



*First American*

# Commitment

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 1068-4416860

### AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

Issued By

***First American 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 EXTRACONTRACTUAL 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, ***First American Title Insurance Company***, a Nebraska 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 Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through: Salter Feiber, PA

David E. Menet, Esq.  
Attorney at Law

***First American Title Insurance Company***

Dennis J. Gilmore  
President

Jeffrey S. Robinson  
Secretary

**If this jacket was created electronically, it constitutes an original document.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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;
- (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 shall not be liable for any other amendment to this Commitment.

### 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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 the purpose of providing closing or settlement services.

**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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# First American Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule A

#### Transaction Identification Data for reference only:

Commitment Number: <b>19-0592.7 KN</b>	Revision Number: <b>None</b>	Issuing Office File Number: <b>19-0592.7 KN</b>	Issuing Office: <b>None</b>
Property Address: <b>Unassigned Locations, Alachua County, FL</b>	Loan ID Number: <b>None</b>	ALTA Universal ID: <b>None</b>	Issuing Agent: <b>Salter Feiber, P.A.</b>

1. Commitment Date: February 12, 2021 @ 08:00 AM
2. Policy to be issued: Proposed Policy Amount:  
  
OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$10,748,352.30  
  
Proposed Insured: Alachua County, a political subdivision of the state of Florida  
  
MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$  
  
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**. (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
  
**Weyerhaeuser Company, a Washington Corporation**, successor by merger into Plum Creek Timberlands, L.P., a Delaware corporation (as to all lots except Lots 13-15); and  
  
**Weyerhaeuser NR Company, a Washington Corporation**, successor by merger into Plum Creek Manufacturing Holding Company, Inc., a Delaware corporation, successor by merger into Plum Creek Marketing, Inc., successor by merger into Plum Creek Land Company, a Delaware corporation (as to Lots 13-15).
5. The Land is described as follows:  
  
See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

### First American Title Insurance Company

P.O. Box 776123, Attn: Accounts Receivable Dept., Chicago, Illinois 60677-6123



AUTHORIZED SIGNATORY

David E. Menet, Esq. 02 - 25 - 2021  
Attorney at Law

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# First American Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

Issuing Office File Number: 19-0592.7 KN

### 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. Special Warranty Deed conveying the land from Weyerhaeuser Company, a Washington Corporation, successor by merger into Plum Creek Timberlands, L.P., a Delaware corporation to the proposed insured. (as to all lots except Lots 13-15)
  - B. Special Warranty Deed conveying the land from Weyerhaeuser NR Company, a Washington Corporation, successor by merger into Plum Creek Manufacturing Holding Company, Inc., a Delaware corporation, successor by merger into Plum Creek Marketing, Inc., successor by merger into Plum Creek Land Company, a Delaware corporation to the proposed insured. (as to Lots 13-15)
  - C. In connection with the deed, we will further require: 1) Certified copy of a Board of Directors resolution setting forth the terms, conditions and consideration for which the corporation is authorized to convey its property. The resolution must further identify the officers authorized to execute the deed and other closing documents on behalf of the corporation; 2) Certified incumbency certificate showing the identity of the officers authorized to execute the conveyance on behalf of the corporation; 3) The corporation must have been formed prior to, the date the corporation acquired title to the land; 4) Certificate from the Secretary of State of the state of origin of said corporation's current good standing; 5) If the property constitutes all or substantially all of the corporation's assets and the sale is not in the usual and regular course of the corporation's business, the Company shall further require shareholder approval for the transaction obtained in compliance with the State's statutory requirements; and 6) The Company reserves the right to amend the commitment, including but limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.
  - D. Resolution, in recordable form, of the governing body of Alachua County, a political subdivision, authorizing the purchase of the subject property, designating the officers who will execute the closing documents and setting forth the amount and the terms of said purchase.
5. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.
6. Furnish Company a Survey prepared by a Florida registered land surveyor; dated no more than 90 days prior to closing date of subject transaction; certified to the proposed insured(s), First American Title Insurance Company and all other parties in interest; and, meeting the Florida Minimum Technical Standards for all land surveys. Upon receipt and review of such survey, the Company reserves the right to make such additional requirements and/or to modify the legal description set forth on Schedule A as it may deem necessary.
7. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.

