Commitment No. GHT-98841

COMMITMENT FOR TITLE INSURANCE ISSUED
BY
FIDELITY 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 EXTRACONTRACTUAL 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, Fidelity National Title Insurance Company, a Florida 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
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; [and]
   (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 5 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.
(a) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(b) 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.
(c) 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.

Fidelity National Title Insurance Company

By: [Signature]
AGENT

[Signature]
President

[Signature]
Secretary
SCHEDULE A

1. Commitment Date: September 12, 2021

2. Policy to be issued:
   - Owner's Policy: ALTA Owner's Policy (6/17/06)  
     Proposed Insured: John Larick  
     Policy Amount: $495,000.00
   - Loan Policy: ALTA Loan Policy (6/17/06)  
     Proposed Insured: Magyar Bank, its successors and/or assigns as their interest may appear  
     Policy Amount: $936,000.00

   Policy will insure mortgage as valid FIRST LIEN position.

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:
   - BEING the same land and premises that became vested in Jump Lumber Co., Inc. by Deed from Springdale Farmers Market, LLC, dated November 28, 2000, recorded December 13, 2000 in the Sussex County Clerk/Register's Office in Deed Book 2510, Page 128.

5. The Land is described as follows: See Schedule C, attached.

   FOR INFORMATION ONLY: Being known as Lot 19 in Block 151, on the official tax map of Township of Andover, County of Sussex, in the State of NJ. The mailing address is: 310 Stickles Pond Road, Newton, NJ 07860.

Fidelity National Title Insurance Company

Jennifer Parker  
Authorized Officer or Agent  
Green Hill Title, LLC
SCHEDULE B – PART I
REQUIREMENTS
Issuing Office File No. GHT-98841

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 amounts for the interest in the land and/or the mortgage to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   (a) Deed from Richard Jump to John Larick to be recorded in Sussex County Clerk/Register's Office.

   NOTE: Spouses/Civil Union Partners, if any, of vested owners as set forth in Schedule A, Item 4 hereof must join in Deed of Conveyance if the subject premises is now or ever has been used as the primary marital/civil union residence.

   (b) Mortgage made by John Larick to Magyar Bank to be recorded in Sussex County Clerk/Register's Office.

5. Taxes, charges, assessments and utilities: **ASSessor'S CODE: 4A-COMMERCIAL**

   (a) All taxes and other municipal charges are to be paid through and including the current quarter.

   (b) Assessment search is attached.

   (c) Tax search is attached. Subject to facts as set forth thereon.

   NOTE: Continuation search will not include taxes unless expressly requested.

6. Original photo identification for all parties to the transaction must be provided.

7. Affidavits of Title by all sellers and all mortgagors must be submitted and this Commitment is subject to such additional exceptions, if any, we deem appropriate.

8. In the event that the proceeds of the loan to be secured by the mortgage to be insured are not to be fully disbursed at closing, the Company must be notified and this Commitment will then be modified accordingly.

9. This Company requires that a title continuation (or rundown) must be ordered not less than 24 hours before closing.

10. The Company requires that a NOTICE OF SETTLEMENT in connection with the transaction to be insured be filed pursuant to N.J.S.A. 46:26A-11, as nearly as possible to, but not more than sixty (60) days before, the anticipated date of recording of the closing documents. If the closing is postponed, a second Notice must be filed before the expiration of the first. If both a deed and mortgage are to be insured, two (2) Notices must be filed: one for the deed, and one for the mortgage.

11. **Sellers' and Mortgagors' Affidavit of Title** must include the following affirmative statement relating to
Unconfirmed Assessments and Recognizances:

"We/I have not received any notice of proposed, pending or unconfirmed assessment."

"The Sellers have been advised that recognizances and/or abstract or recognizances of bail are not being indexed among the records of the County Clerk/Register's office and that the Title Company, Buyer(s) and or Mortgagee will rely on the truthfulness of this statement. The undersigned hereby certifies that there are no recognizances filed against the undersigned as either principal or surety on the property which is the subject of this transaction. There are no unpaid fines or surcharges levied by the Division of Motor Vehicles."

