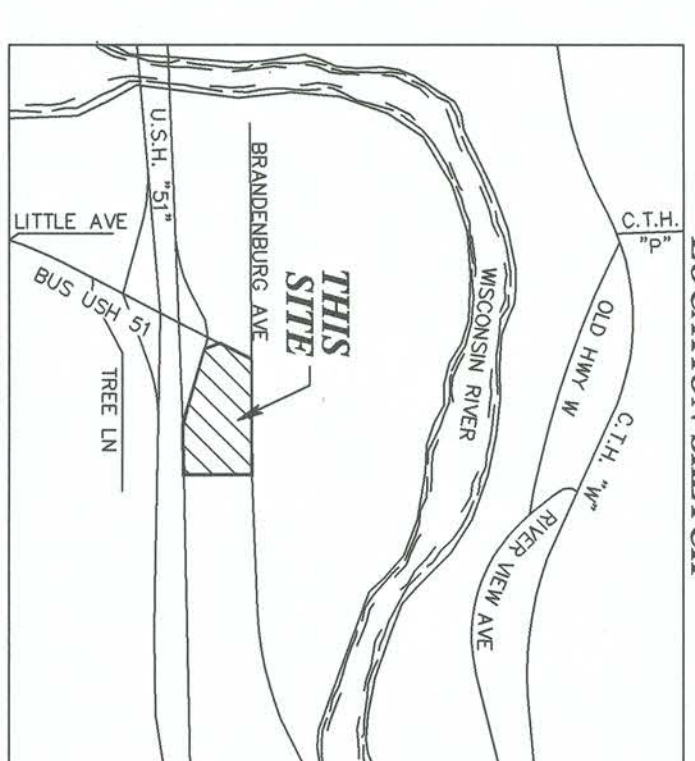
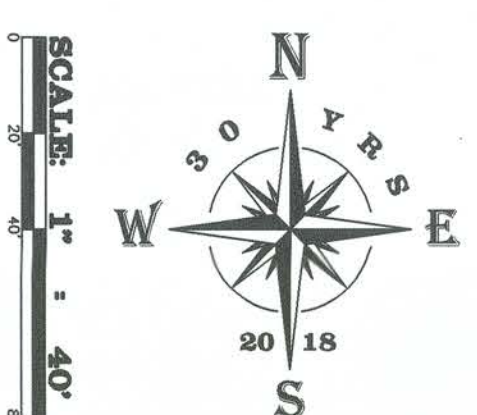


ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 541,060 SQ. FT. - 12.42 ACRES

ARDELL W. SCHULTZ TRUSTEES
PARCEL 02431073219993

BASIS OF BEARINGS: IS THE WEST RIGHT OF WAY LINE OF BRANDENBURG AVENUE WHICH IS ASSUMED TO BEAR S0019°43'E.



NO SCALE
LEGEND

- 3/4" X 2 1/4" IRON ROD SET (WT. = 1.5 LBS. / LF.)
- PK NAIL FND.
- 1" IRON PIPE FND.
- GUARD POST
- LIGHT POST
- CAMERA
- FLAG POLE
- HANDICAP SIGN
- HANDICAP PARKING STALL
- SIGN
- TELEPHONE PEDESTAL
- AIR CONDITIONING UNIT
- AIR COMPRESSOR
- VACUUM
- GAS PUMP
- FUEL RECEPACLE
- PUMP MANHOLE
- ELECTRIC BOX
- ELECTRIC OUTLET
- WELL
- MONITORING WELL
- CLEAN OUT
- SEPTIC TANK COVER
- VENT
- WIRE FENCE
- WOOD FENCE
- PREVIOUS SURVEY OR RECORD INFO.
- INDICATES NO PARKING
- CONCRETE SURFACE
- GRAVEL SURFACE
- WOOD DECK
- NO ACCESS

AS PREPARED BY:
James R. Grothman
GA & ASSOCIATES S.C.
LAND SURVEYORS
2025 STATE STREET, 2ND FLOOR, SUITE 200, MERRILL, WI 53550
PH: (414) 742-0434 FAX: (414) 742-0435
WWW.GAANDASSOCIATES.COM
DNC: 318-139 FILE NO. 318-139

