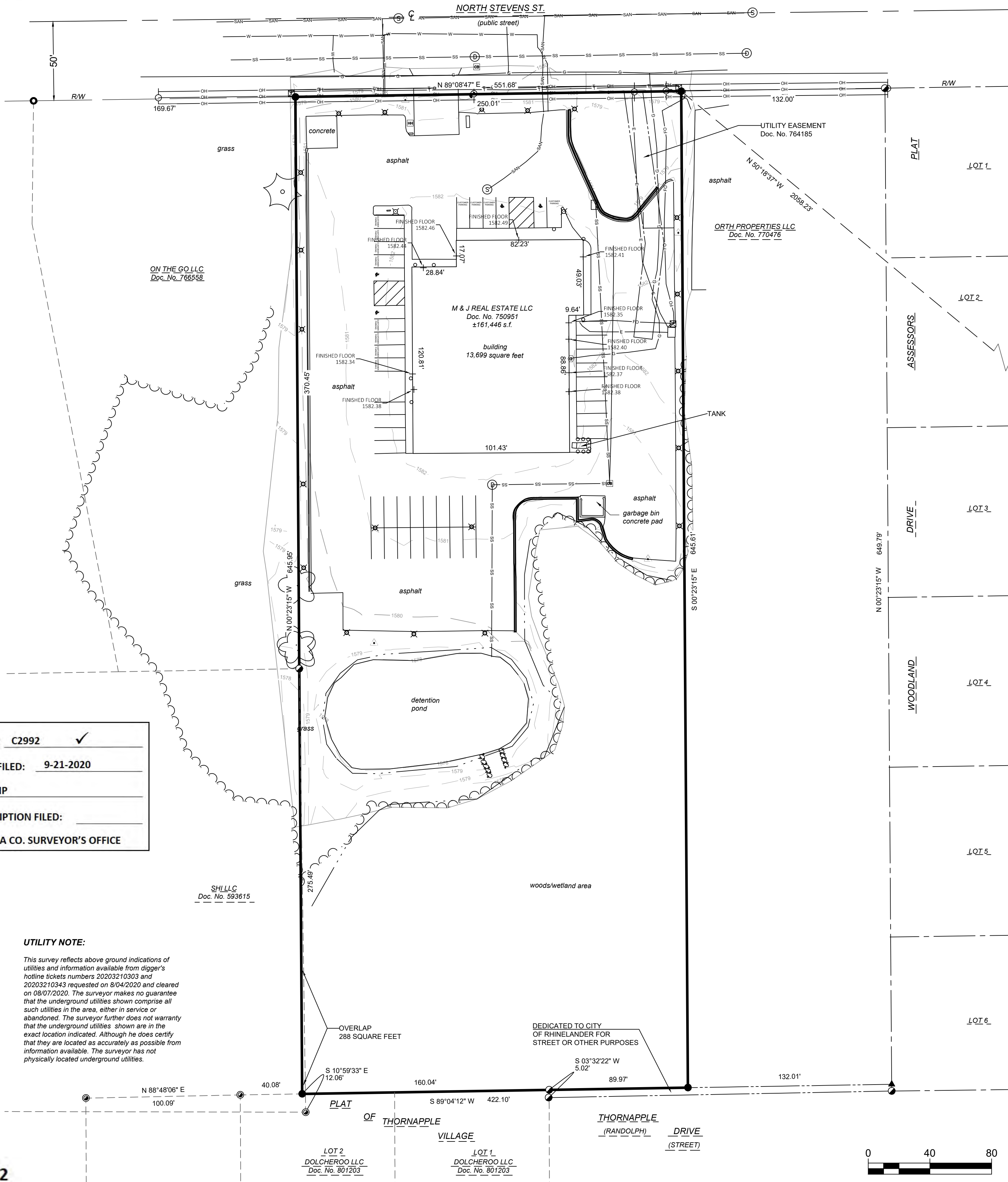


ALTA/NSPS LAND TITLE SURVEY FOR: HASKELL COMPANY

BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,
OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 9 EAST, CITY OF RHINELANDER,
ONEIDA COUNTY WISCONSIN
1742 NORTH STEVENS STREET, RHINELANDER, WISCONSIN 54501



CERTIFICATION:

To Rolling Frito-Lay Sales, LP, a Delaware limited partnership, and Stewart Title Guaranty Company together with their respective successors and assigns in each such capacity:

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS jointly established and adopted by ALTA and NSPS in 2016, and contains Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, 18, 19, 20 and 21 of Table A thereof.

