



First American Title™

First American Title Insurance
Company
330 W College Avenue, P.O. Box
1234
Appleton, WI 54911
Phone: (920)735-6000
Fax: (866)616-2014

REPORT OF TITLE

PREPARED FOR: Herring Clark Law Firm, Ltd.
Attn: Andrew Rossmeyssl REF: -
800 North Lynndale Drive
Appleton, WI 54914
Fax No.: (920)739-6352

Order No.: 3212821

We have searched the public records relative to the premises described in Section A and the following party(ies) is/are the grantee(s) on the last recorded conveyance of a full ownership interest:

North Shore Ridge, LLC, a Wisconsin limited liability company

SECTION A

Legal description of subject property:

Outlot One (1), North Shore Ridge, Village of Harrison, Calumet County, Wisconsin.

Tax Key No. 131-0776-00L010A-000-0-201816-05-160A/ Location ID: 46816

PROPERTY ADDRESS: (no address - vacant land), Village of Harrison, WI

ASSESSMENT INFORMATION AS OF: December 01, 2025

Land: \$47,700.00
Improvements: \$0.00
Total: \$47,700.00
Fair Market Value: \$69,100.00

SECTION B

MORTGAGES, LAND CONTRACTS, LEASES, NOTICES OF LIS PENDENS, EASEMENTS, RESTRICTIONS, HIGHWAY DEEDS, AND OTHER LIENS AND JUDGMENTS :

1. Taxes, general and special for the year 2025, not now due and payable.
2. Duties, obligations and charges, if any, which are incurred by reason of being a member of the Property Owners Association.

FOOTNOTE: To clear the exception to the above paragraph, it will be necessary we be furnished with a Letter from the Owner's Association stating that there are no outstanding assessments affecting the subject premises.

3. Easements as retained in Deed recorded on August 17, 2022 as Document No. 572577.
4. Covenant and Restrictive Use Agreement recorded on August 17, 2022 as Document No. 572578.
5. Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded October 30, 2023, as Document No. 580106.
6. Terms and provisions of Stormwater Management System Maintenance Agreement recorded on May 30, 2023 as Document No. 577342.
7. Utility Easement provisions on the Plat of North Shore Ridge recorded as Document No. 579699.
8. Village Notes / General Notes on the Plat of North Shore Ridge.
9. Utility Easement designated on the Plat of North Shore Ridge.
10. Setback Lines designated on the Plat of North Shore Ridge.
11. Easement in favor of Wisconsin Michigan Power Company recorded May 29, 1956 as Document No. 82623.
12. Operation and Maintenance Plan recorded August 28, 2009 as Document No. 445437.
13. Terms and provisions of the Bylaws of North Shore Ridge Homeowner's Association, Inc. dated October 1, 2023.
14. Easement for public utilities disclosed by instrument recorded on November 12, 2024 as Document No. 586801.
15. Certificate of Compensation and Notice of Right to Appeal recorded on December 11, 2024 as Document No. 587451.
16. NOTE: That part of Outlot 1 deeded to North Shore Ridge LLC by Kimberly CLark Corporation in Document No. 574200 does not have a full chain of title. A thorough search of land records does not show that Kimberly Clark Corporation was ever deeded a triangular portion of land in the bottom southwest corner of this Outlot.

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS

LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

This search covers the period of 05/29/1956 to 11/21/2025.

First American Title Insurance Company
Title Services

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.