

NORTHCENTRAL LAND SURVEYING, LLC
 163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
 WEBSITE: www.NorthCentralLandSurveying.com
 PHONE: 715-297-8343
 EMAIL: JasonPflieger@gmail.com
 DRAFTED & DRAWN BY: JASON J. PFLIEGER
 OWNER OF PROPERTY: MERRILL DEVELOPMENT GROUP LLC
 SURVEY PREPARED FOR: NATHAN WHALEN
 DATE OF FIELDWORK: 10/05/2020 & 10/15/2020
 FILE NUMBER: 2020129 WHALEN

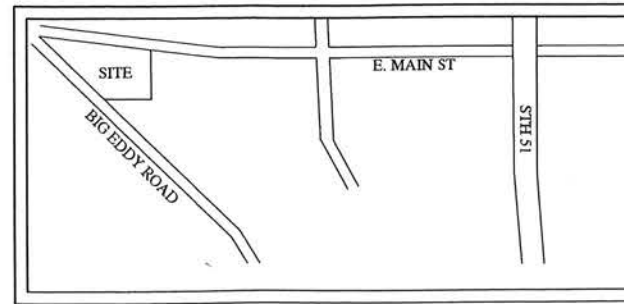
PAGE 1 OF 2

BEARINGS REFERENCED TO THE NORTH LINE OF
 THE NE1/4 BEARING S 88°39'59" W PER WCCS
 (LINCOLN COUNTY) NAD83 (2011)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	129.76'	3422.26'	2°10'21"



VICINITY MAP



SHOWING PART OF SECTION 18, TOWNSHIP 31 NORTH,
 RANGE 7 EAST, CITY OF MERRILL, LINCOLN COUNTY, WI.

**ALTA/NSPS
 LAND TITLE SURVEY**

COMMITMENT NUMBER 20-31241

DATED 10-28-2020

CERTIFY TO:

PRAIRE HOLDINGS MERRILL, LLC
 MERRILL DEVELOPMENT GROUP, LLC
 LINCOLN COUNTY ABSTRACT COMPANY
 CHICAGO TITLE INSURANCE COMPANY

The lands described in this Commitment is as follows:

Parcel 1:

A part of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4), aka Government Lot Three (3) of Section Eighteen (18), Township Thirty-one (31) North, Range Seven (7) East, City of Merrill, Lincoln County, Wisconsin described as follows: beginning at a point 60 rods West of the Northeast corner of Section Eighteen (18), Township Thirty-one (31) North, Range Seven (7) East, running thence South 11 1/2 rods (said 11 1/2 rods including highway); thence running due West to a point in the highway known as the Wausau Road; running thence in a Northwesterly direction along said highway known as Wausau Road to a point intersected by the North line of said 18-31N-7E; running thence East along said Section line to the place of beginning, Excepting lands conveyed in Volume 679 of Records, page 569 as Document No. 390861, described as follows:

The East 153 feet, Except the East 30 feet thereof; a parcel of land being a part of Government Lot Three (3), Section Eighteen (18), Township Thirty-one (31) North, Range Seven (7) East, City of Merrill, Lincoln County, Wisconsin, being more particularly described as follows: Beginning at a point 60 rods West of the Northeast corner of Section Eighteen (18), Township Thirty-one (31) North, Range Seven (7) East, City of Merrill, Lincoln County, Wisconsin; running South 11 1/2 rods (said 11 1/2 rods including highway); thence running due West to a point in the highway known as the Wausau Road; running thence in a Northwesterly direction along said highway known as Wausau Road to a point intersected by the North line of said 18-31N-7E; running thence East along said Section line to the place of beginning. Except any part of Certified Survey Map No. 696, recorded in Volume 3 of Certified Surveys, page 253, as Document No. 325438.

