

ALTA/NSPS LAND TITLE SURVEY

PROPERTY DESCRIPTION:

- Parcel 1:**
Lot 1, Block 1, G & K Enterprises, Blue Earth County, Minnesota.
- Parcel 2:**
Non-Exclusive easements and rights as contained in Cross-Easement and Use Restriction Agreement dated July 1, 1985, recorded July 3, 1985 as Document Number 354784 in Book 283, page 78 as Amended.
- Parcel 3:**
Non-Exclusive easements and rights as contained in the Mutual Access Agreement dated December 7, 1999, recorded December 10, 1999 as Document Number 391CR500.
- Parcel 4:**
Non-Exclusive easements and rights as contained in Easement Agreement dated December 7, 1999, recorded December 10, 1999 as Document Number 391CR505.
- Parcel 5:**
Non-Exclusive easement and rights as contained in Building Restriction Easement dated June 12, 1990, recorded June 26, 1990 as Document Number 313CR916.
- Parcel 6:**
Non-Exclusive easements and rights contained in Cross-Easement Agreement dated March 24, 1995, recorded April 27, 1995 as Document Number 351CR257.
- Parcel 7:**
Non-Exclusive easement and rights contained in Storm Sewer Easement Agreement dated December 7, 1999, recorded December 10, 1999 as Document Number 391CR501.

Abstract Property
This property is the same property as insured in Stewart Title Guaranty Company Commitment No. 625146, dated November 5, 2020 at 7:00 AM

ZONING NOTE:

AS OF THE DATE OF THIS MAP, NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR PER ALTA/NSPS TABLE A ITEMS 6(a) AND 6(b).

FLOOD ZONE NOTE:

According to www.fema.gov, this property is in the Flood Insurance Rate Map, Community Panel No. 2752420004D, which bears an effective date of October 20, 2000. As of December 5, 2020, this map has not been printed. The flood zone of this property is not available.

TABLE A NOTES:

AS PER TABLE A NO. 2, THE SITE ADDRESS IS 1850 MADISON AVE, MANKATO, MN 56001 PER BLUE EARTH COUNTY RECORDS.

AS PER TABLE A NO. 4, PARCEL 1 IS 7.96 ACRES (346,706 S.F.).

AS PER TABLE A NO. 6, THE SURVEYOR HAS NOT BEEN PROVIDED WITH A ZONING REPORT OR LETTER AS OF 12/5/2020.

AS PER TABLE A NO. 9, THERE WERE 369 REGULAR AND 13 HANDICAPPED STRIPED PARKING SPACES AS OF 12/2/2020.

AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS NO BUILDING CONSTRUCTION OR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 12/2/2020.

AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 12/2/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.

THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 12/2/2020.

