

SCHEDULE B – TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. NCS-865282-MICH, dated 8/10/2017.

12. Easements for drainage and utility purposes and limitations of access as shown on the plats of Coon Rapids Business Center dated January 11, 2007, recorded March 9, 2007 as Document No. 1991584.002, Gateway Commerce Center dated December 16, 2010, recorded December 22, 2010 as Document No. 2019570.005, Gateway Commerce Center 3rd Addition dated June 15, 2015, recorded June 26, 2015 as Document No. 2111658.002 and Gateway Commerce Center 4th Addition dated June 30, 2016, recorded August 7, 2017 as Document No. 2141699.002. Affect the subject property as shown on the map.
13. Reservation of minerals and mineral rights in favor of the County of Anoka, a Municipal Corporation, as recorded in the plat of the Gateway Commerce Center dated June 12, 1964, recorded June 12, 1964, as Document No. 1991584.001. Affects the subject property, is blanket in nature and is not shown on the map.
14. Terms and conditions of Subordination of Rights, subordinating the rights of the County of Anoka to the State of Minnesota as contained in the said instrument dated May 11, 1963, recorded July 7, 1964, in Book 641, Page 623. Does not affect the subject property.
15. Right of access onto United States Highway No. 10 in favor of the State of Minnesota and right of access to County State Aid Highway No. 11 and County State Aid Highway No. 78 in favor of the County of Anoka, as recorded in the recorded plat of Coon Rapids Business Center recorded as Document No. 1991584.002, recorded February 18, 2014, as Document No. 2019570.005 and as evidenced by Final Certificate running in favor of the State of Minnesota, dated November 30, 1967, recorded September 18, 1968, as Document No. 313962. Affect the subject property as shown on the map.
16. Limitation of right of access exists from premises to County State Aid Highway No. 78. Right of access was limited by the County of Anoka as evidenced by Document No. 671674 and as shown on Anoka County Highway Right-of-Way Plat No. 9, recorded January 23, 1978, as Document No. 486894 and as dedicated in the recorded plat of Gateway Commerce Center recorded as Document No. 2019570.005. Affect the subject property as shown on the map.
17. Easement for drainage and access purposes, together with any incidental rights, in favor of the County of Anoka, State of Minnesota, a governmental subdivision, as contained in the Warranty Deed dated May 20, 1983, recorded June 2, 1983, as Document No. 614977. Note: The easements retained by the grantor in said Warranty Deed have been terminated by Document No. 2019570.001. Does not affect the subject property.
18. Easements for storm water detention ponds, discharge storm water runoff and overflow purposes, as contained in Warranty Deed dated January 11, 2007, recorded January 24, 2007, as Document No. 1991584.007, for the benefit of the property on Schedule A. Affect the subject property, is blanket in nature and is not shown on the map.
19. Easements for public road right-of-way, public drainage, utility, bikeway/pathway, grading, sidewalk, slips, snow storage, traffic signals, traffic signage and maintenance purposes, together with any incidental rights, in favor of the County of Anoka, a Minnesota political subdivision, as contained in the Warranty Deed dated January 11, 2007, recorded February 1, 2007, as Document No. 1990776001. Corrected by Corrective Warranty Deed recorded December 22, 2010, as Document No. 2019570.002. Do not affect the subject property.
20. Easement for trail purposes, together with any incidental rights, in favor of the City of Coon Rapids, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated February 26, 2007, recorded March 7, 2007, as Document No. 199153002. Subject to reservations in favor of the grantor as contained therein. Corrected by Corrective Quit Claim Deed dated December 21, 2010, recorded December 22, 2010, as Document No. 2019570.003. Affect the subject property as shown on the map.
21. Easements for trail purposes, together with any incidental rights, in favor of the City of Coon Rapids, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated February 26, 2007, recorded March 7, 2007, as Document No. 199153002. Subject to reservations in favor of the grantor as contained therein. Corrected by Corrective Quit Claim Deed dated December 21, 2010, recorded December 22, 2010, as Document No. 2019570.003. Affect the subject property as shown on the map.
22. Resolution No. 09-15 vacating drainage and utility easements adopted January 20, 2009, recorded January 27, 2009, as Document No. 2005152002. Does not affect the subject property.
23. Terms, conditions, easement and reservations as contained in Drainage Easement dated December 21, 2010, recorded December 22, 2010, as Document No. 2019570.007. Do not affect the subject property.
24. Terms, conditions and easement as contained in Drainage and Utility Easement dated August 2, 2006, recorded March 14, 2011, as Document No. 2021073015. Do not affect the subject property.
25. Declaration for the Gateway Commerce Center dated February 28, 2011, recorded March 14, 2011, as Document No. 2021073016. Supplemented by First Supplement to Declaration for the Gateway Commerce Center dated February 16, 2014, recorded February 20, 2014, as Document No. 2078129001. Further supplemented by Second Supplement to Declaration for the Gateway Commerce Center dated February 13, 2013, recorded February 20, 2014, as Document No. 2078129003. Further supplemented by Third Supplement to Declaration for the Gateway Commerce Center dated June 28, 2016, recorded July 5, 2016, as Document No. 2141699.003. Further amended by Document No. 2177694001 dated August 3, 2017, recorded August 7, 2017. Affect the subject property as shown on the map.
26. Restrictive Covenant dated August 16, 2011, recorded August 17, 2011, as Document No. 2023659004. Affects the subject property, is blanket in nature and is not shown on the map.
27. Restrictive Covenant dated May 13, 2013, recorded February 20, 2014, as Document No. 2078129003. Affects the subject property, is blanket in nature and is not shown on the map.
28. Agreement Regarding the Gateway Commerce Center dated February 19, 2014, recorded February 20, 2014, as Document No. 2078129004, by H & W Family, LLP, a Minnesota limited liability partnership and McDonald's USA, LLC, a Delaware limited liability company. Affects the subject property, is blanket in nature and is not shown on the map.
29. Resolution 16-54 of the City of Coon Rapids adopted June 7, 2016, recorded June 27, 2016, as Document No. 2140987004. Affects the subject property, is blanket in nature and is not shown on the map.

