

Record Description

The land referred to in this Commitment is situated in the City of Merrill, State of Wisconsin, County of Lincoln, and described as follows:

Tax Key #34-0006-000-296-03
Address per tax roll: 1000 Cotter Avenue, Merrill, WI
For reference purposes only.

This description describes the same property as insured in Fidelity National Title Insurance Company Commitment Number F-312965 with an effective date of March 20, 2014 at 8:00 A.M.

A parcel of land 9.50 acres in size, in the Northeast quarter, more commonly known as Assessors Plat 656 and 607, in Government Lot 2, Section 15, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin.

Commencing at a pipe located at the intersection of the East line of Section 15, with the true extension of the North line of Cotter Street, the Point of Beginning, thence N. 90°-00' W. 791 feet along the North line of Cotter Street, thence N. 1°-36' E. for 154 feet, thence N. 90°-00' W. for 284 feet to the Northeast corner of Assessor's Plat 655, thence West along North line of Assessors Plat 655 to the West line of Assessors Plat 656, thence North on the West line of Assessor's Plat 656 to the South right-of-way of the main track of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, thence in an Easterly direction along the South right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, to the West bank of the Wisconsin River, thence in a Southeasterly direction along the West bank of the Wisconsin River to a point that is due East of the Point of Beginning, thence West to the Point of Beginning.

Subject to a perpetual 15 foot easement 7.5 feet on each side of the following described line from the Point of Beginning for sanitary sewer, to-wit:

Commencing at a pipe located at the intersection of the East line of Section 15, with the true extension of the North line of Cotter Street, thence N. 90°-00' W. for 656 feet to the Point of Beginning, thence N. 49°-30' W. for 285 feet, thence N. 1°-30' E. for 262 feet to the South right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, and

Subject to a perpetual 15 foot easement, 7.5 feet on each side of the following described line from the Point of Beginning for water main.

Commencing at a pipe located at the intersection of the East line of Section 15, with the true extension of the North line of Cotter Street, thence N. 90°-00' W. for 610 feet to the Point of Beginning, thence N. 11°-00' E for 55 feet, and

Subject to a perpetual 15 foot easement, 7.5 feet on each side of a water line to be located on said premises.

LESS AND EXCEPT the following property; (Parcel 2)

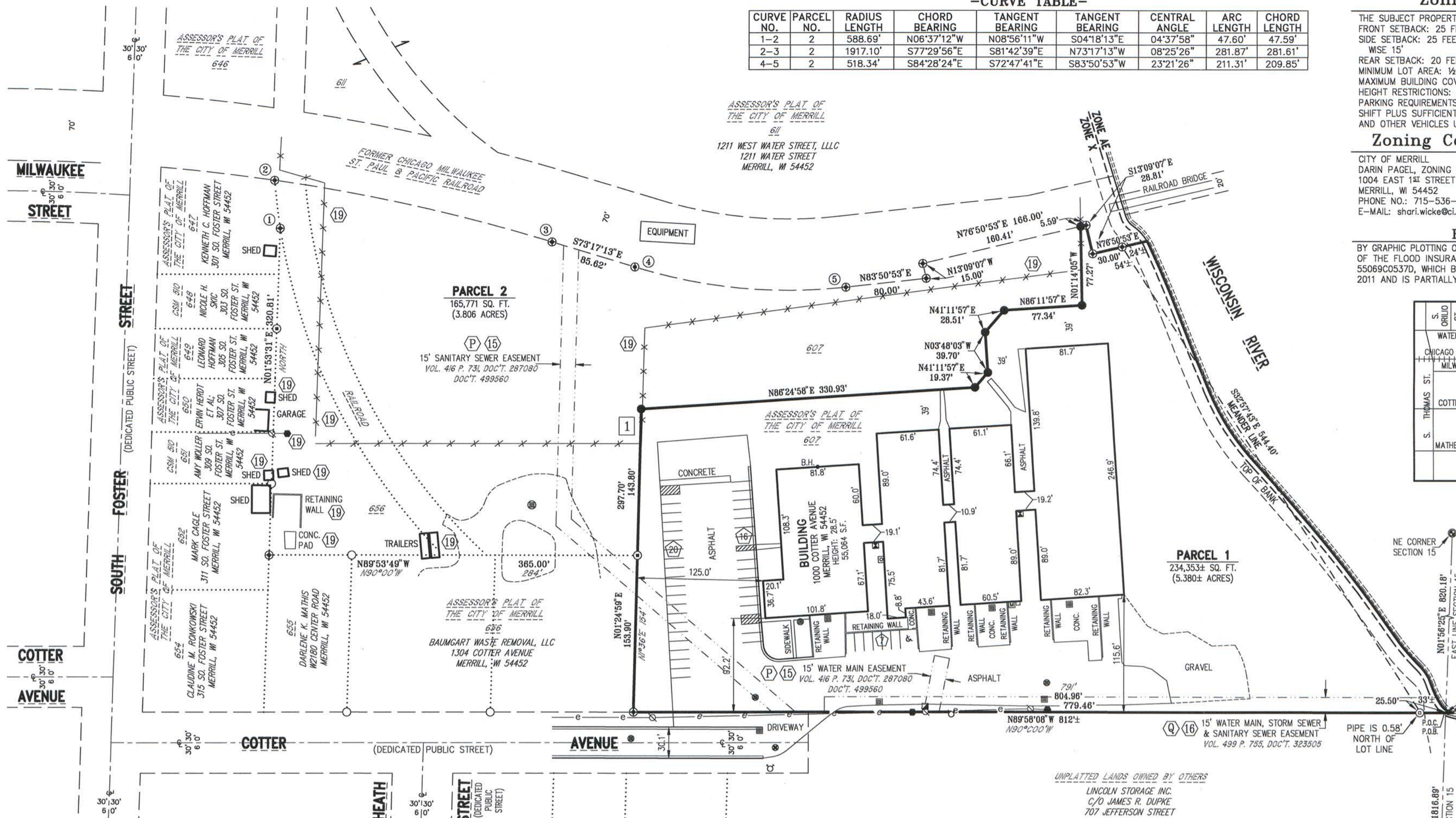
This description describes the same property as in First American Title Insurance Company Title Commitment Number 8-145188 with an effective date of July 7, 2014 at 7:30 A.M.