Parcel 2:

Easement for the benefit of Parcel 1 in Document No. 534623, recorded December 27, 2018, described as follows: All that area of the Right of Way of East Main Street/State Highway 64 described as follows: Bounded on the South by the Southerly right of way line of State Highway 64; on the North by a line which is 46.5 feet Southerly and parallel to the centerline of State Highway 64, as established under WIS D.O.T. PROJECT 9015-03-70; on the West by the Easterly right of way line of Big Eddy Road; and on the East by a line perpendicular to and extending the East line of the parcel described in Volume 568, page 463, Lincoln County Register of Deeds, located in the NE 1/4 of the NE 1/4, Section 18, Township 31 North, Range 7 East, City of Merrill, Lincoln County, Wisconsin.

Pin #251-3106-132-0222

2019 Tax Amount \$2,023.03, Paid. Total Assessed Value \$629,700.00.

Address: 3201 E. Main St., Merrill, WI 54452.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT ON THE 3RD DAY OF NOVEMBER, 2020 THE FOLLOWING IS TRUE:

THIS SURVEY IS BASED ON THE CURRENT TITLE COMMITMENT NUMBER 20-31241, EFFECTIVE DATE OCTOBER 28TH, 2020 AND ITS EXCEPTIONS.

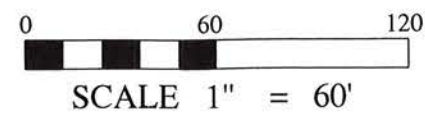
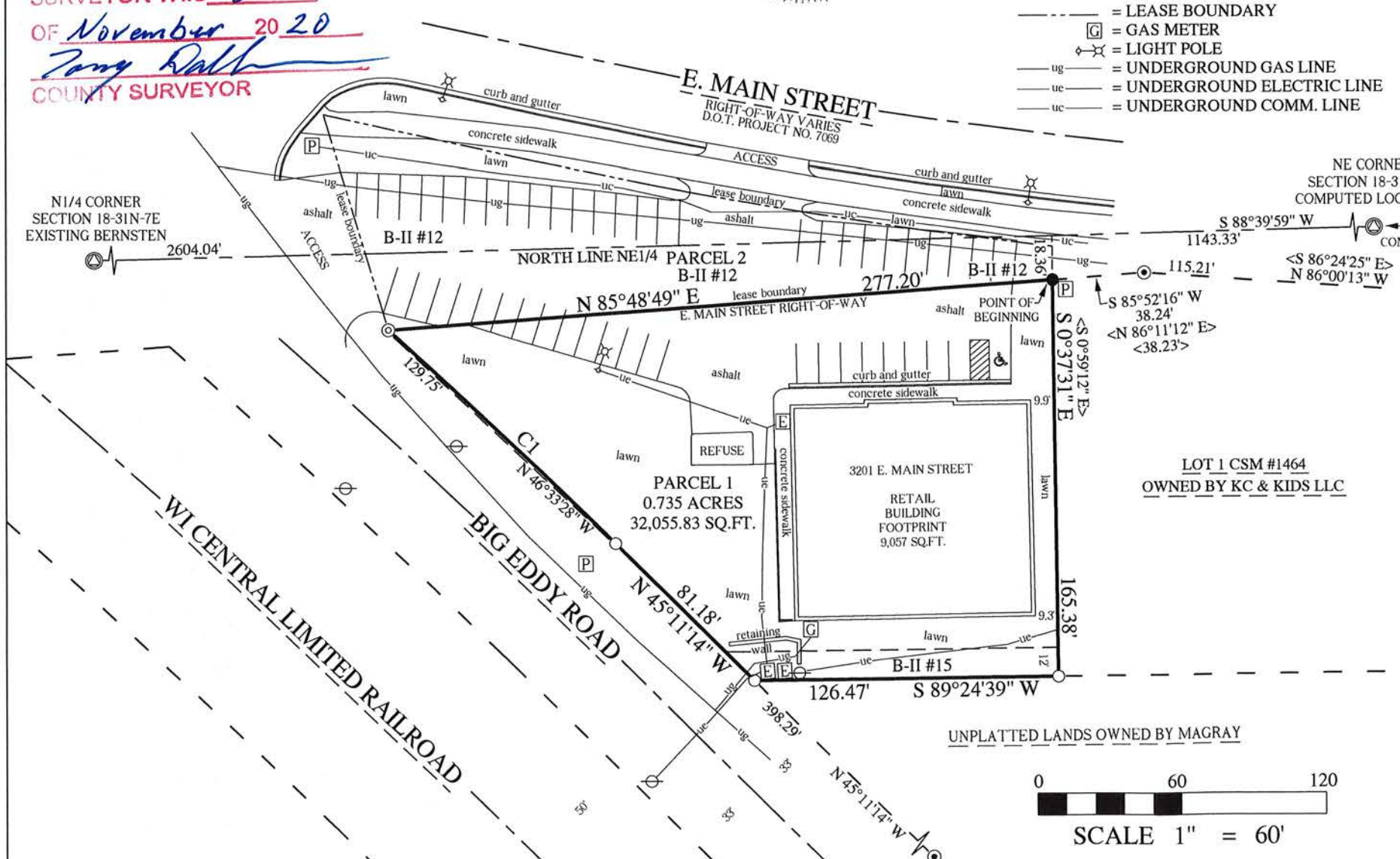
I AM A LICENSED LAND SURVEYOR IN THE STATE OF WISCONSIN AND THIS LAND TITLE SURVEY WAS PREPARED FROM AN ACTUAL ON THE GROUND LAND TITLE SURVEY ON OCTOBER 15TH, 2020 OF THE REAL PROPERTY SHOWN HEREON CONDUCTED BY ME.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6A, 8, 9, 11, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 15TH, 2020.

