

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.: **989-202721**

Policy No: **2730600-228558986**

Address Reference: **401 Cooper Landing Road, Unit 401, Cherry Hill, NJ 08002**

Amount of Insurance: **\$53,000.00**

Date of Policy: **9/7/2022**

1. Name of Insured:

Arrow Ball

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

FEE SIMPLE

3. Title is vested in:

Arrow Ball

Being the same premises conveyed to the insured by deed from Yakov Goncharov, dated August 2, 2022, recorded September 7, 2022 in the Camden County Clerk/Register's Office in (book) 12181, (page) 896 (instrument) 2022083654.

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: **989-202721**Policy Number: **2730600-228558986**

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. Rights or claims by parties in possession not shown by the public records.
4. Subject to possible additional taxes, assessed or levied due to new construction.
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. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
8. 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.
9. Rights in any road, street highway or lane bounding or affecting subject premises.
10. Rights of utility companies to service and maintain facilities crossing, bounding or otherwise located on or near the premises.
11. Rights of adjoining owners, tenants and occupiers in party walls.
12. Easement as contained in Deed Book 3023, Page 514.
13. Terms and conditions contained in the Master Deed and the Exhibits thereto of the Playa del Sol 380 Condominium, a Condominium, dated June 30, 1981, recorded July 21, 1981, in Deed Book 3788, Page 470 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.

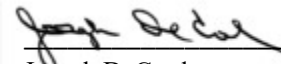
Amendment as contained in Deed Book 3788, Page 552.

Amendment as contained in Deed Book 4546, Page 321.

Amendment as contained in Deed Book 9027, Page 1975.

Amendment as contained in Deed Book 10623, Page 897.

COUNTERSIGNED



Joseph DeCord

Authorized Signature for Foundation Title, LLC
601 Route 73 NORTH, Ste 201, Four Greentree Centre
Marlton, NJ 08053
Telephone: (856) 834-2600 Fax: (856) 834-2650

Fidelity National Title Insurance Company

**SCHEDULE C
DESCRIPTION**

Policy Number: **2730600-228558986**

File Number: **989-202721**

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

BEING known and designated as Unit No. R-401, in Playa del Sol 380 Condominium, a Condominium, together with an undivided .39738% interest in the Common Elements appurtenant thereto, in accordance with and subject to the terms, conditions, easements, covenants, restrictions, limitations, and other provisions as set forth in the Master Deed dated June 30, 1981, recorded July 21, 1981, in the Office of the Camden County Clerk/Register in Deed Book 3788, Page 470, as same may now or hereafter be lawfully amended.

NOTE FOR INFORMATION:

BEING known as 401 Cooper Landing Road, Unit 401, Cherry Hill Township, Camden County, State of New Jersey, Block 340.31, Lot 99, Qualifier C0401 on the tax map of Cherry Hill Township.

NOTE FOR INFORMATION: The mailing address of the premises is 401 Cooper Landing Road, Unit 401, Cherry Hill, NJ 08002.

NOTE: Lot and Block shown for informational purposes only.