

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 #: 1004898

Completed: 12/27/18 2:39 pm

Last Revised: 6/27/19 11:47 am

Title Contact: Gina Anderson (ganderson@knightbarry.com)

Closing Contact: Elizabeth Scrivner (elizabeth@knightbarry.com)

COMMITMENT DATE

June 17, 2019 at 8:00 am

1. POLICY TO BE ISSUED

2006 ALTA OWNERS POLICY

Proposed Policy Amount: \$7,125,000.00
(the purchase price)

Proposed Insured: **FHCC, LLC, a Wisconsin limited liability company**
(the buyer)

2006 ALTA LOAN POLICY

Loan Policy Amount: \$7,125,000.00
(the loan amount)

Proposed Insured: **Old National Bank its successors and/or assigns**
(the new lender)

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

FHCC, LLC, a Wisconsin limited liability company

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

See "Exhibit A" attached

For informational purposes only:

Property Address: 11311 W Forest Home Ave and 6858 S 112th St, Franklin, WI 53132

Tax Key Number: 748-9994-003, 748-9997-008, and 748-0067-000



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COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 1
REQUIREMENTS

**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. ~~Intentionally Deleted 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.~~
 - b. ~~Intentionally Deleted The Proposed Policy Amount(s) shown on Schedule A must be increased to an amount equivalent to the full value of the Land before the policy will be issued. At such time, an additional charge will be made in conformity with established rates. The Company has no liability under this Commitment until this Commitment is revised stating the amount of the proposed policy(ies).~~
 - c. Mortgage from FHCC, LLC, a Wisconsin limited liability company to Old National Bank.
 - d. Because FHCC, LLC, a Wisconsin limited liability company ("LLC") is not a natural person, the Company requires the following documents:



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- i. Operating Agreement of the LLC, and all amendments thereto.
- ii. If the LLC is a member-managed limited liability company, resolutions adopted by the all of the members of the LLC approving the conveyance and naming the person, and the person's capacity, authorized to execute the Mortgage.
- iii. If the LLC is a manager-managed limited liability company, resolutions adopted by the all of the managers of the LLC approving the conveyance and naming the person, and the person's capacity, authorized to execute the Mortgage.

Upon receipt and examination of the above the Company may modify these requirements; such modification(s) may include a requirement for appropriate resolutions of any member or manager entity of the LLC approving the conveyance.



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COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS**File #: 1004898**

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Title Contact: Gina Anderson (ganderson@knightbarry.com)

Closing Contact: Elizabeth Scrivner (elizabeth@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 and 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. This exception is not applicable to the issuance of the Loan Policy.
007. Easements or claims of easements not shown by the Public Records. This exception is not applicable to the issuance of the Loan Policy.
008. Any claim of adverse possession or prescriptive easement. This exception is not applicable to the issuance of the Loan Policy.

EXCEPTIONS 100-199

Taxes and special assessments.

100. General Taxes for the year 2019 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2019 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 2019 and subsequent years."



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101. Intentionally Deleted ~~Payment of taxes for the year 2018 cannot be verified at this time of the year. Please provide a paid receipt and this exception will be removed.~~ (All Parcels)

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. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated. (Parcel I)

202. Rights of the public in that portion of the Land described in Schedule A as may lie below the ordinary high-water mark, and in the waters of and airspace over pond.

203. Easements, restrictions and other matters shown on the Plat of North Cape Industrial Park recorded February 26, 1962 as Document No. 3934503. (Parcels I and III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/d49fd54f-a49a-491f-a.pdf>

204. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded July 13, 1962 as Document No. 3961236. (Parcels I and III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/778cc21e-a42e-4b8f-8.pdf>

Amended by Release of Easement Partial - Joint recorded April 2, 2019 as Document No. 10859154.