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**First American Title Insurance Company**  
*AMERICAN LAND TITLE ASSOCIATION*  
*COMMITMENT*  
**Schedule B-I (Continued)**

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8. NOTE REGARDING ACCESS: Satisfactory evidence must be submitted that the roadway (SE 225th Drive) was constructed by, and has been maintained or repaired continuously and uninterrupted by the county, municipality, or the Department of Transportation for any consecutive four year period, or that the roadway has been maintained or repaired by the county, municipality, or the Department of Transportation for a period of seven years regardless of who constructed the road, as may be applicable per F.S. 95.361. Together with proof that said roadway abuts property. (Parcels 2, 5, 10, 11, and 15)
9. NOTE REGARDING ACCESS: Satisfactory evidence must be submitted that the roadway (SE 162th Ave) was constructed by, and has been maintained or repaired continuously and uninterrupted by the county, municipality, or the Department of Transportation for any consecutive four year period, or that the roadway has been maintained or repaired by the county, municipality, or the Department of Transportation for a period of seven years regardless of who constructed the road, as may be applicable per F.S. 95.361. Together with proof that said roadway abuts property. (Parcels 8, 9, 10, 11, and 13)
10. NOTE REGARDING ACCESS: Satisfactory evidence must be submitted that the roadway (SE 177th Ave) was constructed by, and has been maintained or repaired continuously and uninterrupted by the county, municipality, or the Department of Transportation for any consecutive four year period, or that the roadway has been maintained or repaired by the county, municipality, or the Department of Transportation for a period of seven years regardless of who constructed the road, as may be applicable per F.S. 95.361. Together with proof that said roadway abuts property. (Parcel 12, 15, and 16)
11. INFORMATION NOTE: (Parcel 1) Taxes for the year 2020 show PAID, in the amount of \$751.73, for Parcel No. 20012-000-000; Gross Amount for Taxes & Assessments is \$783.05; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
12. INFORMATION NOTE: (Parcel 2) Taxes for the year 2020 show PAID, in the amount of \$1,552.02, for Parcel No. 20019-000-000; Gross Amount for Taxes & Assessments is \$1,616.69; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
13. INFORMATION NOTE: (Parcel 3) Taxes for the year 2020 show PAID, in the amount of \$1,452.95, for Parcel No. 20023-000-000; Gross Amount for Taxes & Assessments is \$1,513.49; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
14. INFORMATION NOTE: (Parcel 4) Taxes for the year 2020 show PAID, in the amount of \$219.50, for Parcel No.20045-000-000; Gross Amount for Taxes & Assessments is \$228.65; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
15. INFORMATION NOTE: (Parcel 5) Taxes for the year 2020 show PAID, in the amount of \$2,499.94, for Parcel No.20052-000-000; Gross Amount for Taxes & Assessments is \$2,604.10; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
16. INFORMATION NOTE: (Parcel 6) Taxes for the year 2020 show PAID, in the amount of \$3,060.36, for Parcel No.20054-000-000; Gross Amount for Taxes & Assessments is \$3,187.87; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
17. INFORMATION NOTE: (Parcel 7) Taxes for the year 2020 show PAID, in the amount of \$266.12, for Parcel No.20055-000-000; Gross Amount for Taxes & Assessments is \$277.21; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
18. INFORMATION NOTE: (Parcel 8) Taxes for the year 2020 show PAID, in the amount of \$2,472.74, for Parcel No.20058-000-000; Gross Amount for Taxes & Assessments is \$2,575.77; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.