THE MATTHEWS COMPANY Inc.
17720 Newhope Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714) 952-1400
www.themathewscorp.com

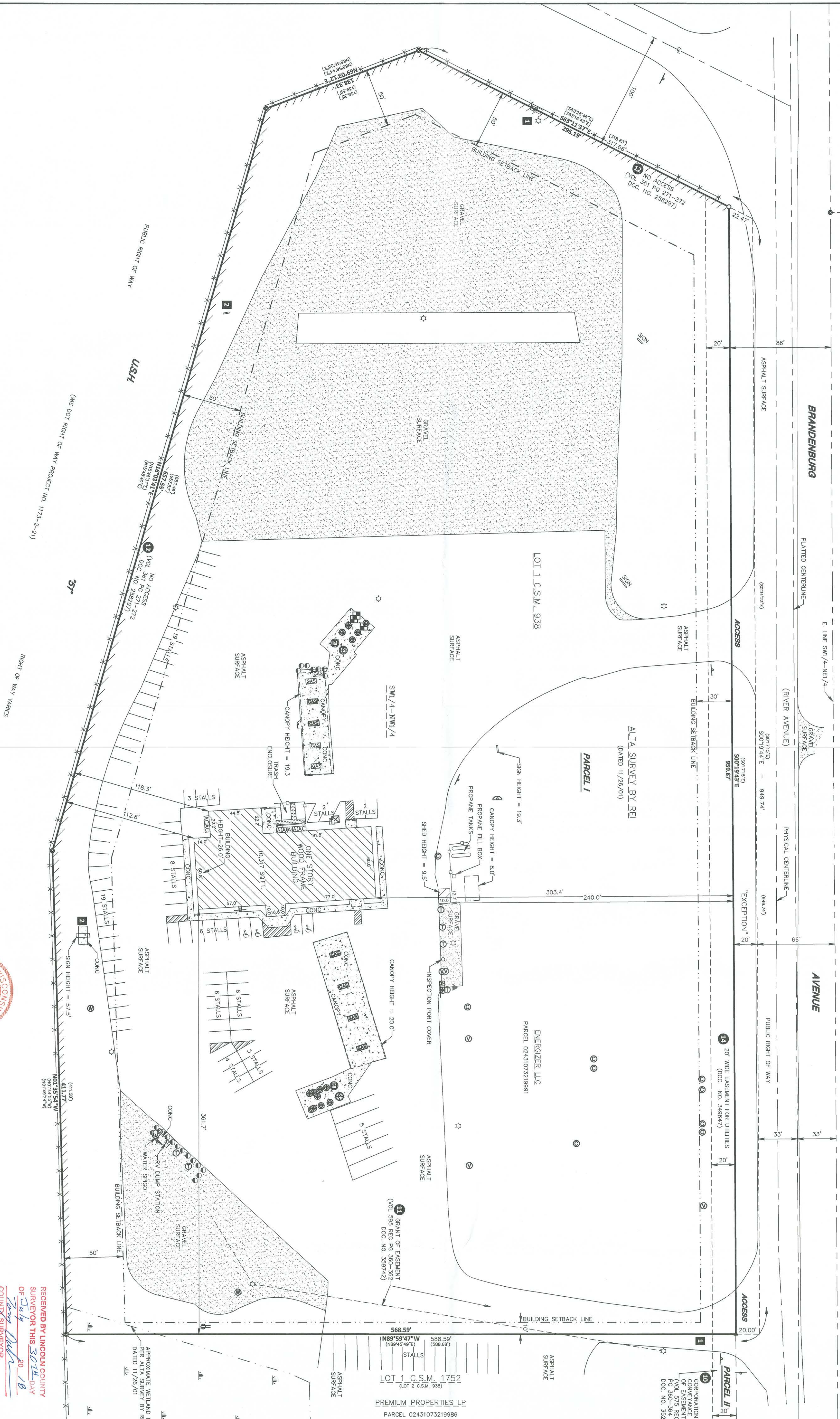
DATE	REVISION	BY
5/24/18	Surveyor's Cert., Zoning Info. & Encroachments	ALM
		BY

D2 Management, LLC

N357 Brandenburg Avenue
Merrill, WI
(#27 Merrill Hwy 51 Truck Stop)

SCALE: 1" = 40'	CHKD./AP'VD:
DATE: May 17, 2018	APPROVED:
DWN. BY: A. MAST	STORE NO.:
CHD BY: J. GROTHMAN	SHEET 1 OF 2

LS27A



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 without the prior written consent of the Surveyor. 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.

