

Riverview Title Agency, LLC
1073 Palisade Avenue
Fort Lee, NJ 07024
Telephone: (201) 849-5300 * Fax: (201) 849-5302

October 05, 2021

Schenck, Price, Smith & King, LLP

220 Park Avenue
PO Box 991
Florham Park, NJ 07932

**Re: File No. RT-5764L
Jersey Central Power & Light Company
Lot 33 and 34 in Block 39.04**

Dear Sir/Madam:

Enclosed please find our Commitment for Title Insurance in connection with the above referenced matter.

If you have any questions, please do not hesitate to call.

Thank you for this opportunity to be of service.

Sincerely,
RIVERVIEW TITLE AGENCY, LLC

By: 
JoAnne B. Lima

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

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-
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

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- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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[Transaction Identification Data for reference only:]

[Issuing Agent: Riverview Title Agency, LLC]
[Issuing Office: 1073 Palisade Avenue, Fort Lee, NJ 07024]
[Issuing Office's ALTA® Registry ID:]
[Loan ID Number:]
[Commitment Number:]
[Issuing Office File Number: RT-5764L]
[Property Address: 214 39th Street, Sea Isle City, NJ 08243-2004]
[Revision Number:]

SCHEDULE A

1. Commitment Date: September 15, 2021
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: TBD
Proposed Policy Amount: \$TBD
 - (b) 2006 ALTA® Loan Policy
Proposed Insured: TBD
Proposed Policy Amount: \$TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in:

Jersey Central Power & Light Company acquired title by:

Deed from Thomas Benestad and Daniel Dougherty, dated September 28, 2009, recorded October 23, 2009 in the Cape May County Clerk's Office in Deed Book 3397, Page 206.
5. The Land is described as follows:

(SEE LEGAL DESCRIPTION ATTACHED HERETO)

NOTE FOR INFORMATION: 214 39th Street, Tax Lot 33 and 34, Tax Block 39.04 in the City of Sea Isle, County of Cape May, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 214 39th Street, Sea Isle City, NJ 08243-2004

RIVERVIEW TITLE AGENCY, LLC



By: _____
Authorized Signatory

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LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the City of Sea Isle, County of Cape May, State of New Jersey, more particularly described as follows:

BEING known and designated as Lot 33 and Lot 34 in Block 8 as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp., Sea Isle City, Cape May Co., New Jersey" said map being duly filed in the Cape May County Clerk's Office on June 23, 1925 as Map No. 224.

BEGINNING at a capped iron bar found in the southwesterly right-of-way line of 39th Street (formerly known as Garrison Street; a 60 foot right-of-way), said point being distant 160.00 feet northwesterly from the intersection of the southwesterly right-of-way line of 39th Street with the northwesterly right-of-way line of Central Avenue (formerly known as Brewster Avenue; a 66 foot right-of-way); thence

(1) Along the southwesterly right-of-way line of 39th Street, North 57 degrees 20 minutes 00 seconds West, a distance of 50.00 feet; thence

(2) Along the dividing line between Lot 32 and Lot 33 in Block 39-C, as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp.", South 32 degrees 40 minutes 00 seconds West, a distance of 110.00 feet to the centerline of a Vacated Alley; thence

(3) Along the centerline of a Vacated Alley, South 57 degrees 20 minutes 00 seconds East, a distance of 50.00 feet; thence

(4) Along the dividing line between Lot 22 and Lot 34 in Block 39-C, as shown on said map, North 32 degrees 40 minutes 00 seconds East, a distance of 110.00 feet to the southwesterly right-of-way line of 39th Street and the point of BEGINNING.

Tax Lot: 33 and 34, Block: 39.04; Tax Map of the City of Sea Isle, County of Cape May, State of New Jersey

NOTE: Lot and Block shown for informational purposes only.

NOTE FOR INFORMATION ONLY: Mailing Address is 214 39th Street, Sea Isle City, NJ 08243-2004

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Document(s) satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
 - (a) Deed from Jersey Central Power & Light Company to TBD.
 - (b) Mortgage from TBD to TBD.
5. Pay us the premiums, fees and charges for the Policy.
6. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
7. If the present transaction consists of a sale by a corporation, a certified copy of the Resolution of the Board of Directors authorizing the transaction together with a certificate that the corporation is in good standing and that the By-Laws have been complied with must be obtained.
8. In the event that the proceeds of the loan to be secured by the mortgage to be insured are not to be fully disclosed at closing, the Company must be notified and this Commitment will then be modified accordingly.
9. You must tell us in writing of any defects of claims by others against the land that you know about and which do not appear in Schedule A or B - Section II. We may then raise additional requirements or exceptions.
10. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
11. Proof of the record owner's marital or civil union status is required and, if married or if there is a civil union partner, and the premises to be insured is or has ever been occupied as the principal marital or principal civil union residence of the record owner, then his or her spouse or civil union partner must join in the deed or mortgage and affidavit of title.
12. Receipt of acceptable Affidavit(s) of Title. The present owner's Affidavit of Title must specifically state there are no mortgages affecting the premises except those, if any, set forth in this Commitment. Any facts which would be disclosed by sellers, purchasers, and/or borrowers affidavit of title, to be submitted.
13. Copy of HUD-1 (RESPA) or Closing Statement. Immediately upon closing of title to be insured hereunder, a copy of HUD-1, a copy of payoff letter(s) of mortgage(s) that are paid off at closing and a copy of the check(s) issued to pay off same.

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SCHEDULE B, PART I
Requirements
(continued)

14. The Company requires that a Notice of Settlement in connection with the transaction to be insured be recorded, pursuant to NJSA 46:26A-11 et seq., as nearly as possible to, but not more than, sixty (60) days prior to the anticipated date of recording of the closing documents. If the closing is postponed, another Notice of Settlement may be recorded prior to the expiration of the first recorded
15. THIS COMPANY REQUIRES THAT A TITLE RUNDOWN BE ORDERED AT LEAST 24 HOURS PRIOR TO CLOSING.
16. All taxes and other municipal liens are to be paid through and including the current quarter.
17. Cancellation or other disposition of record of mortgage(s) and judgment(s) (if any) shown in Schedule B-Sections I & II.
18. Superior Court of New Jersey and United States District Court Search: See copies attached. Affidavit of Title must make specific reference to judgment search and specifically state that the judgments shown thereon are not against deponent but persons of similar names or said judgments must be satisfied of record. (Attach a copy of judgment search to Affidavit)
19. Flood Search - attached for informational purposes only.
20. Tideland Search Certificate - attached showing property Unclaimed.
21. THE RECORD DISCLOSES NO OPEN MORTGAGES OF RECORD. Grantor's and/or Mortgagor's Affidavit of Title must so specify.
22. NOTE: N.J.S.A 47:1A-1.1 et. seq. and related Statutes permits certain law enforcement officials, including but not limited to Judges and retired Judges, from having their Primary and Secondary residences disclosed to the public.

The subject matter of this Commitment involves real estate and some of the documents that are signed will be sent to the County Clerk or Register to be recorded in the normal course of business. These documents, primarily deeds and mortgages, will include the address and legal description of the property. After the documents are recorded, they are available for examination by the general public.

If you feel you are entitled to the protection of N.J.S.A 47:1A-1.1, which would prohibit the disclosure of the address of the property, you must notify the office that issued this Commitment, in writing, at least 72 hours before closing. Your Notice must be delivered via email or fax. If the non-disclosure request is made steps will have to be taken to assure the confidentiality of the property information. If no such notification is delivered your real property documents will be recorded in the public land records in the normal course of business with all references to the property including the address.

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of 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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
3. Rights or claims of parties in possession of the Land not shown by the public records.
4. Easements, or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes, municipal charges, and assessments as set forth in the search(es) attached.