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**Schedule B-I (Continued)**

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19. INFORMATION NOTE: (Parcel 9) Taxes for the year 2020 show PAID, in the amount of \$1,396.62, for Parcel No.20060-000-000; Gross Amount for Taxes & Assessments is \$1,454.81; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
20. INFORMATION NOTE: (Parcel 10) Taxes for the year 2020 show PAID, in the amount of \$479.78, for Parcel No.20061-000-000; Gross Amount for Taxes & Assessments is \$499.77; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
21. INFORMATION NOTE: (Parcel 11) Taxes for the year 2020 show PAID, in the amount of \$1,775.40, for Parcel No.20062-000-000; Gross Amount for Taxes & Assessments is \$1,849.38; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
22. INFORMATION NOTE: (Parcel 13) Taxes for the year 2020 show PAID, in the amount of \$402.09, for Parcel No.20072-005-000; Gross Amount for Taxes & Assessments is \$418.84; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
23. INFORMATION NOTE: (Parcel 14) Taxes for the year 2020 show PAID, in the amount of \$308.86, for Parcel No.20126-004-000; Gross Amount for Taxes & Assessments is \$321.73; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
24. INFORMATION NOTE: (Parcel 15) Taxes for the year 2020 show PAID, in the amount of \$814.73, for Parcel No.20134-000-000; Gross Amount for Taxes & Assessments is \$848.68; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
25. INFORMATION NOTE: (Parcel 16) Taxes for the year 2020 show PAID, in the amount of \$1,229.58, for Parcel No.20144-000-000; Gross Amount for Taxes & Assessments is \$1,280.81; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
26. The name or names of the proposed insured(s) and/or the amount of requested insurance under the Owner's/Loan Policy to be issued must be furnished and this Commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.

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# First American Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 19-0592.7 KN

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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 Commitment 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 Commitment.
2.
  - d. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
  - e. Rights or claims of parties in possession not recorded in the Public Records.
  - f. 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.
  - g. Easements or claims of easements not recorded in the Public Records.
  - h. 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. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
5. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
6. The policy does not insure title to any part of the Land lying below the Mean or Ordinary High Water Line of the abutting body of water.
7. Riparian and/or littoral rights are not insured.
8. Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 257, Page 42. (Parcel 1)
9. Access to and from Parcel 1 is insured only, and solely, as long as all of the insured lands described under Parcel 2 in Schedule A herein remain under, and vested in the same title ownership. (Parcel 1)
10. Matters appearing on the plat recorded in Plat Book B, Page(s) 10-A, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A". (Parcel 3)
11. Easement for ingress and egress, recorded in Book 1950, Page 1620. (Parcel 3)

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**Schedule B-II (Continued)**

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12. Terms and conditions of the Conservation Easement between Nekoosa Packaging Corporation and St. Johns River Water Management District recorded in Book 2043, Page 2741, as amended in Book 2254, Page 2115 and Book 3824, Page 2959. (Parcel 3)
13. Terms and conditions of the Conservation Easement for Habitat Management between Plum Creek Timberlands, L.P. and Florida Fish and Wildlife Conservation recorded in Book 3859, Page 984. (Parcel 3)
14. Access to and from Parcel 4 is insured only, and solely, as long as all of the insured lands described under Parcel 5 or Parcels 2 and 3 in Schedule A herein remain under, and vested in the same title ownership. (Parcel 4)
15. Reservations contained in Deed from State of Florida (TIIF), filed in Deed Book 198, Page 334. (Government Lot 1 of Parcel 4)
16. Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 257, Page 43. (Parcel 6)
17. Terms and conditions of the Access Easement Agreement between Alachua County, Florida and Weyerhaeuser Company recorded in Book 4656, Page 923 (Parcels 1, 2, 5, and 6).
18. Access to and from Parcel 6 is insured only, and solely, as long as all of the insured lands described under Parcel 5 in Schedule A herein remain under, and vested in the same title ownership. (Parcel 6)
19. Access to and from Parcel 7 is insured only, and solely, as long as all of the insured lands described under Parcel 9 or Parcels 5 and 6 in Schedule A herein remain under, and vested in the same title ownership. (Parcel 7)
20. Terms and conditions of the Easement between Owens-Illinois, Inc., an Ohio corporation and West Putnam Enterprises, a Florida partnership recorded in Book 1328, Page 804. (Parcels 8, 9, and 10)
21. Reservations contained in Deed from State of Florida (TIIF), filed in Deed Book 198, Page 340. (Parcel 11)
22. OMITTED.
23. OMITTED.
24. Easement for outfall ditch to State of Florida, recorded in Deed Book 256, Page 126. (Parcel 13)
25. Access to and from SE 1/4 of SE 1/4 of Parcel 13 is insured only, and solely, as long as all of the insured lands described under Parcel 14 in Schedule A herein remain under, and vested in the same title ownership. (SE 1/4 of SE 1/4 of Parcel 13)
26. Easement granted to Bellsouth Telecommunications, Inc. by instrument recorded in Book 1967, Page 2512. (Parcel 15)
27. The public records do not show any legal right of access to or from the land, and, by reason thereof, the Company does not insure any right of access to and from the insured property. (NE 1/4 of NE 1/4 of Parcel 13)
28. Access to and from W 1/2 of NW 1/4 of NW 1/4 of Parcel 15 is insured only, and solely, as long as all of the insured lands described under Parcel 14 in Schedule A herein remain under, and vested in the same title ownership. (part of Parcel 15)
29. Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 348, Page 263. (Parcel 16)
30. Right-of-way of SE 225th Drive. (Parcels 2, 5, 10, 11, 15)
31. Right-of-way of SE 162nd Ave. (Parcels 8, 9, 10, 11, 13)
32. Right-of-way of SE 177th Ave. (Parcels 15, 16)
33. OMITTED.

