



# 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.: 25-4921-MI-1  
 Issuing Office File No.: 25-4921-MI  
 Property Address: 2815 Pennsylvania Avenue, Lansing, MI 48910-3495  
 Revision No.: 2

## SCHEDULE A

1. Commitment Date: May 12, 2026 at 12:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (2021)  
 Proposed Insured: TBD  
 Proposed Amount of Insurance:  
 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:  
 2815 Pennsylvania Holdings, LLC, a Michigan limited liability company
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.

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 form will be revised and made subject to such further requirements and exceptions as deemed necessary.

5. Notice: 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.
6. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: 2815 Pennsylvania Holdings, LLC, a Michigan limited liability company.

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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## SCHEDULE B – PART I

(Continued)

7. Warranty Deed from 2815 Pennsylvania Holdings, LLC, a Michigan limited liability company, by all of its Managing Members to recited purchaser.

8. 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.

9. Payment of Taxes:

Tax Identification Number: 33-01-01-27-327-042.

2025 Winter Tax PAID in the amount of \$11,627.92.

2025 Summer Tax PAID in the amount of \$73,753.86.

SEV \$1,255,200.00.

Taxable Value \$1,055,486.00.

Homestead 0%

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

10. Furnish to the Company satisfactory evidence that the Land is not subject to either a Commercial or Industrial Facility Tax as established under Act 198 of Public Acts of 1974 or Act 255 of Public Acts of 1978. Should either tax apply, submit satisfactory evidence to the Company that all such taxes have been paid.

NOTE: In the event that the form jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The form jacket is available for inspection at any Company office.

In accordance with the terms and provisions of the form jacket, 'This form shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company'.

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.

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## SCHEDULE B – PART I

(Continued)

***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 Ingham 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. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.
12. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder.
13. Notwithstanding Covered Risk 2(c), coverage is not provided against loss or damage, and the Company will not pay costs, attorneys fees or expenses that arise by reason of any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would have been disclosed by an accurate and complete land survey of the Land.
14. Right(s) of Way and/or Easement(s) and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat.
15. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:  
  
Granted to: City of Lansing, a Municipal Corporation, by and through its Board of Water and Electric Light Commissioners  
Recording No: Liber 42 Misc., Page 561.
16. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:  
  
Granted to: City of Lansing, a Municipal Corporation, by and through its Board of Water and Electric Light Commissioners  
Recording No: Liber 59 of Misc., Page 569.
17. Easements and the terms, conditions and provisions thereof which are recited in Warranty Deed recorded in Liber 785, Page 769.
18. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:  
  
Granted to: City of Lansing by its Board of Water and Light, a Municipal Corporation  
Recording No: Liber 1624, Page 167.
19. Terms, Covenants, and Conditions of Access Easement between Ingham Regional Medical Center, a Michigan non-profit corporation and Lansing Medical Office Center, L.L.C., a Michigan limited liability company as set forth below:  
  
Recording No: Liber 3133, Page 987.
20. Easements and the terms, conditions and provisions thereof which are recited in Pedestrian Walkway Reciprocal Easement Agreement between Lansing Medical Office Center, L.L.C. and Ingham Regional Medical Center recorded in Liber 3133, Page 988.

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## SCHEDULE B – PART II

(Continued)

21. Easements and the terms, conditions and provisions thereof which are recited in Reciprocal Grant of Utilities Easements between Ingham Regional Medical Center, a Michigan non-profit corporation and Lansing Medical Office Center, L.L.C., a Michigan limited liability company recorded in Liber 3133, Page 989.

22. Terms, Covenants, and Conditions of Reciprocal License for Parking between Lansing Medical Office Center, L.L.C., a Michigan limited liability company and Ingham Regional Medical Center, a Michigan non-profit corporation as set forth below:

Recording No: Liber 3133, Page 990.

23. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Document: Exclusive Easement Grant for Watermain Facility Installation  
Granted to: City of Lansing by its Board of Water and Light, a Municipal Corporation  
Recording No: Liber 3389, Page 297.

NOTE: The policy 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.)

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## SCHEDULE C

The Land is described as follows:

Land situated in the City of Lansing, County of Ingham, and State of Michigan, described as:

A part of Lots 15 and 17, and all of Lot 16 of CENTRAL WAREHOUSING, a subdivision of a part of the Southwest 1/4 of Section 27, Town 4 North, Range 2 West, Lansing Township, now City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest 1/4 of said Section 27, described as beginning at a point South 00 degrees 00 minutes 00 seconds West 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius to the right, whose chord bears North 72 degrees 22 minutes 21 seconds East 10.57 feet; thence South 89 degrees 52 minutes 41 seconds East 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left, whose chord bears North 50 degrees 35 minutes 31 seconds East 59.65 feet; thence North 00 degrees 02 minutes 15 seconds East 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right, whose chord bears North 47 degrees 06 minutes 52 seconds East 7.39 feet; thence South 88 degrees 34 minutes 25 seconds East 15.03 feet; thence South 89 degrees 56 minutes 51 seconds East 30.90 feet; thence South 47 degrees 20 minutes 23 seconds East 25.38 feet; thence South 44 degrees 35 minutes 41 seconds East 33.53 feet; thence South 47 degrees 26 minutes 52 seconds East 6.67 feet; thence South 44 degrees 43 minutes 11 seconds West 1.00 feet; thence South 45 degrees 16 minutes 49 seconds East 20.34 feet; thence North 45 degrees 25 minutes 16 seconds East 0.58 feet; thence South 44 degrees 34 minutes 44 seconds East 96.99 feet; thence South 45 degrees 03 minutes 46 seconds East 86.01 feet; thence South 44 degrees 55 minutes 10 seconds West 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right, whose chord bears South 67 degrees 51 minutes 35 seconds West 3.62 feet; thence South 88 degrees 09 minutes 26 seconds West 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right, whose chord bears North 67 degrees 50 minutes 27 seconds West 4.48 feet; thence North 89 degrees 57 minutes 13 seconds West 460.71 feet to the West line of said CENTRAL WAREHOUSING SUBDIVISION; thence North 00 degrees 00 minutes 00 seconds East 190.84 feet along the West line of said CENTRAL WAREHOUSING SUBDIVISION to the point of beginning.

Together with Access Easement as set forth in instrument recorded in Liber 3133, Page 987, Ingham County Records.