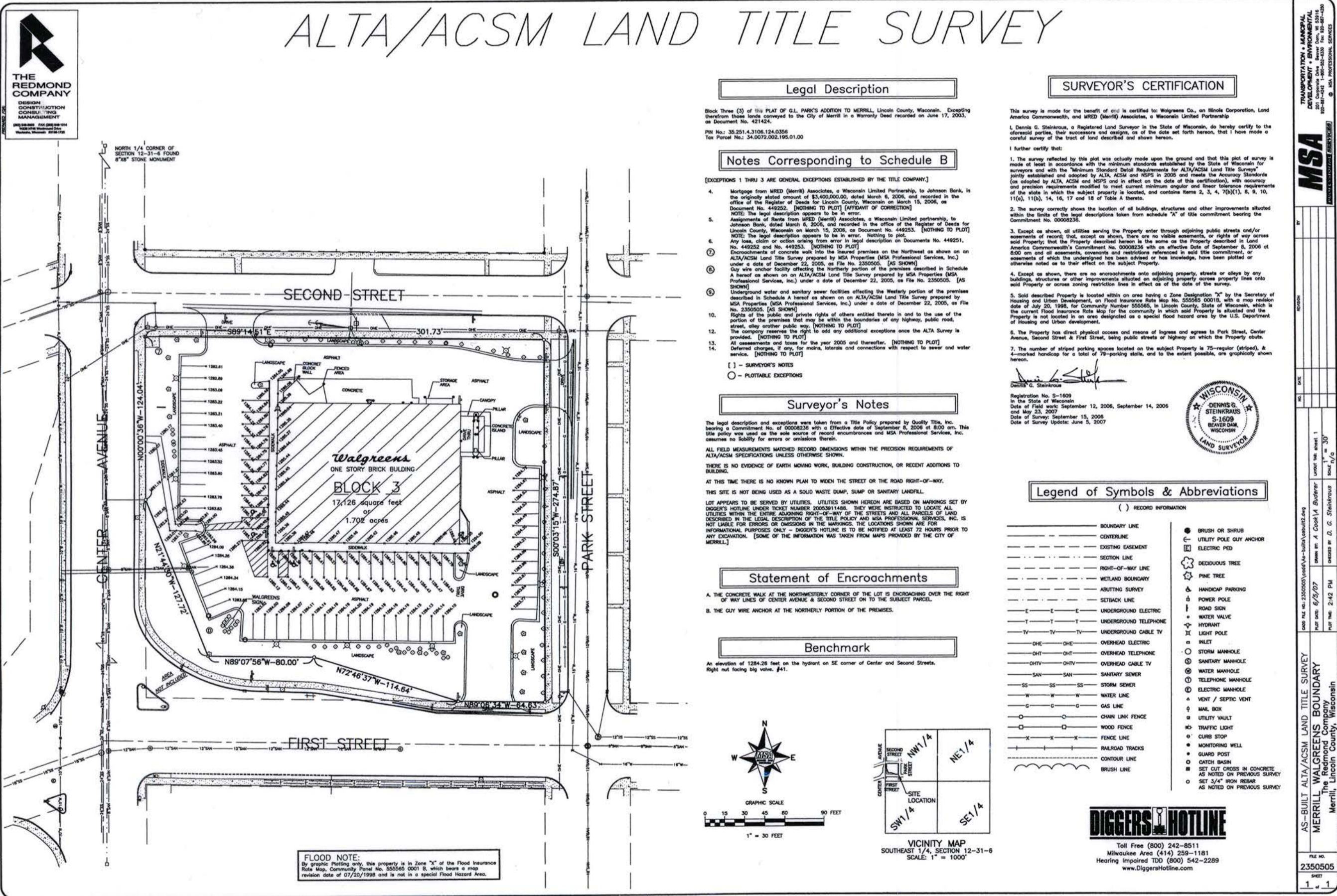


RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 13TH DAY
OF March 20 15
Zoya Dahl
COUNTY SURVEYOR