12. You must tell us in writing the name of anyone referred to in this Commitment who is or may be an individual protected by the provisions of Daniel's Law, P.L. 2020 c.125. We may then make additional requirements or exceptions.

13. New Jersey Superior Court, United States District Court and United States Bankruptcy Court Searches dated October 8, 2021 shows CLEAR vs. John Larick, the proposed buyer/borrower(s).

14. New Jersey Superior Court, United States District Court and United States Bankruptcy Court Searches dated October 8, 2021 shows CLEAR vs. Richard Jump, the seller(s).

15. NO OPEN MORTGAGES DISCLOSED OF RECORD. Grantor's and/or Mortgagor's Affidavit of Title must so specify.

16. Production of a Certification that the parties to the transaction have received and reviewed a copy of the test results of the quality of the drinking water for the subject property, as required by the Private Well Testing Act, (N.J.S.A. 58:12A-26, et seq.). Alternatively, the parties may certify that the property is not subject to the provisions of said Act.

NOTICE: Owing to the conflict between federal and state laws concerning the cultivation, production, distribution, manufacture or sale of cannabis (marijuana), neither the Company nor any of its policy issuing agents is able to act as settlement agent for, facilitate the closing of, or insure any transaction involving Land that is associated with these activities.

END SCHEDULE B – SECTION I
SCHEDULE B – PART II
EXCEPTIONS

Issuing Office File No. GHT-98841

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, 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 or interest of parties in possession of the land not shown by the public record.

4. Easements, or claims of easements, not shown by the public record.

5. Any liens 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, charges, assessments and utilities: See Attached

7. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.

8. Amount of acreage or quantity of land is not insured.

9. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Fee Policy only).


11. 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 interest that are not listed.


14. Terms and conditions of Agreement set forth in Deed Book 945, Page 1041.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice: the Commitment to Issue Policy; the Commitment Conditions; Schedule A: Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.
15. Deed to the Township of Andover set forth in Deed Book 2322, Page 129.

16. Rights, public and private, in and to all roads, streets, and avenues crossing, bounding or affecting the premises.

17. Subject to the servitude of the public in and to that portion of the subject premises that lies within the right of way of Stickles Pond Road.

18. Subject to high water mark line of waterway.

19. Rights public and private, together with flooding and drainage rights, if any, in and to all streams, rivers, or water courses crossing, bounding or affecting the premises.

20. No insurance will be issued covering any part of the premises lying below the high water mark of waterway.

21. Rights or easements of others to drain through, or otherwise use any water course running along or through the premises described herein.

NOTICE: Owing to the conflict between federal and state laws concerning the cultivation, production, distribution, manufacture or sale of cannabis (marijuana), neither the Company nor any of its policy issuing agents is able to act as settlement agent for, facilitate the closing of, or insure any transaction involving Land that is associated with these activities.

NOTE: Loan policy to issue will include:

ALTA 8.2-06
ALTA 9.10-06
Survey/No Survey Endorsement

END SCHEDULE B – SECTION II
SCHEDULE C
LEGAL DESCRIPTION

Issuing Office File No. GHT-98841

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Andover, County of Sussex, State of New Jersey:

BEGINNING at a point in the center of the road leading from Springdale to Stickles Pond and in the seventh line of the whole tract of which this tract is a part; said point is also the beginning corner of a lot described in a deed of conveyance from John L. Emery and wife to William Wollenschlager dated November 13, 1929 and recorded in the Sussex County Clerk’s Office at Newton, New Jersey in Book 315 of Deeds, Page 273; thence

(1) Along Stickles Pond Road, South 56 degrees 07 minutes 00 seconds West 181.80 feet; thence
(2) South 56 degrees 15 minutes 00 seconds West 485.00 feet; thence
(3) South 54 degrees 25 minutes 00 seconds West 100.00 feet; thence
(4) South 71 degrees 02 minutes 00 seconds West 93.70 feet; thence
(5) North 42 degrees 16 minutes 00 seconds West 231.84 feet; thence
(6) North 47 degrees 40 minutes 00 seconds East 209.57 feet; thence
(7) North 42 degrees 16 minutes 00 seconds West 68.00 feet; thence
(8) North 44 degrees 08 minutes 00 seconds East 243.20 feet; thence
(9) North 42 degrees 16 minutes 00 seconds West 186.40 feet; thence
(10) North 47 degrees 40 minutes 00 seconds East 503.00 feet; thence
(11) South 32 degrees 37 minutes 00 seconds East 658.70 feet to the point in place of BEGINNING.

