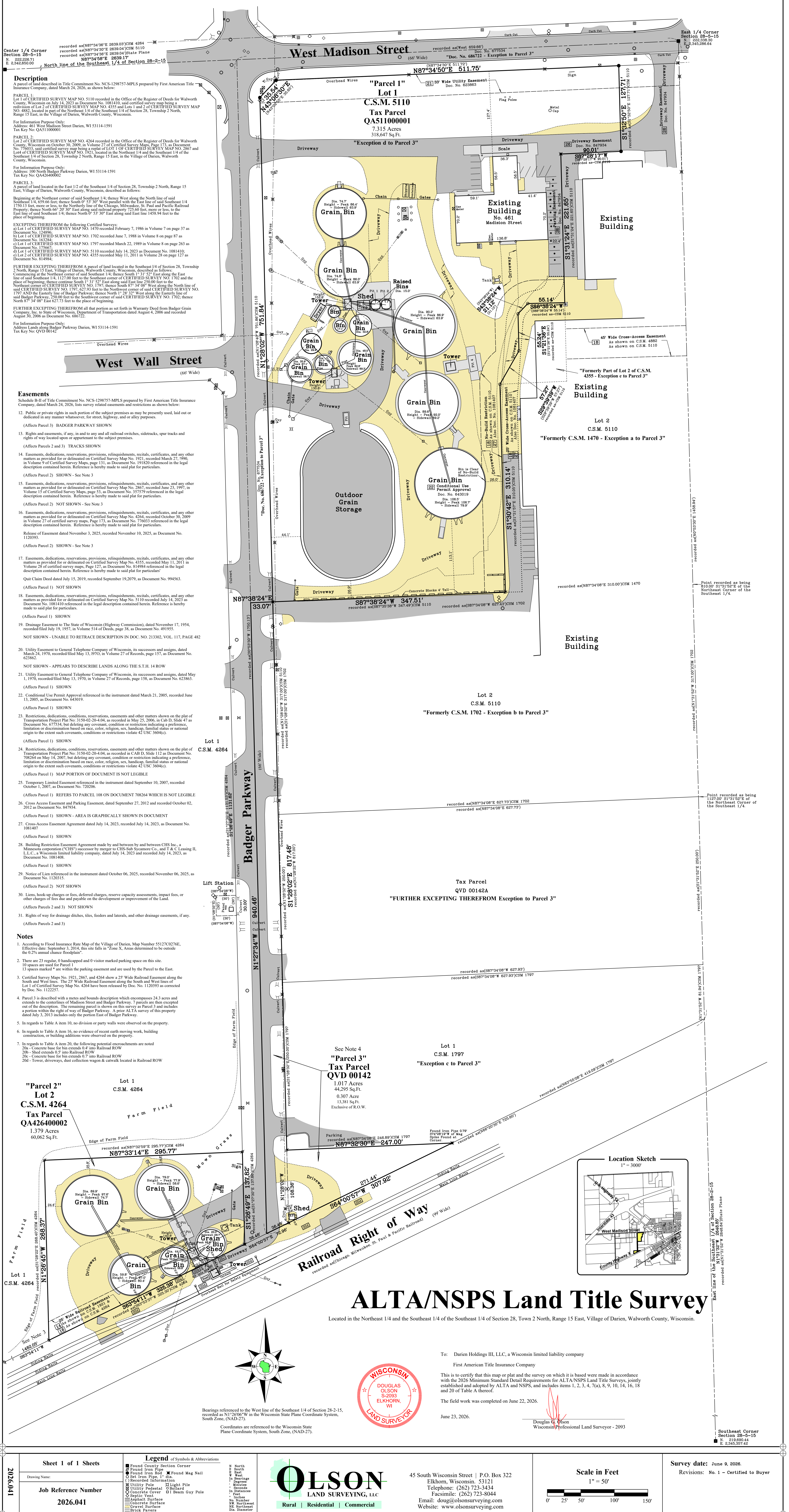


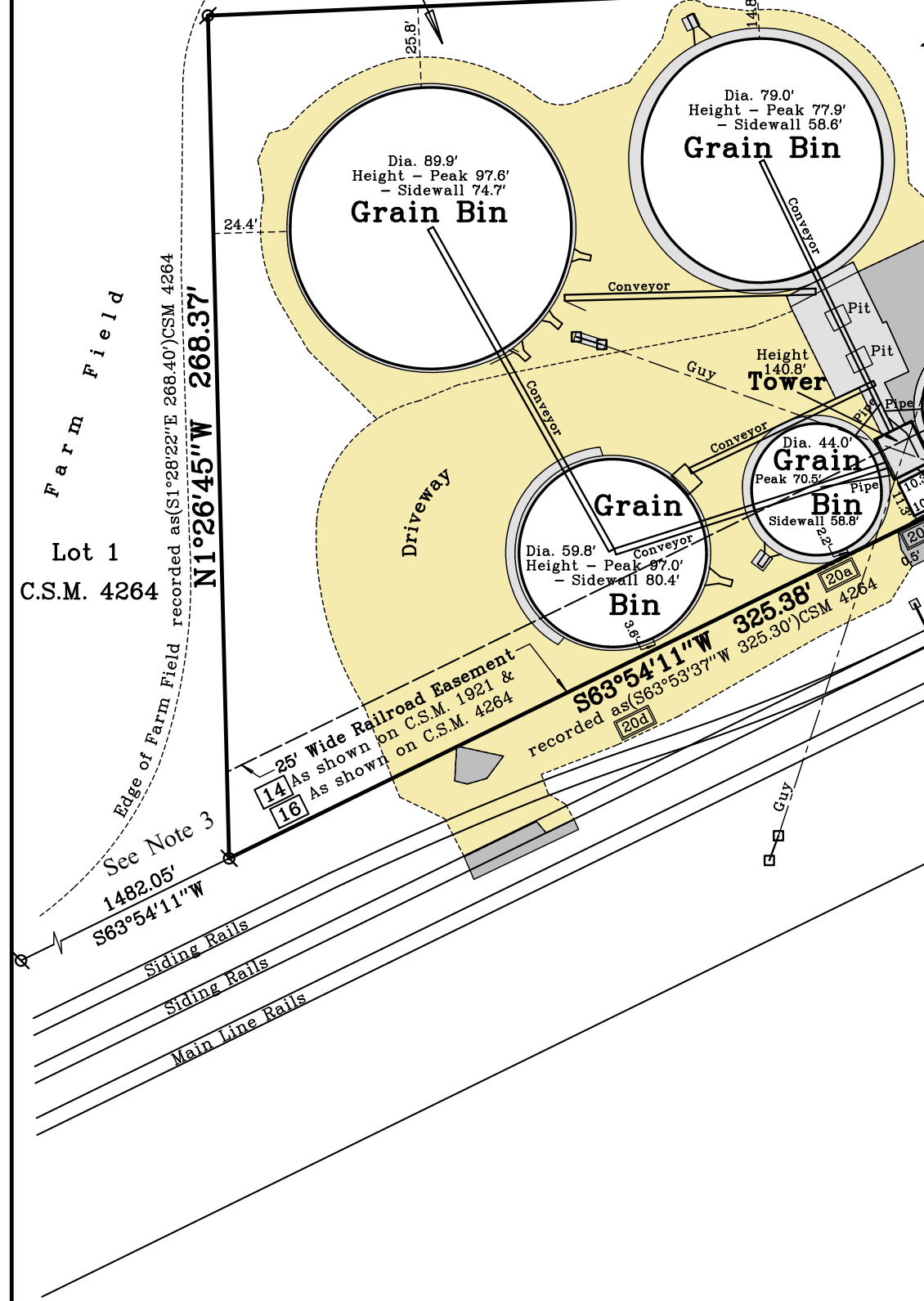


Description
A parcel of land described in Title Commitment No. NCS-1298757-MPLS prepared by First American Title Insurance Company, dated March 24, 2026, as shown below:
PARCEL 1:
Lot 1 of CERTIFIED SURVEY MAP NO. 5110 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on July 14, 2023 as Document No. 1081410, said certified survey map being a subdivision of Lot 1 of CERTIFIED SURVEY MAP NO. 4355 and Lot 1 and 2 of CERTIFIED SURVEY MAP NO. 4882, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 2 North, Range 15 East, in the Village of Darien, Walworth County, Wisconsin.
For Information Purpose Only:
Address: 461 West Madison Street Darien, WI 53114-1591
Tax Key No. QAS11000001
PARCEL 2:
Lot 2 of CERTIFIED SURVEY MAP NO. 4264 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on October 30, 2009, in Volume 27 of Certified Survey Maps, page 173, as Document No. 776033, said certified survey map being a replat of LOT 1 OF CERTIFIED SURVEY MAP NO. 2867 and Lot of CERTIFIED SURVEY MAP NO. 1921, located in the Northeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 2 North, Range 15 East, in the Village of Darien, Walworth County, Wisconsin.
For Information Purpose Only:
Address: 100 North Badger Parkway Darien, WI 53114-1591
