

**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> 7025970	<b>Revision Number:</b>	<b>Issuing Office File Number:</b> 24-0098.7VS	<b>Issuing Agent:</b> Salter Feiber, P.A.
<b>Property Address:</b> Unassigned Location, Gainesville, FL 32641	<b>Loan ID Number:</b>	<b>Issuing Office's ALTA® Registry ID:</b> 1035505	<b>Issuing Office:</b> 3940 NW 16th Boulevard, Bldg. B, Gainesville FL 32605

**SCHEDULE A**

1. Commitment Date: **September 12, 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** **\$155,150.00**  
Proposed Insured: **Alachua County, a political subdivision of the state of Florida**  
The estate or interest to be insured: **Fee Simple as shown by instrument to be recorded in the Public Records of Alachua County, Florida.**
  - b. **MORTGAGEE: 2021 ALTA® Loan Policy with Florida Modifications**  
Proposed Insured:  
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)* **K Squared Holdings, LLC, a Florida limited liability company and, as disclosed in the Public Records, has been since August 29, 2017**
5. The Land is described as follows:  
**See Exhibit "A" attached hereto and made a part hereof.**

Old Republic National Title Insurance Company  
1408 N. Westshore Blvd., Ste. 900, Tampa, FL 32607, (612) 371-1111



\_\_\_\_\_  
AUTHORIZED SIGNATORY  
David Menet

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Form C21 - Schedule A - ALTA Commitment for Title Insurance 2021 v. 01.00 (with Florida Modifications)

07/01/2021

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

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Commitment Number: 7025970

**Schedule B-I**

Issuing Office File Number: 24-0098.7VS

**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 K Squared Holdings, LLC, a Florida limited liability company to the proposed insured purchaser(s).
5. 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.
6. Satisfactory evidence must be furnished establishing that K Squared Holdings, LLC is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
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.
8. The Property Appraiser reflects that the property is vacant/unimproved. Fund Member must independently verify that the person represented to be the seller is the true owner of the property to be insured.
9. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.
10. Obtain affidavit from owner affirming that tax certificate(s) numbered 2017-4476, 2019-4036, 2020-4076, 2021-3141, 2022-3395 and 2023-3352, were redeemed by affiant.
11. Affidavit from the Seller/Grantor of the subject property, or some other person having actual knowledge, affirming the Seller/Grantor's marital status (if applicable), establishing that no person other than the Seller/Grantor is in possession, that more than 90 days has elapsed since the completion of all improvements for which payment has not been made in full and that there are no claims pending and unpaid which constitute a lien against the subject property.
12. Proof of payment of 2023 taxes.
13. INFORMATION NOTE: Taxes for the year 2023 show UNPAID, in the amount of \$465.33, for Parcel No. 16125-001-000; Gross Amount for Taxes & Assessments is \$367.06; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.

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**Schedule B-I  
(Continued)**

14. FOR INFORMATIONAL PURPOSES ONLY, the following constitutes a 24-month Chain of Title preceding the effective date hereof and constitutes conveyances and transfers of ownership only:0. The last conveyance was recorded August 29, 2017 in O.R. Book 4541, Page 2140, Public Records of Alachua County, Florida.

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**Schedule B-II**

Issuing Office File Number: 24-0098.7VS

**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. Lack of access because the above-described property does not abut, and there is no private easement to, a dedicated road, street or highway.
6. Notwithstanding Covered Risk number 4 of the jacket of this policy, this policy does not insure any right of access to and from said land.
7. Lateral Ditch Drainage Easement as disclosed by Instrument recorded in O.R. Book 896, Page 627, Public Records of Alachua County, Florida.
8. Easement contained in instrument recorded in O.R. Book 1167, Page 189, Public Records of Alachua County, Florida.
9. Right of Way Easements to City of Gainesville contained in Transfer Closing Statement recorded in O.R. Book 1766, Page

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Form C21 - Schedule B II - ALTA Commitment 2021 v. 01.00 (with Florida Modifications)

07/01/2021

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**Schedule B-II**

2675; Partial Release recorded in O.R. Book 1795, Page 1579; Corrective Partial Release recorded in O.R. Book 1798, Page 122, all of the Public Records of Alachua County, Florida.

10. Riparian and littoral rights are not insured.
11. Any portion of the Land lying waterward of the ordinary high water mark of creek and pond, and lands accreted thereto.
12. Rights of others to use that portion of the Land lying within the waters of creek and pond.

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07/01/2021

# Exhibit A

**TPN: 16125-001-000**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE **COMMENCE** AT THE SOUTHEAST CORNER OF LOT 36 OF DEVONSHIRE HILLS ADDITION, A SUBDIVISION AS RECORDED IN PLAT BOOK H, PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°12'45" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, A DISTANCE OF 181.36 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION BEING THE **POINT OF BEGINNING**; THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 24°12'45" EAST, A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 17°12'04" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00°14'45" WEST, PARALLEL TO A SOUTHERLY PROJECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTHEAST 39TH TERRACE, A DISTANCE OF 314.14 FEET, ON A NON-TANGENT LINE, TO INTERSECT A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 720.00 FEET; THENCE RUN NORTHEASTERLY 212.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'49" SAID CURVE HAVING A TANGENT LENGTH OF 107.16 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69°45'21" EAST AND 211.98 FEET; THENCE RUN SOUTH 22°13'54" EAST, A DISTANCE OF 400 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF THE SOUTHWESTERLY BRANCH OF A CREEK; THENCE RUN NORTHEASTERLY ALONG SAID CREEK CENTERLINE, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE POINT WHERE THE CREEK BRANCHES; THENCE RUN SOUTHEASTERLY ALONG THE CENTERLINE OF THE SOUTHEASTERLY BRANCH OF THE CREEK, A DISTANCE OF 390 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 11; THENCE RUN EASTERLY, ALONG SAID SOUTH SECTION LINE, A DISTANCE OF 325 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SECTION 11, A DISTANCE OF 1455 FEET, MORE OR LESS, TO A POINT WHICH LIES 450.00 FEET SOUTH OF THE POINT OF INTERSECTION OF THE SAID EAST SECTION LINE WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20; THENCE RUN NORTHWESTERLY A DISTANCE OF 1030 FEET, MORE OR LESS, TO A POINT LYING ON THE EAST BOUNDARY LINE OF SAID SUBDIVISION, 802.00 FEET SOUTHERLY OF THE INTERSECTION OF SAID EAST BOUNDARY LINE OF THE SUBDIVISION AND THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20; THENCE RUN SOUTH 00°24'58" EAST, ALONG SAID EAST BOUNDARY LINE OF THE SUBDIVISION, A DISTANCE OF 504.8 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

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

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE  
POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment *Conditions*, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
*A Stock Company*  
1408 North Westshore Blvd., Suite 900, Tampa, FL 33607  
(612) 371-1111



By *C. Monroe* President  
Attest *David Wald* Secretary

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.
3. The Company’s liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I—Requirements; and
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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## 9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

## 10. ARBITRATION

The Policy contains an arbitration clause as follows:

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“ALTA Rules”). The ALTA Rules are available online at [www.alta.org/arbitration](http://www.alta.org/arbitration). The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association (“AAA Rules”). The AAA Rules are available online at [www.adr.org](http://www.adr.org).
- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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