THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

STEWART TITLE GUARANTY COMPANY

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:

Authorized Countersignature

Stewart Title Company
2345 Hudson Boulevard
Brownsville, TX 78526

stewart
title guaranty company

STEWART TITLE GUARANTY CO. INCORPORATED 1908 TEXAS

Matt Morris
President and CEO

Denise Carraux
Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

STEWART TITLE GUARANTY COMPANY

IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELE-
PHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:
1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent,
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF
INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACION, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:
1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

STEWART TITLE GUARANTY COMPANY

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad. El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No. 01028-7967	Effective Date: January 23, 2017 at 8:00 AM
Closer: Brent Greer	Issued January 25, 2017 at 2:26 PM

1. The policy or policies to be issued are:

   (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
   (Not applicable for improved one-to-four family residential real estate)
   Policy Amount: T.B.D.
   PROPOSED INSURED: T.B.D.

   (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
   --ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
   Policy Amount: $
   PROPOSED INSURED:

   (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
   Policy Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
   Policy Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
   Binder Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   (f) OTHER -
   Policy Amount: $
   PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

   GABRIEL VANOUNOU

   (Subject to all the Requirements on Schedule "C")

4. Legal description of the land:

SEE EXHIBIT "A" ATTACHED HERETO

STEWART TITLE GUARANTY COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 3.216 acres of land, in the Southwest portion of Lake Area, TOWNSITE OF PORT ISABEL, Cameron County, Texas, as conveyed to Texas Trimarins, Inc., recorded in Cameron County Deed Records, Volume 879, Page 717, Cameron County, Texas, (recorded 3.04 acres); said 3.216 acres being more particularly described and located as follows;

BEGINNING at the point of intersection of the East boundary line of Block 3, Fronton Subdivision, as recorded in Cameron County Map Records, Volume 33, Page 11, Cameron County, Texas, and the North right of way line of State Highway 100, for the Southeast corner of this 3.216 acre tract and the PLACE OF BEGINNING;

THENCE, North 02 degrees 26 minutes 30 seconds West, along and with the East boundary line of said Block 3, passing an iron pin found at 0.10 feet, a total distance of 767.70 feet (recorded 785.6 feet, to old right of way) to a iron pin set for a corner of this 3.216 acre tract;

THENCE, North 07 degrees 01 minutes 00 seconds West, along and with said East boundary line, a distance of 360.50 feet to a iron pin set for a corner of this tract 3.216 acre tract;

THENCE, North 11 degrees 50 minutes 00 seconds East, along and with said East boundary line, a distance of 19.30 feet to the point for the intersection with the South right of way line of Illinois Avenue, a roadway having 60.00 foot right of way, from which an iron pin found bears South 85 degrees 24 minutes 14 seconds East, 2.08 feet, for the Northwest corner of this 3.216 acre tract;

THENCE, North 89 degrees 22 minutes 00 seconds East, along and with said South right of way line, a distance of 51.56 feet (recorded 55.69 feet), to a point for a corner of this 3.216 acre tract;

THENCE, South 06 degrees 41 minutes 30 seconds East, a distance of 375.09 feet (recorded 369.17 feet), to a point for a corner of this 3.216 acre tract;

THENCE, South 20 degrees 24 minutes 30 seconds East, a distance of 77.92 feet (recorded 90.95 feet), to a point for a corner of this 3.216 acre tract;

THENCE, South 55 degrees 06 minutes 00 seconds East, a distance of 106.49 feet (recorded North 80 degrees 46 minutes West 125.97 feet), to a point on a curve to the left having a radius of 310.00 feet, for a corner of this 3.216 acre tract, the center of said curve is South 59 degrees 20 minutes 21 seconds East from said point;

THENCE, in Southeasterly direction, along and with said curve to the left, an arc distance of 352.94 feet (recorded 354.03 feet), said curve to the left having a central angle of 65 degrees 13 minutes 56 seconds (recorded 65 degrees 26 minutes), a radius of 310.00 feet (chord: South 01 degrees 57 minutes 18 seconds East, 334.18 feet, to a point for a corner of this 3.216 acre tract;

THENCE, South 57 degrees 29 minutes 30 seconds East, a distance of 109.45 feet to a point for the Easternmost corner of this 3.216 acre tract;

THENCE, South 21 degrees 26 minutes 30 seconds West, a distance of 37.51 feet to the Northwest corner of a 3.80 acre tract as recorded in Cameron county, Deed Records, Volume 575, Page 76, Cameron County, Texas, for a corner of this 3.216 acre tract;