Part of Assessor's Plat Lot No. 607 and all of Assessor's Plat Lot No. 656 of the Assessor's Plat of the City of Merrill, Lincoln County, Wisconsin, being part of Government Lot Two (2), Section Fifteen (15), Township Thirty-one (31) North, Range Six (6) East, City of Merrill, Lincoln County, Wisconsin;

Commencing at the Bernsten monument on the East quarter corner of Section 15; thence N. 20°34'38" W., 2104.40 feet to pipe on a corner of Lot 607 of the Assessor's Plat of the City of Merrill and the point of beginning of the following description; thence N. 89°53'49" W., along the Southerly line of Lot 607 and the South line of Lot 656, Assessor's Plat of the City of Merrill, 365.00 feet to a rebar on the Southwest corner of said Lot 656; thence N. 01°53'11" E., along the West line of Lot 656, Assessor's Plat of the City of Merrill, 320.81 feet to a rebar on the Northwest corner of said Lot 656 and the West line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the beginning of a circular curve concave to the Northeast with a radius of 588.69 feet and a central angle of 04°37'58"; Thence Northerly along the arc of the curved Southerly line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad, 47.60 feet to a rebar on the Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad, which is measured by a chord of 47.59 feet and bears N. 06°37'12" W., and the beginning of a circular curve concave to the Southwest, with a radius of 1917.10 feet and a central angle of 08°25'26"; Thence Easterly along the arc of the curved Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the Northerly line of Lot 607, Assessor's Plat of the City of Merrill, 281.87 feet to a rebar, which is measured by a chord of 281.61 feet and bears S. 77°29'56" E.; Thence S. 73°17'13" E., along the Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the Northerly line of Lot 607, Assessor's Plat of the City of Merrill, 85.62 feet to a rod and the beginning of a circular curve concave to the North, with a radius of 518.34 feet and a central angle of 23°21'26"; Thence Easterly along the arc of the curved Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the Northerly line of Lot 607, Assessor's Plat of the City of Merrill, 160.41 feet; Thence S. 01°14'05" E., 77.27 feet; Thence S. 86°11'57" W., 77.34 feet; Thence S. 41°11'57" W., 28.51 feet; Thence S. 03°48'03" E., 39.70 feet; Thence S. 41°11'57" W., 19.37 feet; Thence S. 86°24'58" W., 330.93 feet to the prolongation of the Westerly line of Lot 607, Assessor's Plat of the City of Merrill; Thence S. 01°24'59" W., along the prolongation for the Westerly line of Lot 607, Assessor's Plat of the City of Merrill, 143.80 feet to the point of beginning.

