

BakerHostetler
Attention: Gina Mavica
45 Rockefeller Plaza
New York, NY 10111
E-MAIL: gmavica@bakerlaw.com

See Schedule of Properties

Title No. 21-7406-58419-RO

Should you have any questions or require additional information, please contact:

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cc:

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Fidelity National Title INSURANCE COMPANY

Preliminary Certificate and Report of Title

A Stock Company

Preliminary Certificate and Report of Title

Fidelity National Title Insurance Company, a Florida corporation (hereafter referred to as the "Company"), certifies that it has examined the title to the premises described in Schedule A herein, in accordance with its usual procedure, and agrees to issue its standard ALTA 2006 Owner's and/or Loan Policy of Title Insurance, as applicable, in each case with a New York Endorsement, insuring such interest, after the closing of the transaction in conformance with procedures approved by the Company, excepting all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth in this preliminary certificate (as same may be amended from time to time) which are not disposed of to its satisfaction prior to such closing or issuance of the policy.

Such policy will be issued for the amount set forth herein, upon payment of the Company's premiums and fees and after the transaction has been duly closed and the closing instruments have been duly recorded and approved by the Company.

This preliminary certificate is subject to any question or objection as a result of a continuation of the title to the date of closing or which may be brought to the attention of the Company prior to the closing, or if there be no closing, before the issuance of the policy.

This preliminary certificate shall be null and void (1) if the prospective insured, his/her/its attorney or agent, or the applicant or the person to whom this preliminary certificate is addressed, makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company, or (2) in any event, upon the delivery of the policy. The Company has no liability under this preliminary certificate.

FIDELITY NATIONAL TITLE INSURANCE COMPANY



By:

President

ATTEST

Secretary

Countersigned: _____

Authorized Signature

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the Proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this preliminary certificate other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the Proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this preliminary certificate accordingly.
3. Any action or actions or rights of action that the Proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this preliminary certificate must be based on and are subject to the provisions of this preliminary certificate.

Fidelity National Title Insurance Company

TITLE No.: 21-7406-58419-RO

PREPARED FOR: BakerHostetler

Attention: Gina Mavica
45 Rockefeller Plaza
New York, NY 10111
E-MAIL: gmavica@bakerlaw.com

PREMISES: See Schedule of Properties

COUNTY: Rockland

LOCALITY: Town of Ramapo

DISTRICT(S): SECTION(S): See Schedule of Properties BLOCK(S): See Schedule of Properties LOT(S): See Schedule of Properties

SCHEDULE A

1. EFFECTIVE 9:00AM June 10, 2022 REDATED 9:00 AM CLOSERS SIGNATURE: _____

2. POLICY OR POLICIES TO BE ISSUED:

a. ALTA Owner 2006 (With NY Endorsement) Amount of Insurance \$138,000,000.00
Proposed Insured: TBD

b. ALTA Loan 2006 (With NY Endorsement) Amount of Insurance TBD
Proposed Insured: TBD

c. ALTA Amount of Insurance
Proposed Insured:

3. THE ESTATE OF INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS PRELIMINARY CERTIFICATE AND COVERED HEREIN IS:

FEE SIMPLE

4. TITLE TO THE ESTATE OR INTEREST IN SAID LAND DESCRIBED OR REFERRED TO IN THIS PRELIMINARY CERTIFICATE IS AT THE EFFECTIVE DATE HEREOF VESTED IN: (AMENDED: 1/6/2022 FHO)

[Newco Suffern Holdings LLC](#)

Source of title:

- i. Deed made by Suffern Partners LLC dated as of July 15, 2021 and recorded July 21, 2021 in [Instrument No. 2021-30357](#). (55.22/1/1, 55.06/1/1; 55.37/1/31)

THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

SCHEDULE A

Fidelity National Title Insurance Company

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- ii. Deed made by RS Old Mills Rd LLC to Suffern Partners LLC dated September 5, 2017 and recorded September 14, 2017 in [Instrument No. 2017-29396](#). (55.22/1/1, 55.06/1/1; 55.37/1/31)
- iii. Deed made by RS Old Mill LLC to RS Old Mills Rd LLC dated September 5, 2017 and recorded September 14, 2017 in [Instrument No. 2017-29395](#). (55.22/1/1, 55.06/1/1; 55.37/1/31)
- iv. Deed made by Novartis Corporation to RS Old Mill LLC dated September 1, 2017 and recorded September 14, 2017 in [Instrument No. 2017-29310](#). (55.22/1/1, 55.06/1/1; 55.37/1/31)

5. THE LAND REFERRED TO IN THIS PRELIMINARY CERTIFICATE IS DESCRIBED AS FOLLOWS:

See Schedule A (Description), following.

THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

Fidelity National Title Insurance Company

TITLE No.: 21-7406-58419-RO

July 18, 2022

SCHEDULE A (Description)

(AMENDED: 4/12/2022 FHO)(AMENDED 1/12/2022 FHO//iv) description corrected, survey legal added AMENDED 01/04/2022 (TAG)

As to Section 55.22 Block 1 Lot 1 and Section 55.06 Block 1 Lot 1 (for information only):

ALL that certain plot, piece or parcel of land, situate, lying and being in the Villages of Suffern and Montebello, Town of Ramapo, County of Rockland, State of New York, bounded and described as follows:

BEGINNING at a point in the westerly right-of-way of Hemion Road (variable width right-of-way), said point being the intersection of the northerly right-of-way of Consolidated Rail Corporation with said westerly right-of-way; and

RUNNING THENCE, the following 10 courses along said northerly right-of-way:

1. South 85 degrees 05 minutes 01 seconds west a distance of 16.71 feet to a point;
2. South 78 degrees 48 minutes 56 seconds west a distance of 571.32 feet to a point marked by an iron pin;
3. South 79 degrees 00 minutes 34 seconds west a distance of 160.04 feet to a point marked by a concrete monument;
4. South 80 degrees 48 minutes 20 seconds west a distance of 881.22 feet to a point of cusp marked by a concrete monument;
5. On a curve to the right having a radius of 1877.08 feet, an arc length of 98.38 feet whose chord bears south 82 degrees 07 minutes 01 seconds west a chord distance of 98.37 feet to a point of cusp marked by a concrete monument;
6. On a curve to the right having a radius of 1249.18 feet, an arc length of 469.95 feet whose chord bears north 84 degrees 37 minutes 34 seconds west a chord distance of 467.18 feet to a non-tangential point marked by a mag-nail;
7. North 86 degrees 37 minutes 10 seconds west a distance of 243.08 feet to a point of cusp marked by a mag-nail;
8. On a curve to the right having a radius of 1877.08 feet, an arc length of 377.48 feet whose chord bears north 68 degrees 15 minutes 36 seconds west a chord distance of 376.84 feet to a point of cusp marked by a concrete monument;
9. On a curve to the right having a radius of 2831.93 feet, an arc length of 98.91 feet whose chord bears north 60 degrees 16 minutes 06 seconds west a chord distance of 98.90 feet to a non-tangential point marked by a concrete monument;
10. North 59 degrees 20 minutes 58 seconds west a distance of 514.07 feet to a point marked by a concrete monument;

