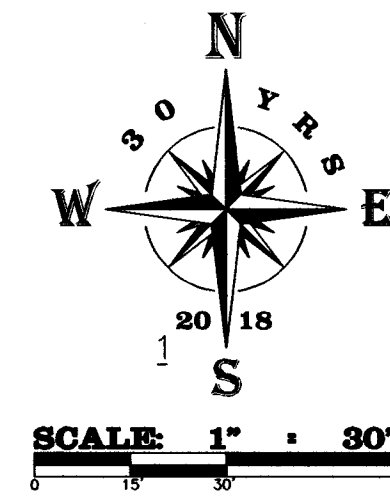


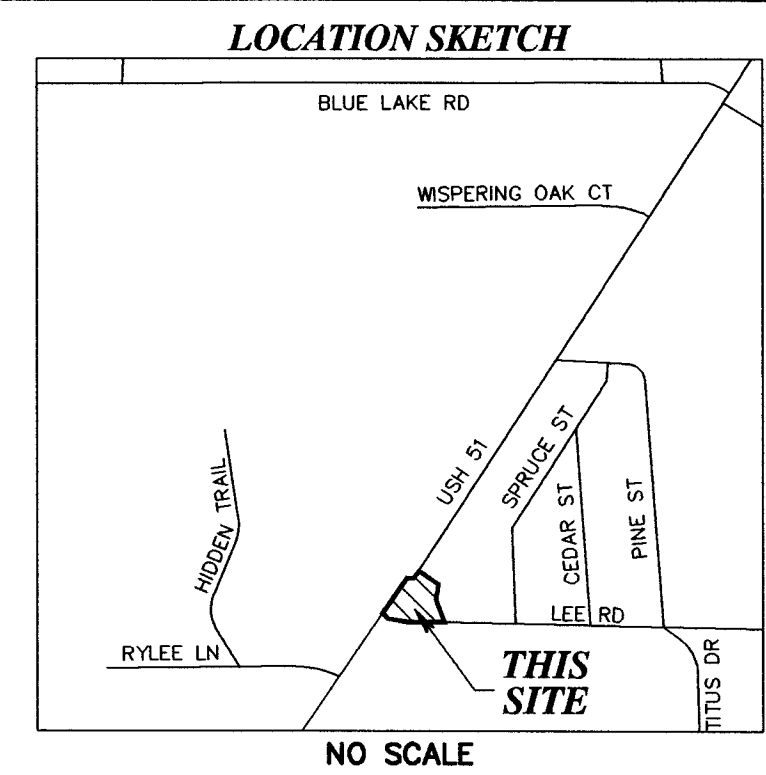
C2946

ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 34,704 SQ. FT. - 0.80 ACRES

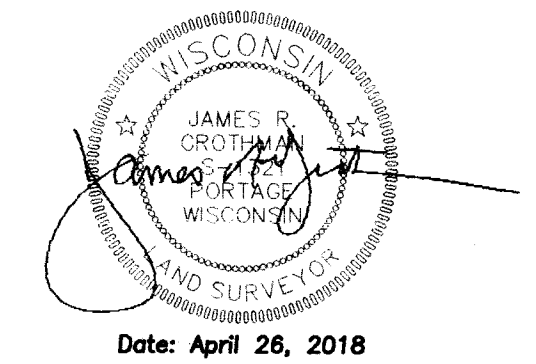


BASIS OF BEARINGS: IS THE SOUTH LINE OF THE NE1/4 WHICH BEARS N89°14'50"W AS REFERENCED TO ONEIDA CO. COORDINATE SYSTEM AND C.S.M. 4561.



LEGEND

- ONEIDA MON. FND. (AS NOTED)
- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 1" IRON PIPE FND.
- 1 1/4" IRON PIPE FND.
- 2" IRON PIPE FND.
- CANOPY COLUMN
- ⊕ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ SATELLITE DISH
- ⊕ AIR CONDITIONING UNIT
- ⊕ GAS PUMP
- ⊕ FUEL RECEPTACLE
- ⊕ SQUARE ACCESS COVER
- ⊕ PUMP MANHOLE
- ⊕ GAS METER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ VENT
- ⊕ MANHOLE ORIGIN UNKNOWN
- OHE OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC LINE
- () PREVIOUS SURVEY OR RECORD INFO.
- ▤ CONCRETE SURFACE
- ▨ GRAVEL SURFACE



AS PREPARED BY:
James R. Grothman
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (800) 742-7788 SAUK: (800) 644-8877
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DWG: 318-148 FILE NO. 318-148

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscountry.com

5/21/18	Schedule A & B	TK
5/8/18	Zoning Information & Schedule B2	ALM
DATE	REVISION	BY

