

# ATTORNEYS' TITLE FUND SERVICES, INC.

Broward  
1201 West Cypress Creek Road, Suite 200  
Fort Lauderdale, FL 33309  
(800)929-5791  
(800) 783-1943

Preferred Title, Inc.  
7777 Glades Road, Suite 400  
Boca Raton, FL 33434

**Date:** October 24, 2024  
**Fund File Number:** 1578325  
**County:** Broward  
**Reference:** PT-4637

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 a 2021 ALTA Commitment (C21) 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 a 2021 ALTA Commitment (C21) jacket, which must be included with Schedules A & B of the 2021 ALTA Commitment.**

Fund Members may download and print the 2021 ALTA Commitment (C21) jacket by [clicking here](#).

External software providers are currently working to update to the 2021 ALTA forms. DoubleTime and ClosingVue allows users to obtain C21 jackets and 2021 ALTA forms electronically in the most current version of the software. You may upgrade for free by going to [www.thefund.com/dt](http://www.thefund.com/dt). Please contact [support@thefund.com](mailto:support@thefund.com) with questions.

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 under, a 20-year judgment and lien search was not performed on the proposed insured purchaser if a mortgage is not associated with the purchase or if the mortgage appears to be 100% 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, Inc.  
**Norma Maldonado, Commercial Examiner**  
(800) 336-3863 x6259, [nmaldonado@thefund.com](mailto:nmaldonado@thefund.com)

Approved by: Scott D. Jackson, Underwriting Counsel



**DRC**

**PZ25-12000016**

**10/01/2025**

**AMERICAN LAND TITLE ASSOCIATION  
COMMITMENT  
(With Florida Modifications)**

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

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

<b>Commitment Number:</b> 1578325	<b>Revision Number:</b> None	<b>Issuing Office File Number:</b> PT-4637	<b>Issuing Agent:</b> 2005601
<b>Property Address:</b> 4211 North Federal Highway & NE 19 Avenue Pompano Beach, FL 33064	<b>Loan ID Number:</b> N/A	<b>Issuing Office's ALTA Registry ID:</b> None	<b>Issuing Office:</b> Preferred Title, Inc.

**SCHEDULE A**

1. Commitment Date: **October 18, 2024 at 11:00 PM**
2. Policy to be issued: Proposed Amount of Insurance:
  - a. OWNER'S: **2021 ALTA® Owner's Policy with Florida Modifications** **\$6,800,000.00**

Proposed Insured: **1112 Development, LLC, a Florida limited liability company**

The estate or interest to be insured: **Fee Simple**
  - b. MORTGAGEE:

Proposed Insured:

The estate or interest to be insured:
  - c. MORTGAGEE:

Proposed Insured:

The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **4211 N. Federal LLC, a Florida limited liability company** and, as disclosed in the Public Records, has been since *(Date)* **6/1/2022**
5. The Land is described as follows: **See Exhibit A**

Old Republic National Title Insurance Company  
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

-----  
AUTHORIZED SIGNATORY  
Preferred Title, Inc.  
2005601

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Form C21 - Schedule A - ALTA Commitment for Title Insurance  
2021 v. 04.00 (with Florida Modifications)  
07/01/2021

Page 1 of 5

Commitment Number:  
1578325

PZ25- 12000016  
12/03/2025

**DRC**

**PZ25-12000016**

**10/01/2025**

**AMERICAN LAND TITLE ASSOCIATION**  
**COMMITMENT**  
**(With Florida Modifications)**

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

**Schedule B-I**

Issuing Office File Number: **PT-4637**

**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. Warranty Deed from 4211 N. Federal LLC, a Florida limited liability company to the proposed insured purchaser(s).
5. Good standing under the State of Florida for 1112 Development, LLC, a Florida limited liability company has been verified as of the certification date of this commitment. Satisfactory evidence must be furnished establishing that 1112 Development, LLC, a Florida limited liability company remains in good standing under the laws of Florida at date of the insured purchase and sale and/or loan.
6. Good standing under the State of Florida for 4211 N. Federal LLC, a Florida limited liability company has been verified as of the certification date of this commitment. Satisfactory evidence must be furnished establishing that 4211 N. Federal LLC, a Florida limited liability company remains in good standing under the laws of Florida at date of the insured purchase and sale and/or loan.
7. Confirm the authority of the individual designated to bind the LLC by the laws of its jurisdiction of formation, and where the authority is not confirmed by public records, record appropriate evidence of authority. If the LLC is a sole member LLC, provide the name of the sole member for review. The Company reserves the right to make further requirements.(as to 4211 N. Federal LLC, a Florida limited liability company)
8. 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.
9. Execution of closing affidavit by appropriate parties representing possession and no adverse matters, including actions taken by owner or others that would give rise to litigation or lien.
10. Closing funds must be disbursed by or at the direction of the Title Agent issuing this policy.
11. A survey meeting the Company's requirements and an affidavit of the owner, or other person with actual knowledge, establishing that there are no unrecorded easements or claims of easements in existence, must be furnished. If the survey reveals any

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Form C21 – B-I – ALTA Commitment for Title Insurance 2021 v.  
01.00 (with Florida Modifications)  
07/01/2021

Page 3 of 5

Commitment Number:  
1578325

**PZ25- 12000016**  
**12/03/2025**

**DRC**

**PZ25-12000016**

**10/01/2025**

**AMERICAN LAND TITLE ASSOCIATION  
COMMITMENT  
(With Florida Modifications)**

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

**Schedule B-I**

Issuing Office File Number: PT-4637

encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy.

