

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-865271-MICH dated 6/11/2019.
Items not listed below are standard title exceptions and/or not matters or issues that pertain to this survey.

13. The following pipeline easements: (a) Pipeline Easement, dated September 17, 1964, recorded March 23, 1965, in the office of the County Recorder in Book 77 of Miscellaneous, at page 389; (b) Pipeline Easement, dated March 17, 1965, recorded June 11, 2008, in the office of the Registrar of Titles as Doc. No. 629255, and recorded April 13, 1965, in the office of the County Recorder in Book 284 of Deeds, at page 510; and (c) Assignment of Easements, from Northern Natural Gas Company, Division of InterNorth, Inc., to Minnesota Gas Company, dated November 14, 1965, recorded September 4, 2008, in the office of the Registrar of Titles as Doc. No. 632865, and recorded February 26, 1986, in the office of the County Recorder as Doc. No. 714740. Affects Parcels B1 and C2 of the subject property as shown on the map.
14. Easement for telecommunications purposes as contained in the instrument dated February 10, 1947, recorded April 9, 1947, in the office of the County Recorder in Book 54 of Miscellaneous, at page 549, as assigned to Northwestern Bell Telephone Company, by the Assignment, dated November 29, 1983, recorded January 24, 1984, in the office of the County Recorder as Doc. No. 645741. Affects the subject property. Document does not give enough information to be accurately located and is not shown on the map.
15. Terms and conditions, including an easement for telecommunications purposes in favor of Northwestern Bell Telephone Company, as contained in the following: (a) Easement, dated July 16, 1974, recorded May 28, 1975, in the office of the Registrar of Titles as Doc. No. 77668; and (b) Encroachment Agreement, dated September 1, 1989, recorded March 8, 1990, in the office of the Registrar of Titles as Doc. No. 226476. Affects Parcels A and B1 of the subject property as shown on the map.
16. Easement for power line purposes in favor of The Dakota County Electric Cooperative, as contained in the Easement, dated May 24, 1963, recorded July 3, 1963, in the office of the County Recorder in Book 74 of Miscellaneous, at page 235. Affects Parcel C1 of the subject property as shown on the map.
17. Lack of access to Interstate Highway 35W as contained in the following: (a) Final Certificate by the State of Minnesota, recorded March 10, 1989, in the office of the County Recorder as Doc. No. 880527; and (b) Quitclaim Deed, from the State of Minnesota, to the City of Burnsville, dated December 10, 1997, recorded February 23, 1998, in the office of the County Recorder as Doc. No. 1478787. Affects Parcels C1 and C2 of the subject property as shown on the map.
18. Terms and conditions, including use restrictions as contained in the Declaration, dated December 15, 1988, recorded February 9, 1989, in the office of the Registrar of Titles as Doc. No. 212744. Does not affect the subject property.
19. The following, which appears as a memorial on the Certificates of Title for Parcels A and B1: Affidavit, recorded October 10, 1989, in the office of the Registrar of Titles as Doc. No. 221077. Affects Parcel A of the subject property as shown on the map.
20. The following, which appears as a memorial on the Certificates of Title for Parcels A and B1: Warranty Deed, dated November 8, 1991, recorded November 15, 1991, in the office of the Registrar of Titles as Doc. No. 249288. Affects Parcel B2 of the subject property as shown on the map.
21. Terms and conditions of the Conditional Use Permit by the City of Burnsville, recorded July 20, 1993, in the office of the registrar of Titles as Doc. No. 282255, and recorded July 20, 1993, in the office of the County Recorder as Doc. No. 1136876. Affects Parcel C1 of the subject property as shown on the map.
22. Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded July 20, 1994, in the office of the Registrar of Titles as Doc. No. 307243, and recorded July 20, 1994, in the office of the County Recorder as Doc. No. 1229891. Affects Parcel C1 of the subject property as shown on the map.
23. Terms and conditions of the Conditional Use Permit by the City of Burnsville, recorded November 22, 1995, in the office of the Registrar of Titles as Doc. No. 328653. Affects Parcel B1 of the subject property as shown on the map.
24. Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded November 28, 1995, in the office of the Registrar of Titles as Doc. No. 328830, and recorded November 28, 1995, in the office of the County Recorder as Doc. No. 1314698. Affects Parcel C1 of the subject property as shown on the map.
25. Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded January 13, 1999, in the office of the Registrar of Titles as Doc. No. 389979. Affects Parcel A of the subject property as shown on the map.
26. Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded September 5, 2000, in the office of the Registrar of Titles as Doc. No. 426155. Affects Parcel A of the subject property as shown on the map.
27. Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded September 5, 2000, in the office of the Registrar of Titles as Doc. No. 426155. Affects Parcel A of the subject property as shown on the map.
28. Terms and conditions of the Variance by the City of Burnsville, recorded February 14, 2006, in the office of the Registrar of Titles as Doc. No. 594812, and recorded February 14, 2006, in the office of the County Recorder as Doc. No. 2405700. Have been terminated and no longer affect subject parcel.
29. Terms and conditions of the Conditional Use Permit by the City of Burnsville, recorded November 3, 2010, in the office of the Registrar of Titles as Doc. No. 670438. Affects Parcel A of the subject property as shown on the map.
30. Drainage and utility easements as shown on the plat of Walser Second Addition. Affect all parcels of the subject property as shown on the map.
31. Terms and conditions of the following Development Contract and related document: (a) Development Contract and Planned Unit Development Agreement, between the City of Burnsville, Walser Real Estate, LLC, and Walser Real Estate III, LLC, dated November 5, 2012, recorded April 4, 2013, in the office of the Registrar of Titles as Doc. No. 714157; Affects all parcels of the subject property, is blanketed in nature and is not shown on the map, and (b) Amended Planned Unit Development Agreement, dated August 3, 2015, recorded February 17, 2016, in the office of the Registrar of Titles as Doc. No. 757297. Affects Parcels C1 and C2 of the subject property, is blanketed in nature and is not shown on the map.