The remaining parcel owned by RiteScreen Realty Wisconsin, LLC. (Parcel 1) More particularly described as:

Commencing at the Bernsten monument on the East quarter corner of Section 15; Thence N01°56'25"E along the South line of Section 15, 1818.89 feet to the Point of Beginning of Assessor's Plat of the City of Merrill the prolongation of the North line of Cotter Avenue and the Point of Beginning of this description; Thence N89°58'08"W along the South line of Lot 607, Assessor's Plat of the City of Merrill and the prolongation of the North line of Cotter Avenue, 25.50 feet to a pipe meander corner; Thence continue N89°58'08"W along the South line of Lot 607, Assessor's Plat of the City of Merrill and the North line of Cotter Avenue and its prolongation, 779.46 feet to a rebar on a corner of said Lot 607 and the Southeast corner of Lot 656, Assessor's Plat of the City of Merrill; Thence N01°24'59"E along the Westerly line of Lot 607 and the East line of Lot 656, Assessor's Plat of the City of Merrill and their prolongations thereof, 297.70 feet to a rebar; Thence N86°24'58"E, 330.93 feet to a rebar; Thence N41°11'57"E, 19.37 feet to a rebar; Thence N03°48'03"W, 39.70 feet to a rebar; Thence N41°11'57"E, 28.51 feet to a rebar; Thence N86°11'57"E, 77.34 feet to a rebar; Thence N01°14'05"W, 77.27 feet to a rebar on the Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the Northerly line of Lot 607, Assessor's Plat of the City of Merrill; Thence N76°50'53"E along the Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the Northerly line of Lot 607, Assessor's Plat of the City of Merrill, 5.59 feet to a rebar on a corner of said Lot 607; Thence S13°09'07"E along the Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the Northerly line of Lot 607, Assessor's Plat of the City of Merrill, 30.00 feet to a rebar meander corner; Thence continue N76°50'53"E along the Southerly line of the main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and the Northerly line of Lot 607, Assessor's Plat of the City of Merrill, 24 feet more or less to the Westerly shoreline of the Wisconsin River, thence Southeasterly along the Westerly shoreline of the Wisconsin River to its intersection with the South line of Cotter Avenue, said line bearing N89°58'08"W; From the aforesaid rebar meander corner S32°57'43"E along the meander line, 544.40 feet to the aforesaid pipe meander corner and the terminus of this meander line; Thence S89°58'08"E along the South line of Lot 607, Assessor's Plat of the City of Merrill and the prolongation of the North line of Cotter Avenue, 33 feet more or less to the Westerly shoreline of the Wisconsin River; Thence N89°58'08"W along the South line of Lot 607, Assessor's Plat of the City of Merrill and the prolongation of the North line of Cotter Avenue, 7 feet more or less to the Point of Beginning, containing 234,353 square feet more or less or 5.380 acres more or less.



-CURVE TABLE- with columns: CURVE NO., PARCEL NO., RADIUS, CHORD LENGTH, CHORD BEARING, TANGENT BEARING, TANGENT BEARING, CENTRAL ANGLE, ARC LENGTH, CHORD LENGTH

Zoning Information

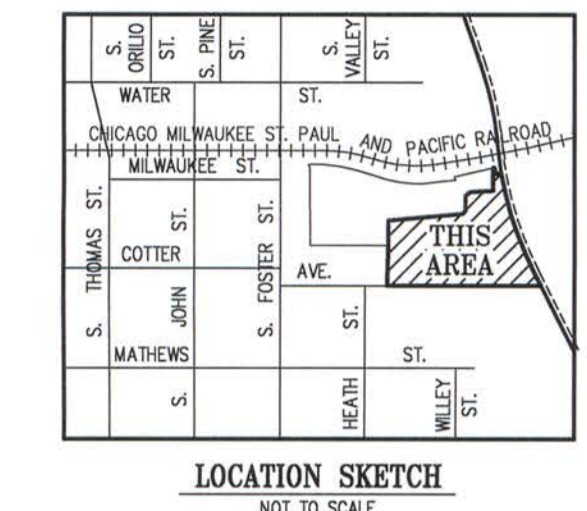
THE SUBJECT PROPERTY IS ZONED INDUSTRIAL DISTRICT FRONT SETBACK: 25 FEET SIDE SETBACK: 25 FEET ABUTTING RESIDENTIAL ZONING OTHER-WISE 15' REAR SETBACK: 20 FEET MINIMUM LOT AREA: 1/2 ACRE (21,840 SQUARE FEET) MAXIMUM BUILDING COVERAGE: 80% HEIGHT RESTRICTIONS: 40 FEET OR 3 STORES PARKING REQUIREMENTS: 1 SPACE FOR EACH 2 EMPLOYEES, PER SHIFT PLUS SUFFICIENT STALLS TO ACCOMMODATE ALL TRUCKS AND OTHER VEHICLES USED IN CONNECTION WITH THE BUSINESS.

