


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

Issuing Agent: OH1001

Issuing Office: Prominent Title Agency, LLC

Loan ID Number:

Issuing Office File Number: 2025-58947

Plant File Number: WTS-25-085080

Property Address: 1222 Hillsboro Mile, Hillsboro Beach, FL 33062

SCHEDULE A

1. Commitment Date: **7/22/2025 @ 8:00 am**
2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy
 Proposed Insured: **To Be Determined**
 Proposed Amount of Insurance: **\$0.00**
 The estate or interest to be insured: **Fee Simple**
 - b. 2021 ALTA® Loan Policy
 Proposed Insured:
 Proposed Amount of Insurance:
 The estate or interest to be insured: **Fee Simple**
 - c. 2021 ALTA® Second Loan Policy
 Proposed Insured:
 Proposed Amount of Insurance:
 The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in: **Hillsboro AR LLC, an Ohio Limited Liability Company, as disclosed in the Public Records since 07/31/2024**
5. The Land is described as follows: **See Schedule A – Continuation Page for Legal Description**

Prominent Title Agency, LLC

 By: _____
Authorized Signatory

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Schedule A, Continuation Page

Unit 17, Ocean Vista Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8361, Page 447, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. 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 Hillsboro AR LLC, an Ohio Limited Liability Company to To Be Determined conveying the land, together with the following: (1) Proof of registration of the limited liability partnership, limited liability company, or limited liability limited partnership. (2) Affidavit is required to establish the authority and identity of the managing members executing the documents to be insured. (3) Satisfactory evidence that any corporate or limited partnership acting as managing member(s) is in good standing. (4) Satisfactory proof, acceptable to the Company, must be furnished showing the limited liability company to be existing and in good standing under the laws of the State of Florida.
- NOTE: Spouse of individual(s), if any, to join in the above required instrument(s) OR the document must state that captioned property is not the homestead of the grantor/mortgagor.
2. Pay the agreed amount for the estate or interest to be insured.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
5. Exceptions 3 and 4 of Schedule B - Section 2 of this commitment may be amended in or deleted from the policy to be issued if a survey, satisfactory to the Company, is furnished to Company.
6. 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.
7. Pay the premiums, fees, and charges for the Policy to the Company.
8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured and/or the Amount of Coverage to be afforded and has revised this commitment to reflect same. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured or

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Inclusion of the Amount of Coverage.

9. Release or Satisfaction of Mortgage executed by Hillsboro AR LLC, an Ohio Limited Liability Company, in favor of [REDACTED] acting solely as a nominee for [REDACTED], given to secure the original principal sum of \$[REDACTED], recorded [REDACTED] and recorded in Instrument Number [REDACTED], of the Public Records of Broward County, Florida.
10. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form (ICF) prior to closing the transaction contemplated herein.
11. Satisfactory evidence must be furnished from the Secretary or other Officer of the Condominium Association that all assessments against the land described in Schedule A (including, but not limited to, special assessments or payments due to others such as master associations), are paid in full through the date of closing.

NOTE: Real Estate Taxes for the year 2024 were paid in the amount of \$5,657.03; Assessed Value \$372,480.00; Gross Amount \$5,892.74; Exemptions: Yes; Folio No.: 484308-BK-0160.

NOTE: FOR INFORMATIONAL PURPOSES ONLY: The following instrument(s) affecting said land is the last conveying instrument(s) filed for record within 24 months of the effective date of this Commitment:

1. Fiduciary Deed recorded 07/31/2024 in Instrument Number 119715047, of the Public Records of Broward County, Florida.

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SCHEDULE B, PART II - Exceptions

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 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 effective date 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. **Rights or claims of parties in possession not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.**
4. **Easements or claims of easements not shown by the Public Records**
5. **Taxes or special assessments which are not shown as existing liens by the public records.**
6. **Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.**
7. **Any lien provided 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 insured land.**
8. **Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book D, at Page(s) 154 and Plat Book 12, Page 30, of the Public Records of Broward County, Florida.**
9. **Terms, conditions, covenants, restrictions, easements, assessments, if any, and other matters**

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contained in the Declaration of Condominium recorded in Official Records Book 8361, Page 447, and Corrective Certificate of amendment recorded in Instrument Number 2022-118576035, Official Records Book 50826, Page 1693, Official Records Book 23320, Page 497, Official Records Book 23320, Page 495, Official Records Book 50826, Page 1688, Official Records Book 23320, Page 499, Official Records Book 23160, Page 873, Official Records Book 23160, Page 874, Official Records Book 23160, Page 868, Official Records Book 23160, Page 869, Official Records Book 12429, Page 138, Official Records Book 8600, Page 510, Official Records Book 8405, Page 692, Official Records Book 11579, Page 76, of the Public Records of Broward County, Florida, as may be further amended, but any covenant, condition, restriction, easement or servitude indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) are hereby omitted.

10. Easement Agreement in Official Records Book 26523, Page 222, Public Records of Broward County, Florida.
11. Notices and Agreements with the Florida Inland Navigation District in Official Records Book 28071, Page 945, Public Records of Broward County, Florida.
12. Agreement with the Trustees of the Internal Improvement District of the State of Florida in Official Records Book 28378, Page 534, Public Records of Broward County, Florida.
13. Riparian rights and littoral rights, if any, incident to the land.
14. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
15. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
16. Any and all rights of the United States of America in and to navigable waters or filled-in land formerly within navigable waters and any conditions contained in any permits authorizing the filling in of such land.
17. The inalienable rights of the public to use the navigable waters covering lands described herein.
18. The rights, if any, of the public to use the public beach, recreation area, or any part of the land lying between the body of water abutting the subject property and the natural line of vegetation,

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the bulkhead line, the most extreme high water line or any other legally established boundary line separating the publicly used area from the upland private area.

19. Any loss or damage for unpaid assessments pursuant to Sec. 718.116(1)(a), F.S.

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