

KELLAR KELLAR & JAIVEN

ATTORNEYS AT LAW

14 PEARL STREET, P. O. BOX 3536

KINGSTON, NEW YORK 12402

(845) 331-8900

FAX: (845) 331-0632

CLOSING STATEMENT

YOGA VIDA FARMS PROPERTY LLC FROM DANA OREN

PREMISES: 895 LUNDY ROAD, WAWARSING, NEW YORK

DATE: MARCH 16, 2018

PURCHASE PRICE: \$ 3,000,000.00

TAX ADJUSTMENTS EFFECTIVE APRIL 1, 2018 PER AGREEMENT

61.8 ACRE PARCEL

GENERAL TAX (TAX YEAR 1/1/18 TO 12/31/18)
\$ 15,901.03 ÷ 365 X 275 DAYS REMAINING \$ 11,980.23

SCHOOL TAX (TAX YEAR 7/1/17 - 6/30/18)
\$ 35,570.39 ÷ 365 X 91 DAYS REMAINING \$ 8,868.23

5.22 ACRE PARCEL

GENERAL TAX (TAX YEAR 1/1/18 TO 12/31/18)
\$ 152.60 ÷ 365 X 275 DAYS REMAINING \$ 114.97

SCHOOL TAX (TAX YEAR 7/1/17 - 6/30/18)
\$ 312.58 ÷ 365 X 91 DAYS REMAINING \$ 77.93

FUEL: \$ 4,018.03

COMBINED ENERGY SERVICE

150 GALLONS @ 3.039/GAL. \$ 456.00 (ROUNDED)

SUBURBAN PROPANE - 2 TANKS

200 GALLONS @ 5.23/GAL. (APPROX.) \$ 1,047.31

650 GALLONS @ 3.87/GAL. (APPROX.) \$ 2,514.72

+ 21,041.36

\$ 3,021,041.36

CREDITS TO PURCHASER:

CONTRACT DEPOSIT (HELD BY B. FOX) \$ 225,000.00

PAID ON FIRST AMENDMENT \$ 50,000.00

PAID ON SECOND AMENDMENT \$ 50,000.00

PAID ON THIRD AMENDMENT \$ 50,000.00

PAID ON FOURTH AMENDMENT \$ 50,000.00

PAID ON FIFTH AMENDMENT \$ 175,000.00

- 600,000.00

DUE AT CLOSING:

\$ 2,421,041.36

PAID AS FOLLOWS:

PROCEEDS OF CENTRIC BANK MORTGAGE	2,000,000.00
BANK CHECK MADE PAYABLE TO DANA OREN:	<u>421,041.36</u>
	\$ 2,421,041.36

EXPENSES OF BUYER:

ULSTER COUNTY CLERK : \$ 45,355.00

RP-5217	125.00
RECORD DEED	80.00 +/-
RECORD MORTGAGE	150.00 +/-
MORTGAGE TAX	15,000.00
MANSION TAX	30,000.00

SNEERINGER MONAHAN PROVOST REDGRAVE TITLE: ** \$ 14,056.00

OWNER'S TITLE PREMIUM	11,828.00
MORTGAGE TITLE PREMIUM	2,045.00
ENDORSEMENTS	75.00
MUNICIPAL SEARCH AND	108.00
MISCELLANEOUS TITLE CHARGES	

CENTRIC BANK FEES: (TO BE WIRED BY BORROWER TO CENTRIC BANK) \$ 20,685.80

APPRAISAL FEE (POC)	150.00
DOC PREP FEE (POC)	500.00
LOAN ORIGINATION FEE	20,000.00
EDR FEE CHECK PLUS	50.00
(POC) 415.00 REMAINING	
FLOOD SEARCH	19.00
CREDIT REPORT	13.80
TAX SERVICING FEE	125.00
WIRE FEE	25.00
UCC SEARCH	23.00
UCC RECORDING FEE	65.00
PAID OUTSIDE OF CLOSING	(700.00)

TOTAL \$ 80,096.80

** ADDITIONAL TO SNEERINGER MONAHAN PROVOST REDGRAVE TITLE \$ 85.00
FOR ASSIGNMENT OF RENTS AND 255 AFFIDAVIT

KELLAR KELLAR & JAIVEN LLP - LEGAL FEE - BY SEPARATE INVOICE