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 30th DAY OF MAY 2018
COLIN SURVEYOR

J.N.: 18-03-036-16015

ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 541,060 SQ. FT. - 12.42 ACRES

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT (FROM COMMITMENT NO. NCS-890092W15-PHX1 - SCHEDULE B - SECTION TWO)

- 10 EASEMENT GRANTED BY FERMANICH FUEL CO., INC., A WISCONSIN CORPORATION TO GTE NORTH, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS, BY AN INSTRUMENT DATED JULY 29, 1996, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON SEPTEMBER 6, 1996, IN VOLUME 575 OF RECORDS, ON PAGE(S) 763, AS DOCUMENT NO. 352030. (DOES NOT AFFECT PROPERTY, AS PLOTTED)
- 11 GRANT OF EASEMENT BY FERMANICH FUEL CO. TO TLM ENTERPRISES, LLP, DATED JULY 18, 1997 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON AUGUST 21, 1997 IN VOLUME 595 OF RECORDS ON PAGE 360, AS DOCUMENT NO. 359742. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 12 COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN QUIT CLAIM DEED FROM THE STATE OF WISCONSIN (DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS), AS APPROVED BY THE GOVERNOR DATED APRIL 15, 1977 TO EVANS H. BENETIZ, DATED NOVEMBER 8, 1977 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 24, 1979 IN VOLUME 361 OF RECORDS ON PAGE 271, AS DOCUMENT NO. 258297; AND IN QUIT CLAIM DEED FROM THE STATE OF WISCONSIN (DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS), AS APPROVED BY THE GOVERNOR ON APRIL 15, 1977 TO EVANS H. BENEDITZ, DATED NOVEMBER 8, 1977, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON OCTOBER 24, 1979, IN VOLUME 361 OF RECORDS ON PAGE(S) 273, AS DOCUMENT NO. 258928. (AFFECTS PROPERTY, AS PLOTTED)
- 13 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 14 UTILITY EASEMENT ON CERTIFIED SURVEY MAP NO. 938 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN, IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 306, AS DOCUMENT NO. 349647, OVER THE WESTERLY 20 FEET OF THE EASTERLY 40 FEET AND THE SOUTH 16.5 FEET. (AFFECTS PROPERTY, AS PLOTTED)
- 18 HOLDING AGREEMENT RECORDED APRIL 1, 2016, AS DOCUMENT NO. 517946. (AFFECTS PROPERTY, BLANKET IN NATURE)

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. 55069C05440 WITH A DATE OF IDENTIFICATION OF AUGUST 16, 2011 FOR COMMUNITY NO. 550585 IN LINCOLN 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 BRANDENBURG AVENUE A PUBLIC RIGHT OF WAY AS SHOWN.

POSSIBLE ENCROACHMENTS

- 1 TELEPHONE PEDESTAL AND ELECTRIC BOX WITH NO APPARENT EASEMENT
- 2 SIGNS ALONG U.S.H. "51" NOT ALLOWED PER COVENANCE. CONDITIONS AND RESTRICTIONS AS CONTAINED IN VOL. 361 REC. PG 271-272, AS DOC. NO. 258297.

ZONING INFORMATION

CURRENT ZONING CLASSIFICATION IS PB PLANNED BUSINESS DISTRICT AND ALLOWS FOR CURRENT USE.