Tax Key No. QAS2400002
PARCEL 3:
A parcel of land located in the East 1/2 of the Southeast 1/4 of Section 28, Township 2 North, Range 15 East, Village of Darien, Walworth County, Wisconsin, described as follows:
Beginning at the Northeast corner of said Southeast 1/4; thence West along the North line of said Southeast 1/4, 659.66 feet, thence South 0° 53' 30" West parallel with the East line of said Southeast 1/4 1750.13 feet, more or less, to the Northern line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Property; thence North 66° 20' 30" East along said railroad property 725.60 feet, more or less, to the East line of said Southeast 1/4; thence North 0° 53' 30" East along said East line 1458.94 feet to the place of beginning.
EXCEPTING THEREFROM the following Certified Surveys:
a) Lot 1 of CERTIFIED SURVEY MAP NO. 1470 recorded February 7, 1986 in Volume 7 on page 37 as Document No. 124096;
b) Lot 1 of CERTIFIED SURVEY MAP NO. 1702 recorded June 7, 1988 in Volume 8 on page 87 as Document No. 163284;
c) Lot 1 of CERTIFIED SURVEY MAP NO. 1797 recorded March 22, 1989 in Volume 8 on page 263 as Document No. 173661;
d) Lot 1 of CERTIFIED SURVEY MAP NO. 5110 recorded July 14, 2023 as Document No. 1081410;
e) Lot 2 of CERTIFIED SURVEY MAP NO. 4355 recorded May 11, 2011 in Volume 28 on page 127 as Document No. 814984;