Zoning Contact:

CITY OF MERRILL, DARIN PACEL, ZONING ADMINISTRATOR 1004 EAST 1st STREET MERRILL, WI 54452 PHONE NO.: 715-536-4880 E-MAIL: darin.pacel@cityofmerrill.wi.us

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES AE & X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5508900570, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2011 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.



Items Corresponding to Schedule B-II:

- Resolution No. 322 recorded October 11, 1984 in the Office of the Register of Deeds for Lincoln County, Wisconsin in Volume 401, Page 763 as Document Number 279661. (Not plotted, blanket in nature) (Affects subject property).
15 foot easements for sanitary sewer and water main as set forth in Warranty Deed recorded June 18, 1986 in the Office of the Register of Deeds for Lincoln County, Wisconsin in Volume 416, Page 731 as Document Number 287080 and in Warranty Deed recorded December 28, 2012 as Document Number 499560. (15' sanitary sewer & first 15' water main easement plotted, second 15' water main easement not plotted, location could not be determined, because location of underground utilities were not a requirement of this survey) (Affects subject property).
Utility Easement granted to the City of Merrill, Wisconsin, a municipal corporation recorded November 19, 1992 in the Office of the Register of Deeds for Lincoln County, Wisconsin in Volume 499, Page 755 as Document Number 323505. (Plotted) (Affects subject property).
Rights of the public, if any, in that portion of the insured premises which lies below the normal highwater mark of the Wisconsin River, and rights of the government to regulate the use of the shore and riparian rights.

NOTE: This commitment/policy does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion), or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land. (Not plotted, blanket in nature) (Affects subject property).

- Rights of the railroad company servicing the railroad siding, if any, located on insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof. (Not plotted, blanket in nature) (May affect subject property - no rails, ties, switches or other signs of railroad use found on property).

These Schedule B-II items describe the same items as insured in Fidelity National Title Insurance Company Commitment Number F-312965 with an effective date of March 20, 2014 at 8:00 A.M.

- 15 Foot Easements for Sanitary Sewer and Water Main as contained in Warranty Deed, recorded June 18, 1986 in Volume 416, page 731 as Document No. 287080; Also contained in Warranty Deed, recorded December 28, 2012 as Document No. 499560; Also shown on ALTA Survey prepared by Thomas J. Trzinski, Surveyor, Lampert-Lee & Associates for Bock & Clark National Surveyors Network, dated April 1, 2014, last revised June 11, 2014 and designated B & C Project No. 2014000517.005. (Plotted) (Affects subject property).

- Utility Easement granted to the City of Merrill, Wisconsin, a Municipal corporation, recorded November 19, 1992 in Volume 499 of Records, page 755 as Document No. 323505; also shown on ALTA Survey prepared by Thomas J. Trzinski, Surveyor, Lampert-Lee & Associates for Bock & Clark National Surveyors Network, dated April 1, 2014, last revised June 11, 2014 and designated B & C Project No. 2014000517.005. (Plotted) (Affects subject property).

- Rights of the public in any portion of the subject premises lying below the ordinary high water mark and in the waters of and airspace over Wisconsin River, and rights of the government to regulate the use of the shore and riparian rights. This policy, when issued, does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land. (Not plotted, blanket in nature) (Affects subject property).

- Rights of the Railroad company servicing the railroad siding, if any, located on insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof as shown on ALTA Survey prepared by Thomas J. Trzinski, Surveyor, Lampert-Lee & Associates for Bock & Clark National Surveyors Network, dated April 1, 2014, last revised June 11, 2014 and designated B & C Project No. 2014000517.005. (Not plotted, blanket in nature) (May affect subject property).

Items Corresponding to Schedule B-II: (Continued)

- 19. Possible Encroachments numbered 1 through 8 as stated on ALTA Survey prepared by Thomas J. Trzinski, Surveyor, Lampert-Lee & Associates for Bock & Clark National Surveyors Network, dated April 1, 2014, last revised June 11, 2014 and designated B & C Project No. 2014000517.005. (Plotted) (Affects subject property).

These Schedule B-II items describe the same items as insured in First American Title Insurance Company Commitment Number 8-145188 with an effective date of July 7, 2014 at 7:30 A.M.

Table A: Item 16: At the time field work was performed, there was no evidence of earth moving work, building construction, or building additions within recent months. Item 17: No proposed changes to street right-of-way lines found. Item 18: No observed evidence of site being used as a solid waste dump, sump or sanitary landfill.

Significant Observation:

- 1 Possible encroachment by fence onto subject property by 1.2 feet.