EXCEPTING from the above described premises parcels 5 and 9 on Stickles Pond Road as was heretofore conveyed by Kenneth H. Layton and Beatrice Layton, his wife to the Township of Andover for road purposes in Deed Book 944 page 200 (parcel 6 does not affect subject premises)

EXCEPTING therefrom as much as was conveyed by Springdale Farmers Market, LLC to the Township of Andover in Deed Book 2322, page 129.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 19 in Tax Block 151 on the Official Tax Map of the Township of Andover, Sussex County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 310 Stickles Pond Road, Newton, NJ 07860.
ALTA 8.2-06 COMMERCIAL ENVIRONMENTAL PROTECTION LIEN ENDORSEMENT
(9/1/19) (NJRB 5-165)

Attached to: Commitment
File No.: GHT-98841

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

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 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, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

THIS ENDORSEMENT IS VOID IF ATTACHED TO AN OWNERS' POLICY.

Dated: October 25, 2021

Jennifer Parker
Authorized Officer or Agent

Issued by
Green Hill Title, LLC
39B Kennedy Road, P.O. Box 487
Tranquility, NJ 07879
(908) 813-2900 Fax: (908) 543-1047

Fidelity National Title Insurance Company

By:
President
Secretary
Attached to: Commitment
File No. GHT-98841

1. The insurance provided by this endorsement is subject to the exclusions in Section 5 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For the purposes of this endorsement only:
   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument recorded in the Public Records at Date of Policy.
   b. "Improvement" means an improvement, including any lawn, shrubbery, or trees, affixed to either the Land or adjoining land at Date of Policy that by law constitutes real property.

3. The Company insures against loss or damage sustained by the Insured by reason of:
   a. A violation at Date of Policy of a Covenant that:
      i. divests, subordinates, or extinguishes the lien of the Insured Mortgage,
      ii. results in the invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage, or
      iii. causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness;
   b. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
   c. Enforced removal of an Improvement located on the Land as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
   d. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.

4. The Company insures against loss or damage sustained by reason of:
   a. An encroachment of:
      i. an Improvement located on the Land, at Date of Policy, onto adjoining land or onto that portion of the Land subject to an easement; or
      ii. an Improvement located on adjoining land onto the Land at Date of Policy
      unless an exception in Schedule B of the policy identifies the encroachment otherwise insured against in Sections 4.a.i. or 4.a.ii.;
   b. A final court order or judgment requiring the removal from any land adjoining the Land of an encroachment identified in Schedule B; or Damage to an Improvement located on the Land, at Date of Policy:
      i. that is located on or encroaches onto that portion of the Land subject to an easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved; or
      ii. resulting from the future exercise of a right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.

5. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
c. except as provided in Section 3.d, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances;
d. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence;
e. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substances; or
f. any Covenant excepted in Schedule B related to, or rules or regulations promulgated by, the Department of Community Affairs ("DCA") or Council on Affordable Housing ("COAH") or any other federal, state or local governmental body or agency or any federal or state laws with regard to affordable housing or matters related thereto.

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 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, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: October 25, 2021

[Signature]
Jennifer Parker
Authorized Officer or Agent

Issued by
Green Hill Title, LLC
398 Kennedy Road, P.O. Box 487
Tranquility, NJ 07879
(908) 813-2900 Fax: (908) 543-1047

Fidelity National Title Insurance Company

[Signature]
Raymond Africano
President

[Signature]
Secretary
Exception number 1 is removed. Notwithstanding any provisions in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss or damage which the insured shall sustain 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.

If this endorsement is attached to an Owner's Policy, this endorsement is void.

