

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 19-000698NCS

Transaction Identification Data for reference only:

FOR TITLE INQUIRIES, CONTACT:
Title Officer: Pia E. Maier Phone: (732)504-0430 E-mail: Pia.Maier@fnf.com

Commitment Number: 19-000698NCS

SCHEDULE A

1. Commitment Date: April 24, 2019 at 12:00 PM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: PSI Atlantic Neptune NJ, LLC, a Delaware limited liability company
Proposed Policy Amount: \$1,400,000.00
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:
Variety Growers, Inc., a New Jersey corporation, successor by name change to Shore Orchid Growers, Inc., a New Jersey corporation by the following:

Shore Orchid Growers, Inc., a New Jersey corporation by deed from Shore Building & Loan Association dated June 15, 1939 and recorded June 26, 1939 in the Office of the Clerk/Register of Monmouth County in Deed Book 1796, page 221.

Shore Orchid Growers, Inc., a New Jersey corporation by deed from Genevieve Gombar dated September 14, 1944 and recorded September 15, 1944 in the Office of the Clerk/Register of Monmouth County in Deed Book 1975, page 69.

Variety Growers, Inc. changed its name from Shore Orchid Growers, Inc. on April 13, 1976.
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



STATE OF NEW JERSEY)
) SS.
COUNTY OF MONMOUTH)

BE IT REMEMBERED, That on this Twenty-second day of

June, in the year of our Lord One Thousand Nine Hundred and Thirty-nine, before me, the subscriber, a Master in Chancery of the State of New Jersey, personally appeared Helen M. Lang, single, who, I am satisfied, is the grantor mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed, for the uses and purposes therein expressed.

Joseph P. Hintelmann
Joseph P. Hintelmann
Master in Chancery of the State of New Jersey

Received and Recorded June 24th, A .D. 1939 at 9 A.M.

Howard Height, Clerk

DB796-221

SHORE BUILDING & LOAN ASS'N.)
) TO -)
SHORE ORCHID GROWERS IN-C.)

THIS INDENTURE, Made the Fifteenth day of June, in the year of our Lord One Thousand Nine Hundred and Thirty-nine.

BETWEEN THE SHORE BUILDING AND LOAN ASSOCIATION, body corporate of the State of New Jersey, party of the first part;

AND SHORE ORCHID GROWERS INC., body corporate of the State of New Jersey, party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of Twenty-one thousand Dollars, lawful money of the United States of America, to it in full well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part, being therewith fully satisfied, contented and paid, has given, granted, retained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents, does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm, unto the said party of the second part, and to its successors and assigns forever.

ALL the following tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Neptune, in the County of Monmouth and State of New Jersey. Which according to a survey made March 9, 1927 by Oliver

R. C. 26/1939

Newman, Civil Engineer, particularly described as follows:

BEGINNING at a stake standing in the northerly line of the road from Asbury Park to Hamilton known as Corlies Avenue, said stake being also in the southeastern corner of a tract of two and two one hundredths acres belonging to Charles C. Wood and running from thence (1) south sixty-five degrees eighteen minutes east along the north line of Corlies Avenue, ninety feet to an iron pipe; thence (2) north nineteen degrees three minutes east six hundred and fifty three feet and six tenths of a foot to an iron pipe standing in line now or formerly belonging to Charles S. Mills; thence (3) north degrees eight minutes west along said Mills land one hundred and thirty-five feet and eighty-seven one hundredths of a foot to lands now or formerly belonging to Charles C. Wood; thence (4) north sixty-five degrees eighteen minutes west along said land twenty two and eighty two hundredths feet to an iron pipe; thence (5) south nineteen degrees twenty three minutes west along line of lands now or formerly belonging to Katherine Smith seven hundred and sixty-five and fifty nine hundredths of a foot to the place of beginning.