NOTE: All taxes and other municipal charges are to be paid through and including current quarter.
7. Possible additional taxes and assessments assessed or levied under N.J.S.A. 54:4-63.1 et seq.
8. The policy does not insure acreage and quantity of land.
9. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Owner's Policy Only)
10. Terms, covenants, conditions, restrictions and/or easements, if any, contained in the deed to be insured hereunder.
11. Rights of tenants, if any, in possession or under unrecorded leases.
12. Utility Easement as contained in Deed Book 1236, page 684.
13. General Restriction for Sea Isle Improvement Co.

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For: RIVERVIEW TITLE AGENCY

BLOCK : 39.04 ASSESSED OWNER : JERSEY CENTRAL POWER & LIGHT CO
 LOT : 33 BILLING ADDRESS : % G THORNTON PO BOX 4747 OAKBROOK, IL 60522
 QUAL : LOT ADDRESS : 214 39TH ST
 XLOT : 34 CAPE MAY : SEA ISLE CITY (609) 263-4461
 (MUNI CODE: 0509) 233 JOHN F KENNEDY BLVD HTTP://SIS-
 OMS.RISK.REGN.NET/N SEA ISLE NJ 08243

C.C.O. FOR RESALE COMPLETED UPON BANK REQUEST (\$50 FEE)

INFORMATION : C.O. REQUIRED ON NEW CONSTRUCTION
 (FOR RESALE) SMOKE DETECTOR INSPECTION REQUIRED AS PER NJAC 5:70-4.19
 CALL (609) 263-4461 FOR INSPECTION
 INSPECTION FEE 20.00

ASSESSOR'S CODE : 2 - RESIDENTIAL (NOT TO BE USED FOR DETERMINING NJ MANSION TAX)

APX. LOT SIZE : 50X110

ASSESSED VALUES : LAND : \$574,800 IMP. : \$566,800 TOT. : \$1,141,600

TAX RATE : \$0.764 PER \$100 OF ASSESSED VALUE

TAX EXEMPTIONS : NONE

2020 TAXES : \$8,379.34 PAID IN FULL

-2021 - DUE DATE :

QTR1 - 02/01 : \$2,094.84 PAID

QTR2 - 05/01 : \$2,094.83 PAID

QTR3 - 08/01 : \$2,266.08 PAID

QTR4 - 11/01 : \$2,266.07 OPEN

-2022 - DUE DATE :

QTR1 - 02/01 : \$2,180.46 OPEN

QTR2 - 05/01 : \$2,180.45 OPEN

ADDED ASSESSMENTS : NONE

WATER ACCOUNT # : SEE ADDENDUM

SEWER ACCOUNT # : SEE ADDENDUM

CONFIRMED ASSESSMENTS : NONE

LIENS : NONE

Certificate as to current status of pending (unconfirmed) assessments:

ORDINANCE #: NONE

TYPE OF IMPROVEMENT:

Charles Jones LLC guarantees that the above information accurately reflects the contents of the public record as of 09/15/2021

REPORT FEE: \$30.00



NEW JERSEY SUPERIOR COURT,
UNITED STATES DISTRICT COURT AND
UNITED STATES BANKRUPTCY COURT

370-4768-20

RE: RT-5764

CERTIFIED TO:

RIVERVIEW TITLE AGENCY
1073 PALISADE AVE
FORT LEE NJ 07024

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY, THE INDEX OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, AND THE INDEX OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY AND DOES NOT FIND REMAINING UNSATISFIED OF RECORD IN ANY OF THESE COURTS A JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO BY THE RESPECTIVE INDICES WHICH CONSTITUTES A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, NOR ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY NOR ANY PETITION COMMENCING PROCEEDINGS IN BANKRUPTCY EXCEPT AS BELOW SET FORTH AGAINST:

| | FROM | TO |
|---|------------|------------|
| JERSEY CENTRAL POWER AND LIGHT COMPANY (Entity) *** Name is CLEAR *** | 09-24-2001 | 09-24-2021 |
| JERSEY CENTRAL POWER & LIGHT COMPANY (Entity) *** Name is CLEAR *** | 09-24-2001 | 09-24-2021 |
| JCP&L (Entity) *** Name is CLEAR *** | 09-24-2001 | 09-24-2021 |

DATED 09-24-2021
TIME 08:45 AM

RN21-278-04032 278 0840278 40

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650



*** UNITED STATES PATRIOT NAME SEARCH ***

370-4768-20
CERTIFIED TO:

RE: RT-5764

RIVERVIEW TITLE AGENCY
1073 PALISADE AVE
FORT LEE NJ 07024

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE LIST OF "SPECIALLY DESIGNATED NATIONALS AND BLOCKED PERSONS" MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY, PURSUANT TO EXECUTIVE ORDER 13224 AS AMENDED BY EXECUTIVE ORDER 13268, AS WELL AS "THE CONSOLIDATED SANCTIONS LIST" THAT INCLUDES THE LIST OF "FOREIGN SANCTIONS EVADERS" PURSUANT TO EXECUTIVE ORDER 13608 AND MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY AND REPORTS THE FOLLOWING FINDINGS WITH RESPECT TO THE NAME(S) LISTED BELOW:

| | |
|--|------------|
| | THROUGH |
| JERSEY CENTRAL POWER AND LIGHT COMPANY (Entity) | 10-03-2021 |
| JERSEY CENTRAL POWER & LIGHT COMPANY (Entity) | 10-03-2021 |
| JCP&L (Entity) | 10-03-2021 |

***** CLEAR PATRIOT NAME SEARCH *****

NOTE: According to the U.S. Department of Treasury, no U.S. person may deal with any Libyan or Iraqi government official whether their name appears on the list or not.

DATE ISSUED: 10-05-2021

PA21-278-04033 278 0818278 40

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION

| | | | | | |
|--|--------------------|---|--|--|--|
| 1. LENDER/SERVICER NAME AND ADDRESS THE PROPOSED LENDER | | 2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) Owner: JERSEY CENTRAL POWER & LIGHT CO Address Supplied: 214 39TH ST SEA ISLE CITY, NJ 00000 BLOCK: 39.04 LOT: 33 | | Address Found: 214 39TH ST SEA ISLE CITY, NJ BLOCK: 39.04 LOT: 33,34 | |
| 3. LENDER/SERVICER ID # | 4. LOAN IDENTIFIER | 5. AMOUNT OF FLOOD INSURANCE REQUIRED \$ | | | |

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

| | | | |
|---|----------------------------|----------------|------------------------------------|
| 1. NFIP Community Name SEA ISLE CITY | 2. County(ies) CAPE MAY | 3. State NJ | 4. NFIP Community Number 345318 |
|---|----------------------------|----------------|------------------------------------|

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

| | | | |
|---|--|---|--|
| 1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 345318 0162 F | 2. NFIP Map Panel Effective / Revised Date 05-OCT-2017 | 3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below). Date Case No. | |
| 4. Flood Zone AE | 5. No NFIP Map | | |

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP
 2. Federal Flood Insurance is not available (community does not participate in the NFIP).
 3. Building/Mobile Home is in a Coastal Barrier Resources Area(CBRA) or Otherwise Protected Area(OPA). Federal Flood Insurance may not be available.
 CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? Yes No

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.

E. COMMENTS (Optional) Base Flood Elevation: 9 FEET

THIS CHARLES JONES DETERMINATION IS CERTIFIED BY CHARLES JONES LLC TO THE PROPOSED LENDER FOR THE SOLE PURPOSE OF ITS COMPLYING WITH THE FLOOD DISASTER PROTECTION ACT OF 1973. CHARLES JONES LLC HAS PROVIDED THIS FLOOD DETERMINATION TO BE USED BY THE ENTITY NAMED IN SECTION 1, BOX 1 FOR COMPLIANCE WITH THE 1994 REFORM ACT. IT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, PROPERTY PURCHASE CONSIDERATION OR PROPERTY VALUE DETERMINATION.

