

First American Title Insurance Company
COMMITMENT FORM
Schedule A

Commitment No.:

Effective Date:
June 10, 2009 @ 11:00 PM

Agent's File Reference:
09-C28392

1. Policy or Policies to be issued: Proposed Amount of Insurance:
OWNER'S: ALTA Owner's Policy (10/17/92). (If other, specify.) \$TBD
Proposed Insured: TO BE DETERMINED
MORTGAGEE: ALTA Loan Policy (10/17/92). (If other, specify.) \$ TBD
Proposed Insured: TO BE DETERMINED
2. The estate or interest in the land described or referred to in this commitment is a fee simple (if other, specify same) and title thereto is at the effective date hereof vested in:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

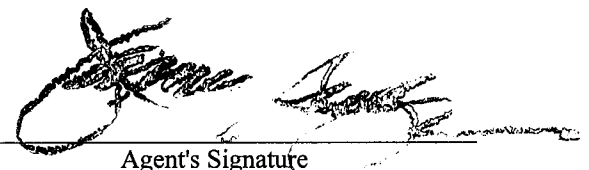
3. The land referred to in this commitment is described as follows:

THE WEST 110.0 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE CENTER OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 930 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAYTON STREET, THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE 300 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 200 FEET, THENCE RUN WESTERLY AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE OF LAYTON STREET 200 FEET, THENCE RUN SOUTH 200 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF LAYTON STREET, THENCE RUN EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE 200 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 18 FEET THEREOF.

Issuing Agent:

The Law Offices of David J. Stern, P.A.
900 S. Pine Island Rd
Plantation, Florida 33324

Agent No.: **FL11-1696**



Agent's Signature

MM
07.06.09

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COMMITMENT FORM
Schedule B-I

Commitment No.:

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I. The following are the requirements to be complied with:

1. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
2. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded:
 - A. Special Warranty Deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION, to the PROPOSED INSURED PURCHASER(S)/OWNER(S).
3. Affidavit to be executed by an appropriate Officer of FEDERAL NATIONAL MORTGAGE ASSOCIATION, the SELLER(s), stating that: (a) there are no matters pending against the SELLER(s) that could give rise to a lien that would attach to the property between June 10, 2009, and the recording of the interest(s) to be insured; (b) the SELLER(s) has not and will not execute any instruments that would adversely affect the interest(s) to be insured; (c) no person or party, other than the SELLER(s), is in possession; and (d) more than ninety (90) days has elapsed since the completion of all improvements for which payment has not been made in full.
4. Subject to receipt and review of Municipal Tax and Lien Search. The agent and the underwriter hereby reserve the right to establish additional requirements upon receipt and review of same.
5. A search commencing with the effective date of the commitment will be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
6. Closing funds are to be disbursed by or at the direction of the agent of THE UNDERWRITER identified at the bottom of Schedule A.
7. A 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 Chapter 159, F.S., or county ordinance.
8. A survey meeting The Underwriters requirements must be furnished. If such survey reveals any encroachments, overlaps, boundary line disputes, or other adverse matters, they will appear as exceptions in the policy to be issued based upon this Commitment.
9. NOTE: THE UNDERWRITER reserves the right to establish additional requirements, upon a determination of the identity(ies) of the PROPOSED INSURED PURCHASER(s)/OWNER(s) which requirements shall be set forth in an Endorsement to this Commitment.

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- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of The Underwriter:
1. Any rights, interest or claims of parties in possession of the land not shown by the public records.
 2. Any rights, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
 3. Any lien for service, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
 4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
 5. Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority, at Date of Policy.
 6. Any minerals or mineral rights lease, granted or retained by current or prior owners.
 7. Taxes for the year 2009 and subsequent years, which are not yet due and payable and taxes or special assessments which are not shown as existing liens by the public records. NOTE: 2008 taxes were paid in the amount of \$886.43 on 11/26/08 under folio no. 1219250003-000-20700; gross amount of \$923.36.
 8. Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system, supplying the lands described herein.
 9. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
 10. Easements or claims of easements not shown by the public records.
 11. Easement recorded in O.R. Book 299, Page 574, Public Records of Lake County, Florida.
 12. NOTE: THE UNDERWRITER has no liability under this Commitment, until an endorsement is issued stating the amount of the Proposed Policy.

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07.06.09