



Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: FL1530
Issuing Office: Kelley, Grant & Tanis, P.A.
Loan ID Number:
Issuing Office File Number: 24-602
Plant File Number: WTS-25-040526
Property Address: 715 N STATE ROAD 715, BELLE GLADE, FL 33430

SCHEDULE A

Name and Address of Title Insurance Company: **Westcor Land Title Insurance Company, 875 Concourse Parkway South, Suite 200, Maitland, Florida, 32751, (407) 629-5842.**

Policy Number: **OP-61-FL1530-18516192**
Amount of Insurance: **\$250,000.00**
Date of Policy: **4/7/2026 @ 4:19 PM**

1. The Insured is: **Potok Management, L.L.C., a Florida Limited Liability Company**
2. The estate or interest in the Land insured by this policy is: **Fee Simple**
3. The Title is vested in: **Potok Management, L.L.C., a Florida Limited Liability Company**
4. The Land is described as follows:

See Schedule A – Continuation Page for Legal Description

FL1530
Kelley, Grant & Tanis, P.A.
370 Camino Gardens Blvd Suite 301
Boca Raton, FL 33432

By: *Jerron Kelley*
Authorized Signatory

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Schedule A, Continuation Page

PARCEL 1:

Starting at the Southeast corner of Fractional Section 12, Township 43 South, Range 36 East, run along the East line of said Section 12 on a bearing of North 00 degrees 25 minutes 58 seconds East, a distance of 1,689.69 feet to the Point of Beginning; thence North 53 degrees 03 minutes 57 seconds West, a distance of 840.37 feet; thence North 36 degrees 56 minutes 03 seconds East, a distance of 900 feet; thence South 53 degrees 03 minutes 57 seconds East, a distance of 174.37 feet; thence South 00 degrees 25 minutes 58 seconds West, a distance of 1119.64 feet to the Point of Beginning.

Lying and being in Section 12, Township 43 South, Range 36 East, Palm Beach County, Florida.

LESS AND EXCEPT that portion of said property conveyed to the Central and Southern Florida Flood District, as shown on a deed recorded in Official Records Book 845, Page 447, Public Records of Palm Beach County, Florida.

Parcel 2:

Starting at the Southwest corner of Fractional Section 7, Township 43 South, Range 37 East, run along the West line of said Section 7 on a bearing of North 00 degrees 25 minutes 58 seconds East, a distance of 1,689.69 feet to the Point of Beginning; thence South 50 degrees 03 minutes 57 seconds East, a distance of 34.52 feet to an intersection with the Westerly right of way boundary of State Road No. 715, Formerly Known As S-717; thence Northeasterly, a distance of 371.11 feet, as measured along the arc of the said boundary on a curve with a radius of 2,939.93 feet, along chord of 370.85 feet, with a bearing of North 19 degrees 21 minutes 26 seconds East; thence, continuing along aforesaid boundary on a bearing of North 22 degrees 58 minutes 24 seconds East, a distance of 563.09 feet; thence North 53 degrees 03 minutes 57 seconds West, a distance of 452.65 feet; thence South 00 degrees 25 minutes 58 seconds West, a distance of 1,119.64 feet to the Point of Beginning. All lying and being in Palm Beach County, Florida.





SCHEDULE B

Policy Number: **OP-61-FL1530-18516192**

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats 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 are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.
3. Easements or claims of easements not shown by the Public Records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

***The following items, as listed above, are hereby deleted: 1 - 4**

6. Rights, if any, of the Property Owners, abutting retention pond and into the bed thereof; also, the rights of property owners abutting retention as shown on Plat and/or Survey.
7. The inalienable rights of the public to use the navigable waters covering lands described herein.
8. Title to beds or bottoms of lakes, rivers or other bodies of water located on or within the property are not insured.
9. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
10. Title to any portion of the property located within the boundaries of adjacent Canal.
11. Riparian rights and littoral rights, if any, incident to the land.
12. This policy does not insure a right of access to and from the lands insured hereby, as shown of record as Parcel 1, notwithstanding contiguous ownership with Parcel 2.

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13. Mortgage and Security Agreement executed by Potok Management, L.L.C., a Florida Limited Liability Company and Grant Manukyan, personally and individually in favor of Stage Point Fund, LLC, a Delaware limited liability company, encumbering the land as described in Schedule "A" herein, for the principal amount of \$1,000,000.00, dated 3/31/2026 and recorded 4/7/2026 in Official Records Book 36429, Page 1967, of the Public Records of Palm Beach County, Florida.

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OP-61S FL ALTA 07-01-2021 Owner's Policy of Title Insurance (FLORIDA) (ALTA 7-01-2021)-SCHEDULES (WLTIC Edition 8/12/2022)