Requested By: Customer Name: RIVERVIEW TITLE AGENCY Account: 370476820 Customer Reference: RT-5764
 Attention:
 Address: 1073 PALISADE AVE FORT LEE, NJ 07024

F. PREPARER'S INFORMATION

| | |
|--|--|
| NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) Charles Jones LLC P.O. Box 8488 Trenton, NJ 08650 - 0488 www.charlesjones.com | Date of Determination 15-SEP-2021 Search Number FL2021-258-1612 |
|--|--|

Loan Number:

Order Number: FL2021-258-1612

Determination Date: 15-SEP-2021

NOTICE IS GIVEN TO: JERSEY CENTRAL POWER & LIGHT CO

The Flood Disaster Protection Act of 1973, as amended, requires that Federally regulated lending institutions shall not make, increase, extend, or renew any loan secured by improved real estate, or a mobile home located or to be located, in an area that has been identified by the Administrator of the Federal Emergency Management Agency (FEMA) as an area having special flood hazards and in which flood insurance has been made available under the National Flood Insurance Act of 1968, through the National Flood Insurance Program (NFIP), unless the building or mobile home and any personal property securing such loan is covered for the term of the loan by flood insurance in an amount at least equal to the outstanding principal balance of the loan or the maximum limit of coverage made available under the Act with respect to the particular type of property, whichever is less.

NOTICE TO BORROWER ABOUT SPECIAL FLOOD HAZARD AREA STATUS

Notice of Property in Special Flood Hazard Area (SFHA)

The building or mobile home securing the loan for which you have applied is or will be located in an area with special flood hazards. The area has been identified by the Administrator of FEMA as an SFHA using FEMA's Flood Insurance Rate Map or the Flood

Hazard Boundary Map for the following community: SEA ISLE CITY

This area has at least a one percent (1%) chance of a flood equal to or exceeding the base flood elevation (a 100-year flood) in any given year. During the life of a 30-year mortgage loan, the risk of a 100-year flood in a SFHA is 26 percent (26%). Federal law allows a lender and borrower jointly to request the Administrator of FEMA to review the determination of whether the property securing the loan is located in an SFHA. If you would like to make such a request, please contact us for further information.

Notice of Property Not in Special Flood Hazard Area (SFHA)

The building or mobile home described in the attached instrument is not currently located in an area designated by the Administrator of FEMA as a SFHA. NFIP flood insurance is not required, but may be available. If, during the term of this loan, the subject property is identified as being in a SFHA, as designated by FEMA, you may be required to purchase and maintain flood insurance at your expense.

NOTICE TO BORROWER ABOUT FEDERAL FLOOD DISASTER ASSISTANCE

Notice in Participating Communities

The community in which the property securing the loan is located participates in the NFIP. The Flood Disaster Protection Act of 1973, as amended, mandates federally insured or regulated lenders to require the purchase of flood insurance on all buildings being financed that are located in SFHAs of communities participating in the NFIP. The flood insurance must be maintained for the term of the loan. If you fail to purchase or renew flood insurance on the property, Federal law authorizes and requires us to purchase the flood insurance at your expense.

Flood insurance coverage under the NFIP may be purchased through an insurance agent who will obtain the policy either directly through the NFIP or through an insurance company that participates in the NFIP. Flood insurance also may be available from private insurers that do not participate in the NFIP. You should compare the flood insurance coverage, deductibles, exclusions, conditions, and premiums associated with flood insurance policies issued on behalf of the NFIP and policies issued on behalf of private insurance companies and contact an insurance agent as to the availability, cost, and comparisons of flood insurance coverage.

Escrow Requirement for Residential Loans

Federal law may require a lender or its servicer to escrow all premiums and fees for flood insurance that covers any residential building or mobile home securing a loan that is located in an area with special flood hazards. If your lender notifies you that an escrow account is required for your loan, then you must pay your flood insurance premiums and fees to the lender or its servicer with the same frequency as you make loan payments for the duration of your loan. These premiums and fees will be deposited in the escrow account, which will be used to pay the flood insurance provider.

At a minimum, flood insurance purchased must cover the lesser of

- (1) the outstanding principal balance of the loan; or
- (2) the maximum amount of coverage allowed for the type of property under the NFIP.

Flood insurance coverage under the NFIP is limited to the overall value of the property securing the loan minus the value of the land on which the property is located.

Federal disaster relief assistance (usually in the form of a low-interest loan) may be available for damages incurred in excess of your flood insurance if your community's participation in the NFIP is in accordance with NFIP requirements. Although you may not be required to maintain flood insurance on all structures, you may still wish to do so, and your mortgage lender may still require you to do so to protect the collateral securing the mortgage. If you choose not to maintain flood insurance on a structure and it floods, you are responsible for all flood losses relating to that structure.

Notice in Nonparticipating Communities

Flood insurance coverage under the NFIP is not available for the property securing the loan because the community in which the property is located does not participate in the NFIP. In addition, if the nonparticipating community has been identified for at least one year as containing an SFHA, properties located in the community will not be eligible for Federal disaster relief assistance in the event of a Federally-declared flood disaster.

Borrower's Signature Date

Borrower's Signature Date

Lending Institution Date

Lending Institution Authorized Signature Date



HEREBY ISSUED TO: **TIDELAND SEARCH CERTIFICATE**

ACCOUNT: 370476820

REFERENCE: RT-5764

RIVERVIEW TITLE AGENCY

1073 PALISADE AVE
FORT LEE, NJ 07024

CHARLES JONES LLC CERTIFIES THAT NO PORTION OF THE PROPERTY HEREINAFTER DESIGNATED IS PRESENTLY CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE APPLICABLE TIDELANDS MAP PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL, SUBJECT TO THE RESERVATIONS WHICH APPEAR ON THE ADOPTED MAP AND OVERLAY.

