

ITEMS CORRESPONDING TO SCHEDULE B-II

TITLE COMMITMENT NO. 1048722-3, FEE PARCEL:

- 9 Reservation of minerals and mineral rights, as reserved by the State of Minnesota in State Deed dated March 10, 1950, recorded March 22, 1950, as Document No. 101262 in Deed Record No. 62 Page 233. Is blanket in nature and is not shown on the map.
- 10 Terms and conditions contained in the Zoning Ordinance for Glenwood Municipal Airport, dated March 2, 1976, recorded March 2, 1976, in Book 6 of Misc., Page 727, and as contained in the Minnesota Airport Zoning Ordinance for Glenwood Municipal Airport, dated December 8, 1994, recorded June 17, 1996, as Document No. 196507. Is blanket in nature and is not shown on the map.
- 11 Non-exclusive easement for ingress and egress purposes, as reserved in the Warranty Deed dated December 7, 1983, recorded December 16, 1983, as Document No. 163320. As shown on the map.
- 12 Terms and conditions of the Order Granting Special Use, dated November 8, 1983, recorded April 11, 1984, as Document No. 164184. As shown on the map.
- 13 Easement for ingress and egress purposes, as described in the Quit Claim Deed dated November 28, 1988, recorded December 7, 1988, as Document No. 175580. As shown on the map.
- 14 Easement for purposes of ingress, egress and the shared use of the existing driveway, and the terms and conditions set forth therein, as contained in the Shared Driveway Easement Agreement dated February 7, 2020, recorded February 11, 2020, as Document No. 278958. As shown on the map.

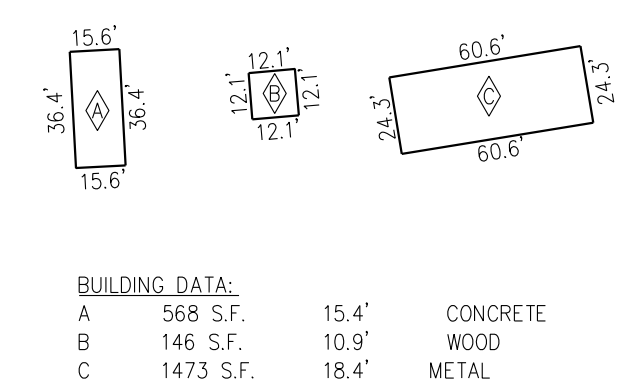
TITLE COMMITMENT NO. 1048722-4, LEASEHOLD PARCEL:

- 9 Rights of the public and others entitled to the use of that portion of the land in Schedule "A" lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley; as laid out, presently used, or dedicated. As shown on the map.
- 11 Terms and conditions contained in the Zoning Ordinance for Glenwood Municipal Airport, dated March 2, 1976, recorded March 2, 1976, in Book 6 of Misc., Page 727, and as contained in the Minnesota Airport Zoning Ordinance for Glenwood Municipal Airport, dated December 8, 1994, recorded June 17, 1996, as Document No. 196507. Is blanket in nature and is not shown on the map.
- 12 Terms and conditions of the Order Granting Special Use, dated May 1, 2006, recorded August 1, 2007, as Document No. 240531. As shown on the map.

LEGEND OF SYMBOLS & ABBREVIATIONS

- ◆ FOUND SECTION CORNER AS NOTED
- FOUND IRON MONUMENT WITH UNREADABLE PLASTIC CAP
- SET 1"x24" IRON PIPE WEIGHING 1.68 LBS/FT WITH PLASTIC CAP BEARING PLS NO. 41577
- (xxx) RECORD DATA
- ▨ EXISTING BUILDING
- ◇ BUILDING REFERENCE NO.
- ⚡ POWER POLE
- OVERHEAD ELECTRIC
- COMMUNICATION PEDESTAL
- ⊙ UNDERGROUND GAS MARKER
- X - FENCE

BUILDING DETAILS - NOT TO SCALE



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 270368B, Map No. 27121C0275C which bears a preliminary date of 5/29/2020 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 3/7/2021 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

