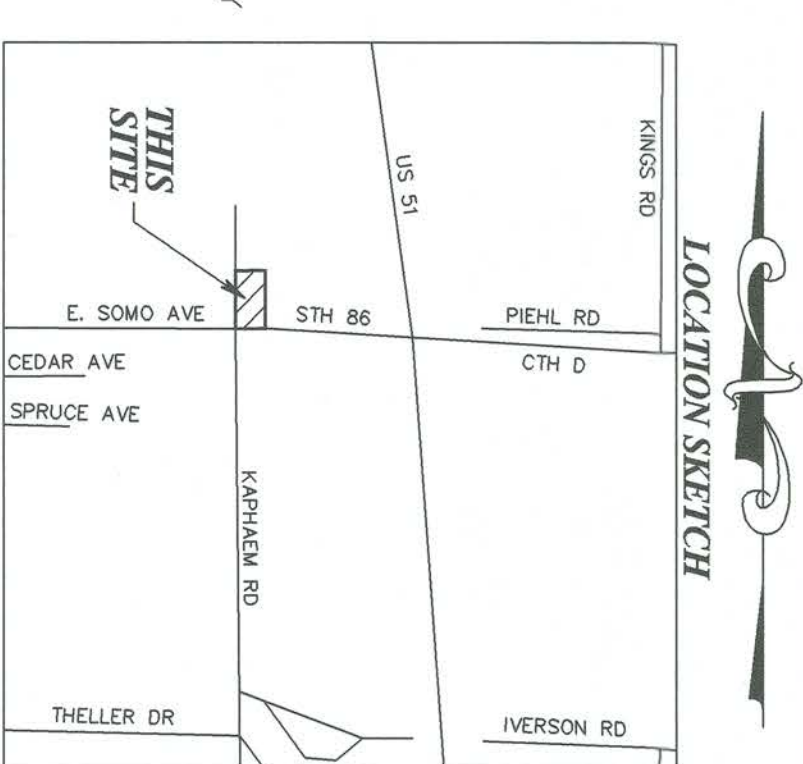
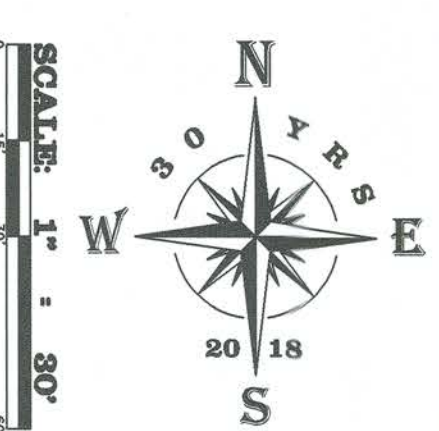