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 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, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: October 25, 2021

Jennifer Parker
Authorized Officer or Agent

Issued by
Green Hill Title, LLC
39B Kennedy Road, P.O. Box 487
Tranquility, NJ 07879
(908) 813-2900 Fax: (908) 543-1047
This Deed is made on November 27, 2001

BETWEEN Jump Lumber Company, Inc., a corporation of the State of New Jersey whose address is Box 206 Newton, New Jersey 07860 referred to as the Grantor,

AND Richard Jump whose address is Box 206 Newton, New Jersey 07860 referred to as the Grantee,

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR. The Grantor acknowledges receipt of this money.


PROPERTY. The property consists of the land and all the buildings and structures on the land in the municipality of Andover Township, County of Sussex and State of New Jersey. The legal description is:

SEE DESCRIPTION ANNEXED HERETO AND MADE A PART HEREOF.

BEING the same premises conveyed to Grantors by deed from Springdale Farmers Market LLC dated November 19, 2000 and recorded on December 13, 2000 in deed book, 2510, page 128 at the Sussex County Clerk's Office.

This conveyance is subject to all easements, restrictions of record and such state of facts as an accurate survey may disclose, in addition to the facts set forth in Schedule A.

PROPRIE'TIES 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. 46:15-6). 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).
SCHEDULE A

ALL that certain tract, lot and parcel of land lying and being in the Township of Andover, County of Sussex and State of New Jersey, being more particularly described as follows:

BEGINNING at a ball in the center of the road leading from Springside to Eddes Patent and in the seventh line of the whole tract of which the tract is a part; said ball is also the beginning corner of a lot described in a deed of conveyance from John L. Emery and wife to William Wallachschlag dated November 12, 1899, and recorded in the Sussex County Clerk's Office at Newton, New Jersey in Book 310 of Deeds, Page 277; thence:

1) along the fourth line of said William Wallachschlag's lot and the first line of a lot described in a deed of conveyance from Nelson B. Decker to Wayne Decker and wife dated January 15, 1937, and recorded in the Sussex County Clerk's Office in Book 242 of Deeds, Page 417, South fifty-six degrees seven minutes West one hundred eighty-one and eight tenths feet to the second corner of the last mentioned lot in said public road and the seventeenth corner of the first tract described in a deed of conveyance from Nelson B. Decker to John Anthonis dated April 11, 1942, and recorded in the Sussex County Clerk's Office in Newton, New Jersey in Book 373 of Deeds, Page 277; thence:

2) along the public road and the sixteenth line of the last mentioned tract in a reverse direction South fifty-six degrees fifteen minutes West four hundred and eighty-five feet to the sixteenth corner of said Andover tract; thence:

3) still along said road South fifty-four degrees twenty-five minutes West one hundred feet to the first corner of a lot described in a deed of conveyance from John L. Emery and wife, to Walter L. Youngs and wife, dated November 13, 1929, and recorded in the Sussex County Clerk's Office at Newton, New Jersey in Book 310 of Deeds, Page 536; thence:

4) along said road and in part along the second line of said Youngs lot in a reverse direction South seventy-one degrees two minutes West ninety-five and seven tenths feet to an iron pin in the road being the third corner of the above-mentioned Andover tract; thence:

5) along said road and in the north line of said Andover lot in a reverse direction North forty-nine degrees eleven minutes West four hundred and thirty-eight and thirty-five hundredths feet to another iron pin in the road; thence:

6) North forty-nine degrees fifty-three minutes East fourteen and seventy-five hundredths feet to a stake on the north side of said road; thence:

7) North thirty-eight degrees fifty-two minutes West and seventy-three and sixty-six hundredths feet to the fourth corner of a lot described in a deed of conveyance from John L. Emery and wife, to Randolph Combe, dated October 1, 1922, and recorded in the Sussex County Clerk's Office in Book 332 of Deeds, Page 163; thence:

8) along the third line of said Combe lot in a reverse direction North forty-seven degrees forty-five minutes East one hundred and fifty feet to a corner fence post; thence:
8) along the second line of said Combe lot in a reverse direction North thirty-eight degrees fifty minutes West forty-seven degrees forty minutes East seventy hundred and eighty-seven feet to an iron pipe in the outside line of the entire tract of which this is a part. thence
9) North forty-seven degrees forty minutes East seventy hundred and eighty-seven feet to an iron pipe and thence.
10) South forty-two degrees forty-seven minutes East six hundred fifty-eight and seven feet in the place of BEGINNING.