The field work was completed on 08/28/2020

Revised: September 17, 2020
August 28, 2020
DATE

ALTA COMMITMENT FOR TITLE INSURANCE - SCHEDULE A:

ISSUED BY: STEWART TITLE GUARANTY COMPANY
Issuing Office: Stewart Title Company
1700 West 82nd Street, Suite 100, Bloomington, MN 55431
Commitment Number: 20000220360
Issuing Office File #: 01040-23384
Property Address: 1742 North Stevens Street, Rhinelander, WI

1. Commitment Date: May 28, 2020 at 8:00 a.m.
2. Proposed Insured: Rolling Frito-Lay Sales, LP, a Delaware limited partnership
3. Interest in land: Fee Simple
4. Title as of commitment date: M&J Real Estates, LLC
5. Land Described as follows: Exhibit "A" Legal Description
A piece of land in the North 1/2 of the SW 1/4 of the NE 1/4 of Section 32, Township 37 North, Range 9 East, described as follows:
Beginning at a point 132 feet West of the Northeast corner of said forty; thence West on the North line of said forty a distance of 250 feet; thence South parallel with the East line of said forty, to a point which would be the center line of said forty running East and West; thence East parallel with the North line of said forty a distance of 250 feet, to a point which is 132 feet West of the East line of said forty; thence North parallel with the East line of said forty to the Point of Beginning. EXCEPT that part used for highway purposes and described in Volume 191 Deeds, page 31, as Document No. 153873, Oneida County, Wisconsin.

Described in Document Number # 750951.

SURVEYOR'S CERTIFICATE AND PROPERTY DESCRIPTION (for A-E 7 Compliance):

I Jeffrey L. DeMuth, professional land surveyor in the State of Wisconsin hereby certify to my client Haskell Company, the entity who ordered this ALTA/NSPS Land Title Survey to be performed, is responsible for payment of survey related services, and under whose direction this survey was complete, that I have surveyed, mapped and described the lands shown on this ALTA/NSPS Land Title Survey, I have fully complied with A-E 7 of the Wisconsin Administrative Code, and that this ALTA/NSPS Land Title Survey is an accurate representation of the exterior boundaries of land surveyed to the best of my knowledge and belief.

Lands being part of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 37 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, containing 3.71 acres of land more or less and more particularly described as:

Commencing at the East 1/4 Corner Section 32, Township 37 North, Range 9 East, thence N.50°18'37"W., a distance of 2,058.23 feet to the northwest corner of Document Number 770476 being a point on the south right-of-way line of North Stevens Street and the POINT OF BEGINNING of the parcel to be described; thence S.00°23'15"E., along the west line of said Document Number 770476 a distance of 645.61 feet to the southwest corner of said document being a point on the north line of the PLAT OF THORNAPPLE VILLAGE; thence S.89°04'12"W., along the north line of said plat a distance of 250.01 feet to the southwest corner of Document Number 750951; thence leaving said north line, N.00°23'15"W., along the west line of said document, and along the east line of Document Number 766558 a distance of 645.61 feet to the northeast corner of said Document Number 766558 being a point on the south right-of-way line of North Stevens Street; thence N.89°08'42"E., along said right-of-way line a distance of 250.01 feet to the POINT OF BEGINNING.

