PRELIMINARY

TITLE INSURANCE COMMITMENT

BY

GUARANTY CLOSING & TITLE SERVICES, INC.
509 South Street, PO Box 565
Green Lake, WI 54941
Phone: (920) 294-3500 Fax: (920) 294-6088

This preliminary commitment was prepared for informational purposes only, and should not be used as the basis for any conveyance of real estate.

Guaranty Closing & Title Services, Inc. bears no responsibility to provide a title insurance policy until the Company has been provided with all necessary information to properly underwrite the risk involved in the proposed transaction.

SCHEDULE A

File Number: 2026-51049-11

1. **Effective Date:** October 12, 2026 at 7:30 AM

2. **Policy (or Policies) to be issued:** Not determined at this time

3. **Record title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof in:**
   1233 Fond du Lac LLC, a Wisconsin limited liability company

4. **The land referred to in the Commitment is described as follows:**
   See Attached Exhibit "A"

5. **Tax PIN: (**For informational purposes only)
   RIP-16-14-18-13-003-00

6. **Property Address:** The property address is provided for reference only and the accuracy is not guaranteed.

   1233 W. Fond Du Lac Street, Ripon, WI 54971

Prepared for:
Howard & Howard

EXHIBIT "A"

That part of the E 1/2 of the SE 1/4 of Section 18, Township 16 North, Range 14 East, City of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows:

Commencing at a point on the East line of Sec. 18-16-14 lying 488.90 feet North of the Southeast corner of said Section, thence N47°06'W, 758.13 feet; thence S89°23'W, 407.88 feet; thence N02°29'W, 557.61 feet; thence East 128.00 feet; thence North 200.00 feet; thence East 119.00 feet; thence South 200.00 feet; thence East 146.88 feet; thence S00°47'W, 223.23 feet; thence N89°52'E, 596.55 feet; thence South 846.95 feet to the Place of Beginning, subject to a right of way across the North 66.00 feet of the afore-described premises.

AND

Commencing at a point lying 488.90 feet North, 758.13 feet N47°06'W, 407.88 feet N89°23'W and 757.80 feet N02°29'W of the Southeast corner of Section 18-16-14; thence N02°29'W, 252.80 feet; thence N36°57'E, 44.80 feet; thence S74°53'E, 194.80 feet; thence S60°33'E, 136.82 feet; thence S67°14'E, 20.11 feet; thence S00°47'W, 162.70 feet; thence West 339.28 feet to the Place of Beginning.

EXCEPTING THEREFROM:

A parcel of land located in part of the E 1/2 of the SE 1/4 of Section 18, T16N, R14E, Town of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows:
Commencing at the Southeast corner of said Section 18, thence N01°12'39"E along the East line of the SE 1/4, 1237.16 feet to the Southeast corner of the Edward Toll property and being the Point of Beginning; thence N72°41'07"W along the Southerly line of said Edward Toll property 324.60 feet to the North line of Certified Survey Map No. 30 as recorded in Volume 1 of Certified Survey Maps of Fond du Lac County on Page 30; thence N89°37'15"E along said North line of CSM No 30, 311.98 feet to East line of the SE 1/4; thence S01°12'49"W, 98.69 feet to the Point of Beginning.

And further excepting that portion conveyed to the State of Wisconsin, Department of Transportation by deed recorded in Volume 1260 of Records, pages 610-611, as Document No. 591463.

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SCHEDULE B - SECTION I
REQUIREMENTS

There are no requirements set out at this time to allow us to issue a title commitment for this transaction. There is no obligation to insure under any terms in this document.

This commitment is issued for information purposes only. If a policy is required, please contact our office for pricing and possible further requirements.

The company reserves the right to add additional requirements in the event that a loan policy is requested or when provided with additional information about the transaction and the parties to be insured.

The information contained herein should not be used for due diligence inquiry under CERCLA or other environmental legislation.

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SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE

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.

This 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:

General Exceptions

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 date on which all of the Schedule B, Part 1-Requirements are met.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. 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 Policy.
4. 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.
5. Right or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.

Special Exceptions:

9. Taxes and assessments, general or special, for the year 2026, not now due or payable, or the lien of any special taxes, special charges or special assessments, if any.

FOR INFORMATIONAL PURPOSES: Taxes for the year 2025 in the amount of $6,434.34, and all

previous years have been paid in full.

10. Mortgage from 1233 Fond Du Lac LLC, a Wisconsin limited liability company to Horicon Bank, in the originally stated amount of $325,500.00, dated June 30, 2023, recorded June 30, 2023, as Document No. 1185100.

11. Assignment of Rents executed by 1233 Fond Du Lac LLC, a Wisconsin limited liability company to Horicon Bank, recorded June 30, 2023, as Document 1185101.

12. Right of Way granted by Nicolas W. Smokey and Rosalie A. Smokey to Maynard Meierhofer and Virginia M. Meierhofer by an instrument recorded on June 15, 1973, in Volume 689, at Page 542, as Document No. 278933.

13. Right of Way granted by Nicolas W. Smokey and Rosalie A. Smokey to Edwin C. Vande Brink and Marion J. Vande Brink by an instrument recorded on June 15, 1973, in Volume 689, at Page 543, as Document No. 278934.

14. Shared Driveway Agreement recorded September 15, 2021, Document No. 1158225.

15. Covenants, Conditions and Restrictions as contained in Quit Claim Deed, recorded September 30, 2010, as Document No. 967269.

16. Rights of tenants in possession (including any rights to tenants fixtures owned by such tenants located on the demised premises and any liens on such tenants fixtures)

17. The rights of the public in that portion of the insured premises lying within the limits of marshland, swamp lands or wetlands.

18. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for Fond du Lac Street a/k/a State Highway 23/49.