ALTA/NSPS LAND TITLE SURVEY

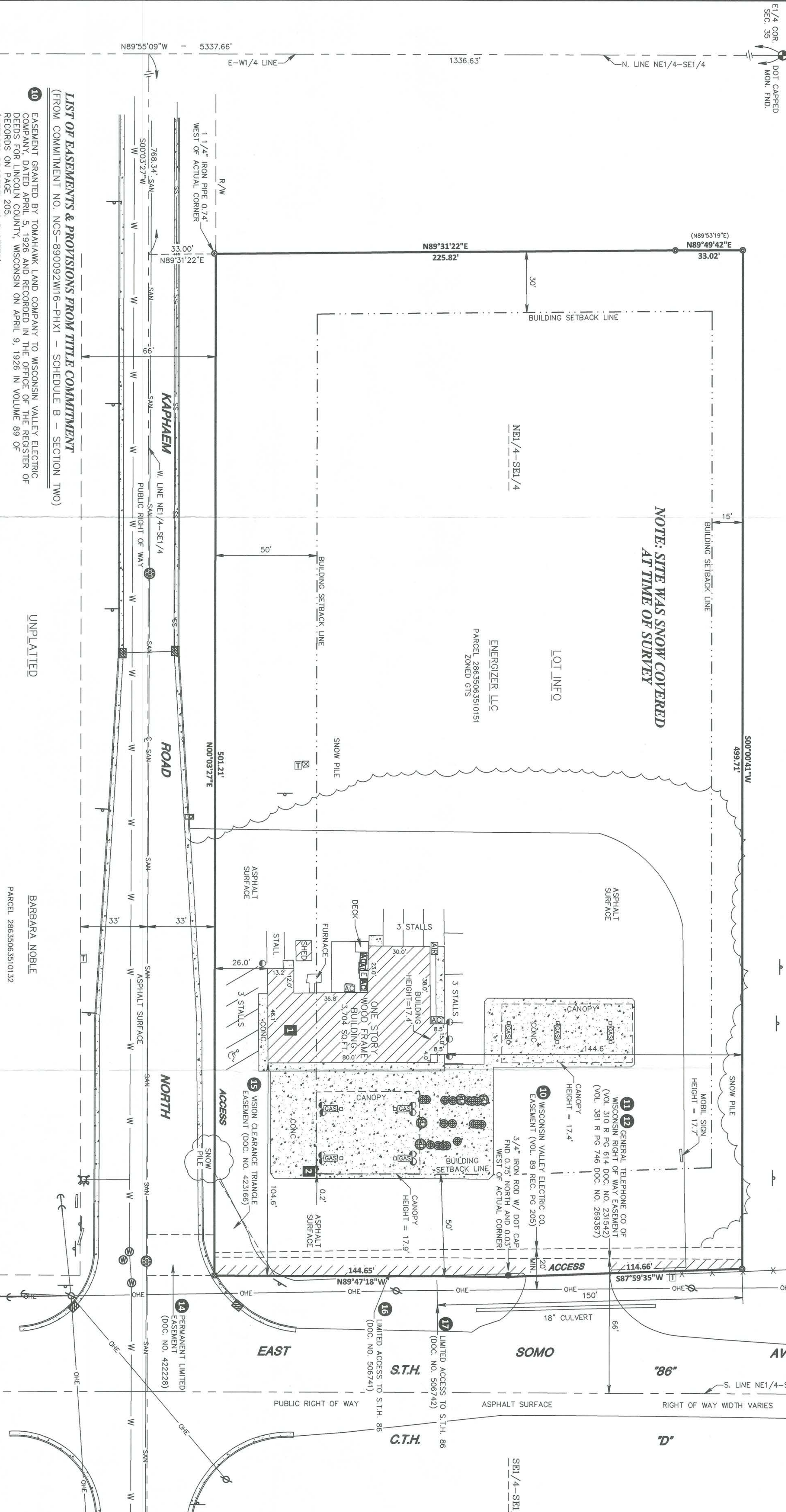
TOTAL AREA: 129,977 SQ. FT. - 2.98 ACRES

LOT 2, C.S.M. 1683

MASER & SABIJE SHABANI
PARCEL 29835063510128



NOTE: SITE WAS SNOW COVERED AT TIME OF SURVEY



LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

(FROM COMMITMENT NO. NCS-890092M16-PHX1 - SCHEDULE B - SECTION TWO)

