

PRELIMINARY
TITLE INSURANCE COMMITMENT
BY

GUARANTY TITLE SERVICES, INC.

509 South Street / PO Box 565

Green Lake, WI, 54941-0565

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 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: 4-183802

1. **Effective Date:** September 17, 2020 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:**
Adam Ventures 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)
206-01233-0000
6. **Property Address:** The property address is provided for reference only and the accuracy is not guaranteed.

328 Ripon Road, Berlin, WI 54923

Prepared for:
Lincoln Trail Title Services, Inc. for Tranzon Asset Advisors

EXHIBIT "A"

Lots 1 and 2 of Certified Survey Map No. 1927 as recorded in Volume 8 of Certified Survey Maps for Green Lake County, Pages 1927-1927A, being a part of the SW 1/4 of the NE 1/4 of Section 10, Township 17 North, Range 13 East, City of Berlin, Green Lake County, Wisconsin, EXCEPTING that part of Certified Survey Map No. 1927 deeded to the City of Berlin in Volume 461 of Records, Page 575, Document No. 282550; Green Lake County Registry. FURTHER EXCEPTING Lot 4 of Certified Survey Map No. 354.

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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 2020, 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 [2019](#) in the amount of \$4,028.69, and all previous years have been paid in full.

10. Mortgage from Adam Ventures LLC to Premier Community Bank, in the originally stated amount of \$210,000.00, dated October 5, 2018, recorded October 5, 2018, as Document No. 399967.
11. Assignment of Rents, executed by Adam Ventures LLC to Premier Community Bank, recorded October 5, 2018, as Document No. 399968.
12. Mortgage from Adam Ventures LLC to Premier Community Bank, in the originally stated amount of \$75,000.00, dated October 5, 2018, recorded October 5, 2018, as Document No. 399969.
13. Assignment of Rents, executed by Adam Ventures LLC to Premier Community Bank, recorded October 5, 2018, as Document No. 399970.
14. Right of Way Easement as granted to the City of Berlin on July 29, 1981, recorded January 22, 1988, in Volume 362, at Page 80, as Document No. [246267](#).
15. Easement as granted to the City of Berlin on July 29, 1981, recorded January 22, 1988, in Volume 362, Page 84, as Document No. [246269](#).
16. Easement as granted to the City of Berlin on July 21, 1981, recorded January 22, 1988, in Volume 362, Page 86, as Document No. [246270](#).
17. Easement for Utilities as granted to Wisconsin Power and Light Company, dated December 10, 1994, recorded December 22, 1994, in Volume 438, at Page 442, as Document No. [274568](#).
18. Certificate of Compensation recorded January 11, 1995 in Volume 439, at Page 111, as Document No. [274758](#).
19. Reservations for easements, building setback lines and other matters shown on the recorded plat/certified survey map of the subject property.
20. Transmission Easement between and American Transmission Company LLC, recorded November 12, 2010, in Volume 822, at Page 448, as Document No. [368085](#).
21. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
22. 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 Ripon Road.

