

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

Commitment No.: **GRC-102240**

1. Commitment Date: **05/09/2017 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**

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

Sudz Car Wash, LLC

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

Situated in the **City of Pontiac, County of Oakland, State of Michigan**

Part of the NW 1/4 of Section 22, City of Pontiac described as: Beginning at a point where the Westerly line of Perry Avenue, as widened, intersects the Southerly line of Madison Avenue, as established by Quit Claim Deeds to the City of Pontiac, dated June 14, 1938 and January 31, 1950, respectively, and recorded in Liber 1144, Page 533 and Liber 2577, Page 436, Oakland County Records, respectively; running thence Southerly along said Westerly line of Perry Avenue a distance of 250 feet to a point; running thence Westerly at right angle to said Perry Avenue a distance of 120 feet to the Easterly line of the alley as established by the Quit Claim Deed to the City of Pontiac, dated January 31, 1950, and recorded in Liber 2577, Page 430, Oakland County Records; running thence Northerly 129.41 feet along said Easterly line of said alley to a point on the Southerly line of Madison Avenue; thence along said Southerly line of Madison Avenue 170.04 feet to point of beginning.



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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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. **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 the Operating Agreement, including any amendments thereto, of Sudz Car Wash, LLC, 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****
 - E. **Warranty Deed from Sudz Car Wash, LLC to the proposed insured purchaser(s).**
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 \$137.84 are PAID.

2016 Summer Taxes in the amount of \$4,205.11 are PAID.

Property Address: 1211 N. Perry Street, Pontiac, Michigan 48340

Tax Parcel Number: 64-14-22-101-005


2016 State Equalized Value: \$78,440.00

Principal Residence Exemption: 0%

Taxable Value: \$78,230.00

School District: Pontiac Schools

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:

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. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
8. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.