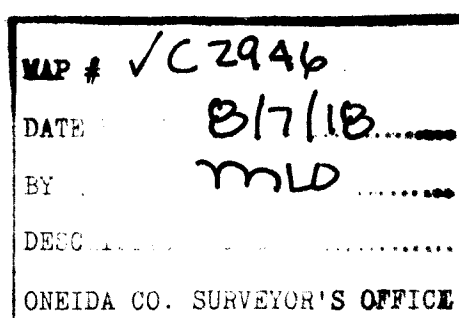
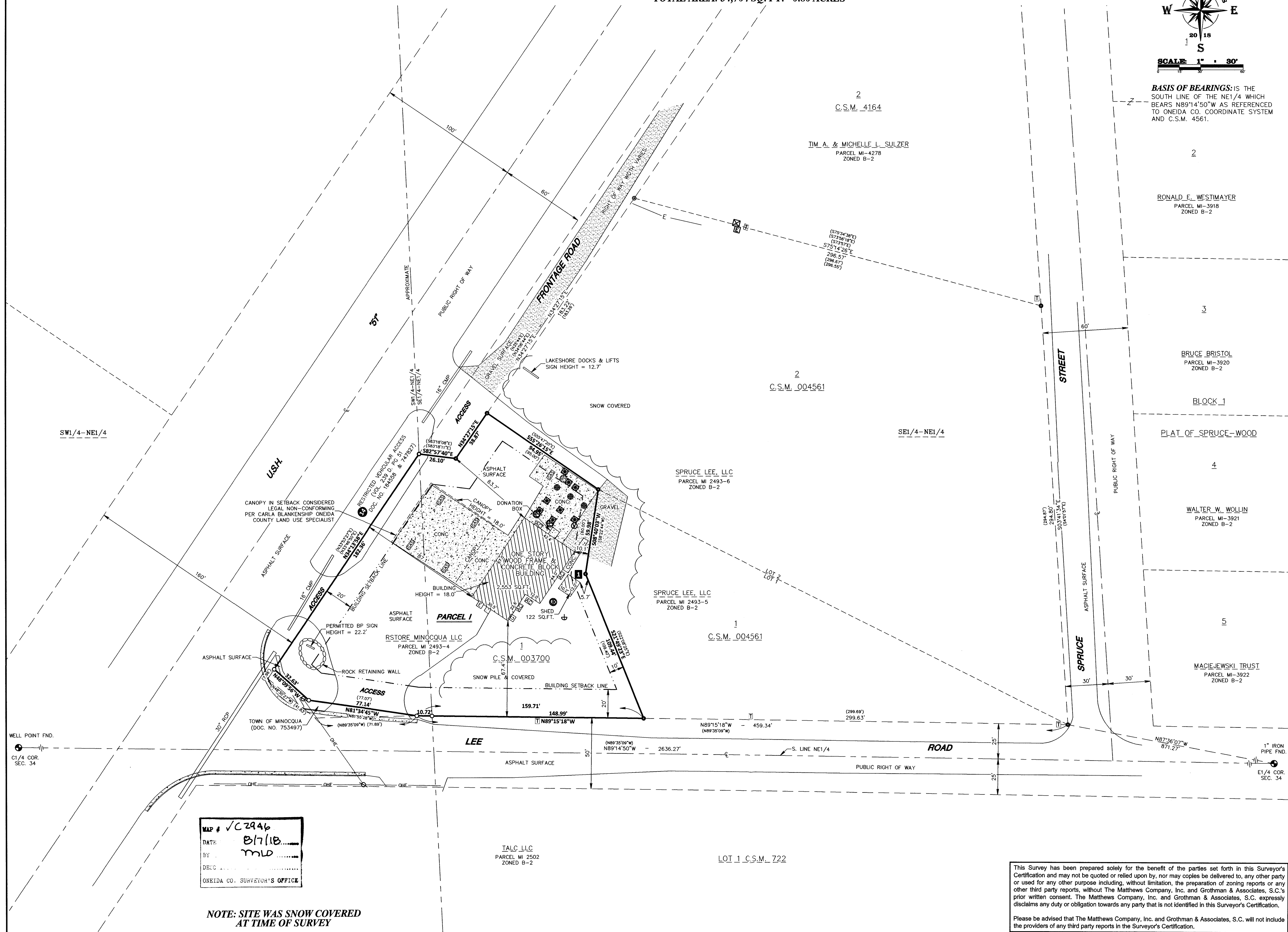
D2 Management, LLC

7488 US Hwy 51 South
Minocqua, WI
(#39 Minocqua)

SCALE: 1" = 30'	CHKD./AP'VD:
DATE: April 26, 2018	APPROVED:
DWN. BY: A. MAST	STORE NO.
CHKD. BY: J. GROTHMAN	SHEET 1 OF 2

C2946

J.N.: 18-03-036-16021



**NOTE: SITE WAS SNOW COVERED
AT TIME OF SURVEY**

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Grothman & Associates, S.C.'s prior written consent. The Matthews Company, Inc. and Grothman & Associates, S.C. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Grothman & Associates, S.C. will not include the providers of any third party reports in the Surveyor's Certification.

ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 34,704SQ. FT. - 0.80 ACRES

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT
(FROM COMMITMENT NO. NCS-890092W121-PHX1 - SCHEDULE B - SECTION TWO)

- 11

MINERAL RIGHTS RESERVED IN WARRANTY DEED FROM YAWKEY LUMBER COMPANY TO EMERA JOHNSON, DATED DECEMBER 10, 1902 AND RECORDED JANUARY 2, 1903 IN VOLUME 18 OF DEEDS ON PAGE 41. STATEMENT OF MINERAL CLAIM FROM YAWKEY LUMBER COMPANY, A WISCONSIN CORPORATION, DATED DECEMBER 15, 1986 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 12, 1987 IN VOLUME I OF MINERAL RECORDS ON PAGE 647, AS DOCUMENT NO. 355507 AND REAFFIRMED BY AN INSTRUMENT RECORDED MARCH 18, 2015 AS DOCUMENT NO. 747827. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 12

MINERAL RIGHTS RESERVED IN WARRANTY DEED FROM YAWKEY LUMBER COMPANY TO M.F. DOYLE AND JAMES MCGOICAL, DATED FEBRUARY 20, 1902 AND RECORDED MARCH 10, 1902 IN VOLUME 10 OF DEEDS ON PAGE 263. STATEMENT OF MINERAL CLAIM FROM YAWKEY LUMBER COMPANY, A WISCONSIN CORPORATION, DATED DECEMBER 15, 1986 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 12, 1987 IN VOLUME I OF MINERAL RECORDS ON PAGE 668, AS DOCUMENT NO. 355527 AND REAFFIRMED BY AN INSTRUMENT RECORDED MARCH 18, 2015 AS DOCUMENT NO. 747827. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 13

EASEMENT TO WISCONSIN VALLEY ELECTRIC COMPANY RECORDED APRIL 15, 1930, AS DOCUMENT NO. 85355 AND REAFFIRMED BY AN INSTRUMENT RECORDED MARCH 18, 2015 AS DOCUMENT NO. 747827. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 14

COVENANT AND AGREEMENT FROM JOHN ROSEMURGY AND EVELYN ROSEMURGY TO THE PUBLIC, DATED AUGUST 12, 1960 AND RECORDED AUGUST 23, 1960 IN VOLUME 239 OF DEEDS ON PAGE 51, AS DOCUMENT NO. 184558 AND REAFFIRMED BY AN INSTRUMENT RECORDED MARCH 18, 2015 AS DOCUMENT NO. 747827. (AFFECTS PROPERTY, AS PLOTTED)
- 15

RESTRICTIONS CONTAINED IN QUIT CLAIM DEED RECORDED NOVEMBER 1, 2000, IN VOLUME 998, PAGE 89, AS DOCUMENT NO. 524357. (AFFECTS PROPERTY, NOT AN EASEMENT)
- 16

THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 17

AFFIDAVIT RECORDED MARCH 6, 2017, AS DOCUMENT NO. 769643. (AFFECTS PROPERTY, NOT AN EASEMENT)

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55085C0305C WITH A DATE OF IDENTIFICATION OF MAY 16, 2013 FOR COMMUNITY NO. 550579 IN ONEIDA COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

ACCESS STATEMENT

ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" TO U.S.H. 51 AND LEE ROAD PUBLIC RIGHT OF WAYS AS SHOWN. ALTHOUGH EXISTING ACCESS POINTS ALONG U.S.H. 51 ARE IN CONFLICT WITH RESTRICTIONS IN EXCEPTION 14, VOL. 239 DEEDS PG. 51

POSSIBLE ENCROACHMENTS

- 1 SHED IN BUILDING SETBACK AREA

ZONING INFORMATION

CURRENT ZONING CLASSIFICATION IS B-2 BUSINESS AND ALLOWS FOR CURRENT USE

BUILDING SETBACK REQUIREMENTS:
FRONT = 80 FEET FROM THE CENTER LINE OF US HIGHWAY 51; IN NO CASE MAY THE SETBACK DISTANCE BE LESS THAN 20 FEET FROM THE RIGHT OF WAY LINE; PARKING AREA MUST BE SETBACK 5 FEET FROM RIGHT OF WAY LINE.
SIDE = 10 FEET, PARKING AREAS MUST BE SETBACK AT LEAST 5 FEET WHEN LOT LINE DIRECTLY ABUTS A DISTRICT 2 SINGLE FAMILY LOT OR DISTRICT 6 BUSINESS B-1 LOT
REAR = 10 FEET

