



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

Issuing Agent: FL1394
Issuing Office: Atlantic Coastal Land Title Company, LLC
Loan ID Number:
Issuing Office File Number: 2025-7668
Plant File Number: WTS-25-150691
Property Address: 1350 Island Club Manor, Vero Beach, FL 32963

SCHEDULE A

1. Commitment Date: **12/2/2025 @ 8:00 am**
2. Policy to be issued:
 - a. 2021 ALTA® Owner’s Policy
Proposed Insured: **Indian River County, a political subdivision of the State of Florida**
Proposed Amount of Insurance: **\$5,850,000.00**
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: **Island Manor Development, LLC, a Florida limited liability company, as disclosed in the Public Records since 04/05/2022**
5. The Land is described as follows: **See Schedule A – Continuation Page for Legal Description**

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Atlantic Coastal Land Title Company, LLC

By: _____
Authorized Signatory

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Schedule A, Continuation Page

THE FOLLOWING TO BE MORE ACCURATELY DESCRIBED BY CURRENT SURVEY:

PARCEL A:

The South 284.2 feet of Government Lot 10, Section 26, Township 31 South, Range 39 East, and also, all of the South 430 feet of Government Lot 11, Section 26, Township 31 South, Range 39 East, all situated in Indian River County, Florida, excepting from the lands in Lot 11 66/100 of an acre in the Northwest corner described as follows:

Beginning at a stake on the line between Government Lots 10 and 11, 284.2 feet North of the South line of said Section 26; thence run East 196 feet; thence run North 145.8 feet; thence run West 196 feet to the West line of said Lot 11; thence run South 145.8 feet to the Point of Beginning. (Said exception being included in Parcel B hereinafter described.)

Also excepting from said Parcel A the following described land, to-wit:

Beginning at a stake on the East edge of the Indian River 284.2 feet North of the South line of said Section 26; thence run East 250 feet to a stake; thence run South 100 feet; thence run West 221.2 feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the Point of Beginning, in Indian River County, Florida.

PARCEL B:

Beginning at a stake 284.2 feet North of the South line of Section 26, Township 31 South, Range 39 East, and on the line between Government Lots 10 and 11; thence run East 196 feet to a stake; thence run North 210 feet to an iron pipe; thence run West 340 feet to a stake; thence run South 110.6 feet to a stake; thence run South 88 degrees 30 minutes West 135.8 feet to a stake; thence run South 97.2 feet to a stake in the North line of Parcel A; thence run East 279.8 feet to the Point of Beginning, in Indian River County, Florida.

LESS & EXCEPT that Parcel described in Quit Claim Deeds recorded in [Official Records Book 1142, Page 1415](#) and [Official Records Book 1142, Page 1413](#), Public Records of Indian River County, Florida.

LESS and EXCEPT Jungle Trail.

Together with all right, title and interest of the owners of the above described property in and to that certain Easement Agreement dated June 12, 2003 and recorded in [Official Records Book 1623, Page 2869](#), Public Records of Indian River County, Florida.

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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 Island Manor Development, LLC, a Florida limited liability company to Indian River County, a political subdivision of the State of Florida 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.
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. A search of the public records of Indian River County, Florida did not disclose a recorded mortgage encumbering the subject property. The Agent must confirm with the owner(s) that the property is free and clear and no unrecorded mortgages exist.
9. A survey meeting the 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.

NOTE: The Company reserves the right to make any additional exceptions and/or requirements

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deemed necessary upon review of the survey.

10. All land (improved or unimproved) owned by an absentee owner (i.e. mailing address other than the subject property) increases the risk of fraud, including identity theft. The title agent must use extreme caution and diligence to verify the identity of all seller(s) by following the guidelines set forth in the Westcor Florida Underwriting Bulletin No.: FL-2022-1-LB. A copy is available upon request.

NOTE: Real Estate Taxes for the year 2025 were paid in the amount of \$55,659.37; Assessed Value \$4,081,700.00; Gross Amount \$57,978.51; Exemptions: NO; Folio No.: 31392600000010000008.0.

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. Warranty Deed recorded 04/05/2022 in [Official Records Book 3528, Page 64](#), of the Public Records of Indian River 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 2026 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. Easement Agreement recorded in [Official Records Book 1623, Page 2869](#), of the Public Records of Indian River County, Florida.
9. Riparian rights and littoral rights, if any, incident to the land.

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10. Title to any portion of the land lying below the mean high water mark of Indian River, unaffected by fills, man-made jetties and bulkheads.
 11. The inalienable rights of the public to use the navigable waters covering lands described herein.
 12. 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, 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.
 13. 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.
 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. Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees.

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