APPLICABLE TIDELANDS MAP

TIDELANDS MAP NUMBER: 112-1992

TIDELANDS MAP DATE: 27-MAY-1982

DESIGNATED PROPERTY

COUNTY: CAPE MAY

STATE: NEW JERSEY

MUNICIPALITY: CITY OF SEA ISLE CITY

BLOCK: 39.04

LOT: 33,34

STREET NUMBER & NAME: 214 39TH ST

SEARCH RESULTS

FINDINGS: UNCLAIMED

DATED: 15-SEP-2021

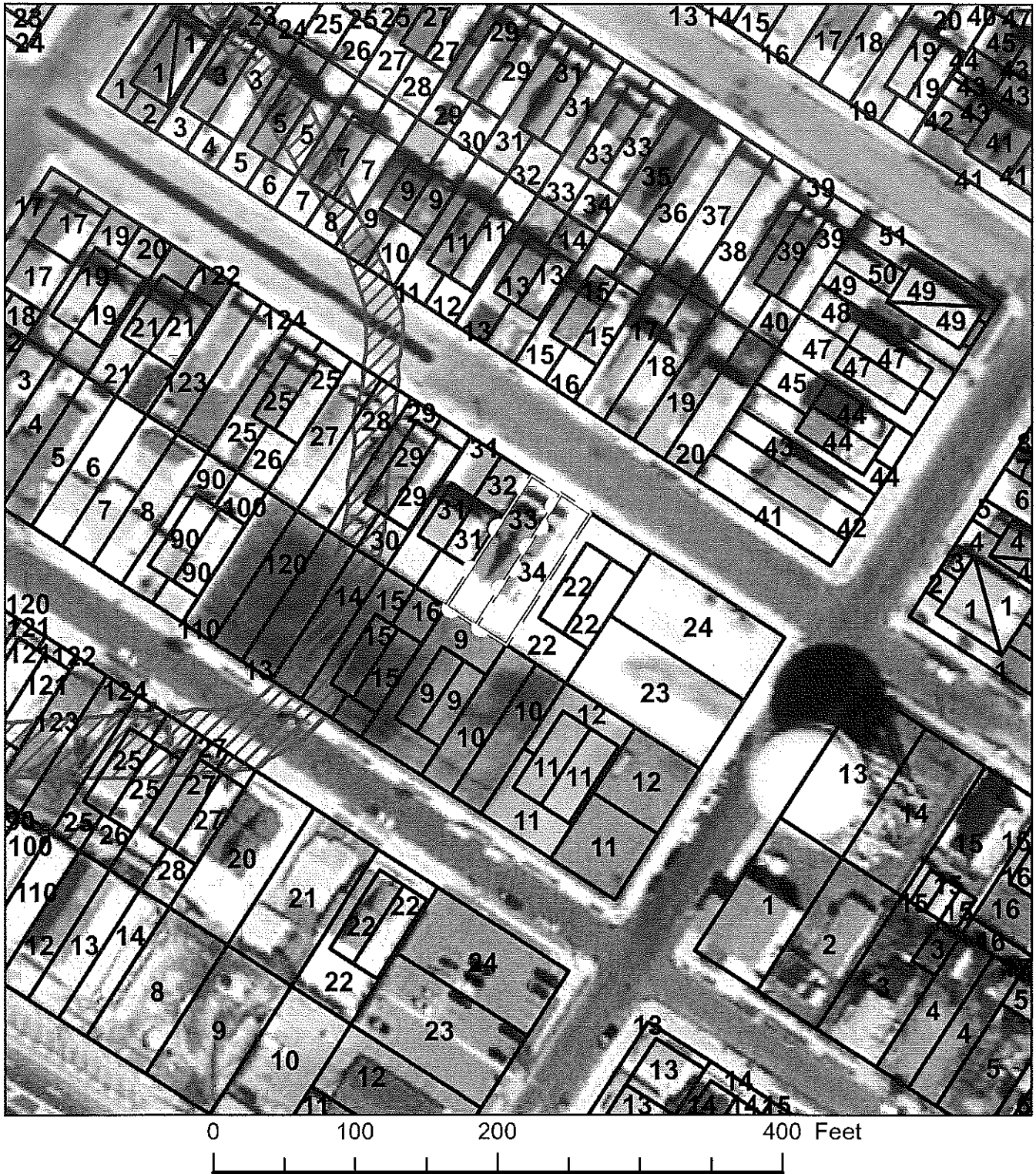
FEE: \$30.00

TAX: \$0.00

TOTAL: \$30.00

CHARLES JONES LLC
HAS EXECUTED THIS CERTIFICATE

Tidelands Claim Search



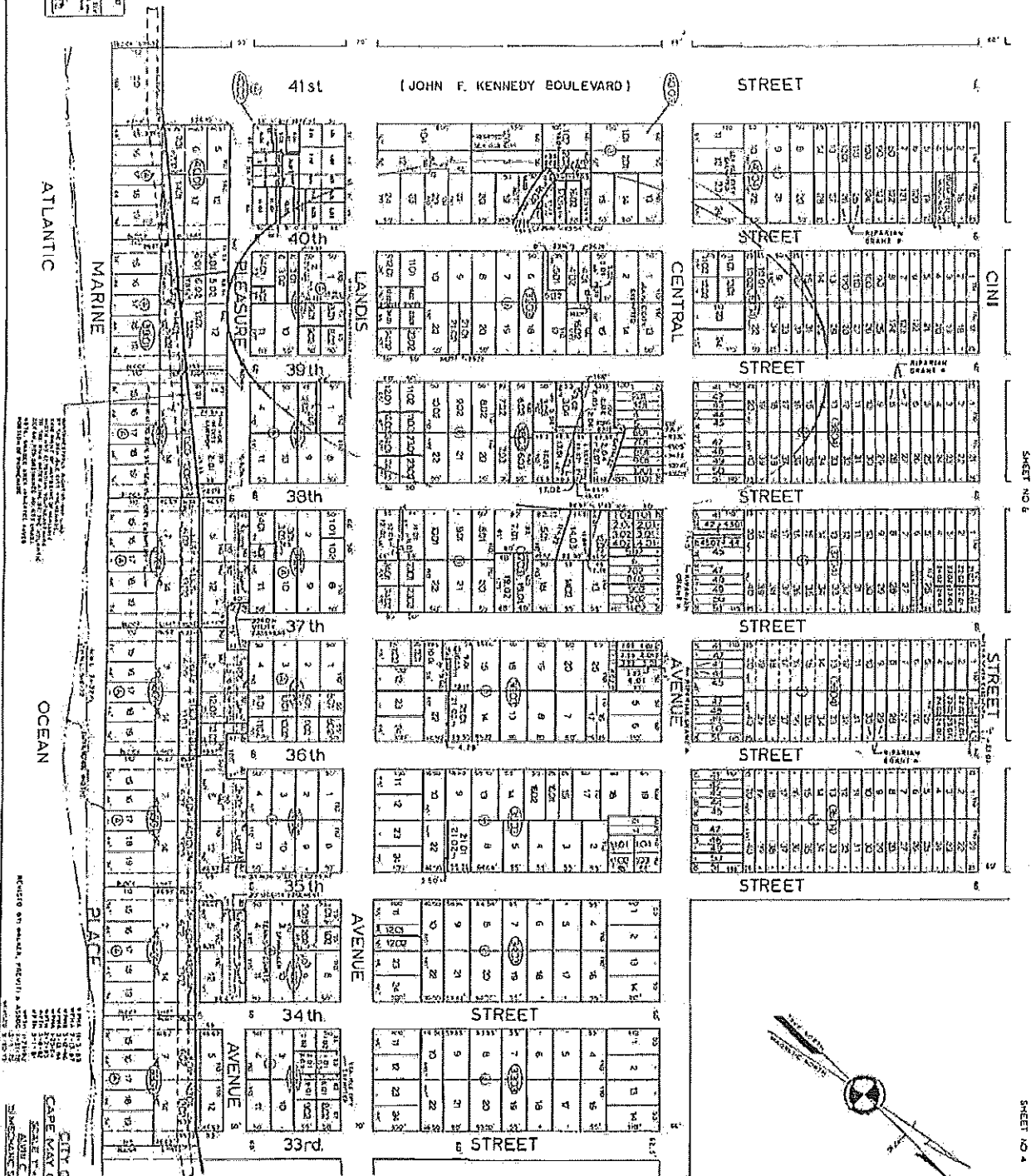
| Tidelands Legend | | | | |
|------------------|--|-------------|--|------------|
| PIQ | | Claimed | | TimeBarred |
| | | Instruments | | Gore |

The claim and property lines depicted are a scaled representation and are for informational purposes only. Results are based on the NJ State Tideland Conveyance Maps and are subject to the Tideland Reservation Statement. Signature is not responsible for errors or omissions in the State's data.

REVISIONS

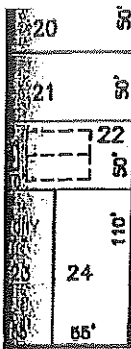
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| 46 | 11-15-78 | ADDED |
| 47 | 11-15-78 | ADDED |
| 48 | 11-15-78 | ADDED |
| 49 | 11-15-78 | ADDED |
| 50 | 11-15-78 | ADDED |

ALL INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE CITY OF SEASIDE, NEW JERSEY, AND THE ENGINEER, ARCHITECT AND SURVEYOR, ASSOCIATES, INC., ACCEPT NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS MAP IS THE PROPERTY OF THE CITY OF SEASIDE, NEW JERSEY, AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS TO BE RETURNED TO THE CITY OF SEASIDE, NEW JERSEY, UPON REQUEST.

