

GENERAL NOTES

1. The bearing bases for this survey obtained from Minnesota County Coordinate system - Hennepin County NAD83(2011)
2. This property has an area of 86,273 square feet or 2,260 acres of land.
3. The property is designated by Hennepin County, as Tax Map Parcels 100272432000 (Parcel 1) and 1027243200 (Parcel 2).
4. In response to Table A Item 11 utilities shown hereon are based on surface observations and field locates per Copper One Call (800) 455-2244.
5. The evidence of contestes found at the time of this survey.
6. 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.
7. The property has direct access along Grand Avenue South and West 90th Street which are public right of ways. NCS-889189.MCH and NCS-889189.MCH are recorded plat thereof. 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.
8. In response to Table A Item 18, as indicated has been delineated on this site as of 2/15/19.
9. All parcels of the subject property are contiguous with each other and no gaps or gaps exist between such parcels.
10. Due to plowed piles of snow and ice, some surface features were inaccessible and not located as part of this survey. Features shown in these areas are based on Google Earth imagery dated 4/9/2017 as shown on the map.

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-889189-MCH, dated January 24, 2018.
- ⑧ Drainage and utility easements as shown on the recorded plat of Lynn Acres Second Addition, recorded October 24, 1973, as Document No. 4048528. (As to Parcel 1) Affects the subject property as shown on the map
  - ⑨ Easement for sidewalk, bikeway and utility purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated November 13, 1960, recorded December 4, 1960, as Document No. 4608351. (As to Parcel 1) Affects the subject property as shown on the map
  - ⑩ Easements for street, sidewalk, bikeway, utility and drainage purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Easement dated June 24, 1969, recorded June 30, 1969 as Document No. 7198424. Affects the subject property as shown on the map
  - ⑪ Unrecorded Lease between Walser Real Estate III, L.L.C., a Minnesota limited liability company, "Landlord," and Walser Collision and Glass, LLC, a Minnesota limited liability company "Tenant," which is evidenced by Lease Subordination Agreement dated April 23, 2014, recorded April 25, 2014, as Document No. A10072862. (As to Parcels 1 and 2) Affects the subject property, is blanket in nature and is not shown on the map

ZONING NOTES

- Zone: L-3, Special General Industrial District
- Permitted Use Classification: Current use permitted by right
- Observed Use(s): Repairing, rebuilding and painting of vehicles, machinery and equipment.
- Zoning Regulations are subject to change and interpretation.
- City of Bloomington (phone 952-453-8920)
- Contact: Planning Division planning@bloomingtonmn.gov
- Site Restrictions:
1. Minimum building setbacks:
    - Front: 35'
    - Rear: 25'
  2. Measured building tie distances:
    - East: 74.0'
    - South: 111.8'
    - West: 35.0'
  3. Minimum lot size: None (min. provided 2.260 acres)
  4. Minimum lot coverage: 100% (min. provided: 170.95%)
  5. Maximum building height: 60' (max. provided: 23.1')
  6. Maximum density: None specified
  7. Maximum floor area ratio: None specified

Parking: Tabletop:  
1 space per 300 square feet of GFA, plus 2 spaces per service bay. 18,242 s.f./300-sf spaces.

Handicap striped spaces provided: 2  
Total combined striped spaces provided: 32

Zoning information referenced above was provided by:  
American Zoning Services.  
Dated February 5, 2018

Survey Prepared By:  
**HEALY LAND SURVEYING**  
P.O. Box 221  
Nalgona, WI 54151  
Phone: 715-248-0586  
info@healylandsurveying.com

Surveyor's Drawing No.: 18-0654.dwg  
Surveyor's Site Ref: 18-0654  
Checked By: TMH  
Drawn By: TMH

