



Description per Fidelity National Insurance Company Commitment for Title Insurance, Exhibit A of File Number 218046-FTPW10, Effective Date: October 17, 2011.

Part of the Northwest 1/4 of the Northwest 1/4, Section Seventeen (17), Township Thirty-one (31) North, Range Seven (7) East, City of Merrill, Lincoln County, Wisconsin described as follows:

Commencing at the Northwest corner of said Section 17; thence along the west line of the Northwest 1/4 of said Section 17, South 00 degrees 42 minutes 18 seconds East, 100.01 feet; thence along the south line of the north 100 feet of said Northwest 1/4 of the Northwest 1/4 as described in Volume 305, Page 511, South 89 degrees 56 minutes 16 seconds East, 33.00 feet to the point of beginning; thence along the south right-of-way line of the north 100 feet of said Northwest 1/4 of the Northwest 1/4 as described in Volume 305, Page 511, South 89 degrees 56 minutes 16 seconds East, 33.00 feet; thence along the south line of the north 100 feet of said Northwest 1/4 of the Northwest 1/4 as described in Volume 305, Page 511, South 89 degrees 56 minutes 16 seconds East, 33.00 feet; thence along the west line of the Northwest 1/4 of said Section 17, North 00 degrees 42 minutes 18 seconds East, 1188.01 feet; thence along the west line of the Northwest 1/4 of said Section 17, North 00 degrees 42 minutes 18 seconds East, 637.93 feet to the point of beginning, containing 28.14 acres [1,225,951 square feet].

Easements listed in Schedule B-Section II (Exceptions) per Fidelity National Insurance Company Commitment for Title Insurance, of File Number 218046-FTPW10, Effective Date: October 17, 2011.

Exceptions A-J and T are not surveyed related.

Exception K Utility Easement granted to Wisconsin Public Service Corporation recorded in Volume 131 of Deeds on Page 366 as Document #128999. Affects the property - Shown on map.

Exception L Right-of-Way Grant granted to Michigan Wisconsin Pipe Line Company recorded on Page 169 as Document #192340. Affects the property - Shown on map.

Exception M Transmission Line Easement granted to Wisconsin Public Service Corporation recorded in Volume 248 of Records on Page 123 as Document #203413. Affects the property - Shown on map.

Exception N Transmission Line Easement granted to Wisconsin Public Service Corporation recorded in Volume 248 of Record on Page 343 as Document #203749. Affects the property - Shown on map.

Exception O Easement, restrictions and requirements by the Common Council of the City of Merrill recorded in Volume 274 of Records on Page 261 as Document #215725. Affects the property - Shown on map.

Exception P Easements and access restrictions recorded in Volume 305 of Deeds on Page 511 as Document #228901. Affects the property - Shown on map.

Exception Q Utility Easement granted to General Telephone Company recorded in Volume 308 of Records on Page 227 as Document #230354. Affects the property - Shown on map.

Exception R Transmission Line Easement granted to Wisconsin Public Service Corporation recorded in Volume 541 of Records on Page 644 as Document #338666. Affects the property - Shown on map.

Exception S Supplemental Easement: Transmission Line Easement recorded in Document #430305. Affects the property - Shown on map.

