



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: **WORLD WIDE LAND TRANSFER, INC.**
Issuing Office: **8 Interplex Drive, Suite 117, Trevose, PA 19053**
Issuing Office's ALTA® Registry ID:
Issuing Office File Number: **WW-30280-NJ-S-F**
Property Address: **730 Buck Road, Monroeville, NJ 08343**

**OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE A
Fidelity National Title Insurance Company**

Policy Number:

Amount of Insurance: **\$2,000,000.00**

Premium: **6,350.00**

Date of Policy: **July 23, 2024, or the date of recording, whichever is later.**

NOTE: This is a PRO FORMA POLICY furnished to or on behalf of the party to be insured. It does not reflect the present status of title and is NOT A COMMITMENT to insure the estate or interest as shown herein, nor does it evidence the willingness of the Company to provide any affirmative coverage shown herein. Any such commitment must be an express written undertaking on appropriate forms of the Company.

1. The Name of Insured:

Country Roads Realty LLC, a New Jersey Limited Liability, Wigmore Investments LLC, a New Jersey Limited Liability and Capital 1031 Exchange Company as QI for Wigmore Investments LLC as to a 15% TIC interest

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

Fee Simple

3. The Title is vested in:

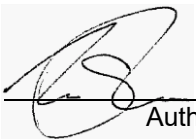
Country Roads Realty LLC, a New Jersey Limited Liability, Wigmore Investments LLC, a New Jersey Limited Liability and Capital 1031 Exchange Company as QI for Wigmore Investments LLC as to a 15% TIC interest by virtue of a deed from , dated , to be forthwith recorded in the Clerk's Office for the County of Gloucester.

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

Located in: **Township of Elk, Gloucester County, New Jersey**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

WORLD WIDE LAND TRANSFER, INC.

By:  _____
Authorized Signatory

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED



Policy No.:

File No.: **WW-30280-NJ-S-F**

**EXHIBIT A
LEGAL DESCRIPTION**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEGINNING IN THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AS SHOWN ON A PLAN BY PENNONI ASSOCIATES ENTITLED "ELK CANNABIS - BOUNDARY & TOPOGRAPHIC SURVEY", DATED 5/24/2022, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF BUCK ROAD (66 FEET WIDE) (COUNTY ROUTE 533) (AKA BUCKTON - CENTERTON ROAD), WHERE IT INTERSECTS WITH THE NORTHERLY LINE OF BLOCK 44, LOT 3:

- 1) THENCE: FROM SAID BEGINNING POINT, LEAVING SAID THE WESTERLY SIDE OF BUCK ROAD AND COINCIDENT WITH THE NORTHERLY LINE OF BLOCK 44, LOT 3, S 70°43'58" W, A DISTANCE OF 1165.09' TO A POINT COMMON CORNER TO BLOCK 44, LOT 16;
- 2) THENCE: COINCIDENT WITH THE NORTHEASTERLY LINE OF BLOCK 44, LOTS 16.01, 16 AND 15, N 34°15'02" W, A DISTANCE OF 2559.90' TO A STONE FOUND, COMMON CORNER TO BLOCK 42, LOT 1;
- 3) THENCE: COINCIDENT WITH THE WESTERLY LINE OF BLOCK 42, LOT 1, N 12°23'32" W, A DISTANCE OF 780.06' TO A STONE FOUND, COMMON CORNER TO BLOCK 44, LOT 13;
- 4) THENCE: COINCIDENT WITH THE SOUTHWESTER LINE BLOCK 44, LOTS 13, 6 AND 6.01, S 62°43'52" E, A DISTANCE OF 2688.38' TO A MONUMENT FOUND, COMMON CORNER TO BLOCK 44, LOT 5;
- 5) THENCE: COINCIDENT WITH THE WESTERLY LINE OF BLOCK 44, LOT 5, S 05°41'44" W, A DISTANCE OF 474.76' TO A POINT, COMMON CORNER TO BLOCK 44, LOT 5;
- 6) THENCE: COINCIDENT WITH THE SOUTHERLY LINE OF BLOCK 44, LOT 5, S 88°29'59" E, A DISTANCE OF 443.20' TO A MONUMENT FOUND ON THE WESTERLY SIDE OF BUCK ROAD;
- 7) THENCE: COINCIDENT WITH THE WESTERLY SIDE OF BUCK ROAD, S 052°41'44" W, A DISTANCE OF 781.52' TO THE POINT OF BEGINNING.

CONTAINING 3,642,616 S.F. / 79.491 AC. OF LAND, MORE OR LESS.