12. Confirmation as to the nature of the rights of all parties in possession for purposes of making specific exceptions(s) in the policy, if any.
13. FOR INFORMATIONAL PURPOSES ONLY: 2023 taxes were paid under receipt number 04A-23-00001385, on December 8, 2023, Parcel/Account ID# 4843 18 00 0380, the gross amount being \$69,977.29. (as to Parcel 1)
14. FOR INFORMATIONAL PURPOSES ONLY: 2023 taxes were paid under receipt number 04A-23-00001386, on December 8, 2023, Parcel/Account ID# 4843 18 00 0401, the gross amount being \$36,795.39. (as to Parcel 2)
15. FOR INFORMATIONAL PURPOSES ONLY: 2023 taxes were paid under receipt number 04A-23-00001387, on December 8, 2023, Parcel/Account ID# 4843 18 00 0351, the gross amount being \$6891.12. (as to Parcel 3)
16. Furnish satisfactory written evidence from the tax collector's office that no taxes or other amounts are due or may become due for any prior years resulting from the Value Adjustment Board (VAB) action(s) disclosed on the tax collector's website. The Tax Collector has flagged the Land with a Petition Pending or VAB Pending, indicating that additional sums may be owed.(as to all Parcels)
17. The Company has no liability under this commitment for the issuance of a mortgagee policy until an endorsement is issued stating the name of the proposed insured mortgagee. The Company reserves the right to make additional requirements, including but not limited to, review of additional documentation regarding the proposed insured mortgagee.
18. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Form C21 – B-I – ALTA Commitment for Title Insurance 2021 v.  
01.00 (with Florida Modifications)  
07/01/2021

Page 4 of 5

Commitment Number:  
1578325

PZ25- 12000016  
12/03/2025

**DRC**

**PZ25-12000016**

**10/01/2025**

**AMERICAN LAND TITLE ASSOCIATION  
COMMITMENT  
(With Florida Modifications)**

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**Schedule B-II**

Issuing Office File Number: **PT-4637**

**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.
  - a. General or special taxes and assessments required to be paid in the year **2024** 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. Rights of the lessees under unrecorded leases.
6. **FOR INFORMATIONAL PURPOSES ONLY:** Access to Parcel(s) 2 and 3 is limited to that provided through common ownership with another insured parcel and may not be insured separately from the other insured parcels without a specific exception for lack of access.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Form C21 – B-II – ALTA Commitment for Title Insurance  
2021 v. 04.00 (with Florida Modifications)  
07/01/2021

Page 5 of 5

Commitment Number:  
1578325

**PZ25- 12000016  
12/03/2025**

**DRC**

**PZ25-12000016**

**10/01/2025**

**AMERICAN LAND TITLE ASSOCIATION  
COMMITMENT  
(With Florida Modifications)**

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**Exhibit A**

**Commitment Number:**

1578325

**Issuing Office File Number:**

PT-4637

**PARCEL I:**

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID E 3/4, A DISTANCE OF 230.0 FEET; THENCE EASTERLY FORMING AN INCLUDED ANGLE OF 89°17'30" A DISTANCE OF 536.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.17 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 504.85 FEET TO THE POINT OF BEGINNING; LESS THE SOUTH 94.02 FEET THEREOF.

**PARCEL II:**

THAT PORTION OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID E 1/2 A DISTANCE OF 320.87 FEET; THENCE NORTHERLY FORMING AN INCLUDED ANGLE OF 89°21', A DISTANCE OF 94.08 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH BOUNDARY OF SAID E 1/2, A DISTANCE OF 320.72 FEET; THENCE SOUTHERLY, FORMING AN INCLUDED ANGLE 89°21', A DISTANCE OF 94.02 FEET TO THE POINT OF BEGINNING.

**PARCEL III;**

THAT PORTION OF THE NORTH 100.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING WEST OF THE RIGHT-OF-WAY OF THE FEDERAL HIGHWAY, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE NORTH 0°38'00" WEST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°38'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 89°18'30" EAST A DISTANCE OF 165.98 FEET; THENCE FOR A LINE OF DIVISION AS NOW ESTABLISHED SOUTH 0°11'38" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°18'30" WEST A DISTANCE OF 165.21 FEET TO THE POINT OF BEGINNING.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**PZ25-12000016**  
Form 2021 Schedule A – ALTA Commitment for Title  
12/03/2025  
2503 v. 01.00 (with Florida Modifications)  
07/01/2021

Page 6 of 5

**DRC**  
Commitment Number:  
1578325

**PZ25-12000016**

**10/01/2025**