

 <b>First American Title</b>	<b>Commitment for Title Insurance</b>
<b>Schedule A</b>	BY <b>First American Title Insurance Company</b>  THROUGH ITS AGENT <b>Best Homes Title Agency, LLC</b>

Commitment No.: **GRC-98366**  
*Revision No. 2*

1. Commitment Date: **01/09/2017** 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**

b. **ALTA Loan Policy of Title Insurance (6-17-06)**

**\$TBD**

Proposed Insured: **To be determined, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy**

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

**New Paradigm Family Services, Inc., a Michigan corporation**

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

Situated in the **City of Flint, County of Genesee, State of Michigan**

**Parcel 1: Part of Lots 539 and 540 of Eastern Addition to Homedale, as recorded in Liber 4, Page 22 of Plats, Genesee County Records, as described as follows: Beginning at the Northeast corner of Lot 540; thence South 1 degree 27 minutes West along West line of Franklin Avenue 53.66 feet; thence North 89 degrees 15 minutes 20 seconds West along the center line of a .67 foot concrete wall 78.68 feet to the West line of Lot 539; thence North 0 degrees 06 minutes West 52.62 feet to the Northwest corner of Lot 539; thence East 80.12 (recorded 80.45) feet to the place of beginning.**

**Parcel 2: Lots 479, 480, and 481, Eastern Addition to Homedale, as recorded in Liber 4, Page 22 of Plats, Genesee County Records.**



By: \_\_\_\_\_

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



**4949 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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<b>Schedule BI</b>	THROUGH ITS AGENT <b>Best Homes Title Agency, LLC</b>

## 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. *Provide evidence of the purchase price and/or the amount of the mortgage to be insured.*
  - C. *When the proposed insured is identified, additional requirements and/or exceptions may be made.*
  - D. *Submit to the Company a Certificate of Good Standing of New Paradigm Family Services, Inc. issued by the Corporation Division of the Commercial Services Bureau of the Michigan Department of Consumer & Industry Services. 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.*
  - E. *Submit to the Company a Resolution by the Board of Directors or Shareholders of New Paradigm Family Services, Inc. authorizing the sale and directing the proper officers to execute the deed on behalf of the Corporation. \*\*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.*
  - F. *Warranty Deed from New Paradigm Family Services, Inc., a Michigan corporation to the proposed insured purchaser(s).*
  - G. *NOTE: A search of the Public Records does not reveal any open mortgage. You must disclose any knowledge of any unrecorded mortgage or other obligation that may result in a lien attaching to the Land.*
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.

**2016 Winter Taxes in the amount of \$51.37 are DUE, if paid by February 14, 2017.**

**2016 Summer Taxes in the amount of \$702.05 are DUE, if paid by February 28, 2017 (includes \$70.94 for street lights).**

**2015 Taxes in the amount of \$884.33 are DUE if paid by February 28, 2017 (transferred to the County Delinquent).**

**Property Address: 1911 Franklin Avenue, Flint, Michigan 48506**

**Tax Parcel Number: 25-41-05-383-033**

**2016 State Equalized Value: \$11,600.00**

**Principal Residence Exemption: 0%**

**Taxable Value: \$9,729.00**

**School District: Flint Community**

**Special Assessments: NONE**

**Note: Parcel 1**

**2016 Winter Taxes in the amount of \$84.57 are DUE, if paid by February 14, 2017.**

**2016 Summer Taxes in the amount of \$1,035.89 are DUE, if paid by February 28, 2017.**

**Tax Parcel Number: 25-41-05-383-017**

**2016 State Equalized Value: \$16,000.00**

**Principal Residence Exemption: 0%**

**Assessed Address: 1826 Broadway Blvd**

**Taxable Value: \$16,000.00**

**School District: Flint Community**

**Special Assessments: NONE**

**Note: Parcel 2**

 <b><i>First American Title</i></b>	Commitment for Title Insurance
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<b>Schedule BII</b>	THROUGH ITS AGENT <b>Best Homes Title Agency, LLC</b>

## 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:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in Public Records.
2. 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.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
5. Taxes and assessments not due and payable at Commitment Date.
6. 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.
7. Easements as disclosed by the subdivision plat.
8. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
9. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.
10. Terms, covenants and conditions as set forth in Party Wall Agreement recorded in Liber/Document# 1953 Page 296, re-recorded in Liber 1957, Page 76 and subject to Assignment recorded in Liber 1978, Page 285, as to Parcel 1.