Notes

- This property is determined to be in Zone X (an area outside the 500-year floodplain), per Flood Insurance Rate Map for Lincoln County, Wisconsin, (unincorporated areas), Panel 542 of 750, Community-Panel Number 550690542D, Map Effective Date: August 16, 2011.
- Current Owner: Part City Credit Union
- Property Parcel Number is 34-0002-000-090-17-00. PIN is 251-3107-172-9884
- Property is located within the limits of the City of Merrill, Lincoln County, Wisconsin.
- Property is currently zoned Thoroughfare Commercial District.
- Property corner monuments were all found on January 24, 2012
- Topographic Survey field work was performed the week of January 23, 2012
- U.S.H. 51 mile marker 208 is located 1500 feet south of S.T.H. 64.
- Building and Parking Setback and Sign Requirements per City of Merrill Ordinances.
 - Minimum front yards shall be twenty-five (25) feet.
 - Minimum side yards shall be ten (10) feet, except when abutting a Residential District, then not less than twenty-five (25) feet.
 - Minimum rear yard shall be ten (10) feet, except when abutting a Residential District, then not less than twenty-five (25) feet.
 - No parking shall be permitted between the street right-of-way line and the building setback line prevailing in the zone in which the proposed parking area is to be located, except by conditional use permit through the Planning Commission. The resulting open area shall be planted in grass or otherwise landscaped to create a permanent green area.
 - No parking shall be permitted between the street right-of-way line and the building setback line prevailing in the zone in which the proposed parking area is to be located, except by conditional use permit through the Planning Commission.
 - In a shopping center or industrial park, one free-standing identification sign for each street upon which the development fronts may be permitted showing the name of said center or park and represented business or industries. The area of said sign shall not exceed sixty (60) square feet. Said sign shall not be permitted within twenty (20) feet of the right-of-way line of the street.
- Property will be served by municipal water, sanitary sewer and storm sewer services.
- Condition and depth for underground telephone, electric, and gas could not be determined.
- All concrete curb indicated is 0.5 feet wide and high.
- "Wooded Area" indicates areas where trees smaller than 24 inch diameter are located.
- Zoning could not be obtained from the Town of Pine Ridge for the surrounding parcels.
- There are no buildings present on the surveyed property.
- Utility and lateral locations shown are based on field markings by locating companies and the City of Merrill, and/or mapping from the respective utility. Therefore the locations shown on this drawing cannot be guaranteed. Contact "Diggers Hotline" and the City of Merrill prior to construction.
- Showmobile Trail affecting the southwesterly portion of property has a surface of natural vegetation and is presently marked with standard snowmobile trail signing for public use, as shown on Lincoln County Snowmobile Trails mapping.

Potential Encroachments:

The only potential visible encroachment would be the Power Pole Guy Wires, as shown and stated, affecting the southwesterly portion of property.

Certification:

This is to certify to:

Walt-Mart Real Estate Business Trust, a Delaware statutory trust.
Walt-Mart Stores, Inc.
Fidelity National Title Insurance Company
Lawyers Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(b), 13, 14, 16, 17, 18, 19, 20(a), 21 and 22 of Table A thereof. The field work was completed on January 24, 2012.

Dated this 12th day of April, 2012.

Gary A. Ziegler
Gary A. Ziegler, Registered Wisconsin Land Surveyor S-2098

Manhole	Spot Elev.	Invert Elevation	Run/Flow Line	Invert Elevation
MS-1	1299.46	1287.41-0-8"	MS-1*	1298.89
MS-2	1298.70	1288.16-0-8"	MS-2*	1298.53
MS-3	1298.10	1288.20-5-8"	MS-3*	1298.33-W
MS-4	1298.43	1289.60-city map	MS-4*	1299.10
MS-5			MS-5*	1299.06
MS-6			MS-6*	1297.66
MS-7			MS-7*	1298.48
MS-8			MS-8*	1298.74
MS-9			MS-9*	1299.39-W, W
MS-10			MS-10*	1299.20-W
MS-11			MS-11*	1299.36-W
MS-12			MS-12*	1299.27
MS-13			MS-13*	1297.66
MS-14			MS-14*	1298.89
MS-15			MS-15*	1299.10
MS-16			MS-16*	1299.06
MS-17			MS-17*	1297.66
MS-18			MS-18*	1298.48
MS-19			MS-19*	1298.74
MS-20			MS-20*	1299.39-W, W
MS-21			MS-21*	1299.20-W
MS-22			MS-22*	1299.36-W
MS-23			MS-23*	1299.27
MS-24			MS-24*	1297.66
MS-25			MS-25*	1298.89
MS-26			MS-26*	1299.10
MS-27			MS-27*	1299.06
MS-28			MS-28*	1297.66
MS-29			MS-29*	1298.48
MS-30			MS-30*	1298.74
MS-31			MS-31*	1299.39-W, W
MS-32			MS-32*	1299.20-W
MS-33			MS-33*	1299.36-W
MS-34			MS-34*	1299.27
MS-35			MS-35*	1297.66
MS-36			MS-36*	1298.89
MS-37			MS-37*	1299.10
MS-38			MS-38*	1299.06
MS-39			MS-39*	1297.66
MS-40			MS-40*	1298.48
MS-41			MS-41*	1298.74
MS-42			MS-42*	1299.39-W, W
MS-43			MS-43*	1299.20-W
MS-44			MS-44*	1299.36-W
MS-45			MS-45*	1299.27
MS-46			MS-46*	1297.66
MS-47			MS-47*	1298.89
MS-48			MS-48*	1299.10
MS-49			MS-49*	1299.06
MS-50			MS-50*	1297.66