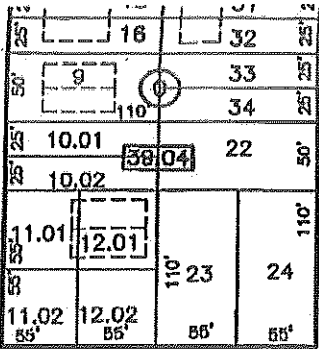


TAX MAP
 CITY OF SEASIDE, NEW JERSEY
 CAPE MAY COUNTY, NEW JERSEY
 SCALE 1" = 100'
 AUGUST 22, 1977
 ENGINEER, ARCHITECT AND SURVEYOR, ASSOCIATES, INC.
 2300 WASHINGTON ST., SEASIDE, NEW JERSEY 08243

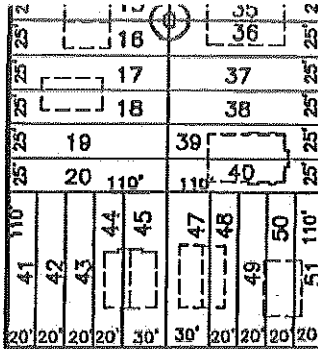
LAND COUNTY OR PARISH
 FROM THE ASSOCIATION OF
 MAPS • 112 - 922 AND • 113 - 1992



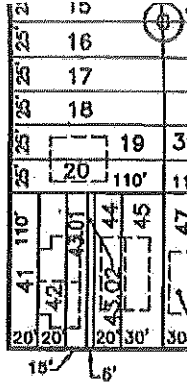
STREET



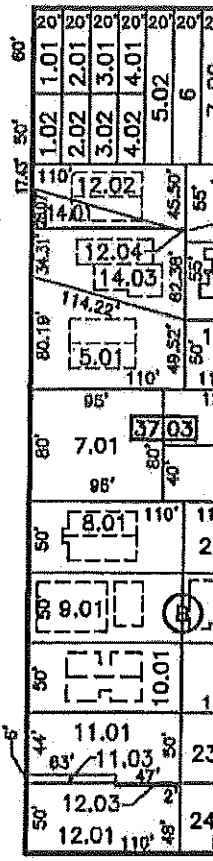
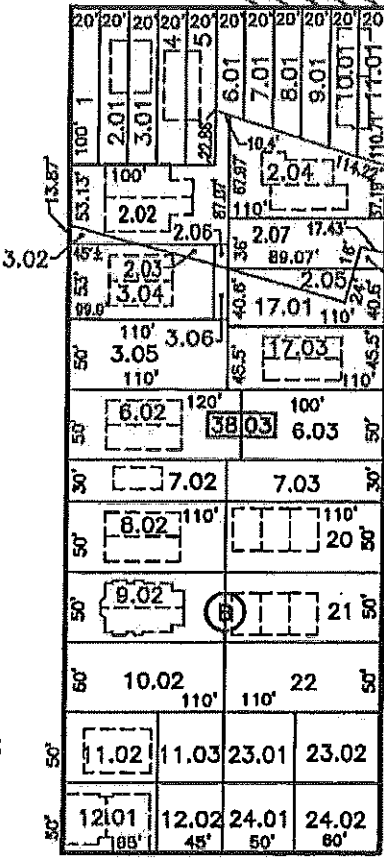
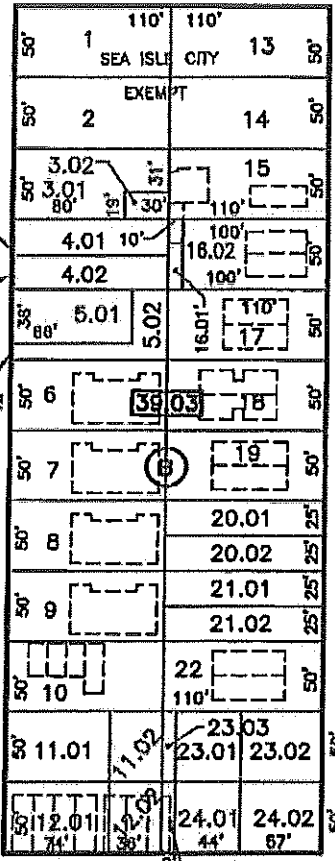
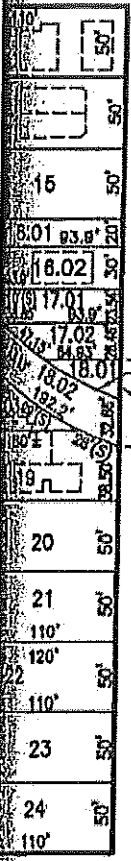
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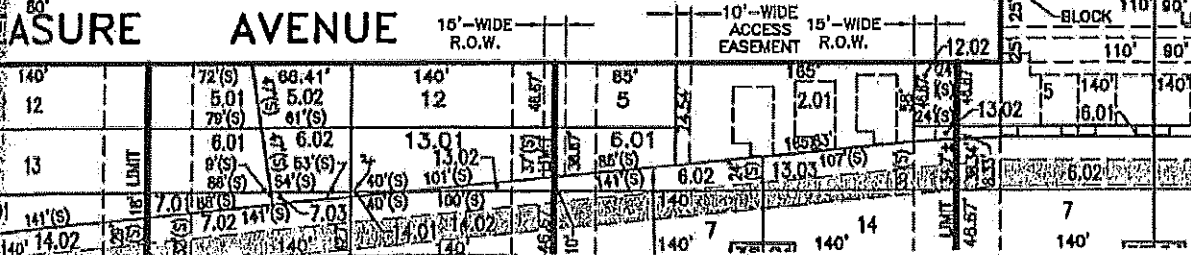
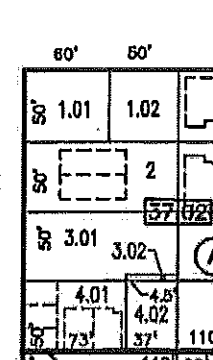
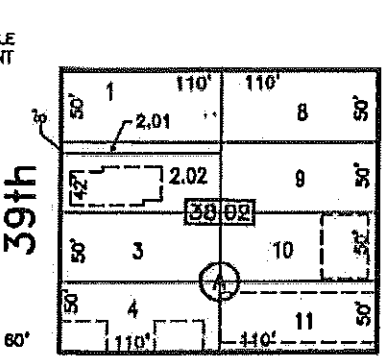
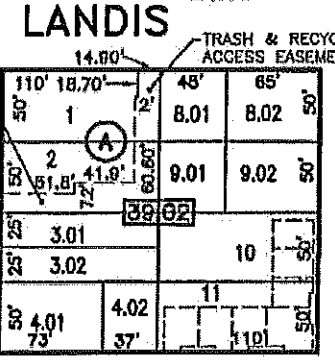
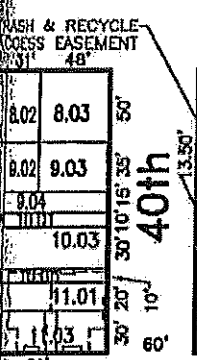
STREET



