



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Denali Title & Escrow Agency, Inc
Issuing Office: 151 44th Street SW, Grandville, MI 49418
Issuing Office's ALTA® Registry ID: 1186488
Commitment No.: 26-6057-MI-1
Issuing Office File No.: 26-6057-MI
Property Address: 548 John Goff Rd, Watervliet, MI 49098

SCHEDULE A

1. Commitment Date: August 3, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (2021)
Proposed Insured: TBD TBD
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Greenstone Farm Credit Services, FLCA, a Federally Chartered Corporation

Note: Ownership is vested in party above only if redemption period specified in sheriffs deed is expired.

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Zachary Vander Ark
Authorized Signatory

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27C170B00

ALTA Commitment for Title Insurance (7-1-21)

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SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. Pay the agreed amount for the estate or interest to be insured.
2. Pay the premiums, fees, and charges for the Policy to the Company.
3. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
4. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
5. Record a Warranty Deed from the owner named on Schedule A to the party to be insured.
6. Submit completed Owner's Estoppel/Affidavit/ALTA Statement on the form provided by the Company and signed by or on behalf of all owners.
7. NOTE: The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
8. Instrument recorded in Liber 3140 Page 2110 indicates that the land to be insured is currently qualified agricultural property. Prior to closing, the purchaser must submit to the Company, either (a) an Affidavit Attesting that the Qualified Agricultural Property Shall Remain as Qualified Agricultural Property, or (b) a Notice of Intent to Rescind the Qualified Agricultural Exemption filed with the assessor for the local tax collecting unit.

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SCHEDULE B – PART I

(Continued)

9. PAYMENT OF TAXES:

Tax Parcel No.: 78-0023-0079-02-9

- 2026 State Equalized Value: \$346,100.00

- 2026 Taxable Value: \$344,431.00

Homestead: 0.0%

2026 Summer Taxes in the amount of \$20,472.18 are PAID.

2025 Winter Taxes in the amount of \$2,385.27 are PAID.

Special Assessments Included In The Current Year Tax Bills

Amount: \$70.84 Period: Winter Desc: DRAIN 211

Amount: \$788.73 Period: Winter Desc: DRAIN 843 (5 parts PAID of 20)

Special Assessments Separate From the Tax Bills

Assessment Type: DRAIN 843 Principal Balance Due: \$9,881.31

The amounts shown as due do not include collection fees, penalties or interest.

NOTE: The policy to be issued does not insure against unpaid water, sewer, blight tickets, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

***Title Commitment Schedule B Requirements for Electronic Signing, Notarization, and Recording
For any document creating the insured title or interest that will be executed, notarized, and recorded electronically using IPEN or RON, the following requirements apply:***

NOTE: Execution of the instrument(s) to be insured pursuant to the requirements of the Michigan Uniform Electronic Transaction Act MCL 450.831 et. seq.

NOTE: Acknowledgement of the instrument(s) to be insured by a notary properly commissioned as an electronic or remote notary public by the Michigan Secretary of State with the ability to perform electronic or remote notarial acts under the Michigan Law on Notarial Acts - MCL 55.261 - 55.315.

Electronic recordation of the instrument(s) to be insured in the County Clerk/Register of Deeds of Berrien County, Michigan.

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SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
3. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
4. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.
5. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. 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.
8. Taxes, blight tickets, 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 retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
9. 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.
10. 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.

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SCHEDULE B – PART II

(Continued)

11. Deed of Easement in favor of Indiana & Michigan Electric Company, an Indiana Corporation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 182 Page 212.
12. Grant of Easement in favor of the Township of Watervliet and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 931 Page 154.
13. Grant of Easement in favor of the City of Watervliet and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1043 Page 22, which has been referenced by Partial Release of Easement recorded August 18, 1986 in Liber 1273 Page 1127.
14. Right of Way Grant in favor of Michigan Gas Utilities Company, a Michigan Corporation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1082 Page 238.
15. Grant of Easement in favor of City of Watervliet and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1273 Page 1129.
16. Grant of Easement in favor of Township of Watervliet, a Michigan Municipal Corporation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1903 Page 1811.
17. Distribution Easement in favor of Indiana Michigan Power Company, an Indiana Corporation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2699 Page 1686.
18. Terms, conditions and provisions contained in Storm Sewer Easement as disclosed by instrument recorded in Liber 1043 Page 24.
19. Oil and Gas Lease in favor of C. O. Thomas and B. F. Rogers, as disclosed by instrument dated June 29, 1929, recorded June 29, 1929, in Liber 39 Page 225, which has been referenced by Release recorded September 24, 1931 in Liber 39 Page 391.
This exception does not constitute a statement as to the ownership of this interest or right. There may be assignments, leases, grants, exceptions or reservations of such interests that are not listed.
20. Terms, conditions and provisions contained in Notice of Filing of Determination of Necessity and Taking Possession of Lands as disclosed by instrument recorded in Liber 168 Page 561.
21. Terms, conditions and provisions contained in Notice of Filing of Determination of Necessity and Taking Possession of Lands as disclosed by instrument recorded in Liber 169 Page 395.