Manhole	Spot Elev.	Invert Elevation	Run/Flow Line	Invert Elevation
MS-1	1299.46	1287.41-0-8"	MS-1*	1298.89
MS-2	1298.70	1288.16-0-8"	MS-2*	1298.53
MS-3	1298.10	1288.20-5-8"	MS-3*	1298.33-W
MS-4	1298.43	1289.60-city map	MS-4*	1299.10
MS-5			MS-5*	1299.06
MS-6			MS-6*	1297.66
MS-7			MS-7*	1298.48
MS-8			MS-8*	1298.74
MS-9			MS-9*	1299.39-W, W
MS-10			MS-10*	1299.20-W
MS-11			MS-11*	1299.36-W
MS-12			MS-12*	1299.27
MS-13			MS-13*	1297.66
MS-14			MS-14*	1298.89
MS-15			MS-15*	1299.10
MS-16			MS-16*	1299.06
MS-17			MS-17*	1297.66
MS-18			MS-18*	1298.48
MS-19			MS-19*	1298.74
MS-20			MS-20*	1299.39-W, W
MS-21			MS-21*	1299.20-W
MS-22			MS-22*	1299.36-W
MS-23			MS-23*	1299.27
MS-24			MS-24*	1297.66
MS-25			MS-25*	1298.89
MS-26			MS-26*	1299.10
MS-27			MS-27*	1299.06
MS-28			MS-28*	1297.66
MS-29			MS-29*	1298.48
MS-30			MS-30*	1298.74
MS-31			MS-31*	1299.39-W, W
MS-32			MS-32*	1299.20-W
MS-33			MS-33*	1299.36-W
MS-34			MS-34*	1299.27
MS-35			MS-35*	1297.66
MS-36			MS-36*	1298.89
MS-37			MS-37*	1299.10
MS-38			MS-38*	1299.06
MS-39			MS-39*	1297.66
MS-40			MS-40*	1298.48
MS-41			MS-41*	1298.74
MS-42			MS-42*	1299.39-W, W
MS-43			MS-43*	1299.20-W
MS-44			MS-44*	1299.36-W
MS-45			MS-45*	1299.27
MS-46			MS-46*	1297.66
MS-47			MS-47*	1298.89
MS-48			MS-48*	1299.10
MS-49			MS-49*	1299.06
MS-50			MS-50*	1297.66

West 8" Line	Existing Spot Elev.	Casing Spot Elev.	Depth	West 8" Line	Existing Spot Elev.	Top of Pipe Elev.	Depth
GP-1	1309.91	1304.41	5.5'	GP-1	1309.91	1304.41	5.5'
GP-2	1310.41	1304.91	5.5'	GP-2	1310.41	1304.91	5.5'
GP-3	1310.91	1305.41	5.5'	GP-3	1310.91	1305.41	5.5'
GP-4	1311.41	1305.91	5.5'	GP-4	1311.41	1305.91	5.5'
GP-5	1311.91	1306.41	5.5'	GP-5	1311.91	1306.41	5.5'
GP-6	1312.41	1306.91	5.5'	GP-6	1312.41	1306.91	5.5'
GP-7	1312.91	1307.41	5.5'	GP-7	1312.91	1307.41	5.5'
GP-8	1313.41	1307.91	5.5'	GP-8	1313.41	1307.91	5.5'
GP-9	1313.91	1308.41	5.5'	GP-9	1313.91	1308.41	5.5'
GP-10	1314.41	1308.91	5.5'	GP-10	1314.41	1308.91	5.5'
GP-11	1314.91	1309.41	5.5'	GP-11	1314.91	1309.41	5.5'
GP-12	1315.41	1309.91	5.5'	GP-12	1315.41	1309.91	5.5'