SIGNIFICANT OBSERVATIONS

There were no significant observations at the time of the survey.

Survey Prepared By:

HEALY
LAND SURVEYING
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
info@healysurveying.com

Surveyor's Drawing No.: 17-0524.dwg
Surveyor's Site Ref.: 17-0524
Checked by: TMH
Drawn by: TMH
100' 200'
GRAPHIC SCALE: 1" = 100'

GENERAL NOTES

1. The bearing base for this survey originated from Minnesota County Coordinate system – Anoka County NAD83(2011)
2. This property has an area of 442,097 square feet or 10.1492 acres of land.
3. This property is designated by Anoka County, as Tax Map Parcel 10-31-24-34-0028.
4. There are no identified parking spaces on the subject property.
5. There was no observable evidence of cemeteries or landfills found at the time of this survey.
6. In response to Table A Item 11 utilities shown hereon are based on surface observations and available maps per Copier One Ticket No. 172545706
7. In response to Table A Items 16 and 17 there was no observable evidence of earth moving work, building construction or additions and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
8. The property has access via easement along Gateway Drive NW, a private drive, to Hanson Boulevard which is a public right of way.
9. The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-865282-MICH and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed in the Certification are entitled to rely on the survey and the Certification as being true and accurate.
10. In response to Table A Item 18, no wellheads have been delineated on the site as of 7/18/17

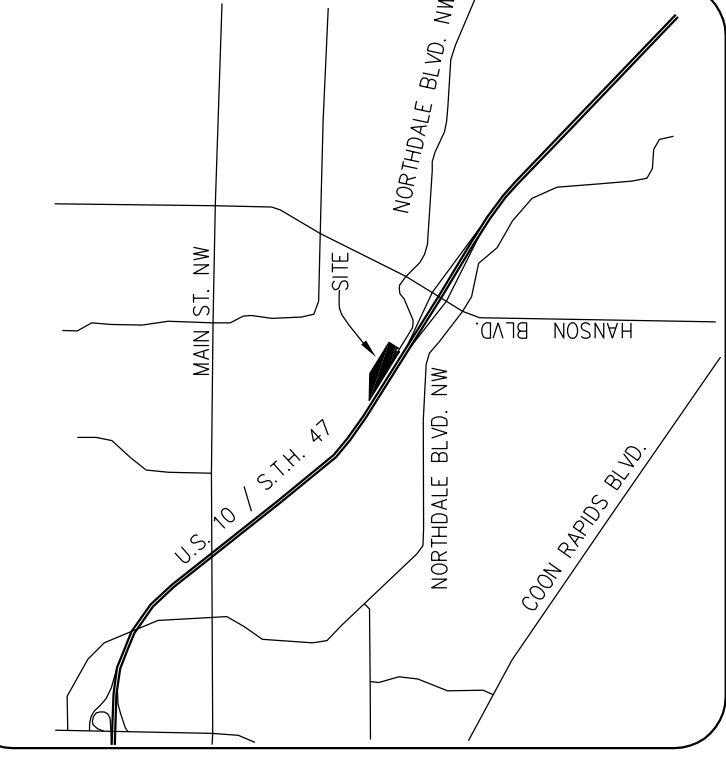
FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone AE of the Flood Insurance Rate Map, Community Panel No. 27003C0312E, which bears an effective date of 12/16/2015 and is in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying 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.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 1/2" IRON PIPE WITH PLASTIC CAP BEARING PLS NUMBER AS NOTED
- (XXX) RECORD DATA
- ⊙ STORM SEWER MANHOLE
- CATCH BASIN
- ⊖ SANITARY SEWER MANHOLE
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊘ ELECTRIC TRANSFORMER
- ⊙ UNDERGROUND GAS STUB
- ⊙ TELEPHONE FEDESTAL
- ⊙ CONCRETE POST
- ⊙ SIGN

