ALLIANT NATIONAL TITLE INSURANCE COMPANY

Alliant National File #20196620 **Agent File #26-1227**

RESPA SEARCH REPORT

October 14, 2026

Owner: DJ Global Investments LLC, a Florida limited liability company
County: Orange

To: City Title Services, LLC

This Search Report is provided by Alliant National Title Insurance Company to you as our policy-issuing title agent pursuant to our Agency Agreement with you. This Search Report, including the attached documentation and proposed schedules, is provided for your exclusive use in determining the insurability of title for the issuance of a title commitment and policy(ies) on our Company pursuant to our Agency Agreement with you. This Search Report may be used for no other purpose nor relied upon by any other party for any reason.

Questions on Search: Email searches@alliantnational.com
Underwriting questions: FLUnderwriting@AlliantNational.com
Request Update: updates@alliantnational.com

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ALLIANT NATIONAL TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

ALLIANT NATIONAL TITLE INSURANCE COMPANY
1831 Lefthand Circle, Suite G, Longmont, CO 80501

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: City Title Services, LLC
Issuing Office: 540 E. Horatio Avenue, Suite 101, Maitland, Florida 32751
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 20196620
Issuing Office File Number: 26-1227
Property Address: 1910 Cloverlawn Ave, Orlando, Florida 32806
Revision Number:
Questions on Search: Email searcher shown above or searches@alliantnational.com
Underwriting questions: FLUnderwriting@AlliantNational.com
Request Update: updates@alliantnational.com

SCHEDULE A

1. Commitment Date: October 09, 2026 at 06:00 AM

2. Policy to be issued:

a. 2021 ALTA® Owner's Policy 2021 ALTA®
Proposed Insured: tbd
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple

b. 2021 ALTA® Lender's Policy 2021 ALTA®
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: *Fee Simple*

4. The Title is, at the Commitment Date, vested in: *DJ Global Investments LLC, a Florida limited liability company*

5. The Land is described as follows:

See Attached Schedule A Continuation for Legal Description

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SCHEDULE A Continuation

Lot 17 and the North 15 feet of Lot 16, McLeisch Terrace, according to the map or plat thereof, recorded in Plat Book "O", Page(s) 124, of the Public Records of Orange County, Florida.

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SCHEDULE B, PART I—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 DJ Global Investments LLC, a Florida limited liability company, a Florida limited liability company, to TBD, conveying the Land. The Company will require the following as to DJ Global Investments LLC, a Florida limited liability company, a Florida limited liability company (the "LLC"): after proper inquiry, including review of the operating agreement, if any, record an LLC affidavit establishing:
a. the LLC was in existence in its state of organization at the time it obtained title to the Land, and it is currently in good standing in its state of formation, or in the alternative, the transaction is consistent with winding up the affairs of the dissolved entity,
b. the authorized signatory is an authorized member or a manager of the LLC, or in the alternative that the signatory has been duly authorized by the operating agreement, a company resolution, or a recorded statement of authority that has not been withdrawn,
c. signatures of no additional members or managers are required in order to bind the LLC to the insured transaction,
d. if the transaction is not within the ordinary course of business, the identity all of the members and affirming that the transaction has been duly approved,
e. neither the LLC nor any member or manager is currently or has been a debtor in bankruptcy since formation or becoming a member or manager of the LLC,
f. the LLC is a multi-member entity, or if the LLC has only one member, then there are no creditors who have acquired or are attempting to acquire control of the LLC by attaching or seizing the sole member's interest in the LLC,
g. the LLC is not one of a family or group of entities, or if it is, then none of the other entities in said family or group of entities is a debtor in bankruptcy. If one or more of the other entities in said family or group is a debtor in bankruptcy, Underwriting Counsel must approve the transaction before title is insured.

NOTE: If the authorized signatory for the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

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NOTE: If the proposed deed will be executed by anyone other than a member or manager of the LLC then evidence of authority, satisfactory to the Company, must be retained in the agent's file; consult with Underwriting Counsel to determine if any additional documentation must be attached as an exhibit to the LLC affidavit.

5. Affidavit(s) properly executed by the seller(s) and/or mortgagor(s) evidencing no other parties in possession, no claims or rights to a lien for services, labor or materials in connection with any repairs, alterations or improvements on the subject property, any adverse claims, no pending claims or court cases, or other matters. As to matters which may be disclosed by said Affidavit(s), the Company reserves the right to make such further requirements and/or exceptions as it may deem necessary.

6. Payment of any current and/or delinquent water, sewer and/or gas, garbage removal service charges due and payable to Orange County, Florida.

7. Proof of payment of all pending or certified municipal and/or county charges or special assessments.

NOTE: A search of the public records reveals no open mortgage. Closer should confirm with owner that property is free and clear.

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SCHEDULE B, PART II—Exceptions

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. 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. Rights or Claims of parties in possession not shown by the public records.

3. Easements or claims of easements not shown by the public records.

4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.

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. All taxes, assessments, levies and charges, which constitute liens or are due or payable including unredeemed tax sales.

7. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.

9. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book "O", Page 124, of the Public Records of Orange County, Florida.

10. Resolution of the Board of County Commissioners Establishing a Municipal Service Taxing Unit/Benefit Unit for Streetlighting as contained in that certain instrument recorded in Official Records Book 6008, Page 1395, of the Public Records of Orange County, Florida.

NOTE: Taxes for the year 2025 under Tax ID 06-23-30-5364-00-170, in the gross amount of $3166.77 have been paid on 12/22/2025.

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NOTE: The following is for informational purposes only and will not appear in the policy to be issued hereunder:

The following deed(s) affecting the land described in Schedule A hereof cover a minimum twenty four month period to the effective date of this commitment.

Deed recorded 04/09/2024, in Doc.#20240205038, of said Public Records of Orange County, Florida.

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