View: <http://doc-locker.com/PDF/WI/Milwaukee/13cbfc15-6e35-4f1b-8.pdf>

205. Utility Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded December 18, 1962 as Document No. 3994356. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/a0f90d28-3724-42ca-a.pdf>

206. Utility Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded April 11, 1963 as Document No. 4015372. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/156ccdf4-ed73-47d5-8.pdf>

207. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded March 18, 1966 as Document No. 4243526. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/e4f266fb-371e-4430-9.pdf>

*EXCEPTIONS 200-299**Easements, restrictions, covenants and other encumbrances.*

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208. Resolution Imposing Conditions and Restrictions for Approval of Special Use for Richard Haak and other matters contained in the instrument recorded March 20, 1987 as Document No. 6034813. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/b7d7cef4-0da8-4275-9.pdf>

209. Easements, restrictions and other matters shown on Certified Survey Map No. 6596 recorded November 13, 1998 as Document No. 7633685. (Parcel II)

View: <http://doc-locker.com/PDF/WI/Milwaukee/bc1ff11f-1186-4ffb-9.pdf>

210. Development Agreement for Michael Dilworth LLC and Robert Yunker LLC Development and other matters contained in the instrument recorded January 8, 1999 as Document No. 7663791. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/55c71661-40b2-49bf-8.pdf>

211. Utility Easement granted to Wisconsin Gas Company and other matters contained in the instrument recorded July 2, 2001 as Document No. 8093527. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/3920f45e-34fa-4756-a.pdf>

212. Utility Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded July 2, 2001 as Document No. 8093528. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/0960c8f0-4be6-4b18-9.pdf>

Corrected by Affidavit of Correction recorded February 10, 2015 as Document No. 10433794. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/056d5d62-15c6-4640-b.pdf>

213. Resolution Imposing Conditions and Restrictions for the Approval of a Special Use and other matters contained in the Document recorded May 11, 2017 as Document No. 10673103. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/f2370b13-6425-4b50-9.pdf>

214. Resolution Imposing Conditions and Restrictions for the Approval of a Special Use and other matters contained in the Document recorded May 11, 2017 as Document No. 10673104. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/1521d884-4b6f-4c93-9.pdf>

215. Resolution Imposing Conditions and Restrictions for the Approval of a Special Use and other matters contained in the Document recorded August 17, 2018 as Document No. 10804177. (Parcel I)

View: <http://doc-locker.com/PDF/WI/Milwaukee/87adda5b-8bc0-4ac6-9.pdf>

300. Intentionally Deleted 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 300-399
Judgments and liens.



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*EXCEPTIONS 400-499**Mortgages, assignments, leases and land contracts.*

400. Mortgage from Robert Yunker LLC, a Wisconsin limited liability company and Michael Dilworth LLC, a Wisconsin limited liability company to M&I Marshall & Ilsley Bank in the amount of \$5,250,000.00 dated December 14, 1998 and recorded February 2, 1999 as Document No. 7679342. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/1d6407aa-7aa3-4950-8.pdf>
401. Amended & Restated Mortgage from Robert Yunker LLC, a Wisconsin limited liability company and Michael Dilworth LLC, a Wisconsin limited liability company to M&I Marshall & Ilsley Bank in the amount of \$6,041,000.00 dated December 14, 1998 and recorded May 28, 2008 as Document No. 9606307. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/f58e0da4-d5c3-4e80-b.pdf>
402. First Amendment to Mortgage by and between Robert's No. 9 LLC and Michael Dilworth LLC, each a Wisconsin limited liability company, in favor of M&I Marshall & Ilsley Bank dated March 16, 2011 and recorded June 7, 2011 as Document No. 10003234. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/8d89185f-5445-4044-9.pdf>
403. The mortgage described as Document No. 7679342, 9606307 and 10003234 has been assigned and is currently held of record by LSREF2 Cobalt LLC. Assignment Document No. 10335239. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/ed56391c-4a71-4d72-9.pdf>
404. The mortgage described as Document No. 7679342, 9606307 and 10003234 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10335240. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/b21e3a13-de44-4a59-9.pdf>
405. The mortgage described as Document No. 7679342, 9606307 and 10003234 has been assigned and is currently held of record by Wells Fargo Bank, National Association. Assignment Document No. 10335241. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/66475d93-0d89-4eb3-a.pdf>
406. The mortgage described as Document No. 7679342, 9606307 and 10003234 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10596035. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/06379c0b-78e0-4a97-b.pdf>
407. Assignment of Rents from Robert Yunker, LLC, a Wisconsin Limited Liability Company, and Michael Dilworth, LLC, a Wisconsin Limited Liability Company to M&I Marshall & Ilsley Bank recorded February 2, 1999 as Document No. 7679343. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/99d5bb1b-8af7-4b2f-b.pdf>



