



Revised on June 11, 2025 at 9:39 am as Revision 6

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: **Old Republic National Title Insurance Company**  
Issuing Office: **595 South Federal Highway, Ste 200 Boca Raton, Florida 33432**  
Loan ID Number:  
Commitment Number: **23011980 Examiner - Greg Winters - gwinters@oldrepublictitle.com**  
Your File No.:  
Property Address: **Westlake Civic Tract C-2 Replat, Palm Beach, FL  
FL**

**Old Republic National Title Insurance Company**  
**595 South Federal Highway, Ste 200**  
**Boca Raton, Florida 33432**  
[deerfieldtitleorders@oldrepublictitle.com](mailto:deerfieldtitleorders@oldrepublictitle.com)  
Phone: 954-421-4599

## SCHEDULE A COMMITMENT

1. Commitment Effective Date: May 22, 2025 at 8:00am
2. Policy to be issued:
  - (a) 2021 ALTA OWNER'S POLICY (with Florida Modifications)  
Proposed Insured:  
  
Palm Beach County, Florida  
  
Proposed Policy Amount:  
\$3,400,000.00
  - (b) 2021 ALTA LOAN POLICY (with Florida Modifications)  
Proposed Insured:  
  
N/A  
  
Proposed Policy Amount:  
N/A
3. The estate or interest in the Land described at the Commitment Date is Fee Simple.
4. The Title is, at the Commitment Date, vested in: **Minto PBLH, LLC, a Florida limited liability company by Warranty Deed recorded in [Official Records Book 26871, Page 505](#); Quitclaim Deed recorded in [Official Records Book 26871, Page 511](#) and by Quitclaim Deed recorded in [Official Records Book 34464, Page 954](#).**

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5. The Land is described as follows:

Tract C-2 of Westlake Civic Tract C-2, Replat, according to the plat thereof recorded in Plat Book [135, Page 73](#), of the public records of Palm Beach County, Florida;

**Old Republic National Title Insurance Company**  
**595 South Federal Highway, Ste 200**  
**Boca Raton, FL 33432**  
**954-421-4599**

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Authorized Signature

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**SCHEDULE B - I  
COMMITMENT**

**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) Intentionally deleted
  - b) Statutory Warranty Deed from Minto PBLH, LLC, a Florida limited liability company to the proposed insured

In connection with said deed, we will further require:

- 1) Proof of good standing from the Florida Department of State.
  - 2) That said deed shall be executed by a manager authorized to execute a conveyance.
  - 3) Recordation of a Limited liability company affidavit made with reference to the land and the transaction.
  - 4) The Company reserves the right to make such further requirements as it deems necessary after review of any of the documentation required above.
5. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the seller(s) or mortgagor(s) herein will serve to delete the standard lien and possession exceptions for the policy(ies) to be issued. Said affidavit must be stated in a positive, and not a qualified manner.
  6. Affidavit from the current owner stating that there are no improvements currently located on the land that are not shown on the previous survey prepared by Gary A. Rager LS4828, GeoPoint Surveying, Inc. LB 7768, under Job No. POD C-2\_BS, dated March 9, 2023 will be acceptable when finalized to delete survey exceptions at closing.

Note: Standard exceptions 1 through 5 will be deleted upon receipt of a satisfactory survey affidavit and satisfactory owner's affidavit.

7. Immediately prior to disbursement of the closing proceeds, the search of the public records must be continued from the effective date hereof. The Company reserves the right to raise such further exceptions and requirements as an examination of the information revealed by such search requires, provided, however, that such exceptions or requirements shall not relieve the Company from its liability under this Commitment arising from the matters which would be revealed by such search, to the extent that the Company, or its

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Agent countersigning this Commitment, has disbursed said proceeds.

8. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.
9. Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

Note: Taxes for the year 2025 became a lien on the land January 1st although not due or payable until November 1st of said year.

Taxes for the year 2024 are exempt. Tax ID Number [77-40-43-01-27-003-0010](#).

Taxes for the year 2024 in the amount of \$23,763.00 are paid. Tax ID Number [77-40-43-01-27-003-0020](#).

**NOTE:** All recording references in this commitment/policy shall refer to the Public Records of Palm Beach County, unless otherwise noted.

**SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE**

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**SCHEDULE B - II  
COMMITMENT**

**Exceptions From Coverage**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat 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 will be excepted from coverage.**

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

1. 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.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.
7. All matters contained on the Plat of Westlake Civic Tract C-2, Replat, according to the plat thereof recorded in Plat Book [135, Page 73](#), of the public records of Palm Beach County, Florida.
8. Oil, gas and mineral reservations in favor of Southern States Land and Timber Corporation, as contained in Deed recorded in [Deed Book 941, page 526](#), as modified by the instruments recorded in [Deed Book 952, Page 67](#), and in [Official Records Book 312, page 342](#), of the public records of Palm Beach County, Florida.

The right of surface entry having been terminated by operation of the Florida Marketable Record Title Act, Chapter 712, Florida Statutes.

9. Intentionally deleted per 28084-985
10. Easement granted to Florida Power and Light Company recorded in [Official Records Book 30524, Page 1769](#), of the public records of Palm Beach County, Florida.
11. Underground Easement (Business) granted to Florida Power and Light Company recorded in Official Records Book [30363, Page 1416](#) as corrected by Corrective Underground Easement (Business) recorded in Official Record Book [30385, Page 660](#), of the public records of Palm Beach County, Florida.
12. Drainage Easement granted to Seminole Improvement District f recorded in [Official Records Book 34464,](#)

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[Page 955](#), of the public records of Palm Beach County, Florida.

13. Survey prepared by Gary A. Rager LS4828, GeoPoint Surveying, Inc. LB 7768, under Job No. POD C-2\_BS, dated March 9, 2023 discloses no objectionable matters.

Note: This exception will not appear on any policy issued pursuant to the commitment.

As a matter of information, the following appear in the public records:

- a) Recorded Notice of Environmental Resource Permit recorded in [Official Records Book 27737, Page 15](#), and
- b) Recorded Notice of Environmental Resource Permit recorded in [Official Records Book 29976, Page 82](#).

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