



COMMITMENT FOR TITLE INSURANCE  
Schedule A

Ref: VL

1. Effective Date: [March 05, 2009 at 08:00 am](#) Commitment No.: [31804LANSPNC](#)

2. Policy or Policies to be issued:

[ALTA Owner's Policy - 6/17/06](#)

Proposed Insured: [Prospective Purchaser](#)

Amount: ["TO BE DETERMINED"](#)

[ALTA Loan Policy - 6/17/06](#)

[WITHOUT EXCEPTIONS](#)

Proposed Insured: [Prospective Mortgagee](#)

Amount: ["TO BE DETERMINED"](#)

3. The estate or interest in the land described or referred to in this Commitment and covered herein is [Fee Simple](#) and is, at the effective date hereof, vested in:

[State of Michigan, Michigan State Police](#)

4. The land referred to in this Commitment is located in the [City of Manistee](#), County of [Manistee](#), State of [Michigan](#), and is described as follows:

[That part of Lot H, S. C. Thompson's Addition to the City of Manistee lying West and South of the following described line: Commencing at the Southwest corner of Lot 1, running thence South 78-1/2° West 70 feet; thence North 49° West 100 feet; thence North 54-1/4° West 188 feet; thence North 54-3/4° West 165 feet more or less to right-of-way of Pere Marquette R. R. Co.](#)

Steven H. Barnum  
Transnation Title Agency of Michigan

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B - SECTION I  
REQUIREMENTS

The following are the requirements to be complied with:

1. Standard requirements set forth in jacket.
2. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

NOTE: This commitment is issued for informational purposes only. Compliance with the requirements set forth herein will not result in the issuance of a final policy. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information.

3. Deed from State of Michigan, Michigan State Police to Party to be Provided.
4. Mortgage executed by Party to be Provided to recited mortgagee in the amount indicated. The spouse(s), if any, of the proposed mortgagor(s) must join in execution of the mortgage.

NOTE: 2008 Winter taxes are exempt.

NOTE: The subject property may lose its tax-exempt status upon conveyance of said property.

5. The policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B - SECTION II  
EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

1. Standard exceptions set forth in jacket.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. 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, changes in the land usage or loss of any homestead exemption status for the insured premises.

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