Stewart Title Guaranty Company

Issued by its Agent, Land Title, Inc.
2200 West County Road C, Suite 2205 Roseville, MN 55113

COMMITMENT

SCHEDULE A

Commitment No. 361816 Case No. 361816

1. Effective Date: June 6, 2011 at 7:00 A.M.

2. Policy or Policies to be issued:

   (a) ☐ ALTA Owner's Policy - 6/17/06 Amount - 0 -
   Proposed Insured: NONE

   (b) ☐ ALTA Long Form Loan Policy – 6/17/06 Amount - 0 -
   Proposed Insured: NONE

3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

   City of Centerville, a Minnesota municipal corporation

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

   Lots 2 and 3, Block 1, Clearwater Business Park, Anoka County, Minnesota.

XXX Commerce Drive
Centerville, Minnesota

Abstract Property, Anoka County

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Stewart Title Guaranty Company
Issued by its Agent, Land Title, Inc.
2200 West County Road C, Suite 2205 Roseville, MN 55113

COMMITMENT

SCHEDULE B - Section I

Requirements

1. The following are the requirements to be complied with:

   A. Payments to, or for the account of, the sellers or mortgages of the full consideration for the estate or interest to be insured.

   B. Instruments in insurable form which must be executed, delivered and duly filed for record.

   There are no requirements.

Stewart Title Guaranty Company
Issued by its Agent, Land Title, Inc.
2200 West County Road C, Suite 2205 Roseville, MN 55113

COMMITMENT

SCHEDULE B - Section II

Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. 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.

   NOTE: Upon closing with Land Title, Inc., Item 1 on Schedule B-II will be deleted. The Final Policy will extend coverage as to the gap between the Effective Date listed in Item 1 of Schedule A and the date of recording of the instruments creating the interest to be insured.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements or claims of easements, which are not shown by the public records.

5. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the records.

7. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs).

8. No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, right of way maintenance, water or sewer services, or fees for tree, weeds, grass, and snow or garbage removal, police boarding, vacant building registration and zoning.

9. Taxes payable in 2011 are Exempt.
   (24-31-22-23-0017) (Lot 2)

   Taxes payable in 2011 are Exempt.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Stewart Title Guaranty Company
Issued by its Agent, Land Title, Inc.
2200 West County Road C, Suite 2205 Roseville, MN 55113

COMMITMENT

SCHEDULE B - Section II

Exceptions

(24-31-22-23-0018) (Lot 3)

Note: *1st Half Taxes are payable on or before May 15th and 2nd Half Taxes are payable on or before October 15th.*

10. Levied and pending special assessments, if any.

11. Rights of the County of Anoka as contained in Highway Easement filed January 8, 1970 as Document Number 331862.

12. Subject to existing fences as shown on survey by Metro Land Surveying dated April 21, 2006.

13. Drainage and utility easements over the subject property as shown on the recorded plat.

14. Easement in favor of the Rice Creek Watershed District, a Minnesota political subdivision of the State of Minnesota, for the purpose of maintaining Anoka County Ditch 55, filed January 20, 2009 as Document Number 2005016.005.

15. Right of access to C.S.A.H. No. 54 (20th Avenue North) dedicated to Anoka County as shown on recorded plat.

16. If there are any questions regarding this Commitment, please contact Mark A. Haagensen at (651) 697-6191 or by email at mhaagensen@landtitleinc.com.

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE
Issued by

stewart®
title guaranty company

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment 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.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

stewart
title guaranty company

Chairman of the Board

STEWART TITLE GUARANTY CO. INCORPORATED 1908 TEXAS

President

Dennis J. Unger, Vice President
Authorized Countersignature

Land Title, Inc.
Company

Roseville, MN 55113
City, State

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at<http://www.alta.org/>.*

stewart®
title guaranty company

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

Land Title, Inc.
2200 W. County Road C
Suite 2205
Roseville, MN 55113
Phone (651)638-1900 Fax (651)638-1994

Invoice

Customer:	*Invoice Number*	*Invoice Date*
City of Centerville Attn: Dallas Larson 1880 Main Street Centerville, MN 55038	361816	07/13/2011
	File Number / *Branch*	
	361816 / Commercial	
	Customer Order Number	*Customer OrderDate*
		07/13/2011
Deliver-To:	*Sales Price* / *Buyer*	
City of Centerville	City of Centerville	
	Seller	
Property Address	*Loan Amount* / *Lender*	
XXX, Centerville, Minnesota		
Property Type / *Property County*	*Sales Rep* / *Terms*	
Anoka		

Thank you for your business.

Description	*Amount*
1100 - Title Charges	
Abstracting	$250.00
Exam Service Charge	$200.00
Total 1100 - Title Charges	**$450.00**
Subtotal	**$450.00**
Total	**$450.00**

Brief Legal: Lot 2&3, Block 1, Clearwater Business Park

Comments/Additional Information:
Commitment fee