CENTRAL



LANDIS



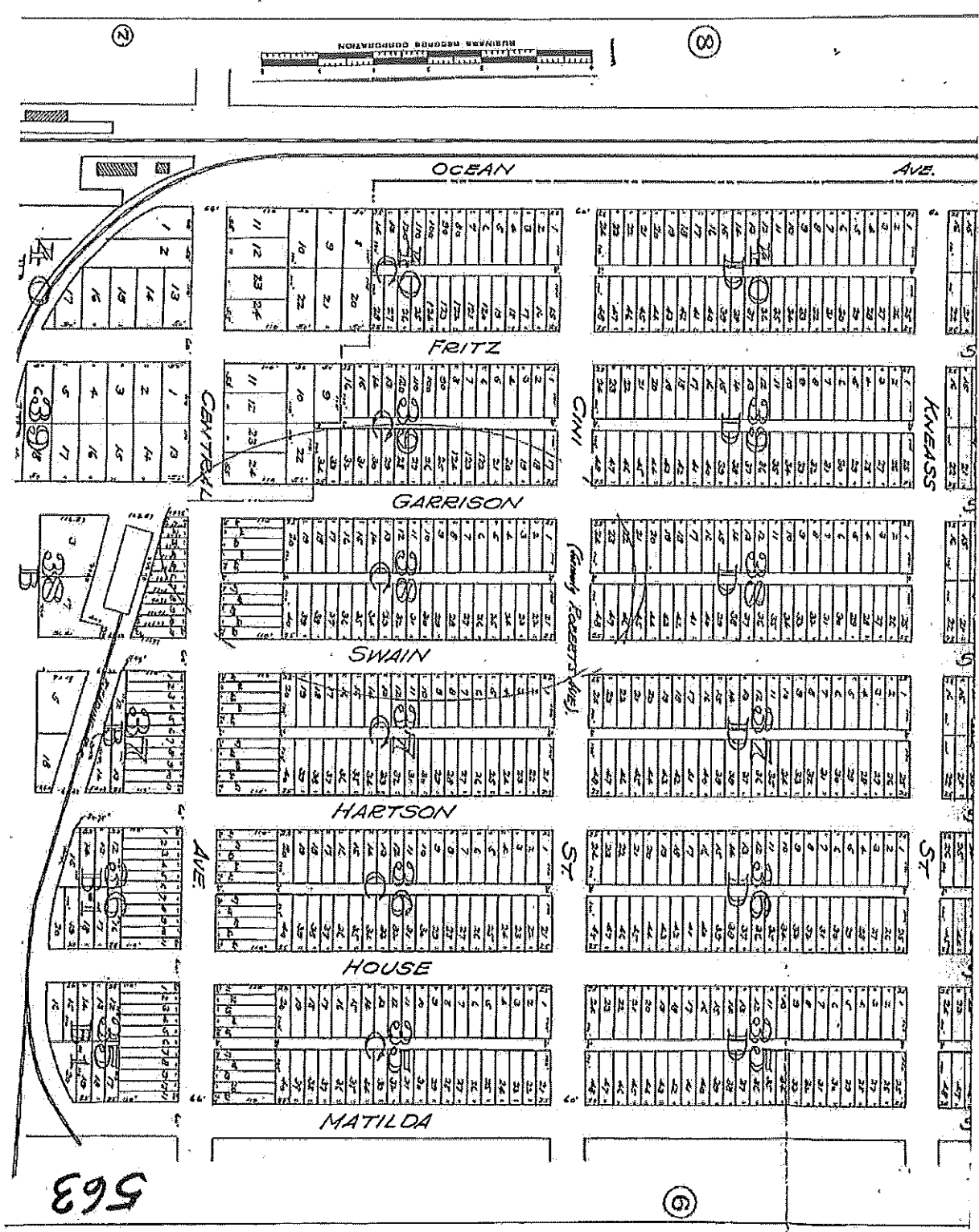
MASURE AVENUE

40th

39th

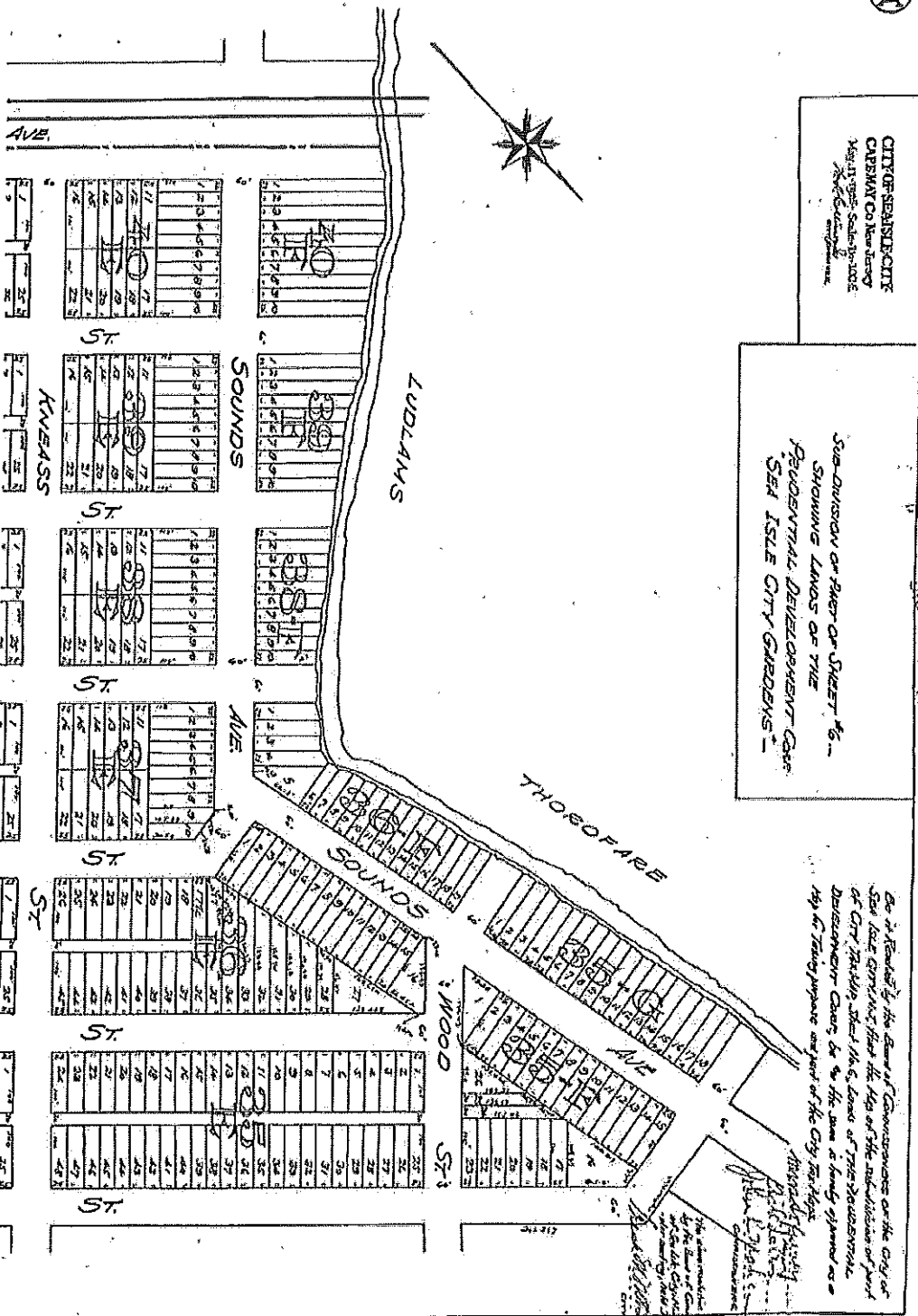
38th

15'-WIDE R.O.W. 10'-WIDE ACCESS EASEMENT 15'-WIDE R.O.W.



#563 ALA #224 E. 6-23-1925

(A)



CITY OF SEASIDE CITY
 CLERMONT CO. NEW JERSEY
 Map of the Seaside-1925
 Surveyed and Platted

SUB-DIVISION OF PART OF SHEET No. 16 -
 SHOWING LOTS OF THE
 RESIDENTIAL DEVELOPMENT CALLED
 SEA ISLE CITY GARDENS -

FILED 10 20 1925
 CLERMONT CO. N. J.
 REC'D

Be it Remembered by the Board of Commissioners of the City of Seaside, New Jersey, that the Map of the subdivision of part of City Block 16, Sheet No. 16, of the Residential Development known as the Sea Isle City Gardens, as shown and approved as a Map for Township and part of the City of Seaside, New Jersey, is hereby approved and the same is hereby ordered to be recorded in the Office of the County Clerk of the County of Hudson, New Jersey, for the purpose of recording the same.

