

First American Title Insurance Company

Title Number: ITA-6125-B-16FA

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SURVEY READING

Survey made by Barry M. Fahrer, N.Y.S.L.L.S. (Barry M. Fahrer L.S. P.C.) dated May 21, 2016 (Job No. 20130366) shows location of two story brick building (No. 568) with roofed-over platform and steps at front, cellar door, patio, concrete area BBQ and pavers to the rear, two detached garages (one with two attached sheds) at the rear of the parcel, various interior walks and steps, and the following:

- a. Northerly line (West 261st Street (Formerly Cuthbert's Lane): encroachments onto the bed of the street: columns two sets of steps, shed and retaining wall by up to 4.3 feet; the northerly 19.82 feet of premises is shown as lying within the widened bed of West 261st Street and is subject to the restrictions under Section 35 of the General City Law;
- b. Easterly line: columns, retaining walls and fences, and 1 story structure, all on premises top the east, are clear of the line; southeasterly corner of garage of premises is within bounds;
- c. Southerly line: garages are within bounds; fence with gate and wall vary from the line; surveyor shows a portion of driveways in an 18 foot right of way that adjoins the southerly line, that is shown as running an unstated/unshown distance to the east, while the westerly extension of the right of way runs to Independence Avenue, which appears to be a paper street, and then turns north to West 261st Street in the bed of Independence Avenue; while the surveyor has located the right of way, it is only possible to insure a right of ingress and egress over said right of way to West 261st Street – however, since the survey map does not show the location of the driveway as in use, it is impossible to state whether the driveway is actually within the bounds of the right of way, except the portion shown directly to the south of premises;
- d. Westerly line: garage is within bounds along this line; fence is at the line or varies slightly west of the line.

FOR LOAN POLICY ONLY: The Loan Policy insures the mortgage holder against monetary loss notwithstanding the above variations, encroachments and other matters set forth in the above survey exception.



18. PREMISES IN THE CITY OF NEW YORK: Where the premises are wholly or partly in the City of New York, the following additional proofs are required:

Satisfactory proof by affidavit must be furnished whether any work has been done upon the premises by the City of New York, or any demand made by the City for any work, which may result in charges being imposed by: i. the New York City Department of Rent and Housing Maintenance, Emergency Services; ii. the New York City Department of Environmental Protection for water tap closing or any related work; and iii. by the New York City Department of Health; whether or not such charges are liens against which this policy protects;

Satisfactory proof by affidavit must be furnished showing whether any fee for an inspection, re inspection, examination or service performed by the Department of Buildings or permit issued by the Department of Buildings have been levied, charged, created or incurred, which may become a lien upon the premises, whether or not such charges are liens against which this policy insures;

NOTE: The above NYC requirements are made due to the inability of this Company to search for record of these liens because of the failure of the City of New York to properly file or record notices of these charges. These charges are liens imposed pursuant to titles 17, 24 and 26 of the Administrative Code of the City of New York.

omit



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12. Proof of payment of debts of the estate. (This requirement may be omitted upon a deed from an executor reciting full consideration).
13. The following parties have been run for judgments, federal tax liens and minor liens. The following has been found of record:

Salvatore Fazio – No Returns
The Estate of Salvatore Fazio – No Returns
Vidania Gomez – No Returns
Daniel G. Gomez – Eleven (11) judgments, Seven (7) Parking Violation Bureau liens, Three (3) Environmental Control Board liens (See herein)
14. Searches made in the United States Bankruptcy Court for the Southern District of New York against the above names with the following returns:

No Returns
15. Searches have been made pursuant to the provisions of the USA PATRIOT Act against the above names with the following returns:

No Returns
16. The closing instrument must contain the following language:

Being and intended to be the same premises conveyed to the Grantor by deed made by Angelina Fazio to Salvatore Fazio, dated July 26, 1989 and recorded July 28, 1989 in Reel 933 Page 2055.
17. Insurance Law Section 6409 (c) [former Insurance Law Section 440 (5)] requires that title insurance companies offer, at or prior to closing, an optional policy to cover the homeowner for the future market value of the premises he or she is purchasing. You may, therefore, decide to elect to obtain additional protection in excess of the purchase price paid at the time of closing which would cost ten percent of the basic fee rate. If you do not wish this additional statutory coverage, we request that you waive by signing in the space below this exception.

omit



SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

DISPOSITION

- 1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in TAX SEARCH herein.
see herein
The tax search herein indicates that the premises are benefited by a tax exemption. Policy will except the lien which may attach by reason of any restoration of real property taxes after the death of Salvatore Fazio, or transfer of title by, the owner entitled to tax exemption.
- 2. Mortgages returned herein (0).
omit
- 3. Rights of tenants or persons in possession.
- 4. Any state of facts an accurate survey may show
OR
Survey exceptions set forth herein.
see herein
- 5. Road widening of at least 25 feet on the northerly side of the premises as shown on the tax map.
- 6. Easement of at least 20 feet across the southerly portion of the premises as shown on the tax map.
- 7. Covenants and Restrictions recorded in Liber 368 page 357
except
- 8. Covenants and Restrictions recorded in Liber 382 page 119
- 9. Right of Way of Easement as recited in deeds recorded in Liber 643 Cp 268, Liber 2232 Cp 9 and in Reel 933 page 2055
- 10. Proof of payment of New York State and federal estate taxes on the estate of Salvatore Fazio.
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- 11. Letters Testamentary must be dated within 6 months of closing.
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Additional exceptions may be raised upon receipt.