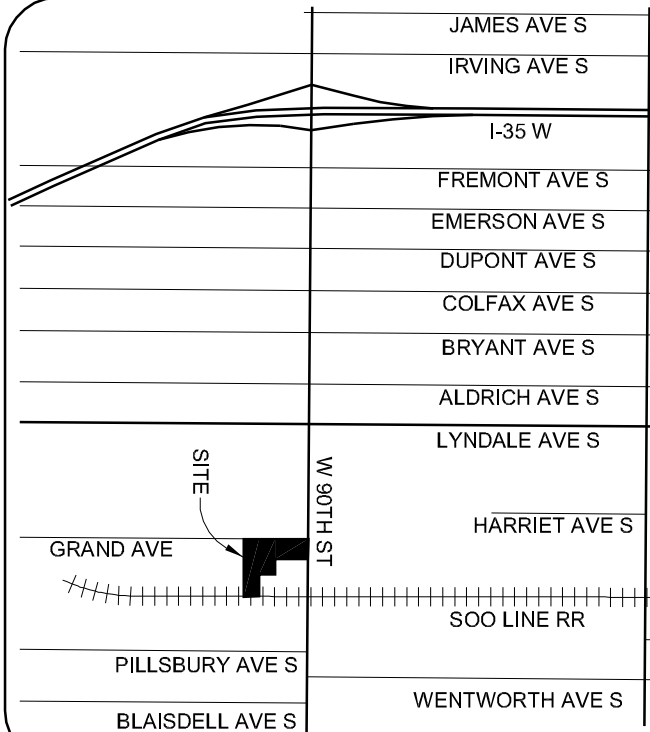
GRAPHIC SCALE: 1" = 50'

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND T.O.D. IRON PIPE
- SET 1/2" REBAR WITH CAP BEARING P.L.S. NO. 41577
- SET P.K. NAIL
- (xxx) RECORD DATA
- \* LIGHT POLE
- ⊞ ELECTRIC TRANSFORMER
- ⌒ POWER POLE
- OVERHEAD ELECTRIC LINE
- E— UNDERGROUND ELECTRIC LINE
- TELEPHONE PEDestal
- F— UNDERGROUND FIBER
- ⊙ GAS METER
- G— UNDERGROUND GAS
- ⊙ CATCH BASIN
- ⊙ MANHOLE
- ▲ SIGN
- WOOD FENCE
- x— CHAIN LINK FENCE

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

VICINITY MAP



LEGAL DESCRIPTION

Parcel 1:  
Lot 1, Block 1, Lynn Acres Second Addition, according to the recorded plat thereof and statute in Hennepin County, Minnesota.

Parcel 2:  
Lot 45, Block 1, Lynn Acres, according to the recorded plat thereof and statute in Hennepin County, Minnesota.

SURVEYOR'S DESCRIPTION

Lot 1, BLOCK 1, LYNN ACRES SECOND ADDITION according to the recorded plat thereof, Hennepin County, Minnesota; and Lot 45, LYNN ACRES according to the recorded plat thereof, Hennepin County, Minnesota described as follows:

Beginning at the northwest corner of said Lot 49, thence North 89°49'7" East, along the north line of said Lot 49, a distance of 5.00 feet to the southwest corner of said Lot 1, thence North 00°01'25" East, along the west line of said Lot 1, a distance of 236.99 feet to a northwesterly corner of said Lot 1 on said west line thence North 45°00'10" East, along the northwesterly line of said Lot 1, a distance of 21.27 feet to a northwesterly corner of said Lot 1 on the north line of said Lot 1, thence North 00°01'25" East, along the east line of said Lot 1, a distance of 151.81 feet to an angle point on said east line of Lot 1, thence North 89°49'47" East, along said east line, a distance of 112.00 feet to the southeast corner of said Lot 1 on said north line of Lot 49, thence North 00°01'25" East, along the east line of said Lot 49, a distance of 100.00 feet to the southeast corner of said Lot 49, thence South 88°49'47" West, along the south line of said Lot 49, a distance of 403.21 feet to the southwest corner of said Lot 49, thence North 00°01'25" East, along the west line of said Lot 49, a distance of 100.00 feet to the point of beginning.

Containing 2.2650 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-889189-MCH, dated January 24, 2018.

ALTA/NSPS LAND TITLE SURVEY

Walser Collision and Glass  
9001 Grand Avenue South  
Bloomington, Minnesota

Surveyor's Certification

To: CAR WAL LIN BLOOM CG L.L.C., a Delaware limited liability company, its successors and assigns, Bardays Bank P.L.C., as Administrative Agent, its successors and assigns, and First American Title Insurance Company, its successors and assigns and M&KAssociates, 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, 5(a), 5(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on February 15, 2018.

Date of Plat or Map: February 21, 2018

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

Surveyor's Signature  
*THOMAS M. HEALY*

PROJ. NAME: Walser Collision and Glass  
ADDRESS: 9001 Grand Avenue South

MKA PROJECT No.: 1064-18-4849-002  
CITY: Bloomington STATE: Minnesota

For Inquiries Concerning This Survey Contact MKA  
National Coordinators of Land Survey Services  
6593 Commerce Court – Warren, Virginia 20187  
Phone: (340) 428-3550 Fax: (340) 428-3560  
Email: comments@mksassociates.com  
www.mksassociates.com