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408. First Amendment to Assignment of Rents by and between Robert's No. 9 LLC and Michael Dilworth LLC, each a Wisconsin limited liability company, in favor of M&I Marshall & Ilsley Bank dated March 16, 2011 and recorded June 7, 2011 as Document No. 10003232. (Parcels I and II)
409. The assignment of rents and amended assignment of rents described as Document No. 7679343 and 10003232 has been assigned and is currently held of record by LSREF2 Cobalt LLC. Assignment Document No. 10335012. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/2c0d6027-bc96-499a-8.pdf>
410. The assignment of rents and amended assignment of rents described as Document No. 7679343 and 10003232 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10335013. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/351cba72-82ae-4be7-a.pdf>
411. The assignment of rents and amended assignment of rents described as Document No. 7679343 and 10003232 has been assigned and is currently held of record by Wells Fargo Bank, National Association. Assignment Document No. 10335014. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/9d4b6f33-4c57-4eca-b.pdf>
412. The assignment of rents and amended assignment of rents described as Document No. 7679343 and 10003232 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10596035. (Parcels I and II)
View: <http://doc-locker.com/PDF/WI/Milwaukee/c8f03103-ea64-4182-9.pdf>
413. Mortgage from Robert Yunker, LLC a Wisconsin Limited Liability Company, and Michael Dilworth, LLC, a Wisconsin Limited Liability Company to M&I Marshall & Ilsley Bank in the amount of \$5,250,000.00 dated December 14, 1998 and recorded January 7, 2005 as Document No. 8930422. (Parcel III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/a7c971a2-1b4b-4cba-9.pdf>
414. Amended & Restated Mortgage Robert Yunker, LLC, a Wisconsin limited liability company and Michael Dilworth, LLC, a Wisconsin limited liability company, mortgagors and M&I Marshall & Ilsley Bank, mortgagee, in the amount of 6,041,000.00 dated November 19, 2004 and recorded May 28, 2008 as Document No. 9606308. (Parcel III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/ff8e0117-cf64-4af0-9.pdf>
415. First Amendment to Mortgage by and between Robert's No. 9 LLC and Michael Dilworth LLC, each a Wisconsin limited liability company, in favor of M&I Marshall & Ilsley Bank dated March 16, 2011 and recorded June 7, 2011 as Document No. 10003233. (Parcel III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/10ec687d-887f-4866-b.pdf>



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416. The mortgage described as Document No. 8930422, 9606308 and 10003233 has been assigned and is currently held of record by LSREF2 Cobalt LLC. Assignment Document No. 10335233. (Parcel III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/19742938-038b-4e4b-b.pdf>

417. The mortgage described as Document No. 8930422, 9606308 and 10003233 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10335234. (Parcel III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/0e68c647-0af3-4d73-8.pdf>

418. The mortgage described as Document No. 8930422, 9606308 and 10003233 has been assigned and is currently held of record by Wells Fargo Bank, National Association. Assignment Document No. 10335235. (Parcel III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/8951d289-1300-40ba-b.pdf>

419. The mortgage described as Document No. 8930422, 9606308 and 10003233 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10596043. (Parcel III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/271a5e89-095e-4bf1-8.pdf>

420. Mortgage from Robert Yunker, LLC a Wisconsin Limited Liability Company, and Michael Dilworth, LLC, a Wisconsin Limited Liability Company to M&I Marshall & Ilsley Bank in the amount of \$7,000,000.00 dated April 1, 2008 and recorded May 5, 2009 as Document No. 9734559. (Parcels I and II)

View: <http://doc-locker.com/PDF/WI/Milwaukee/a976f0b9-eaf5-4860-b.pdf>

Mortgage described above purportedly released by Release recorded January 24, 2013 as Document No. 10208857. Release does not contain the real estate added by amendment to mortgage.

