

**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> 1671622	<b>Revision Number:</b> RE0825-2001	<b>Issuing Office File Number:</b> RE0825-2001	<b>Issuing Agent:</b> Rafael Fabian, P.A.
<b>Property Address:</b> 6021 SW 34 Street, Miami, FL 33155	<b>Loan ID Number:</b> 1015061-0000038334-2	<b>Issuing Office's ALTA® Registry ID:</b> 1035587	<b>Issuing Office:</b> 4675 Ponce De Leon Blvd., Suite 302, Coral Gables FL 33146

**SCHEDEULE A**

1. Commitment Date: **October 14, 2025 at 11:00 PM**
2. Policy to be issued:

a. OWNER'S: 2021 ALTA® Owner's Policy with Florida Modifications Proposed Insured: The estate or interest to be insured: <b>Fee Simple as shown by instrument to be recorded in the Public Records of MIAMI-DADE County, Florida.</b>	Proposed Amount of Insurance:
b. MORTGAGEE: 2021 ALTA® Loan Policy with Florida Modifications Proposed Insured: <b>Vontive, Inc. ISAOA/ATIMA</b> The estate or interest to be insured: <b>Fee Simple</b>	<b>\$1,203,750.00</b>
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*)  
**Seville Group Investments LLC., a Florida limited liability company**
5. The Land is described as follows:  
**Lot 18 and the East 1/2 of Lot 17, Block 1, Amended Plat of Central Miami Part One, according to the plat thereof as recorded in Plat Book 10, Page 75, Public Records of Miami-Dade County, Florida.**

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

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AUTHORIZED SIGNATORY

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Commitment Number: 1671622

**Schedule B-I**

Issuing Office File Number: RE0825-2001

**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. Deed from Seville Group Investments LLC, a Florida limited liability company to Triple J and E Investments, a Florida limited liability company, to be recorded in the public records of Miami-Dade County, Florida.
  - B. Modified: Mortgage from Triple J and E Investments, a Florida limited liability company to the proposed insured mortgagee(s).
5. Record satisfaction of the mortgage from Seville Group Investments LLC., a Florida limited liability company to EKG Family Holdings, LLLP. recorded in O.R. Book 32493, Page 2824, Public Records of Miami-Dade County, Florida.
6. Recordation of evidence that the violation recorded at O.R. Book 33742, Page 4584 O.R. Book 32747, Page 1112, Public Records of Miami-Dade, Florida has been brought to compliance.
7. Record satisfaction and release of Code Enforcement Liens recorded in O.R. Book 33742, Page 4584; O.R. Book 32747, Page 1112, Public Records of Miami-Dade County, Florida.
8. Satisfactory evidence must be furnished establishing that Seville Group Investments LLC., a Florida limited liability company 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.
9. 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.
10. 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.
11. Execution of closing affidavit by appropriate parties representing possession and no adverse matters, including actions taken by

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**Schedule B-I**  
**(Continued)**

owner or others that would give rise to litigation or lien.

12. Closing funds must be disbursed by or at the direction of the Title Agent issuing this policy.
13. Affidavit from owner, or other person having actual knowledge, establishing that no person other than the owner is in possession.
14. 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 encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy.
15. Obtain affidavit from owner affirming that tax certificate(s) numbered 17569 were redeemed by affiant.
16. Obtain affidavit from owner affirming that tax certificate(s) numbered 17812 were redeemed by affiant.
17. Proof of redemption of Tax Sale Certificate No. 19603 for taxes for the year 2023 must be furnished.
18. Proof of redemption of Tax Sale Certificate No. 20440 for taxes for the year 2024 must be furnished.
19. 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: O.R. Book 32493, Page 2822.

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**Schedule B-II**

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**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 2025 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. All matters contained on the Plat of Amended Plat of Central Miami Part One, as recorded in Plat Book 10, Page 75, Public Records of Miami-Dade County, Florida.
6. Modified: Intentionally Deleted.
7. Rights of the lessees under unrecorded leases.

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