SCHEDULE B - TITLE EXCEPTION NOTES LEGEND OF SYMBOLS & ABBREVIATIONS VICINITY MAP 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. ○ SET ½" IRON ROD WITH PLASTIC CAP © ELECTRIC TRANSFORMER © CATCH BASIN ☆ LIGHT POLE NOT TO SCALE Items not listed below are standard title exceptions and/or not matters or issues that pertain to this survey. BEARING PLS NO. 41577 © ELECTRIC METER → TRAFFIC SIGNAL POLE ☐ SET P.K. NAIL IN CONCRETE CURB The following pipeline easements: (a) Pipeline Easement, dated September 17, 1964, recorded March 23, 1965, in the office of the ♥ FIRE HYDRANT → POWER POLE * SPOT LIGHT 🗸 County Recorder in Book 77 of Miscellaneous, at page 389; (b) Pipeline Easement, dated March 17, 1965, recorded June 11, 2008, in ⊕ SET SCRIBED "X" ON CATCH BASIN 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 G GAS METER WATER VALVE U UNDERGROUND UTILITY ACCESS Deeds, at page 510; and (c) Assignment of Easements, from Northern Natural Gas Company, Division of InterNorth, Inc., to Minnesota ● FOUND 1" O.D. IRON PIPE UNDERGROUND GAS DECIDUOUS TREE Gas Company, dated November 14, 1985, recorded September 4, 2008, in the office of the Registrar of Titles as Doc. No. 632685, and ♦ FOUND 1/2" IRON ROD recorded February 26, 1986, in the office of the County Recorder as Doc. No. 717470. Affects Parcels B1 and C2 of the subject TELEPHONE PEDESTAL FLAG POLE **CONIFEROUS TREE** on ty , SOUTHCROSS DR property as shown on the map. → FOUND 1" IRON PIPE WITH PLASTIC CAP BEARING PLS NUMBER AS NOTED ⊗ CONCRETE POST Ø POWER POLE TREE LINE Easement for telecommunications purposes as contained in the instrument dated February 10, 1947, recorded April 9, 1947, in the (XXX) RECORD DATA CONCRETE SURFACE 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 − ε − OVERHEAD ELECTRIC BESSEE LANDSCAPED AREA MANHOLE the subject property. Document does not give enough information to be accurately located and is not shown on the map. SITE - BURKHAN Terms and conditions, including an easement for telecommunications purposes in favor of Northwestern Bell Telephone Company, as GENERAL NOTES 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 1. The bearing base for this survey originated from Minnesota County Coordinate system — Dakota County NAD83(2011) Doc. No. 226476. Affect Parcels A and B1 of the the subject property as shown on the map. This property has an area of 494,616 square feet or 11.3548 acres of land. 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. Easement for power line purposes in favor of The Dakota County Electric Cooperative, as . 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 contained in the Easement, dated May 24, 1963, recorded July 3, 1963, in the office of the There was no observable evidence of cemeteries found at the time of this survey. County Recorder in Book 74 of Miscellaneous, at page 235. Affects Parcel C1 of the subject property as shown on the map. 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. The property has direct access along Buck Hill Road, Burkhards Drive and Burnhaven Drive which are public right of ways. Lack of access to Interstate Highway 35W as contained in the following: 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 (a) Final Certificate by the State of Minnesota, recorded March 10, 1989, in the office of the County Recorder as Doc. No. 880527; and 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 (b) Quitclaim Deed, from the State of Minnesota, to the City of Burnsville, dated December 10, 1997, recorded February 23, 1998, in the the Certification are entitled to rely on the survey and the Certification as being true and accurate. office of the County Recorder as Doc. No. 1478787. Affects Parcels C1 and C2 of the subject property as shown on the map. 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. Addresses for subject parcels are: Parcel A, 501 Burkhards Drive; Parcels B1 and B2, 14800 Buck Hill Road; Parcels C1 and C2, 14900 Buck Hill Road. 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. (N 78°40'38" E 116.73') 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 N78°53'31" E 116.69' survey are shown hereon 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. $\frac{1}{2} \leq \frac{(\Delta = 10^{\circ}35'34'')}{10^{\circ}35'13''} = \frac{R}{R} = \frac{2197.41'}{2197.57'} = \frac{406.26')}{10^{\circ}35'13''} = \frac{406.26'}{10^{\circ}35'13''} = \frac{1}{10^{\circ}35'13''} = \frac{1}{10^{\circ}$ BURKHARDS DRIVE 30)DRAINAGE AND UTILITY EASEMENT 80' WIDE PUBLIC RIGHT-OF-WAY CHB = N 84°03'13" E CHL = 405.48' PER WALSER SECOND ADDITION 🔷 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 (\$ 89°16'12" W 232.74') N 89⁸22'27" E 232.80' POINT OF shown on the map. BEGINNING-Terms and conditions of the Conditional Use Permit by the City of Burnsville, recorded July 20, 1993, in the office of the registrar of 120' 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 10 SPACES I the subject property as shown on the map. UNSTRIPED PARKING AREA Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded July 20, 1994, in the office of the $\Delta = 2^{\circ}54'25''$ PACT R = 2197.57' - - - - SIGN-Registrar of Titles as Doc. No. 307243, and recorded July 20, 1994, in the office of the County Recorder as Doc. No. 1229891. Affect L = 111.49' BITUMINOUS PARKING LOT Parcel C1 of the subject property as shown on the map. UNSTRIPED PARKING AREA Terms and conditions of the Conditional Use Permit by the City of Burnsville, recorded November 22, 1995, in the office of the Registrar CONCRETE CURB ~ of Titles as Doc. No. 328653. Affect Parcel B1 of the subject property as shown on the map. SPACES AND GUTTER CONDITIONAL USE PERMIT Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded November 28, 1995, in the office of the - RETAINING WALL < PER DOC. NO. 389979. Registrar of Titles as Doc. No. 328830, and recorded November 28, 1995, in the office of the County Recorder as Doc. No. 1314698. d)426154. 