



TITLE SUMMARY

Vacant Land, Lake Orion Village, MI 48362

Seller

Carl L. Waltman and Peggy Waltman

Buyer

Lake Orion Downtown Development Authority

YIELD

Outstanding Curative Items - Medium Risk

Current Owner

Trustee(s) of the Carl L. Walman and Peggy A. Walman Trust dated January 18, 2002

Outstanding Curative Items – HIGH RISK

- None

Outstanding Curative Items – Medium Risk

- Survey Required Prior To Closing
Status: Documentation Needed - Vanguard Title (VCM) Needs Copy for Review & Approval
- Trust as Seller - Submit Current Certificate of Trust (additional requirements may result)
Status: Documentation Needed - Vanguard Title (VCM) Needs Copy for Review & Approval

Outstanding Curative Items – Common

- Taxes Due After Commitment Date (if any)
Status: Tax Confirmation - Needed
- Taxes - Pay Current Year (2024 Summer - OL 09-11-228-019) (Originally to 2024 Summer - OL 09-11-228-019 in the amount of \$25.56)
Status: Tax Confirmation - Needed
- Taxes - Pay Current Year (2024 Village - OL 09-11-228-019) (Originally to 2024 Village - OL 09-11-228-019 in the amount of \$7.69)
Status: Tax Confirmation - Needed
- Deed - Seller (Authorized Signor of Trust) to Buyer
Status: Sign at Closing - Document to be Provided by Vanguard Title (VCM)
- Trust - Submit Affidavit Regarding Trustee Powers
Status: Sign at Closing - Document to be Provided by Vanguard Title (VCM)

- Affidavit - No Open Security Deeds/Deeds of Trust/Mortgages/Liens
Status: Sign at Closing - Document to be Provided by Vanguard Title (VCM)
- Vacant Land Transaction
Status: Identity Verification - Required - ID Verification Needed

Cleared Curative Items

- Affidavits - Submit For Removal of Standard Exceptions on Policy B-II (additional requirements may result)
Status: Sign at Closing - Provided by Vanguard Title (VCM)

TITLE INSURANCE COMMITMENT

Issued By
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Through Its Agent

VANGUARD TITLE INSURANCE AGENCY, LLC

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota Corporation ("Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

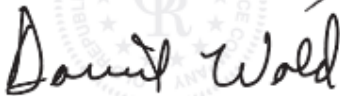
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

This jacket was created electronically and constitutes an original document



This page is only a part of a 2021-2024 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements;[and]
- f. Schedule B, Part II—Exceptions;[and]
- g. a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing[and authenticated by a person authorized by the Company].
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



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

Issuing Agent: **Vanguard Title Insurance Agency, LLC**

Issuing Office: **Old Republic National Title Insurance Company**

Issuing Office's ALTA® Registry ID: **1066741**

Loan ID Number:

Commitment Number: **VCM431084**


Property Address: **Vacant Land, Lake Orion Village, MI 48362**

Revision Number:]

**SCHEDULE A
COMMITMENT**

1. Commitment Date: August 8, 2024 at 8:00AM
(Last Revised August 20, 2024 8:16AM)
2. Policy to be issued:
 - a. [2021 Owner's Policy]
Proposed Insured: **Lake Orion Downtown Development Authority**
Proposed Amount of Insurance: **\$7,000.00**
The estate or interest to be insured: Fee Simple
 - b. [2021 Loan Policy]
Proposed Insured:
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 **Trustee(s) of the Carl L. Walman and Peggy A. Walman Trust dated January 18, 2002** and, as described in the Public Records, has been since 4/15/2002
5. The Land is described as follows:
See Schedule C attached hereto and made a part hereof.

Old Republic National Title Insurance Company



John L. Apostol, Authorized Signatory
Vanguard Title Insurance Agency, LLC
2100 Coe Court, Auburn Hills, MI 48326



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



SCHEDULE B, PART I - REQUIREMENTS COMMITMENT

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. REQUIREMENT: Submission prior to closing of satisfactory ALTA survey.

NOTE: Upon review, additional requirements may result.

6. REQUIREMENT: Submission prior to or at closing of satisfactory affidavits will result in the removal of Items 1 through 5 on Schedule B of the Owner's Policy to be issued.

NOTE: Upon review, additional requirements may result.