M 644 A

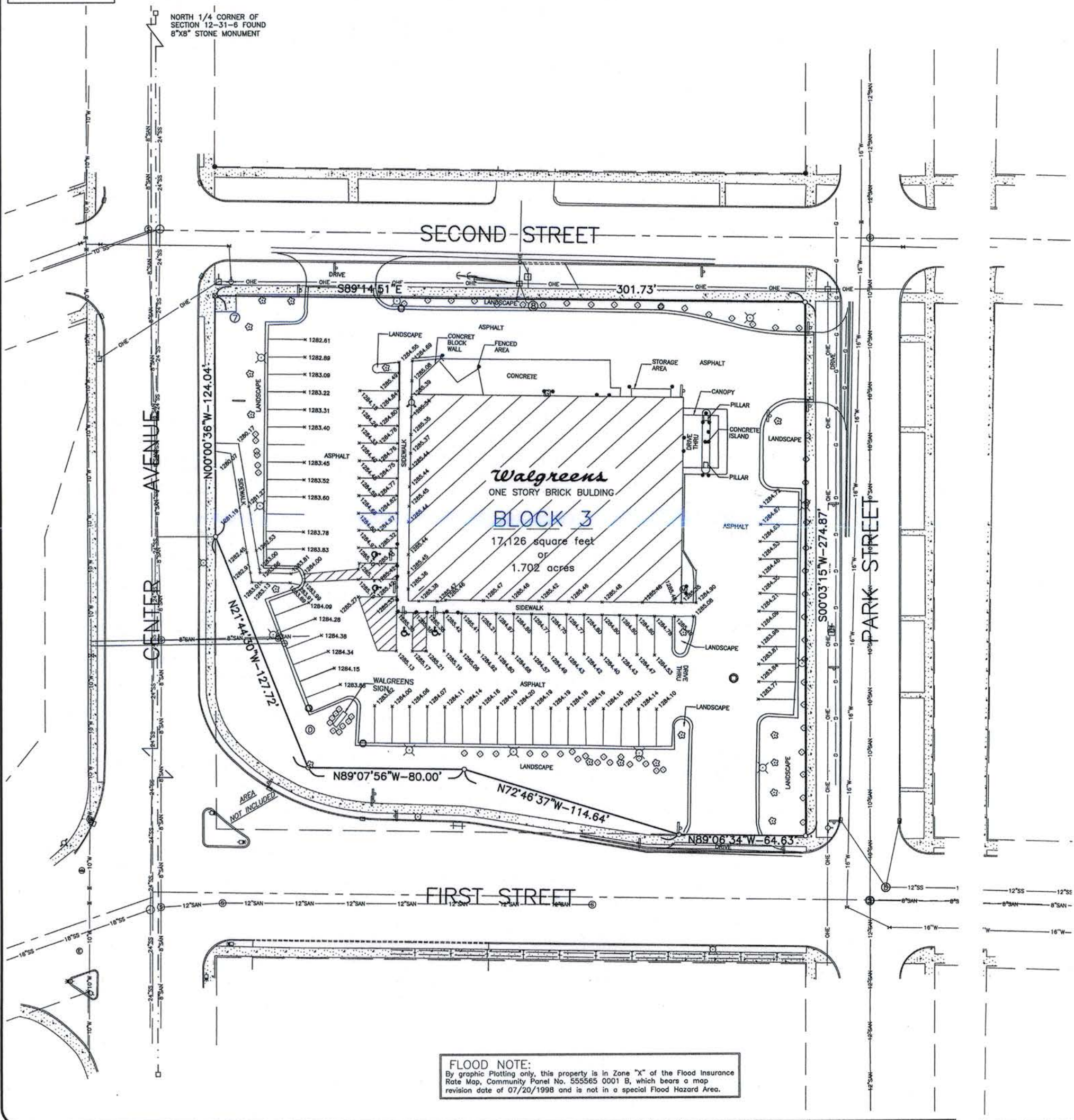
M 644 A

AS-BUILT ALTA/ACSM LAND TITLE SURVEY
MERRILL, WALGREENS' BOUNDARY
Merrill, Lincoln County, Wisconsin

PL No. 2350505
Date of Survey: 8/9/07
Date of Survey Update: June 3, 2007

Surveyor: MSA
Surveyor License No. S-1609
Surveyor Name: DENNIS R. STEINBERG
Date of Survey: September 13, 2006
Date of Survey Update: June 3, 2007

File No. 2350505
Date: 11/1/07



FLOOD NOTE:
 By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 555565 0001 B, which bears a map revision date of 07/20/1998 and is not in a special Flood Hazard Area.

