

**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-112196** *Revision No. 1*
Property Address: **820 Lester Ave, St Joseph 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 Bank, a Michigan banking corporation

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 Bank, a Michigan banking corporation

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 **City of St. Joseph, County of Berrien, State of Michigan**

Unit Nos. 1, 2, 2A, 3, 4, 4A, 5, 6, 8, 9, 10 and 11, Cedarwood Medical Complex, according to the Master Deed recorded in Liber 63 of Condominiums, Page 1, as amended, and designated as Berrien County Condominium Subdivision Plan No. 63, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

PRELIMINARY

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ALTA Commitment For Title Insurance 8-1-16



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

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

BHT COMMERCIAL
TITLE & ESCROW SERVICES

BestHOMES
TITLE AGENCY, LLC

Requirements

File No. GRC-112196

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: The Proposed Policy Amount in Schedule A, item 2, will be revised once we have a final approved value to insure.**
 - D. **For each policy to be issued as identified in Schedule A, item 2, the company shall not be liable under this commitment until it receives a designation for a proposed insured, acceptable to the company. As provided in Commitment Condition 4, the company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
 - E. **NOTE: A search of the records discloses this property is subject to Homeowners Association Dues in favor of Cedarwood Medical Complex Condominium Association, Inc..**
 - F. **Submit to the Company satisfactory evidence that the sale of said unit to the Proposed Insured has been approved by the Condominium Association and that all assessments due the association have been paid.**
 - G. **Submit to the Company proof that the Condominium Association has waived its Right of First Refusal, if any, to purchase the subject unit(s)**

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H. 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.)

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

PRELIMINARY

TAX INFORMATION SHEET

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

2017 Winter Taxes in the amount of \$9.21 are PAID.
2017 Summer Taxes in the amount of \$422.87 are PAID.

Property Address: 820 Lester Ave, St Joseph Mi
Tax Parcel Number: 11-76-1135-0008-00-4 UNIT 8
2017 State Equalized Value: \$7,600.00
Principal Residence Exemption: 0%

Taxable Value: \$7,600.00
School District: 11020 - St. Joseph

Special Assessments: NONE

2017 Winter Taxes in the amount of \$67.62 are PAID.
2017 Summer Taxes in the amount of \$3,105.31 are PAID.

Tax Parcel Number: 11-76-1135-0009-00-1
2017 State Equalized Value: \$55,800.00
Principal Residence Exemption: 0%
Assessed Address: 820 Lester Ave UNIT 9

Taxable Value: \$55,800.00
School District: 11020 - St. Joseph

Special Assessments: NONE

2017 Winter Taxes in the amount of \$92.46 are PAID.
2017 Summer Taxes in the amount of \$4,246.17 are PAID.

Tax Parcel Number: 11-76-1135-0010-00-9
2017 State Equalized Value: \$76,300.00
Principal Residence Exemption: 0%
Assessed Address: 820 Lester UNIT 10

Taxable Value: \$76,300.00
School District: 11020 - St. Joseph

Special Assessments: NONE

2017 Winter Taxes in the amount of \$32.23 are PAID.
2017 Summer Taxes in the amount of \$1480.28 are PAID.

Tax Parcel Number: 11-76-1135-0006-00-1
2017 State Equalized Value: \$26,600.00
Principal Residence Exemption: 0%
Assessed Address: 820 Lester Ave. UNIT 6

Taxable Value: \$26,600.00
School District: 11020 - St. Joseph

Special Assessments: NONE

2017 Winter Taxes in the amount of \$123.00 are PAID.
2017 Summer Taxes in the amount of \$5648.62 are PAID.

Tax Parcel Number: 11-76-1135-0011-00-5
2017 State Equalized Value: \$101,500.00
Principal Residence Exemption: 0%
Assessed Address: 820 Lester Ave. UNIT 11

Taxable Value: \$101,500.00
School District: 11020 - St. Joseph

Special Assessments: NONE

2017 Winter Taxes in the amount of \$6.30 are PAID.
2017 Summer Taxes in the amount of \$290.55 are PAID.

Tax Parcel Number: 11-76-1135-0004-01-7
2017 State Equalized Value: \$5,500.00
Principal Residence Exemption: 0%
Assessed Address: 820 Lester Ave. UNIT 4a