THENCE, South 22 degrees 24 minutes 00 seconds West, along and with the Western boundary line of said 3.80 acre tract, a distance of 275.04 feet to a iron pin set (recorded 300.12 feet to old right of way) for the point of intersection with a curve to the right, having a radius of 2288.78 feet, on the North right of way line of State Highway 100, for the Southeast corner of this 3.216 acre tract, the center of said curve is North 18 degrees 16 minutes 46 seconds East from said iron pin;

THENCE, in a Northwesterly direction along and with said curve to the right, a said North right of way line, an arc distance of 129.95 feet; said curve to the right having a central angle of 03 degrees 15 minutes 11 seconds, a radius of 2288.78

feet (chord: North 70 degrees 05 minutes 39 seconds West, 129.93 feet to the PLACE OF BEGINNING, containing 3.216 acres of land, more or less.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

   a. RESTRICTIONS RECORDED IN VOLUME 587 PAGE 573, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS AND JUDGMENT FILED IN VOLUME 4408, PAGE 15, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS; "(DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.)"

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2017 and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

SCHEDULE B

EXCEPTIONS FROM COVERAGE

a. Rights of Parties in Possession. (Owners Title Policy)

b. Visible and apparent easements on and across the property herein described.

c. Statutory rights in favor of LAGUNA MADRE WATER DISTRICT , pursuant to applicable sections of the Texas Water Code.

d. Easements in favor of LAGUNA MADRE WATER DISTRICT.

e. Easement for navigation purposes as reserved by R. B. Rentfro, Jr., Trustee in Deed to K. R. Stone, recorded in Volume 575, Page 71, Deed Records of Cameron County, Texas.

f. Channel Easement retained in Deed dated September 18, 1954, filed on December 28, 1954, executed by K. R. Stone and W. L. McElwain to Lance J. Harris, recorded in Volume 587, Page 573, Deed Records of Cameron County, Texas.

g. Right of way easement to the State of Texas for roadway in a Deed dated July 24, 1957, executed by George J. Raymond and wife, recorded in Volume 641, Page 197, Deed Records of Cameron County, Texas.

h. Any titles or rights asserted by anyone including, but not limited to, person, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of mean low tide to the line of vegetation, or to lands, beyond the line of the harbor or bulkhead lines as established or changed by any government, or to filled-in lands, or artificial islands, or to riparian rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of vegetation or their right of access thereto, or right of easement along and across the same.

i. Any loss or gain of the land from any erosion, accretion or avulsion caused by natural or artificial forces to the land.

j. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed.

k. There is expressly excluded from coverage hereunder, and this Company does not insure, title to oil, gas, and other minerals of every kind and character, in, on and under the property herein described.

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:

   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,

   b. all standby fees, taxes, assessments and charges against the property have been paid,

   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,

   d. there is legal right of access to and from the land,

   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that “Good Funds” be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.

6. Deed of Trust dated July 11, 2011, filed July 19, 2011, executed by GABRIEL VANOUNOU, to FRED W. RUSTEBERG, Trustee, recorded in Volume 17847, Page 173, of the Official Records of Cameron County, Texas, securing the payment of a note in the amount of $723,892.00, payable to INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE.

7. Deed of Trust dated n/a, filed July 19, 2011, executed by GABRIEL VANOUNOU, to FRED W. RUSTEBERG, Trustee, recorded in Volume 17848, Page 302, and refiled July 20, 2011, in Volume 17850, Page 160, both of the Official Records of Cameron County, Texas, securing the payment of a note in the amount of $4,000,000.00, payable to INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE.

8. UCC-1 Financing Statement executed by GABRIEL VANOUNOU, debtor, to INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE, secured party, filed for record on July 19, 2011, recorded in Volume 17847, Page 188, of the Official Records of Cameron County, Texas.

9. Deed of Trust dated October 3, 2014, filed October 8, 2014, executed by GABRIEL VANOUNOU, to FRED W. RUSTEBERG, Trustee, recorded in Volume 20496, Page 273, of the Official Records of Cameron County, Texas, securing the payment of a note in the amount of $500,000.00, payable to INTERNATIONAL BANK OF COMMERCE.

   Said Note extended by instrument dated October 3, 2014, recorded in Volume 20496, Page 292, of the Official Records of Cameron County, Texas.

10. WE WILL REQUIRE a Survey and metes and bounds description of the 1.834 acre tract of land we are being asked to insure.

SCHEDULE C

FURTHER REQUIREMENTS may be necessary when we have reviewed the Survey and metes and bounds description.