THENCE, the following 7 courses along the easterly line of Lot 1, Block 1, Section 55.21:

1. North 01 degrees 56 minutes 45 seconds west a distance of 730.41 feet to a point marked by a concrete monument;
2. North 47 degrees 23 minutes 01 seconds east a distance of 865.96 feet to a point marked by a concrete monument;
3. North 47 degrees 30 minutes 23 seconds east a distance of 200.00 feet to a point marked by an iron pin;

THE POLICY TO BE ISSUED under this preliminary certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A (Description)

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4. North 39 degrees 35 minutes 37 seconds east a distance of 317.50 feet to a point marked by an iron pin;
5. South 55 degrees 46 minutes 42 seconds west a distance of 75.01 feet to a point marked by a concrete monument;
6. North 65 degrees 50 minutes 24 seconds west a distance of 387.00 feet to a point marked by an iron pin;
7. North 29 degrees 54 minutes 35 seconds east a distance of 282.80 feet to a point marked by a concrete monument in the southerly right-of-way of the New York State Thruway;

THENCE, the following 9 courses along said right-of-way:

1. North 82 degrees 20 minutes 55 seconds east a distance of 88.18 feet to a point marked by a concrete monument;
2. South 89 degrees 08 minutes 47 seconds east a distance of 594.93 feet to a point of cusp marked by a concrete monument;
3. On a curve to the right having a radius of 4112.81 feet, an arc length of 203.76 feet whose chord bears south 84 degrees 40 minutes 04 seconds east a chord distance of 203.74 feet to a point of cusp marked by a concrete monument;
4. On a curve to the right having a radius of 2829.79 feet, an arc length of 433.53 feet whose chord bears south 78 degrees 29 minutes 25 seconds east a chord distance of 433.11 feet to a non-tangential point;
5. South 74 degrees 26 minutes 56 seconds east a distance of 768.63 feet to a point marked by a concrete monument;
6. South 74 degrees 27 minutes 27 seconds east a distance of 255.71 feet to a point marked by a concrete monument;
7. South 74 degrees 07 minutes 33 seconds east a distance of 228.48 feet to a point marked by a concrete monument,;
8. South 64 degrees 22 minutes 43 seconds east a distance of 170.25 feet to a point marked by a mag-nail;
9. On a curve to the right having a radius of 998.10 feet, an arc length of 241 .62 feet whose chord bears south 58 degrees 34 minutes 41 seconds east a chord distance of 241.03 feet to a point marked by a concrete monument in the westerly right-of-way of Hemion Road (variable width right-of-way);

THENCE, the following 10 courses along said westerly right-of-way:

1. South 10 degrees 15 minutes 07 seconds west a distance of 106.20 feet to a point marked by a concrete monument;
2. South 32 degrees 47 minutes 54 seconds west a distance of 38.40 feet to a point marked by a concrete monument;
3. South 20 degrees 47 minutes 55 seconds west a distance of 102.98 feet to a point marked by a capped iron pin;
4. South 68 degrees 37 minutes 59 seconds east a distance of 12.63 feet to a point of cusp marked by a capped iron pin;
5. On a curve to the left having a radius of 1860.00 feet, an arc length of 770.94 feet whose chord bears south 14 degrees 18 minutes 03 seconds west a chord distance of 765.43 feet to a point of cusp marked by a capped iron pin;

THE POLICY TO BE ISSUED under this preliminary certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

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6. On a curve to the left having a radius of 1860.00 feet, an arc length of 142.22 feet whose chord bears south 00 degrees 25 minutes 37 seconds east a chord distance of 142.19 feet to a non-tangential point marked by a capped iron pin;
7. South 02 degrees 37 minutes 03 seconds east a distance of 7.74 feet to a point marked by a capped iron pin;
8. South 02 degrees 37 minutes 43 seconds west a distance of 50.15 feet to a point marked by a mag-nail;
9. South 00 degrees 43 minutes 26 seconds west a distance of 269.50 feet to a point;
10. Along South 05 degrees 41 minutes 47 seconds west a distance of 182.36 feet to the point of BEGINNING.

As to Section 55.37 Block 1 Lot 31

ALL that certain plot, piece or parcel of land, situate lying and being in Village of Suffern, Town of Ramapo, County of Rockland and State of New York, being bounded and described as follows:

BEGINNING at a point in the southerly right-of-way of the Consolidated Railway Corporation, said point being the following 2 courses from the terminus of the sixth (6) course of the overall site description of Tax Map Section 55.22, Block 1, Lot 1, Village of Suffern, Town of Ramapo, Rockland County, New York, Tax Map Section 55.06, Block 1, Lot 1, Village of Montebello, Town of Ramapo, Rockland County, New York:

- A. North 86 degrees 37 minutes 10 seconds west a distance of 155.99 feet to a point, thence;
- B. South 12 degrees 02 minutes 41 seconds west a distance of 93.63 feet to the true point and place of BEGINNING and from said point of BEGINNING running;

RUNNING THENCE the following two (2) courses along the westerly line of Lot 3, Block 1, Section 55.38:

1. South 12 degrees 02 minutes 41 seconds west a distance of 114.74 feet to a point;
2. South 23 degrees 17 minutes 21 seconds west a distance of 161.86 feet to a point in the northerly right-of-way of Lafayette Avenue (New York State Route 59) (variable ROW width per right-of-way, thence);
3. Along said northerly right-of-way, North 64 degrees 22 minutes 23 seconds west a distance of 100.09 feet to a point, thence;

The following two (2) courses along the easterly line of Lot 30.12, Block 1, Section 55.37:

4. North 23 degrees 13 minutes 11 seconds east a distance of 148.10 feet to a point, thence;
5. North 12 degrees 05 minutes 22 seconds east a distance of 118.44 feet to a point in the Southerly right-of-way of the Consolidated Railway Corporation, thence;
6. Along said southerly right-of-way, South 70 degrees 07 minutes 33 seconds east a distance of 101.00 feet to the point or place of BEGINNING.