Taxable Value: \$5,222.00
School District: 11020 - St. Joseph

Special Assessments: NONE

2017 Winter Taxes in the amount of \$76.46 are PAID.
2017 Summer Taxes in the amount of \$3511.56 are PAID.

Tax Parcel Number: 11-76-1135-0001-00-0
2017 State Equalized Value: \$63,100.00 Taxable Value: \$63,100.00
Principal Residence Exemption: 0% School District: 11020 - St. Joseph
Assessed Address: 820 Lester Ave. UNIT 1

Special Assessments: NONE

2017 Winter Taxes in the amount of \$54.78 are PAID.
2017 Summer Taxes in the amount of \$2515.39 are PAID.

Tax Parcel Number: 11-76-1135-0005-00-5
2017 State Equalized Value: \$45,200.00 Taxable Value: \$45,200.00
Principal Residence Exemption: 0% School District: 11020 - St. Joseph
Assessed Address: 820 Lester Ave. UNIT 5

Special Assessments: NONE

2017 Winter Taxes in the amount of \$52.71 are PAID.
2017 Summer Taxes in the amount of \$2420.80 are PAID.

Tax Parcel Number: 11-76-1135-0002-00-6
2017 State Equalized Value: \$43,500.00 Taxable Value: \$43,500.00
Principal Residence Exemption: 0% School District: 11020 - St. Joseph
Assessed Address: 820 Lester Ave. UNIT 2

Special Assessments: UNAVAILABLE

2017 Winter Taxes in the amount of \$21.92 are PAID.
2017 Summer Taxes in the amount of \$1007.23 are PAID.

Tax Parcel Number: 11-76-1135-0002-01-4
2017 State Equalized Value: \$18,100.00 Taxable Value: \$18,100.00
Principal Residence Exemption: 0% School District: 11020 - St. Joseph
Assessed Address: 820 Lester Ave. UNIT 2A

Special Assessments: UNAVAILABLE

2017 Winter Taxes in the amount of \$101.67 are PAID.
2017 Summer Taxes in the amount of \$4669.14 are PAID.

Tax Parcel Number: 11-76-1135-0003-00-2
2017 State Equalized Value: \$83,900.00 Taxable Value: \$83,900.00
Principal Residence Exemption: 0% School District: 11020 - St. Joseph
Assessed Address: 820 Lester Ave. UNIT 3

Special Assessments: UNAVAILABLE

2017 Winter Taxes in the amount of \$81.20 are PAID.
2017 Summer Taxes in the amount of \$3728.64 are PAID.

Tax Parcel Number: 11-76-1135-0004-00-9
2017 State Equalized Value: \$67,000.00 Taxable Value: \$67,000.00
Principal Residence Exemption: 0% School District: 11020 - St. Joseph
Assessed Address: 820 Lester Ave. UNIT 4

Special Assessments: UNAVAILABLE

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

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Exceptions

File No.: GRC-112196

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. Terms, provisions, conditions, restrictions and limitations contained in the Master Deed recorded in Liber 63, Page 1, and amendments thereto, if any.
10. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.
11. Rights of tenants under unrecorded leases and all and all parties claiming by, through and thereunder.

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12. Ingress and Egress to subject property is by means of private road which is subject to the rights of others to use said road and which is not required to be maintained by any governmental agency.
13. Rights of others to the private road easement crossing subject property.
14. Right of First Refusal for the purchase of the condominium unit(s) described is Schedule A as reflected in the master deed.
15. Future Advance Mortgage between Cedarwood Investments, LLC, as mortgagor, and Shoreline Bank, as mortgagee, in the original stated principal amount of _____ dated 6/11/1997 recorded 6/11/1997 in Liber 1814, Page 1520. Amendment recorded in Liber 1999, Page 8. (covers more land)
16. Assignment of Leases and Rents between Cedarwood Investments, LLC, as assignor, and Shoreline Bank, as assignee, dated 6/11/1997 recorded 6/11/1997 in Liber 1418, Page 1530.

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ALTA Commitment For Title Insurance 8-1-16

