

Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

1. Effective Date: **September 20, 2012, 7:00 am**
Issue Date: **October 17, 2012,**

2. Policy (or Policies) to be issued: POLICY AMOUNT
 - (a) ALTA OWNER'S POLICY (ALTA Own. Policy 6/17/06)
Proposed Insured: **To Be Determined**

 - (b) ALTA LOAN POLICY (ALTA Loan Policy 6/17/06)
Proposed Insured:

Proposed Borrower:

 - (c) Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Special School District No. 1**

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

All of Block 2, Harriet - Minnehaha Parkway Addition to Minneapolis together with the vacated alley which accrued thereto by reason of the vacation thereof, Hennepin County, Minnesota.

For information purposes:

Property Address: 1611 46th Street East
Minneapolis, MN 55407

If you have questions regarding this commitment, please contact:

Issuing Agent: Guaranty Commercial Title, Inc.
Address: Renaissance Square
520 Nicollet Mall, Suite 400
Phone: Minneapolis, MN 55402
612-339-5813



Countersigned By _____

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SCHEDULE B - SECTION I REQUIREMENTS

Effective Date: **September 20, 2012, 7:00am**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or according to the mortgage to be insured.
- (b) Pay us the premium, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
 - 1. **Deed of conveyance executed by the Chairperson and Clerk of the School Board Special School District No. 1.**
 - 2. **Procure and record certified copy of resolution of the school board authorizing the sale of subject premises.**
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

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SCHEDULE B - SECTION II EXCEPTIONS

Effective Date: September 20, 2012, 7:00am

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. 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.
2. 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.
3. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey of the premises.
4. Taxes due and payable in 2011 and prior years are paid. Taxes for 2012 are exempt. PID No. 14-028-24-11-0028.

NOTE: This commitment does not cover utility bills against the subject property not shown on current taxes assessment records.

NOTE: There are no special assessments, levied or pending, now a lien on said property.

This commitment was prepared by Mary Edgeton.

If there are any questions regarding the terms of the commitment please call (612) 746-0413.

Old Republic National Title Insurance Company

And Its Agent

Guaranty Title, Inc.

Privacy Policy Notice

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 **Old Republic National Title Insurance Company** and **Guaranty Title, Inc.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

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

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law. We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

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

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products and services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.