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**Schedule B-II (Continued)**

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- 34. Rights of others to use portions of private trail roads adjoining or crossing the captioned lands.
- 35. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- 36. OMITTED.
- 37. OMITTED.

Note: All of the recording information contained herein refers to the Public Records of ALACHUA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

# Exhibit A

The land referred to herein below is situated in the County of ALACHUA, State of Florida, and described as follows:

**Parcel 1: (TPN 20012-000-000, shown for informational purposes only)**

All, EXCEPT N 1/2 of N 1/2, of Section 13, Township 11 South, Range 22 East, Alachua County, Florida. LESS and EXCEPT railroad right-of-way.

TOGETHER WITH rights granted in that certain Access Easement Agreement recorded in Book 4656, Page 923 of the public records of said county.

**Parcel 2: (TPN 20019-000-000, shown for informational purposes only)**

ALL of Section 14, Township 11 South, Range 22 East, Alachua County, Florida, LESS and EXCEPT the N 1/2 of NE 1/4; also EXCEPT Beginning at NE corner of NW 1/4 and run and run W 21.50 chains to graded road; then South along road 11.50 chains to corner of fence, then East 14 chains along fence, then South 3.60 chains to edge of field, then East 9.50 chains to fence, then North 13 chains along fence to Point of Beginning; also EXCEPT Beginning 8.50 chains South of North line of Section 14-11-22 at fence corner on West side of graded road, then South along said fence and road 20 chains to fence corner; then West 7 chains along fence, then NW along fence 5 chains, then North 14 chains along fence, then East 13 chains along fence to point of beginning; and also EXCEPT lands described in Book 4199, Page 2395 of the public records of said county.

TOGETHER WITH rights granted in that certain Access Easement Agreement recorded in Book 4656, Page 923 of the public records of said county.

**Parcel 3: (TPN 20023-000-000, shown for informational purposes only)**

N 1/2 lying North of SE 122nd Ln and West of railroad; N 1/2 lying East of US Hwy 301, LESS lands described in OR 1323, Page 524; E 1/2 of SE 1/4; and EXCEPT the following lots in South Hawthorne Terrace according to Plat Book B, Page 10-A of Alachua County, Florida, lying and being in Section 15, Township 11 South, Range 22 East, to wit:

Lots 25, 26 and 27, Block 2;  
Lots 11 and 15, Block 41

**Parcel 4: (TPN 20045-000-000, shown for informational purposes only)**

Government Lots 1 and 8 being the E 1/2 of NE 1/4 of Section 22, Township 11 South, Range 22 East, Alachua County, Florida.

