

 Fidelity National Title Insurance Company	Commitment for Title Insurance BY Fidelity National Title Insurance Company
Schedule A	THROUGH ITS AGENT Best Homes Title Agency, LLC

Commitment No.: **GRC-94244**

1. Commitment Date: **09/20/2016 at 8:00 AM**

2. Policy (or Policies) to be issued:

Policy Amount

a. **ALTA Owner's Policy of Title Insurance (6-17-06)**

\$TBD

Proposed Insured: **To Be Determined**

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date by:

PK Land Holdings-South 5 Road, LLC, a Michigan limited liability company

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

Situated in the **Township of Slagle, County of Wexford, State of Michigan**

The East 1/2 of the Northwest 1/4, Except the North 1320.00 feet of the West 990.00 feet of said East 1/2 of the Northwest 1/4 of Section 20, Town 22 North, Range 12 West; And the West 1/2 of the Northeast 1/4 of Section 20, Town 22 North, Range 12 West, Slagle Township, Wexford County, Michigan, Except the East 20 rods of the North 40 rods thereof, and also Except the East 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 thereof.



By: _____

Authorized Countersignature – Neil Sherman
(This Schedule A valid only when Schedule B is attached.)



4950 Plainfield Avenue NE, Grand Rapids, Michigan 49525

Telephone: (616) 885-9027 Facsimile: (616) 885-9033

PROVIDING THE VERY *Best* IN TITLE SERVICES

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Schedule BI	THROUGH ITS AGENT Best Homes Title Agency, LLC

REQUIREMENTS

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The following requirements must be satisfied:

1. Pay the agreed amounts for the Title and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. **Documents satisfactory to us creating the interest in the Land and/or the mortgagor to be insured must be signed, delivered and recorded:**
 - A. **Submit "Affidavit by Owner". Additional requirements may be made or exceptions taken for matters disclosed therein.**
 - B. **Submit to the Company the Operating Agreement, including any amendments thereto, of PK Land Holdings-South 5 Road LLC, a Michigan limited liability company, and the Certificate issued by the Corporation Division of the Commercial Services Bureau of the Michigan Department of Energy, Labor and Economic Growth evidencing proper filing of the Articles of Organization. **NOTE: The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.**
 - C. **Warranty Deed from PK Land Holdings-South 5 Road, LLC, a Michigan limited liability company to the proposed insured purchaser(s).**
 - D. **Discharge(s) of the mortgage(s) excepted on Schedule B – Section II. (In the event the loan is secured by a Mortgage allowing for advances of a credit line, please be advised that the borrower must authorize the lender to freeze the referenced credit line upon issuance of the payoff.)**
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements relating to the interest or the loan.
5. Pay unpaid taxes and assessments unless shown as paid. The amounts shown as unpaid do not include collection fees, penalties or interest.

SEE ATTACHED TAX INFORMATION SHEET

TAX INFORMATION SHEET

The amounts shown as unpaid do not include collection fees, penalties or interest.

2015 Winter Taxes in the amount of \$2,536.90 are PAID.

2016 Summer Taxes in the amount of \$978.71 are PAID.

Property Address: Vacant Land on W. 32 Rd., Harrietta, Michigan 49638

Tax Parcel Number: 2212-20-1201

2016 State Equalized Value: \$91,800.00

Principal Residence Exemption: 0%

Taxable Value: \$75,826.00

School District: Mesick

Special Assessments: None

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EXCEPTIONS

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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:

- Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
- Taxes and assessments not due and payable at Commitment Date.
- Taxes and assessments which become due and payable after the Date of Policy, including taxes and assessments which may be added to the tax rolls or tax bill after the Date of Policy as a result of the taxing authority disallowing or revising an allowance of a Principal Residence Exemption ("PRE"), and invoices or assessments resulting from Building or Ordinance violations, if any.
- Oil, gas and or mineral interests granted to or reserved by instrument recorded in Liber 135, Page 482, and in Liber 288, Page 898, and any subsequent instruments pertinent thereto.
- Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
- Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.
- All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
- Mortgage executed by PK Land Holdings-South 5 Road, L.L.C., a Michigan limited liability company to Independent Bank in the amount of _____ dated July 2, 2009 and recorded July 24, 2009 in Liber 623, Page 87, Wexford County Records. (Include additional land)
- Mortgage executed by PK Land Holdings-South 5 Road, L.L.C., a Michigan limited liability company to Independent Bank South Michigan in the amount of _____ dated September 8, 2004 and recorded October 29, 2004 in Liber 561, Page 1525, Wexford County Records. (Include additional land)