DATED THIS NOVEMBER 10TH, 2020

J-P
 JASON J. PFLIEGER P.L.S. 3148

- LEGEND**
- ⊙ = SECTION CORNER AS NOTED
 - = 3/4" X 18" REBAR 1.50lbs/ft SET
 - = 1.25" OD IRON PIPE FOUND
 - ⊙ = 3/4" REBAR FOUND
 - ⊙ = 1" IRON BAR FOUND
 - ∧ = PREVIOUSLY RECORDED AS
 - ⊕ = UTILITY POLE
 - ⊞ = COMMUNICATIONS PEDESTAL
 - ⊞ = ELECTRICAL UTILITY BOX
 - ∧ = WATER VALVE
 - - - = LEASE BOUNDARY
 - ⊞ = GAS METER
 - ⊞ = LIGHT POLE
 - ug— = UNDERGROUND GAS LINE
 - ue— = UNDERGROUND ELECTRIC LINE
 - uc— = UNDERGROUND COMM. LINE



5746A

ALTA/NSPS LAND TITLE SURVEY

COMMITMENT NUMBER 20-31241

DATED 10-28-2020

CERTIFY TO:

PRAIRE HOLDINGS MERRILL, LLC
MERRILL DEVELOPMENT GROUP, LLC
LINCOLN COUNTY ABSTRACT COMPANY
CHICAGO TITLE INSURANCE COMPANY

ZONING

THE SUBJECT PROPERTY IS ZONED THOROUGHFARE
COMMERCIAL.

FLOOD ZONE

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA AND IS LOCATED IN FLOOD ZONE
DESTINATION 'X' AS SHOWN ON THE FEMA FLOOD
INSURANCE RATE MAP (FIRM) FOR THE CITY OF MERRILL,
WI ON MAP NUMBER 5555650541D. EFFECTIVE 8/16/2011.

ACCESS

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO E. MAIN
STREET AND BIG EDDY ROAD VIA THE LEASE PARCEL
DESCRIBED IN DOCUMENT NO. 534623, WHICH ARE PUBLIC
RIGHT-OF-WAY'S MAINTAINED BY THE CITY OF MERRILL.

UTILITIES

ONLY ABOVE GROUND VISIABLE UTILITIES AND
UNDERGROUND MARKED UTILITIES ARE SHOWN.

ENCROACHMENTS

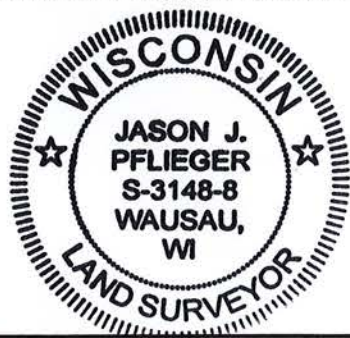
NO ENCROACHMENTS.

