

**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-142451**
Property Address: **532 Dyckman Ave, Unit 4, South Haven, MI**

1. Commitment Date: **11/15/2019** at 8:00 AM

2. Policy to be issued:

Proposed Policy Amount

a. ALTA Owner's Policy

Proposed Insured: BS Properties, 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:

BS Properties, 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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ALTA Commitment For Title Insurance 8-1-16

AMERICAN
LAND TITLE
ASSOCIATION



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LEGAL DESCRIPTION RIDER

Situated in the **City of South Haven, County of Van Buren, State of Michigan**

Unit No. R-4, The Colonial Condominium, according to the Master Deed recorded in Liber 1092, Page(s) 627, as amended, and designated as Van Buren County Condominium Subdivision Plan No. 46, 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
SCHEDULE B PART I**

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Requirements

File No. GRC-142451

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 BS Properties, 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 exceptions based upon examination of same.**
 - D. **NOTE: A search of the records discloses this property is subject to Homeowners Association Dues in favor of The Colonial Condominium Association.**
 - E. **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.**
 - F. **County Treasurer Redemption Certificate(s) for the Certificate(s) of Forfeiture excepted on Schedule B - Section II.**

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G. 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

PRELIMINARY

TAX INFORMATION SHEET

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

2019 Winter Taxes in the amount of \$558.18 are DUE if paid by 2/14/2020.

2019 Summer Taxes in the amount of \$3,144.19 are DUE if paid by 12/31/2019. Base amount: \$3024.41.

2018 Combined Taxes in the amount of \$4,206.11 are DELINQUENT AND DUE to the Van Buren County Treasurer if paid by 12/31/2019. Includes \$2.31 for Peterson Drain.

2017 Combined Taxes in the amount of \$5,216.84 are DELINQUENT AND DUE to the Van Buren County Treasurer if paid by 12/31/2019..

Property Address: 532 Dyckman Ave, Unit 4, South Haven, MI

Tax Parcel Number: 80-53-778-004-00

2019 State Equalized Value: \$64,200.00

Principal Residence Exemption: 0%

Taxable Value: \$59,674.00

School District: 80010 South Haven

Special Assessments: NONE

Note: There is a short term rental certificate bill in the amount of \$500 due if the owner wanted to complete the certificate of short term rental

PRELIMINARY

**ALTA COMMITMENT FOR TITLE INSURANCE
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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. 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.
10. Rights of others to the private road easement crossing subject property.

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11. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto. Rights of tenants under unrecorded leases and all and all parties claiming by, through and thereunder.
12. Terms, provisions, conditions, restrictions and limitations contained in the Master Deed recorded in Liber 1092, Page 627, and amendments thereto, if any.
13. Easement granted to the City of South Haven for sewer as recorded in Liber 864, Page 944 and provisions recorded in Liber 888, Page 677.
14. Easement granted to the City of South Haven for sidewalks recorded in Liber 864, Page 942 and provisions recorded in Liber 888, Page 666.
15. Easement granted to the City of South Haven for electrical lines recorded in Liber 1080, Page 546.
16. Certificate of Forfeiture by the Van Buren County Treasurer for the 2017 taxes, recorded 4/16/2019 in Liber 1682, Page 919.

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