Legal Description

Block Three (3) of the PLAT OF G.L. PARK'S ADDITION TO MERRILL, Lincoln County, Wisconsin. Excepting therefrom those lands conveyed to the City of Merrill in a Warranty Deed recorded on June 17, 2003, as Document No. 421424.
 PIN No.: 35.2514.3106.124.0366
 Tax Parcel No.: 34.0072.002.195.01.00

Notes Corresponding to Schedule B

- [EXCEPTIONS 1 THRU 3 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY.]
- Mortgage from MRED (Merrill) Associates, a Wisconsin Limited Partnership, to Johnson Bank, in the originally stated amount of \$3,400,000.00, dated March 6, 2006, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin on March 15, 2006, as Document No. 449252. [NOTHING TO PLOT] [AFFIDAVIT OF CORRECTION]
 - NOTE: The legal description appears to be in error. Assignments of Rents from MRED (Merrill) Associates, a Wisconsin Limited Partnership, to Johnson Bank, dated March 6, 2006, and recorded in the office of the Register of Deeds for Lincoln County, Wisconsin on March 15, 2006, as Document No. 449253. [NOTHING TO PLOT]
 - NOTE: The legal description appears to be in error. Nothing to plot. Encroachments of concrete walk into the insured premises on the Northwest as shown on an ALTA/ACSM Land Title Survey prepared by MSA Properties (MSA Professional Services, Inc.) under a date of December 22, 2005, as File No. 2350505. [AS SHOWN]
 - Encroachments of concrete walk into the insured premises on the Northwest as shown on an ALTA/ACSM Land Title Survey prepared by MSA Properties (MSA Professional Services, Inc.) under a date of December 22, 2005, as File No. 2350505. [AS SHOWN]
 - Underground water and sanitary sewer facilities affecting the Western portion of the premises described in Schedule A hereof as shown on an ALTA/ACSM Land Title Survey prepared by MSA Properties (MSA Professional Services, Inc.) under a date of December 22, 2005, as File No. 2350505. [AS SHOWN]
 - Rights of the public and private rights of others entitled thereto in and to the use of the portion of the premises that may be within the boundaries of any highway, public road, street, alley or other public way. [NOTHING TO PLOT]
 - The company reserves the right to add any additional exceptions once the ALTA Survey is provided. [NOTHING TO PLOT]
 - All assessments and taxes for the year 2005 and thereafter. [NOTHING TO PLOT]
 - Deferred charges, if any, for mains, laterals and connections with respect to sewer and water service. [NOTHING TO PLOT]

[] - SURVEYOR'S NOTES
 [O] - PLOTTABLE EXCEPTIONS

Surveyor's Notes

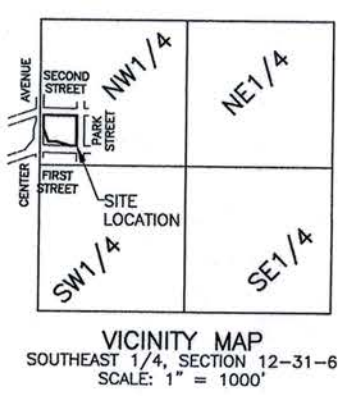
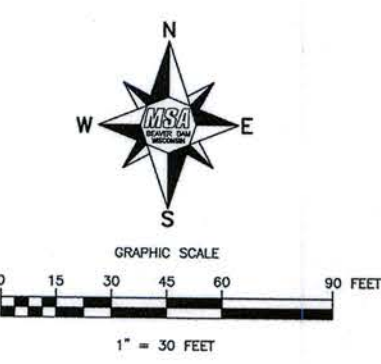
The legal description and exceptions were taken from a Title Policy prepared by Quality Title, Inc. bearing a Commitment No. of 0008236 with an Effective date of September 8, 2006 at 8:00 am. This title policy was used as the sole source of record encumbrances and MSA Professional Services, Inc. assumes no liability for errors or omissions therein.
 ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR RECENT ADDITIONS TO BUILDING.
 AT THIS TIME THERE IS NO KNOWN PLAN TO WIDEN THE STREET OR THE ROAD RIGHT-OF-WAY.
 THIS SITE IS NOT BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 LOT APPEARS TO BE SERVED BY UTILITIES. UTILITIES SHOWN HEREON ARE BASED ON MARKINGS SET BY DIGGER'S HOTLINE UNDER TICKET NUMBER 20053911488. THEY WERE INSTRUCTED TO LOCATE ALL UTILITIES WITHIN THE ENTIRE ADJOINING RIGHT-OF-WAY OF THE STREETS AND ALL PARCELS OF LAND DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE POLICY AND MSA PROFESSIONAL SERVICES, INC. IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THE MARKINGS. THE LOCATIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY - DIGGER'S HOTLINE IS TO BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. [SOME OF THE INFORMATION WAS TAKEN FROM MAPS PROVIDED BY THE CITY OF MERRILL.]