PARKING SPACES

THERE ARE 46 STRIPED PARKING SPACES AND 1
HANDICAPPED PARKING SPACE.

WETLANDS

THERE ARE NO WETLANDS ON THE PROPERTY.



NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
WEBSITE: www.NorthCentralLandSurveying.com
PHONE: 715-297-8343
EMAIL: JasonPflieger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: MERRILL DEVELOPMENT GROUP LLC
SURVEY PREPARED FOR: NATHAN WHALEN
DATE OF FIELDWORK: 10/05/2020 & 10/15/2020
FILE NUMBER: 2020129 WHALEN

SCHEDULE B - PART II EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim or other matter that appear for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. NOT SURVEY RELATED.

NOTE: Exception I of Schedule 8-II will be removed only if a gap endorsement is attached to this commitment and the requirements for the issuance of gap coverage as described in the endorsement are met, including the payment of the premium.

2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. NOT SURVEY RELATED.

NOTE: Exception 2 of Schedule B-II will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the Land, or that all such items have been paid in full.

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. NOT SURVEY RELATED.

The Company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.

NOTE: Exception 3 of Schedule B-II will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property; (2) evidence that the Land contains a completed building; and (3) statement showing that the Land has a water and sewer use account. If the Land is vacant, this exception will not be removed.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. NOT SURVEY RELATED.

NOTE: Contact the Company for information on the deletion of this exception.

5. Rights or claims of parties in possession not shown by the public records. NOT SURVEY RELATED.

NOTE: Exception 5 of Schedule 8-II will be removed only if the Company receives the Owner's Affidavit as to Liens and Possession the form prepared by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. NONE KNOWN TO EXIST.

7. Easements or claims of easements not shown by the public records. UTILITIES SHOWN ON PAGE 1 MIGHT HAVE EASEMENTS NOT PUBLICLY RECORDED.

8. Any claim of adverse possession or prescriptive easement. NONE KNOWN TO EXIST.

NOTE: Exceptions 6, 7 and 8 of Schedule B-II will be removed only if the Company receives an original survey which (i) has a current date, (ii) is satisfactory to the Company, and (iii) complies with current ALTNACSM Minimum Survey Standards or Wisconsin Administrative Code Chapter AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.

9. General Taxes for the year 2020, not yet due and payable. NOT SURVEY RELATED.

10. Rights of the public in that portion of the premises lying within limits of East Main St. THE SOUTH LIMITS OF EAST MAIN STREET IS SHOWN ON PAGE 1.

11. Right of Way Lease recorded December 27, 2018, as Document No. 534623. AFFECTS THE PROPERTY AND IS SHOWN AS PARCEL 2 B-II #12 ON PAGE 1.

12. Mortgage from Merrill Development Group LLC, a Wisconsin Limited Liability Company to Coulee Bank, in the originally stated amount of \$1,000,000.00, dated January 17, 2019, recorded February 5, 2019, as Document No. 535130. NOT SURVEY RELATED.

13. Assignment of Rents from Merrill Development Group LLC, a Wisconsin Limited Liability Company to Coulee Bank, recorded February 5, 2019, as Document No. 535131. NOT SURVEY RELATED.

14. Electric Underground Easement to Wisconsin Public Service Corporation, recorded April 22, 2019, as Document No. 536136. AFFECTS THE PROPERTY AND IS SHOWN AS B-II #15 ON PAGE 1. PER ABOVE GROUND UTILITY MARKINGS, THE UNDERGROUND ELECTRICAL LINE DOES RUN OUTSIDE OF THE EASEMENT.

15. Lease between Merrill Development Group, LLC and Dollar Tree Stores, Inc., dated October 11, 2018. NOT SURVEY RELATED.

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 18TH DAY
OF November 20 20
Randy Dalk
COUNTY SURVEYOR