

SCHEDULE A

1. Effective Date: January 12, 2010 at 08:00 AM

2. Policy or Policies to be issued:

Amount

(a) X Owner's Policy (ALTA Own. Policy (06/17/06))

\$ 1,000.00

Proposed Insured:

Proposed Purchaser

(b) _____ Loan Policy (ALTA Loan Policy (06/17/06))

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

GEUB LLC, a Michigan limited liability company

5. The land referred to in the Commitment is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

Sun Title Agency, LLC

By: _____



First American Title Insurance Company

Commitment Number: MI-P64251

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Submit Owner's Affidavit. Additional requirements may be made or exceptions taken for matters disclosed therein.
- f. Submit a copy of the fully executed Purchase Agreement to Sun Title Agency of Michigan LLC, for review prior to the closing.
- g. Submit to the Company the following documentation:
 - A. A copy of the Articles of Organization of GEUB, LLC, as filed with the Secretary of State of the State of Michigan.
 - B. A Copy of the Operating Agreement and any amendments thereto.
 - C. A copy of the resolution of the members of GEUB, LLC, authorizing the sale/or mortgaging of said lands and directing the proper members to execute the proposed transaction documents. This Commitment is subject to any additional requirements that may be deemed necessary based upon a review of said documentation.
- h. Record a Warranty Deed from GEUB LLC, a Michigan limited liability company to Proposed Purchaser.
- i. Record a Release of the Future Advance Mortgage securing an amount of _____ and any other amounts payable under the terms thereof, executed by GEUB Partners, a Michigan Co-Partnership to Mercantile Bank of West Michigan dated October 17, 2003 and recorded October 22, 2003 in Liber 950, Page 1543, said Mortgage having been modified by agreement recorded in Liber 978, Page 722. This Mortgage contains a Revolving Credit Feature.
 Note: Borrower must submit to the above lender a letter authorizing the closing of the Line of Credit. Said authorization will be submitted along with the payoff of the Mortgage.
- j. Record a proper certificate of redemption from certificate of forfeiture of real property for non-payment of property taxes for the year(s) 2007, as recorded in Liber 1067, Page 943. (Parcel 1)

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Commitment Number: MI-P64251

SCHEDULE B - SECTION I
Continued)

- k. Record a proper certificate of redemption from certificate of forfeiture of real property for non-payment of property taxes for the year(s) 2007, as recorded in Liber 1067, Page 944. (Parcel 2)
- l. Record a proper certificate of redemption from certificate of forfeiture of real property for non-payment of property taxes for the year(s) 2007, as recorded in Liber 1067, Page 990. (Parcel 3)
- m. Record a proper certificate of redemption from certificate of forfeiture of real property for non-payment of property taxes for the year(s) 2007, as recorded in Liber 1067, Page 989. (Parcel 4)
- n. 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 Winter taxes DUE in the amount of \$616.23 if paid by February 28, 2010
 2009 Summer taxes DUE in the amount of \$2,012.62, if paid by January 31, 2010
 2009 Summer Base tax: \$1,925.95
 2008 Taxes DUE in the amount of \$3,023.41, if paid by January 31, 2010
 2007 Taxes DUE in the amount of \$3,979.03, if paid by January 31, 2010
 State Equalized Value: \$44,000.00 (2009)
 Taxable Value: \$44,000.00 (2009)
 Principal Residence Exemption: 0% (2009)
 Special Assessments: None
 Tax Identification Number: 051-001-003-00 (Parcel 1)
 Tax Contact Information: (906) 632-5721

- o. 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 Winter taxes DUE in the amount of \$75.61 if paid by February 28, 2010
 2009 Summer taxes DUE in the amount of \$246.97, if paid by January 31, 2010
 2009 Summer base tax: \$236.33
 2008 Taxes DUE in the amount of \$384.16, if paid by January 31, 2010
 2007 Taxes DUE in the amount of \$755.83, if paid by January 31, 2010
 State Equalized Value: \$54,000.00 (2009)
 Taxable Value: \$54,000.00 (2009)
 Principal Residence Exemption: 0% (2009)
 Special Assessments: None
 Tax Identification Number: 051-001-004-00 (Parcel 2)
 Tax Contact Information: (906) 632-5721

Commitment Number: MI-P64251

SCHEDULE B - SECTION I
Continued)

- p. 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 Winter taxes DUE in the amount of \$1,126.05 if paid by February 28, 2010
 2009 Summer taxes DUE in the amount of \$3,677.62, if paid by January 31, 2010
 2009 Summer base tax: \$3,519.25
 2008 Taxes DUE in the amount of \$5,512.23, if paid by January 31, 2010
 2007 Taxes DUE in the amount of \$7,018.54, if paid by January 31, 2010
 State Equalized Value: \$80,400.00 (2009)
 Taxable Value: \$80,400.00 (2009)
 Principal Residence Exemption: 0% (2009)
 Special Assessments: None
 Tax Identification Number: 051-199-015-00 (Parcel 3)
 Tax Contact Information: (906) 632-5721

