SCHEDULE \Box TITLE EXCEPTION NOTES

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Being the same tract of land described in a Title Report prepared by First American Title Insurance Commitment No. NCS-889216-MICH dated January 29, 2018.

- 9 Easement for gas mains and appurtenances in favor of Minneapolis Gas Company as contained in Easement dated September 9, 1963, recorded December 9, 1963 as Document No. 3447843. (As to Parcel 4) Does not affect subject property.
- (10) Subject to a limitation of the right of access as contained in the Warranty Deeds recorded May 13, 1971 as Document Nos. 3883633 and 388634 (Abstract). Affects subject property as shown on the map.
- Subject to limitation of the right of access from part of above described premises in Par 3 to County State Aid Highway No. 18, as acquired by the County in Deed Doc. No. 1024813; (Shown as a recital on the Certificate of Title for Parcels 1, 2 and 3) Affects the subject property as shown on the map.
- (12) Easement for drainage purposes in favor of the County of Hennepin as contained in Highway Easement dated September 29, 1972, recorded June 18, 1973 as Document No. 4022989. (As to Parcel 4) Affects the subject property as shown on the map.
- (<u>a</u>) Easement rights of the State of Minnesota, the County of Hennepin, the City of Plymouth disclosed in the following:

LEGEND

9

- a) Final Certificate in favor of the State of Minnesota recorded February 5, 1941 as Document No. 2075297

 Does not affect the subject property.
 b) Notice of Lis Pendens by the County of Hennepin recorded April 13, 1971 as Document No. 3878602

 Does not affect the subject property.
 c) Hennepin County State Aid Highway No. 18, Plat 32 recorded September 2, 1976 as Document No. 1188914 (Torrens) and as Document No. 4230435 (Abstract)

 Does not affect the subject property.
 d) Quit Claim Deed form the Countyh of Hennepin to the State of Minnesota dated October 30, 2006, recorded December 18, 2007 as Document No. 9076766.

 Affects the subject property as shown on the
- Easement for utility purposes in favor of the City of Plymouth as contained in Easement dated March 3, 1988, recorded May 2, 1989 as Document No. 5529967 (Abstract). (As to Parcels 2, 3 and 4) Affects the subject property as shown on the map. map.
 Quit Claim Deed from the State of Minnesota to the City of Plymouth dated April 2, 2008, recorded April 22, 2008 as Document No. 9124971. Affects the subject property as shown on the map.

-39

OVERHEADELECTRIC LINE

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POWER POLE

LIGHT POLE

RECORD DATA

SET 1/2" REBAR WITH CAP BE/

GUY WIRE

(4)

15

- City of Plymouth Conditional Use Permit and Variance recorded January 25, 1993 as Document No. 2339102. Affects the subject property, is blanket in nature and is not shown on the map.
- (1₆) City of Plymouth Conditional Use Permit and Variance recorded November 17, 1993 as Document No. 2443506. Affects Parcels 1, 3 and 4 of the subject property, is blanket in nature and is not shown on the map
- (1) Terms of City of Plymouth Resolution No. 2002-400 recorded September 17, 2002 as Document No. 3602782 (Torrens) and as Document No. 7824927 (Abstract). Affect the subject property, are blanket in nature and are not shown on the map.

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SIGN

UNDERGROUND SEWER

CHAIN LINK FENCE

RESTRICTED HIGHWAY ACCES

RETAINING WALL -

 \blacksquare

CATCH BASIN

UNDERGROUND WATER

Q

HYDRANT

<u>©</u>

GAS METER

UNDERGROUND GAS

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TELEPHONE PEDESTAL

UNDERGROUND ELECTRIC LINE

- (19) (8) Easements as contained in Permanent Drainage and Utility Easement in favor of the City of Plymouth dated October 7, 2002 recorded October 8, 2002 as Document No. 3613976 (Torrens) and Document No. 7832365 (Abstract). Affect the subject property as shown on the map. Terms of City of Plymouth Resolution No. 2002-383 recorded October 8, 2002 as Document No. 7832364 (Abstract). Affect the subject property, are blanket in nature and are not shown on the map.
- (<u>2</u>) Terms and conditions of unrecorded lease in favor of Walser Collision and Glass, LLC as disclosed by Lease Subordination Agreement dated April 23, 2014, recorded April 25, 2014 as Document No. T05166288 (Torrens) and Document No. A10072862 (Abstract). Affect the subject property, are blanket in nature and are not shown on the map.

