



COMMITMENT FOR TITLE INSURANCE
Schedule A

Ref: VL

1. Effective Date: February 26, 2009 at 8:00 am Commitment No.: 31796LANSPNC

2. Policy or Policies to be issued:

ALTA Owner's Policy - 6/17/06

Proposed Insured:

Amount: "TO BE DETERMINED"

ALTA Loan Policy - 6/17/06

WITHOUT EXCEPTIONS

Proposed Insured:

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 (Ionia State Hospital)

4. The land referred to in this Commitment is located in the Township of Berlin, County of Ionia, State of Michigan, and is described as follows:

SEE ATTACHED EXHIBIT "A"

Steven H. Barnum
Transnation Title Agency of Michigan

Exhibit "A"

A portion of land located in Berlin Township, Ionia County, Michigan, described as:

Beginning at a point on the East and West quarter line of Section 36, Town 7 North, Range 7 West, Berlin Township, Ionia County, Michigan, said point being North 88 degrees 33 minutes West 1325.5 feet from the East quarter post of said Section 36; thence North 88 degrees 33 minutes West 125 feet; thence North 01 degree 40 minutes East 158 feet; thence South 88 degrees 33 minutes East 125 feet; thence South 01 degree 40 minutes West 158 feet to the Point of Beginning.

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.
3. Deed from State of Michigan to Party to be Provided.
4. Mortgage executed by Party to be Provided to recited mortgagee in the amount indicated.
5. Termination or subordination to the satisfaction of the Company of the interest of City of Ionia and Ionia Intermediate School District who appears to have an interest in said property by reason of Lease Agreement recorded in Liber 527, Page 370.
6. NOTE: Tax information and special assessments are unavailable for examination and are therefore exempt from coverage under this commitment.

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.
4. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
5. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
6. Easement granted to Michigan Bell Telephone Company recorded in Liber 502, Page 310.
7. Terms, conditions and provisions which are recited in Contract for Conditional Transfer of Property recorded in Liber 503, Page 44.
8. Terms, conditions and provisions which are recited in Franchise Agreement recorded in Liber 503, Page 56.
9. Easement for public utilities in the instrument recorded in Liber 545, Page 7316.
10. Easement granted to Consumers Energy Company recorded in Liber 546, Page 1372.
11. Terms, conditions and provisions which are recited in Agreement recorded in Liber 551, Page 4461.

BR1