

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

REF:

1. **Effective Date: October 8, 2009 at 08:00 AM**

Commitment No: MI-P63493

2. **Policy or Policies to be issued:**

Revision:

ALTA Owner's Policy - 6/17/06 (ALTA Own. Policy (06/17/06))

Proposed Insured: Proposed Purchaser

Amount: \$ 1,000.00

ALTA Loan Policy - 06/17/06

Proposed Insured:

Amount:

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 affective date hereof, vested in:**

Select Bank

4. **The Land referred to in this Commitment is described as follows:**

SEE SCHEDULE C ATTACHED HERETO

SUN TITLE AGENCY, LLC

By: _____


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. Submit Owner's Affidavit. Additional requirements may be made or exceptions taken for matters disclosed therein.
4. Submit a copy of the fully executed Purchase Agreement to Sun Title Agency of Michigan LLC, for review prior to the closing.
5. Submit evidence satisfactory to the company that any borrower entitled to notice under MCLA 600.3204(4), has been served as required and that all the provisions of MCLA 600.3205a, 600.3205b and 600.3205c have been complied with, if applicable.
6. In regard to Select Bank, the Company must be furnished the following documentation:
 - A. Certified copy of the Articles of Incorporation.
 - B. Certified copy of the proper corporate resolution(s) authorizing the sale of the land and directing the proper officers to execute the proposed transaction on behalf of said corporation.
 - C. Certificate of Good Standing or Certificate of Existence from the Secretary of State of Michigan, attesting to the current good standing.
7. Record a Warranty Deed from Select Bank to Proposed Purchaser.
8. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2009 Summer taxes PAID in the amount of \$336.73
2008 Winter taxes PAID in the amount of \$1,165.32
State Equalized Value: \$28,500.00 (2009)
Taxable Value: \$28,500.00 (2009)
Principal Residence Exemption: 0%
Special Assessments: unavailable
School District: Muskegon
Tax Identification Number: 61-24-131-300-0003-00
Tax Contact Information: use website
9. NOTE: If the proposed parcel to be insured has a public water or sewer supply, additional investigation by the parties involved in this transaction should be made to determine if: 1. Current charges are being paid on a timely basis, 2. Deferred installation or connection charges are still owing, and 3. Future installation charges would be incurred to connect to the system. The Policy to be issued will not insure against any loss or damage arising from these charges.
NOTE: Information set forth in the Commitment regarding the principal residence exemption (homestead), school district, state equalized value, taxable values and any estimated taxes or assessments, are shown for informational purposes only and the accuracy of such information is neither guaranteed nor insured by the Company or its underwriter.

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. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
4. 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 principal residence exemption status for the insured premises.
5. Loss or damage due to future installation charges, deferred installation or connection charges or current water and/or sewer charges due and payable at time of closing.
6. 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.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE C
LEGAL DESCRIPTION

Land situated in the City of Muskegon, Muskegon County, Michigan:

The South 40 feet of the North 197 feet of the West 159 feet of the Northwest fractional 1/4 of the Southwest 1/4 of Section 31, Town 10 North, Range 16 West, except the West 2.5 feet thereof.

61-24-131-300-0003-00