

Order Number: 60662103
Production Date: July 27, 2015

**Schedule B-I
(Requirements)**

1. The following are the requirements to be complied with:
 - A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
 - B. Instruments in insurable form which must be executed, delivered and duly filed for record.
2. Record mortgage/deed of trust from Jeffrey G. Epstein, a single man and spouse(s), if married.
3. The following lien to be discharged, or same to be shown on policy.

Mortgagee :	JPMorgan Chase Bank, N.A.
Amount:	\$128,651.00
Dated Date:	February 3, 2011
Recorded Date:	March 15, 2011
Loan No:	1757548050
Book:	OR BK 24408
Page:	728
Open Ended:	No
Mortgagor:	Jeffrey G. Epstein (Unmarried)
Assigned To:	
4. Record Release/Discharge of FL Judgment in the amount of \$155,464.22 filed against Jeffrey Epstein, individually in favor of Sitrick and Company, a division of Sitrick Brincko Group, LLC and recorded August 27, 2014, in Liber/Book 27003, Page/Folio 1068 or submit evidence that the said above named is not our party, or same will be shown on the final policy.
5. Submit a satisfactory survey prior to the proposed closing. This mortgage commitment is subject to matters as may be disclosed by said survey.
6. Record a release of Lis Pendens, dated September 15, 2014 and recorded September 17, 2014 in Liber/Book 27043, Page/Folio 638 giving notice of Palm Beach County Circuit Court File No. 2014CA011284 Division: AB, or same to be shown on the final policy.
7. Payment of unpaid taxes and special assessments, plus penalty, interest and collection fees, if any, or same to be shown on the final policy.
8. Taxes being obtained from municipality. To follow under separate cover.

Tax Id Number(s): 74-42-43-21-08-000-7150

NOTE: In the event that the loan secured by the mortgage to be insured (the insured mortgage) is closed and disbursed by a branch office of the Company or an agent of the Company, for whom we have provided you with an un-cancelled closing protection letter, the policy committed for by this commitment will be issued in the form required by your closing instructions. Such policy will only include exceptions disclosed by this commitment and any amendments to or updates of this commitment provided to you prior to closing.

NOTE: Title Source, Inc. obtains the opinion of an independent attorney licensed in the subject property state prior to the furnishing of any title information where required by applicable law.

NOTE: Possible Revenue Bond Charges for Sewer/Water pursuant to State Statutes and local ordinances when connection to the System is made by the owner. The exact current and continuing charges depend on all the facts. Contact local officials for details. This is for information only and will not appear on the Title Policy.

This commitment is valid and binding for a period of 180 days from the date hereof. Thereafter it is void and of no effect.

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**Schedule B-II
(Exceptions)**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters 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 the report.
2. 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.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien or rights to lien for services, labor or material, 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 by the records of any taxing authority that levies taxes or assessments on real property or by the Public Record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the Public Record.
7. Taxes and assessments not yet due and payable.
8. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
9. FL Sovereignty Rights: Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
10. FL Navigational Servitude: 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.
11. FL Riparian Rights: Riparian Rights and/or Littoral Rights are not insured.
12. FL Mean High Water Line & Erosion Control Line: The policy does not insure title to any part of the Land lying seaward of the most inland of the: (a) the Mean High Water Line of the abutting body of water; or, (b) the Erosion Control Line, if any, established as to said land pursuant to Chapter 161, Florida Statutes.
13. FL Coastal Construction Control Line: The Coastal Construction Control Line, if any, affecting the Land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the Disclosure and Survey requirements pursuant to Section 161.57, Florida Statutes.
14. FL Public Beach & Recreational Rights: 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.
15. Any and all easements, agreements and restrictions of record.

NOTE:

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In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as exclusive remedy of the parties. Arbitration is voluntary and non-binding.

This commitment is valid and binding for a period of 180 days from the date hereof. Thereafter it is void and of no effect.

EFTA01082055

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 74-42-43-21-08-000-7150

Land Situated in the County of Palm Beach in the State of FL

BEING KNOWN AND DESIGNATED AS LOT 715, SUBDIVISION RIVERWALK PLAT 6; SECTION 21; TOWN 43 SOUTH, RANGE 42 EAST.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 1986 TIGRIS DR , WEST PALM BEACH, FL 33411

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CONVEYANCE SEARCH

Effective Date: July 16, 2015 at 8:00 a.m.

From examination of the records in the Register of Deeds Office, Palm Beach County, FL, for property described as follows, to wit:

Land situated County of Palm Beach in the State of FL
(See Attached Exhibit A - Legal Description)

Commonly known as: 1986 TIGRIS DR, WEST PALM BEACH, FL 33411

74-42-43-21-08-000-7150

24 months prior to July 16, 2015, we find there are no conveyances affecting subject property except the following:

1 By Warranty Deed from Riverwalk Of The Palm Beaches Development Company, Inc., A Florida Corporation to Jeffrey G. Epstein, a single man dated May 18, 1999 and recorded May 19, 1999 in Liber/Book ORB 11118, Page/Folio 621

This report contains information from public land records available in the county indicated above for whose accuracy and completeness we assume no responsibility. This report is released with the understanding that it is strictly confidential and only to be used by the party requesting it. This report is not to be construed as an opinion of title or as a commitment for title insurance. For matters of a legal nature, we suggest you contact your attorney. The liability of Title Source, Inc. is limited to the amount paid for this report. Title Source, Inc. assumes no liability, financial or otherwise, in association with the information in this report.