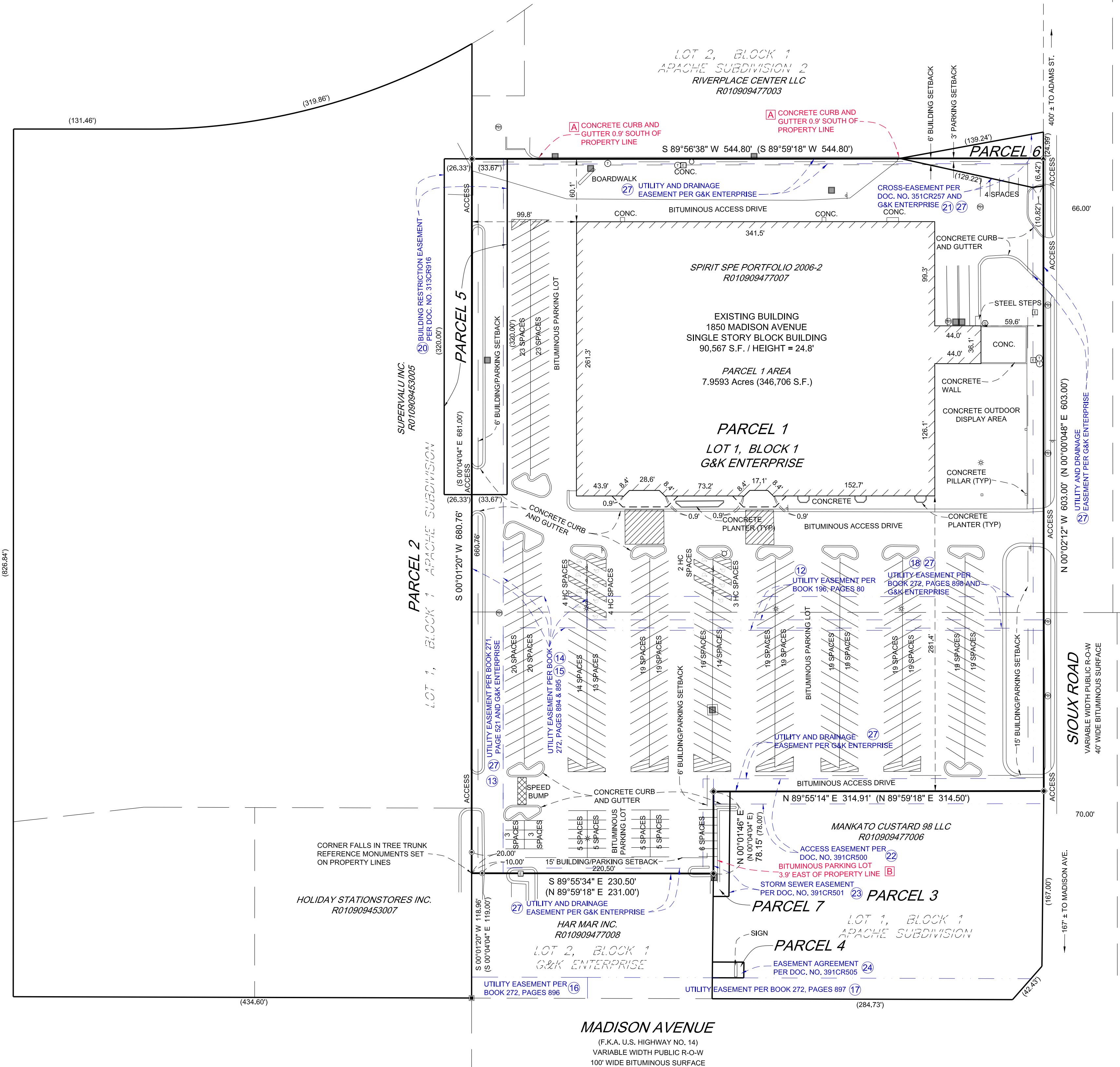
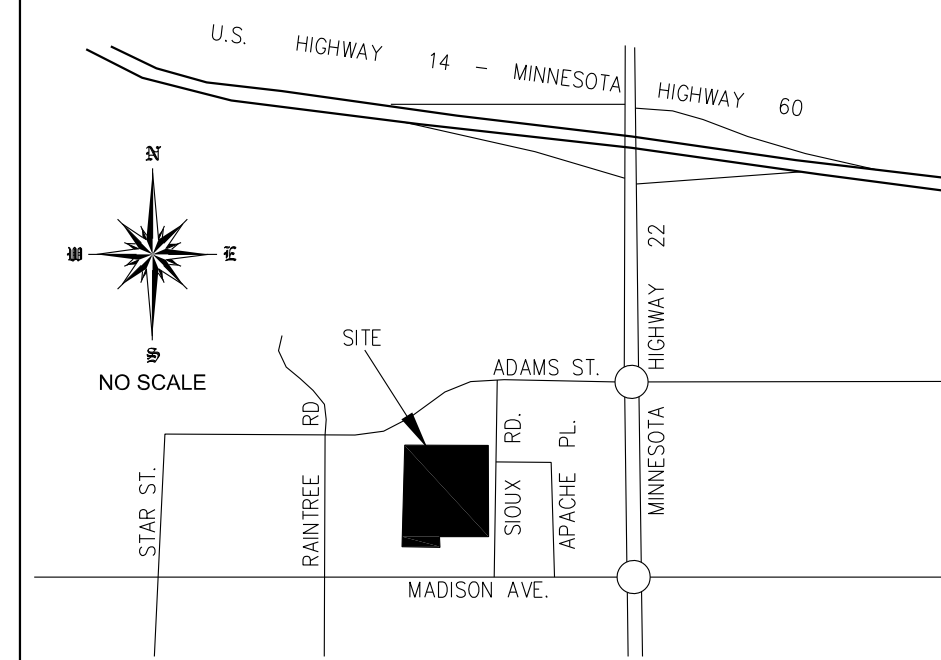
THE PROPERTY HAS DIRECT ACCESS TO SIOUX ROAD, A PUBLIC RIGHT OF WAY.

