

SCHEDULE A

Title No.: 234814LANS

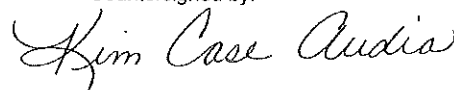
Ref: V/L Camp Ottawa, Iron River, MI 49935; V/L Camp Ottawa, Iron River, MI 49935; 220 Gendron Rd, Iron River, MI 49935

Loan No.:

- 1. Effective Date:** February 06, 2018 at 08:00 am
- 2. Policy or Policies to be issued:**
- 3. The estate or interest in the land described or referred to in this Commitment is**
Fee Simple
- 4. Title to the estate or interest in the land is at the Effective Date vested in**
State of Michigan
- 5. The land referred to in this Commitment is described as follows**
Located in the Township of Iron River, County of Iron, State of Michigan,

SEE ATTACHED EXHIBIT "A"

Countersigned by:



Kim Case Audia

Exhibit "A"

1. LAND DESCRIPTION (Original 1991)

A parcel of land being the North 1/2 of the Southwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 3, T43N, R35W, Iron River Township, Iron County, Michigan described as:

Commencing at the North 1/4 corner of Section 3; thence S00°02'38"W, 1,371.56 feet along the North-South 1/4 line of Section 3 to the Point of Beginning; thence continuing S00°02'38"W 2,592.74 feet along the North-South 1/4 line to the South 1/16 line of Section 3; thence S89°32'21"W, 2,645.82 feet along the South 1/16 line to the West line of Section 3; thence N00°19'41"E, 1,322.37 feet along the West section line to the East-West 1/4 line of Section 3; thence N89°40'15"E, 1,319.61 feet along the East-West 1/4 line to the West 1/16 line of Section 3; thence N00°11'10"E, 385.78 feet along the West 1/16 line to a curve on the South right-of-Way line of Gendron Road; thence 246.25 feet along the Southerly road right-of-way on a curve to the right having a radius of 4,854.52 feet and a chord bearing N53°33'22"E (previously recorded as N54°33'22"E), 246.22 feet; thence N55°00'34"E, 254.83 feet along the Southerly road right-of-way to a curve; thence 296.89 feet along the Southerly road right-of-way on a curve to the right having a radius of 4,272.47 feet and a chord bearing N57°00'00"E, 296.83 feet; thence N58°59'27"E, 676.30 feet along the Southerly road right-of-way line to a curve; thence 129.43 feet along the Southerly road right-of-way line on a curve to the left having a radius of 208.36 feet and a chord bearing N41°11'43"E, 127.36 feet to the Point of Beginning.

2. LAND DESCRIPTION (Cutout 2009) (Parcel # 004-003-010-00)

A parcel of land being the North 1/2 of the Southwest 1/4 of Section 3, T43N-R35W, Iron River Township, Iron County, Michigan described as:

Commencing at the West 1/4 corner of Section 3; thence S00°19'41"W, 771.02 feet along the West Section line of Section 3 to the South right-of-way of Gendron Road and the Point of Beginning; thence N48°00'32"E along the South right-of-way, 329.80 feet to a curve; thence 306.71 feet along the South right-of-way along a curve to the left having a radius of 17,274.02 feet and a chord bearing N47°30'00"E, 306.70 feet; thence S42°42'29"E, 375.63 feet; thence N47°17'31"E, 100.00 feet; thence S42°42'29"E, 460.84 feet; thence S79°20'25"W, 861.93 feet; thence N43°35'16"W, 384.38 feet to the Point of Beginning.

3. LAND DESCRIPTION (Remainder 2009) (Parcel #'s 004-003-008-00 and 004-003-011-00)

A parcel of land being the North 1/2 of the Southwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 3, T43N, R35W, Iron River Township, Iron County, Michigan described as:

Commencing at the North 1/4 corner of Section 3; thence S00°02'38"W, 1,371.56 feet along the North-South 1/4 line of Section 3 to the Point of Beginning; thence continuing S00°02'38"W 2,592.74 feet along the North-South 1/4 line to the South 1/16 line of Section 3; thence S89°32'21"W, 2,645.82 feet along the South 1/16 line to the West line of Section 3; thence N00°19'41"E, 551.35 feet along the West section to the South right-of-way of Gendron Road; thence N48°00'32"E along the South right-of-way, 329.80 feet to a curve; thence 306.71 feet along the South right-of-way along a curve to the left having a radius of 17,274.02 feet and a chord bearing N47°30'00"E, 306.70 feet; thence S42°42'29"E, 375.63 feet; thence N47°17'31"E, 100.00 feet; thence S42°42'29"E, 460.84 feet; thence S79°20'25"W, 861.93 feet; thence N43°35'16"W, 384.38 feet; thence N00°19'41"E, 771.02 feet along the West section to the East-West 1/4 line of Section 3; thence N89°40'15"E, 1,319.61 feet along the East-West 1/4 line to the West 1/16 line of Section 3; thence N00°11'10"E, 385.78 feet along the West 1/16 line to a curve on the South Right-of-Way line of Gendron Road; thence 246.25 feet along the Southerly Road Right-of-Way on a curve to the right having a Radius of 4,854.52 feet and a Chord bearing N53°33'22"E (previously recorded as N54°33'22"E), 246.22 feet; thence N55°00'34"E, 254.83 feet along the Southerly road right-of-way to a curve; thence 296.89 feet along the Southerly road right-of-way on a curve to the right having a radius of 4,272.47 feet and a chord bearing N57°00'00"E, 296.83 feet; thence N58°59'27"E, 676.30 feet along the Southerly road right-of-way line to a curve; thence 129.43 feet along the Southerly road right-of-way line on a curve to the left having a radius of 208.36 feet and a chord bearing N41°11'43"E, 127.36 feet to the Point of Beginning.