THE POLICY TO BE ISSUED under this preliminary certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

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Said Land is described based on a survey made by Dynamic Survey LLC field work completed December 16, 2021 date of plat January 4, 2022, as follows:

As to Block 1, Lot 1 Village of Suffern (Section 55.22), Village of Montebello (Section 55.06), & Town of Ramapo, Rockland County, New York

BEGINNING at a point on the westerly sideline of Hemion Road (Variable ROW Width per Tax Map) where it is intersected with the division line between Section 55.06, Lot 1, Block 1 in the Village of Montebello and the northerly line of the Consolidated Rail Corporation, and running;

Running the following three (3) courses along said division line between Lot 1, Block 1 in the Village of Montebello and the Consolidated Rail Corporation:

1. South 85 degrees 04 minutes 50 seconds West, a distance of 16.73 feet by survey to a point, thence;
2. South 78 degrees 48 minutes 56 seconds West, a distance of 571.32 feet to a point, thence;
3. South 79 degrees 00 minutes 34 seconds West, a distance of 160.04 feet to a point in the same, thence;
4. South 80 degrees 48 minutes 20 seconds West along the division line between Section 55.06, Lot 1, Block 1 in the Village of Montebello, Section 55.22, Lot 1, Block 1 in the Village of Suffern, and the Consolidated Rail Corporation, a distance of 881.22 feet to a point, thence;

Running the following six (6) courses along the division line between Section 55.22, Lot 1, Block 1 in the Village of Suffern and the northerly line of the Consolidated Rail Corporation:

5. Along a non-tangent curve to the right having a radius of 1,877.08 feet, a central angle of 03 degrees 00 minutes 11 seconds, an arc length of 98.38 feet, a chord bearing of South 82 degrees 07 minutes 01 seconds West and a chord distance of 98.37 feet to a point, thence;
6. Along a non-tangent curve to the right having a radius of 1,249.18 feet, a central angle of 21 degrees 33 minutes 18 seconds, an arc length of 469.95 feet, a chord bearing of North 84 degrees 37 minutes 34 seconds West and a chord distance of 467.18 feet to a point, thence;
7. North 86 degrees 37 minutes 10 seconds West, a distance of 243.08 feet to a point being witnessed by a monument found, thence;
8. Along a non-tangent curve to the right having a radius of 1,877.08 feet, a central angle of 11 degrees 31 minutes 19 seconds, an arc length of 377.48 feet, a chord bearing of North 68 degrees 15 minutes 36 seconds West and a chord distance of 376.84 feet to a point, thence;
9. Along a non-tangent curve to the right having a radius of 2,831.93 feet, a central angle of 02 degrees 00 minutes 04 seconds, an arc length of 98.91 feet, a chord bearing of North 60 degrees 16 minutes 06 seconds West and a chord distance of 98.90 feet to a point, thence;

THE POLICY TO BE ISSUED under this preliminary certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

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10. North 59 degrees 20 minutes 58 seconds West, a distance of 514.07 feet to a point being witnessed by a monument found on the division line between Section 55.22, Lot 1, Block 1 in the village of Suffern and Section 55.21, Lot 1, Block 1 in the Town of Ramapo, thence;
11. North 01 degree 56 minutes 45 seconds West, a distance of 730.41 feet to a point, thence;
12. North 47 degrees 23 minutes 01 second East, a distance of 865.96 feet to a point, thence;
13. North 47 degrees 30 minutes 23 seconds East, a distance of 200.00 feet to a point, thence;
14. North 39 degrees 35 minutes 37 seconds East, a distance of 317.50 feet to a point, thence;
15. South 55 degrees 46 minutes 42 seconds West, a distance of 75.01 feet to a point, thence;
16. North 65 degrees 50 minutes 24 seconds West, a distance of 387.00 feet to a monument found, thence;
17. North 29 degrees 54 minutes 35 seconds East, a distance of 282.80 feet to a monument found, thence;
18. North 82 degrees 20 minutes 55 seconds East, a distance of 88.18 feet to a monument found, thence;
19. South 89 degrees 08 minutes 47 seconds East, a distance of 594.93 feet to a monument found, thence;
20. Along a non-tangent curve to the right having a radius of 4,112.81 feet, a central angle of 02 degrees 50 minutes 19 seconds, an arc length of 203.76 feet, a chord bearing of South 84 degrees 40 minutes 04 seconds East and a chord distance of 203.74 feet to a monument found, thence;
21. Along a non-tangent curve to the right having a radius of 2,829.79 feet, a central angle of 08 degrees 46 minutes 40 seconds, an arc length of 433.53 feet, a chord bearing of South 78 degrees 29 minutes 25 seconds East and a chord distance of 433.11 feet to a point, thence;
22. South 74 degrees 26 minutes 56 seconds East, a distance of 768.63 feet to a monument found, thence;
23. South 74 degrees 27 minutes 27 seconds East, a distance of 255.71 feet to a point, thence;
24. South 74 degrees 07 minutes 33 seconds East, a distance of 228.48 feet to a monument found, thence;
25. South 64 degrees 22 minutes 43 seconds East, a distance of 170.25 feet to a monument found, thence;
26. Along a non-tangent curve to the right having a radius of 998.10 feet, a central angle of 13 degrees 52 minutes 12 seconds, an arc length of 241.62 feet, a chord bearing of South 58 degrees 34 minutes 41 seconds East and a chord distance of 241.03 feet to a monument found, thence;
27. South 10 degrees 15 minutes 07 seconds West, a distance of 106.20 feet to a monument found, thence;
28. South 32 degrees 47 minutes 54 seconds West, a distance of 38.40 feet to a monument found, thence;

THE POLICY TO BE ISSUED under this preliminary certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

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29. South 20 degrees 47 minutes 55 seconds West, a distance of 102.98 feet to a monument found, thence;
30. South 68 degrees 37 minutes 59 seconds East, a distance of 12.63 feet to a monument found, thence;
31. Along a non-tangent curve to the left having a radius of 1,860.00 feet, a central angle of 23 degrees 44 minutes 53 seconds, an arc length of 770.94 feet, a chord bearing of South 14 degrees 18 minutes 03 seconds West and a chord distance of 765.43 feet to a cap found, thence;
32. Along a non-tangent curve to the left having a radius of 1,860.00 feet, a central angle of 04 degrees 22 minutes 52 seconds, an arc length of 142.22 feet, a chord bearing of South 00 degrees 25 minutes 37 seconds East and a chord distance of 142.19 feet to a cap found, thence;
33. South 02 degrees 37 minutes 03 seconds East, a distance of 7.74 feet to a cap found, thence;
34. South 02 degrees 37 minutes 43 seconds West, a distance of 50.15 feet to a point, thence;
35. South 00 degrees 43 minutes 26 seconds West, a distance of 269.50 feet to a point, thence;
36. South 05 degrees 41 minutes 47 seconds West, a distance of 182.36 feet to the point and place of BEGINNING.

As to Section 55.37 Block 1 Lot 31 for information only:

BEGINNING at a point in the southerly right-of-way of the Consolidated Railway Corporation, said point being the following 2 courses from the terminus of the sixth course of the overall site description of Tax Map Section 55.22, Block 1, Lot 1, Village of Suffern, Town of Ramapo, Rockland County, New York, Tax Map Section 55.06, Block 1, Lot 1, Village of Montebello, Town of Ramapo, Rockland County, New York:

- C. North 86 degrees 37 minutes 10 seconds west a distance of 155.99 feet to a point;
- D. South 12 degrees 02 minutes 41 seconds west a distance of 93.63 feet to the point of BEGINNING;

RUNNING THENCE the following 2 courses along the westerly line of Lot 3, Block 1, Section 55.38:

7. South 12 degrees 02 minutes 41 seconds west a distance of 114.74 feet to a point;
8. South 23 degrees 17 minutes 21 seconds west a distance of 161.86 feet to a point in the northerly right-of-way of Lafayette Avenue (New York State Route 59) (variable width right-of-way);

THENCE along said northerly right-of-way, North 64 degrees 22 minutes 23 seconds west a distance of 100.09 feet to a point;

THENCE the following 2 courses along the easterly line of Lot 30.12, Block 1, Section 55.37:

1. North 23 degrees 13 minutes 11 seconds east a distance of 148.10 feet to a point;

THE POLICY TO BE ISSUED under this preliminary certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A (Description)

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SCHEDULE A (*Description*)

2. North 12 degrees 05 minutes 22 seconds east a distance of 118.44 feet to a point in the Southerly right-of-way of the Consolidated Railway Corporation;

THENCE along said southerly right-of-way, South 70 degrees 07 minutes 33 seconds east a distance of 101.00 feet to the point or place of BEGINNING.