FURTHER EXCEPTING THEREFROM A parcel of land located in the Southeast 1/4 of Section 28, Township 2 North, Range 15 East, Village of Darien, Walworth County, Wisconsin, described as follows:
Commencing at the Northeast corner of said Southeast 1/4; thence South 1° 31' 52" East along the East line of said Southeast 1/4, 1127.90 feet to the Southeast corner of CERTIFIED SURVEY MAP NO. 1702 and the place of beginning, thence continue South 1° 31' 52" East along said East line 250.00 feet to the Northeast corner of CERTIFIED SURVEY MAP NO. 1797; thence South 87° 34' 08" West along the North line of said CERTIFIED SURVEY MAP NO. 1797, 627.93 feet to the Northeast corner of said CERTIFIED SURVEY MAP NO. 1797 and the Eastern line of Badger Parkway; thence North 1° 28' 30" West along the Eastern line of said Badger Parkway, 250.00 feet to the Southeast corner of said CERTIFIED SURVEY MAP NO. 1702; thence North 87° 34' 08" East 627.73 feet to the place of beginning.
FURTHER EXCEPTING THEREFROM all that portion as set forth in Warranty Deed from Badger Grain Company, Inc. to State of Wisconsin, Department of Transportation dated August 4, 2006 and recorded August 30, 2006 as Document No. 686722.
For Information Purpose Only:
Address: 100 North Badger Parkway Darien, WI 53114-1591
Tax Key No. QVD 00142