ALSO, all that certain tract or parcel of land and premises hereinafter particularly described, situate, lying and being in the Township of Neptune, the County of Monmouth and State of New Jersey, BEGINNING at a stake standing in the north line of a road leading from Asbury Park to Hamilton, said stake being also in the southeasterly corner of land belonging to Katherine Kandra, and being ninety two and thirty-five hundredths (92.35) feet, easterly from the southwesterly corner of the whole tract, of which this is a part, and running thence (1) according to the magnetic meridian for the year 1915, south sixty-five (65) degrees eighteen (18) minutes east one hundred (100) feet to a point; thence (2) north nineteen (19) degrees twenty three (23) minutes east, seven hundred sixty-five and fifty-nine hundredths (765.59) feet to a point; thence (3) south sixty-five (65) degrees, eighteen (18) minutes east and parallel to the said road eleven (11) feet more or less to the lands now belonging, to Charles S. Mills; thence (4) north nine (9) degrees forty-seven (47) minutes west, along said Mills lands, two hundred forty-six and eight tenths (246.8) feet, to a corner in lands of said Katherine Kandra; thence (5) south nineteen (19) degrees, twenty three (23) minutes west along said Kandra lands, nine hundred sixty nine and one tenth (969.1) feet to the point or place of beginning.

Excepting therefrom the portion of said premises conveyed to the State of New Jersey, by Sebastiano Santoriello and wife by deed dated July 31, 1930, recorded in Book 1532 page 1.

This conveyance includes all greenhouses and other buildings on said premises.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages with the appurtenances, to the same belonging or in anywise appertaining.

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

PRESENT
SIGNED
WITNES
EL CO
STATE
COUNTY
Year of
Master
July 6
Assoc
well
Deed
the
and
for
Swor
day
Rece
Comm
HARR
COORN
WALTY
Coun

INWITNESS WHEREOF, the saidparty ofthe first part,has caused these presents, to be signed by its President and attested by its Secretary andits corporate seal to be hereto affixed the day and year first above written.

Signed, Sealed and Delivered) THE SHORE BUILDING AND LOAN ASSOCIATION
in the presence of) By Thomas H.Pratt
(Corporate Seal) . President
Thomas H.Pratt

WITNESST: H.Barker Fliege
Secretary
H.Barker Fliege
2:00 I.R.U.S.Stamps cancelled.

STATE OF NEW JERSEY)
COUNTY OF MONMOUTH)

BE IT REMEMBERED, That on this 16th,day of June, inthe year of our Lord One Thousand Nine Hundred and Thirty- nine,before me, the subscriber, a Justice in Chancery of New Jersey, personally appeared H.Barker Fliege, who being by me duly sworn, onhis oath,says that he is the Secretary of The Shore Building andLoan Association, a corporation, of the State of New Jersey, named in and which executed the within deed, that Thomas H. Pratt is the President, of the saidcorporation, that deponent well knows the corporate seal of the said corporation, and that the sealaffixed to the said deed is the proper corporate seal of the said corporation, and was thereto affixed and the said deed signed and delivered by the said Thomas H.Pratt as his voluntaryact and deed and the voluntaryact and deed of thesaid corporation, in the presence of deponent who subscribed his name thereto as witness.

Subscribed to before me, this 16th) H. Barker Fliege
day of June 1939.) H. BarkerFliege
Walter Taylor
Walter Taylor
M.C.C. of N.J.

Received and Recorded June 26th, A.D. 1939 at 9 A.M.
Howard Height, Clerk

HARRIET LANE ET) THIS INDENTURE, Made the 9th, day of June
CORNELIUS HER HD) in theyear of our LordOne Thousand Nine
TO) Hundred and Thirty-nine.
ALTHEA LANE) BETWEEN HARRIET LANE and CORNELIUS LANE,
her husband, of the Township of Eatontown,

in the County of Monmouth and State of New Jersey, party of the first part;
AND ALTHEA LANE, unmarried of the Borough of West Long Branch, in the
County of Monmouth and State of New Jersey, party of the second part;
WITNESSETH, That the said party of the first part, for andin consideration of One Dollar and other good and valuable consideration, lawful money of the United States of America, to them in hand well and truly paid bythe said party of the second part, upon before the sealing and delivery of those presents, the receipt whereof is hereby acknowledged, and the said party of thefirst part being therewithfully satisfied, contented and paid, have given, granted, bargained,sold, aliened, ~~nommed~~, released, enfeoffed, conveyed