Zoning Regulations are subject to change and int for further information contact: City of Plymouth (phone: 763-509-5000) Contact's Name: Lori Sommers, Senior Pla

Neasured build North: 14.8' East: 72.5' South: 42.0' West: 56.7'

Minimum lot size: 1 acre (min. provided: 1.7201 acres) Minimum lot frontage: 100' (min. provided: 150.10') Maximum building height: 45' (max. provided: 31.6') Maximum floor area ratio: 50% (max. provided: 19%)

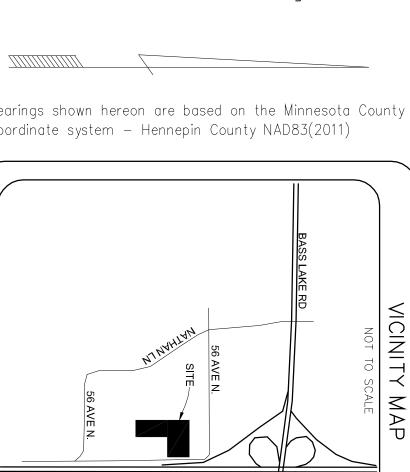
Zoned: I-2, Ger

ZONING

NOTES

tted Use Classification: Current use permitted by right (ved Use(s): Repairing, rebuilding and painting of vehi

SYMBOLS FOUND 1" O.D. IRON PIPE 8 ABB RE \leq \triangleright TIONS



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

180' ± TO 56TH AVE N 10 C-1 CURVE DATA \[\Delta = 1 \cdot 33' 43'' \]
\[R = 954.93' \]
\[L = 26.03' \]
\[\Delta = 0.1 \] EAST 1/4 CORNER OF SECTION 1, T 118, R22 (1230.5')

RIGHT OF ACCESS LIMITATIONS PER DOC. NOS. 3883633, 3883634 & 1024813

BITUMINOUS PARKING LOT ≥20' UTILITY EASEMENT PER DOC. NO. 5529967 U.S. 169 SERVICE DRIVE

(60')

(1290.5')

15' BUILDING SETBACK BITUMINOUS PARKING LOT 43.5' (60') PARCEL ω S 02°18'01" E 124.07' 6' DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 7832365 GE EASEMENT PER 4022989 AND 9076766 VARIABLE WIDTH RIGHT OF WAY - BITUMINOUS SURFACE

N 00°01'11" E 431.34' PARCEL CONCRETE CURB AND GUTTER BITUMINOUS PARKING LOT S 00°01'11" W 280.80' MINI STORAGE 1 011182244028 . 20. BNIFDING SELBYCK 25' PARKING SETBACK -MEST LINE OF U.S. 169 SERVICE DRIVE (221.36') (100')

SIGNIFICANT OBSERV ATIONS

Zoning information referen American Zoning Services, Report #1929-7 Dated February 5, 2018

'arking Tabulation:
space per service bay, plus 4
Minimum required: 40 space

A Patio table and chairs indicate use of area between I

B Existing fence corner is 1.0' southwest of property co

C Existing fence corner is 0.5' south of property line

D Existing fence corner is 0.4' north of property line

E Existing fence corner is 0.5' northwest of property corner.

er is 0.3' southwest of pro

Healy Land Surveying P.O. Box 221 Niagara, WI 54151 Phone:715-548-0566

Surveyor's Drawing No.:
Surveyor's Site Ref:
Checked by: TMH

18-0556.dwg 18-0556

Drawn by: TMH

nfo@healysurveying.com

SCALE

000 NOTE

EGAL DESCRIPTION

1: The East 100 feet of the South 220.77 feet of Outlot D, B

Par 2: Outlot E, Bass Lake Plaza.