BUILDING HEIGHT RESTRICTIONS: 2 STORIES AND 35 FEET
SIGN PERMITTED BY ONEIDA COUNTY SIGN APPLICATION PERMIT NO. 14-60

FLOOR SPACE RESTRICTIONS: NONE

PARKING: NO PARKING SPACES MARKED AT TIME OF SURVEY

CURRENT PARKING REQUIREMENT IS:
RETAIL CONVENIENCE STORE WITH FUEL PUMPS
USES: RETAIL OR LOCAL BUSINESS PLACES AND PERSONAL SERVICE SHALL PROVIDE A PAVED PARKING AREA THAT IS AT LEAST EQUAL TO THE FLOOR SPACE OF THE STRUCTURE

SEE ADDITIONAL ZONING INFORMATION PROVIDED BY CBRE SUMMARY REPORT DATED APRIL 30, 2018

NOTE: NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NOTE: THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, PER CARLA BLANKENSHIP ONEIDA COUNTY LAND USE SPECIALIST, PHONE NO. 715-396-6219

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE: THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE AND UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. UNDERGROUND UTILITIES WERE NOT MARKED BY A 811 UTILITY LOCATE AT TIME OF SURVEY.

NOTE: THE ADJACENT LAND INFORMATION SHOWN HEREON WAS ACQUIRED FROM COUNTY LAND RECORDS AT THE TIME OF SURVEY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

NOTE: THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

NOTE: THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.

NOTE: THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

NOTE: THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

NOTE: IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THAT THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTY.


NOTE: THE POSTED ADDRESS OF 7488 WAS OBSERVED AT THE SUBJECT PROPERTY.

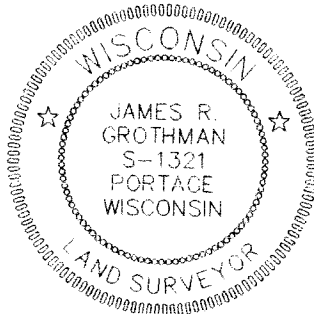
SURVEYOR'S CERTIFICATE

To: **Rilser Fuels Holdings, LLC**
Rilser Fuels, LLC
D2 Management, LLC
Essential Properties Realty Trust LLC, a Delaware limited liability company
SCF RC Funding IV LLC, a Delaware limited liability company
Citibank, N.A., as Indenture trustee, and their respective affiliates, successors, and assigns
First American Title Insurance Company
The Matthews Company, Inc.

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof. The field work was completed on March 27, 2018.

Date of Plat or Map: April 26, 2018

By: 
JAMES R. GROTHMAN
Professional Land Surveyor No. 1321
Date: April 26, 2018
G&A File: 318-148



The property described and shown hereon is the same property described in **First American Title Insurance Company, Commitment No. NCS-890092W121-PHX1** dated April 18, 2018.

LEGAL DESCRIPTION

PARCEL I:

Lot 1 of Certified Survey Map prepared by Gerald B. Inman, surveyor of Lots 9 and 10 of Block 4 of the recorded Plat of Sprucewood Division 2 and part of the SE ¼ of the NE ¼ and part of the SW ¼ of the NE ¼, Section 34, Township 39 North, Range 6 East, recorded on May 20, 2009 in Vol. 16 of Survey Maps on page 3700. Being in Oneida County, Wisconsin.

EXCEPTING THEREFROM the property described in a Deed recorded September 17, 2015 as Document No. 753497.

AS PREPARED BY:
James R. Grothman
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (800) 742-7788 SAUK: (800) 644-8877
FAX: (800) 742-0434 E-MAIL: surveying@grothman.com
(THIS LOGO REPRESENTS THE ORIGINAL MAP)
DWG: 318-148 FILE NO. 318-148

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

5/21/18	Schedule A & B	TK
5/8/18	Zoning Information & Schedule B2	ALM
DATE	REVISION	BY

D2 Management, LLC

7488 US Hwy 51 South
Minocqua, WI
(#39 Minocqua)

SCALE: 1" = 30'	CHKD./AP'VD:
DATE: April 26, 2018	APPROVED:
DWN. BY: A. MAST	STORE NO.
CHKD.BY: J. GROTHMAN	SHEET 2 OF 2

J.N.: 18-03-036-16021

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