

Knight Barry Title, Inc.
201 E Pittsburgh Ave Suite 200
Milwaukee, WI 53204
414-727-4545
Fax: 414-727-4411

**COMMITMENT FOR TITLE INSURANCE
Schedule A**

File #: 952274

Completed: 4/5/18 3:59 pm
Last Revised: 4/5/18 3:59 pm
Title Contact: William Payne (William@knightbarry.com)
Closing Contact: (dtcloser@knightbarry.com)

COMMITMENT DATE

March 19, 2018 at 8:00 am

1. POLICY TO BE ISSUED

2006 ALTA OWNERS POLICY

Proposed Policy Amount: \$0.00
(the purchase price)

Proposed Insured: **A Legally Qualified Grantee to be Named**
(the buyer)

2006 ALTA LOAN POLICY

Loan Policy Amount: \$0.00
(the loan amount)

Proposed Insured: **NONE**
(the new lender)

**2. TITLE TO THE FEE SIMPLE ESTATE OR
INTEREST IN THE LAND IS AT THE
COMMITMENT DATE VESTED IN**
(the owner)

City of Milwaukee, a Municipal corporation

3. THE LAND IS DESCRIBED AS FOLLOWS
(the legal description)

See "Exhibit A" attached

For informational purposes only:

*Property Address: 7350 North 76th Street (Parcel 1) and 7350 (R) North 76th Street (Parcel 2),
Milwaukee, WI 53223*

Tax Key Number: 106-9989-111 (Parcel 1) and 106-9991-114 (Parcel 2)



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COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 1
REQUIREMENTS

Completed: 4/5/18 3:59 pm

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Title Contact: William Payne (William@knightbarry.com)

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**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.
 - a. You ("You") requested that we ("Company") provide You a search of certain public records (the "Search"). The Company performed the Search, the results of which are set forth in this document in the form of a preliminary informational only commitment with a \$0.00 Policy Amount. The Company shall not be liable for any claim arising out of, or in connection with, the Company's performance of the Search. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to You with respect to the accuracy of the Search. If this preliminary informational only commitment is going to be used by You as the basis of issuance of a title insurance commitment/policy, You do so at your own risk. In order to obtain information from the Company which will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. The Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.



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COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

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Title Contact: William Payne (William@knightbarry.com)

Closing Contact: (dtcloser@knightbarry.com)

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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:

EXCEPTIONS 001-099

These are standard exceptions that refer to matters that do not appear in the Public Records and require additional information or documentation to be cleared.

001. 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 1 Requirements are met.
002. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
003. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the date of the policy.
004. 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.
005. Rights or claims of parties in possession not shown by the Public Records.
006. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
007. Easements or claims of easements not shown by the Public Records.
008. Any claim of adverse possession or prescriptive easement.

EXCEPTIONS 100-199

Taxes and special assessments.

100. General Taxes for the year 2018 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2018 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2018 and subsequent years."
101. Improvement District 48 assessments, if any.



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EXCEPTIONS 200-299

Easements, restrictions, covenants and other encumbrances.

- 200. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
- 201. Drainage rights and rights of way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on the Land.
- 202. Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded July 13, 1960 as Document No. 3820278.
See easements/documents enclosed
- 203. Easement to Wisconsin Electric Power Company and other matters contained in the instrument recorded September 21, 1973 as Document No. 4794577.
See easements/documents enclosed
- 204. Easement to Wisconsin Electric Power Company and other matters contained in the instrument recorded March 13, 1975 as Document No. 4897192.
See easements/documents enclosed
- 205. Declaration of Easement and other matters contained in the instrument recorded July 1, 1977 as Document No. 5116902.
See easements/documents enclosed
- 206. Easement Assignment and other matters contained in the instrument recorded January 17, 2001 as Document No. 8013166.
See easements/documents enclosed
- 207. Easement Assignment and other matters contained in the instrument recorded January 17, 2001 as Document No. 8013176.
See easements/documents enclosed
- 208. Order to Raze and Remove Building and other matters contained in the instrument recorded January 26, 2006 as Document No. 9174195.
See easements/documents enclosed

EXCEPTIONS 300-399

Judgments and liens.

- 300. Judgments and/or liens, if any, docketed or filed against the prospective owner of Land. Further report will be made as to such judgments and liens when the Company is advised as to the name of the prospective owner.

EXCEPTIONS 400-499

Mortgages, assignments, leases and land contracts.

There are no matters to report for this section.



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EXCEPTIONS 500-599

Other matters.

