

GENERAL NOTES

- The bearing base for this survey originated from Minnesota County Coordinate system - Dakota County NAD83(2011)
- This property has an area of 440,876 square feet or 10.1211 acres, less 100.00 sq. ft. of easement area. The parcel is bounded by Leonard Investments, LLC to the north, Warburton Street to the east, Dale Place to the south, and Spring Park Blvd to the west.
- There was no observable evidence of cemetery found at the time of this survey.
- There was no observable evidence of earth moving work, building construction or additions in right of way lines, recent street or sidewalk construction or repairs.
- In response to Table A Items 16 and 17 there was no observable evidence of earth moving work, building construction or additions in right of way lines, recent street or sidewalk construction or repairs.
- The property has access via Concord Boulevard and Dale Place, which are public right of ways.

SIGNIFICANT OBSERVATIONS

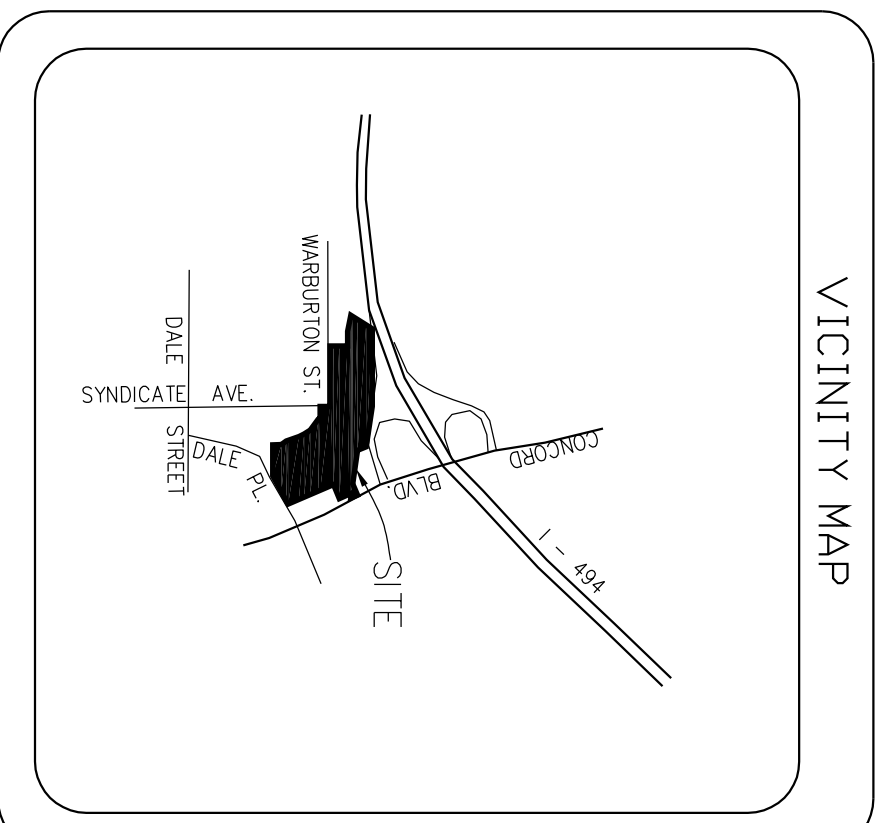
- A Edge of bituminous parking lot is 0.8' north of property corner
- B Fence is 21.9' southwest of property corner
- C Fence is 5.9' southwest of property line
- D Garden is 7' east of property corner
- E Footpath is evidence of pedestrian access
- F Fence is 52.9' north of property corner

Bearings shown hereon are based on the Minnesota County Coordinate system - Dakota County NAD83(2011)

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP BEARING PL'S NO. 41577
- (xxx) RECORD DATA
- ☼ LIGHT POLE
- ⚡ POWER POLE
- ⚡ GUY POLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ TELEPHONE RESTRAL
- ⊕ HORIZONTAL
- ⊕ METER VALVE
- ⊕ WATER MAIN
- ⊕ CATCH BASIN
- ⊕ POST
- ▭ CONCRETE SURFACE
- ▨ HANDICAPPED PARKING
- ▨ NO PARKING
- ⊕ MANHOLE
- ⊕ HANDHOLE
- FENCE

VICINITY MAP



LEGAL DESCRIPTION

PARCEL 5: Lot 8, Block 1, Leonard Addition (Abstract & Towners Certificate No. 130217)

The registered portion is described as follows: Lot 8, Block 1, Leonard Addition according to the recorded plat thereof, EXCEPTING THEREFROM a parcel formerly platted as Lot 7, Block 20 and those parts of Lots 4, 5 and 6, Block 20, Spring Park, Dakota Co., Minn., together with the easterly half of vacated Madison Street abutting thereon, according to the recorded plat thereof, which has southerly and easterly boundaries as shown on the plat thereof, and the northwest corner of Lot 3, Block 25 of said Spring Park, Dakota Co., Minn., and here terminating, as depicted on said plat of Leonard Addition.

