

SCHEDULE A

Name and Address of Title Insurance Company:

**CATIC Title Insurance Company
10 Woodbridge Centre Drive, Suite 410
Woodbridge, NJ 07095**

File No.: **213-214835**

Policy No: **OP 05132830 NJ**

Address Reference: **41 Birchwood Court, West Deptford, NJ 08096**

Amount of Insurance: **\$95,000.00**

Date of Policy: **6/1/2023**

1. Name of Insured:

TKH Rentals Inc.

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

FEE SIMPLE

3. Title is vested in:

TKH Rentals Inc.

Being the same premises conveyed to the insured by deed from Deborah Damask, Brenda Caltabiano and Kevin Urban, dated May 19, 2023, recorded June 1, 2023, in the Gloucester County Clerk/Register's Office in (book) 6860, (page) 254 (instrument) 15734.

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

See Schedule C

CATIC Title Insurance Company

SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **213-214835**Policy Number: **OP 05132830 NJ**

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 2023. 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. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
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, public and private, together with flooding and drainage rights, if any, in and to all rivers, streams, lakes, or water courses, crossing, bounding, or affecting the Land.
8. Rights in any road, street highway or lane bounding or affecting subject premises.
9. Rights of utility companies to service and maintain facilities crossing, bounding or otherwise located on or near the premises.
10. Rights of adjoining owners, tenants and occupiers in party walls.
11. Terms and conditions contained in the Master Deed and the Exhibits thereto of the Forest Creek Condominium, dated 1973, recorded August 17, 1973, in Deed Book 1247, Page 691 and any amendments thereto.

Subject to the provisions of the New Jersey Condominium Act, its supplements and amendments.

Subject to rights of others in co-tenancy in and to the use and disposition of the common elements.

First Amendment as contained in Deed Book 1254, Page 321.

Policy Resolution as contained in Deed Book 5382, Page 140.

Policy Resolution as contained in Deed Book 5321, Page 248.

Policy Resolution as contained in Deed Book 5267, Page 140.

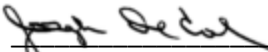
Policy Resolution as contained in Deed Book 5211, Page 120.

Policy Resolution as contained in Deed Book 5088, Page 259.

12. Easement as contained in Deed Book 648, Page 394; Deed Book 757, Page 171; Deed Book 724, Page 586; Assignment in Deed Book 1230, Page 226; Deed Book 958, Page 484; Deed Book 1236, Page 858; Deed Book 1237, Page 371; Deed Book 1248, Page 354.
13. Agreement as contained in Deed Book 1250, Page 1119.

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



Joseph DeCord

Authorized Signature for Foundation Title, LLC

57 Euclid Street
Woodbury, NJ 08096
Telephone: (856) 853-0083 Fax: (856) 853-2770

CATIC Title Insurance Company

**SCHEDULE C
DESCRIPTION**

Policy Number: **OP 05132830 NJ**
File Number: **213-214835**

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

Being Building No. 11, Unit No. 41 in Forest Creek Condominium, together with an undivided .956 interest in the Common Elements appurtenant thereto, with and subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1 et seq.), as amended, and to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Master Deed, dated 1973 and recorded on August 17, 1973 in Book 1247, Page 691, in the Office of the Clerk of Gloucester County, New Jersey.

NOTE FOR INFORMATION:

BEING known as 41 Birchwood Court, West Deptford Township, Gloucester County, State of New Jersey, Block 351, Lot 8.04, Qualifier C0041 on the tax map of West Deptford Township.

NOTE FOR INFORMATION: The mailing address of the premises is 41 Birchwood Court, West Deptford, NJ 08096.

NOTE: Lot and Block shown for informational purposes only.