VICINITY MAP



Bearings shown hereon are based on the Minnesota County Coordinate system – Anoka County NAD83(2011)

LEGAL DESCRIPTION

Parcel 1:
Lot 1, Block 1, Gateway Commerce Center 4th Addition, according to the recorded plat thereof recorded July 5, 2016 as Document No. 2141699.002, Plat Book 73, Page 16 in the Office of the Anoka County Recorder.

Parcel 2:
Non-Exclusive Easements for access, sidewalk, utilities and drainage, as created, limited and defined in that certain instrument titled Declaration for the Gateway Commerce Center, dated February 28, 2011, recorded March 14, 2011, as Document No. 2021073016, in the Office of the Anoka County Recorder, and the plat of the Gateway Commerce Center recorded as Document No. 2019570.005, recorded February 18, 2014, as Document No. 2078129001, in the Office of the Anoka County Recorder. Further supplemented by Second Supplement to Declaration for the Gateway Commerce Center dated June 23, 2015, recorded June 26, 2015, as Document No. 2111658.004, in the Office of the Anoka County Recorder. Further supplemented by Third Supplement to Declaration for the Gateway Commerce Center dated August 3, 2017, recorded August 7, 2017, as Document No. 2141699.003, in the Office of the Anoka County Recorder. Further amended by Document No. 2177694001, in the Office of the Anoka County Recorder, dated August 3, 2017, recorded August 7, 2017.

SUBJECT'S DESCRIPTION

Lot 1, Block 1, GATEWAY COMMERCE CENTER 4 TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota more particularly described as follows:

Beginning at an iron pipe marked PLS 47481 at the most westerly corner of said Lot 1, thence South 88°36'13" East, assumed bearing along the north line of said Lot 1, a distance of 714.45 feet to an iron pipe marked PLS 47481 at the northeast corner of said Lot 1; thence South 88°14'54" East, along the northeast line of said Lot 1, a distance of 945.55 feet to an iron pipe marked PLS 21729 at the southeast corner of said Lot 1; thence South 31°43'13" West, along the southeast line of said Lot 1, a distance of 300.36 feet to an iron pipe marked PLS 21729 on the northeast line of Quail B, GATEWAY COMMERCE CENTER 4 TH ADDITION, thence a distance of 254.10 feet along a non-tangential curve, concave to the south, having a radius of 55.00 feet, a central angle of 264°42'27" and a chord which bears South 74°05'34" West a distance of 81.29 feet to an iron pipe marked PLS 21729 at a point of the southwest line of said Lot 1; thence North 38°16'17" West, along said southwest line, a distance of 1507.47 feet to the point of beginning.

Containing 10.1492 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. NCS-865282-MICH, dated 8/10/2017.

ALTA/NSPS LAND TITLE SURVEY

Waiser – Vacant Land
Coon Rapids, Minnesota

Surveyor's Certification

To: CAR WAL MN CR L.L.C., a Delaware limited liability company, its successors and assigns, Barclays Bank, PLC, as Administrative Agent, its successors and assigns, and First American Title Insurance Company, its successors and assigns and MKAssociates, 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(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10(c), 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on August 18, 2017.

Date of Plat or Map: September 19, 2017

Registered Surveyor: Thomas M. Healy
Registration Number: 41577
In the State of: Minnesota

PROJECT NAME: Waiser – Vacant Land
ADDRESS: None
CITY: Coon Rapids
STATE: Minnesota
MKA PROJECT No.: 1064-17-4663.003

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court – Worrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com
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