LEGEND

- ◆ FOUND 1/2" REBAR W/O CAP
- FOUND IRON MONUMENT WITH PLS CAP NO. 43110
- FOUND MAGNETIC SURVEY NAIL
- FOUND IRON MONUMENT WITH PLASTIC CAP NO. PLS 41577
- (XXX) RECORDED DATA
- (TYP) TYPICAL FEATURE AS NOTED
- ≡ SIGN
- * LIGHT POLE
- ⊕ MANHOLE
- ⊕ CATCH BASIN
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS METER
- ⊕ FIRE HYDRANT
- ▭ EXISTING BUILDING

VICINITY MAP

NO SCALE



SCHEDULE B PART II NOTES

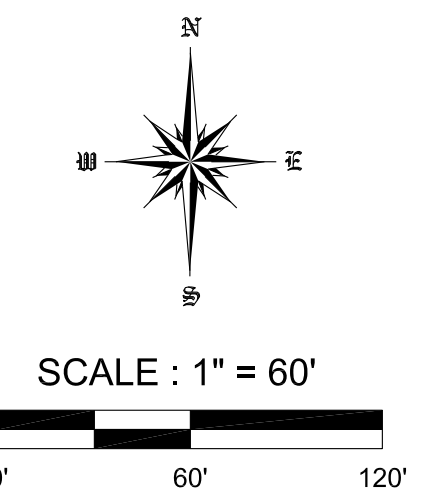
Numbers correspond with Schedule B exception items contained in Stewart Title Guaranty Company Commitment No. 625146, dated November 5, 2020 at 7:00 AM.

Schedule B exceptions not shown hereon are not survey related.