West 8" Line	Existing Spot Elev.	Top of Pipe Elev.	Depth	West 8" Line	Existing Spot Elev.	Top of Pipe Elev.	Depth
GP-1	1309.91	1304.41	5.5'	GP-1	1309.91	1304.41	5.5'
GP-2	1310.41	1304.91	5.5'	GP-2	1310.41	1304.91	5.5'
GP-3	1310.91	1305.41	5.5'	GP-3	1310.91	1305.41	5.5'
GP-4	1311.41	1305.91	5.5'	GP-4	1311.41	1305.91	5.5'
GP-5	1311.91	1306.41	5.5'	GP-5	1311.91	1306.41	5.5'
GP-6	1312.41	1306.91	5.5'	GP-6	1312.41	1306.91	5.5'
GP-7	1312.91	1307.41	5.5'	GP-7	1312.91	1307.41	5.5'
GP-8	1313.41	1307.91	5.5'	GP-8	1313.41	1307.91	5.5'
GP-9	1313.91	1308.41	5.5'	GP-9	1313.91	1308.41	5.5'
GP-10	1314.41	1308.91	5.5'	GP-10	1314.41	1308.91	5.5'
GP-11	1314.91	1309.41	5.5'	GP-11	1314.91	1309.41	5.5'
GP-12	1315.41	1309.91	5.5'	GP-12	1315.41	1309.91	5.5'

East 8" Line	Existing Spot Elev.	Top of Pipe Elev.	Depth	East 8" Line	Existing Spot Elev.	Top of Pipe Elev.	Depth
GP-1	1310.91	1305.41	5.5'	GP-1	1310.91	1305.41	5.5'
GP-2	1311.41	1305.91	5.5'	GP-2	1311.41	1305.91	5.5'
GP-3	1311.91	1306.41	5.5'	GP-3	1311.91	1306.41	5.5'
GP-4	1312.41	1306.91	5.5'	GP-4	1312.41	1306.91	5.5'
GP-5	1312.91	1307.41	5.5'	GP-5	1312.91	1307.41	5.5'
GP-6	1313.41	1307.91	5.5'	GP-6	1313.41	1307.91	5.5'
GP-7	1313.91	1308.41	5.5'	GP-7	1313.91	1308.41	5.5'
GP-8	1314.41	1308.91	5.5'	GP-8	1314.41	1308.91	5.5'
GP-9	1314.91	1309.41	5.5'	GP-9	1314.91	1309.41	5.5'
GP-10	1315.41	1309.91	5.5'	GP-10	1315.41	1309.91	5.5'
GP-11	1315.91	1310.41	5.5'	GP-11	1315.91	1310.41	5.5'
GP-12	1316.41	1310.91	5.5'	GP-12	1316.41	1310.91	5.5'

Boring	Spot Elev.	Ground	Boring	Spot Elev.	Ground	Boring	Spot Elev.	Ground	Boring	Spot Elev.	Ground
SB-21	1297.04	1297.04	SB-47	1298.26	1298.26	SB-73	1299.62	1299.62	SB-99	1317.25	1317.25
SB-22	1300.80	1300.80	SB-48	1303.91	1303.91	SB-74	1308.72	1308.72	SB-100	1300.00	1300.00
SB-23	1309.80	1309.80	SB-49	1308.20	1308.20	SB-75	1312.59	1312.59	SB-101	1302.19	1302.19
SB-24	1314.26	1314.26	SB-50	1314.17	1314.17	SB-76	1326.00	1326.00	SB-102	1326.91	1326.91
SB-25	1321.63	1321.63	SB-51	1321.58	1321.58	SB-77	1325.78	1325.78	SB-103	1325.78	1