

ITEMS CORRESPONDING TO SCHEDULE B-II

13 Reserving to the State of Minnesota, in trust of the taxing districts concerned, all mineral rights, as reserved in Conveyance of Forfeited Lands, dated April 28, 2014, recorded April 28, 2014, as Document No. A000612396, (affects Parcel 2) Located on the subject property, is blanket in nature as to Parcel 2 as shown on the map. (See Detail).

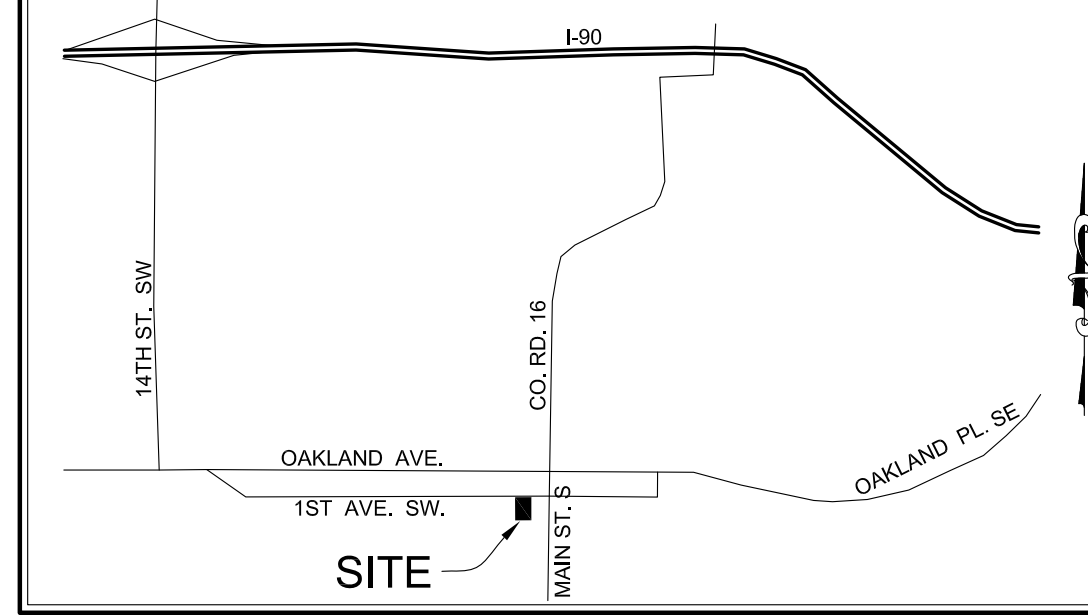
ZONING INFORMATION

According to the Zoning Report Number 7202000143:001, dated 2/4/2020 prepared by NV5 Transaction Services - Zoning District, the subject property is within the B-2, Community Business District and R-2, Multi Family Residential and the current uses are permitted by right per the City of Austin Zoning Code Sections 11.41 B-2 and 11.31 R-2.

ITEM	REQUIRED	OBSERVED	Contact Info:
PERMITTED USE	GENERAL RETAIL	GENERAL RETAIL	Holly Wallace Planning & Zoning Administrator 500 Fourth Ave. NE Austin, MN 55912 hollYW@ci.austin.mn.us 507-438-2380
MIN. LOT AREA	6,000 S.F.	23,666 S.F. - 0.54 AC	
MIN. FRONTAGE	NONE	74.22'	
MAX. LOT COVERAGE	NONE	10,042 S.F. - 42%	
MIN. SETBACKS FRONT	7'	143.7'	
MIN. SETBACKS STREET SIDE	NONE	2.0'	
MIN. SETBACKS SIDE	NONE	3.2'	
MIN. SETBACKS REAR	NONE	8.4'	
MAX. BUILDING HEIGHT	45'	18.1'	
PARKING TOTAL	12	15 STRIPED SPACES	