THE POLICY TO BE ISSUED under this preliminary certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A (*Description*)

Fidelity National Title Insurance Company

TITLE No.: 21-7406-58419-RO

July 18, 2022

SCHEDULE A (*Description*)

Address	Section:	Block	Lot
25 Old Mill Road, Ramapo, NY	55.22	1	1
15 Hemion Road, Montebello, NY	55.06	1	1
Route 59, Suffern, NY	55.37	1	31

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SCHEDULE A (*Description*)

Fidelity National Title Insurance Company

TITLE NO.: 21-7406-58419-RO

July 18, 2022

SCHEDULE B (Exceptions)

DISPOSITION

The policy to be issued under this preliminary certificate will not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of the following exceptions unless they are disposed of to our satisfaction:

1. [Taxes](#), tax liens, tax sales, water rents, sewer rents and assessments set forth on separate schedule herein.
2. Rights of tenants and persons in possession.
3. Mortgages returned herein (1). Detailed statement within.

The mortgage herein is held by a private, non-institutional lender. If said mortgage is to be satisfied, a satisfaction of mortgage and the original note or bond must be delivered at or prior to closing.

NOTE: If the mortgage is held by two or more individuals, the satisfaction must be executed in compliance with Section 321 of the New York Real Property Law.

4. **(AMENDED 7/18/2022: CD//iv) (AMENDED:4/12/2022FHO) (AMENDED:1/26/2022FHO//iv) (AMENDED:1/13/2022 FHO)(AMENDED 1/11/2022: FHO/iv) FOR INFORMATION ONLY until a guaranteed, signed, sealed survey is received**

Survey comments

[Survey](#) made by Dynamic Survey LLC field work completed July 14, 2022 date of plat July 15, 2022 shows the following:

- a. Fence lies west of westerly record line of Parcel II.
 - b. Fence encroaches 2.9 feet onto premises adjoining on the south.
 - c. Fence encroaches 2.5 feet onto premises adjoining on the west.
 - d. Fence lies east of westerly record line of title.
 - e. Concrete walk crosses southerly portion of premises. (Parcel II)
 - a. Utility poles located on the easterly portion of subject premises; policy excepts rights and easements by reason thereof
5. **OMITTED 01/30/2022 (TAG): Adversary Proceeding Complaint, Chapter 11, Case No. 17-22218, United States Bankruptcy Court, Southern District of New York In re: RS Old Mill LLC, as Debtor; and RS Old Mill, LLC, as Plaintiff against Suffern Partners LLC Bridgewater Capital Partners LLC Isaac Genuth, Mark Yunger a/k/a Mark Junger, Goldie Reisman, Moses Reichman et, as Defendants; re: to set aside fraudulently induced conveyance of Debtor's Property and for Money Damages; Plaintiff's/Debtor's Attorney: Goldberg Weprin Finkel Goldstein LLP Kevin J. Nash, Esq.**
 6. **AMENDED 01/30/2022 (TAG). AMENDED 01/19/2022 (TAG//iv):** Subject to right to use for purposes of ingress and egress for a private road, 12-foot wide granted in the deed recorded in [Liber 276 page 151](#), and as

QUESTIONS CONCERNING THIS
TITLE SHOULD BE REFERRED TO:

Thomas Glatthaar, Esq.
Senior Vice President and Senior
Underwriting Counsel

TELEPHONE: 212-471-3881
E-MAIL: TOM.GLATTHAAR@FNF.COM

Fidelity National Title Insurance Company

TITLE NO.: 21-7406-58419-RO

July 18, 2022

SCHEDULE B (Exceptions)

- Continued -

DISPOSITION

cited in deeds recorded in [Liber 276 Page 509](#) and in [Liber 603 Page 438](#) (former 16B-259B and 16B-477B). (private road as described is depicted on the ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC, dated January 4, 2022, and last revised on January [25], 2022, regarding Project Number 3709-99-004S [(the "Survey")].

7. [AMENDED 7/18/2022-cd] Permanent easement in and right of way over private road as set forth in deed recorded in Liber 371 Page 63 and [Liber 590 Page 432](#).
8. (OMITTED: 1/11/2022 FHO//iv) FEE TAKINGS Notices of Appropriation recorded in [Liber 574 Page 81](#), [Liber 581 page 581](#), [Liber 593 Page 328](#), [Liber 616 Page 207](#), [Liber 624 Page 533](#).
9. (OMITTED: 1/11/2022 TAG/fho) Grant to Rockland Light & Power Company recorded in [Liber 601 Page 155](#)
10. AMENDED 01/30/2022 (TAG). Grant and Right of Way to Orange and Rockland Utilities, Inc. recorded in [Liber 849 Page 402](#). (right-of-way as described is depicted on the Survey).
11. AMENDED 01/30/2022 (TAG). Grant and Right of Way to Orange and Rockland Utilities, Inc. recorded in [Liber 858 Page 95](#). (right-of-way as described is depicted on the Survey).
12. AMENDED 01/30/2022 (TAG). AMENDED 01/19/2022 (TAG//iv): Grant and Right of Way to Orange and Rockland Utilities, Inc. recorded in [Liber 984 Page 737](#). (right-of-way as described is depicted on the Survey).
13. AMENDED 01/30/2022 (TAG). AMENDED 01/19/2022 (TAG//iv): Grant and Right of Way to Orange and Rockland Utilities, Inc. recorded in [Liber 1068 Page 181](#). (right-of-way as described is depicted on the Survey).
14. Assignment of Leases and Rents made by Newco Suffern Holdings LLC to Acore Capital Mortgage LP, dated July 15, 2021 and recorded July 23, 2021 in [Instrument No. 2021-31081](#).
15. Restrictive covenants as cited in deeds recorded in [Instrument Number 2017-29310](#), as repeated in [Instrument 2017-29395](#) and [Instrument Number 2017-29396](#).
16. (OMITTED 1/27/2022: FHO//iv) Searches for judgments and federal tax liens made against Suffern Partners LLC, out of title July 21, 2021 to be disposed of:

One (1) Judgment to be disposed of: [\(COPY ATTACHED\)](#)

NOTE: Exception 16 is/are being further investigated with prior title insurer Madison Title under its title number MTANY 148889. Please be advised that the notation that a particular exception is "being further investigated" does not mean that the exception has been omitted or that the owner has been relieved of his obligation to dispose of said exception at or prior to closing.