ZONING NOTES

Zoned: B3, General Business District & B3, General Business District with a PUD, Planned Unit Development

Permitted Use Classification: Current use permitted by PUD approved November 5, 2012
Observed Use(s): Automobile Dealership and Open sales/rental lot
Automobile dealerships or a permitted use by right within the B3 zoning district and Open Sales and rental lot is a permitted use by Conditional Use Permit approved for an outdoor vehicle display and sales lot at 501 Burkharths Drive, approved August 17, 2010 and Planned Unit Development Amendment for new Walser Honda facility located at 14800 Buck Hill Road, adopted November 5, 2012.

Zoning Regulations are subject to change and interpretation, for further information contact:
City of Burnsville (phone: 953-895-4455)
Contact's Name: Jane Havind, Planning Assistant

- Site Restrictions:**
1. Minimum building setbacks:
Front: Parcel A=36.6', Parcel B1=37.5' (1.5 x building height)
Side: 10'
Rear: 30'
 2. Measured building setbacks:
North: Parcel A=8.1', Parcel B1=19.2'
East: Parcel A=16.0', Parcel B1=20.0'
South: Parcel A=12.6', Parcel B1=40.0'
West: Parcel A=60.3', Parcel B1=20.3'
 3. Minimum lot size: 20,000 S.F. (min. provided: 1,2897 acres)
 4. Minimum lot frontage: 100' (min. provided: 343')
 5. Maximum building height: No limits (max. provided: 25.0')
 6. Maximum density: None specified
 7. Maximum floor area ratio: None specified

Parking Tabulation:
1 space per 150 square feet of floor area of customer sales and service, plus 1 space per 200 square feet of storage and/or office floor area. Minimum required: 93,385 s.f./150=623 spaces.