EXCEPTING from the foregoing description all that certain lot, tract or parcel of land and premises, hereafter particularly described, situated, lying and being in the Township of Andover in the County of Sussex and State of New Jersey:

BEGINNING at an iron pin driven into the road leading from Spangle to Eldislie Pond; said pin is the left corner of the whole tract of which this is a part; thence
1) along the north course of said whole said North forty-one degrees and sixty-one minutes East fourteen and seventy-five hundredths feet to the seventh corner of said whole tract, thence
2) North sixty-eight degrees and fifty minutes West and seventy-six hundredths feet to the right corner of said whole tract; thence
3) North forty-seven degrees and twenty minutes East one hundred and fifty feet to a thence past the north corner of the whole tract; thence
4) North sixty-eight degrees and fifty minutes West fifty-seven feet to an iron pipe the north corner of said whole tract; thence
5) in part along the north course of said whole tract North forty-seven degrees and forty minutes East two hundred and eighty-four feet to an iron pipe on top of a ledge the second corner of a two and eighteen hundredths acres lot formerly owned by John Marker part of which is now owned by Woodrow W. Peake; thence
6) South forty-two degrees and sixteen minutes East one hundred eighty-six and four tenths feet to an iron pipe driven into the ground, thence
7) South forty-four degrees and eighty minutes West two hundred forty-three and two tenths feet to another iron pipe driven into the ground; thence
8) South forty-five degrees and sixteen minutes East sixty-eight feet to another iron pipe driven into the ground; thence
9) South forty-seven degrees and twenty minutes West two hundred and ten feet to a point in the above-mentioned road and in the north course of a whole tract of which this is a part. This course passes over an iron pipe driven into the ground on the northern side of said road one hundred and eighty-seven feet; thence
10) in part along the fifth course of said whole tract and in the above-mentioned road North forty-two degrees and sixteen minutes West two hundred and five and twenty-four hundredths feet to the place of BEGINNING.
EXCEPTING and reserving all that portion of Black’s Pond Road as was hereinafter conveyed by Kenneth H. Layton and Beatrice Layton, his wife, to the Township of Andover for road purposes in Deed Book 844 page 200, and
EXCEPTING therefrom as much as was conveyed by Springfield Farmers Market, LLC to the Township of Andover in Deed Book 3122, page 103.

Being further described in accordance with a survey prepared by Edward O. Clemons, M.J.S., dated April 7, 1965 and revised May 2, 1965, as follows:

BEGINNING at a point in the center of the road leading from Springfield to Black’s Pond and in the seventh line of the whole tract of which the tract lie a part, said point is also the beginning point of a line described in a deed of conveyance from John L. Emery and wife, to William Williams/Hager dated November 13, 1929, and recorded in the Sussex County Clerk’s Office at Newton, New Jersey in Book 313 of Deeds, Page 273, thence:

1. Along Black’s Pond Road, South 56 degrees 07 minutes 00 seconds West 181.90 feet; thence
2. South 56 degrees 15 minutes 00 seconds West 485.60 feet; thence
3. South 54 degrees 25 minutes 00 seconds West 100.00 feet; thence
4. South 71 degrees 07 minutes 00 seconds West 03.70 feet; thence
5. North 42 degrees 16 minutes 00 seconds West 231.84 feet; thence
6. North 47 degrees 40 minutes 00 seconds West 205.57 feet; thence
7. North 47 degrees 16 minutes 00 seconds West 58.00 feet; thence
8. North 64 degrees 08 minutes 00 seconds East 143.30 feet; thence
9. North 42 degrees 16 minutes 00 seconds West 186.40 feet; thence
10. North 47 degrees 40 minutes 00 seconds East 503.00 feet; thence
11. South 32 degrees 37 minutes 00 seconds East 056.70 feet to the point and place of beginning.