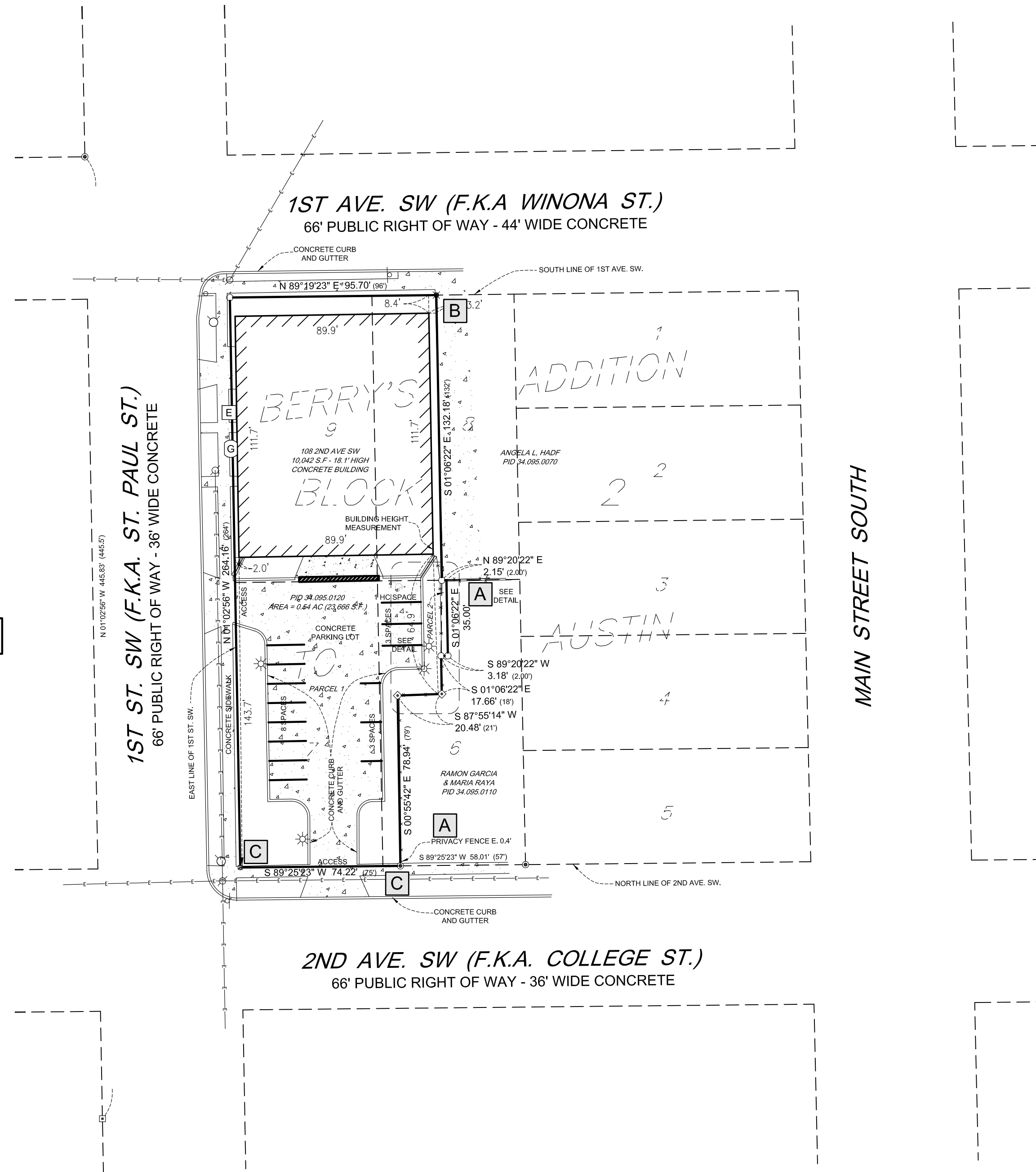
Notes:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Austin for zoning laws and applicable codes.