Par 3: That part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 118, Range 22, Hennepin County, Minnesota, described as commencing at the Northeast corner of the Southeast Quarter of said Section 1; thence South along the East line of said Southeast Quarter a distance of 1230.5 feet; thence West, at right angles to said East line, 175 feet to the actual point of beginning; thence continuing west along the last described line 240 feet; thence South at a right angle 60 feet; thence East at a right angle 240 feet; thence North at a right angle 60 feet to the actual point of beginning; except that part which lies Easterly of a line drawn parallel with and distant 30.0 feet Westerly from the following described line:

Commencing at the Southeast corner of Section 1, Town ship 118, Range 22; thence North along the East line of the Southeast Quarter of said Section a distance of 587.91 feet; thence 90 degrees to the left a distance of 152.0 feet; thence deflect 90 degrees to the right a distance of 100 feet to the actual point of beginning of the line to be described; thence deflect to the left along a tangential curve having a radius of 5729.58 feet and delta angle of 2 degrees 12 minutes 49 seconds for a distance of 221.36 feet; thence Northerly along the tangent of said curve for a distance of 484.78 feet; thence deflect to the left along a tangential curve having a radius of 954.93 feet and a delta angle of 15 degrees 00 minutes for a distance of 250.0 feet and there terminating.

That part of the East 1/2 of the Southeast Quarter of Section 1, Township 118 North, Range 22 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows:

Minnesota, described as follows:

Beginning at a point on the East line of said Section 1, 1290.5 feet South of the East 1/4 corner thereof; thence at right angles West 415 feet; thence at right angles South 90 feet; thence at right angles East 415 to the point on the East line of said Section 1, 1380.5 feet South from the Northeast corner of the Southeast 1/4 of said Section; thence North to the point of beginning, together with the rights of access to the frontage road reserved in Document No. 3883634; except that part acquired by the County of Hennepin by Deed Document No. 3206352 and by Deed Document No. 3206355. Also except that part acquired by the County of Hennepin together with the right of access to County State Aid Highway No. 18 by Deed Document No. 3883634.

SURVEYOR'S DESCRIPTION

t part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 118, Range 22; that part of the Southeast Quarter of the theast Quarter of Section 1, Township 118, Range 22; and that part of Outlot D, BASS LAKE PLAZA according to the recorded plat there Outlot E of BASS LAKE PLAZA according to the recorded plat thereof, Hennepin County, Minnesota described as follows:

Beginning at the northwest corner of said Outlot E; thence South 89°57'04" East, assumed bearing along the north line of said Outlot E and its easterly extension, a distance of 308.76 feet to the west line of U.S. 169 Service Drive; thence southerly 26.03 feet along said line on a non-tangential curve, concave to the west, having a radius of 954.93, a central angle of 1°33'43" and a chord which bears South 03°04'53" East, a distance of 26.03 feet; thence South 02°18'01" East, tangent to said curve along said line a distance of 124.07 feet; thence North 89°57'04" West a distance of 215.15 feet to the east line of said Outlot E; thence South 00°01'11" West, along the east line of said Outlot E; and the east line of said Outlot D, a distance of 280.80 feet to the southeast corner of said Outlot D; thence South 89°42'59" West, along the south line of said Outlot D to its intersection with the southerly extension of said Outlot E; thence North 00°01'11" East, along said southerly extension and said east line, a distance of 431.34 feet to the point of beginning.

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Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. NCS-889216-MICH dated January 29, 2018.

ALTA /NSPS LAND TITLE SURVE

5575 Highway 169 Service Drive Walser Collision and Glass Plymouth, Minnesota

- EAST LINE OF SECTION 1

Surveyor's Certification

To: CAR WAL MN PLY 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(a), 6(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 7, 2018.

Date of Plat or Map: February 28, 2018

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

(587.91')

PROJ. NAME: Walser Collision and Glass ADDRESS: 5575 Highway 169 Service Drive

Inquiries Concerning This Survey Contact I National Coordinators of Land Survey Services CITY: Plymouth Contact MKA

MKA PROJECT No.: 1046-18-4849:008

STATE: Minnesota

6593 Commerce Court — Warrenton, Virginia Phone: (540) 428—3550 Fax: (540) 428—3 Email: comments@mkassociates.com comments@mkassociat www.mkassociates.com ia 20187 -3560