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: 2026-51052-11

1. **Effective Date:** October 13, 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:**
   410 Trillium 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)
   231-00400-1400 & 231-00400-1500

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

   410 Trillium Circle, Green Lake, WI 54941

Prepared for:
Howard & Howard

EXHIBIT "A"

PARCEL 1:
Lot 1 of Certified Survey Map No. 3044 recorded in Volume 15 of Certified Survey Maps on Page 3044; being located in part of Lot 1 of Certified Survey Map No. 1253 as recorded in Volume 5 of Certified Survey Maps on page 1253, and lands locate in the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 16 North, Range 13 East, City of Green Lake, Green Lake County, Wisconsin, EXCEPTING THEREFROM Lot 3 of Certified Survey Map No. 3488 as recorded in Volume 19 of Certified Survey Maps on Page 3488.

PARCEL 2:
Lot 3 of Certified Survey Map No. 3488, as recorded in Volume 19 of Certified Survey Map on Page 3488, and being part of Lots 1, 3 and 4 of Certified Survey Map No. 3044, and located in part of the Northeast 1/4 of the Southeast 1/4 and in part of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 16 North, Range 13 East, City of Green Lake, Green Lake County, Wisconsin.

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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 $165.28, and all

previous years have been paid in full. (231-00400-1400)

FOR INFORMATIONAL PURPOSES: Taxes for the year 2025 in the amount of $18,354.47, and all previous years have been paid in full. (231-00400-1500)

10. Mortgage from 410 Trillium LLC to Horicon Bank, in the originally stated amount of $857,500.00, dated June 14, 2022, recorded June 14, 2022, as Document No. 416457.

11. Assignment of Rents executed by 410 Trillium LLC to Horicon Bank, recorded June 14, 2022, as Document 416458.

12. Mortgage from 410 Trillium LLC to Horicon Bank, in the originally stated amount of $36,000.00, dated April 9, 2026, recorded April 14, 2026, as Document No. 429832. (Only Affects Parcel 1).

13. Assignment of Rents executed by 410 Trillium LLC to Horicon Bank, recorded April 14, 2026, as Document 429833. (Only Affects Parcel 1).

14. Delinquent Unemployment Tax Warrant filed by Wisconsin Department of Workforce Development and docketed on August 19, 2026 in the Circuit Court for Green Lake County on August 19, 2026 as Case No. 26-UC-09, in the sum of $2,535.50 against 410 Trillium LLC.

15. Easement for Utilities, as granted to The City of Green Lake, a Municipal Corporation of Green Lake County, Green Lake, Wisconsin, recorded January 13, 1994, in Volume 425, at Page 418 as Document No. 270037.

16. Easement for Utilities, as granted to The City of Green Lake, recorded September 10, 1991, in Volume 393, at Page 192 as Document No. 258943.

17. Declaration of Public Utility Easement, as recorded January 11, 2006, in Volume 724, at Page 513 as Document No. 342981.

18. Utility Easement granted to Wisconsin Power and Light Company by an instrument recorded on May 7, 2019, as Document No. 401991.

19. Easement for Utilities, as granted to Wisconsin Power and Light, recorded December 28, 2020, as Document No. 409673.

20. Covenants, Conditions and Restrictions as contained in Warranty Deed, recorded May 18, 1959, in Volume 148, Page 633, as Document No. 166336.

21. Covenants, Conditions and Restrictions as contained in Declaration of Protective Covenants for

Evensong North, recorded July 31, 2015, as Document No. 388042.

NOTE: That portion of the Declaration of Protective Covenants ("Declaration") for Evensong North consisting only of "BUILDING PLACEMENT 7 SETBACKS" as set forth on Pages 11-12 of Exhibit A attached to the Declaration.

A Partial Termination of Restrictive Covenants referencing the Declaration was executed by Carol Shores, LLC on March 23, 2022 and recorded on March 24, 2022 as Document No. 415570.

22. Terms and conditions contained in Assignment of Rights of Developer, executed by South Street Partners, Inc., recorded December 28, 2020, as Document No. 409674.

23. Terms and conditions contained in Assignment of Rights of Developer, executed by Carol Shores, LLC, recorded March 24, 2022, as Document No. 415571.

24. 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 street (highways) and/or alley.