EXCEPTING from the above described premises Parcels 8 and 9 on Black’s Pond Road as was hereinafter conveyed by Kenneth H. Layton and Beatrice Layton, his wife, to the Township of Andover for road purposes in Deed Book 844 page 200. (Parcel 8 does not affect subject premises); and

EXCEPTING therefrom as much as was conveyed by Springfield Farmers Market, LLC to the Township of Andover in Deed Book 2322, page 126.

BEING known as Lot(s) 19 Block 151 on the current tax maps of the Township of Andover.
SUBJECT to grant to Public Service Electric and Gas Company in Deed Book 290, Page 422 and Deed Book 299, Page 42.

SUBJECT to Spring Rights in Deed Book 301, Page 378.

SUBJECT to slope and drainage rights in Deed Book 304, Page 100.

SUBJECT to an Agreement in Deed Book 304, Page 100.

SUBJECT to the servitude of the public in and to that portion of the subject premises which lies within the bed of Silticlet Pond Road.

SUBJECT to High Water Mark Line of Waterway.

SUBJECT to the rights of others in and to that portion of the subject premises which lies under the waters of Waterway.

SUBJECT to coming ordinances, easements, restrictions of record and such facts as an accurate survey may reveal.

SOLD the same land and premises conveyed to Sprinhold Farmers Market, LLC by Deed dated May 8, 1991 from the Lakeside Seniors Bank and recorded with the Sussex County Clerk's Office in Deed Book 316 on May 9, 1993.
SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

R. Eliot Jump
President, Jump Lumber Company, Inc.

STATE OF NEW JERSEY
COUNTY OF SUSSEX

I CERTIFY that on November 27, 2001, R. Eliot Jump personally came before me and acknowledged under oath, to my satisfaction, this person (or if more than one, each person):

a) Was the maker of this Deed;
b) Was authorized to and did execute this Deed as President of Jump Lumber Company, Inc., the entity named in this Deed;
c) Made this Deed for ONE DOLLAR ($1.00) 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. 46:15-5); and
d) Executed this Deed as the act of the entity.

KEITH A. HYCHE, ESQ.
ATTORNEY AT LAW OF
THE STATE OF NEW JERSEY

Record and Return to:

KEITH A. HYCHE
51 High Street
Norton, NJ 07970

RECEIVED DEC 10 1991
DEC 6 PROCESSED
This Deed is made on November 1st, 2000.

BETWEEN

Springdale Farmers Market, LLC whose address is 310 Stickles Pond Road, Andover, NJ referred to as the Grantor,

AND

Jump Lumber Co., Inc. whose post office address is P.O. Box 206, Andover, NJ referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of $250,000.00

The Grantor acknowledges receipt of this money.


No property tax identification number is available on the date of this deed. (check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the Township of Andover County of Sussex and State of New Jersey. The legal description is:

Attached hereto as Schedule A.

Prepared by: John D. Sullivan, Esq.

John D. Sullivan, an Attorney of New Jersey

Consideration:

<table>
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<tr>
<th>County</th>
<th>State</th>
<th>K.P.R.F.</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>256.25</td>
<td>624.75</td>
<td>138.00</td>
<td>1625.00</td>
</tr>
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12/13/2000
SCHEDULE A

ALL that certain tract, lot and parcel of land lying and being in the Township of Andover, County of Sussex and State of New Jersey, being more particularly described as follows:

BEGINNING at a bolt in the center of the road leading from Springdale to Stickles Pond and in the seventh line of the whole tract of which this tract is a part; said bolt is also the beginning corner of a lot described in a deed of conveyance from John L. Emery and wife, to William Wollenschlagar dated November 13, 1929, and recorded in the Sussex County Clerk's Office at Newton, New Jersey in Book 315 of Deeds, Page 273; thence

1) along the fourth line of said William Wollenschlagar's lot and the first line of a lot described in a deed of conveyance from Nelson R. Decker to Wayne Deckor and wife dated January 14, 1937, and recorded in the Sussex County Clerk's Office in Book 343 of Deeds, Page 417, South fifty-six degrees seven minutes West one hundred eighty-one and eight tenths feet to the second corner of the last mentioned lot in said public road and the seventeenth corner of the first tract described in a deed of conveyance from Nelson R. Decker to John Andrlotus dated April 17, 1940, and recorded in the Sussex County Clerk's Office in Newton, New Jersey in Book 375 of Deeds, Page 277; thence