QUESTIONS CONCERNING THIS
TITLE SHOULD BE REFERRED TO:

Thomas Glatthaar, Esq.
Senior Vice President and Senior
Underwriting Counsel

TELEPHONE: 212-471-3881
E-MAIL: TOM.GLATTHAAR@FNF.COM

Fidelity National Title Insurance Company

TITLE NO.: 21-7406-58419-RO

July 18, 2022

SCHEDULE B (Exceptions)

- Continued -

~~Please note that providing this Company with a copy of the owner's title policy of insurance would assist in disposing of said exception.~~

DISPOSITION

17. Searches for judgments and federal tax liens made against Newco Suffern Holdings LLC disclosed no returns.
18. FOR INFORMATION ONLY: Bankruptcy searches made against [Newco Suffern Holdings LLC](#) in the Southern District Court, Rockland County, disclosed no filings as of 11/15/2021.
19. Proof of due formation of Newco Suffern Holdings LLC, a Limited Liability Company organized under the laws of the State of Delaware must be submitted to the company prior to closing, together with the following:
 - a. a copy of the certificate of authority to do business in the State of New York;
 - b. proof of publication of notice containing the substance of the application for authority;
 - c. a copy of a certificate of existence or good standing issued by the state in which the LLC was formed;
 - d. a copy of the Certificate of Formation or Operating Agreement, together with all amendments thereto, must be submitted to this Company for review prior to closing of title;
 - e. proof is required that the party or parties executing instruments on behalf of the organization have authority to act ;
20. The identity and character of the proposed insured purchaser must be disclosed to this company, prior to closing at which time additional exception and/or requirements may be added.
21. The Contract of Sale and any assignments/amendments thereto must be submitted to the Company.
22. ~~(OMITTED 1/11/2022: FHO//iv) Any and all unpaid taxes, assessments, water rates, sewer rents, interest and penalties thereon and sales thereof, if any, that a tax search might disclose.~~
23. In the event that there has been a transfer of the economic interests in the owner shown on Schedule A or of any member thereof pursuant to a foreclosure or transfer in lieu of a foreclosure of a mezzanine loan, the company must be provided with the documentation pursuant to which such transfer was accomplished. This information is required to allow the company to establish the identity of the entities or parties necessary to consent to the proposed transaction and that such parties have the authority to execute the appropriate and applicable closing documents.
24. Attention is called to the fact that any instrument covering premises in the State of New York must be endorsed with the Section, Block and Lot of the Tax Map of the City or Town in which the premises are situated before it will be acceptable for recording.
25. **NOTE:** The County Clerks require that all documents submitted for recording must be signed in black ink.

QUESTIONS CONCERNING THIS
TITLE SHOULD BE REFERRED TO:

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Senior Vice President and Senior
Underwriting Counsel

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E-MAIL: TOM.GLATTHAAR@FNF.COM

Fidelity National Title Insurance Company

TITLE NO.: 21-7406-58419-RO

July 18, 2022

SCHEDULE B (*Exceptions*)

- *Continued* -

DISPOSITION

26. **NOTE:** Company will not accept personal uncertified checks in payment of its closing charges or fees in an amount greater than \$750.00 nor personal checks of the seller in any amount without prior authorization from an officer of this company.
27. **(ADDED: 12/23/2021 FHO/mm)** Rights of others to the natural and unobstructed flow of the brooks/streams running through the premises.
28. **AMENDED 01/19/2022 (TAG//iv): (ADDED 1/11/2022: FHO//iv)** Tax search discloses water meters, which have been read to the dates indicated thereon. The policy excludes from coverage matters attaching or created after the Date of Policy, and, accordingly, does not insure against loss arising from charges entered onto the public record after date of closing and relating to the period prior to closing. (Section 55.22 Block 1 Lot 1)

QUESTIONS CONCERNING THIS
TITLE SHOULD BE REFERRED TO:

Thomas Glatthaar, Esq.
Senior Vice President and Senior
Underwriting Counsel

TELEPHONE: 212-471-3881
E-MAIL: TOM.GLATTHAAR@FNF.COM

Fidelity National Title Insurance Company

TITLE No.: 21-7406-58419-RO

July 18, 2022

MORTGAGE SCHEDULE

1. Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing made by Newco Suffern Holdings LLC to Acore Capital Mortgage, LP, in its capacity as Administrative Agent for the Lender, in the principal amount of \$50,000,000.00, dated July 15, 2021 and recorded July 23, 2021 in Instrument No. 2021-31080 (Mortgage Tax Paid: \$650,000.00).

UNLESS INSURED UNDER THE POLICY TO BE ISSUED, the mortgages returned herein will appear as exceptions in the policy to be issued. The information set forth herein is obtained from the recorded instruments and does not reflect unrecorded instruments that may affect the insured premises nor does it purport to reflect all recitals, terms and conditions contained in any instrument of record. Upon request, the Company can provide full copies of the recorded instruments.

MORTGAGE SCHEDULE



Wire Fraud Alert

This notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>



Fidelity National Financial, Inc. Privacy Statement

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. Your providing information to us following any change of the Privacy Notice signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



Fidelity National Title Insurance Company

**485 Lexington Avenue, 18th Floor
New York, NY 10017**

**DISCLOSURE FOR PURCHASER OF PROPERTY REQUESTING
LOAN POLICY ONLY
PURSUANT TO 11 NYCRR § 35.7(b)**

THIS INFORMATION IS BEING PROVIDED TO YOU BECAUSE YOU HAVE APPLIED FOR TITLE INSURANCE IN CONNECTION WITH YOUR PURCHASE OF REAL PROPERTY, YET YOU HAVE ORDERED ONLY A TITLE INSURANCE POLICY FOR YOUR MORTGAGE LENDER.

THE NY STATE DEPARTMENT OF FINANCIAL SERVICES REQUIRES THAT A TITLE INSURANCE PROVIDER GIVE YOU THIS, A SEPARATE WRITTEN NOTICE, WHICH SHALL BE SIGNED BY YOU AT THE TIME THE TITLE COMMITMENT OR TITLE REPORT IS PREPARED, AND WHICH EXPLAINS:

(1) THAT A LENDER'S TITLE INSURANCE POLICY PROTECTS THE MORTGAGE LENDER, AND DOES NOT PROVIDE TITLE INSURANCE PROTECTION TO THE APPLICANT AS OWNER OF THE PROPERTY BEING PURCHASED;

(2) WHAT A LENDER'S TITLE INSURANCE POLICY INSURES AGAINST AND WHAT AN OWNER'S TITLE INSURANCE POLICY INSURES AGAINST.

