

SCHEDULE A

Name and Address of Title Insurance Company:

**Fidelity National Title Insurance Company
Two Tower Center Boulevard, 12th Floor
East Brunswick, NJ 08816**

File No.: **213-141257**

Policy No: **2730600-223413980**

Address Reference: **415 Victoria Street, Glassboro, NJ 08028**

Amount of Insurance: **\$170,000.00**

Date of Policy: **4/1/2021**

1. Name of Insured:

AMS Services LLC

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

AMS Services LLC, a New Jersey limited liability company

Being the same premises conveyed to the insured by deed from Linn R. Way and Beth Ann Way, husband and wife , dated March 30, 2021, recorded April 1, 2021, in the Gloucester County Clerk/Register's Office in Deed (book) 6449, (page) 40 (instrument) 18334.

4. The Land referred to in this policy is described as follows:

See Schedule C

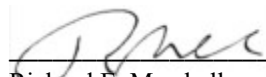
Fidelity National Title Insurance Company

SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **213-141257**Policy Number: **2730600-223413980**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Taxes have been paid through the 2nd Quarter of 2021. Subject to taxes and assessments, if any, which become or may become due and payable thereafter. Subject to municipal liens which may arise for unpaid utility charge after the date of this policy.
3. Mortgage from AMS Services LLC to TVC Funding III, LLC dated March 31, 2021, recorded April 1, 2021, in the Gloucester County Clerk's/Register's Office in (book) 16832, (page) 202 (instrument) 18335 in the amount of \$136,000.00.
4. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
5. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Easements as contained in Deed Book 377, Page 135.
8. Easements as contained in Deed Book 358, Page 605.
9. Rights in any road, street highway or lane bounding or affecting subject premises.

COUNTERSIGNED



Richard E. Marshall

Authorized Signature for Foundation Title, LLC

57 Euclid Street

Woodbury, NJ 08096

Telephone: (856) 853-0083 Fax: (856) 853-2770

Fidelity National Title Insurance Company

**SCHEDULE C
DESCRIPTION**

Policy Number: **2730600-223413980**
File Number: **213-141257**

All that certain tract or parcel of land, situated, lying and being in Glassboro Borough, County of Gloucester, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Northeasterly side line of Victoria Street distant therein 198 feet Northwesterly along the same from its intersection with the Northwesterly side line of Holly Street and thence; running

- (1) North 31 degrees 15 minutes 13 seconds East 125.00 feet; thence
- (2) North 58 degrees 44 minutes 47 seconds West 50.00 feet; thence
- (3) South 31 degrees 15 minutes 13 seconds West 125.00 feet to the Northeasterly side line of Victoria Street; thence
- (4) Along the Northeasterly side line of Victoria Street South 58 degrees 44 minutes 47 seconds East 50 feet to the point of beginning.

NOTE FOR INFORMATION:

BEING known as 415 Victoria Street, Glassboro Borough, Gloucester County, State of New Jersey, Block 81, Lot 5 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 415 Victoria Street, Glassboro, NJ 08028.

NOTE: Lot and Block shown for informational purposes only.