



**COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

File No. 061531.0143

1. Effective Date: June 1, 2010

2. Policy or policies to be issued: Amount

(a) ☒ ALTA Owner's Policy: 6-17-06 TBD

☐ Advantage Residential Owner's Policy: 2-98

Proposed Insured: PURCHASER AT FORECLOSURE

(b) ☐ ALTA Loan Policy: 6/17/06

☐ Advantage Residential Loan Policy: 2-98

Proposed Insured:

(c) ☐ Other

Proposed Insured:

3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

JAS Five Properties, LLC by virtue of a deed of Janet Wilson Moore and Allison M. Smith, Trustees of the James A. Smith Marital Trust, under Article III of the James A. Smith Revocable Trust, dated April 5, 2010 and recorded in the Bristol County North District Registry of Deeds (the "Registry") in Book 18693, Page 48.

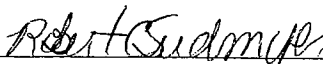
4. The land referred to in this Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.

Property Address for Informational purposes:

593 Broadway (Route 138)
Raynham, Massachusetts

Countersigned:


Robert C. Sudmyer, Esquire
Authorized Agent
Agent ID: 25-54210

{Client Files\REA\061531\0143\DOC\F0619399.RTF;1}Commitment Schedule A

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached

COMMONWEALTH LAND TITLE INSURANCE COMPANY
SCHEDULE B - SECTION 1
Requirements

File No. 061531.0143

The following are the requirements to be complied with:

1. Proper instrument(s) creating the estate or interest to the insured must be executed and duly filed for record, to-wit:
 - a. Duly authorized and executed Foreclosure Deed and Affidavit of Sale to Purchaser at Foreclosure;
 - b. Duly executed Certificate of Entry; and
 - c. Judgment with respect to Servicemembers' Civil Relief Act.
2. Pay the full consideration to, or for the account of, the grantor.
3. Payment of premium to the Company.
4. Upon full disclosure to the Company of the nature and scope of this transaction and its review and approval of the closing documents, including updated certifications of title, the Company reserves the right to raise such other and further exceptions and requirements as it deems appropriate.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
SCHEDULE B – SECTION 2
Exceptions

File No. 061531.0143

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. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Unrecorded easements or claims of easement, discrepancies or conflicts in boundary lines, shortage in area, encroachments and any other matters which an accurate and complete survey and inspection of the premises would disclose.
4. Unfiled mechanics' or materialmen's liens
5. (a) Riparian rights of others.

(b) No title is insured to any filled-in land or land lying below the present or any former mean high water line of any navigable water.
6. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of Broadway and Britton Street in Raynham, Massachusetts, and the adjoining streets and ways.
7. Unpaid assessments and real estate taxes owing to the Town of Raynham, Massachusetts.
8. Rights and easements granted by Joseph F. Furmanik and Edna B. Furmanik to North Raynham Water District dated January 9, 1950 and recorded in the Registry in Book 992, Page 467.
9. Sewer Assessment issued by the Town of Raynham to James A. Smith Irrevocable Trust dated December 22, 1998 and recorded in the Registry in Book 8030, Page 177.
10. Order of Conditions, DEP File Number SE 269-702, issued on September 13, 2004 and recorded in the Registry in Book 14167, Page 126 as affected by a Certificate of Compliance recorded in the Registry in Book 17593, Page 183.

EXHIBIT A
Legal Description

File No. 061531.0143

All that certain parcel of land and buildings situated thereon in the Town of Raynham, Bristol County, Massachusetts, bounded and described as follows:

The land in Raynham in the southerly line of Britton Street at a point 185.40 feet westerly from a stone bound in line of Railroad Company;

THENCE by land sold from Hutchinson to Geneva Brown S 7° 9' W 364.60 feet;

THENCE N 69° 15' W 168 feet;

THENCE N 49° 50' W 126 feet to Broadway;

THENCE by Broadway northerly to Britton Street; and

THENCE by Britton Street easterly to the point of beginning.

Excepting therefrom a tract of land measuring 90 feet on Britton Street which was sold from the above described premises to Adams by deed dated October 16, 1941 and recorded in the Bristol County North District Registry of Deeds in Book 868, Page 494.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
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Requirements

File No. 061531.0143

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