Regular spaces provided: 560
Handicap spaces provided: 7
Total combined spaces provided: 567
*Note: Only striped parking spaces were counted.
Survey Prepared by:

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

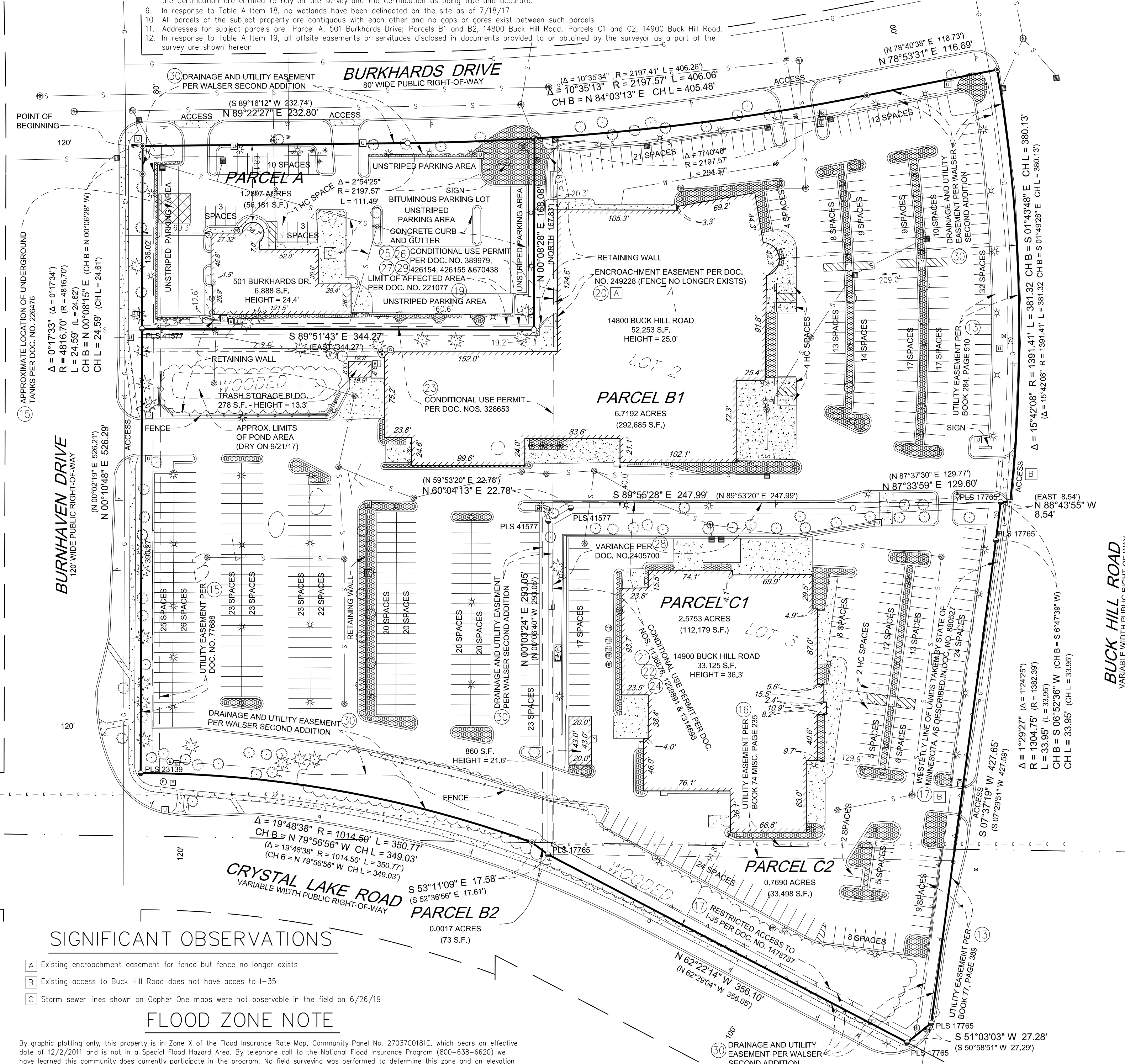
Surveyor's Drawing No.: 19-0650.dwg
Surveyor's Site Ref: 19-0650
Checked by: TMH Drawn by: TMH
GRAPHIC SCALE: 1" = 60'