- 12 Easement in favor of Northern States Power Company dated November 15, 1965, filed November 16, 1965 in Book 196, page 80 As shown on the map.
- 13 Easement in favor of City of Mankato dated July 4, 1983, filed July 14, 1983 in Book 271, page 521; as modified by Termination of Temporary Construction Easements dated August 21, 1991, filed September 6, 1991 as Document Number 321CR704 As shown on the map.
- 14 Easement in favor of City of Mankato dated October 10, 1983, filed October 11, 1983 in Book 272, page 894. As shown on the map.
- 15 Easement in favor of City of Mankato dated October 10, 1983, filed October 11, 1983 in Book 272, page 895 As shown on the map.
- 16 Easement in favor of City of Mankato dated October 10, 1983, filed October 11, 1983 in Book 272, page 896 As shown on the map.
- 17 Easement in favor of City of Mankato dated October 10, 1983, filed October 11, 1983 in Book 272, page 897 As shown on the map.
- 18 Easement in favor of City of Mankato dated October 10, 1983, filed October 11, 1983 in Book 272, page 898. As shown on the map.
- 19 Terms of Cross-Easement and Use Restriction Agreement dated July 1, 1985, filed July 3, 1985 in Book 283, page 78 as Document Number 354784 as amended by Assignment of Cross-Easement and Use Restrictions Agreement filed March 18, 1993 as Document Number 333CR638, Amendment to Cross-Easement and Use Restriction Agreement filed December 10, 1999 as Document Number 391CR507, Second Amendment filed December 10, 1999 as Document Number 391CR507, Third Amendment filed March 3, 2011 as Document Number 508CR272, Fourth Amendment filed March 3, 2011 as Document Number 508CR272 and Fifth Amendment filed December 19, 2012 as Document Number 522CR937 Is not defined and not shown on the map.
- 20 Building Restriction Easement dated June 12, 1990, filed June 26, 1990 as Document Number 313CR916 As shown on the map.
- 21 Cross-Easement Agreement dated March 24, 1995, filed April 27, 1995 as Document Number 351CR257 As shown on the map.
- 22 Mutual Access Agreement dated December 9, 1999, filed December 10, 1999 as Document Number 391CR500 As shown on the map.
- 23 Storm Sewer Easement Agreement dated December 7, 1999, filed December 10, 1999 as Document Number 391CR501 As shown on the map.
- 24 Easement Agreement between Duhring Properties, LLC, a Minnesota limited liability company and Shopko Properties, Inc. dated December 7, 1999, filed December 10, 1999 as Document Number 391CR505 As shown on the map.
- 25 Terms of Developers Agreement dated October 1, 2004, filed November 3, 2004 as Document Number 449CR386 Is not defined and not shown on the map.
- 26 Drainage and utility easements as shown on the recorded plat of G&K Enterprises and Apache Subdivision No. 2 As shown on the map.
- 27 Assignment and Assumption of Operating Agreements dated January 27, 2006, filed February 6, 2006 as Document Number 462CR860 Is blanket in nature as to Parcels 1-7 and is not shown on the map.
- 28 Memorandum of Lease between Sprint SPE Portfolio 2006-1, LLC and Sprint SPE Portfolio 2006-2, LLC (landlord) and Shopko Stores Operating Co., LLC (tenant), dated May 31, 2006, filed June 22, 2006 as Document Number 466CR460 and Amended and Restated Memorandum of Lease, dated December 15, 2014, filed February 27, 2014 as Document Number 539CR491 Is blanket in nature as to Parcels 1-7 and is not shown on the map.
- 29 Benefits of Restrictive Covenant dated December 17, 2012, filed December 19, 2012 as Document Number 522CR934 Is blanket in nature as to Parcel 1 and is not shown on the map.

SIGNIFICANT OBSERVATIONS:

- A Concrete curb and gutter is 0.9' south of property line as noted on the map.
- B Parking lot and 6 parking spaces 3.9' east of property line as noted on the map.



Bearings shown hereon are based on the Minnesota County Coordinate System Blue Earth County, NAD 83 (1996)

Surveyor Certification

To: Drummer Development, Inc.; Taft Law and Stewart Title Guaranty Company

This is to certify that this map and 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, 20 of Table A thereof. The fieldwork was completed on December 2, 2020.

Thomas M. Healy, PLS No. 41577
Date of Field Survey: 12/2/2020
Date of Map: 12/5/2020

NOTE:
Original site improvements located 9/7/2018 as part of HLS Project No. 18-0597 and verified on 12/2/2020.



PROJECT NUMBER	SURVEY DATE	DRAWING DATE	NO.	DATE	REVISIONS	BY	PREPARED FOR
20-0731	12/2/2020	12/5/2020					Drummer Development, Inc. c/o Taft Law
SCALE	BOOK/PAGE	CAD FILE					SITE ADDRESS
1"=60'	20/20	20-0731.dwg					1850 Madison Avenue Mankato, MN 56001
SHEET	SURVEYED BY	DRAWN BY					
1 OF 1	TMH	TMH					

Healy Land Surveying
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