7. REQUIREMENT: Prior to closing, submit to Vanguard Title Insurance Agency, LLC, for recording, the Certificate of Trust as shown on Schedule A.

NOTE: Upon review, additional requirements may result.

8. REQUIREMENT: Record deed executed by Current Trustee(s) of the Carl L. Walman and Peggy A. Walman Trust dated January 18, 2002 to Lake Orion Downtown Development Authority.

9. NOTE: A search of the Oakland County Records, as of the effective date herein, reveals that the subject property is free and clear of any existing mortgages. If there are any existing open mortgages, disclosed by the owner, or reflected on a credit report, please contact the Company immediately so that the commitment can be revised accordingly.

10. REQUIREMENT: Pay any unpaid property taxes:

Tax ID #: OL 09-11-228-019

Property Address: Vacant Land, Lake Orion Village, MI 48362

2024 Summer in the amount of \$25.56 are Due.

2024 Village in the amount of \$7.69 are Due.

2023 Winter in the amount of \$4.74 are Paid.

Any amounts shown as unpaid do not include collection fees, penalties or interest.



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



SCHEDULE B, PART II – EXCEPTIONS COMMITMENT

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. 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. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
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. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
9. 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.
10. 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 or waters of Lake Orion.
11. 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 Lake Orion.
12. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
13. Easements, Setback Lines, IF ANY, as shown on recorded plat.



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



14. Building and use restrictions as contained in the instrument recorded in Liber 215, Page 31; Liber 525, Page 124 and Liber 1973, Page 490, Oakland County Records.
15. Easement for highway as disclosed by instrument(s) recorded in Liber 7066, Page 416, Oakland County Records.
16. Easement for highway as disclosed by instrument(s) recorded in Liber 10028, Page 813; Liber 10344, Page 326; Liber 10379, Page 139, Oakland County Records.
17. Terms and conditions contain in Resolution recorded in Liber 1538, Page 250, Oakland County Records.



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)



**SCHEDULE C
COMMITMENT**

Legal Description

The Land is described as follows:

Land situated in the Village of Lake Orion, County of Oakland, State of Michigan, more particularly described as:

That part of Lot 88, of "ASSESSOR'S REPLAT OF DECKER'S ADDITION TO THE VILLAGE OF ORION AND PART OF CANANDAIGUA CITY", according to the plat thereof recorded in Liber 52, Page(s) 17 of Plats, Oakland County Records lying Southerly of a line described as beginning at a point distant South 03 degrees 44 minutes 12 seconds East 87.94 feet from the Northwest lot corner; thence East 148.33 feet; thence South 21 degrees 00 minutes 00 seconds East 40 feet; thence East 143 feet to the end at the Southeast corner of Lot 88.



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021-2024 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) 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.

ORT Form 4757 DA (07/01/2021)





PRIVACY POLICY NOTICE

Vacant Land, Lake Orion Village, MI 48362

Seller	Buyer
Carl L. Waltman and Peggy Waltman	Lake Orion Downtown Development Authority

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Vanguard Title Insurance Agency, LLC.

Types of Information Collected

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you or authorized representative such as on applications or other forms;
- Information about your transactions we secure from our files, our affiliates or others;
- Information that we receive from others involved in your transaction, such as the real estate agent or lender;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our website, and your activity while using or reviewing our websites;
- Information we receive from the public records maintained by governmental entities that we either obtained directly from those entities, or from our affiliates, or others; and
- Information we receive from a consumer reporting agency.

We maintain physical, electronic and procedural safeguards to protect your nonpublic personal information from unauthorized access and intrusion. We limit access to your nonpublic personal information only to those employees who need such access in connection with providing products or services to you for other legitimate business purposes.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

Disclosure of nonpublic personal information

We may disclose your nonpublic personal information with our affiliates, such as insurance companies and other real estate settlement service providers. We may also disclose nonpublic personal information to:

- Agents, brokers, representatives, support organization, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- Third-party contractors or service providers who provide services or perform marketing or other functions on our behalf;
- Insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or governmental investigation;
- Lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing; and/or

- Others with whom we enter into joint marketing agreements for products and services that we believe you may find of interest.