Attest:
 Mayor
 Clerk

The same was presented to the Board of Commissioners of the City of Seaside, New Jersey, on the 23rd day of June, 1925, and was approved and ordered to be recorded as above.

Attest:
 Mayor
 Clerk

Deed

Bk D3397 Pg 204 of 385
COUNTY OF CAPE MAY
Consideration 780,000.00
Realty Transfer Fee 7,093.00
Date 10-23-2009 By CLERKBAF

This Deed is made on
BETWEEN
Thomas Benestad

Daniel Dougherty

whose post office address is
1299 South Ocean Boulevard, K-2
Boca Raton, FL 33432

4910 Township Line Road
Drexel Hill, PA 19026

referred to as the Grantor,
AND Jersey Central Power & Light Company

whose post office address is
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$780,000.00**

Seven Hundred Eighty Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Sea Isle City**
Block No. **39.04** Lot No. **33 & 34** Qualifier No. Account No.

No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the **City of Sea Isle City** and State of New Jersey. The legal description is:
County of **Cape May**

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

All that certain tract, lot and parcel of land lying and being in the City of Sea Isle, County of May and State of New Jersey, being more particularly described as follows:
BEING known and designated as Lot 33 and Lot 34 in Block 8 as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp., Sea Isle City, Cape May Co., New Jersey" said map being duly filed in the Cape May County Clerk's Office on June 23, 1925 as Map No. 224. BEGINNING at a capped iron bar found in the southwesterly right-of-way line of 39th Street (formerly known as Garrison Street; a 60 foot right-of-way), said point being distant 180.00 feet northwesterly from the intersection of the southwesterly right-of-way line of 39th Street with the northwesterly right-of-way line of Central Avenue (formerly known as Brewster Avenue; a 68 foot right-of-way); thence

5
285
[Handwritten initials]

1. Along the southwesterly right-of-way line of 39th Street, North 57 degrees 20 minutes 00 seconds West a distance of 50.00 feet; thence
2. Along the dividing line between Lot 32 and Lot 33 in Block 39-C, as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp.," South 32 degrees 40 minutes 00 seconds West a distance of 110.00 feet to the centerline of a Vacated Alley; thence
3. Along the centerline of a Vacated Alley, South 57 degrees 20 minutes 00 seconds East a distance of 50.00 feet; thence
4. Along the dividing line between Lot 22 and Lot 34 in Block 39-C, as shown on said map, North 32 degrees 40 minutes 00 seconds East a distance of 110.00 feet to the southwesterly right-of-way line of 39th Street and the point of BEGINNING.

Commonly known as Lots 33 and 34 in Block 39.04 on the Tax Map, City of Sea Isle, in the County of Cape May.

Prepared by: (print signor's name below signature)


George K. Miller, Jr., Esquire

(For Recorder's Use Only)

RECORD AND RETURN TO:
SCHENCK, PRICE, SMITH & KING, LLP
P.O. BOX 905
MORRISTOWN, NJ 07963-0905

State of New Jersey

Nonresident Seller's Tax Declaration

(C.56, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION:

Bk D3397 Pg 207 #385

Name(s) Thomas Benestad

Street Address 1299 South Ocean Boulevard, K-2

City, Town, Post Office Boca Raton State FL Zip Code 33432

PROPERTY INFORMATION (Brief Property Description):

Block(s) 39.04 Lot(s) 33 & 34 Qualifier _____

Street Address 214 39th Street

City, Town, Post Office sea Isle City State NJ Zip Code 08243

Seller's Percentage of Ownership 50 Consideration \$780,000.00 Closing Date 9/30/09

SELLER(S) DECLARATION:

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Sept 25, 2009

Date

Thomas J Benestad

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Sept 28, 2009

Date

Daniel J Dougherty

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

State of New Jersey

Nonresident Seller's Tax Declaration

(C.56, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION:

Bk D3397 Pg 208 #385

Name(s) Daniel Dougherty

Street Address 4910 Township Line Road

City, Town, Post Office Drexel Hill State PA Zip Code 19026

PROPERTY INFORMATION (Brief Property Description):

Block(s) 39.04 Lot(s) 33 & 34 Qualifier _____

Street Address 214 39th Street

City, Town, Post Office Sea Isle City State NJ Zip Code 08243

Seller's Percentage of Ownership 50% Consideration \$780,000.00 Closing Date 9/30/09

SELLER(S) DECLARATION:

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Date

Sept 28, 09
Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Daniel J Dougherty

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

DESCRIPTION

Commitment No.: CTA-59198

Bk D3397 Pg 209 #385

ALL that certain tract, lot and parcel of land lying and being in the City of Sea Isle, County of Cape May and State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 33 and Lot 34 in Block 8 as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp., Sea Isle City, Cape May Co., New Jersey" said map being duly filed in the Cape May County Clerk's Office on June 23, 1925 as Map No. 224.

BEGINNING at a capped iron bar found in the southwesterly right-of-way line of 39th Street (formerly known as Garrison Street; a 60 foot right-of-way), said point being distant 160.00 feet northwesterly from the intersection of the southwesterly right-of-way line of 39th Street with the northwesterly right-of-way line of Central Avenue (formerly known as Brewster Avenue; a 66 foot right-of-way); thence

- (1) Along the southwesterly right-of-way line of 39th Street, North 57 degrees 20 minutes 00 seconds West a distance of 50.00 feet; thence
- (2) Along the dividing line between Lot 32 and Lot 33 in Block 39-C, as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp.," South 32 degrees 40 minutes 00 seconds West a distance of 110.00 feet to the centerline of a Vacated Alley; thence
- (3) Along the centerline of a Vacated Alley, South 57 degrees 20 minutes 00 seconds East a distance of 50.00 feet; thence
- (4) Along the dividing line between Lot 22 and Lot 34 in Block 39-C, as shown on said map, North 32 degrees 40 minutes 00 seconds East a distance of 110.00 feet to the southwesterly right-of-way line of 39th Street and the point of BEGINNING.

This description is in accordance with a survey prepared by Teunisen Surveying & Planning Co., Inc. dated September 21, 2009.

Note for Information Only:

The land referred to in this Commitment is commonly known as Lots 33 and 34 in Block 39.04 on the Tax Map, City of Sea Isle, in the County of Cape May.

-RECITAL: Title vested in Daniel Dougherty and Thomas Benestad who took title along with Thomas Corrigan by deed from Daniel Dougherty, Thomas Corrigan, James Devlin, Raymond Smart, Francis J. LeFevre, Joseph Toto, Marie Toto, Edward Coleman, William Brannick, Roslyn Brannick, Joseph Duffy, Kathleen Duffy and Thomas Benestad dated December 5, 1979 and recorded June 12, 1986 in Cape May County Deed Book 1642 page 874.

John Corrigan, Administrator of the Estate of Thomas Corrigan conveyed the interest held by Thomas Corrigan to Daniel Dougherty and Thomas Benestad by a deed dated June 7, 1990 and recorded July 3, 1990 in Cape May County Deed Book 2056 page 95.

The street address of the Property is:
214 39th Street
Sea Isle City, NJ 08243

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:

[Handwritten Signature]

THOMAS BENESTAD

[Handwritten Signature] (Seal)

Thomas Benestad

[Handwritten Signature] (Seal)

Daniel Dougherty

STATE OF Florida COUNTY OF Palm Beach SS:

I CERTIFY that on 26th September _____, 2009

THOMAS BENESTAD personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$780,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 4&15-5.)



