

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

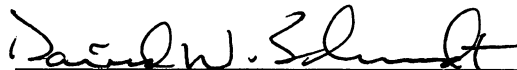
Schedule A

Transaction Identification Data for reference only:

Commitment Number: 895218	Revision Number: None	Issuing Office File Number: 8264	Issuing Office: 317001
Property Address: 49 North West 13 Avenue Delray Beach, FL 33444	Loan ID Number:	ALTA Universal ID: None	Issuing Agent: Simon & Schmidt

1. Commitment Date: **June 3, 2020 at 11:00 PM**
2. Policy to be Issued: Proposed Policy Amount:
OWNER'S:
Proposed Insured:
MORTGAGEE: **ALTA Loan Policy (06/17/06). (With Florida Modifications)** **\$126,000.00**
Proposed Insured: **FineMark National Bank & Trust, its successors and/or assigns, as their interest may appear**
MORTGAGEE:
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is **LEASEHOLD** (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Gerecia Jackson Edmond
5. The Land is described as follows:
Lot 20, Block 1, Atlantic Park Gardens, according to the map or plat thereof as recorded in Plat Book 14, Page 56, Public Records of Palm Beach County, Florida.

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111



AUTHORIZED SIGNATORY

Simon & Schmidt

317001

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-I

Issuing Office File Number: 8264

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. 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. Mortgage from Gerecia Jackson Edmond, joined by spouse, if married, to the proposed mortgagee(s).
 - B. Fannie Mae Form 2100, Community Land Trust Ground Lease Rider, executed by Delray Beach Community Land Trust, Inc., Gerecia Jackson Edmond, joined by spouse, and any Mortgagee(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Record satisfaction of the mortgage from Gerecia Edmond and Guy D. Edmond to Mortgage Electronic Registration Systems, Inc., as nominee for K & B Capital Corp d/b/a Choice Mortgage Bank, Inc. recorded in O.R. Book 30243, Page 735, Public Records of Palm Beach County, Florida.
7. Record satisfaction of the mortgage from Guy Edmond Sr. and Gerecia Jackson-Edmond to City Delray Beach recorded in O.R. Book 30243, Page 757, Public Records of Palm Beach County, Florida.
8. Affidavit from the current owner stating that there are no improvements currently located on the land that are not shown on the previous survey describing the survey by date, job or order number and name of surveyor. If such survey reveals any encroachments, encumbrances, violations, variations, or adverse circumstances, they will appear as exceptions in the policy to be issued based upon this commitment.
9. FOR INFORMATIONAL PURPOSES ONLY: 2019 taxes were paid under receipt number B20.187629, on November 21, 2019, Parcel/Account ID# 12-43-46-17-18-001-0200, the gross amount being \$3,998.30.
10. FOR INFORMATIONAL PURPOSES ONLY, the following constitutes a 24-month Chain of Title preceding the effective date hereof and constitutes conveyances and transfers of ownership only: O.R. Book 30243, Page 725.
11. FOR INFORMATION PURPOSES ONLY, An alert warning has appeared in ATIDS for the property and/or name search as follows: MS 99999/164 - Chancery Case No. 407 re the Lake Worth Drainage District. This alert warning has been reviewed

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-I

Issuing Office File Number: 8264

by the Branch Examiner prior to release of the commitment and is not required to be reviewed or cleared if appearing in your update.

12. The legal description for the Warranty Deed, Ground Lease Memorandum of Ground Lease, and any mortgage(s) shall contain in addition to the legal description the following language:

"The building and improvements presently existing on the real property more particularly described as follows:

Lot 20, Block 1, Atlantic Park Gardens, according to the map or plat thereof as recorded

in Plat Book 14, page 56, Public Records of Palm Beach County, Florida.

together with a leasehold interest in the land pursuant to a 99-year ground lease.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-II

Issuing Office File Number: 8264

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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year **2020** and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. All matters contained on the Plat of Atlantic Park Gardens, as recorded in Plat Book 14, Page 56, Public Records of Palm Beach County, Florida.
6. Interest of fee simple owner and any encumbrances affecting the fee simple.
7. The Leasehold Endorsement (Alta 13) will be issued with the Owners Policy.
8. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Dan Christian Professional Land Surveyor, dated September 6, 2018, bearing Job # 18-09-02: Driveway encroaches into west 25 foot right of way.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-II

Issuing Office File Number: 8264

9. The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to The Company as set forth in Title Notes 25.03.06 and 25.03.07.
10. Terms, covenants, conditions and provisions of the Ground Lease Agreement from Delray Beach Community Land Trust, Inc., as lessor, to the proposed insured, as lessee, as to the land described in Schedule A, and any exhibits annexed thereto, or referenced therein, and any failure to comply with the terms thereof.
11. The Leasehold Endorsement (Alta 13) will be issued with the Owners Policy.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ATTORNEYS' TITLE FUND SERVICES, LLC

Palm Beach
340 Columbia Drive, Suite 106
West Palm Beach, FL 33409
(800)515-0155
(866)818-6703

Simon & Schmidt
766 SE Fifth Avenue,
Delray Beach, FL 3483

Date: June 12, 2020
Fund File Number: 895218
County: Palm Beach
Reference: 8264

Dear Fund Member:

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

Please review the schedules before signing and inserting in an ALTA 2016 Commitment (CF6R) jacket. Subject to your agency authorization, you must:

- A. Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.
- B. Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.
- C. Obtain an ALTA 2016 Commitment (CF6R) jacket, which must be included with Schedules A & B of the ALTA 2016 Commitment.

DoubleTime users must be on version 7.0.6 or later to obtain CF6R jackets electronically. You may upgrade for free by going to www.thefund.com/dt.

Non DoubleTime users can obtain and track ALTA 2016 Commitment (CF6R) jackets by using ePolicyManager. You may also download and print the CF6R jacket by [clicking here](#).

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is \$3 million or less, a 20-year judgment and lien search was only performed on the proposed insured purchaser if the mortgage(s), if any, insured by this commitment is not entirely purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, LLC
Patricia Credit-Jones, Examiner
(800) 515-0155 x6414, pcredit-jones@thefund.com