# Exhibit A

(Continued)

**Parcel 5: (TPN 20052-000-000, shown for informational purposes only)**

N 1/2; NE 1/4 of SW 1/4, East of graded road; N 1/2 of SE 1/4; SE 1/4 of SE 1/4, of Section 23, Township 11 South, Range 22 East, Alachua County, Florida. LESS and EXCEPT railroad right-of-way.

TOGETHER WITH rights granted in that certain Access Easement Agreement recorded in Book 4656, Page 923 of the public records of said county.

**Parcel 6: (TPN 20054-000-000, shown for informational purposes only)**

All EXCEPT SW 1/4 of SE 1/4, of Section 24, Township 11 South, Range 22 East, Alachua County, Florida. LESS and EXCEPT railroad right-of-way.

TOGETHER WITH rights granted in that certain Access Easement Agreement recorded in Book 4656, Page 923 of the public records of said county.

**Parcel 7: (TPN 20055-000-000, shown for informational purposes only)**

SW 1/4 of SE 1/4, of Section 24, Township 11 South, Range 22 East, Alachua County, Florida.

**Parcel 8: (TPN 20058-000-000, shown for informational purposes only)**

E 1/2 of NE 1/4 and S 1/2 of Section 25, Township 11 South, Range 22 East, Alachua County, Florida.

**Parcel 9: (TPN 20060-000-000, shown for informational purposes only)**

W 3/4 of N 1/2 of Section 25, Township 11 South, Range 22 East, Alachua County, Florida.

**Parcel 10: (TPN 20061-000-000, shown for informational purposes only)**

SE 1/4 of NE 1/4 and NE 1/4 of SE 1/4 of Section 26, Township 11 South, Range 22 East, Alachua County, Florida.

**Parcel 11: (TPN 20062-000-000, shown for informational purposes only)**

N 1/2 of NE 1/4; SW 1/4 of NE 1/4; NE 1/4 of NW 1/4; W 1/2 of SE 1/4; SE 1/4 of SE 1/4; and East 1/2 of SE 1/4 of SW 1/4, of Section 26, Township 11 South, Range 22 East, Alachua County, Florida.

# Exhibit A

(Continued)

**Parcel 12:**

OMITTED

**Parcel 13: (TPN 20072-005-000, shown for informational purposes only)**

NE 1/4 of NE 1/4 (Government Lot 1); E 8.46 chains of Government Lot 8, EXCEPT the N 6 chains of W 2.83 chains; and SE 1/4 of SE 1/4 (Government Lot 12), of Section 27, Township 11 South, Range 22 East, Alachua County, Florida.

**Parcel 14: (TPN 20126-004-000, shown for informational purposes only)**

That part of Government 1 and Government Lot 8 and the East 9.38 chains of Government Lot 2, all lying North of SE 177th Ave, EXCEPT railroad right of way, of Section 34, Township 11 South, Range 22 East, Alachua County, Florida.

**Parcel 15: (TPN 20134-000-000, shown for informational purposes only)**

N 1/2 of NE 1/4; E 1/2 of SE 1/4 of NE 1/4; W 1/2 of NW 1/4 of NW 1/4; E 3/4 of N 1/2 of SE 1/4 and S 1/2 of SE 1/4, of Section 35, Township 11 South, Range 22 East, Alachua County, Florida.

LESS and EXCEPT: That portion of the East 3/4 of the North 1/2 of the Southeast 1/4, and the South 1/2 of the Southeast 1/4, lying West of SE 225th Drive, Section 35, Township 11 South, Range 22 East, Alachua County, Florida. LESS and EXCEPT SE 177th Avenue and SE 225th Drive.

**Parcel 16: (TPN 20144-000-000, shown for informational purposes only)**

N 1/2 of NE 1/4; SE 1/4 of NE 1/4; NW 1/4; and NE 1/4 of SE 1/4, of Section 36, Township 11 South, Range 22 East, Alachua County, Florida.

LESS and EXCEPT lands described in Book 1040, Page 522; Book 2017, Page 1125; Book 2244, Page 1950; and Book 2298, Page 525; of the public records of said county.

LESS and EXCEPT railroad right-of-way.