

SCHEDULE A

1. Effective Date: January 25, 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:

O.L. Green Properties LLC and The Current Trustee(s) of the David L. Green Trust UAD February 21, 2002, Subject to the interest of the spouse of Mark A. Green, as evidenced in Liber 2315, on page 872; Subject to the interest of the spouse of James R. Green, as evidenced in Liber 2315, on page 873; Subject to the interest of the spouse of David L. Green, as evidenced in Liber 3380, on page 069

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

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

Lot 4 in Block 1 of the Revised Plat of 1903 of the City of Muskegon, according to the plat thereof, as recorded in Liber 3 of Plats, on page 71 EXCEPT the East 33 feet thereof for street purposes

61-24-205-001-0004-00

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-P64538

**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. Record a Quit Claim Deed from The spouse of Mark A. Green to O.L. Green Properties, LLC.
- h. Record a Quit Claim Deed from The spouse of James R. Green to O.L. Green Properties, LLC.
- i. Record a Quit Claim Deed from the spouse of David L. Green to the David L. Green Trust UAD February 21, 2002.
- j. Submit a copy of the operating agreement of O.L. Green Properties, LLC, a Michigan limited liability company. Further requirements may be made upon review of the operating agreement.
- k. Record a Certificate of Trust Existence and Authority with Reference to the David L. Green Trust.
- l. Record a Warranty Deed from O.L. Green Properties LLC and The Current Trustee(s) of the David L. Green Trust UAD February 21, 2002 to Proposed Purchaser.
- m. NOTE: No open mortgages for the subject property have been found. Please provide company with information regarding any open mortgages before closing.



Commitment Number: MI-P64538

SCHEDULE B - SECTION I
(Continued)

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 are DUE in the amount of \$2,532.75 if paid by February 14, 2010
2009 Summer taxes are DUE in the amount of \$714.73 if paid by February 28, 2010
2009 Summer base tax: \$674.65
2008 taxes are DUE in the amount of \$3,352.57 if paid by February 28, 2010
2007 taxes are DUE in the amount of \$3,210.85 if paid by February 28, 2010
State Equalized Value: \$78,300.00 (2009)
Taxable Value: \$57,101.00 (2009)
Principal Residence Exemption: 0% (2009)
Special Assessments: Water/Sewer DUE in the amount of \$6.55
Special Assessments unavailable
School District: Muskegon
Tax Identification Number: 61-24-205-001-0004-00
Tax Contact Information: use website

o. 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. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder.

End of Schedule B-II
First American Title Insurance Company

Commitment No.: MI-P64538
Owner's Policy No.:
Loan Policy No.:

SCHEDULE C

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

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

Lot 4 in Block 1 of the Revised Plat of 1903 of the City of Muskegon, according to the plat thereof, as recorded in Liber 3 of Plats, on page 71 EXCEPT the East 33 feet thereof for street purposes

61-24-205-001-0004-00