EXPLANATION:

(A) A LENDER'S TITLE INSURANCE POLICY: The lender's title insurance policy insures only the lender, and only up to the initial amount of the mortgage loan. The lender's title insurance policy protects your mortgage lender against a loss if a title defect affects the validity, enforceability or the priority of the mortgage loan as against other interests in the title to your property, such as: **1)** you don't own the property or someone else has an interest or there is some other defect in your ownership; **2)** there are errors in the dimensions of the property, there is an encroachment of a structure on your property that you don't own or there is a lack of legal access to the property; **3)** there is an unpaid lien for money that is superior to the mortgage; or **4)** the mortgage is not properly executed by you or it is improperly or untimely recorded.

The lender's title insurance policy may also include specific exceptions which limit the protections afforded in the lender's policy. Since only the lender is an insured, You, as the owner will not share in any payment made under the lender's title insurance policy to the lender for a loss the lender might suffer as a result of a title defect.

(B) AN OWNER'S TITLE INSURANCE POLICY: The owner's title insurance policy insures only you, as the owner of the property, up to the amount you will pay, or have paid, to purchase your property. The owner's title insurance policy protects You against a loss if: **1)** You don't own the property, someone else has an interest, there some other defect in your ownership or that of a prior owner of your property, including losses resulting from fraud or forgery; **2)** there are errors in the dimensions of the property, there is an encroachment of a structure on your property that you don't own or there is a lack of legal access to the property; **3)** there is an unpaid lien

**DISCLOSURE FOR PURCHASER OF PROPERTY REQUESTING
LOAN POLICY ONLY
PURSUANT TO 11 NYCRR § 35.7(b)**

for money that can be collected out of Your property; or 4) the deed to You is not properly executed or it is improperly or not timely recorded.

The owner's title insurance policy also insures You against the above risks, and others which are stated in the policy itself, even if they arise after you purchased the property, but before your deed is recorded. The owner's title insurance policy also pays for the legal defense of your interest, if you are sued as a result of title question that are insured against by the policy.

THE FORGOING IS ONLY A SUMMARY OF THE COVERAGE PROVIDED BY AN OWNER'S TITLE INSURANCE POLICY AND A LENDER'S TITLE INSURANCE POLICY. SPECIMEN COPIES OF THE LENDER'S AND OWNER'S TITLE INSURANCE POLICY CAN BE OBTAINED FROM YOUR TITLE INSURANCE PROVIDER.

YOU CAN PURCHASE AN OWNER'S TITLE INSURANCE POLICY TO PROTECT YOUR INTERESTS AS THE OWNER OF REAL PROPERTY. IN ORDER TO OBTAIN A PREMIUM QUOTE FOR THE COST OF AN OWNER'S TITLE INSURANCE POLICY AND THE RANGE OF CHARGES FOR OTHER SERVICES ASSOCIATED THEREWITH, PLEASE VISIT THE FOLLOWING WEBSITE.

ratecalculator.fnf.com
(212) 481-5858

Title No.: 21-7406-58419-RO

Purchaser Sign and Print Name Below

Purchaser Sign and Print Name Below

Print Name & Date Signed

Print Name & Date Signed

MUNICIPALS



SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 MONTAGUE STREET 10th FLOOR
BROOKLYN, NY 11201
TEL: (718) 625-9949 FAX: (347) 896-5551

1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title: **FNT-RAM 58419RO** Date: **12/17/2021**
Premises: **25 OLD MILL ROAD**
County: **ROCKLAND** Tax Class: **710**
Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.22** Block: **1** Lot(s): **1**

AIR RESOURCES SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 12/17/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 MONTAGUE STREET 10th FLOOR
BROOKLYN, NY 11201
TEL: (718) 625-9949 FAX: (347) 896-5551

1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419RO	Date:	12/17/2021
Premises:	25 OLD MILL ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.22	Block:	1
		Lot:	1

CERTIFICATE OF OCCUPANCY

ATTACHED FIND LETTER REGARDING OCCUPANCY.

TAX CLASSIFICATION: 710 - MANUFACTURING AND PROCESSING

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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VILLAGE OF SUFFERN
BUILDING AND ZONING DEPARTMENT
61 Washington Avenue
Suffern, NY 10901
(845) 357-2603

NOVEMBER 30, 2021

SUPERIOR DATA SERVICES, INC.
188 MONTAGUE STREET 10TH FLOOR
BROOKLYN, NY 11201

PREMISES:	25 OLD MILL ROAD
OLD PARCEL TAX ID:	16B 259 B1A /5
NEW PARCEL TAX ID:	55.22-1-1
CLASS	710 MANUFACTURING & PROCESSING
ZONING DISTRICT:	PLI PLANNED LIGHT INDUSTRIAL
TITLE NO.	58419RO
OWNER:	NEWCO SUFFERN LLC 500 FRANK W. BURR BOULEVARD #47 TEANECK, NJ 07666

Dear Sir/Madam:

In response to your request for a municipal record search of this premises, please note the following:

- Certificates of Compliance / Occupancy / Use --THE BUILDING HAS ONE TENANT HOWEVER, THE MAJORITY OF THE BUILDING IS VACANT; ALL PREVIOUS CERTIFICATES OF OCCUPANCY, USE & COMPLIANCE REFER TO THE PREVIOUS USE OF MANUFACTURING AND ARE NOW NULL AND VOID
- Open building permits for demolition have expired and are null and void. New permits will be required.
- Violations
- File search for existing building and zoning code violations

- Premises listed as a class [710] - [MANUFACTURING & PROCESSING] according to Ramapo tax rolls
- No Original Certificate of Occupancy enclosed - predates Zoning Ordinance of 1928
- No Original Certificate of Occupancy enclosed - NO CERTIFICATES ON FILE IN RETRIEVABLE RECORDS; BUILDING WAS BUILT IN THE 1960'S BY CIBA GEIGY; NOVARTIS TOOK OVER THE PROPERTY IN 1998

- No open building permits on file
- No open violations on file
- Premises located completely / partially in FLOOD PLAIN DISTRICT
- PRIVATELY maintained street

I trust this information will be of assistance.

Respectfully


BUILDING INSPECTOR



SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 MONTAGUE STREET 10th FLOOR
BROOKLYN, NY 11201
TEL: (718) 625-9949 FAX: (347) 896-5551

1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title: **FNT-RAM 58419RO** Date: **12/17/2021**
Premises: **25 OLD MILL ROAD**
County: **ROCKLAND** Tax Class: **710**
Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.22** Block: **1** Lot(s): **1**

EMERGENCY REPAIR SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419RO	Date:	12/17/2021
Premises:	25 OLD MILL ROAD		
County:	ROCKLAND	Tax Class:	710
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.22	Block:	1
		Lot(s):	1

FIRE SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:
SEE ATTACHED FOR PENDING VIOLATIONS. AS OF:11/30/2021
EXPIRED FIRE SAFETY INSPECTIONS.

