



River City Abstract of Hudson Valley, Inc.

Stewart Title Insurance Company

CERTIFICATE AND REPORT OF TITLE

PURCHASERS: Sharon Hochweiss and Gary Horbar TITLE NO. RCA-ST-60299

PREMISES: Lot 3 on FM 10427A, T/O Wappinger, 19-6057-02-970725 FEE: \$1,500,000.00
Lot 4 on FM 10427A, T/O Wappinger, 19-6057-02-978713

That in consideration of the fees, due and payable upon the delivery of this certificate, it has examined title to the premises described in Schedule A herein, in accordance with its usual procedure and agrees to issue its standard 2006 ALTA Loan/Owner's policy (with New York Endorsement), as last revised 12/01/2008, insuring such interest and the marketability thereof, 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 certificate, 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 fees and after the transaction has been duly closed and the closing instruments have been duly recorded and approved by the Company.

This 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 certificate shall be null and void (1) if the Company's fee therefor is not paid (2) if the prospective insured, his attorney or agent or the applicant or the person to whom this certificate is address, 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 (3) in any event, upon the deliver of the policy. Any claim arising by reason of the issuance of this certificate shall be restricted to the terms and conditions of the standard form of insurance policy.

If title, interest or lien to be insured was acquired by the prospective insured prior to delivery of this certificate, the Company assumes no liability except under the policy when issued.

Authorized Signature

Dated: December 16, 2021

Redated and Recertified: 3/24/22

Closer's Signature
RIVER CITY ABSTRACT OF HUDSON VALLEY, INC.
11 Raymond Avenue, Suite 35
Poughkeepsie, NY 12603
(845) 463-4797
FAX: (845) 463-4765

If you have any questions regarding this report, please communicate with:

EXHIBIT 1

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing non public personal information about you with a non-affiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Stewart Title Insurance Company**.

We may collect non public personal information about you from the following sources:

- ▶ Information we receive from you, such as on applications or other forms.
- ▶ Information about your transactions we secure from our files, or from our affiliates or others.
- ▶ Information we receive from a consumer reporting agency.
- ▶ Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional non public personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non affiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of non affiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- ▶ Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- ▶ Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NON PUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your non public personal information.

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to liens, incumbrance and matters, if any, set forth in this certificate is vested FEE SIMPLE in Obercreek Development, LLC

Rename & recertify to Sharon Hochweiss & Gary Horbar by deed dated 3/24/22.

Deed from Obercreek, L.P. dated 12/29/2016 and recorded 5/30/2017 in Document No.: 02-2017-3889

SCHEDULE B in which are set forth the additional matters which will appear in the policy as exception from coverage, unless disposed of to the company's satisfaction prior to closing or delivery of the policy:

SEE WITHIN

- 1. Taxes, tax liens, tax sales, water rates, sewer rents and assessments set forth in schedule herein.
- 2. Mortgages returned herein (NONE). Detailed statement within.
- 3. Any state of facts which an accurate survey might show.
or
Survey exceptions set forth herein.

EXCEPT Omit

Rights of tenants or persons in possession,
Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth in Schedule herein:-

EXCEPT

- 6. Survey reading and appropriate affirmative languages to be determined and delivered upon receipt of certified print.
- 7. No title is insured to lands now or formerly lying in the bed of New Hamburg Road.

EXCEPT

- 8. Notes on Filed Map No. 10427 and 10427A.
- 9. Easements of Filed Map 10427A
- 10. Utility easements as set forth in Document No.: 02-2020-3712 and Document No.: 02-2021-3118.
- 11. Declaration of covenants and restrictions as set forth in Document No.: 02-2017-3891 and Document No.: 02-2021-4094
- 12. Terms, conditions, easements and reservations as set forth in Document No.: 02-2013-2969 and corrected by Document No.: 02-2013-6256.
- 13. Terms and conditions of sewer easement as set forth in Document No.: 02-2021-2768.
- 14. Declaration of common driveway as set forth in Document No.: 02-2017-3890 and amended in Document No.: 02-2021-4095.

EXCEPT

- 15. The premises presently benefit from a substantial agricultural exemption, the terms of which may be violated by the conversion of premises to residential subdivision. Policy excepts the rights of the town and its respective school district to assess a roll back assessment at the maximum legal multiple over the maximum legal period.

omit
16.

Proposed Purchasers and certified owners run for Judgments, Federal Tax Liens, etc. in the Dutchess County Clerk's Office on 12/2/2021. NOTE: There were no returns.

omit

Proposed purchasers and certified owners run for Bankruptcy filings in Southern District Court on 12/3/2021. NOTE: There were no returns.

omit
omit
18.