- Easements**
Schedule B-II of Title Commitment No. NCS-1298757-MPLS prepared by First American Title Insurance Company, dated March 24, 2026, lists survey related easements and restrictions as shown below:
- 12. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.
(Affects Parcel 3) **BADGER PARKWAY SHOWN**
 - 13. 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.
(Affects Parcels 2 and 3) **TRACKS SHOWN**
 - 14. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1921, recorded March 27, 1990, in Volume 9 of Certified Survey Maps, page 131, as Document No. 191820 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
(Affects Parcel 2) **SHOWN - See Note 3**
 - 15. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2867, recorded June 23, 1997, in Volume 15 of Certified Survey Maps, page 53, as Document No. 375797 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
(Affects Parcel 2) **NOT SHOWN - See Note 3**
 - 16. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 4264, recorded October 30, 2009 in Volume 27 of certified survey maps, page 173, as Document No. 776033 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
Release of Easement dated November 3, 2025, recorded November 10, 2025, as Document No. 1120393.
(Affects Parcel 2) **SHOWN - See Note 3**
 - 17. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 4355, recorded May 11, 2011, in Volume 28 of certified survey maps, page 127, as Document No. 814984 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
Quit Claim Deed dated July 15, 2019, recorded September 19, 2019, as Document No. 994563.
(Affects Parcel 1) **NOT SHOWN**
 - 18. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 5110 recorded July 14, 2023 as Document No. 1081410 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
(Affects Parcel 1) **SHOWN**
 - 19. Drainage Easement to The State of Wisconsin (Highway Commission), dated November 17, 1954, recorded filed July 19, 1957, in Volume 514 of Deeds, page 38, as Document No. 491955.
NOT SHOWN - UNABLE TO RETRACE DESCRIPTION IN DOC. NO. 213302, VOL. 117, PAGE 482
 - 20. Utility Easement to General Telephone Company of Wisconsin, its successors and assigns, dated March 24, 1970, recorded filed May 13, 1970, in Volume 27 of Records, page 157, as Document No. 623862.
NOT SHOWN - APPEARS TO DESCRIBE LANDS ALONG THE S.T.H. 14 ROW
 - 21. Utility Easement to General Telephone Company of Wisconsin, its successors and assigns, dated May 1, 1970, recorded filed May 13, 1970, in Volume 27 of Records, page 158, as Document No. 623863.
(Affects Parcel 1) **SHOWN**
 - 22. Conditional Use Permit Approval referenced in the instrument dated March 21, 2005, recorded June 13, 2005, as Document No. 643019.
(Affects Parcel 1) **SHOWN**
 - 23. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No. 3150-02-20-04, as recorded in CAB D, Slide 47 as Document No. 677534, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(Affects Parcel 1) **SHOWN**
 - 24. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No. 3150-02-20-04, as recorded in CAB D, Slide 112 as Document No. 708264 on May 14, 2007, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(Affects Parcel 1) **MAP PORTION OF DOCUMENT IS NOT LEGIBLE**
 - 25. Temporary Limited Easement referenced in the instrument dated September 10, 2007, recorded October 1, 2007, as Document No. 720206.
(Affects Parcel 1) **REFERS TO PARCEL 108 ON DOCUMENT 708264 WHICH IS NOT LEGIBLE**
 - 26. Cross Access Easement and Parking Easement, dated September 27, 2012 and recorded October 02, 2012 as Document No. 847934.
(Affects Parcel 1) **SHOWN - AREA IS GRAPHICALLY SHOWN IN DOCUMENT**
 - 27. Cross-Access Easement Agreement dated July 14, 2023, recorded July 14, 2023, as Document No. 1081407.
(Affects Parcel 1) **SHOWN**
 - 28. Building Restriction Easement Agreement made by and between by and between CHS Inc., a Minnesota corporation ("CHS") successor by merger to CHS-Sub-Sycomore Co., and T & C Leasing II, L.L.C., a Wisconsin limited liability company, dated July 14, 2023 and recorded July 14, 2023, as Document No. 1081408.
(Affects Parcel 1) **SHOWN**
 - 29. Notice of Lien referenced in the instrument dated October 06, 2025, recorded November 06, 2025, as Document No. 1120315.
(Affects Parcel 2) **NOT SHOWN**
 - 30. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges of fees due and payable on the development or improvement of the Land.
(Affects Parcels 2 and 3) **NOT SHOWN**
 - 31. Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any.
(Affects Parcels 2 and 3)