2) along the public road and the sixteenth line of the last mentioned tract in a reverse direction South fifty-six degrees fifteen minutes West four hundred and eighty-five feet to the sixteenth corner of said Andrlotus tract; thence

3) still along said road South fifty-four degrees twenty-five minutes West one hundred feet to third corner of a lot described in a deed of conveyance from John L. Emery and wife, to Walter L. Youngs and wife, dated November 13, 1929, and recorded in the Sussex County Clerk's Office at Newton, New Jersey in Book 319 of Deeds, Page 538; thence

4) along said road and in part along the second line of said Youngs lot in a reverse direction South seventy-one degrees two minutes West ninety-three and seven tenths feet to an iron pin in the road being the tenth corner of the above-mentioned Andrlotus tract; thence

5) along said road and in the ninth line of said Andrlotus lot in a reverse direction North forty-two degrees sixteen minutes West four hundred thirty-eight and thirty-five hundredths feet to another iron pin in the road; thence

6) North forty-one degrees fifty-one minutes East fourteen and seventy-five hundredths feet to a stake on the North side of said road; thence

7) North thirty-eight degrees fifty minutes West four and seventy-six hundredths feet to the fourth corner of a lot described in a deed of conveyance from John L. Emery and wife, to Randolph Combs, dated October 1, 1932, and recorded in the Sussex County Clerk's Office in Book 332 of Deeds, Page 163; thence

8) along the third line of said Combs lot in a reverse direction North forty-seven degrees forty minutes East one hundred and fifty feet to a corner fence post; thence
8) along the second line of said Combs lot in a reverse direction North thirty-eight degrees fifty minutes West fifty-seven feet to an iron pipe in the outside line of the whole tract of which this is a part; thence

10) North forty-seven degrees forty minutes East seven hundred and eighty-seven feet to an iron pipe and stones; thence

11) South thirty-two degrees thirty-seven minutes East six hundred fifty-eight and seven tenths feet to the place of BEGINNING.

EXCEPTING from the foregoing description all that certain lot, tract or parcel of land and premises, hereafter particularly described, situated, lying and being in the Township of Andover in the County of Sussex and State of New Jersey.

BEGINNING at an iron pin driven into the road leading from Springdale to Stickles Pond; said pin is the sixth corner of the whole tract of which this is a part; thence

1) along the sixth course of said whole tract North forty-one degrees and sixty minutes East fourteen and seventy-five hundredths feet to the seventh corner of said whole tract; thence

2) North thirty-eight degrees and forty minutes West two hundred and seventy-six hundredths feet to the eighth corner of said whole tract; thence

3) North forty-seven degrees and forty minutes East one hundred and fifty feet to a fence post the ninth corner of the whole tract; thence

4) North thirty-eight degrees and fifty minutes West fifty-seven feet to an iron pipe the tenth corner of said whole tract; thence

5) In part along the tenth course of said whole tract North forty-seven degrees and forty minutes East two hundred and eighty-four feet to an iron pipe on top of a lodge the second corner of a two and eighteen hundredths acre lot formerly owned by Asa Hibler part of which is now owned by Woodrow W. Riker; thence

6) South forty-two degrees and sixty minutes East one hundred and eighty-four and four tenths feet to another iron pipe driven into the ground; thence

7) South forty-four degrees and eight minutes West two hundred forty-three and two tenths feet to another iron pipe driven into the ground; thence

8) South forty-two degrees and sixteen minutes East sixty-eight feet to another iron pipe driven into the ground; thence

9) South forty-seven degrees and forty minutes West two hundred and ten feet to a spike in the above-mentioned road and in the fifth course of a whole tract of which this is a part. This course passes over an iron pipe driven into the ground on the Northerly side of said road at one hundred and eighty-seven feet; thence

10) In part along the fifth course of said whole tract and in the above-mentioned Road North forty-two degrees and sixteen minutes West two hundred and five and twenty-four hundredths feet to the place of BEGINNING.
EXCEPTING and reserving all that portion of Stickles Pond Road as was heretofore conveyed by Kenneth H. Layton and Beatrice Layton, his wife, to the Township of Andover for road purposes in Deed Book 944 page 200, and

EXCEPTING therefrom as much as was conveyed by Springdale Farmers Market, LLC to the Township of Andover in Deed Book 2322, page 129.