11. The land we are being asked to insure is unsubdivided and may not be in conformity with V.A.T.C. Local Government Code, Section 212.004 (dealing with lands in the limits of a municipality or in its extra territorial jurisdiction) or Section 232.001 (dealing with lands outside the limits of a municipality) which require subdivision plats.

    WE WILL REQUIRE that a subdivision plat of the property be filed of record in the Office of the County Clerk of Cameron County, Texas, conforming to the subdivision requirements of the Code and the authorities having jurisdiction.

    OR, WE WILL REQUIRE a written certification of determination from the authority having jurisdiction that a subdivision plat of the land is not required.

    OR, Schedule "B" of the Owner Policy of Title Insurance and/or the Mortgagee Policy of Title Insurance will contain the following exception:

    ANY CLAIM OR ALLEGATION THAT THE LAND, DESCRIBED IN SCHEDULE "A" OF THIS POLICY, WAS CONVEYED IN VIOLATION OF V.A.T.C. LOCAL GOVERNMENT CODE, SECTION 212.004, ET SEQ, OR 232.001, ET SEQ, OR IN VIOLATION OF ANY COUNTY OR MUNICIPAL ORDINANCE AFFECTING SUBDIVISIONS, OR ANY LOSS OF USE OF THE LAND BY REASON THEREOF.

12. The Company requires satisfactory evidence of the marital history and status of the record owner. If the land is not the homestead, WE WILL REQUIRE at or prior to closing a Homestead Affidavit signed by both husband and wife, legally describing the land they own and occupy as their urban homestead, residence and/or business, consisting of not more than one (1) acre of land which may be in one or more lots; OR 2) legally describing the land they own and occupy as their rural homestead, residence and/or business, consisting of not more than two hundred (200) acres of land which may be in one or more tracts, and disclaiming any homestead rights in the land we are being asked to insure; OR, WE WILL REQUIRE that we be furnished for filing of record in the Office of the County Clerk of Cameron County, Texas, a Warranty Deed executed by GABRIEL VANOUNOU to (TO BE DETERMINED), the Warranty Deed containing a statement that GABRIEL VANOUNOU is "not joined by (SPOUSE) as the land does not constitute any part of our homestead".

13. We reserve the right to complete Schedule “A” and Schedule “D” of this Commitment for Title Insurance when we are provided the name of the proposed insured and the Policy Amount.

    Further Requirements may be necessary when we are provided the name of the proposed insured.

By: Bert R Gur

Authorized Countersignature

STEWART TITLE GUARANTY COMPANY

COMMITMENT
SCHEDULE D

Policy Commitment No.: 01028-7967

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to Stewart Title Guaranty Company, the Underwriter herein, the following disclosures are made as of December 31, 2015:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Malcolm Morris, Charles F. Howard, Matthew Morris, Stewart Morris, Stewart Morris, Jr., John Killea and Allen Berryman.

A-3. The designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Matthew Morris, Chief Executive Officer & President; Allen Berryman, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Susan McLauchlan, Chief Human Resources Officer; Glenn Clements, Group President – Direct Operations; Patrick Beall, Group President; John Killea, General Counsel & Chief Compliance Officer; Bruce Hawley, Executive Vice President – Commercial Services; Mark Winter, Executive Vice President – Public Policy; Richard Black, Senior Vice President – Underwriting Counsel; James Gosdin, Senior Vice President – Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President – Regional Underwriting Counsel.

As to Stewart Title Company (Title Insurance Agent), the following disclosures are made:

B-1: Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows: **Stewart Title Guaranty Company - 100%**

B-2: Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns, or controls one percent (1%) or more of Title Insurance Agent are as follows:
Stewart Information Services Corporation - 100%

B-3: If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
Matthew W. Morris, Allen Berryman, John L. Killea

B-4: If Title Insurance Agent is a corporation, the following is a list of its officers:

Matthew W. Morris	Chairman, Chief Executive Officer and President
Allen Berryman	Chief Financial Officer, Assistant Secretary-Treasurer
John L. Killea	General Counsel
Denise Carraux	Secretary & Assistant Treasurer
Ken Anderson, Jr.	Treasurer and Assistant Secretary

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	
Loan Policy	
Endorsement Charges	$0.00
Other	
Total	**$0.00**

Of this total amount will be paid to Stewart Title Guaranty Company; % will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount			To Whom	For Services
	(or %)		Stewart Title Company	
	(or %)			
	(or %)			

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

STEWART TITLE GUARANTY COMPANY

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

> "Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

____________________________________ __________________________

SIGNATURE DATE

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**