VICINITY MAP - NOT TO SCALE

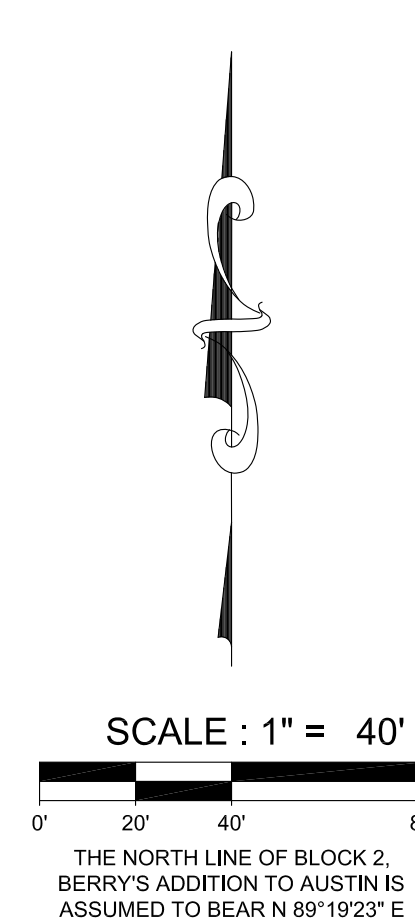
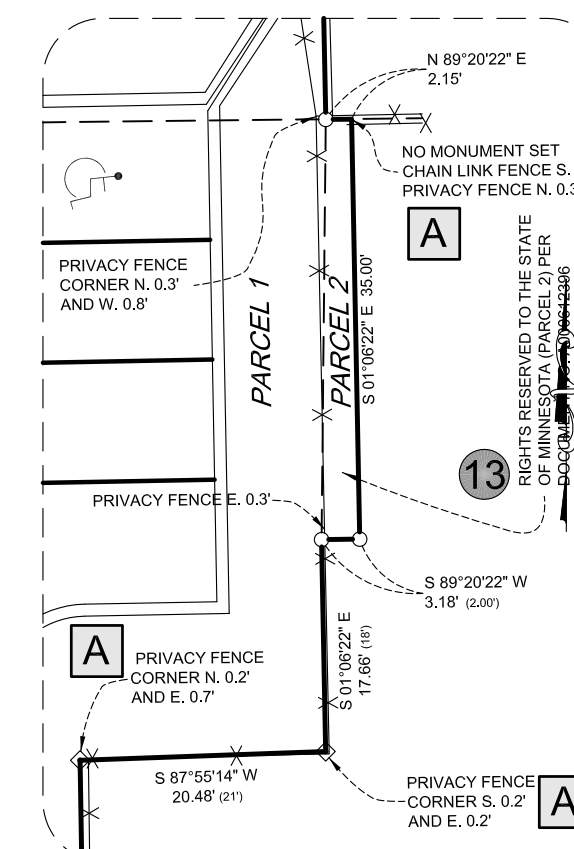


MISCELLANEOUS NOTES

- (MN1) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MN2) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 108 2ND AVE SW, AUSTIN, MN 55912 PER MOWER COUNTY RECORDS
- (MN3) AS PER TABLE A NO. 4, THE PROPERTY INCLUDES 0.54 ACRES (23,666 S.F.)
- (MN4) AS PER TABLE A NO. 9, THERE WERE 14 REGULAR AND 1 HANDICAP STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN5) AS PER TABLE A NO. 16, THERE WAS NO BUILDING CONSTRUCTION NOR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN6) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 1/23/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MN7) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN8) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 1/23/2020.
- (MN9) THE PROPERTY HAS DIRECT ACCESS TO 2ND AVE. SW, AND 1ST ST SW WHICH ARE BOTH PUBLIC RIGHT OF WAYS.
- (MN10) THERE ARE NO GAPS OR GORES WITHIN PARCEL 1, AND PARCEL 2, AND BOTH PARCELS ARE CONTIGUOUS TO EACH OTHER



