

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.: **315-126118**

Policy No: **2730600-218812727**

Address Reference: **21-25 West 20th Street, Bayonne, NJ 07002**

Amount of Insurance: **\$1,290,000.00**

Date of Policy: **1/24/2020**

1. Name of Insured:

Goodman Lofts LLC, a New Jersey Corporation

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

FEE SIMPLE

3. Title is vested in:

Goodman Lofts LLC, a New Jersey Corporation

Being the same premises conveyed to the insured by deed from Chester Bomba, divorced, dated October 3, 2019, recorded 1/24/2020, in the Hudson County Clerk/Register's Office in Deed (book) 9467, (page) 25 (instrument) 20200124010009470.

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

See Schedule C

Fidelity National Title Insurance Company

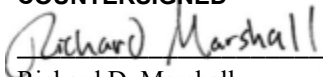
SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **315-126118**Policy Number: **2730600-218812727**

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 4th Quarter of 2019. 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 Goodman Lofts LLC, Hoboken Keyport Property Management, LLC and John R. Powers II and Loida Powers (nee Loida Campana Espenida), husband and wife to SSMS Limited Partnership dated October 3, 2019, recorded 1/24/2020, in the Hudson County Clerk's/Register's Office in (book) 19543, (page) 675 (instrument) 20200124060012310 in the amount of \$1,360,000.00.

Assignment of Rents and Leases from Goodman Lofts LLC, Hoboken Keyport Property Management, LLC and John R. Powers, II to SSMS Limited Partnership dated October 3, 2019, recorded 1/24/2020, in the Hudson County Clerk's/Register's Office in (book) 19543, (page) 705 (instrument) 20200124060012320.
4. Mortgage from Hoboken Keyport Property Management, LLC to SSMS Limited Partnership dated October 3, 2019, recorded November 14, 2019, in the Sussex County Clerk's/Register's Office in (book) 9755, (page) 801 (instrument) 20191114010228140 in the amount of \$1,360,000.00.
5. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
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. Rights in any road, street highway or lane bounding or affecting subject premises.
9. Rights of adjoining owners, tenants and occupiers in party walls.
10. Rights of utility companies to service and maintain facilities crossing, bounding or otherwise located on or near the premises.
11. Subject to the rights of tenants in possession whether under or unrecorded leases.

COUNTERSIGNED


Richard D. Marshall

Authorized Signature for Foundation Title, LLC

234 Industrial Way West, Building A, 2nd Floor
Eatontown, NJ 07724
Telephone: (732) 389-4571 Fax: (732) 847-4280

Fidelity National Title Insurance Company

**SCHEDULE C
DESCRIPTION**Policy Number: **2730600-218812727**File Number: **315-126118**

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

AMENDED

Beginning at a point in the northeasterly line of West 20th Street (50' R.O.W.), said point being distant northwesterly 258.50' from the intersection of the northwesterly line of Broadway (70' R.O.W.) with the northeasterly line of West 20th Street and thence,

1. N. 30 degrees 00 minutes 00 seconds E. 102.66' to a point and thence,
2. N. 60 degrees 00 minutes 00 seconds W. 75.00' to a point and thence,
3. S. 30 degrees 00 minutes 00 seconds W. 102.66' to a point in the northeasterly line of West 20th Street and thence,
4. Along the same, S. 60 degrees 00 minutes 00 seconds E. 75.00' to the point or place of beginning.

The above described lands are known as Lot 8 in Block 216 as shown on the current Official Tax Maps of the City of Bayonne.

The above description is in accordance with a survey prepared by Brunswick West, Inc. dated 7/23/2019 as File No. 19.1698.

NOTE FOR INFORMATION:

BEING known as 21-25 West 20th Street, Bayonne City, Hudson County, State of New Jersey, Block 216, Lot 8 on the tax map of Bayonne City.

NOTE FOR INFORMATION: The mailing address of the premises is 21-25 West 20th Street, Bayonne, NJ 07002.

NOTE: Lot and Block shown for informational purposes only.

Fidelity National Title Insurance Company

ENDORSEMENT

SURVEY ENDORSEMENT

Attached to and made a part of Policy No. **2730600-218812727**

File No. **315-126118**

Exception No. 1 is removed. Notwithstanding any provision in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss arising from any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title. The following matters shown on a survey made by **Brunswick West, Inc., LLS**, dated 7/23/2019 are added to Schedule B:

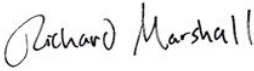
- **NONE**

The policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of the Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, the endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: 1/24/2020

Fidelity National Title Insurance Company

BY 

Richard D. Marshall