- Notes**
- According to Flood Insurance Rate Map of the Village of Darien, Map Number 5127C0276E, Effective date: September 3, 2014, this site falls in "Zone X, Areas determined to be outside the 0.2% annual chance floodplain".
 - There are 23 regular, 0 handicapped and 0 visitor marked parking space on this site. 10 spaces are used for Parcel 1. 13 spaces marked "*" are within the parking easement and are used by the Parcel to the East.
 - Certified Survey Maps No. 1921, 2867, and 4264 show a 25' Wide Railroad Easement along the South and West lines. The 25' Wide Railroad Easement along the South and West lines of Lot 1 of Certified Survey Map No. 4264 have been released by Doc. No. 1120393 as corrected by Doc. No. 1122257.
 - Parcel 3 is described with a metes and bounds description which encompasses 24.3 acres and extends to the centerlines of Madison Street and Badger Parkway. 7 parcels are then excepted out of the description. The remaining parcel is shown in this survey as Parcel 3 and includes a portion within the right of way of Badger Parkway. A prior ALTA survey of this property dated July 3, 2013 includes only the portion East of Badger Parkway.
 - In regards to Table A item 10, no division or party walls were observed on the property.
 - In regards to Table A item 16, no evidence of recent earth moving work, building construction, or building additions were observed on the property.
 - In regards to Table A item 20, the following potential encroachments are noted:
 - 20a - Concrete base for bin extends 0.4' into Railroad ROW
 - 20b - Shed extends 0.5' into Railroad ROW
 - 20c - Concrete base for bin extends 0.7' into Railroad ROW
 - 20d - Tower, driveways, dust collection wagon & catwalk located in Railroad ROW

"Parcel 2"
Lot 2
C.S.M. 4264
Tax Parcel
QA426400002
1.379 Acres
60,062 Sq.Ft.



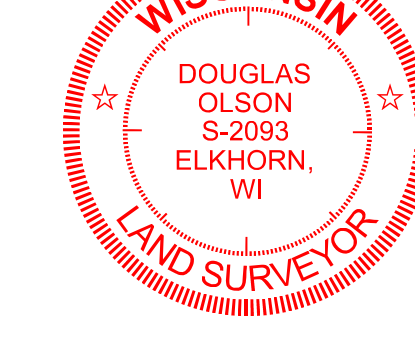
Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Found Mag Nail
- Recorded Information
- Utility Pole
- Utility Pedestal
- Concrete Cover
- Septic Vent
- Septic Tank
- Concrete Surface
- Gravel Surface
- Brick Pavers

Job Reference Number
2026.041

Bearings referenced to the West line of the Southeast 1/4 of Section 28-2-15, recorded as N1°26'06"W in the Wisconsin State Plane Coordinate System, South Zone (NAD-27).

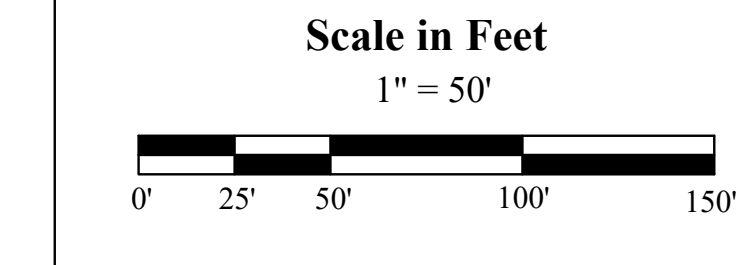
Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).



OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

To: Darien Holdings III, LLC, a Wisconsin limited liability company
First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 14, 16, 18 and 20 of Table A thereof.
The field work was completed on June 22, 2026.
June 23, 2026.
Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin, 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com



Survey date: June 9, 2026.
Revisions: No. 1 - Certified to Buyer