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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VILLAGE OF SUFFERN
BUILDING AND ZONING DEPARTMENT
61 Washington Avenue
Suffern, NY 10901
(845) 357-2603

NOVEMBER 30, 2021

SUPERIOR DATA SERVICES, INC.
188 MONTAGUE STREET 10TH FLOOR
BROOKLYN, NY 11201

PREMISES:	25 OLD MILL ROAD
OLD PARCEL TAX ID:	16B 259 B1A /5
NEW PARCEL TAX ID:	55.22-1-1
CLASS	710 MANUFACTURING & PROCESSING
ZONING DISTRICT:	PLI PLANNED LIGHT INDUSTRIAL
TITLE NO.	58419RO
OWNER:	NEWCO SUFFERN LLC 500 FRANK W. BURR BOULEVARD #47 TEANECK, NJ 07666

Dear Sir/Madam:

In response to your request for a municipal record search of this premises, please note the following:

- Certificates of Compliance / Occupancy / Use --THE BUILDING HAS ONE TENANT HOWEVER, THE MAJORITY OF THE BUILDING IS VACANT; ALL PREVIOUS CERTIFICATES OF OCCUPANCY, USE & COMPLIANCE REFER TO THE PREVIOUS USE OF MANUFACTURING AND ARE NOW NULL AND VOID
- Open building permits for demolition have expired and are null and void. New permits will be required.
- Violations
- File search for existing building and zoning code violations

- Premises listed as a class [710] - [MANUFACTURING & PROCESSING] according to Ramapo tax rolls
- No Original Certificate of Occupancy enclosed - predates Zoning Ordinance of 1928
- No Original Certificate of Occupancy enclosed - NO CERTIFICATES ON FILE IN RETRIEVABLE RECORDS; BUILDING WAS BUILT IN THE 1960'S BY CIBA GEIGY; NOVARTIS TOOK OVER THE PROPERTY IN 1998

- No open building permits on file
- No open violations on file
- Premises located completely / partially in FLOOD PLAIN DISTRICT
- PRIVATELY maintained street

I trust this information will be of assistance.

Respectfully


BUILDING INSPECTOR



SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 MONTAGUE STREET 10th FLOOR
BROOKLYN, NY 11201
TEL: (718) 625-9949 FAX: (347) 896-5551

1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419RO	Date:	12/22/2021
Premises:	25 OLD MILL ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.22	Block:	1
		Lot:	1

FUEL OIL SEARCH

SEE ATTACHED



**Department of
Environmental
Conservation**

Bulk Storage Database Search Details

Facility Information

Site No.: 3-990100
Status: Pending - Registration
Expiration Date:
Site Type: PBS
Facility Type: Unknown
Site Name: NOVARTIS PHARMACEUTICALS CORP.
Address: 25 Old Mill Road
Locality: Suffern
State: NY
Zipcode: 10901
County: Rockland

Tank Information

*Tank Information withheld (not releaseable under Freedom of Information Law)
in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)*

Refine This Search

Return To Results



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Title: **FNT-RAM 58419RO** Date: **12/17/2021**
Premises: **25 OLD MILL ROAD**
County: **ROCKLAND** Tax Class: **710**
Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.22** Block: **1** Lot(s): **1**

HOUSING AND BUILDING SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

SEE ATTACHED FOR PENDING VIOLATIONS. AS OF:11/30/2021

SEVERAL OPEN/EXPIRED BUILDING PERMITS

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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VILLAGE OF SUFFERN
BUILDING AND ZONING DEPARTMENT
61 Washington Avenue
Suffern, NY 10901
(845) 357-2603

NOVEMBER 30, 2021

SUPERIOR DATA SERVICES, INC.
188 MONTAGUE STREET 10TH FLOOR
BROOKLYN, NY 11201

PREMISES: 25 OLD MILL ROAD
OLD PARCEL TAX ID: 16B 259 B1A /5
NEW PARCEL TAX ID: 55.22-1-1
CLASS 710 MANUFACTURING & PROCESSING
ZONING DISTRICT: PLI PLANNED LIGHT INDUSTRIAL
TITLE NO. 58419RO
OWNER: NEWCO SUFFERN LLC
500 FRANK W. BURR BOULEVARD #47
TEANECK, NJ 07666

Dear Sir/Madam:

In response to your request for a municipal record search of this premises, please note the following:

- Certificates of Compliance / Occupancy / Use --THE BUILDING HAS ONE TENANT HOWEVER, THE MAJORITY OF THE BUILDING IS VACANT; ALL PREVIOUS CERTIFICATES OF OCCUPANCY, USE & COMPLIANCE REFER TO THE PREVIOUS USE OF MANUFACTURING AND ARE NOW NULL AND VOID
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- Violations
- File search for existing building and zoning code violations
- Premises listed as a class [710] - [MANUFACTURING & PROCESSING] according to Ramapo tax rolls
- No Original Certificate of Occupancy enclosed - predates Zoning Ordinance of 1928
- No Original Certificate of Occupancy enclosed - NO CERTIFICATES ON FILE IN RETRIEVABLE RECORDS; BUILDING WAS BUILT IN THE 1960'S BY CIBA GEIGY; NOVARTIS TOOK OVER THE PROPERTY IN 1998
- No open building permits on file
- No open violations on file
- Premises located completely / partially in FLOOD PLAIN DISTRICT
- PRIVATELY maintained street

I trust this information will be of assistance.

Respectfully


BUILDING INSPECTOR



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Title: **FNT-RAM 58419RO** Date: **12/17/2021**
Premises: **25 OLD MILL ROAD**
County: **ROCKLAND** Tax Class: **710**
Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.22** Block: **1** Lot(s): **1**

HIGHWAY SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Title: FNT-RAM 58419RO	Date: 12/22/2021
Premises: 25 OLD MILL ROAD	
County: ROCKLAND	Tax Class: 710
Town/City: TOWN OF RAMAPO	Village: SUFFERN
District:	Block: 1
Section: 55.22	Lot(s): 1

HEALTH SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 12/14/2021

NYS DEC CLOSED SPILL RECORDS AVAILABLE UPON REQUEST.

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Title:	FNT-RAM 58419RO	Date:	12/17/2021
Premises:	25 OLD MILL ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.22	Block:	1
		Lot:	1

STREET REPORT

THE ABOVE CAPTIONED STREET OLD MILL ROAD IS A PRIVATE ROAD.



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Title:	FNT-RAM 58419RO	Date:	12/17/2021
Premises:	25 OLD MILL ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.22	Block:	1
		Lot:	1

SEWER SEARCH

THIS PROPERTY IS LOCATED WITHIN A MUNICIPAL SEWER DISTRICT.



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1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title: **FNT-RAM 58419ROA** Date: **12/17/2021**
Premises: **19 HEMION ROAD**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **MONTEBELLO**
District: Section: **55.06** Block: **1** Lot(s): **1**

AIR RESOURCES SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 12/17/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419ROA	Date:	12/17/2021
Premises:	19 HEMION ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	MONTEBELLO
District:	Section: 55.06	Block:	1
		Lot:	1

CERTIFICATE OF OCCUPANCY

NO BUILDING DEPARTMENT RECORDS FOUND.

NO CERTIFICATE OF OCCUPANCY ON FILE. RECORDS INDICATE VACANT LAND.