BUILDING SETBACK REQUIREMENTS:
FRONT = 30 FEET FROM RIGHT OF WAY, OR 63 FEET FROM CENTERLINE OF TOWN OR CITY ROAD; 42 FEET FROM RIGHT OF WAY, OR 75 FEET FROM CENTERLINE OF COUNTY TRUNK HIGHWAY; 50 FEET FROM RIGHT OF WAY, OR 110 FEET FROM STATE TRUNK OR US HIGHWAY; 117 FEET FROM RIGHT OF WAY OR 150 FEET FROM ANY PUBLIC STREET IN THE F FORESTRY ZONED DISTRICT

SIDE = 10 FEET FROM LOT LINE; AGGREGATE 25 FEET FROM LOT LINE; 50 FEET FROM RIGHT OF WAY OR 110 FEET FROM CENTERLINE OF RIGHT OF WAY, FOR STREET SIDE CORNER LOTS, WHEN LOT LINE ABUTS A STATE OF US HIGHWAY.

REAR = 25 FEET FROM LOT LINE

BUILDING HEIGHT RESTRICTIONS: NONE

FLOOR SPACE RESTRICTIONS: 40 PERCENT BUILDING COVERAGE

PARKING:
REGULAR PARKING SPACES = 83
HANDICAP PARKING SPACES = 4
TOTAL PARKING SPACES = 87

CURRENT PARKING REQUIREMENT IS:
VEHICULAR FUELING STATIONS:
1 SPACE PER 150 SQ.FT.

SEE ADDITIONAL ZONING INFORMATION PROVIDED BY CBRE SUMMARY REPORT DATED APRIL 25, 2018

NOTE: EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED.

NOTE: THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, PER JEFFREY BROOK WIS DOT RIGHT OF WAY PLAT COORDINATOR PHONE NO. 715-365-5572. AND MIKE WOLLER TOWN OF SCOTT CHAIRMAN, PHONE NO. 715-536-3475

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 GOES IN SAID PROPERTY.


NOTE: THE POSTED ADDRESS WAS NOT OBSERVED AT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

To: **Ritser Fuels Holdings, LLC**
Ritser 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 May 1, 2018.

Date of Plat or Map: May 17, 2018

By: 
JAMES R. GROTHMAN
Professional Land Surveyor No. 1321
Date: May 17, 2018
G.S.A.#: 318-139



The property described and shown hereon is the same property described in First American Title Insurance Company, Commitment No. NCS-890092W15-PHX1 dated April 20, 2018.

LEGAL DESCRIPTION

PARCEL I:

Lot One (1) of Certified Survey Map No. 938 recorded in the office of the Register of Deeds for Lincoln County, Wisconsin, on June 3, 1996 in Volume 4 of Certified Survey Maps, on page 306, as Document No. 349647; being of Certified Survey Map recorded in Volume 4 of Certified Survey Maps, page 4 in said Register's office and located in the West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-Two (32), Township Thirty-One (31) North, Range Seven (7) East, in the Town of Scott, Lincoln County, Wisconsin, except the East 20 feet thereof.

PARCEL II:

The benefit of all utility easements burdening the following described real estate which is adjacent to Lot One (1) of Certified Survey Map No. 938, so that said Lot One (1) has the benefit of utility easements over Lot Two (2) of Certified Survey Map No. 938, recorded in the office of the Register of Deeds for Lincoln County, Wisconsin on June 3, 1996, in Volume 4 of Certified Survey Maps, page 306, as Document No. 349647; being of Certified Survey Map recorded in Volume 4 of Certified Survey Maps, page 4, in said Register's office and located in the West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) in Section Thirty-Two (32), Township Thirty-One (31) North, Range Seven (7) East, in the Town of Scott, Lincoln County, Wisconsin.

AS PREPARED BY:
James R. Grothman

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SUFFER 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
REG. 0800 REPRESENTATIVE
DWG: 318-139 FILE NO. 318-139

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.[®]

17220 Newhope Street, Suites 106-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

5/24/18	Surveyor's Cert., Zoning Info. & Encroachments	ALM
DATE	REVISION	BY

D2 Management, LLC

N357 Brandenburg Avenue
Merrill, WI
(#27 Merrill Hwy 51 Truck Stop)

SCALE: 1" = 40'	CHKD./AP'VD:
DATE: May 17, 2018	APPROVED:
DWN. BY: A. MAST	STORE NO.
CHKD. BY: J. GROTHMAN	SHEET 2 OF 2

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.

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L 527B

J.N.: 18-03-036-16015