Property Tax Identification No. 36-45100-01-080

PARCEL 6: That part of Lots 4, 5 and 6, Block 20, Spring Park, together with the easterly 1/2 of vacated Madison Street abutting thereon, Dakota County, Minnesota which has southerly and easterly boundaries as shown on the plat thereof, and the northwest corner of Lot 3, Block 25 of said Spring Park, Dakota Co., Minn., and here terminating, EXCEPT that portion platted as Leonard Addition, and here terminating, as depicted on said plat of Leonard Addition.

Property Tax Identification No. 36-71500-20-051; 36-71500-20-061

PARCEL 7: Lot 4, Block 1, Leonard Addition, Dakota County, Minnesota (Cert. No. 130213)

Property Tax Identification No. 36-45100-01-040

PARCEL 8: Lot 5, Block 1, Leonard Addition, Dakota County, Minnesota (Cert. No. 130214)

Property Tax Identification No. 36-45100-01-050

PARCEL 9: Lot 6, Block 1, Leonard Addition, Dakota County, Minnesota (Cert. No. 130215)

Property Tax Identification No. 36-45100-01-060

PARCEL 10: Lot 7, Block 1, Leonard Addition, Dakota County, Minnesota (Cert. No. 130216)

Property Tax Identification No. 36-45100-01-070

PARCEL 11: Outlot A, Leonard Addition, Dakota County, Minnesota (Cert. No. 130220)

Property Tax Identification No. 36-45100-00-010

Being the same tract of land described in a Title Report prepared by Title Source, Inc., Commitment No. 62056840, Revision 5 dated 9/22/2016.

ALTA/NSPS LAND TITLE SURVEY

Fury Motors
1000 S. Concord Blvd
South St. Paul, Minnesota

Surveyor's Certification

To, Ally Bank (Ally Capital) in Hawaii, Mississippi, Montana and New Jersey), Leonard Investments, LLC, Title Source, Inc., First American Title Insurance Company, Greenberg Traurig and M&S Associates, Inc.

This is to certify that this map or plat on which it is based was 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, 13, 14, 16, 17 and 20 of Table A thereof.

The field work was completed on September 3, 2016.

Date of Plat or Map: September 23, 2016

Registered Surveyor: Thomas M. Healy
Registration Number: 415177
In the State of: Minnesota

PROJECT NAME: Fury Motors
M&A PROJECT No.: 5860-16-4251
ADDRESS: 1000 S. Concord Blvd.
CITY: South St. Paul STATE: Minnesota

National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mksassoc.com
www.mksassoc.com



ZONING NOTES

Zoned: CB-General Business
Permitted Use Classification: Automobile and truck service uses
Observed Use(s): Retail Auto Dealer
Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the City of South St. Paul's Zoning Regulations Section 118-128(b)(3).

Zoning Regulations are subject to change and interpretation, for further information contact: City of South St. Paul (phone: 651-554-3217)

Contact's Name: Peter Heilegers (email:peter.heilegers@southstpaul.org)

Site Restrictions:

- Minimum building setbacks:
Front: n/a
Side: n/a
Rear: n/a
- Measured building the distances:
North: 57.8'
East: 80.8'
South: 173.8'
West: 156.1'
- Minimum lot size: n/a (min. provided: 440,876 S.F.)
- Minimum lot coverage: n/a (min. provided: 21.7%)
- Maximum building height: 50' (max. provided: 44.9')
- Maximum density: n/a
- Maximum floor area ratio: Less than 95% of lot area.

Parking Tabulation:

- Regular parking space calculations are based on exterior footprint of building at ground level and one further calculated using the formula of: one space for each 400 square feet of gross floor space plus one space for each two employees.
- Handicap spaces are calculated based on ADA requirements: 6 required.
- Total regular spaces provided: 187
- Total handicap spaces provided: 4
- Total combined spaces provided: 191
- Note: Only striped parking spaces were counted.

Survey Prepared By:

Healy Land Surveying
P.O. Box 221
Nigeria, WI 54151
Phone: 715-548-0566
Info@healysurveying.com

SCHEDULE B - TITLE EXCEPTION NOTES

- Being the same tract of land described in a Title Report prepared by Title Source, Inc., Commitment No. 62056840, Revision 5 dated 9/22/2016.
- Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.
- Drainage and utility easement as shown on the recorded plat of LEONARD ADDITION affects the subject property as shown hereon.
- Drainage and utility easement as shown on the recorded plat of SPRING PARK does not affect the subject property.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 270370101DE and 270370101DE, which has an effective date of 12/2/2011 and is not in a Special Flood Hazard Area. By graphic plotting only, this property is not in a Special Flood Hazard Area. No flood survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

