

SCHEDULE A

Name and Address of Title Insurance Company:

**First American Title Insurance Company
2082 Summit Lake Drive
Tallahassee, FL 32317**

File No.: **213-177391**

Policy No: **5011434-0173759e**

Address Reference: **36 South Main Street, Glassboro, NJ 08028**

Amount of Insurance: **\$350,000.00**

Date of Policy: **2/24/2022**

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

Being the same premises conveyed to the insured by deed from John M. Schaffer, dated December 15, 2021, recorded February 24, 2022 in the Gloucester County Clerk/Register's Office in (book) 6634, (page) 187 (instrument) 9104.

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

See Schedule C

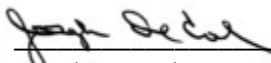
First American Title Insurance Company

SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **213-177391**Policy Number: **5011434-0173759e**

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 1st Quarter of 2022. 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 FE Funding RAI, LLC dated December 15, 2021, recorded February 24, 2022, in the Gloucester County Clerk's/Register's Office in (book) 17481, (page) 146 (instrument) 9105 in the amount of \$284,000.00.
4. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
5. 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.
6. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
7. Rights of utility companies to service and maintain facilities crossing, bounding or otherwise located on or near the premises.
8. Rights, public and private, together with flooding and drainage rights, if any, in and to all streams, rivers, or watercourses, bounding or affecting the premises.
9. Rights in any road, street highway or lane bounding or affecting subject premises.
10. Rights, public and private, in that part of subject premises included within the lines of South Main Street.

COUNTERSIGNED



Joseph DeCord

Authorized Signature for Foundation Title, LLC

57 Euclid Street

Woodbury, NJ 08096

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

First American Title Insurance Company

**SCHEDULE C
DESCRIPTION**

Policy Number: **5011434-0173759e**
File Number: **213-177391**

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 centerline of South Main Street (49.5 feet wide), said point being corner to lands now or formerly of Luciano S. and Iris H. Lueder, said point also being North 19 degrees 48 minutes 00 seconds East, a distance of 65.45 feet from the point of intersection of said centerline with the centerline of Wilmer Street (33 feet wide), and running; thence

(1) Along lands of said Lueder, South 68 degrees 57 minutes 26 seconds East, a distance of 229.42 feet to an iron pin set; thence

(2) Along same, South 11 degrees 50 minutes 00 seconds West, a distance of 63.69 feet to an iron pin set in the line of lands now or formerly of John J. Chilliri; thence

(3) Along lands of said Chilliri, South 68 degrees 57 minutes 26 seconds East, a distance of 75.00 feet to an iron pin set in the northwesterly line of an abandoned railroad right-of-way; thence

(4) Along said northwesterly line, North 11 degrees 50 minutes 00 seconds East, a distance of 128.29 feet to an iron pin found being corner to lands now or formerly of Howard R. Collings, et al; thence

(5) Along lands of said Ceilings, North 70 degrees 12 minutes 00 seconds West, a distance of 113.87 feet to a point; thence

(6) Along same, North 72 degrees 47 minutes 00 seconds West, a distance of 105.47 feet to a point; thence

(7) Still along same, North 70 degrees 12 minutes 00 seconds West, a distance of 76.16 feet to a point in the centerline of South Main Street; thence

(8) Along said centerline, South 19 degrees 48 minutes 00 seconds West, a distance of 52.62 feet to the point and place of beginning.

NOTE FOR INFORMATION:

BEING known as 36 South Main Street, Glassboro Borough, Gloucester County, State of New Jersey, Block 45, Lot 19 and Block 45, Lot 18.01 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 36 South Main Street, Glassboro, NJ 08028.

NOTE: Lot and Block shown for informational purposes only.