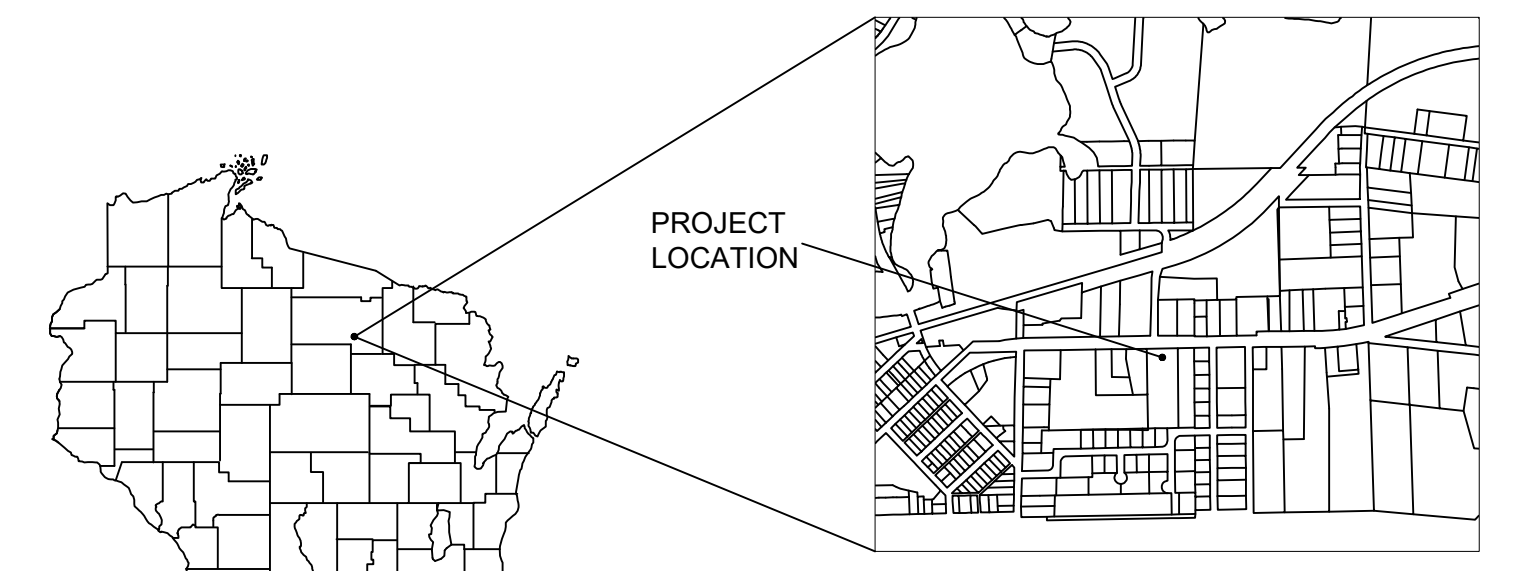
Said parcel is subject to all easements, restrictions, reservations and rights-of-way of record.

SCHEDULE B - PART II STEWART TITLE GUARANTY COMPANY - File No.: 01040-23384 (REQUIREMENTS):

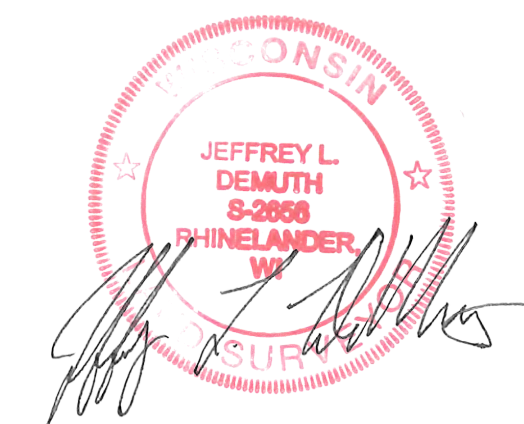
Requirements 1. - 11. ARE NOT A SURVEY MATTER

SCHEDULE B - PART II STEWART TITLE GUARANTY COMPANY - File No.: 01040-23384 (EXCEPTIONS):