426155 &670438 _ENCROACHMENT EASEMENT PER DOC. LIMIT OF AFFECTED AREA - - -Affect Parcel C1 of the subject property as shown on the map. 501 BURKHARDS DR. NO. 249228 (FENCE NO LONGER EXISTS) PER DOC. NO. 221077 (6,888 S.F. Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded January 13, 1999, in the office of the HEIGHT = 24.4'UNSTRIPED PARKING AREA Registrar of Titles as Doc. No. 389979. . Affect Parcel A of the subject property as shown on the map. 14800 BUCK HILL ROAD 52,253 S.F. Terms and conditions of the Amended Conditional Use Permit by the City of Burnsville, recorded September 5, 2000, in the office of the 6.00 N 24 S 89°51'43" E 344.27' HEIGHT = 25.0' Registrar of Titles as Doc. No. 426154. Affect Parcel A of the subject property as shown on the map. (EAST/344.27') 0° 48 24 B L >RETAINING WALL 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. Affect Parcel A of the subject property as shown on the map. TRASH STORAGE BLDG. PARCEL B1 Terms and conditions of the Variance by the City of Burnsville, recorded February 14, 2006, in the office of the Registrar of Titles as CONDITIONAL USE PERMIT 278 S.F. - HEIGHT = 13.3' Doc. No. 584812, and recorded February 14, 2006, in the office of the County Recorder as Doc. No. 2405700. Have been terminated PER DOC. NOS. 328653 6.7192 ACRES and no longer affect subject parcel. (292,685 S.F.) APPROX, LIMITS OF POND AREA 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. Affect Parcel A of the subject property as shown on the map. (DRY ON 9/21/17) 102.1' (N 87°37'30" E 129.77') Drainage and utility easements as shown on the plat of Walser Second Addition. Affect all parcels of the subject property as shown on (N 59°53'20" E_22.78')^S N 87°33'59" E 129.60' N 60°04'13" E 22.78'< S[|]89°55'28" E 247.99' (N 89°53'20" E 247.99' - PLS 17765 Terms and conditions of the following Development Contract and related document: (a) Development Contract and Planned Unit Upvelopment 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 blanket in nature and is not shown on the map. and (b) Amended Planned Unit Development Agreement, dated August 3, 2015, _VARIANCE PER(2) recorded February 17, 2016, in the office of the Registrar of Titles as Doc. No. 757297. Affects Parcels C1 and C2 of the subject DOC. NO.2405700 property, is blanket in nature and is not shown on the map. ZONING NOTES PARCEL®C1 Zoned: B3, General Business District & B3, General Business District with a PUD, Planned Unit Development 2,5753 ACRES Permitted Use Classification: Current use permitted by PUD approved November 5, 2012 (112,179 S.F.) Observed Use(s): Automobile Dealership and Open sales/rental lot Automobile dealerships as 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 Burkhards Drive, approved August 17, 2010 and 14900 BUCK HILL ROAD Planned Unit Development Amendment for anew Walser Honda facility located at 14800 Buck Hill Road, adopted November 5, 2012. 33,125 S.F. HEIGHT = 36.3' Zoning Regulations are subject to change and interpretation, for further information contact: City of Burnsville (phone: 953-895-4455) Contact's Name: Jane Hovind, Planning Assistant DRAINAGE AND UTILITY EASEMENT PER WALSER SECOND ADDITION Site Restrictions: . Minimum building setbacks: Front: Parcel A=36.6', Parcel B1=37.5' (1.5 x building height) 860 S.F. Side: 10' HEIGHT = 21.6'-Rear: 30' . Measured building tie distances: North: Parcel A=68.1', Parcel B1=19.2' - ϵ - ϵ - ϵ - ϵ - ϵ - ϵ East: Parcel A=160.6', Parcel B1=209.0 South: Parcel A=12.6', Parcel B1=40.0' $\Delta = 19^{\circ}48'38"$ R = 1014.50' L = 350.77' $CHB = N.79^{\circ}56'56"$ W CHL = 349.03'West: Parcel A=60.3', Parcel B1=20.3' (Δ = 19°48'38" R = 1014.50' L = 350.77') (CH B = N 79°56'56" W CH L = 349.03') 5. Minimum lot size: 20,000 S.F. (min. provided: 1.2897 acres) 4. Minimum lot frontage: 100' (min. provided: 343') CRYSTAL LAKE ROAD S 53°11'09" E 17.61') VARIABLE WIDTH PUBLIC RIGHT-OF JAVA (S 52°36'56" E 17.61') DARCEL / 5. Maximum building height: No limit: (max. provided: 25.0') 6. Maximum density: None specified S 53°11'09" E 17.58' '. Maximum floor area ratio: None specified 0.7690 ACRES PARCEL B2 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. SIGNIFICANT OBSERVATIONS (73 S.F.) Regular spaces provided: Handicap spaces provided A Existing encroachment easement for fence but fence no longer exists Total combined spaces provided: 567 *Note: Only striped parking spaces were counted. B Existing access to Buck Hill Road does not have acces to I-35 Survey Prépared By \square Storm sewer lines shown on Gopher One maps were not observable in the field on 6/26/19Surveyor's Drawing No.: |19-0650.dwg Healy Land Surveying 19-0650 FLOOD ZONE NOTE Surveyor's Site Ref: P.O. Box 221 Checked by: TMH Drawn by: TMH Niagara, WI 54151 S 51°03'03" W 27.28'