DETAIL NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

- ◇ FOUND IRON MONUMENT WITH PLASTIC CAP
- FOUND DRILL HOLE IN CONCRETE
- FOUND 1/2" IRON PIPE
- FOUND 1/2" REBAR
- SET 1/2" x 24" REBAR WITH PLASTIC CAP BEARING PLS-41577
- ⊗ SET CHISELED 'X' AND MAG NAIL
- (XXX) RECORD DATA
- (G) GAS METER
- (E) ELECTRIC METER
- ☼ LIGHT POLE
- ⊕ HYDRANT
- ⚡ POWER POLE
- OVERHEAD POWER LINE
- FENCE
- SIGN
- ▨ CONCRETE SURFACE

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 275228, Map No. 27099C0186D which bears an effective date of 9/4/2013 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 1/27/2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
1/27/2020	FIRST DRAFT	2/21/2020	CLIENT COMMENTS
1/29/2020	CLIENT COMMENTS	2/26/2020	REVISED TITLE COMMITMENT
2/12/2020	ZONING		

FIELD WORK: TMH DRAFTED: TMH CHECKED BY: TMH FB & PG: 19/56

SIGNIFICANT OBSERVATIONS

- A FENCE LINE ALONG PROPERTY LINE AS NOTED - SEE DETAIL
- B CONCRETE DRIVEWAY 0.2' WEST OF PROPERTY CORNER
- C CONCRETE SIDEWALK 0.2' NORTH OF PROPERTY CORNER

LEGAL

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

TITLE DESCRIPTION

Parcel 1:
Lots 7 and 9, Block 2, Berry's Addition to the City of Austin, Minnesota, as the same is platted and recorded in the office of the Mower County Recorder's Office; and the West 30.00 feet of Lot 8, Block 2, in said plat of Berry's Addition; together with the West 30.00 feet of the North 53 feet of Lot 6, Block 2 in said plat of Berry's Addition, and the West 9.00 feet of said Lot 6, less the North 53.00 feet of said West 9.00 feet of Lot 6, Block 2, Mower County, Minnesota

Abstract Property

Certificate of Title No. 5492

Abstract Property

The East 2 feet of the West 32 feet of the North 35 feet of Lot 6, Block 2, Berry's Addition to the City of Austin, Minnesota.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 302528, DATED JANUARY 24, 2020.

ALTA/NSPS LAND TITLE SURVEY

for
MPEC Napa Portfolio
NV5 Project No. 201906250-001
NAPA Austin
108 2nd Avenue SW, Austin, MN 55912

Based upon Title Commitment No. 302528
of Chicago Title Insurance Company
bearing an effective date of January 24, 2020 at 07:00 A.M.

Surveyor's Certification

To: Trust Bank, its successors and/or assigns, as their interests may appear, Oak Street Real Estate Capital, Chicago Title Insurance Company, NAAUMN001 LLC, a Delaware LLC, and Bock & Clark Corporation, an NV5 Company;

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on January 23, 2020.

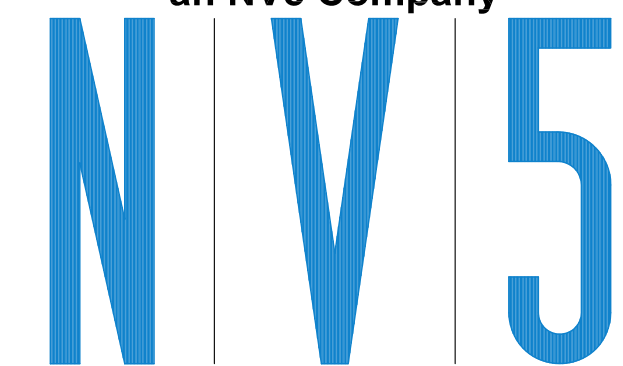
TMH
THOMAS M. HEALY
REGISTRATION NO. PLS-41577
IN THE STATE OF MINNESOTA
DATE OF FIELD SURVEY: JANUARY 23, 2020
DATE OF LAST REVISION: FEBRUARY 26, 2020
NETWORK PROJECT NO. 201906250-001_CAS

2-26-2020
DATE



SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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