Utility Information:

Utilities were located by observed evidence.

Miscellaneous Notes:

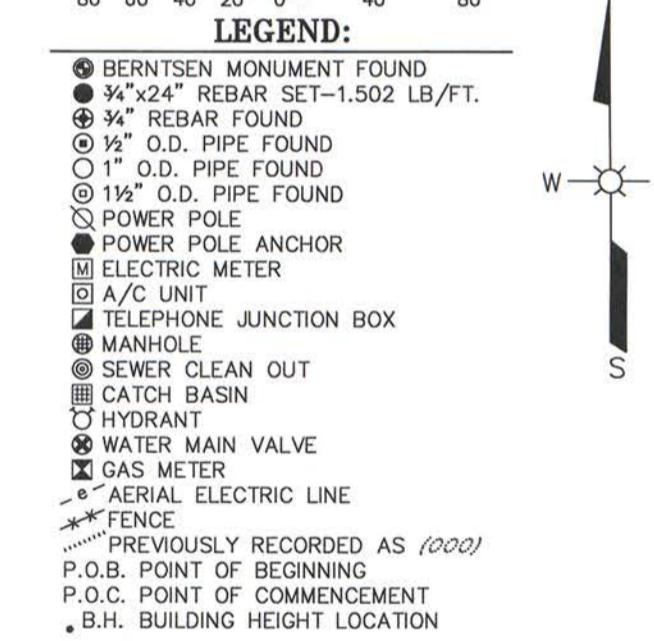
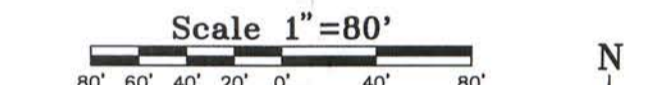
- All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications.
There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.
This ALTA/ACSM Land Title Survey is based on Fidelity National Title Insurance Company's Title Commitment Number F-312965 with an effective date of March 20, 2014 at 8:00 A.M. and First American Title Insurance Company Title Commitment Number 8-145188 with an effective date of July 7, 2014 at 7:30 A.M.
The subject properties has One (1) driveway with direct access to Cotter Avenue.
Address of the property was observed in the field.
Flood note: Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
Flood note: Zone AE - Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood with base flood elevation determined.

Surveyors Certificate:

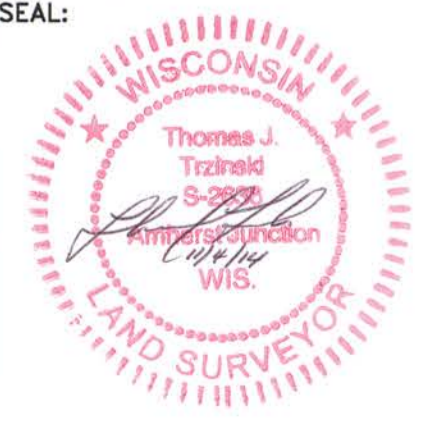
To: RiteScreen Realty Wisconsin, LLC, Enhanced Small Business Investment Company, LP, A Delaware Limited Partnership, The RiteScreen Company, LLC, A Florida Limited Liability Company (f/k/a The RiteScreen Company, Inc., A Florida Corporation); RS7 Holdings, LLC, A Delaware Limited Liability Company; PNC Bank, National Association, A National Banking Association, as administrative and collateral agent, its successors and/or assigns; Fidelity National Title Insurance Company; and 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 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 21 of Table A thereof. The fieldwork was completed on October 22, 2014.

Date: October 28, 2014
Thomas J. Trzinski
Registration No. 2636



SCALE NOTE: IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE LEGEND BAR.



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 21st DAY OF January 2015

REVISIONS table, PROJECT: COTTER AVENUE FACILITY, CLIENT: RITESCREEN REALTY WISCONSIN, LLC, PROJECT: COTTER AVENUE FACILITY, TITLE: ALTA/ACSM LAND TITLE SURVEY, PRELIMINARY, NOT FOR CONSTRUCTION, DATE: BY, FOR BIDDING ONLY, DATE: BY, FOR CONSTRUCTION, DATE: BY, DRAWING OF RECORD, DATE: 10/22/14 BY: JST, DATE: BY, DESIGNER: JIM BRASEL, DRAWN BY: D.S. & T.T., DATE: 10/22/14, CHECKED BY: T.J.T. DATE: 10/28/14, DWG. DATE: OCT. 28, 2014, DWG. NO. 9764-C-1-D, PROJECT NO. 14-122, PLAN SHEET SHEET 1 OF 1 SHEET(S)

L504B