or amendments, must be provided, reviewed and passed upon prior to closing.
9. An affidavit must be provided at closing, setting forth that "SANDRA FLEISHMAN REVOCABLE TRUST", has not been amended, modified or revoked in any manner and further set forth those persons who are trustees and their authority to act under the Trust Agreement with respect to the transfer/ mortgage of the premises herein.

Omit
4/29/2021

First American Title Insurance Company

Omit ab +
d only

10. The following exceptions regarding 7 HARRISON MTK LLC must be addressed prior to closing:

4/20/2021

- a) Proof of filing thereof with the Department of State and proof of payment of the filing fee. **OMIT 4/20/2021**
- b) A copy of the Articles of Organization and any amendments thereto, must be delivered to the Company. **OMIT 4/20/2021**
- c) A copy of the Operating Agreement and any amendments thereto, must be delivered to the Company.
- d) A duly authorized resolution establishing consent of the LLC to the mortgage and/or sale to be insured herein must be produced. **OMIT 4/20/2021**
- e) Proof of payment of annual fee required by law of the State of New York.
- f) Proof of payment of the unincorporated business tax to the City of New York.
- g) If there is only one member/manager, Company requires a formal letter by either a Certified Public Accountant or a licensed attorney familiar with the LLC confirming that the party executing instruments has the authority to act, mortgage and/or sale on behalf of the organization. **OMIT 4/20/2021**
- h) Proof of Publication of the Notice of Formation must be provided and passed upon. **OMIT 4/20/2021**
- i) If a foreign Limited Liability Company is involved, a certificate of authority from the New York Department of State permitting the LLC to do business in this State is required. **OMIT 4/20/2021**
- j) Proof that the entity was duly formed and is in good standing in its home jurisdiction is required. **OMIT 4/20/2021**

11. Effective as of September 13, 2019 the NYC Administrative Code Section 11-2105(h) and Tax Law 1409 (a) – Corporate Transparency has been amended to include a provision the prohibits the respective clerks from accepting the filing of a joint return of the grantors or grantees of residential property containing 1-4 family dwelling units is an LLC unless the return is accompanied by a separate document that identifies:

Names and business addresses of all member, managers, and any other authorized persons, if any, of the LLC; and

The names and business addresses of shareholders, directors, officers, members, managers and partners of any LLC or other business entity that are to be members, managers or authorized persons, if any, of such LLC.

If any of the members, managers or authorized persons of the LLC is itself an LLC or other business entity, the names and addresses of the shareholders, directors, officers, members and partners of the LLC or other business entity shall also be disclosed until full disclosure of ultimate ownership by natural persons is achieved.

First American Title Insurance Company

12. Policy excepts any defect, lien, encumbrance, adverse claim or other matter created by or arising out of the inaccessibility to the Suffolk County records to the date of policy to be issued, including but not limited to (i) an inability to search the Public Records or (ii) any delay in recordation of the closing instruments in the Public records.

NOTE: Surrogates Courts in all Counties are closed.

Omit
5/25/2021

13. Subject to any encroachment, encumbrance, violation, variation, adverse circumstance or any state of facts affecting the Title that would be disclosed by an accurate and complete survey of the Land.

Added
5/25/2021

14. Survey made by James P. Walsh Land Surveyor P.C. dated 5/18/21 shows no encroachments or variations except the following;