500. IF THE IMPROVEMENTS ON THE LAND HAVE BEEN VACANT FOR 30 DAYS OR MORE, THEN this Commitment does not insure against charges imposed by the City of Milwaukee Department of Neighborhood Services (DNS) Vacant Building Code Registration and Maintenance program. This exception will be removed upon receipt of satisfactory proof that the Land has been occupied at all times during the current calendar year; or that the Land is exempt from compliance; or that the Land is or was properly registered with all fees paid during any period of vacancy and that all maintenance requirements were complied with during such period. For more information, please go to the City's website here: <http://city.milwaukee.gov/home> or call the DNS at 414-286-2268.

501. Possible homestead and marital property rights of the spouse of the Insured if the proposed deed is to run to a married individual.

FOOTNOTES

THIS IS FOR INFORMATIONAL PURPOSES ONLY; NOTHING NOTED IN THIS SECTION WILL APPEAR ON THE POLICY.

a. CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES (DNS) - PROPERTY REGISTRATION: Please be aware that the City of Milwaukee may impose upon the owner of the Land a requirement to submit property registration form(s) and pay fee(s) within 15 days of the date of the conveyance. For more information regarding the property registration process and to identify if the Land must be registered, please go to the City of Milwaukee website here: <http://city.milwaukee.gov> and search for the DNS Property Registration Program, or review Milwaukee City Ordinance 200-51.5 Property Registration or call the DNS at 414-286-2268.

b. The last document conveying the Land recorded with the Milwaukee County Register of Deeds was a Warranty Deed to Shirley M. Johnson as trustee of the Shirley M. Johnson Revocable Trust dated July 19, 1999 as amended recorded March 19, 2009 as Document No. 9713525. (Parcel 1)

View: <http://doc-locker.com/PDF/WI/Milwaukee/7e42fd8d-cd6f-4eb2-a.pdf>

c. The Order for Judgment giving the Land to the City of Milwaukee is recorded on November 17, 2016 as Document No. 10624386. (Parcel 1)

d. The last document conveying the Land recorded with the Milwaukee County Register of Deeds was a Personal Representative's Deed to Shirley M. Johnson recorded June 2, 2008 as Document No. 9607875. (Parcel 2)

View: <http://doc-locker.com/PDF/WI/Milwaukee/98c5e75a-785a-4a28-9.pdf>

e. The Order for Judgment giving the Land to the City of Milwaukee is recorded on August 28, 2017 as Document No. 10705350. (Parcel 2)



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*THIS COMMITMENT IS BEING
ELECTRONICALLY DISTRIBUTED TO:*

City of Milwaukee DCD
titlecommitments@milwaukee.gov
City of Milwaukee

Amy Turim
amy.turim@milwaukee.gov
N/A

Dwayne.edwards@milwaukee.gov

matt.haessly@milwaukee.gov

Laurie.Hoffman@milwaukee.gov

danisha.graham@milwaukee.gov



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EXHIBIT A

Parcel 1: Lands in the Southwest 1/4 of Section 15, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and more particularly described as follows: Commencing at a point on the West line and 975.00 feet North of the Southwest corner of said 1/4 Section; running thence along said West line of said 1/4 Section North 354.87 feet to a point; thence North 88°46'30" East 662.85 feet to a point; thence South 00°03'00" East 505.05 feet to a point; thence South 88°46'30" West 388.30 feet; thence North and parallel to the West line 150.00 feet to a point; thence West 275.00 feet to the point of beginning.

Parcel 2: Lands in the Southwest 1/4 of Section 15, Town 8 North, Range 21 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and more particularly described as follows: Commencing at a point in the South line of said 1/4 Section 1633.59 feet South 88°46'30" West of the East line of said 1/4 Section; thence North 0°12'58" West and parallel to the East line of said 1/4 Section 987.08 feet to the point of beginning; continuing thence North 0°12'58" West 342.99 feet to a point in the North line of the South 1/2 of said 1/4 Section; thence South 88°45'30" West along the North line of the South 1/2 of said 1/4 Section 354.83 feet to a point, said point being located 662.85 feet North 88°45'30" East of the West line of said 1/4 Section ;thence South 0°03'00" East 505.05 feet to a point, said point being located 663.30 feet North 88°46'30" East of the West line of said 1/4 Section; thence North 88°46'30" East on a line 824.99 feet from and parallel to the South line of said 1/4 Section 59.20 feet to a point of curvature; thence Northeasterly along a curved line, having a radius of 348.24 feet with its center to the North and a chord 287.48 feet in the length which bears North 64°23'48" East an arc distance of 296.34 feet to a point of tangency; thence North 40°01'06" East 57.59 feet to the point of beginning.

For informational purposes only

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