NO OTHER RECORDS FOUND.

TAX CLASSIFICATION: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Premises: **19 HEMION ROAD**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **MONTEBELLO**
District: Section: **55.06** Block: **1** Lot(s): **1**

EMERGENCY REPAIR SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title: **FNT-RAM 58419ROA** Date: **12/17/2021**
Premises: **19 HEMION ROAD**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **MONTEBELLO**
District: Section: **55.06** Block: **1** Lot(s): **1**

FIRE SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

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1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419ROA	Date:	12/20/2021
Premises:	19 HEMION ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	MONTEBELLO
District:	Section: 55.06	Block: 1	Lot: 1

FUEL OIL SEARCH

NOTE: NO FUEL OIL PERMITS WERE ISSUED FOR THE ABOVE MENTIONED PARCEL.



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CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419ROA	Date:	12/17/2021
Premises:	19 HEMION ROAD		
County:	ROCKLAND	Tax Class:	330
Town/City:	TOWN OF RAMAPO	Village:	MONTEBELLO
District:		Block:	1
	Section: 55.06	Lot(s):	1

HOUSING AND BUILDING SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title: **FNT-RAM 58419ROA** Date: **12/17/2021**
Premises: **19 HEMION ROAD**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **MONTEBELLO**
District: Section: **55.06** Block: **1** Lot(s): **1**

HIGHWAY SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Title: **FNT-RAM 58419ROA** Date: **12/20/2021**
Premises: **19 HEMION ROAD**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **MONTEBELLO**
District: Section: **55.06** Block: **1** Lot(s): **1**

HEALTH SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 12/2/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419ROA	Date:	12/17/2021
Premises:	19 HEMION ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	MONTEBELLO
District:	Section: 55.06	Block: 1	Lot: 1

STREET REPORT

THE ABOVE CAPTIONED STREET HEMION ROAD IS A PUBLIC ROAD.



SUPERIOR DATA SERVICES, INC.

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BROOKLYN, NY 11201
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TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419ROA	Date:	12/17/2021
Premises:	19 HEMION ROAD		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	MONTEBELLO
District:	Section: 55.06	Block: 1	Lot: 1

SEWER SEARCH

THIS PROPERTY IS LOCATED WITHIN A MUNICIPAL SEWER DISTRICT.



SUPERIOR DATA SERVICES, INC.

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CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title: **FNT-RAM 58419ROB** Date: **12/17/2021**
Premises: **RT 59**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.37** Block: **1** Lot(s): **31**

AIR RESOURCES SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 12/17/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Title:	FNT-RAM 58419ROB	Date:	12/17/2021
Premises:	RT 59		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.37	Block:	1
		Lot:	31

CERTIFICATE OF OCCUPANCY

ATTACHED FIND LETTER REGARDING OCCUPANCY.

NO BUILDING DEPARTMENT RECORDS FOUND.

NO CERTIFICATE OF OCCUPANCY ON FILE. RECORDS INDICATE VACANT LAND.

TAX CLASSIFICATION: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS

VILLAGE OF SUFFERN
BUILDING AND ZONING DEPARTMENT
81 Washington Avenue
Suffern, NY 10901
(845) 357-2603

NOVEMBER 30, 2021

SUPERIOR DATA SERVICES, INC.
188 MONTAGUE STREET 10TH FLOOR
BROOKLYN, NY 11201

PREMISES:	206 LAFAYETTE AVENUE
OLD PARCEL TAX ID:	16B 259 B1C
NEW PARCEL TAX ID:	55.37-1-31
CLASS	330 VACANT LAND
ZONING DISTRICT:	PO-40 PROFESSIONAL OFFICE
TITLE NO.	58419ROB
OWNER:	NEWCO SUFFERN LLC 500 FRANK W. BURR BOULEVARD #47 TEANECK, NJ 07666

Dear Sir/Madam:

In response to your request for a municipal record search of this premises, please note the following:

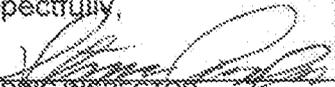
- Certificates of Compliance / Occupancy / Use – SEE ATTACHED
- Open building permits – SEE ATTACHED
- Site plans, Special Permits, Variances - SEE ATTACHED
- Violations
- File search only for existing building and zoning code violations

- Premises listed as a class [330] - [VACANT LAND] according to Ramapo tax rolls
- No Original Certificate of Occupancy enclosed - predates Zoning Ordinance of 1928
- No Original Certificate of Occupancy enclosed - no certificates on file in retrievable records

- No open building permits on file
- No open violations on file
- Premises located completely / partially in FLOOD PLAIN DISTRICT
- State maintained road

I trust this information will be of assistance.

Respectfully,


BUILDING INSPECTOR



SUPERIOR DATA SERVICES, INC.

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Title: **FNT-RAM 58419ROB** Date: **12/17/2021**
Premises: **RT 59**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.37** Block: **1** Lot(s): **31**

EMERGENCY REPAIR SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Title: **FNT-RAM 58419ROB** Date: **12/17/2021**
Premises: **RT 59**
County: **ROCKLAND** Tax Class: **330**
Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.37** Block: **1** Lot(s): **31**

FIRE SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 MONTAGUE STREET 10th FLOOR
BROOKLYN, NY 11201
TEL: (718) 625-9949 FAX: (347) 896-5551

1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

Title:	FNT-RAM 58419ROB	Date:	12/22/2021
Premises:	RT 59		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.37	Block:	1
		Lot:	31

FUEL OIL SEARCH

NOTE: NO FUEL OIL PERMITS WERE ISSUED FOR THE ABOVE MENTIONED PARCEL.



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HOUSING AND BUILDING SEARCH

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Title: **FNT-RAM 58419ROB** Date: **12/17/2021**
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Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.37** Block: **1** Lot(s): **31**

HIGHWAY SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 11/30/2021

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Title: **FNT-RAM 58419ROB** Date: **12/22/2021**
Premises: **RT 59**
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Town/City: **TOWN OF RAMAPO** Village: **SUFFERN**
District: Section: **55.37** Block: **1** Lot(s): **31**

HEALTH SEARCH

We have been advised by the above captioned municipality that a search of the Municipal Records indicate:

NO VIOLATIONS FOUND. AS OF: 12/9/2021

SUPERIOR DATA SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED FOR FIDELITY NATIONAL TITLE-NY (RAM). THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION REPORTED THEREIN AND NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

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Title:	FNT-RAM 58419ROB	Date:	12/17/2021
Premises:	RT 59		
County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.37	Block:	1
		Lot:	31

STREET REPORT

THE ABOVE CAPTIONED STREET RT 59 IS A PUBLIC ROAD.



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Title:	FNT-RAM 58419ROB	Date:	12/17/2021
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County:	ROCKLAND		
Town/City:	TOWN OF RAMAPO	Village:	SUFFERN
District:	Section: 55.37	Block:	1
		Lot:	31

SEWER SEARCH

THIS PROPERTY IS LOCATED WITHIN A MUNICIPAL SEWER DISTRICT.