- q. 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 Winter taxes DUE in the amount of \$140.04 if paid by February 28, 2010
 2009 Summer taxes DUE in the amount of \$457.39, if paid by January 31, 2010
 2009 Summer base tax: \$437.70
 2008 Taxes DUE in the amount of \$698.68, if paid by January 31, 2010
 2007 Taxes DUE in the amount of \$1,139.94, if paid by January 31, 2010
 State Equalized Value: \$10,000.00 (2009)
 Taxable Value: \$10,000.00 (2009)
 Principal Residence Exemption: 0% (2009)
 Special Assessments: None
 Tax Identification Number: 051-199-013-00 (Parcel 4)
 Tax Contact Information: (906) 623-5721

- r. 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE B - SECTION II EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof not shown by the Public Records.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
5. Taxes and assessments not due and payable at Commitment Date.
6. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
7. 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.
8. 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.
9. Outstanding oil, gas and mineral rights whether recorded or unrecorded.
10. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisons under Section 109(3) of the Subdivision Control Act of 1967, as amended. (as to Parcels 1 & 2)
11. Terms, covenants, and conditions of Resolution as recorded in Liber 575, Page 667. (as to Parcels 3 and 4)
12. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of waters of Sucker Creek.
13. Rights and interests of the United States of America, the State of Michigan, other governmental entities, the public and riparian owners, in that part of the lands lying within the bounds of Sucker Creek as established by its mean high water mark.
14. Any adverse claim based upon the assertion that some portion of said land is bottom land or has been created by artificial means or has accreted to such portion so created.

**End of Schedule B-II
First American Title Insurance Company**

SCHEDULE C

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

Land situated in the City of Sault Ste. Marie, Chippewa County, Michigan:

Parcel 1:

a Parcel of land located in the South 1/2 of the South 1/2 of Section 1 and the Northeast 1/4 of the Northwest 1/4 of Section 12, Town 47 North, Range 1 West, described as: Commencing at the South 1/4 corner of said Section 1; thence North 00 degrees 02 minutes 32 seconds West along the West line of Private Land Claim No. 94, a distance of 27.00 feet to the North right-of-way line of Easterday Avenue and the point of beginning; thence continuing North 00 degrees 02 minutes 32 seconds West along said West line a distance of 367.00 feet; thence South 89 degrees 56 minutes 36 seconds East a distance of 322.54 feet to a point on the Northwesterly right-of-way of Eureka Street; thence North 56 degrees 05 minutes 18 seconds West, a distance of 76.96 feet; thence North 34 degrees 27 minutes 09 seconds West a distance of 55.16 feet; thence North 45 degrees 05 minutes 31 seconds East a distance of 108.47 feet; thence North 49 degrees 21 minutes 26 seconds East a distance of 110.40 feet; thence North 56 degrees (deeded 59 degrees) 15 minutes 16 seconds East, a distance of 50 feet, more or less to the centerline of Sucker Creek; thence Northerly along the last said centerline 230 feet, more or less, to a line that lies parallel and/or concentric with a 50 feet normally distance Southerly from the centerline of Wisconsin Central Ltd. most Southerly yard track; thence Southwesterly along said parallel and/or concentric line 1810 feet, more or less to the Northwesterly extension of the Easterly line of property conveyed to Donald A. and Elsie Morrison by deed dated September 19, 1945; thence Southerly along said Easterly line and its Northwesterly extension a distance of 342 feet, more or less, to the North line of Cadillac-Soo Lumber Co's Addition No. 1"; thence Northeasterly along the last said North line 933 feet, more or less, to the Northeast corner of said Addition 1; thence continuing Northeasterly along the last described course 115.04 feet; thence South 00 degrees 02 minutes 32 seconds East 164.36 feet; thence North 65 degrees 49 minutes 03 seconds East 17.50 feet to the North right-of-way line of said Easterday Avenue; thence South 89 degrees 58 minutes 47 seconds East 59.24 feet to the point of beginning.

051-001-003-00

Parcel 2:

Commencing at a point in the Northerly line of Easterday Avenue which said point is 33 feet Northerly at right angles from the South line of Section 1 and is also the point where the Northerly line of said Avenue deflects Southwesterly at an angle of 23 degrees, more or less with said South line of Section 1, and which point is also the place of beginning of description of land hereby conveyed; from this place of beginning, running thence 150 feet Northwesterly at right angles with said Northerly line of Easterday Avenue which deflects Southwesterly from said Section line; thence Northeasterly at right angles to a point in a line running at right angles with said South line of said Section 1 and through a point in said North line of Easterday Avenue which is 50 feet East of said place of beginning; thence straight South to a point in the North line of Easterday Avenue which point is 50 feet East of the place of beginning; thence West along said North line of said Avenue to the place of beginning, being a part of Private Land Claim No. 1, in the Southwest fractional 1/4 of Section 1, Town 47 North, Range 1 West.

051-001-004-00

Parcel 3:

Lots 15, 16, 17, and 18 and the vacated adjacent East/West alley and Vacated Benson Street, of the Plat of Cadillac-Soo Lumber Co's Addition Number One to the City of Sault Ste. Marie, according to the plat thereof, as recorded in Liber 4 of Plats, Page 41.

051-199-015-00

Commitment No.: MI-P64251
Owner's Policy No.:
Loan Policy No.:

SCHEDULE C

Parcel 4:

Lots 13 and 14 and the vacated adjacent East/West Alley of the Plat of Cadillac-Soo Lumber Co's Addition Number One to the City of Sault Ste. Marie, according to the plat thereof, as recorded in Liber 4 of Plats, Page 41

051-199-013-00