

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
OLD REPUBLIC NATIONAL 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-140728**
Property Address: **W Savidge St, Spring Lake, MI**

1. Commitment Date: **11/08/2019** at 8:00 AM

2. Policy to be issued:

Proposed Policy Amount

a. ALTA Owner's Policy

Proposed Insured: Marina Bay Holdings, 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:

Marina Bay Holdings, 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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File No.: **GRC-140728**

ALTA Commitment For Title Insurance 8-1-16



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LEGAL DESCRIPTION RIDER

Situated in the **Village of Spring Lake, County of Ottawa, State of Michigan**

Units 1 through 12 of Marina Bay Condominium, a Condominium according to the Master Deed recorded in Liber 4871, Page 840, and amendments thereto, if any, and designated as Ottawa County Condominium Subdivision Plan No. 437, together with rights in general common elements and limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

ALSO:

Units 24 through 29 of Marina Bay Yacht Club Condominium, a Condominium according to the Master Deed recorded in Liber 4991, Page 238, and amendments thereto, if any, and designated as Ottawa County Condominium Subdivision Plan No. 454, together with rights in general common elements and 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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File No.: **GRC-140728**

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

ISSUED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BHT COMMERCIAL
TITLE & ESCROW SERVICES

Best HOMES
TITLE AGENCY, LLC

Requirements

File No. GRC-140728

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. **Submit to the Company the Operating Agreement, including any amendments thereto, of Marina Bay Holdings, LLC, a Michigan limited liability company, the Certificate issued by the Michigan Department of Licensing and Regulatory Affairs evidencing proper filing of the Articles of Organization and documentary evidence that said entity is a duly registered legal entity in good standing. **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.**
 - D. **Submit to the Company a current statement from the Treasurer of the Condominium Association that all assessments are paid in full.**
 - E. **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.

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File No.: **GRC-140728**



SEE ATTACHED TAX INFORMATION SHEETS

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

PRELIMINARY

TAX INFORMATION SHEETS

Parcel No. 70-03-16-487-024 (Unit 24)

2019 Summer (now combined with Village) taxes PAID in the amount of \$494.71

2018 Winter taxes PAID in the amount of \$66.29

2019 SEV: \$9,500.00 Taxable: \$9,493.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-487-025 (Unit 25)

2019 Summer (now combined with Village) taxes PAID in the amount of \$494.71

2018 Winter taxes PAID in the amount of \$66.29

2019 SEV: \$9,500.00 Taxable: \$9,493.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-487-026 (Unit 26)

2019 Summer (now combined with Village) taxes PAID in the amount of \$494.71

2018 Winter taxes PAID in the amount of \$66.29

2019 SEV: \$9,500.00 Taxable: \$9,493.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-487-027 (Unit 27)

2019 Summer (now combined with Village) taxes PAID in the amount of \$494.71

2018 Winter taxes PAID in the amount of \$66.29

2019 SEV: \$9,500.00 Taxable: \$9,493.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

continued

Parcel No. 70-03-16-487-028 (Unit 28)

2019 Summer (now combined with Village) taxes PAID in the amount of \$494.71

2018 Winter taxes PAID in the amount of \$66.29

2019 SEV: \$9,500.00 Taxable: \$9,493.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-487-029 (Unit 29)

2019 Summer (now combined with Village) taxes PAID in the amount of \$494.71

2018 Winter taxes PAID in the amount of \$66.29

2019 SEV: \$9,500.00 Taxable: \$9,493.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-001 (Unit 1)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-002 (Unit 2)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

continued

Parcel No. 70-03-16-488-003 (Unit 3)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-004 (Unit 4)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-005 (Unit 5)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-006 (Unit 6)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

continued

Parcel No. 70-03-16-488-007 (Unit 7)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-008 (Unit 8)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-009 (Unit 9)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-010 (Unit 10)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

continued

Parcel No. 70-03-16-488-011 (Unit 11)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

Parcel No. 70-03-16-488-012 (Unit 12)

2019 Summer (now combined with Village) taxes PAID in the amount of \$437.01

2018 Winter taxes PAID in the amount of \$58.55

2019 SEV: \$20,000.00 Taxable: \$8,386.00

Principal Residence Exemption: 0%

School District: Spring Lake

Special Assessments: None

NOTE: 2019 Winter taxes which become due and payable on December 1st, are unavailable at this time.

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

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Exceptions

File No.: GRC-140728

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. Access to subject property is by means of a private road and may be subject to various maintenance agreements.
10. Pedestrian Pathway Agreement recorded in Document No. 2015-0039548 and the terms, provisions and conditions contained therein.
11. Memorandum of Agreement with Charter Communications recorded in Document No. 2017-0023349.

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12. Terms, provisions, agreements, obligations, easements, restrictions, rights of co-owners and the Condominium Association as disclosed in the Master Deed for Marina Bay Condominium recorded in Liber 4871, Page 840, as amended, and contained in or created under Act 59 of the Public Acts of 1978, as amended. The general common elements may be subject to easements of record not disclosed in the Master Deed.
13. Terms, provisions, agreements, obligations, easements, restrictions, rights of co-owners and the Condominium Association as disclosed in the Master Deed for Marina Bay Yacht Club recorded in Liber 4991, Page 238, as amended, and contained in or created under Act 59 of the Public Acts of 1978, as amended. The general common elements may be subject to easements of record not disclosed in the Master Deed.

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