View: <http://doc-locker.com/PDF/WI/Milwaukee/424e5313-63f2-4503-8.pdf>

421. Amended & Restated Mortgage from Robert Yunker LLC, a Wisconsin limited liability company and Michael Dilworth LLC, a Wisconsin limited liability company to M&I Marshall & Ilsley Bank in the amount of \$4,410,482.46 recorded May 12, 2010 as Document No. 9873503. (Parcels I and II)

View: <http://doc-locker.com/PDF/WI/Milwaukee/8eebddce-292a-444d-8.pdf>

Amended and Restated Mortgage described above purportedly released by Release recorded January 24, 2013 as Document No. 10208858. Release does not contain the real estate added by amendment to mortgage.

View: <http://doc-locker.com/PDF/WI/Milwaukee/aadfdb18-610f-4a87-9.pdf>



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422. First Amendment to Mortgage by and between Robert's No. 9 LLC and Michael Dilworth LLC, each a Wisconsin limited liability company, in favor of M&I Marshall & Ilsley Bank dated March 16, 2011 and recorded June 7, 2011 as Document No. 10003231. (Parcels I and II)

View: <http://doc-locker.com/PDF/WI/Milwaukee/998fef08-6f47-43f9-8.pdf>

423. The mortgage described as Document No. 9734559, 9873503 and 10003231 has been assigned and is currently held of record by LSREF2 Cobalt LLC. Assignment Document No. 10335236. (Parcels I and II)

View: <http://doc-locker.com/PDF/WI/Milwaukee/514bfecb-9711-46f2-8.pdf>

424. The mortgage described as Document No. 9734559, 9873503 and 10003231 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10335237. (Parcels I and II)

View: <http://doc-locker.com/PDF/WI/Milwaukee/ad059686-25a1-42f5-8.pdf>

425. The mortgage described as Document No. 9734559, 9873503 and 10003231 has been assigned and is currently held of record by Wells Fargo Bank, National Association. Assignment Document No. 10335238. (Parcels I and II)

View: <http://doc-locker.com/PDF/WI/Milwaukee/779c33e9-08c6-40b2-9.pdf>

The mortgage described as Document No. 9734559, 9873503 and 10003231 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10596039. (Parcels I and II)

426. Mortgage from Robert's No. 9 LLC, a Wisconsin limited liability company and Michael Dilworth LLC, a Wisconsin limited liability company to M&I Marshall & Ilsley Bank in the amount of \$582,340.00 dated March 4, 2011 and recorded March 14, 2011 as Document No. 9978618. (Parcels I, II and III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/c44675b6-fbdc-4e5d-8.pdf>

427. First Amendment to Real Estate Mortgage, Security Agreement and Financing Statement by and between Robert's No. 9 LLC and Michael Dilworth LLC and M&I Marshall & Ilsley Bank recorded April 19, 2011 as Document No. 9989115. (Parcels I, II, III and IV)

View: <http://doc-locker.com/PDF/WI/Milwaukee/d6f1ce4a-03d6-4604-a.pdf>

428. Second Amendment to Real Estate Mortgage, Security Agreement and Financing Statement by and between Robert's No. 9 LLC and Michael Dilworth LLC and M&I Marshall & Ilsley Bank recorded July 25, 2011 as Document No. 10016481. (Parcels I, II and III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/fc65b726-a237-4580-9.pdf>



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COMMITMENT FOR TITLE INSURANCE Schedule B, Part 2 EXCEPTIONS

File #: 1004898

Completed: 12/27/18 2:39 pm

Last Revised: 6/27/19 11:47 am

Title Contact: Gina Anderson (ganderson@knightbarry.com)

Closing Contact: Elizabeth Scrivner (elizabeth@knightbarry.com)