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears 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 A SURVEY MATTER
- 2. Rights or claims of parties in possession, not shown by the public records.
- 3. Easements or claims of easements or other boundary or location disputes, not shown by the public records. AS SHOWN
- 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land. AS SHOWN
- 5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. NOT A SURVEY MATTER
- 6. Taxes or special assessments which are not shown as existing liens by the public records. NOT A SURVEY MATTER
- 7. Taxes for the year 2020 (due and payable in 2021) and subsequent years. NOT A SURVEY MATTER
Note: Taxes for the year 2019 (due and payable in 2020) in the amount of \$32,131.45 are paid.
PIN: RH-9332-0302.
There are no delinquent taxes of record.
- 8. There are no levied or pending special assessments. NOT A SURVEY MATTER
Note: Search as of June 3, 2020. Contact the Company for an updated search that reflects a date within 30 days of Closing. NOT A SURVEY MATTER
- 9. Rights or claims of tenants, as tenants only, in possession under unrecorded leases. NOT A SURVEY MATTER
- 10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. NOT A SURVEY MATTER
- 11. Subject to the rights of the public to existing roads as laid out and traveled. AS SHOWN
- 12. Terms and conditions of Utility Easement / Corporation dated September 1, 2016, filed September 28, 2016, as Document No. 764185. AS SHOWN

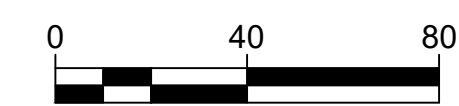
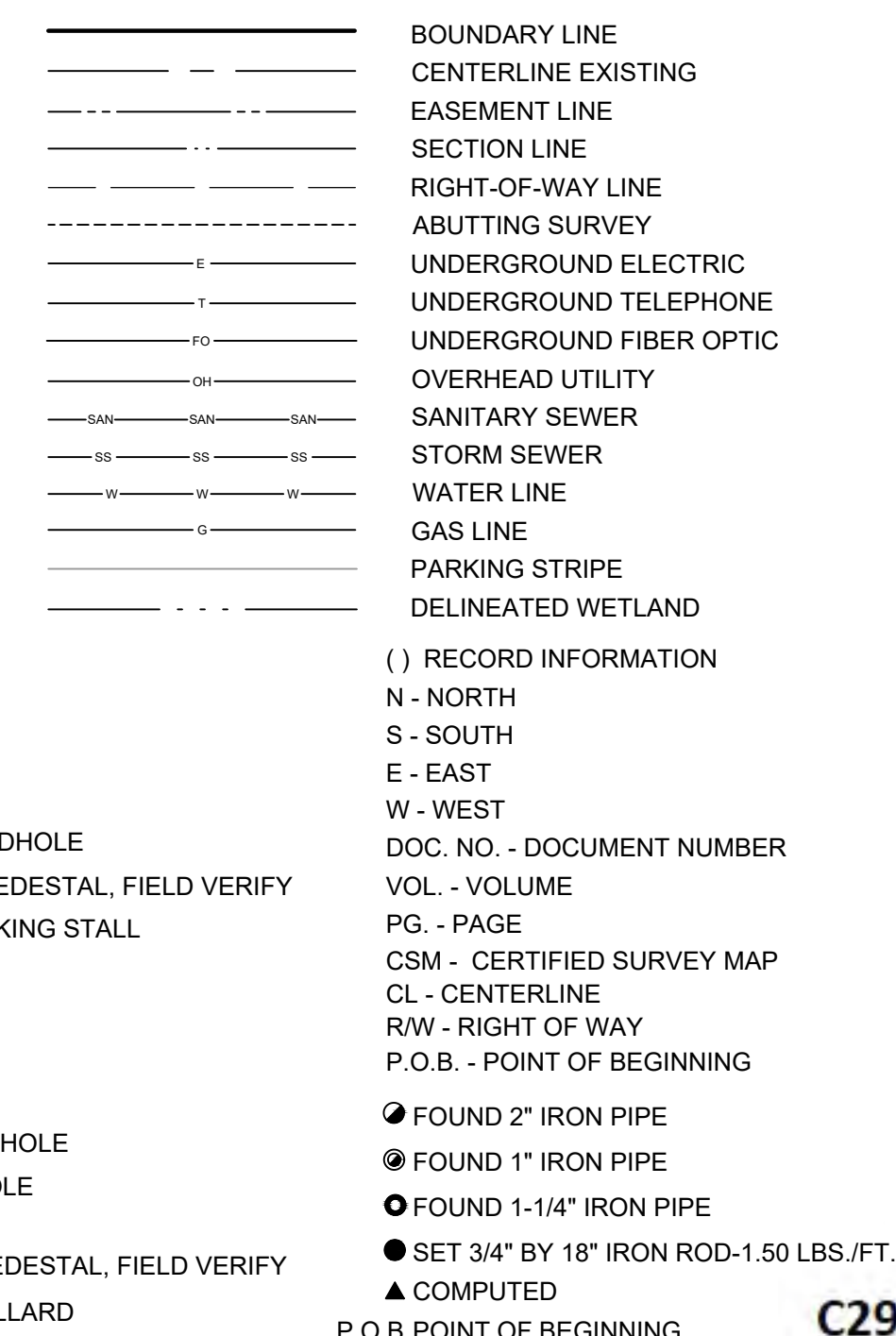


