



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

Issuing Agent: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Issuing Office: 215 North Eola Drive,
Orlando, FL 32801
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 12902070
Issuing Office File Number: 2450 E Lake Mary
Property Address: 2450 E Lake Mary Blvd
Sanford, FL 32773 FL FL FL FL
Revision Number: 3:5/1/2026:smh

SCHEDULE A

1. Commitment Date: 04/15/2026 at: 5:00 PM
2. Policy to be issued:
 - A. 2021 ALTA Owner's Policy with Florida Modifications
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple
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)*

Mellonville Holdings, LLC, a Florida limited liability company, by virtue of Corrective Warranty Deed recorded in Official Records Book 9715, Page 365, Public Records of Seminole County, Florida.
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By: _____
Authorized Officer or Agent





SCHEDULE B, PART I 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. Duly executed Warranty Deed from Mellonville Holding LLC, Grantor, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein, Grantee, conveying the land described on Exhibit A hereof.

The Company will require the following as to Mellonville Holding LLC: ("LLC"):

- i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.
- ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
- iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
- iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating: (1) that there are no parties in possession of the subject property other than said current record owner(s); (2) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and (3) there are no unrecorded assessments which are due and payable to Seminole County, Florida, and if located within a municipality, service charges for water, sewer, waste and gas, if any, are in fact paid through the date of this Affidavit; and (4) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to Fidelity National Title Insurance Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.





SCHEDULE B, PART I Requirements

6. Satisfactory survey, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.
7. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
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 designation for a Proposed Insured, acceptable to the Company. 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.
9. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.
10. Record Affidavit and Certificate, prepared by a licensed Florida registered land surveyor, certifying Parcels 1, 2 and 3 set forth on Schedule A herein comprise the same property as described and set forth in the overall legal description, without gaps, gores or hiatuses.

NOTE: The Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.





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 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. 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 the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
- 2. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

For 2025 Tax Year Parcel/ID # 07-20-31-300-0220-0000, gross tax amount is \$27,701.35, exemption type is None, and payment status is Paid.
 For 2025 Tax Year Parcel/ID # 07-20-31-300-0250-0000, gross tax amount is \$12,029.04, exemption type is None, and payment status is Paid.
 For 2025 Tax Year Parcel/ID # 07-20-31-300-0200-0000, gross tax amount is \$8,684.94, exemption type is None, and payment status is Paid.

- 3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
- 4. Any lien provided by County Ordinance or 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.
- 5. Outfall Drainage Ditch for Silver Lake. (as to Parcels 1 and 2)
- 6. Ordinance No. 1712 recorded in Official Records Book 1578, Page 1104, Public Records of Seminole County, Florida. (as to Parcels 1 and 2)
- 7. Right of Way contained in Resolution recorded in Official Records Book 2773, Page 1801, and Order of Taking recorded in Official Records Book 2884, Page 1727, Public Records of Seminole County, Florida. (as to Parcel 1)
- 8. Permanent Easement contained in Order of Taking by Seminole County recorded in Official Records Book 3969, Page 433, Public Records of Seminole County, Florida. (as to Parcel 1)





SCHEDULE B, PART II Exceptions

9. Planned Development ("PD") Agreement Number 24-17 Relating to Property Generally Addressed as 2100 East Lake Mary Boulevard - Mellonville Industrial recorded in Official Records Book 10603, Page 1714, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)
10. Intentionally deleted.
11. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
12. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.
13. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
14. The nature, extent or existence of riparian rights or littoral rights is not insured.
15. Seminole County Development Order #91-0070 recorded in Official Records Book 2276, Page 627, Public Records of Seminole County, Florida. (as to Parcel 3)
16. Rights of Way contained in Orders of Taking recorded in Official Records Book 3969, Page 433, and Official records Book 3995, Page 1869, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)
17. Ordinance No. 2013-4291 recorded in Official Records Book 8069, Page 1377, Public Records of Seminole County, Florida. (as to Parcel 3)
18. Matters as contained on the Plat of Cornwall Road and Silver Lake Drive recorded in Plat Book 6, Page 30, of the Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)
19. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

Shown for information: Recorded Notice of Environmental Resource Permit by St. Johns River Water Management recorded in Official Records Book 10976, Page 993, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





SCHEDULE B, PART II Exceptions

NOTE: All recording references in this form shall refer to the public records of Seminole County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 2400 Maitland Center Parkway, Maitland, FL 32751; Telephone 866-632-6200.

Searched By: Susan Holland susan.holland@fnf.com





EXHIBIT "A"

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING.

PARCEL 2:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCEL 3:

BEGIN 783.96 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 9°39'30" EAST 726.19 FEET TO POINT 330 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4, THENCE EAST 184.14 FEET, THENCE SOUTH TO A POINT 304.14 FEET EAST OF BEGINNING, THENCE WEST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCELS 1, 2 AND 3 ABOVE ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°41'32" EAST, ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1097.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE OF 43.98 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 26°02'34" EAST, A DISTANCE OF 418.92 FEET; THENCE RUN NORTH 00°35'13" WEST, A DISTANCE OF 377.37 FEET TO A POINT ON SAID NORTH LINE; THENCE, ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE 389.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 35°30'22" EAST, A

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





Exhibit "A"

DISTANCE OF 288.34 FEET; THENCE SOUTH 32°44'54" EAST, A DISTANCE OF 175.46 FEET; THENCE SOUTH 45°28'25" EAST, A DISTANCE OF 109.80 FEET; THENCE NORTH 89°42'00" EAST, A DISTANCE OF 596.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°39'54" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 802.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AS SHOWN ON THE SEMINOLE COUNTY PUBLIC WORKS RIGHT OF WAY MAP COUNTY PROJECT NO. PS-137; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST LAKE MARY BOULEVARD: (1) SOUTH 89°41'41" WEST, A DISTANCE OF 1105.26 FEET; (2) THENCE RUN NORTH 87°26'34" WEST, A DISTANCE OF 200.25 FEET; (3) THENCE SOUTH 89°41'41" WEST, A DISTANCE OF 545.62 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 08°47'01" EAST, A DISTANCE OF 654.57 FEET ; THENCE NORTH 00°35'13" WEST, A DISTANCE OF 272.77 FEET; THENCE NORTH 89°54'15" EAST, A DISTANCE OF 193.57 FEET; THENCE NORTH 00°00'03" EAST, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING.

