

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

Issuing Agent: Transnation Title Agency of Michigan Metro Division

Issuing Office: 7460 M E Cad Blvd., Suite 5., Clarkston, MI 48348

Issuing Office's ALTA Registry ID: 1119509

Commitment Number: 477545CLK

Issuing Office File Number: 477545CLK

Property Address: 142 W Second St, Flint, MI 48502; VL Beach St, Flint, MI 48502

Revision Number:

SCHEDULE A COMMITMENT

1. Commitment Date: November 24, 2025 at 8:00 am

2. Policy to be issued:

2021 ALTA Owner's Policy

Proposed Insured: See Requirement No. 5

Proposed Amount of Insurance: See Requirement No. 5

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:

142 W. Second, LLC, a Michigan Limited Liability Company ([vesting deed](#)) subject to the interest of ELGA Credit Union by Sheriff's Deed recorded in Instrument No 202507150001869

5. The Land is described as follows:

Located in the City of Flint, County of Genesee, State of Michigan,
The Southerly 33 feet of the Westerly 104 feet of Lot 6 and also the Northerly 1/2 of Lot 8, except the Easterly 38 feet, the Southerly 1/2 of Lot 8, except the Easterly 42 feet, and Lot 10, except the Easterly 42 feet, Block 5, of Map of a Part of the City of Flint, Genesee County, Michigan, according to the plat thereof recorded in Deed Liber A, Pages 214 and 215, and transcribed in Plat Book 1, Page 2, of Genesee County Records.



Rebecca Malone



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SCHEDULE B I COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. Until the Company is supplied the identity and amount for the Proposed Insured, for the purposes of this commitment the Proposed Insured will be 142 W. Second, LLC, a Michigan Limited Liability Company (vesting deed) subject to the interest of ELGA Credit Union by Sheriff's Deed recorded in Instrument No 202507150001869 or its assignee or nominee and the proposed Policy Amount is limited to \$10,000.00. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved. This commitment may be subject to such further requirements as may be deemed necessary.
6. Warranty Deed from current owner as shown on Schedule A to proposed insured.
7. Furnish to the Company the Articles of Organization duly filed with the State of Michigan establishing 142 W. Second, LLC. This commitment may be subject to such further requirements as may then be deemed necessary after examination of the aforementioned document.
8. Furnish to the Company the Operating Agreement of 142 W. Second, LLC, together with all amendments thereto. This commitment may be subject to such further requirements as may then be deemed necessary after examination of the aforementioned document.
9. Record sufficient evidence of redemption and destruction of a Sheriff 's Deed as set forth below:

Dated: July 2, 2025
Recording Date: July 15, 2025
Instrument Number: [202507150001869](#)
Redemption must be made prior to January 2, 2026.
10. Record a proper Certificate of Redemption from the Certificate of forfeiture of real property for non-payment of property taxes for the years 2023, as recorded in Instrument Number [202504140025039](#).
11. Record a proper Certificate of Redemption from the Certificate of forfeiture of real property for non-payment of property taxes for the years 2023, as recorded in Instrument Number [202504140025040](#).

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12. Proof of payment of the Water/Sewer Bill in the original amount of \$3,220.92 plus penalty and interest, if any.

2025 Summer taxes are DUE in the amount of \$7,246.76. includes \$54.18 St. Light.
 2025 Winter taxes are DUE in the amount of \$744.96.
 2024 Combined taxes are DUE in the amount of \$9,083.04.
 2023 Combined taxes are DUE in the amount of \$10,991.43.
 Principal Residence Status (Homestead) for 2025 is 0%.
 2025 State Equalized Value \$260,900.00.
 Permanent Property No. 41-18-112-007.

2025 Summer taxes are DUE in the amount of \$546.76. includes \$54.18 St. Light.
 2025 Winter taxes are DUE in the amount of \$50.98.
 2024 Combined taxes are DUE in the amount of \$703.30.
 2023 Combined taxes are DUE in the amount of \$1,159.95.
 Principal Residence Status (Homestead) for 2025 is 0%
 2025 State Equalized Value \$12,900.00.
 Permanent Property No. 41-18-112-005.

NOTE: The above due tax amounts do not include penalty and interest, if any.

NOTE: The policy to be issued does not insure against unpaid water, sewer, 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 for Information: If, per Public Act 201 of 2010, the Land to be insured is defined as "Commercial Real Estate" and the proposed transaction is or will be the subject of a written commission agreement running in favor of a commercial real estate broker, the Company shall be immediately notified and this Commitment will be revised and made subject to such further requirements and exceptions as deemed necessary.

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SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Policy Number: 477545CLK

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 provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I -Requirements are met.
2. Rights and Claims of parties in possession.
3. Facts which would be disclosed by a comprehensive survey and inspection of the premises.
4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
5. Construction liens not of record.
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. The lien, if any, of real estate taxes, assessments, blight tickets, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records, including the lien for taxes, assessments, blight tickets, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the date of Policy. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead 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. Terms, conditions and provisions which are recited in Urban Renewal Plan recorded in [Liber 1738, Page 217](#).
11. Mortgage, and the terms, conditions and provisions contained therein:

Dated: April 13, 2022

Mortgagor: 142 W Second, LLC a Michigan Limited Liability Company

Mortgagee: ELGA Credit Union

Recording Date: May 22, 0202

Instrument Number [202205020035467](#).

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12. Upon proper foreclosure and expiration of the redemption period without redemption having been made, the foregoing mortgage shall have no effect upon the Land.
13. Rights or claims of parties in possession not shown of record.
14. Matters that would be disclosed by an accurate survey.
15. Encroachments, overlaps, boundary line disputes, shortages in area and any other matters which would be disclosed by an accurate survey and inspection of the Land.
16. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.

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