

First American Title Insurance Company

Commitment Number: 17-1036-W

**SCHEDULE A**

1. Effective Date: September 22, 2017 at 08:00 AM
2. Policy or Policies to be issued: Amount
  - (a)   X   Owner's Policy ( ALTA Own. Policy (06/06) ) \$ 0.00  
Proposed Insured:  
A PARTY TO BE DETERMINED\*  
  
\*This commitment shall be effective only when the identity of the  
Proposed Insured and the amount of the policy or policies committed  
for have been inserted in Schedule A by the Company
  - (b) \_\_\_\_\_ Loan Policy ( ALTA Loan Policy (06/06) )  
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
HONOR BANK (f/k/a THE HONOR STATE BANK)
5. The land referred to in the Commitment is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

Issued by:  
Lakeside Title, LLC  
102 S. Mitchell Street  
Cadillac, MI 49601  
(231) 775-1148

LAKESIDE TITLE, LLC

By: 

LAKESIDE TITLE, LLC

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(17-1036-W.PFD/17-1036-W/2)

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**SCHEDULE B**

## 1. Requirements:

- A. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- B. Pay us the premiums, fees and charges for the policy.
- C. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- D. 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 then make additional requirements and exceptions.
- E. IF APPLICABLE: If a manufactured or mobile home is included on subject property, the Original Title to Manufactured Housing Unit must be provided to Lakeside Title, LLC, unless an Affidavit of Affixture stamped by the State of Michigan has already been recorded at the Wexford County Register of Deeds.
- F. FURTHER REQUIREMENTS:
  - 1. Record proper conveyance from HONOR BANK, to A PARTY TO BE DETERMINED. [NOTE: If the real estate consists of a land split or division, it is required that approval be obtained pursuant to the Michigan Land Division Act.]
- G. There is a Light District No. 1 Special Assessment in the amount of \$39.10 which was added to the Winter tax bill.
- H. Tax Code: 2109-09-4108  
Property Address: 7642 S US 131 Business, Cadillac, MI 49601  
2017 Summer base tax: \$2,996.08, Paid.  
2016 Winter base tax: \$4,028.28, Paid.  
2017 Summer and prior taxes are paid.  
2017 taxable value: \$127,700.00/ 2017 SEV: \$127,700.00/Commercial

Real estate taxes shall be made current on or before the date of closing. Any unpaid taxes become a lien on property and shall be shown as an exception on the final policy.

NOTE: The above tax and special assessment information was supplied by the appropriate tax authorities and Lakeside Title LLC and/or its underwriter assume no liability for the correctness thereof.

- 2. Schedule B of 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:
  - A. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

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**SCHEDULE B**  
(Continued)

- B. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
- C. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- D. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
- E. Coal, oil, natural gas, or other mineral interests, and all rights incident thereto, now or previously leased, granted, excepted or reserved.
- F. All assessments and taxes not due and payable at Commitment Date which are the responsibility and obligation of Seller(s) that are assessed during the time of ownership of insured property. This includes, but is not limited to: mowing, PRE reversal, water/sewer, paving assessments that have been approved but not assessed, lake improvement assessments, and other similar assessments.
- G. Any increase in property taxes over the above stated amounts due to the denial of a Homestead Exemption is expressly excepted from the coverage provided herein.
- H. Interest of others in oil, gas and mineral rights, if any, recorded in the Public Records.
- I. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
- J. Easement in favor of Consumers Energy Company dated September 14, 2001 and recorded October 19, 2001 in Liber 384 at Page 144.

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**EXHIBIT A**  
**PROPERTY DESCRIPTION**

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

The South 433.00 feet of that Part of the Northeast ¼ of the Southeast ¼ of Section 9, Town 21 North, Range 9 West, Clam Lake Township, Wexford County, Michigan; described as commencing at the East ¼ corner of said Section 9; thence South 01°00'03" East along the East Section line 682.08 feet; thence leaving said East Section line North 89°54'15" West 101.24 feet to the West Right-of-way line of US-131 and the point of beginning; thence South 00°58'41" East along the West Right-of-Way line 69.72 feet; thence North 89°01'19" East 15.00 feet; thence South 00°58'41" East 571.21 feet to the South 1/8 line; thence leaving said Right-of-Way line North 89°53'40" West 1049.66 feet to the centerline of Mackinaw Trail; thence North 39°08'43" East 851.19 feet; thence leaving said centerline South 89°54'15" East 96.57 feet to the Easterly Right-of-Way line of Mackinaw Trail; thence North 39°08'43" East along said line 59.91 feet; thence leaving said Right-of-Way line South 50°58'50" East 17.11 feet; thence along a curve to the right 104.80 feet said curve having a radius of 183.75 feet, a delta of 32°40'41" and a long chord bearing South 37°29'42" East 103.39 feet; thence North 67°20'04" East 66.02 feet; thence South 89°54'15" East 214.91 feet to the point of beginning.