

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: 29-03360-FL

SCHEDULE A

1. Commitment Date: September 16, 2009 at 11:58 PM
2. Policy (or Policies) to be issued: Policy Amount
 - (a) Owner's Policy (ALTA Own. Policy (10/17/92))
Proposed Insured:
TO BE DETERMINED
 - (b) Loan Policy (ALTA Loan Policy (10/17/92))
Proposed Insured:
 - (c) ()
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
4. The land referred to in the Commitment is described as follows:
CONDOMINIUM UNIT 915, COSTA DEL SOL, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2212, PAGE 137, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT.

WATSON TITLE INSURANCE AGENCY, INC.

By: _____
WATSON TITLE INSURANCE AGENCY, INC.

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

1. Payment to, or for the account of, the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes, assessments levied and assessed against subject premises, which are due and payable.
3. Satisfactory evidence shall be produced that all improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and materialmen are paid in full.
4. Instruments in insurable form which must be property executed, delivered and duly filed for record.
5. Affidavit from the owner of the subject property, or some other person having actual knowledge, establishing that no person other than the owner is in possession.
6. Closing funds are to be disbursed by or at the direction of the closing agent identified at the bottom of the Schedule A hereof.
7. A search commencing with the effective date of this commitment will be performed 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 will be cleared on or before closing.
8. A determination must be made that there are no unrecorded special assessments, 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 service charges under Chapter 159, F.S., or county ordinance.
9. If mortgagee coverage is to be issued in connection herewith, a survey meeting underwriter's 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.
10. Non-Identity Affidavit or other proof satisfactory to agent that no adverse matters exist in the public records of BREVARD County, Florida against any purchaser to be insured hereunder.
11. Warranty Deed to be executed by FEDERAL NATIONAL MORTGAGE ASSOCIATION to TO BE DETERMINED.
12. Mortgage given to TO BE DETERMINED in favor of in the original principal sum of \$.
13. Joinder of spouse required on any mortgages executed on homestead property.
14. VERIFICATION THAT THE PURCHASER'S NAME HAS BEEN CLEARED FROM THE PATRIOT ACT SEARCH WEBSITE:

(<http://www.treas.gov/offices/enforcement/ofac/sdn/index.shtml>)
15. AN ESTOPPEL LETTER FROM COSTA DEL SOL CONDOMINIUM ASSOCIATION, INC. MUST BE FURNISHED SHOWING THE AMOUNT DUE OF ALL MAINTENANCE ASSESSMENTS AND THE STATUS AND AMOUNT DUE OF ALL UNPAID SPECIAL ASSESSMENTS.
16. CERTIFICATE OF APPROVAL MUST BE OBTAINED FROM COSTA DEL SOL CONDOMINIUM ASSOCIATION, INC. FOR NEW BUYER(S) AND RECORDED OF PUBLIC RECORD.

SCHEDULE B - SECTION I
REQUIREMENTS
(Continued)

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17. SUFFICIENT FUNDS AFFIDAVIT PURSUANT TO NOTICE OF COMMENCEMENT RECORDED 08/07/08 IN OFFICIAL RECORDS BOOK 5880, AT PAGE 9023, ALSO FOR NOTICE OF COMMENCEMENT RECORDED 01/05/09 IN OFFICIAL RECORDS BOOK 5905 AT PAGE 6397 (AS TO THE SUBJECT UNIT ONLY).
18. VERIFY GARAGE NO. 20G IS AN APPURTENANCE TO THE UNIT NO. 915 AS STATED IN PRIOR DEEDS. NOTE: FURTHER REQUIREMENTS MAY BE NEEDED UPON VERIFICATION.
19. FOLIO: #24-37-26-CH-00000.0-0014.53; 2008 REAL ESTATE TAXES WERE PAID ON 11/26/08 IN THE AMOUNT OF \$2,462.29; GROSS AMOUNT \$2,564.89; \$50,000.00 HOMESTEAD EXEMPTION.
20. PAYOFF CONDO LIEN IN OR BOOK 6017 PAGE 655.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Taxes for the year 2009 which are not yet due and payable.
9. The rights of tenants in possession under bona fide leases pursuant to the provisions of the Federal 'Helping Families Save Their Homes Act of 2009
10. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2212, PAGE 137, AMENDED IN OFFICIAL RECORDS BOOK 2242, PAGE 530; IN OFFICIAL RECORDS BOOK 2287, PAGE 1923; IN OFFICIAL RECORDS BOOK 2296, PAGE 2196; IN OFFICIAL RECORDS BOOK 2299, PAGE 420; IN OFFICIAL RECORDS BOOK 2311, PAGE 837; IN OFFICIAL RECORDS BOOK 2365, PAGE 552; IN OFFICIAL RECORDS BOOK 2424, PAGE 1809; IN OFFICIAL RECORDS BOOK 2672, PAGE 2673; IN OFFICIAL RECORDS BOOK 2672, PAGE 2674; IN OFFICIAL RECORDS BOOK 2679, PAGE 42; IN OFFICIAL RECORDS BOOK 2684, PAGE 932; IN OFFICIAL RECORDS BOOK 2980, PAGE 756; IN OFFICIAL RECORDS BOOK 3009, PAGE 2139; IN OFFICIAL RECORDS BOOK 3043, PAGE 2685; IN OFFICIAL RECORDS BOOK 4075, PAGE 1423, AND IN OFFICIAL RECORDS BOOK 3263, PAGE 3789, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
11. FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1440, PAGE 512; IN OFFICIAL RECORDS BOOK 2278, PAGE 1305; IN OFFICIAL RECORDS BOOK 2353, PAGE 114; IN OFFICIAL RECORDS BOOK 2640, PAGE 131; IN OFFICIAL RECORDS BOOK 2964, PAGE 2645; IN OFFICIAL RECORDS BOOK 2983, PAGE 967, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
12. CITY OF COCOA UTILITIES EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1653, PAGE 523; IN OFFICIAL RECORDS BOOK 2201, PAGE 1093; IN OFFICIAL RECORDS BOOK 2297, PAGE 2966; IN OFFICIAL RECORDS BOOK 2649, PAGE 2507, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
13. CROSS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 653, PAGE 545, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

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14. RIVER ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 563, PAGE 551, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
15. PARKING LOT DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1653, PAGE 555, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
16. CABLE TELEVISION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2086, PAGE 269; IN OFFICIAL RECORDS BOOK 2989, PAGE 1548, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
17. CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2390, PAGE 1656, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
18. SEWER LINE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2574, PAGE 2491, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
19. DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2722, PAGE 2070 AND IN OFFICIAL RECORDS BOOK 2974, PAGE 1479, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
20. SOVEREIGNTY SUBMERGED LAND LEASES FILED IN OFFICIAL RECORDS BOOK 2983, PAGE 1830, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
21. WATER LINE AND INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 314, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.

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 systems supplying the lands described herein .