

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

BHT COMMERCIAL
TITLE & ESCROW SERVICES

Best HOMES
TITLE AGENCY, LLC

Transaction Identification Data for reference only:

Issuing Agent: **Best Homes Title Agency, LLC**
Issuing Office: **4949 Plainfield Avenue NE, Grand Rapids, Michigan 49525**
Telephone: (616) 885-9027 Facsimile: (616) 885-9033
Commitment Number: **GRC-112200**
Property Address: **V/L 3000 Monroe Rd, Alma Mi**

1. Commitment Date: **03/29/2018** at 8:00 AM

2. Policy to be issued:

Proposed Policy Amount

a. ALTA Owner's Policy

Proposed Insured: Chemical Collateral Holding Company, LLC, a Michigan limited liability company


3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the said estate or interest in the Land is at the Commitment Date vested in:

Chemical Collateral Holding Company, LLC, a Michigan limited liability company

5. The Land is described as follows:

~ SEE ATTACHED LEGAL DESCRIPTION RIDER ~

By: 
Authorized Countersignature

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LEGAL DESCRIPTION RIDER

Situated in the **Township of Pine River, County of Gratiot, State of Michigan**

Part of the Southeast 1/4 of the Southeast 1/4 of Section 21, Town 12 North, Range 3 West, Pine River Township, Gratiot County, Michigan, described as: Commencing at the Southeast corner of Section 21, Town 12 North, Range 3 West, Pine River Township, Gratiot County, Michigan; thence South 89 degrees 59' 46.5" West along the South line of Section 21, 300 feet; thence North 45 degrees 9' 20" East to the North line of Highway M-46 for a point of beginning; thence Westerly along the North line of said Highway M-46, 225 feet; thence North 750 feet; thence East to the Southwesterly right of way of new Highway US-27, which said right of way line is described as follows: Commencing at the Southeast corner of said Section 21; thence North 0 degrees 19' 09" East 199.43 feet; thence North 89 degrees 40' 51" West, 100 feet to the point of beginning for this right of way line; thence North 0 degrees 19' 09" East 42.09 feet; thence North 09 degrees 41' 29" West 656.24 feet; thence North 37 degrees 37' 24" West 701.97 feet; thence North 52 degrees 16' 51" West 1506.70 feet to the point of curve to the right, having a radius of 3014.79 feet; thence Northerly along the arc of said 3014.79 foot radius curve, 2741.72 feet to the point of tangent of said curve; thence North 0 degrees 10' 28.5" West, 500 feet to a point of ending; thence Southerly along said right of way line to a point at which said right of way line intersects with a line that is described as follows: Beginning at a point which is South 89 degrees 59' 46.5" West along the South line of said Southeast 1/4 of said Section 21, 300 feet from the Southeast corner of said Southeast 1/4; thence North 45 degrees 9' 20" East, 425.47 feet, more or less, to a point of ending on the East line of said Southeast 1/4 of said Section which is North 0 degrees 19' 9" East 300 feet from the Southeast corner of said Southeast 1/4; thence Southwesterly along the line last above described to the point of beginning. Excepting that part of a piece of land in the Southeast corner of said Section 21, 14 1/2 rods North and South by 11 rods East and West, formerly used for school site, which lies North of the line last above described. Also excepting the North 286 feet thereof.

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ALTA Commitment For Title Insurance 8-1-16



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

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Requirements

File No. GRC-112200

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. **Submit "Affidavit by Owner". Additional requirements may be made or exceptions taken for matters disclosed therein.**
 - B. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved. Additional requirements will be added, or exceptions taken, when the names of the Proposed Insured(s) have been determined and the Commitment is updated. The following requirements are listed only as reference based on the current status of Fee Simple title and the exceptions listed on Schedule B-Part II as of the effective date of this Commitment.**
 - C. **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.**
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

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TAX INFORMATION SHEET

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

2017 Winter Taxes in the amount of \$12,593.10 are PAID.
2017 Summer Taxes in the amount of \$3,830.05 are PAID.

Property Address: V/L 3000 Monroe Rd, Alma Mi

Tax Parcel Number: 29-12-021-030-00

2017 State Equalized Value: \$343,800.00

Principal Residence Exemption: 0%

Taxable Value: \$328,876.00

School District: 29100

Special Assessments: Drain assessment in the amount of \$515.23 included in the Winter tax bill

PRELIMINARY

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

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Exceptions

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THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. 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.
3. 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.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.
8. Taxes and assessments that become a lien against the property after date of closing. The company assumes no liability for tax increases occasioned by retroactive revaluation or changes in the land usage for the insured premises.
9. Easement to Pine River Township for sanitary sewer system, recorded in Liber 400, Page 245, and the terms, provisions and conditions contained therein.
10. Right of Way to Consumers Power Company recorded in Liber 329, Page 68 and in Liber 328, Page 178.
11. Right of Way to the State of Michigan for road purposes recorded in Liber 203, Page 224.

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12. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

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ALTA Commitment For Title Insurance 8-1-16