Being further described in accordance with a survey prepared by Edward Clemmo, N.J.L.S., dated April 7, 1995 and revised May 2, 1995, as follows:

BEGINNING at a point in the center of the road leading from Springdale to Stickles Pond and in the seventh line of the whole tract of which this tract is a part; said point is also the beginning corner of a lot described in a deed of conveyance from John L. Emery and wife, to William Wollenschlager dated November 13, 1929, and recorded in the Sussex County Clerk’s Office at Newton, New Jersey in Book 315 of Deeds, Page 273, thence

1) Along Stickles Pond Road, South 56 degrees 07 minutes 00 seconds West 181.80 feet; thence
2) South 56 degrees 18 minutes 00 seconds West 465.00 feet; thence
3) South 54 degrees 25 minutes 00 seconds West 100.00 feet; thence
4) South 71 degrees 02 minutes 00 seconds West 93.70 feet; thence
5) North 42 degrees 16 minutes 00 seconds West 231.84 feet; thence
6) North 47 degrees 40 minutes 00 seconds East 209.57 feet; thence
7) North 42 degrees 16 minutes 00 seconds West 68.00 feet; thence
8) North 44 degrees 08 minutes 00 seconds East 243.20 feet; thence
9) North 42 degrees 16 minutes 00 seconds West 186.40 feet; thence
10) North 47 degrees 40 minutes 00 seconds East 503.00 feet; thence
11) South 32 degrees 37 minutes 00 seconds East 658.70 feet to the point and place of beginning.

EXCEPTING from the above described premises Parcels 6 and 9 on Stickles Pond Road as was heretofore conveyed by Kenneth H. Layton and Beatrice Layton, his wife, to the Township of Andover for road purposes in Deed Book 944 page 200. (Parcel 6 does not affect subject premises); and

EXCEPTING therefrom as much as was conveyed by Springdale Farmers Market, LLC to the Township of Andover in Deed Book 2322, page 129.

BEING known as Lot(s) 19 Block 151 on the current tax maps of the Township of Andover.
SUBJECT to grant to Public Service Electric and Gas Company in Deed Book 295, Page 542 and Deed Book 299, Page 61.

SUBJECT to Spring Rights in Deed Book 381, Page 378.

SUBJECT to slope and drainage rights in Deed Book 944, Page 200.

SUBJECT to an Agreement in Deed Book 945, Page 1041.

SUBJECT to the servitude of the public in and to that portion of the subject premises which lies within the bed of Stickles Pond Road.

SUBJECT to High Water Mark Line of Waterway.

SUBJECT to the rights of others in and to that portion of the subject premises which lies under the waters of Waterway.

SUBJECT to zoning ordinances, easements, restrictions of record and such facts as an accurate survey may reveal.

BEING the same lands and premises conveyed to Spindale Farmers Market, LLC by Deed dated May 8, 1995 from the Lakeland Savings Bank and recorded with the Sussex County Clerk’s Office in Deed Book 2072, Page 316 on May 9, 1995.

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 use” (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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Christopher J. Corbett, Esq.

STATE OF NEW JERSEY, COUNTY OF

STATE OF NEW JERSEY, COUNTY OF

I CERTIFY that on November 28, 1995, I personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is named in and personally signed this Deed;

(b) signed, sealed and delivered this Deed as his or her act and deed; and

(c) made this Deed for $250,000.00 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. 46:4-6).

(d) are all the Members of the Spindale Farmers Market, LLC.

Christopher J. Corbett

an Attorney at Law of New Jersey
DEED

Springdale Farmers Market, LLC

TO

Jump Lumber Co., Inc.

Grantee.

Record and return to:

Richard Jump
Jump Lumber Co., Inc.
P.O. Box 206
Newton, NJ 07860

Received 13 PH 107
Recd. & Recorded