Proof is required as to the following with regard to Obercreek Development, LLC A (limited liability company) (partnership):

- a. Proof of due formation; Proof of filing of the Articles of Organization with the Secretary of State; and proof of publication of the Articles of Organization (or a notice containing the substance of the articles);
- B. Articles of Organization and Operating Agreement must be produced and reviewed; additional exceptions may be raised upon review of same;
- C. Proof is required that there has been no change in the makeup or composition of the organization, and that there have been no amendments made to the Articles of Organization or Operating Agreement;
- D. Proof is required that the party or parties executing instruments on behalf of the organization have authority to act.

19. Final reading to be ordered from the Water Department with final bill to be delivered at closing. If water service to the insured premises is provided by private water company or well and septic, then affidavit stating same must be delivered at closing. NOTE: This exception shall not be removed until such time as final written current and arrear figures for water and sewer assessments are submitted and confirmed.

20. Proof is required that the certified owners have not been known by any other names during the last 10 years.

21. Closing instruments must be subscribed in blue or black ink.

22. Due to the increasing number of instruments being rejected by the various County Clerk's for below standard quality, we hereby reserve the right to have our closing representative refuse to accept any instrument for recording which we feel will be returned by the respective Clerk's. We do ask for your cooperation by having those who prepare your instruments to re-check them PRIOR to closing to avoid any inconveniences caused by rejection.

23. FOR INFORMATION: This company's privacy policy is set forth on Exhibit 1, which is attached hereto.

24. NOTE: Effective September 1, 2003, Tax Law Section 663 requires that, under certain circumstances, non-residents of New York State pay estimated personal income tax liabilities resulting from the sale or transfer of New York real property as a condition precedent to the recording of the deed. Failure to comply with the requirements of the statute may result in delayed or adjourned closings. Please contact this office if you require further information.

25. New York Tax Law Section 1409-a requires for all purchases and/or sales of 1-4 family residences by Limited Liability Companies that an addendum listing names and addresses of all members be affixed to form TP 584.

omit

TITLE NO. RCA-ST-60299

SCHEDULE A

REVISED

March 14, 2022

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Wappinger, County of Dutchess and State of New York, being designated as Lot No. 3 and 4 on a certain map entitled, "Obercreek Farm Subdivision, Final Subdivision Plat", dated 9/29/2016 and filed in the Office of the Dutchess County Clerk as Filed Map No. 10427A.

TAURE

For conveyancing only,
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

Certificate and Report of Title - New York
FORM 2215-5

TITLE NO. RCA-ST-60299

TAX SCHEDULE

The tax search made herein covers only the premises shown on the above diagram, and no search is made against any part of the street on which said premises abut.

NAME AND DESCRIPTION ON ASSESSMENT ROLL:

Obercreek Development, LLC
New Hamburg Road
Lots 3 on FM 10427A
1.09 Acre; Land use code: 105

County Dutchess City
Section 19-8057 Town Wappinger
Block 02 Village
Lot(s) 970725

Acct. No.
Swiss Code 135689

Assessed Valuation: Land: \$91,000.00 Total: \$91,000.00
Exemptions: 41720-\$90,260.00 (AG in Dist)

Disposition Returns

PD 2/28/2022

omits

2022 State, County, and Town Tax: \$191.98 OPEN due 2/28/2022;
now due in the amount of \$195.82 through 5/31/2022
Lien year runs from 1/01/22 through 12/31/22
2021/22 Wappinger Central School Dist. Tax: \$ 12.27 PAID
10/12/2021
Lien year runs from 7/01/2021 through 6/30/2022

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TAX SALES:

NONE

EXCEPT

Water meter and sewer rental charges accruing since the date of the last reading and building purpose or unfixed water frontage charges subsequently entered.

Certificate of Title - New York

TITLE NO. RCA-ST-60299

TAX SCHEDULE

The tax search made herein covers only the premises shown on the above diagram, and no search is made against any part of the street on which said premises abut.

NAME AND DESCRIPTION ON ASSESSMENT ROLL:

Obercreek Development, LLC
New Hamburg Road
Lot 4 on FM 10427A
0.92 Acre; Land use code: 105

County Dutchess City
Section 19-8057 Town Wappinger
Block 02 Village
Lot(s) 978713

Acct. No.
Swiss Code 135689

Assessed Valuation: Land: \$89,800.00 Total: \$89,800.00
Exemptions: 41720-\$89,120.00 (AG in Dist)

Disposition	Returns
omit - (2022 State, County, and Town Tax: \$188.92 <input checked="" type="checkbox"/> OPEN due 2/28/2022; now due in the amount of \$192.70 through 5/31/2022 Lien year runs from 1/01/22 through 12/31/22
	2021/22 Wappinger Central School Dist. Tax: \$ 10.28 <input checked="" type="checkbox"/> PAID 10/12/2021 Lien year runs from 7/01/2021 through 6/30/2022

PD 2/28/2022

PAGE 2 OF 2

TAX SALES:

NONE

EXCEPT Water meter and sewer rental charges accruing since the date of the last reading and building purpose or unfixed water frontage charges subsequently entered.
Certificate of Title - New York