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SCHEDULE B – PART II

(Continued)

22. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

Rights of others over that portion of the land used as ingress and egress to other lands.

The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of Mill Creek.

Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of Mill Creek, or land created by fill or artificial accretion.

Rights of tenants, if any, under any unrecorded leases.

Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.

Lien for outstanding water or sewer charges, if any.

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SCHEDULE C

The Land is described as follows:

Situated in the City of Watervliet, County of Berrien, and State of Michigan, described as:

That part of Sections 23 and 26, Township 3 South, Range 17 West, described as follows: Commencing at the intersection of the Northerly right of way line of Interstate U.S. Highway 94 (formerly U.S. 12) and the East line of said Section 26, at a point that is 417.73 feet North of the East Quarter post of said Section 26; thence North, along said East line, 1401.67 feet; thence North 89 degrees 42 minutes West 1319.30 feet; thence North 0 degrees 03 minutes West 2144.75 feet to the centerline of U.S. Highway 12; thence South 70 degrees 24 minutes West, along the centerline, 69.80 feet; thence South 0 degrees 03 minutes East 644.40 feet; thence South 70 degrees 24 minutes West 1615.84 feet; thence North 9 degrees 14 minutes West 134.80 feet; thence South 70 degrees 24 minutes West 173.77 feet; thence North 9 degrees 14 minutes West 482.55 feet to the centerline of U.S. Highway 12; thence South 70 degrees 24 minutes West, along said centerline, 127.95 feet; thence South 7 degrees 11 minutes East 367.52 feet; thence South 82 degrees 02 minutes West 128.02 feet; thence South 7 degrees 47 minutes East 78.52 feet; thence South 82 degrees 41 minutes West 350.88 feet; thence Southeasterly, in a straight line, 1554.35 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 26, that is 825.0 feet East of the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence West, along said South line, 825.00 feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South, along the West line of the Southeast Quarter of the Northwest Quarter of said Section 26, 1250.22 feet to the Northerly right of way line of Interstate U.S. Highway 94; thence Easterly, along said right of way line, to the place of beginning.

EXCEPTING THEREFROM: Part of the South Half of said Section 23, and Part of the North Half of said Section 26, described as follows: Commencing at a point on the North and South Quarter line of said Section 23, said beginning point being 210.95 feet North 0 degrees 32 minutes West of the South Quarter post of said Section 23; thence South 70 degrees 24 minutes West, parallel to Red Arrow Highway, 295.70 feet; thence South 9 degrees 14 minutes East 508.30 feet; thence North 70 degrees 24 minutes East 1529.76 feet; thence North 0 degrees 03 minutes West 530.60 feet to a point which is 644.40 feet South 0 degrees 03 minutes East of the center of Red Arrow Highway; thence South 70 degrees 24 minutes West 1320.14 feet to the place of beginning.

ALSO EXCEPTING THEREFROM: Commencing at the East Quarter post of said Section 26; thence North, along the East line of said Section, 1819.40 feet; thence North 89 degrees 42 minutes 00 seconds West 1319.30 feet to the North and South Eighth line of the East Half of said Sections 23 and 26; thence North 00 degrees 07 minutes 00 seconds East, along the last described line 2144.75 feet to the centerline of Red Arrow Highway and the place of beginning of the parcel of land herein described; thence South 70 degrees 48 minutes 00 seconds West, along said centerline, 69.94 feet to a line that is 66.00 feet West of and parallel to said Eighth line; thence South 00 degrees 07 minutes 00 seconds West, along last described line, 1175.00 feet; thence South 70 degrees 48 minutes 00 seconds West, parallel to the centerline of Red Arrow Highway, 1534.00 feet; thence South 08 degrees 54 minutes 20 seconds East 440.00 feet; thence South 89 degrees 42 minutes 00 seconds East 1378.65 feet to a line that is 66.00 feet West of and parallel to said Eighth line; thence North 00 degrees 07 minutes 00 seconds East, along last described line, 814.54 feet to the Section line between said Sections 23 and 26; thence South 89 degrees 42 minutes 00 seconds East, along said Section line, 66.00 feet to said Eighth line; thence North 00 degrees 07 minutes 00 seconds East, along said Eighth line, 1330.21 feet to the place of beginning.

ALSO EXCEPTING THEREFROM: Commencing at the center of said Section 26; thence North 00 degrees 37 minutes 15 seconds East on the North and South Quarter line of said Section 26, a distance of 165.90 feet to the Northerly right of way line of Interstate Highway 94; thence South 87 degrees 03 minutes 43 seconds West, on said Northerly right of way line, 1270.71 feet to the point of beginning of the land herein described; thence continuing South 87 degrees 03 minutes 43 seconds West, on said Northerly right of way line, 51.09 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section 26; thence North 00 degrees 26 minutes 04 seconds East, on said West line, 292.91 feet to the Southerly right of way line of Amt Boulevard;

SCHEDULE C

(Continued)

thence South 89 degrees 07 minutes 57 seconds East, on said Southerly right of way line, 51.00 feet; thence South 00 degrees 26 minutes 04 seconds West, parallel with said West line, 289.51 feet to the point of beginning.