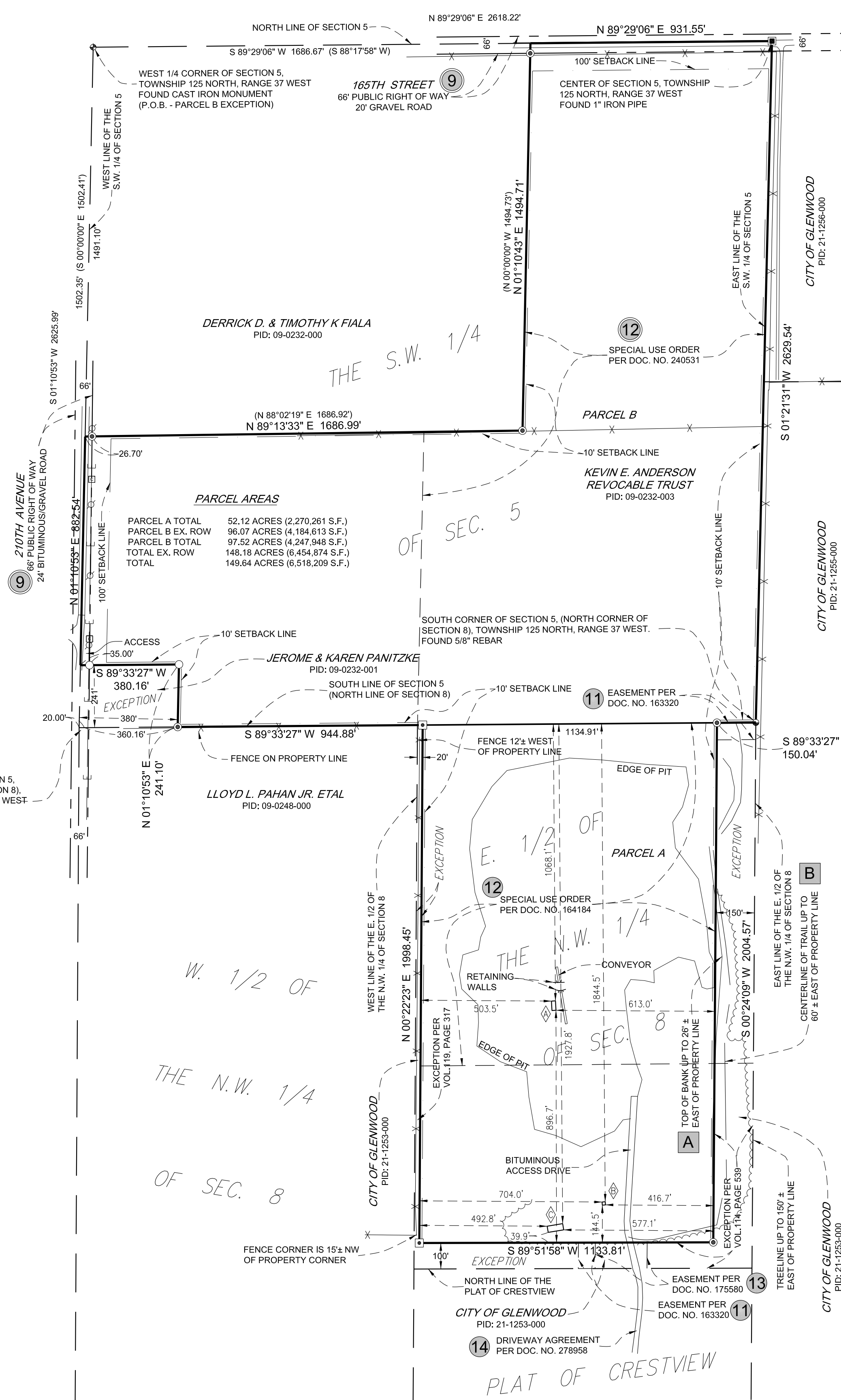
DATE	DESCRIPTION	DATE	DESCRIPTION
3/11/2021	NETWORK COMMENTS		
3/14/2021	ZONING		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG; 20/32