Statement of Encroachments

- THE CONCRETE WALK AT THE NORTHWESTERLY CORNER OF THE LOT IS ENCRACHING OVER THE RIGHT OF WAY LINES OF CENTER AVENUE & SECOND STREET ON TO THE SUBJECT PARCEL.
- THE GUY WIRE ANCHOR AT THE NORTHERLY PORTION OF THE PREMISES.

Benchmark

An elevation of 1284.26 feet on the hydrant on SE corner of Center and Second Streets. Right nut facing big valve. #41.



SURVEYOR'S CERTIFICATION

This survey is made for the benefit of and is certified to Walgreens Co., an Illinois Corporation, Land America Commonwealth, and MRED (Merrill) Associates, a Wisconsin Limited Partnership
 I, Dennis G. Steinkraus, a Registered Land Surveyor in the State of Wisconsin, do hereby certify to the above parties, their successors and assigns, as of the date set forth hereon, that I have made a careful survey of the tract of land described and shown hereon.
 I further certify that:

- The survey reflected by this plot was actually made upon the ground and that this plot of survey is made at least in accordance with the minimum standards established by the State of Wisconsin for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 2005 and meets the Accuracy Standards (as adopted by ALTA, ACSM and NSPS) and in effect on the date of this certification, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 2, 3, 4, 7(b)(1), 8, 9, 10, 11(a), 11(b), 14, 16, 17 and 18 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other improvements situated within the limits of the legal descriptions taken from schedule "A" of title commitment bearing the Commitment No. 0008236.
- Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements, or rights of way across said Property, that the Property described hereon is the same as the Property described in Land America Commonwealth's Commitment No. 0008236 with an effective Date of September 8, 2006 at 8:00 am and all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted or otherwise noted as to their effect on the subject Property.
- Except as shown, there are no encroachments onto adjoining property, streets or alleys by any buildings, structures or other improvements situated on adjoining property across property lines onto said Property or across zoning restriction lines in effect as of the date of the survey.
- Said described Property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 555565 0001B, with a map revision date of July 20, 1998, for Community Number 555565, in Lincoln County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said Property is situated and the Property is not located in an area designated as a special flood hazard area by the U.S. Department of Housing and Urban Development.
- The Property has direct physical access and means of ingress and egress to Park Street, Center Avenue, Second Street & First Street, being public streets or highway on which the Property abuts.
- The number of striped parking spaces located on the subject Property is 75-regular (striped), & 4-marked handicap for a total of 79-parking stalls, and to the extent possible, are graphically shown hereon.

Dennis G. Steinkraus



Legend of Symbols & Abbreviations

RECORD INFORMATION	
--- BOUNDARY LINE	● BRUSH OR SHRUB
--- CENTERLINE	U UTILITY POLE GUY ANCHOR
--- EXISTING EASEMENT	⊕ ELECTRIC PED
--- SECTION LINE	⊕ DECIDUOUS TREE
--- RIGHT-OF-WAY LINE	⊕ PINE TREE
--- WETLAND BOUNDARY	⊕ HANDICAP PARKING
--- ABUTTING SURVEY	⊕ POWER POLE
--- SETBACK LINE	⊕ ROAD SIGN
--- UNDERGROUND ELECTRIC	⊕ WATER VALVE
--- UNDERGROUND TELEPHONE	⊕ HYDRANT
--- UNDERGROUND CABLE TV	⊕ LIGHT POLE
--- OVERHEAD ELECTRIC	⊕ INLET
--- OVERHEAD TELEPHONE	⊕ STORM MANHOLE
--- OVERHEAD CABLE TV	⊕ SANITARY MANHOLE
--- SANITARY SEWER	⊕ WATER MANHOLE
--- STORM SEWER	⊕ TELEPHONE MANHOLE
--- WATER LINE	⊕ ELECTRIC MANHOLE
--- GAS LINE	⊕ VENT / SEPTIC VENT
--- CHAIN LINK FENCE	⊕ MAIL BOX
--- WOOD FENCE	⊕ UTILITY VAULT
--- RAILROAD TRACKS	⊕ TRAFFIC LIGHT
--- CONTOUR LINE	⊕ CURB STOP
--- BRUSH LINE	⊕ MONITORING WELL
	⊕ GUARD POST
	⊕ CATCH BASIN
	⊕ SET OUT CROSS IN CONCRETE AS NOTED ON PREVIOUS SURVEY
	⊕ SET 3/4" IRON REBAR AS NOTED ON PREVIOUS SURVEY

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

M644C

M644B