Note: Being Lot(s) 4 and 4 Qual: QFARM, Block 44, Tax Map of the Elk Township, County of Gloucester.

Note: Lot and Block shown for informational purposes only.



SCHEDULE B

Policy No.:

File No.: **WW-30280-NJ-S-F**

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

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 circumstances affecting the Title that would be disclosed by an accurate and complete 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. Any liens on your title, arising now or later, for labor and material, not shown by the public record.
4. Taxes, charges and assessments.
5. Rights or claims of parties in possession of the land not shown by the public record.
6. Amount of acreage is not hereby insured.
7. Subject to subsurface conditions not disclosed of record. (Owners Policy Only)
8. Subject to the rights of utility companies servicing the premises.
9. Easements or claims of easements, not shown by the public record.
10. Possible added or omitted assessments as provided by N.J.S.A. 54:4-63.1 et seq.
11. Roll-back and/or possible roll-back taxes assessed or levied under the terms of the Farmlands Assessment Act of 1964, N.J.S.A. 54:4-23.1 et. seq.
12. Subject to the imposition of municipal liens with respect to unpaid utility charges.
13. Easements as contained in Deed Book 1166 Page 79 and Deed Book 2315 Page 117.
14. Rights granted to Atlantic City Electric Company as contained in Deed Book 1444 Page 896 and Deed Book 3037 Page 45.
15. Easement Agreements as contained in Deed Book 2782 Page 14 and Deed Book 2782 Page 19.
16. Grant of Right of Way as contained in Deed Book 2649 Page 185.
17. Rights, public and private, together with flooding and drainage rights, if any, in and to all streams, rivers, lakes, or water courses crossing, bounding or affecting the Land.
18. Rights, public and private, in roads.
19. Survey made by Keith M. Ludwig, P.L.S., dated May 24, 2022 shows the following exceptions from coverage:
 1. Wetlands located on subject premises;
 2. Right of way crosses the southerly portion of subject premises;
 3. Right of way along the westerly portion of subject premises;
 4. Overhead electrical wires extend onto Buck Road an undisclosed distance. Policy excepts rights and easements of the utility companies by reason of same;
 5. Tree line along the northerly, southerly and westerly lines of title;

ENDORSEMENT

Attached to Policy No. ____

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: **WW-30280-NJ-S-F**

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.

Date: **July 23, 2024**

WORLD WIDE LAND TRANSFER, INC.

8 Interplex Drive, Suite 117

Trevose, PA 19053

By: _____



Authorized Signatory

ENDORSEMENT
Attached to Policy No. ____

Issued by

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 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 a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. 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;
 - b. Enforced removal of an Improvement 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
 - c. 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. 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; or
 - c. except as provided in Section 3.c., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or
 - d. 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.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

Dated: **July 23, 2024****WORLD WIDE LAND TRANSFER, INC.**

By:  _____
Authorized Signatory

ENDORSEMENT

Attached to Policy No. ____



Issued By
FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: WW-30280-NJ-S-F

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Buck Road (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

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: **July 23, 2024**

WORLD WIDE LAND TRANSFER, INC.

Countersigned: _____

A handwritten signature in black ink, appearing to be 'B. S.', written over a horizontal line.

Authorized Signatory

ENDORSEMENT

Attached to Policy No. ____



Issued By
FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: WW-30280-NJ-S-F

The Company insures against loss or damage sustained by the Insured by reason of the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes.

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: **July 23, 2024**

WORLD WIDE LAND TRANSFER, INC.

Countersigned: _____

A handwritten signature in black ink, appearing to be 'B. J. ...', written over a horizontal line.

Authorized Signatory

New Jersey Waiver of Arbitration Endorsement (SE-547)

Issued by: **Fidelity National Title Insurance Company**



Fidelity National Title Insurance Company

File No.: **WW-30280-NJ-S-F**

Attached to and made a part of Policy No.:

The policy is amended by deleting therefrom:

- (a) Condition 18 (if this endorsement is attached to an ALTA Loan Policy of Title Insurance (NJR 2-22) or ALTA Expanded Coverage Residential Loan Policy – Current Assessments (NJR 2-21));
- (b) Condition 19 (if this endorsement is attached to an ALTA Owner's Policy of Title Insurance (NJR 1-17));
- (c) Condition 14 (if this endorsement is attached to an ALTA Homeowner's Policy of Title Insurance (NJR 1-18)).

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.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

Dated: **July 23, 2024**

FIDELITY NATIONAL TITLE INSURANCE COMPANY

WORLD WIDE LAND TRANSFER, INC.

By:  _____
Authorized Officer or Agent



By:


President

Attest:


Secretary