In addition, we will disclose your nonpublic personal information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your nonpublic personal information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

Disclosure to Affiliated Companies. We are permitted by law to share your name, address and facts about your transaction with other Vanguard Title Insurance Agency, LLC companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliate or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties. We do not disclose personal information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply. We may store such information indefinitely, including the period after which any customer relationship ceased. Such information may be used for an internal purpose, such as quality control efforts, auditing and customer analysis.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

Vanguard Title Insurance Agency, LLC is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit Vanguard Title Insurance Agency, LLC or its affiliates' web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. Vanguard Title Insurance Agency, LLC uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Links to Other Websites

The site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high

standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites. If you choose to link to websites not controlled by Vanguard Title Insurance Agency, LLC we are not responsible for the privacy or security of these sites, including the accuracy, completeness, reliability or suitability of their information. If you are asked to provide information on one of these websites we strongly urge you to carefully study their privacy policies before sharing your information.

Cookies

Some of Vanguard Title Insurance Agency, LLC web sites may make use of “cookie” technology to measure site activity and to customize information to your personal tastes. Cookies are pieces of information stored directly on the computer you are using. Vanguard Title Insurance Agency, LLC may place cookies or similar files on your hard drive for security purposes, to facilitate site navigation and to personalize your experience while visiting our site. Cookies allow us to collect technical and navigational information, such as browser type, time spent on our site and pages visited. Cookies and other technologies provide us the capability to monitor the use of our site so we can continually improve the design and functionality to better serve you. Cookies and similar files do not contain or capture unencrypted personally identifiable data.

If you do not accept these cookies, you may experience some inconvenience in your use of some online products.

Looking out for children

Vanguard Title Insurance Agency, LLC does not knowingly market to or solicit information from children under 13 without parental consent. We recognize that protecting children’s identities and privacy online is important, and that the responsibility to do so rests with both the online industry and with parents. While Vanguard Title Insurance Agency, LLC works to protect your personal information, you also have responsibility. Learn how to protect your information.

Internet Safety for Children. The Internet is a public network. Children’s access to the Internet can allow them to visit inappropriate websites and be exposed to unwanted risks. COPPA, the Children’s Online Privacy Protection Act, protects children under the age of 13 from the online collection of personal information. Learn more about COPPA on the Federal Trade Commission’s website. Parents can be proactive by installing filtering software that gives them more control over their family’s Internet experience.

We recommend that minors 13 years of age or older ask their parents for permission before sending any information about themselves to anyone over the Internet.

Changes to the Online Practices Privacy Policy

This policy is subject to change. If we make changes to the Online Practices Privacy Policy, we will revise the last updated date. Please review periodically.

If you have any questions about this Privacy Policy Notice, please contact us by writing to:

Vanguard Title Insurance Agency, LLC
2100 Coe Court
(248) 751-1000



INVOICE #VCM431084

Fees are based upon information provided to Vanguard Title Insurance Agency, LLC.

These fees are subject to change and additional fees could occur.

USE CAUTION IF USING THIS DOCUMENT AS A BASIS FOR CLOSING DISCLOSURES

Vacant Land, Lake Orion Village, MI 48362

Seller

Carl L. Waltman and Peggy Waltman

Buyer

Lake Orion Downtown Development Authority

Ordered By: Walk In

Based on Owner's Policy Amount of: \$7,000.00

Title Charges	Buyer Charge	Seller Charge
Settlement or closing fee to Vanguard Title Insurance Agency, LLC	\$400.00	\$400.00
Owner's coverage \$7,000.00 Premium \$750.00 to Vanguard Title Insurance Agency, LLC		\$750.00
Title - Recording Service Fee (Buyer) to Vanguard Title Insurance Agency, LLC	\$50.00	
Title - Release Tracking Fee to Vanguard Title Insurance Agency, LLC		\$50.00
Title - Payoff Processing Fee (Seller) to Vanguard Title Insurance Agency, LLC		\$50.00

Estimated Recording Fees	Buyer Charge	Seller Charge
Recording Fees: Mortgage	\$30.00	
County tax/stamps: Deed \$7.70		\$7.70
State tax/stamps: Deed \$52.50		\$52.50
Recording Fees, Warranty/Covenant Deed	\$35.00	

Additional Charges, ONLY if Applicable		
Document Prep Fee (charged per document, i.e. Quit Claim Deed, Discharge of Lien, Addendum)		\$50.00
Proceeds Wire Fee (per Wire)		\$35.00
Overnight/Wire Payoff Processing (per Payoff)		\$50.00
Construction Draw Fee		\$500.00