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 27037C0181E, 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

certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation

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

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.

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" East, assumed beginning along the north line of said Lots 1 and 2, a distance of 232.80 feet; thence 406.06 feet along a tangential curve, concave to the north, having a radius of 2197.57 feet and a central angle of 10°35'13" and a chord which bears North 84°03'13" East a distance of 405.48 feet; thence North 78°53'31" East, not tangent to said curve, a distance of 116.69 feet to the northeast corner of said Lot 2; thence southerly, along the east line of said Lot 2, a distance of 381.32 feet along a non-tangential curve, concave to the west, having a radius of 1391.41 feet, a central angle of 15°42'08" and a chord which bears South 01°43'48" East a distance of 380.13 feet to the southeast corner of said Lot 2; thence North 88°43'55" West, not tangent to said curve on the south line of said Lot 2, a distance of 8.54 feet to the northeast corner of said Lot 3; thence southerly, along the east line of said Lot 3 a distance of 33.95 feet along a non—tangential curve, concave to the west, having a radius of 1304.75 feet, a central angle of 1°29'27" and a chord which bears South 06°52'36 West a distance of 33.95 feet; thence South 07'37'19" West, along said east line, a distance of 427.65 feet to a southeasterly corner of said Lot 3; thence South 51°03'03" West, along the southeasterly line of said Lot 3, a distance of 27.28 feet to a southeasterly corner of said Lot 3; thence North 62°22'14" West, along the south line of said Lot 3, a distance of 356.10 feet to the southwest corner of said Lot 3; thence North 53°11'09" East, along the south line of said Lot 2, a distance of 17.58 feet; thence westerly a distance of 350.77 feet along said south line on a non-tangential curve, concave to the south, having a radius of 1014.50 feet, a central angle of 19°48'38 and a chord which bears North 79°56'56" West a distance of 349.03 feet to the southwest corner of said Lot 2; thence North 00°10'48" East, not tangent to said curve along the west line of said Lots 2 and 1, a distance of 526.29 feet; thence 24.59 feet, along said west line on a tangential curve having a radius of 4816.70 feet, a central angle of 0'17'33" and a chord which bears North 00'08'15" East a distance of 24.59 feet to the northwest corner of said Lot 1 and the point of beginning.

Containing 11.3549 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 Burkhards Drive, 14800 and 14900 Buck Hill Road

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

-N 88°43'55" W

(\$ 50°58'51" W 27.29')

DRAINAGE AND UTILITY

SECOND ADDITION

DEASEMENT PER WALSER << < < > <

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 Burkhards 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, Virginia 20187 Phone: (540) 428-3550 Fax: (540) 428-3560 Email: comments@mkassociates.com

www.mkassociates.com

SHEET 1 OF 1

GRAPHIC SCALE: 1" = 60

Phone:715-548-0566

info@healysurveying.com