- ### ALTA/NSPS TABLE A NOTES:
- 1) All corners monumented as shown.
 - 2) Addresses per Oneida County GIS Land records viewer 8/19/2020 1742 North Stevens Street, RHINELANDER, WI 54501
 - 3) Property is listed as area of minimal flood hazard per FEMA Flood Insurance Rate MAP Number 55085C0593C effective 05/16/2013.
 - 4) Gross Land Area of project site = 161,446 s.f., 3.71 acres.
 - 5) Vertical relief as shown based on 8/10/20 ground survey.
 - 6) Not requested
 - 6)(a) At the time of survey, no Zoning report was provided.
 - 7)(a) See map for building dimensions.
 - 7)(b)(1) Building = 13,966 square feet
 - 7)(b)(2) Not requested
 - 7)(c) Not requested
 - 8) Visible substantial features at time of survey are shown.
 - 9) See map. Parking spaces include 27 normal, 12 customer parking and 4 ADA parking
 - 10)(a) Not requested
 - 10)(b) Not requested
 - 11) See map for utilities - Diggers Hotline Ticket 20203210303 & 20203210343
 - 12) Not requested
 - 13) Adjoining owner names derived from Oneida County parcel mapping 8/19/2020
 - 14) Not requested
 - 15) Not requested
 - 16) Evidence of recent earthwork, building construction, or building additions were not visible at time of survey.
 - 17) There is no information available suggesting changes in street right of way lines.
At the time of the survey there was a road reconstruction on North Stevens Street.
At the time of survey the sidewalk had not been constructed.
At the time of survey only the concrete driveway entrance was constructed.
Field delineation of wetlands performed on 08/06/2020 by MSA Professional Services. Wetland Delineation is pending Wisconsin Department of Natural Resources or United States Army Corp. of Engineers submittal and concurrence.
Surveyor located the wetland delineation markers.
Wetland limits are shown on map.
 - 19) No plottable offsite easements or servitudes provided or obtained.
 - 20) Professional Liability Insurance provided separately
 - 21) Information to be provided in AutoCAD Civil 3d Version 2018 or 2020.



MAP # C2992 ✓
DATE FILED: 9-21-2020
BY: HP
DESCRIPTION FILED:
ONEIDA CO. SURVEYOR'S OFFICE

UTILITY NOTE:
This survey reflects above ground indications of utilities and information available from digger's hotline tickets numbers 20203210303 and 20203210343 requested on 8/04/2020 and cleared on 08/07/2020. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located underground utilities.



PROJECT DATE:	7/30/20	DRAWN BY:	KSM	NO.	1	DATE	09/17/20	REVISION	Certificate - Addition of Stewart Title Guaranty Company	BY:	JLD
FIELD WORK DATE:	8/07/20	DESIGNED BY:	KSM								
		CHECKED BY:	JLD								



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1835 North Stevens Street, Rhinelander WI 54501
(715) 362-3244 www.msa-ps.com
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ALTA/NSPS LAND TITLE SURVEY
HASKELL COMPANY
SEC. 32, T37N, R9E, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN

HASKELL COMPANY
111 RIVERSIDE AVE
JACKSON, FL 32202

PROJECT NO.
21024000
SHEET
1 OF 1