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|---|------------------------|--------------------|------------------------------|
| ○ SET 3/4" IRON ROD WITH PLASTIC CAP BEARING PLS NO. 41577 | ⊠ ELECTRIC TRANSFORMER | ● CATCH BASIN | ⊛ LIGHT POLE |
| □ SET P.K. NAIL IN CONCRETE CURB | ⊙ ELECTRIC METER | ⚡ FIRE DEPT ACCESS | ⊛ TRAFFIC SIGNAL POLE |
| ⊠ SET SCRIBED "X" ON CATCH BASIN | ⚡ POWER POLE | ⚡ FIRE HYDRANT | ⊛ SPOT LIGHT |
| ● FOUND 1" O.D. IRON PIPE | ⊙ GAS METER | ⚡ WATER VALVE | ⊠ UNDERGROUND UTILITY ACCESS |
| ◆ FOUND 1/2" IRON ROD | ⊙ UNDERGROUND GAS | ⊙ WATER METER | ⊙ DECIDUOUS TREE |
| ⊙ FOUND 1" IRON PIPE WITH PLASTIC CAP BEARING PLS NUMBER AS NOTED | ⊠ TELEPHONE PEDESTAL | ⊙ FLAG POLE | ⊙ CONIFEROUS TREE |
| (XXX) RECORD DATA | ⊙ CONCRETE POST | ⚡ POWER POLE | ⊙ TREE LINE |
| ⊙ MANHOLE | ⊙ WOOD POST | ⚡ GUY WIRE | ⊠ CONCRETE SURFACE |
| | ⚡ OVERHEAD ELECTRIC | ⊠ LANDSCAPED AREA | |

GENERAL NOTES

1. The bearing base for this survey originated from Minnesota County Coordinate system - Dakota County NAD83(2011)
2. This property has an area of 494,616 square feet or 11,354.8 acres of land.
3. This property is designated by Dakota County, as Tax Map Parcels 02-83446-01-010, 02-83446-01-020, 02-83446-01-031 and 02-83446-01-032.
4. In response to Table A Item 11 utilities shown hereon are based on surface observations and available maps per Gopher One Call Ticket No. 172545700.
5. There was no observable evidence of cemeteries 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 Buck Hill Road, Burkharths Drive and Burnhaven Drive which are public right of ways.
8. The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-865271-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.
9. In response to Table A Item 18, no wetlands have been delineated on the site as of 7/18/17.
10. All parcels of the subject property are contiguous with each other and no gaps or gores exist between such parcels.
11. Addresses for subject parcels are: Parcel A, 501 Burkharths Drive; Parcels B1 and B2, 14800 Buck Hill Road; Parcels C1 and C2, 14900 Buck Hill Road.
12. In response to Table A Item 19, all offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey are shown hereon.