429. The mortgage described as Document No. 9978618, 9989115 and 10016481 has been assigned and is currently held of record by Monty SPV, LLC. Assignment Document No. 10277791. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/006f76ea-8fa5-4d40-a.pdf>
430. The mortgage described as Document No. 9978618 has been assigned and is currently held of record by LSREF2 Cobalt LLC. Assignment Document No. 10335242. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/00d2c9ee-6627-4ac0-b.pdf>
431. The mortgage described as Document No. 9978618 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10335243. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/0b0afd53-fbe8-4adb-a.pdf>
432. The mortgage described as Document No. 9978618 has been assigned and is currently held of record by Wells Fargo Bank, National Association. Assignment Document No. 10335244. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/5a94ce3d-4964-4f2d-b.pdf>
433. The mortgage described as Document No. 9978618 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10596033. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/5cdcd441-4f0c-46c8-a.pdf>
434. Assignment of Rents from Robert's No. 9 LLC and Michael Dilworth LLC to M&I Marshall & Ilsley Bank recorded March 14, 2011 as Document No. 9978619. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/f2b918a2-edea-4e45-a.pdf>
435. The assignment of rents described as Document No. 9978619 has been assigned and is currently held of record by LSREF2 Cobalt LLC. Assignment Document No. 10335009. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/e23f845a-b2eb-4674-a.pdf>
436. The assignment of rents described as Document No. 9978619 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10335010. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/0ad89bbc-653e-473b-8.pdf>
437. The assignment of rents described as Document No. 9978619 has been assigned and is currently held of record by Wells Fargo Bank, National Association. Assignment Document No. 10335011. (Parcels I, II and III)
View: <http://doc-locker.com/PDF/WI/Milwaukee/1447ad81-faf7-44c4-a.pdf>



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COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

Completed: 12/27/18 2:39 pm

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438. The assignment of rents described as Document No. 9978619 has been assigned and is currently held of record by LSREF2 Cobalt Trust 2013. Assignment Document No. 10596033. (Parcels I, II and III)

View: <http://doc-locker.com/PDF/WI/Milwaukee/5cdcd441-4f0c-46c8-a.pdf>

439. Mortgage Amendment by and between Michael Dilworth, Robert's No. 9, LLC, a Wisconsin limited liability company, FHCC, LLC, a Wisconsin limited liability company, and Wells Fargo Bank, N.A. dated December 11, 2014 and recorded December 24, 2014 as Document No. 10422400.

Note: Said amendment purportedly amends mortgages recorded as Document No's 7679342, 9606307, 9978618, 9734559 and all amendments and assignment of rents associated with those mortgages.

View: <http://doc-locker.com/PDF/WI/Milwaukee/edf5bff7-e574-4bf4-b.pdf>

440. Mortgage Amendment by and between Michael Dilworth, Robert's No. 9, LLC, a Wisconsin limited liability company, FHCC, LLC, a Wisconsin limited liability company, and Wells Fargo Bank, N.A. dated December 11, 2014 and recorded December 24, 2014 as Document No. 10422401.

Note: Said amendment purportedly amends mortgages recorded as Document No's 8930422, 9606308, 9978618, and all amendments and assignment of rents associated with those mortgages.

View: <http://doc-locker.com/PDF/WI/Milwaukee/6bc1392a-fb85-4b1f-a.pdf>

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

501. The Policy, when issued, will not insure access to the Land. Further Covered Risk 4 is hereby deleted. (Parcel II)

EXCEPTIONS 500-599
Other matters.



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502. This exceptions is applicable to the Loan Policy ONLY:

Any rights, easements, interest or claims which may exist by reason of, or reflected by, the following matters as referenced on the Plat of Survey prepared by John P. Casucci of raSmith dated November 29, 2018 as Project No. 167727-RMK:

- a) Subsurface easements or claims of subsurface easements, if any, not shown by the Public Record.
- b) Rights of utility companies and municipalities to maintain their facilities and lines located in areas not provided for by recorded easements.
- c) Consequences, if any, due to the location of all the chain link fences on the Land not lying entirely on lot lines.
- d) Encroachment of 1 Story Metal & Stone Building into or onto the easement recorded as Document No. 8093528 and corrected by Affidavit of Correction recorded as Document No.10433794.
- e) Encroachment of fences into or onto the marked expansion area and also the planting screen area and drainage easement contained in the Plat of North Cape Industrial Park recorded as Document No. 3934503.
- f) Encroachment of Proposed Addition into or onto the easement recorded as Document No. 8093528 and corrected by Affidavit of Correction recorded as Document No.10433794, drainage easement and temporary cul de sac contained in the Plat of North Cape Industrial Park recorded as Document No. 3934503, storm manhole, round inlets, gas meters, electric meter and fence currently located on the Land.
- g) Consequences, if any, due to the marked expansion area encroaching into or onto the easement recorded as Document No. 8093528 and corrected by Affidavit of Correction recorded as Document No. 10433794.

NOTE: The policy, when issued, will provide no coverage with respect to any changes which may have been made in the location of fences or improvements since November 29, 2018, unless the plat of survey in our possession prepared by raSmith under said date is re-certified down to date and shows no changes or we are furnished with an acceptable affidavit stating that no such changes have occurred.

FOOTNOTES

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

- a. Taxes for the year 2018 and all prior years are paid. (All parcels)
- b. Vesting deeds recorded as Document No's 8373054, 9975692 and 10422399 are enclosed.
- c. Merger recorded as Document No. 10425772 is enclosed for reference.
View: <http://doc-locker.com/PDF/WI/Milwaukee/9ddd6873-d6d7-4b2c-9.pdf>
- d. The instrument(s) shown above as Exception No(s). 402-406, 408-412, and 422-440 encumbers additional land not included in this Commitment/Policy



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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 B, Part 2
EXCEPTIONS

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*DOWNLOAD ALL DOCUMENTS
LINKED IN THIS COMMITMENT
AS A SINGLE PDF FILE:*

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*THIS COMMITMENT IS BEING
ELECTRONICALLY DISTRIBUTED TO:*

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EXHIBIT A

Parcel I:

All of Outlot A of Block 1; all of Lot 9 and 10 of Block 2; and vacated 112th Street of the North Cape Industrial Park, and part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, more fully described as follows: Beginning at the Northeast corner of Lot 9, Block 2 of the North Cape Industrial Park as platted; thence South 00 degrees 24'00" East, along the Easterly line of said North Cape Industrial Park and Westerly line of Block 8, North Cape Estate Addition and as extended, 598.15 feet to a point being on the North line of the Southerly 50 acres of said 1/4 Section; thence North 88 degrees 37'56" West, along said North line, 1035.79 feet to a point on the Easterly right of way line of West Forest Home Avenue; thence North 16 degrees 39' 13" East, along said Easterly right of way line, 582. 97 feet to a point being at the Southwesterly corner of the North Cape Industrial park as platted; thence South 87 degrees 19'58" East, along said Southerly plat line, 453.13 feet to a point being at the Northeast corner of Outlot A of said Block 1, said point being on the Westerly right of way line of South 112th Street; thence South 89 degrees 31'52" East, 60.15 feet to a point on the Easterly right of way line of South 112th Street, said point being at the Northwest corner of the South 1/2 of said Lot 9, Block 2; thence North 5 degrees 44' 29" East, along the Easterly right of way line of South 112th Street, 47.10 feet to the Northeast corner of Lot 9, Block 2, as platted; thence South 88 degrees 30'10" East, along the North line of said Lot 9, 346.90 feet to the place of beginning. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin.

Parcel II:

Outlot 2 of Certified Survey Map No. 6596 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on November 13, 1998 in Reel 4436, of Certified Survey Maps, at Images 960-962, as Document No. 7633685, being part of the being a redivision of Parcels 1 and 2 of Certified Survey Map No. 5972, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin.

Parcel III:

Lot 8, Block 2, North Cape Industrial Park, being a Subdivision of a part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin.

For informational purposes only

Property Address: 11311 W Forest Home Ave and 6858 S 112th St, Franklin, WI 53132

Tax Key No.: 748-9994-003, 748-9997-008, and 748-0067-000