SIGNIFICANT OBSERVATIONS

- A TOP OF BANK 26'± EAST OF PROPERTY LINE
- B CENTERLINE OF TRAIL EXTENDS 60'± EAST OF PROPERTY LINE

LEGAL

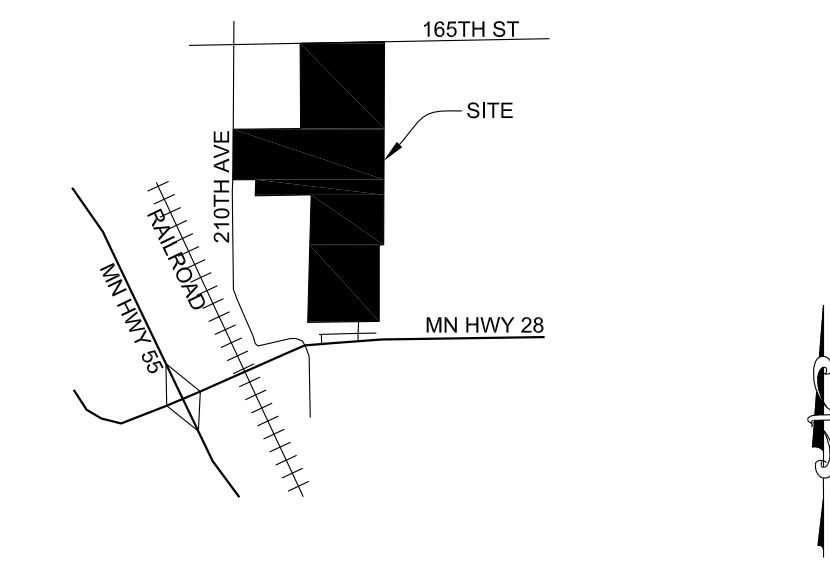
THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
© 2020 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION



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 DOES NOT HAVE AN ASSIGNED ADDRESS PER POPE COUNTY RECORDS
- MN3 AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 2/11/2021.
- MN4 AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS NO BUILDING CONSTRUCTION OBSERVED DURING FIELD WORK ON 2/11/2021. THE LIMITS OF EARTH MOVING WORK INCIDENTAL TO PIT OPERATIONS OBSERVED DURING FIELD WORK ON 2/11/2021 ARE SHOWN HEREON.
- MN5 AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 2/11/2021. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- MN6 AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 2/11/2021.
- MN7 THERE WERE NO CEMETRIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 2/11/2021.
- MN8 THE PROPERTY HAS DIRECT ACCESS TO 210TH AVE. AND 46TH ST., BOTH PUBLIC RIGHT OF WAYS.

VICINITY MAP - NOT TO SCALE

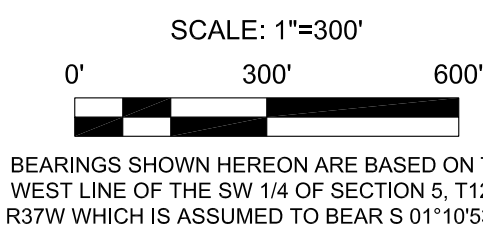


ZONING INFORMATION

According to the Zoning Report Number 7202100071-003, dated 3/11/2021 prepared by NV5 Transaction Services - Zoning Division, the subject property is within the A-1, Nonintensive Agriculture and SC, Special Commercial Overlay zones and the current uses are permitted legal non-conforming uses per Pope County and the use of mining of gravel is permitted with conditional use permit in the A-1 zoning district and not permitted in the SC zoning district; however, the subject property is considered to be a nonconforming use in the A-1, SC zoning district per Glenwood Township.

