
SCHEDULE A

Name and Address of Title Insurance Company:

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

File No.: **621-194507**

Policy No: **5011434-0189550e**

Address Reference: **7 Hampton Gate Drive, Sicklerville, NJ 08081**

Amount of Insurance: **\$960,000.00**

Date of Policy: **9/21/2022**

1. Name of Insured:

TYH South Jersey Realty LLC

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

FEE SIMPLE

3. Title is vested in:

TYH South Jersey Realty LLC

Being the same premises conveyed to the insured by deed from SAG Holdings LLC, dated July 13, 2022, recorded September 21, 2022, in the Camden County Clerk/Register's Office in (book) 12191, (page) 891 (instrument) 2022086974.

Being the same premises conveyed to the insured by deed from SAG Holdings LLC, dated July 13, 2022, recorded September 21, 2022, in the Camden County Clerk/Register's Office in (book) 12191, (page) 895 (instrument) 2022086975.

Being the same premises conveyed to the insured by deed from SAG Holdings LLC, dated July 13, 2022, recorded September 21, 2022, in the Camden County Clerk/Register's Office in (book) 12191, (page) 899 (instrument) 2022086976.

Being the same premises conveyed to the insured by deed from SAG Holdings LLC, dated July 13, 2022, recorded September 29, 2022, in the Gloucester County Clerk/Register's Office in (book) 6754, (page) 17 (instrument) 40246.

Being the same premises conveyed to the insured by deed from SAG Holdings LLC, dated July 13, 2022, recorded September 29, 2022, in the Gloucester County Clerk/Register's Office in (book) 6754, (page) 21 (instrument) 40247.

Being the same premises conveyed to the insured by deed from SAG Holdings LLC, dated July 13, 2022, recorded September 29, 2022, in the Gloucester County Clerk/Register's Office in (book) 6754, (page) 25 (instrument) 40248.

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: **621-194507**Policy Number: **5011434-0189550e**

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 3rd 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 TYH South Jersey Realty LLC to Customers Bank dated July 22, 2022, recorded September 21, 2022, in the Camden County Clerk's/Register's Office in (book) 12191, (page) 903 (instrument) 2022086977 in the amount of \$948,750.00.
4. Assignment of Rents and Leases from TYH South Jersey Realty LLC to Customers Bank dated July 22, 2022, recorded September 21, 2022, in the Camden County Clerk's/Register's Office in (book) 12191, (page) 958 (instrument) 2022086978.
5. Finance Statement: TYH South Jersey Realty LLC (debtor) to Customers Bank (Secured Party), filed in Camden County in (book) 12191, (page) 978 (instrument) 2022086979, recorded September 21, 2022.
6. Mortgage from TYH South Jersey Realty LLC to Customers Bank dated July 22, 2022, recorded September 29, 2022, in the Gloucester County Clerk's/Register's Office in (book) 17773, (page) 73 (instrument) 40249 in the amount of \$948,750.00.
7. Assignment of Rents and Leases from TYH South Jersey Realty LLC to Customers Bank dated July 22, 2022, recorded September 29, 2022, in the Gloucester County Clerk's/Register's Office in (book) 6754, (page) 29 (instrument) 40250.
8. Finance Statement: TYH South Jersey Realty LLC (debtor) to Customers Bank (Secured Party), filed in Gloucester County in (instrument) 21005, recorded September 29, 2022.
9. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
10. Subject to possible additional taxes, assessed or levied due to new construction.
11. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
12. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
13. 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.
14. Rights of adjoining owners, tenants and occupiers in party walls. (Affects Tracts 1, 3 & 4)
15. Subject to a 30 foot building setback line(s) as shown on filed plan. (Affects Tract 1)
16. Easement as contained in Deed Book 3818, Page 628. (Affects Tract 1)

17. Easement as contained in Deed Book 4119, Page 462. (Affects Tract 1)
18. 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 3148, Page 1077. (Affects Tract 1)

Amendment as contained in Deed Book 3746, Page 388.

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.

19. 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 4189, Page 476. (Affects Tract 1)

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.

20. Easement as contained in Deed Book 1132, Page 865. (Affects Tract 2)
21. Easement as contained in Deed Book 2053, Page 59. (Affects Tract 2)
22. Access Easement as contained in Deed Book 2685, Page 282. (Affects Tract 2) (As shown on the tax map)
23. Access Easement as contained in Deed Book 2816, Page 312. (Affects Tract 2) (As shown on the tax map)
24. 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 2816, Page 312. (Affects Tract 2)

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.

25. Easement as contained in Deed Book 844, Page 592. (Affects Tract 2)
26. Subject to 3 foot wide Maintenance Easement as shown on the tax map.
27. Easement as contained in Deed Book 3253, Page 1148. (Affects Tract 3)
28. Easement as contained in Deed Book 3257, Page 81. (Affects Tract 3)
29. Declaration of 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 3269, Page 877. (Affects Tract 3)

Amendment as contained in Deed Book 3287, Page 389.

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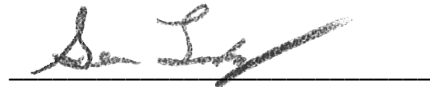
30. Reservations as contained in Deed Book 3411, Page 22. (Affects Tract 3)
31. Subject to a 5 foot wide access easement as shown on filed plan. (Affects Tract 3)
32. Restrictions (deleting therefrom any restrictions indicating any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in Deed Book 4767, Page 702. (Affects Tract 3)

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.

33. Easement as contained in Deed Book 3260, Page 728. (Affects Tract 3)
34. Rights, public and private in 10 foot wide alley. (Affects Tract 5)
35. 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 654, Page 194. (Affects Tract 6)

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.

36. Easement as contained in Deed Book 446, Page 648. (Affects Tract 6)

COUNTERSIGNED

Sean Lindsay

Authorized Signature for Dream Home Abstract, LLC

381 Egg Harbor Rd, #2

Sewell, NJ 08080

Telephone: (856) 421-0501 Fax: (856) 421-0502

First American Title Insurance Company

SCHEDULE C
DESCRIPTION

Policy Number: **5011434-0189550e**
File Number: **621-194507**

Tract No. 1 - 7 Hampton Gate Drive, Block 11801, Lot 18:

ALL that certain tract or parcel of land, situated, lying and being in the Township of Winslow, County of Camden, State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Westerly line of Hampton Gate Drive at the division line between Lots 17 and 18, Block 11801 on the Winslow Township Tax Map said point being distant 123.00 feet Northwardly from the Northerly end of the curve connecting the Westerly line of Hampton Gate Drive with the Northerly line of Hampton Place; thence

- 1) North 1 degree 23 minutes 34 seconds West a distance of 42.87 feet to a point; thence
- 2) Northwesterly following a curve to the left, said curve having a radius of 200 feet and a length of 17.54 feet to a point; thence
- 3) South 80 degrees 42 minutes 58 seconds West, a distance of 131.93 feet to a point; thence
- 4) South 8 degrees 55 minutes 58 seconds East, a distance of 42.64 feet to a point; thence
- 5) North 88 degrees 36 minutes 26 seconds East, a distance of 125.86 feet to the point and place of BEGINNING.

Tract No. 2 - 131 Firth Drive, Block 56, Lot 27.01

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

BEGINNING at a point in the division line between lands of James Camp and lands now or formerly Marathon Estates, Inc., said beginning point being North 36 degrees 49 minutes 10 seconds East, 128.96 feet measured along said division line from a concrete monument set in the Easterly line of the Harrison Avenue (a/k/a Mount Royal-Barnsboro Road) (a/k/a Gloucester County Route 678) (49.50 feet wide) and extending from aforesaid beginning point; thence

- 1) Along said division line, North 36 degrees 49 minutes 10 seconds East, 75.00 feet to a corner of new Lot 27.02; thence
- 2) Along Lot 27.02, North 46 degrees 21 minutes 33 seconds West, 124.78 feet to a point in line of reserved lands of James Camp; thence
- 3) Along said reserved lands of James Camp, South 36 degrees 49 minutes 10 seconds West, 77.50 feet to a corner of new Lot 27.03; thence
- 4) Along Lot 27.03, South 53 degrees 10 minutes 50 seconds East, 16.50 feet; thence
- 5) Still along Lot 27.03, South 46 degrees 38 minutes 10 seconds East, 108.10 feet to the point of BEGINNING.

AND TOGETHER with 16.50 feet wide Access Easement to Firth Drive described in particular as follows:

BEGINNING at the end point of course #2 of the lands above described and extending from said point; thence

- 1) North 36 degrees 49 minutes 10 seconds East, 10.00 feet to a point of curvature; thence
- 2) Curving to the left in a Northeasterly direction a distance of 56.14 feet measured along the arc of a circular curve of radius 79.68 feet (the chord of said arc being North 16 degrees 38 minutes 05 seconds East, (54.99 feet) to a point of tangency; thence
- 3) North 03 degrees 33 minutes 00 seconds West, 10.59 feet to the point of intersection of the Northerly line of James Camp with the center line of Firth Drive; thence
- 4) Along the Southerly end of Firth Drive, South 60 degrees 51 minutes 47 seconds East, 19.60 feet; thence
- 5) Curving to the right in a Southwesterly direction, a distance of 67.77 feet measured along the arc of a circular curve of radius 96.18 feet (the chord of said arc being South 16 degrees 38 minutes 05 seconds West 66.38 feet) to a point of tangency; thence
- 6) South 36 degrees 49 minutes 10 seconds West, 11.97 feet; thence
- 7) Along Lot 27.01, North 46 degrees 21 minutes 33 seconds West, 16.62 feet to the point of BEGINNING

Tract No. 3 - 8 Lyric Court, Block 11101, Lot 7

ALL that certain tract or parcel of land, situated, lying and being in the Township of Winslow, County of Camden, State of New Jersey, more particularly described as follows:

BEING known and designated as Lot No. 7 in Block 2903B on certain Plan entitled "Subdivision Map, Lehigh Manor Estates," Section 201, at Independence Village, situated in Winslow Township, Camden County, New Jersey, said Plan duly recorded with the Office of the Register or Deeds, Camden County on January 16, 1973, File No. 534, Map No. 1.

BEGINNING at a point in the division line between Lot 6 and 7, Block 2903B on said Plan, said point also being in the division line between premises herein described and land now formerly of Levitt Residential Communities, Inc., and extending; thence

- 1) along said lands, South 89 degrees 52 minutes 44 seconds West, a distance of 40 feet to a point in the Westerly boundary of premises herein described; thence
- 2) along said boundary, North 00 degrees 07 minutes 16 seconds West, a distance of 37.50 feet to a point in the division line between Lots 8 and 7, said Block and Plan; thence
- 3) along said division line and partly through the middle line of the party wall between premises adjoining along the rear, North 89 degrees 52 minutes 44 seconds East, a distance of 40 feet to a point in the first mentioned division line; thence
- 4) along said division line and through the middle line of the party wall between premises herein described and premises adjoining on the East, South 00 degrees 07 minutes 16 seconds East a distance of 37.50 feet to the point and place of beginning.

Tract No. 4 - 204 Hunter Street, Block 148.02, Lot 13

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

BEGINNING at a point in the Northerly line of a 50 foot wide street known as Hunter Street and corner to lands of James H. Russell, said beginning point being 19.97 feet Southeastwardly measure from the intersection of the said Northerly line of Hunter Street with the Southeasterly line of Maple Street (50 feet wide); thence

- 1) And running by the center of the division wall North 23 degrees 52 minutes East, 124.31 feet to a stake for a corner; thence
- 2) By lands now or formerly of James H. Russell, South 69 degrees 13 minutes East 25.31 feet to a stake for a corner; thence
- 3) By lands now or formerly of Lavinia Cloud Estate South 23 degrees 52 minutes West, 125.67 feet to the Northerly line of Hunter Street aforesaid; thence
- 4) By the same North 66 degrees 08 minutes West 25.27 feet to the place of Beginning.

Tract No. 5 - 38 Curtis Avenue, Block 118, Lot 32

ALL that certain tract or parcel of land, situate and lying in the City of Woodbury, County of Gloucester and State of New Jersey as follows:

Beginning at a rebar with cap found in the Northeasterly line of Curtis Avenue (40 feet wide), distant Southeasterly 203.27 feet from the intersection of the same with the Southeasterly line of Hendry's Court (20 feet wide), said point being in the division line of Lots 31 and 32, Block 118, as shown on the official tax map for the City of Woodbury; thence

- 1) Along the Northeasterly line of Curtis Avenue, South 67 degrees 51 minutes 00 seconds East, a distance of 50.00 feet, to a rebar with cap found; thence
- 2) Along the division line of Lots 32 and 33, North 22 degrees 09 minutes 00 seconds East, a distance of 117.28 feet to a rebar with cap found; thence
- 3) Along the Southwesterly line of a 10 foot wide alley, North 58 degrees 11 minutes 00 seconds West, a distance of 49.50 feet to a rebar with cap found; thence
- 4) Along the division line of Lots 31 and 32, South 22 degrees 42 minutes 00 seconds West, a distance of 125.00 feet to the point of BEGINNING

Tract No. 6 - 640 Marino Avenue, Block 10405, Lot 9

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

BEGINNING at a point in the Westerly side of Marino Avenue 300.17 feet southwardly from the southerlyside line of the road leading from Almonesson to Blenheim, corner to Lot 12, said plan, thence;

- 1) Along the westerly side line of Marino Avenue, South 13 degrees 15 minutes 00 seconds West, 50 feet to Lot 16 said plan, thence;
- 2) Along same North 79 degrees 12 minutes 00 seconds West 200 feet to Lot 13, said plan, thence;
- 3) Along same North 13 degrees 15 minutes 00 seconds East, 50 feet to Lot 12, said plan, thence;
- 4) Along the same South 79 degrees 12 minutes 00 seconds East, 200 feet to the point and place of BEGINNING.

NOTE FOR INFORMATION:

BEING known as 7 Hampton Gate Drive, Winslow Township, Camden County, State of New Jersey, Block 11801, Lot 18 on the tax map of Winslow Township.

BEING known as 131 Firth Drive, Mantua Township, Gloucester County, State of New Jersey, Block 56, Lot 27.01 on the tax map of Mantua Township.

BEING known as 8 Lyric Court, Winslow Township, Camden County, State of New Jersey, Block 11101, Lot 7 on the tax map of Winslow Township.

BEING known as 204 Hunter Street, Woodbury City, Gloucester County, State of New Jersey, Block 148.02, Lot 13 on the tax map of Woodbury City.

BEING known as 38 Curtis Avenue, Woodbury City, Gloucester County, State of New Jersey, Block 118, Lot 32 on the tax map of Woodbury City.

BEING known as 640 Marino Avenue, Gloucester Township, Camden County, State of New Jersey, Block 10405, Lot 9 on the tax map of Gloucester Township.

TRACT 1 NOTE FOR INFORMATION: The mailing address of the premises is 7 Hampton Gate Drive, Sicklerville, NJ 08081.

TRACT 2 NOTE FOR INFORMATION: The mailing address of the premises is 131 Firth Drive, Mantua, NJ 08051.

TRACT 3 NOTE FOR INFORMATION: The mailing address of the premises is 8 Lyric Court, Sicklerville, NJ 08081.

TRACT 4 NOTE FOR INFORMATION: The mailing address of the premises is 204 Hunter Street, Woodbury, NJ 08096.

TRACT 5 NOTE FOR INFORMATION: The mailing address of the premises is 38 Curtis Avenue, Woodbury, NJ 08096.

TRACT 6 NOTE FOR INFORMATION: The mailing address of the premises is 640 Marino Avenue, Blackwood, NJ 08012.

NOTE: Lot and Block shown for informational purposes only.