EASEMENT DESCRIPTION: (Parcel #'s 004-003-010-00 and 004-003-011-00)

Easement Description: An easement strip 30 feet in width being a part of premises in the NE 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 3, T43N, R35W, Iron River Township, Iron County, Michigan, the centerline of which being more particularly described as follows; beginning at a point on the North-South 1/4 line which is 25 feet North of the South 1/16 line of said Section 3; thence West and parallel to the South 1/16 line of Section 3 for a distance of 806.84 feet; thence N44°19'50"W for a distance of 819.88 feet; thence N42°41'10"W for a distance 415.01 feet to the point of ending.

Title No: 234814LANS
SCHEDULE B - SECTION I
REQUIREMENTS

NOTE: In accordance with the terms and provisions of the Commitment jacket, "This commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company."

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.

SCHEDULE B - SECTION II**EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, claims of easements or encumbrances that are not shown in the Public Records.
4. 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 the Public Records.
5. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
7. Taxes or special assessments which are not shown as existing liens by The Public Records.
8. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by uncapping and adjustment of the taxable value, retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
9. 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.
10. 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.
11. Outstanding oil, gas and mineral rights whether recorded or unrecorded.

Parcel No. 004-003-008-00

12. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 9, Page 487; Liber 43, Page 130; Liber 57, Page 485; Liber 121, Page 214; Liber 122, Page 312; Liber 183, Page 415 and Liber 239, Page 178.

2017 City taxes are exempt.
2017 County taxes are exempt.

2017 State Equalized Value \$0.00.
 Property located in the West Iron County School District.
 Principal Residence Status for 2017 is 0%.
 Permanent Property No. 36-004-003-008-00.

NOTE: The above taxes are assessed as follows: SEC 3 T43N R35W THAT PART OF THE SE 1/4 OF NW 1/4, WHICH LIES S OF A PUBLIC HWY CROSSING IN NE'LY/SW'LY DIRECTION

Parcel No. 004-003-010-00

13. Easements and the terms, conditions and provisions thereof which are recited in Warranty Deed recorded in Liber 9, Page 53.
14. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 27, Page 600; Liber 75, Page 286 and Liber 92, Page 512.
15. Easements and the terms, conditions and provisions thereof which are recited in Quit Claim Deed recorded in Liber 75, Page 286.
16. Easements and the terms, conditions and provisions thereof which are recited in Wisconsin Electric Power Company Easement recorded in Liber 251, Page 447 and the subsequent Assignment of Easements recorded in Liber 690, Page 131.
17. Easements and the terms, conditions and provisions thereof which are recited in Easement Agreement recorded in Liber 260, Page 4 and the subsequent Assignment of Easements recorded in Liber 690, Page 131.

2017 City taxes are exempt.
 2017 County taxes are exempt.
 2017 State Equalized Value \$0.00.
 Property located in the West Iron County School District.
 Principal Residence Status for 2017 is 0%.
 Permanent Property No. 36-004-003-010-00.

NOTE: The above taxes are assessed as follows: SEC 3 T43N R35W NE 1/4 OF SW 1/4

Parcel No. 004-003-011-00

18. Interest of James River-Dixie/Northern, Inc., a/k/a James River-Norwalk, Inc. in Timber Rights pursuant to documents recorded in Liber 211, Page 371; Liber 221, Page 520; Liber 222, Page 82 and Liber 233, Page 525.
19. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 71, Page 208 and Liber 237, Page 169.
20. Oil, gas, mineral and aboriginal antiquities reserved by the State of Michigan along with terms, conditions and provisions contained in deed recorded in Liber 116, Page 129.
21. Easements and the terms, conditions and provisions thereof which are recited in Deed recorded in Liber 237, Page 169.

22. Terms, conditions and provisions which are recited in Instrument recorded in Liber 122, Page 439.
23. Easements and the terms, conditions and provisions thereof which are recited in Wisconsin Electric Power Company Easement recorded in Liber 251, Page 447, and the subsequent Assignment of Easements recorded in Liber 690, Page 131.
24. Easements and the terms, conditions and provisions thereof which are recited in Easement Agreement recorded in Liber 260, Page 4, and the subsequent Assignment of Easements recorded in Liber 690, Page 131.
25. Easements and the terms, conditions and provisions thereof which are recited in Easement to Construct Roadway recorded in Liber 268, Page 15.
26. Easements and the terms, conditions and provisions thereof which are recited in Easement recorded in Liber 278, Page 40.
- ✓ 27. Proof of payment of the sewer usage in the amount of \$228.80, past due. Plus penalty and interest, if any. Payable to the Iron River Township Treasurer.
- ✓ 28. Proof of payment of the 2017 Summer taxes in the amount of \$3,194.01 if paid by February 28, 2018. Payable to the Iron River Township Treasurer. (2017 Summer taxes are exempt and consist only of a delinquent water/sewer usage; Base amount: \$3,013.22)
- ✓ 29. Proof of payment of the 2017 Winter taxes in the amount of \$583.44 if paid by February 28, 2018. Payable to the Iron River Township Treasurer. (2017 Winter taxes are exempt and consist only of a delinquent water/sewer usage)

2017 State Equalized Value \$0.00.

2017 Taxable Value \$0.00.

Property located in West Iron County Public School District.

Principal Residence Status for 2017 is 0%.

Permanent Property No. 36-004-003-011-00.

NOTE: The above taxes are assessed as follows: SEC 3 T43N R35W NW 1/4 OF SW 1/4