

Blue Title, LLC
174 Water Color Way, Suite 331
Santa Rosa Beach, FL 32459
850-960-0016
866-558-1608

Lawyers Title Insurance Corporation

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Order No.: 3034273

Customer Reference: Holmes Vacant Land

Effective Date: February 02, 2010 at 8:00 AM.

1. Policy or Policies to be issued:
 - A. ALTA Owners 1992 with Florida Modifications
Proposed Insured: The Proposed Insured
Amount of Insurance:

2. The estate or interest in the land described or referred to in this Schedule and covered herein is Fee Simple and title thereto is at effective date hereof vested in:

Union Timber and Investment Company LLC, a Florida limited liability company

3. The land referred to in this Commitment is described in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: _____
Authorized Officer or Agent

This commitment is invalid unless the insuring provisions in Schedules A and B are attached.

Schedule B Section 1 Requirements

The following are requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) creating the estate or interest to be insured must be properly executed, delivered and filed for record.
 - A. Duly authorized Warranty Deed from Union Timber and Investment Company LLC, a Florida limited liability company to The Proposed Insured.
 - i. Provide satisfactory evidence that Union Timber and Investment Company LLC is in existence in the State of Florida.
 - ii. Present for examination a certified copy of the Articles of Organization and operating agreement for Union Timber and Investment Company, LLC, together with any amendments or modifications thereto, certified by the Florida Department of State.

NOTE: The Company reserves the right to make additional requirements when additional facts are disclosed by the compliance of the requirements shown on Schedule B, Section 1 herein.
 - iii. Record an affidavit from one of the signatory members or managers of Union Timber and Investment Company LLC which states the company has not been dissolved, and that affiant has authority to execute the Warranty Deed on behalf of the company, and that said act is in conformity with the Articles of Organization and operating agreement for Union Timber and Investment Company LLC.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Record in the Public Records a release or satisfaction of the Mortgage in favor of The Peoples Bank of Coffee County in the original principal amount of [REDACTED] recorded October 18, 2006 in Official Records Book 402, Page 790 (as to Parcel 1).
5. Record in the Public Records a release or satisfaction of the Mortgage in favor of The Peoples Bank of Coffee County in the original principal amount of [REDACTED] recorded May 3, 2006 in Official Records Book 392, Page 363 (as to Parcel 2 & 3).
6. Evidence satisfactory to the Company must be furnished showing that there is access to and from the land, or the policy will contain an appropriate exception.
7. Furnish Owner's/Mortgagor's Affidavit establishing that: All sums due for labor and/or materials for any work performed on the property have been paid and that no liens or encumbrances against the property other than as stated herein, are outstanding.
8. Furnish Owner's Affidavit establishing the rights of parties in possession.

NOTE: Same may be included in the above Affidavit.

**Schedule B Section 1
Requirements continued**

9. A survey, satisfactory to the Company, must be furnished. If said survey should disclose building setback lines, easements, encroachments, overlaps, boundary line disputes, or other adverse matters, they will appear as exceptions in Schedule B of the Owner's Policy and Schedule B, Part 1 of the Loan Policy to be issued.
10. Proof of payment of all special assessments, recorded or unrecorded, including but not limited to special assessments arising under Chapter 159 of the Florida Statutes.
11. Proof of payment, satisfactory to the Company, of taxes for the year(s) 2009 in the gross amount of \$312.19 under Tax Folio Number: 1227.00-000-000-018.000. (as to parcel 1)
12. Proof of payment, satisfactory to the Company, of taxes for the year(s) 2009 in the gross amount of \$253.61 under Tax Folio Number: 1233.00-000-000-001.000. (as to parcel 2)
13. Proof of payment, satisfactory to the Company, of taxes for the year(s) 2009 in the gross amount of \$47.03 under Tax Folio Number: 1234.00-000-000-002.000. (as to parcel 3)
14. The name(s) of the proposed insured under the policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.

Schedule B Section 2 Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of 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 Commitment.
2. Taxes and assessments for the year 2010 and subsequent years, which are not yet due and payable.
3. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. 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.
6. Taxes or assessments which are not shown as existing liens in the public records.
7. This Commitment and/or the Policy to be issued hereunder, does not insure access to all parcels of the insured land.
8. Oil, Gas and Minerals reserved as contained in Warranty Deed recorded in Deed Book 116, Page 329, Public Records of Holmes County, Florida.
9. One-half of All Oil, Gas and Minerals reserved as contained in Warranty Deed recorded in Deed Book 67, Page 127, Public Records of Holmes County, Florida.

NOTE: All recording references in this commitment/policy shall refer to the public records of Holmes 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 Lawyers Title Insurance Corporation, 2400 Maitland Center Parkway, Suite 210, Maitland, FL 32751; Telephone 877-947-5483.

Exhibit "A"

Parcel 1:

Southwest 1/4; and Southwest 1/4 of Southeast 1/4, Section 27, Township 6 North, Range 16 West; LESS the following described parcels:

- a) All of Southwest ? of said Section 27, lying and being West of the existing county dirt road.
- b) A parcel described as commencing at Northwest corner of Southwest 1/4 of Southwest 1/4 of said Section 27, and run South 0°18' West along the Section line 155 feet; thence South 89°42' East 230 feet to the East boundary line of county graded road for a Point of Beginning; thence continue South 89°42' East 210 feet; thence South 5°04' East 210 feet; thence North 89°42' West 210 feet; thence North 5°04' West 210 feet along the East boundary of county graded road to Point of Beginning.
- c) Two acres described as Beginning at Northwest corner of Northwest 1/4 of Southwest 1/4 of said Section 27 and running East 420 feet; thence South 210 feet; thence West 420 feet; thence North 210 feet to Point of Beginning.
- d) A parcel described as commencing at Northwest corner of Southwest 1/4 of Southwest 1/4 of said Section 27 and run South 0°18' West along the Section line 557 feet; thence South 89°42' East 267 feet to East boundary line of county graded road for Point of Beginning; thence continue South 89°42' East 210 feet; thence South 5°04' East 210 feet; thence North 89°42' West 210 feet; thence North 5°04' West 210 feet to Point of Beginning.

Parcel 2:

The Northeast 1/4 of Section 33, Township 6 North, Range 18 West, Holmes County, Florida

Parcel 3:

All that part of the Northwest 1/4 of Section 34, Township 6 North, Range 16 West, Holmes County, Florida, lying West of Old Geneva-Caryville Road.