- 10 EASEMENT GRANTED BY TOMAHAWK LAND COMPANY TO WISCONSIN VALLEY ELECTRIC COMPANY, DATED APRIL 5, 1926 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON APRIL 9, 1926 IN VOLUME 89 OF RECORDS ON PAGE 203.
- 11 EASEMENT GRANTED BY ARTHUR MARINSON AND DOROTHY MARINSON TO GENERAL TELEPHONE COMPANY OF WISCONSIN, BY AN INSTRUMENT DATED APRIL 5, 1974, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON APRIL 11, 1974, IN VOLUME 310 OF RECORDS, ON PAGE(S) 614, AS (AFFECS PROPERTY, AS PLOTTED)
- 12 EASEMENT CONTAINED IN CONVEYANCE OF RIGHTS IN LAND FROM GENERAL TELEPHONE COMPANY OF WISCONSIN, A PUBLIC UTILITY TO THE STATE OF WISCONSIN, REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON MAY 25, 1982, IN VOLUME 381 OF RECORDS, ON PAGE(S) 746, AS DOCUMENT NO. 269387. (AFFECS PROPERTY, AS PLOTTED)
- 13 HOLDING TANK AGREEMENT AS INDICATED IN THAT DOCUMENT DATED JANUARY 7, 2003, AS DOCUMENT NO. 422228. (AFFECS PROPERTY, AS PLOTTED)
- 14 PERMANENT LIMITED EASEMENT GRANTED BY GERALD WHITBURN TO THE CITY OF TOMAHAWK, BY AN INSTRUMENT DATED FEBRUARY 22, 2003, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON JULY 28, 2003, AS DOCUMENT NO. 423166. (AFFECS PROPERTY, AS PLOTTED)
- 15 LIMITED ACCESS CONTAINED IN QUIT CLAIM DEED-STATE PURCHASE FROM ENERGEZER, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, DATED MARCH 7, 2014 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON MARCH 11, 2014, AS DOCUMENT NO. 506741. (AFFECS PROPERTY, AS PLOTTED)
- 16 LIMITED ACCESS CONTAINED IN QUIT CLAIM DEED-STATE GRANTOR FROM STATE GRANTOR LLC, A WISCONSIN LIMITED LIABILITY COMPANY DATED MARCH 10, 2014 TO ENERGEZER LLC, A WISCONSIN LIMITED LIABILITY COMPANY DATED MARCH 10, 2014 AS DOCUMENT NO. 506742. (AFFECS PROPERTY, AS PLOTTED)
- 17 LIMITED ACCESS CONTAINED IN QUIT CLAIM DEED-STATE GRANTOR FROM STATE GRANTOR LLC, A WISCONSIN LIMITED LIABILITY COMPANY DATED MARCH 10, 2014 TO ENERGEZER LLC, A WISCONSIN LIMITED LIABILITY COMPANY DATED MARCH 10, 2014 AS DOCUMENT NO. 506742. (AFFECS PROPERTY, AS PLOTTED)

W1/4 COR.
SEC. 35
BENJEN
MON. RND.

45288A

BASIS OF BEARINGS: IS THE EAST-WEST 1/4 LINE OF SECTION 35 WHICH IS ASSUMED TO BEAR N89°55'09"W.

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 DAVID HILGENDORF, CITY OF TOMAHAWK BUILDING INSPECTOR, PHONE NO. 715-453-4636.

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, SWAMP 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 CORRECT AND ACCURATE, THE SURVEYOR 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: IF THE SUBJECT PROPERTY IS COMPRESSED 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 WAS NOT OBSERVED AT THE SUBJECT PROPERTY.

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. 5506902027D WITH A DATE OF IDENTIFICATION OF 5/50/235 IN LINCOLN COUNTY, WISCONSIN, 19, 2011 ON FLOOD INSURANCE RATE MAP FOR THE FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

ACCESS STATEMENT
ACCESS TO AND FROM SUBJECT PROPERTY TO E. SOMO AVENUE AND KAPHEM ROAD PUBLIC RIGHT OF WAYS AS SHOWN.

POSSIBLE ENCROACHMENTS
1 BUILDING IN SETBACK
2 CANOPY IN SETBACK

1720 Newhope Street, Suite 108-110, Tomahawk Valley, WI 52638
Tel: (715) 979-7191 Fax: (715) 941-2840
www.thematthewscompany.com

AS PREPARED BY:
James R. Grothman
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
602 EAST SHERBURN STREET, P.O. BOX 572, PORTLAND, WI 52601
PHONE: (715) 726-7788 FAX: (715) 726-8677
WWW.GROTHMANANDASSOCIATES.COM
DMS: 318-147 FILE NO. 318-147

PREPARED FOR:
THE MATTHEWS COMPANY INC.

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 30th DAY OF May 2018
COUNTY SURVEYOR

SCALE: 1" = 30'
DATE: May 1, 2018
DWN. BY: A. MAST

CHECKED: JRG/AVD
APPROVED: [Signature]
STAMP NO. []
SHEET 1 OF 1

ZONING INFORMATION
CURRENT ZONING CLASSIFICATION IS G15 GATEWAY TOURIST SERVICE DISTRICT AND ALLOWS FOR CURRENT USE.

BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET (SEE SECTION 17.28.5)
SIDE = 15 FEET, 50 FEET FRONT SIDE OF CORNER LOTS (SEE SECTION 17.28.5)
REAR = 30 FEET (SEE SECTION 17.28.5)

BUILDING HEIGHT RESTRICTIONS: 25 FEET (SEE SECTION 17.28.5)

FLOOR SPACE RESTRICTIONS: NONE

PARKING:
REGULAR PARKING SPACES = 10
HANDICAP PARKING SPACES = 1
TOTAL PARKING SPACES = 11

CURRENT PARKING REQUIREMENT IS:
RETAIL CONVENIENCE STORE WITH FUEL PUMPS, AREA PLUS 1 SPACE FOR EACH 200 SQ. FT. FOR FLOOR AREA ABOVE THE FIRST FLOOR, EXCLUDING ALL AREA USED FOR STORAGE ONLY.

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

LEGAL DESCRIPTION
That part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), Section Thirty-Five (35), Township Thirty-Five (35) North, Range Six (6) East, City of Tomahawk, Lincoln County, Wisconsin, more particularly described as follows:
Commencing at the East Quarter corner of said Section 35, thence North 89 degrees 55'09" West along the North line of said NE 1/4 of the SE 1/4, 1336.63 feet to the West line of said NE 1/4 of the SE 1/4, thence South 00 degrees 03'27" West along said West line 788.34 feet, thence North 89 degrees 31'22" East, 33.00 feet to the East right-of-way line of Kaphem Road North and the point of beginning, thence North 89 degrees 31'22" East, 225.82 feet, thence North 89 degrees 49'42" East, 33.02 feet, thence South 00 degrees 03'27" West, 489.71 feet to the North right-of-way line of Somo Avenue South of degrees 58'52" West along said North right-of-way line 14.80 feet, thence North 89 degrees 49'42" East, 14.80 feet, thence North 89 degrees 49'42" East, 14.80 feet, thence South 00 degrees 03'27" East along said East right-of-way line 501.21 feet to the point of beginning.

LEGAL DESCRIPTION
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, field work was completed on April 2, 2018.
Date of Plat or Map: May 1, 2018

TO: Riber Fuel Holdings, LLC
Essential Properties Realty Trust LLC, a Delaware limited liability company
D2 Management, LLC
SCF RC Funding IV LLC, a Delaware limited liability company
Citibank, N.A., as Indenture trustee, and their respective affiliates, successors, and assigns
The Matthews Company, Inc.

SURVEYOR'S CERTIFICATE
UNPLATTED
BARBARA NOBLE
PARCEL 29835063510122

LEGAL DESCRIPTION
The property described and shown hereon is the same property described in First American Title Insurance Company, Commitment No. NCS-890092M16-PHX1 dated February 12, 2018.

LEGAL DESCRIPTION
That part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), Section Thirty-Five (35), Township Thirty-Five (35) North, Range Six (6) East, City of Tomahawk, Lincoln County, Wisconsin, more particularly described as follows:
Commencing at the East Quarter corner of said Section 35, thence North 89 degrees 55'09" West along the North line of said NE 1/4 of the SE 1/4, 1336.63 feet to the West line of said NE 1/4 of the SE 1/4, thence South 00 degrees 03'27" West along said West line 788.34 feet, thence North 89 degrees 31'22" East, 33.00 feet to the East right-of-way line of Kaphem Road North and the point of beginning, thence North 89 degrees 31'22" East, 225.82 feet, thence North 89 degrees 49'42" East, 33.02 feet, thence South 00 degrees 03'27" West, 489.71 feet to the North right-of-way line of Somo Avenue South of degrees 58'52" West along said North right-of-way line 14.80 feet, thence North 89 degrees 49'42" East, 14.80 feet, thence North 89 degrees 49'42" East, 14.80 feet, thence South 00 degrees 03'27" East along said East right-of-way line 501.21 feet to the point of beginning.