CATHERINE S. GEHR
MY COMMISSION # DD 86862
EXPIRES: August 17, 2012
Bonded Through Budget History Services

[Handwritten Signature]

Notary Public

STATE OF PENNSYLVANIA COUNTY OF DELAWARE SS:

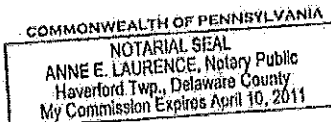
I CERTIFY that on 26th September _____, 2009

DANIEL DOUGHERTY personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$780,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 4&15-5.)

[Handwritten Signature]

Notary Public





General Restrictions: Sea Isle Improvement Company

UNDER AND SUBJECT TO THE CONDITION THAT A HOUSE COSTING NOT LESS THAN FIVE HUNDRED DOLLARS SHALL BE ERECTED ON SAID LOT WITHIN TWO YEARS FROM THIS DATE, BY SAID PARTY OF THE SECOND PART HIS HEIRS OR ASSIGNS. UNDER AND SUBJECT TO THE COVENANTS AND CONDITIONS THAT NO BUILDINGS, OF ANY DESCRIPTION WHATEVER SHALL AT ANY TIME BE ERECTED WITHIN FIFTEEN FEET OF THE LINE OF ANY STREET OR AVENUE. AND ALSO UNDER AND SUBJECT TO THE COVENANTS AND CONDITIONS THAT NO CESS-POOL SHALL BE DUG IN THE EARTH UPON SAID LOT OR ANY PART THEREOF, BUT SHALL PROVIDE TIGHT BOXES FOR SUCH PURPOSES, AND TO KEEP THE SAME CLEAN AND ODORLESS; AND NOT TO ERECT ANY NUISANCE, SUCH AS SLAUGHTER HOUSES OR BONE-BOILING ESTABLISHMENT, OR ANY OTHER NUISANCES UPON SAID PREMISES, AND TO PERMIT NO DRAINAGE OF ANY KIND OF FILTH INTO THE SOIL IN ANY WAY WHATEVER. AND ALSO UNDER AND SUBJECT TO THE COVENANT THAT ALL DWELLING HOUSES, HOTELS, BOARDING HOUSES, STORES AND BUILDINGS FOR BUSINESS PURPOSES, SHALL BE ERECTED AND SET AT LEAST THREE FEET HIGHER THAN THE GRADE OF THE STREET AS NOW ESTABLISHED. AND THAT THE FRONT OF SAID LOT, BETWEEN THE BUILDING AND THE STREET, SHALL BE KEPT CLEAN AND FREE FROM ALL NUISANCES, AND TO BE ORNAMENTED WITH FLOWERS, VASES OR STATUARY. AND ALSO UNDER AND SUBJECT TO THE COVENANT THAT NOT MORE THAN ONE HOUSE BE BUILT OR ERECTED UPON SAID LOT FOR DWELLING HOUSE PURPOSES, AND THAT NO PRIVY BE BUILT WITHIN FIVE FEET OF THE LINE OF ANY ADJOINING PROPERTY.

5/6/2005

General Restrictions: Sea Isle Improvement Company

1

**266 Tuckerton Road • Medford, NJ 08055
(609) 714-3414 • Fax (609) 714-3415 • Fax (609) 714-3416
BareAbstr@aol.com**



General Restrictions: Sea Isle Improvement Company

AND THAT A BORDER OF FLOWERS, NOT LESS THAN TWO FEET IN WIDTH, BE PLANTED AND MAINTAINED ALONG BOTH SIDE OF THE SIDEWALK ADJOINING SAID PREMISES. THE OBJECT OF THESE CONVENANTS BEING TO SECURE THE HEALTH, BEAUTY-ORNAMENTATION, AND VALUE HAVE THE PREMISES.

5/6/2005

General Restrictions: Sea Isle Improvement Company 2

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3024

CORP. DEED OF EASEMENT A.C.E. 10-70

Received of ATLANTIC CITY ELECTRIC COMPANY, a Corporation of the State of New Jersey, (the Grantor), One Dollar (\$1.00) and other good and valuable consideration, in consideration of which.....

ROGER L. STARRATT, INC. (the Grantor), hereby grants and conveys unto said

a corporation of the State of NEW JERSEY, (the Grantor), hereby grants and conveys unto said Grantor, its successors and assigns forever, the right and easement to erect, construct and maintain a line or lines for the transmission of electric energy thereover for any and all purposes for which electric energy is now, or may hereafter be used, and a telegraph and telephone line or lines, with all necessary poles, wires, cables, fixtures and appliances, including guy wires, stubs, anchors and brace poles, through, over, upon Grantor's land and along the public highway or streets on which the Grantors land adjoins or abuts. Situate in the CITY OF SEA ISLE

County of CAPE MAY, and State of New Jersey, and bounded:

On the North by the lands of: CINI ST

On the East by the lands of:

On the South by the lands of: CENTRAL AVE

On the West by the lands of: 31TH ST

TOGETHER with the right to fell or trim any trees along said line or lines, wherever the same may be necessary in order to erect, construct, operate or maintain said line or lines free and clear from obstructions, or which may endanger the safety or interfere with the use of said poles, wires, cables or fixtures. With the privilege to add to, or take from, line or lines, poles, wires, cables or fixtures, from time to time. Together with the right of ingress and egress to and over the said lands of the Grantor at any and all times for the purposes aforesaid.

In Witness Whereof, the Grantor has caused these presents to be signed by its officers and its corporate seal affixed hereto, this 5TH day of JUNE A.D. 1970.

Signed, Sealed and Delivered in the presence of:

ROGER L. STARRATT, INC. By: Roger L. Starratt, President

ATTEST:

Barry W. Sealbant, Secretary

NOTE: Secretary please affix corporate seal and sign acknowledgment on the reverse side hereof.

STATE OF NEW JERSEY }
CAPE MAY COUNTY } ss.

Be It Remembered, that on this 5th day of JUNE
A.D. 1970, before me, A. NOTARY PUBLIC OF NEW JERSEY
personally appeared the undersigned deponent, who, being duly sworn, on his oath, made due proof to my satisfaction that
ROGER L. STOBART is President, and deponent is
Secretary, of the CAPE MAY ELECTRIC COMPANY, INC.
the corporation described in and which executed the above deed or conveyance; that deponent well knows the corporate seal of said corporation;
that the seal affixed to said deed or conveyance is the corporate seal of said corporation and was so affixed thereto, and said deed or conveyance
was signed and delivered by said President in the presence of deponent as the voluntary act and deed of
said corporation by its order, and that deponent thereupon signed his name as a witness thereof.

Sworn and subscribed to before me
the day and year aforesaid.
GARY P. MURPHY
NOTARY PUBLIC OF NEW JERSEY

Barry W. Stobart
Secretary

NOTE: Substituted or Clerk's Certificate not necessary when acknowledgments are taken by other than N. J. Officers, provided the seal of the Notary is affixed to the acknowledgment. Magistrates' acknowledgments, those of Aldermen, Justice of the Peace, etc., not acceptable in New Jersey.

5191

Name Roger L. Stobart, Inc.

Address City of Sea Isle

Municipality City of Sea Isle

County Cape May

Division Southern

CA 38001 W.O. 138/0006

REMARKS:

Prepared by
Athletic City Electric Company

RECORDING DATA

RECEIVED AT THE OFFICE OF CLERK
OF THE COUNTY OF CAPE MAY
NEW JERSEY AT CAPE MAY COURT HOUSE
ON THIS 13th DAY OF
JUNE 1970 AT 9:45 A.M.
AND RECORDED IN BOOK NO. DE
PAGE

Barry W. Stobart

NOTE: Return to Athletic City Electric Company
1600 Pacific Avenue
Atlantic City, New Jersey
ATLANTIC CITY ESTATE DEPARTMENT
REAL ESTATE DEPARTMENT
1600 PACIFIC AVENUE
ATLANTIC CITY, N. J.