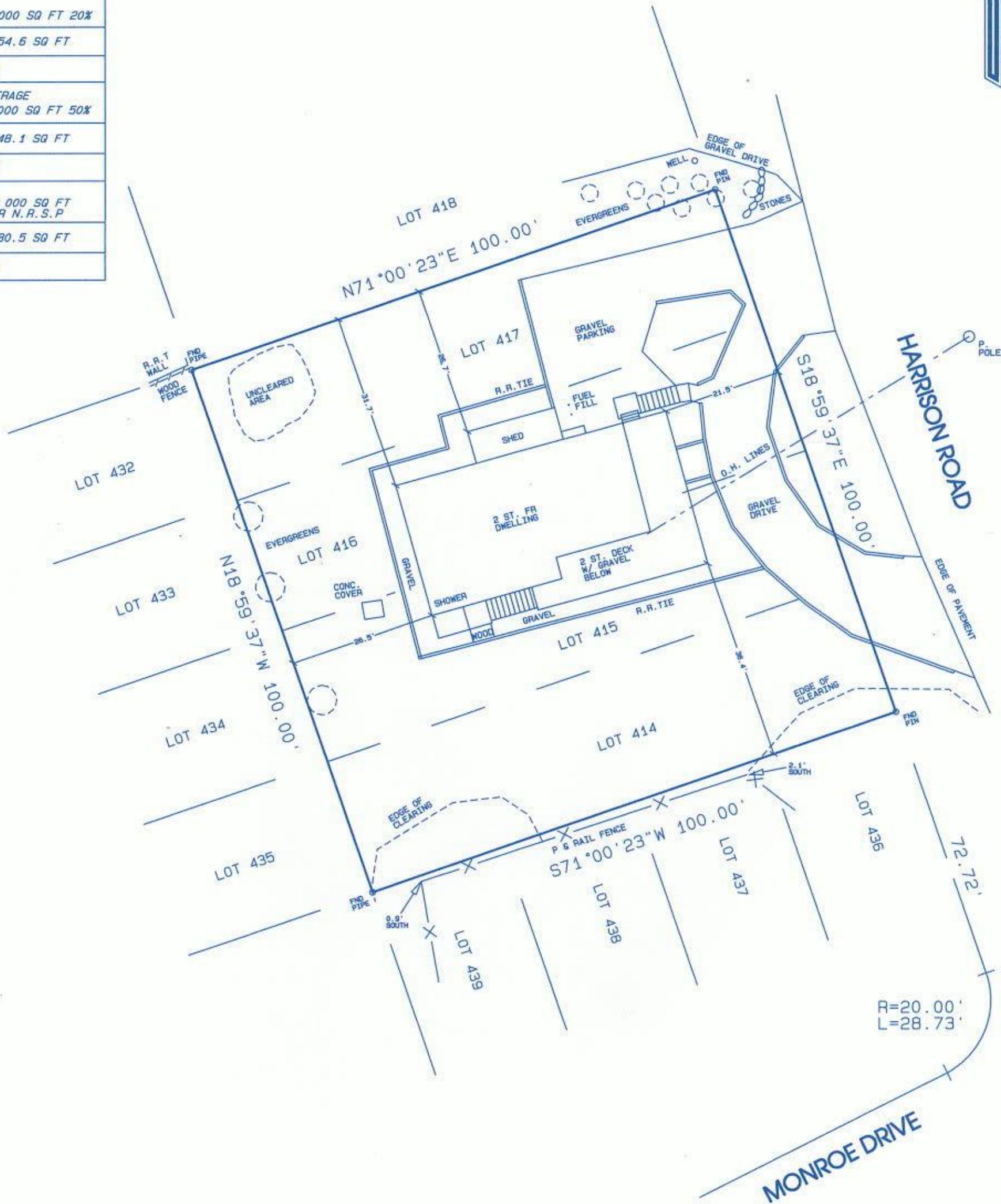
- a. Fence up to 2.1 feet south of southerly record line.

For information only: Survey shows a two story dwelling with a 2nd story deck along part of southerly and easterly sides. Shed along part of northerly side.

MAP OF LOT 414-417
HITHER HILLS SECTION-1
FILED JULY 2, 1940 AS MAP NO. 1312
SITUATE
MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.
SCALE: 1"=20'
TAX MAP REF: 0300-70-02-07
LOT AREA: 10,000 SQ FT
OR 0.23 ACRE

CERTIFIED TO:
7 HARRISON MTK LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BLUE JAY LAND SERVICES BLS-10520

LOT AREA
10,000 SQ FT
LOT COVERAGE
PERMITTED: 2,000 SQ FT 20%
EXISTING: 1,054.6 SQ FT
PROPOSED: N/A
TOTAL LOT COVERAGE
PERMITTED: 5,000 SQ FT 50%
EXISTING: 3,748.1 SQ FT
PROPOSED: N/A
CLEARING
PERMITTED: 10,000 SQ FT OR N.R.S.P
EXISTING: 9,480.5 SQ FT
PROPOSED: N/A



SURVEYED MAY 18, 2021
JAMES P. WALSH LAND SURVEYOR P.C.
MONTAUK, N.Y.

EASEMENTS, RIGHT OF WAYS, UNDERGROUND
UTILITIES, WETLANDS, AND OR SANITARY FACILITIES
NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT
BEEN SHOWN, LOCATED AND/OR GUARANTEED

Unauthorized alteration or addition to this survey
is a violation of section 7209 of the New York
State Education Law. Copies of this survey map
not bearing the land surveyor's inked seal or
embossed seal shall not be considered to be a
valid copy. Guarantees or certifications indicated
hereon shall run only to the person for whom the
survey is prepared and on his behalf to the title
company, government agency and lending
institution. Guarantees or certifications are not
transferable to additional institutions or subsequent
owners.