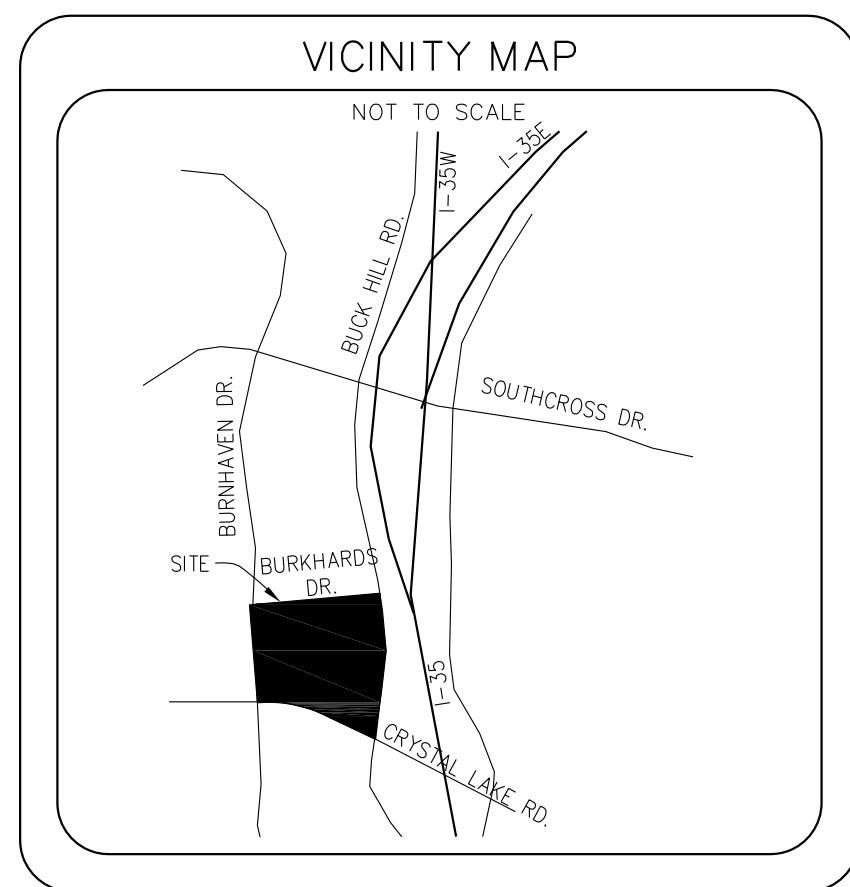


SIGNIFICANT OBSERVATIONS

- A Existing encroachment easement for fence but fence no longer exists
- B Existing access to Buck Hill Road does not have access to I-35
- C Storm sewer lines shown on Gopher One maps were not observable in the field on 6/26/19

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 270370018E, which bears an effective date of 12/2/2011 and is not 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 area and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



LEGAL DESCRIPTION

Parcel A (Certificate of Title No. 170399):
Lot One (1), Block One (1), Walser Second Addition, according to the recorded plat thereof.

Parcel B1 (Certificate of Title No. 170400):
Lot Two (2), Block One (1), Walser Second Addition, except that part of said Lot 2, Block 1, lying south of the north line of the Northeast 1/4 of Section 36, Township 115, Range 21, according to the recorded plat thereof.

Parcel B2 (Abstract property):
Lot 2, Block 1, Walser Second Addition, lying south of the north line of the Northeast Quarter of Section 36, Township 115, Range 21.

Parcel C1 (Certificate of Title No. 170401):
Lot Three (3), Block One (1), Walser Second Addition, except that part of said Lot 3, Block 1, lying south of the north line of the Northeast 1/4 of Section 36, Township 115, Range 21, according to the recorded plat thereof.

Parcel C2 (Abstract property):
That part of Lot 3, Block 1, Walser Second Addition, lying south of the north line of the Northeast Quarter of Section 36, Township 115, Range 21.

SURVEYOR'S DESCRIPTION

Lots 1, 2 and 3 of Block 1, WALSER SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota described as follows:
Beginning at the northwest corner of said Lot 1; thence North 89°22'27\"/>

Containing 11,354.9 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-865271-MICH, dated 6/11/2019.

ALTA/NSPS LAND TITLE SURVEY

Walser Experienced Auto and Walser Honda
501 Burkharths Drive, 14800 and 14900 Buck Hill Road
Burnsville, Minnesota

Surveyor's Certification

To: CAR WAL MN BUR 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, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on June 26, 2019.
Date of Plat or Map: November 5, 2019

Thomas M. Healy
Surveyor's Signature

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



PROJ. NAME: Walser Experienced Auto and Walser Honda MKA PROJECT No.: 1064-17-4663:001
ADDRESS: 501 Burkharths Dr., 14800 & 14900 Buck Hill Rd CITY: Burnsville STATE: Minnesota

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