

SCHEDULE A

Name and Address of Title Insurance Company:

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

File No.: **213-191206**

Policy No: **5011434-0180440e**

Address Reference: **110 University Boulevard, Glassboro, NJ 08028**

Amount of Insurance: **\$360,000.00**

Date of Policy: **6/24/2022**

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 Three Pete Properties, LLC, a New Jersey Limited Liability Company, dated May 27, 2022, recorded June 24, 2022 in the Gloucester County Clerk/Register's Office in (book) 6703, (page) 1 (instrument) 27279.

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

See Schedule C

First American Title Insurance Company

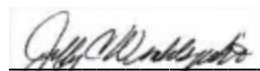
SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **213-191206**Policy Number: **5011434-0180440e**

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 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 May 27, 2022, recorded June 24, 2022, in the Gloucester County Clerk's/Register's Office in (book) 17654, (page) 26 (instrument) 27280 in the amount of \$288,000.00.
4. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
5. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
6. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
7. 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.
8. Easement as contained in Deed Book 232, Page 555.
9. Restrictions (deleting therefrom any restrictions indicating any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in Deed Book 232, Page 518.

NOTE: Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

COUNTERSIGNED



Jeffrey Winkelspecht
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: **5011434-0180440e**
File Number: **213-191206**

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 Southwesterly line of University Boulevard, said point being distant, North 61 degrees 26 minutes West 250 feet from the point of intersection of same, with the Northwesterly line of Princeton Avenue, and running; thence

(1) By Lot 6 on plan hereinafter mentioned, South 28 degrees 34 minutes West 160 feet to a corner; thence

(2) Along same, North 61 degrees 26 minutes West 125 feet to a corner; thence

(3) North 28 degrees 34 minutes East 160 feet to a point in the Southwesterly line of University Boulevard, aforementioned; thence

(4) Along same, South 61 degrees 26 minutes East 125 feet to the point and place of beginning.

NOTE FOR INFORMATION:

BEING known as 110 University Boulevard, Glassboro Borough, Gloucester County, State of New Jersey, Block 103, Lot 6 and Block 103, Lot 7 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 110 University Boulevard, Glassboro, NJ 08028.

NOTE: Lot and Block shown for informational purposes only.