ITEM	REQUIRED	OBSERVED	Contact Info:
PERMITTED USE	GRAVEL MINING	GRAVEL MINING	David Green Land & Resource Mgmt Director Pope County 139 E. Minnesota Ave, Suite 113 Glenwood, MN 56334 320-634-7791
MIN. LOT AREA	3 ACRES	149.64 ACRES	
MIN. FRONTAGE	NONE	931.50'	
MAX. LOT COVERAGE	NONE	0%	
MIN. SETBACKS FRONT	SEE BELOW	39.9'	
MIN. SETBACKS STREET SIDE	SEE BELOW	N/A	
MIN. SETBACKS SIDE	10'	416.7'	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to Pope County and Glenwood Township for zoning laws and applicable codes.
MIN. SETBACKS REAR	NONE	1068.1'	
MAX BUILDING HEIGHT	NONE	18.4'	
PARKING TOTAL	NONE	0 STRIPED SPACES	

FRONT SETBACK REQUIREMENTS:
Pope: from centerline: Arterials: 225' minimum; major collectors: 150' minimum; minor collectors: 125' minimum; town roads, public streets, and all other legal roads or streets not as an arterial or collector: 100' minimum
Glenwood: from centerline: Arterials: 225' minimum; major collectors: 150' minimum; minor collectors: 125' minimum; town roads, public streets, and all other legal roads or streets not as an arterial or collector: 100' minimum



RECORD DESCRIPTION

PARCEL A:
All that part of the East Half of the Northwest Quarter, Section 8, Township 125 North, Range 37 West, Pope County, Minnesota, which lies north of the Plat of Crestview, except land sold to the City of Glenwood by Deeds recorded in Book 114 of Deeds, Page 539, and in Book 119 of Deeds, Page 317.

PARCEL B:
The Southwest Quarter of Section 5, Township 125 North, Range 37 West, Pope County, Minnesota.

EXCEPTING THEREFROM that part of said Southwest Quarter described as follows: Beginning at the West Quarter Corner of said Section 5; thence South 00°00'00" East, assumed bearing, along the west line of said Southwest Quarter, 1502.41 feet; thence North 88°02'19" East, 1686.92 feet; thence North 00°00'00" West, 1494.73 feet to the north line of said Southwest Quarter; thence South 68°17'56" West, along said north line, 1686.67 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM the South 241.00 feet of the West 380.00 feet of said Southwest Quarter of Section 5, Township 125 North, Range 37 West, Pope County, Minnesota.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1048722-3, DATED JANUARY 22, 2021 (FEE PARCEL) AND COMMITMENT NO. 1048722-4, DATED JANUARY 23, 2021 (LEASE PARCEL).

ALTA/NSPS LAND TITLE SURVEY

for
Project Loon
NV5 Project No. 202100111-003
Glenwood Pit
Parcel #09-0247-000 & Parcel #09-0232-003, Glenwood, MN

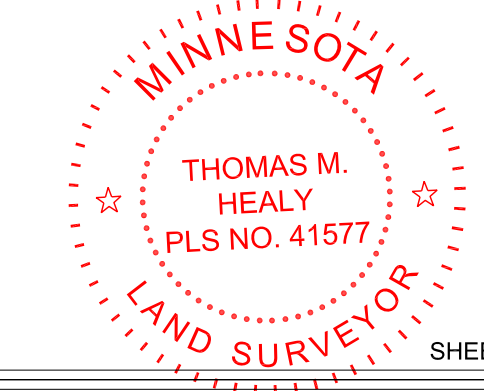
based upon Title Commitment No. 1048722-3 of First American Title Insurance Company bearing an effective date of January 22, 2021 (Fee)

and Title Commitment No. 1048722-4 of First American Title Insurance Company bearing an effective date of January 23, 2021

Surveyor's Certification
To: Oldcastle Infrastructure, Inc.; Hancock Concrete Products, LLC; K&Patrick Townsend & Stockton LLP; First American Title Insurance Company; 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 February 11, 2021.

THOMAS M. HEALY
REGISTRATION NO. 41577
IN THE STATE OF MINNESOTA
DATE OF FIELD SURVEY: FEBRUARY 11, 2021
DATE OF LAST REVISION: MARCH 14, 2021
NETWORK PROJECT NO. 202000111-003 RRF



Bock & Clark Corporation
an NV5 Company

NV5

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

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT