

**ITEMS CORRESPONDING TO SCHEDULE B-II**

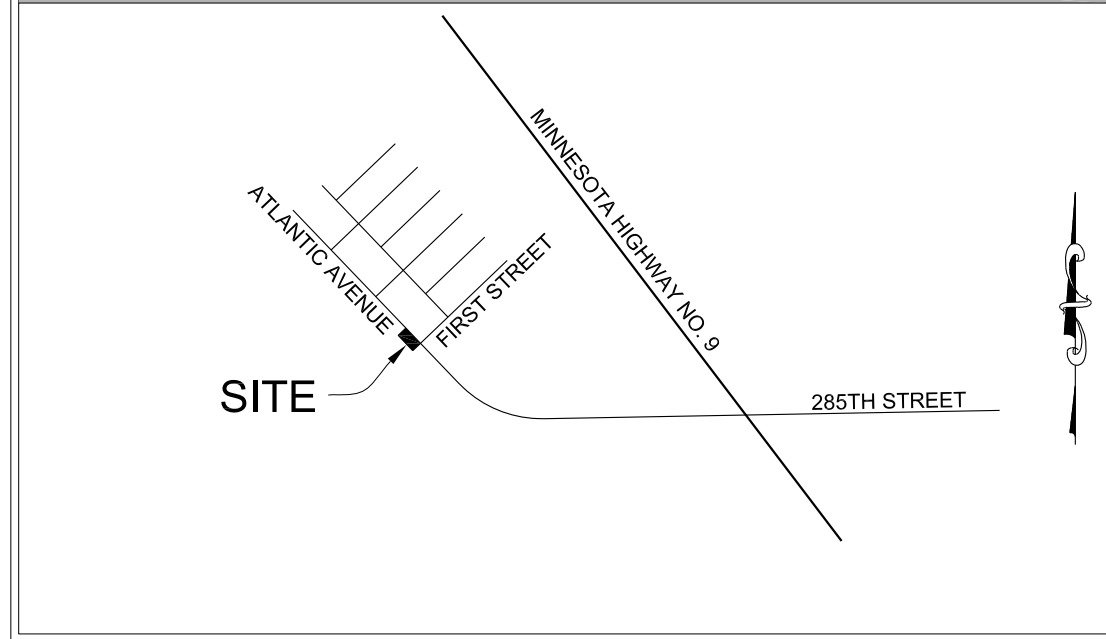
24 Reservation by the Burlington Northern and Santa Fe Railway Company of all the coal, oil, gas, casing-head gas, and all ores and minerals of every kind and nature, including sand and gravel underlying the surface, together with the full right, privilege, and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove, and market any and all such products in any manner which will not damage structures on the surface, together with the right of access at all times to exercise said rights, as contained in Quit Claim Deed dated March 5, 1997, recorded April 22, 1997, as Document No. 155947, is blanketed in nature across Parcel D and is not shown on the map.

**ZONING INFORMATION**

According to the Zoning Report Number 7202100071-009, dated 3/12/2021 prepared by NV5 Transaction Services - Zoning Division, the subject property is within the R, Residential Zoning and the current uses are permitted by right per the City of Hancock Zoning Code Chapter 9.

ITEM	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	STORAGE	STORAGE	Jodi Beal Principal Planner 682 6th Street P.O. Box 68 Hancock, MN 56244 320-392-6285 cityofhancock@gmail.com
MIN. LOT AREA	15000 S.F.	16,603 S.F.	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Hancock for zoning laws and applicable codes.
MIN. FRONTAGE	100'	200.00'	
MAX. LOT COVERAGE	NONE	30%	
MIN. SETBACKS FRONT	35'	33.8'	
MIN. SETBACKS STREET SIDE	N/A	N/A	
MIN. SETBACKS SIDE	10'	33.6'	
MIN. SETBACKS REAR	30'	0.4' OVER PROP. LINE	
MAX. BUILDING HEIGHT	30' / 2.5 STORIES	20.3'	
PARKING TOTAL	10	0 STRIPED SPACES	

**VICINITY MAP - NOT TO SCALE**



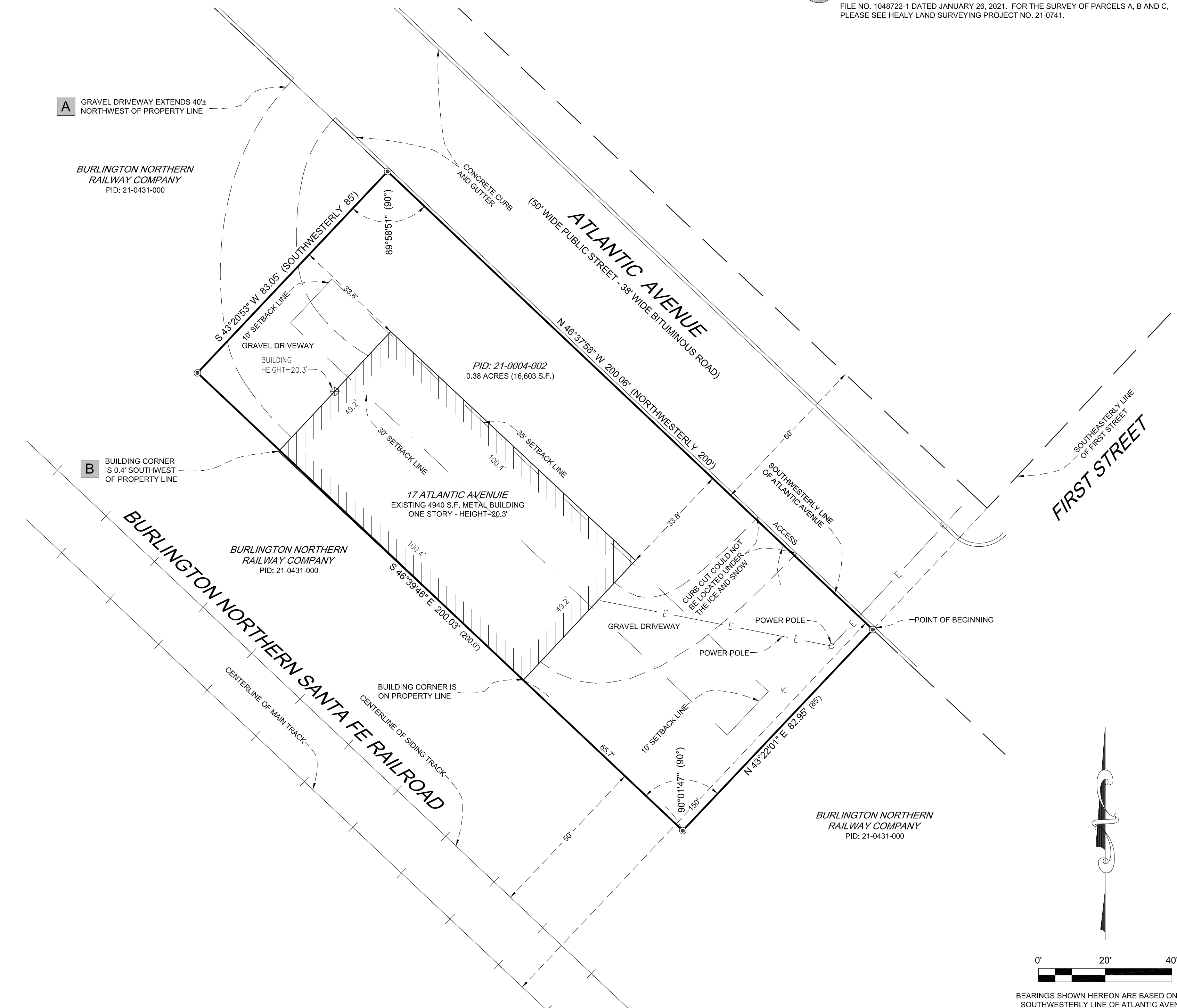
**MISCELLANEOUS NOTES**

- 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 17 ATLANTIC AVE, HANCOCK, MN 56244-9715 PER STEVENS COUNTY RECORDS
- MN3 AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 2/3/2021.
- MN4 AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS BUILDING CONSTRUCTION AND EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 2/3/2021.
- MN5 AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 2/3/2021. 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 2/3/2021.
- MN7 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 2/3/2021.
- MN8 THE PROPERTY HAS DIRECT ACCESS TO ATLANTIC AVENUE, A PUBLIC RIGHT OF WAY.
- MN9 THIS SURVEY ONLY COVERS PARCEL D OF FIRST AMERICAN TITLE INSURANCE COMPANY'S FILE NO. 1048722-1 DATED JANUARY 26, 2021. FOR THE SURVEY OF PARCELS A, B AND C, PLEASE SEE HEALY LAND SURVEYING PROJECT NO. 21-0741.

**RECORD DESCRIPTION**

Parcel D:  
A parcel of land out of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 300.0 foot wide Station Ground property at Hancock, Minnesota, being 150.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the SE 1/4 NE 1/4 of Section 3, Township 123 North, Range 41 West of the Fifth Principal Meridian, Stevens County, Minnesota, described as follows, to-wit:  
Beginning at the point of intersection of the Southwesterly extension of the Northwesterly line of First Street with the Southwesterly line of Atlantic Avenue, according to the recorded plat of Hancock, Minnesota, said point being 150.0 feet Northeastly, as measured at right angles from said Main Track centerline; thence Northwesterly along said Southwesterly line of Atlantic Avenue 200.0 feet; thence Southwesterly at right angles to said Southwesterly line 85 feet, more or less, to a point being 50.0 feet Northeastly, as measured at right angles from said Railway Company's Sliding Track centerline, as now located and constructed; thence Southeastly parallel with said Sliding Track centerline 200.0 feet; thence Northeastly at right angles to the last described course 85 feet, more or less, to the Point of Beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED AS PARCEL D, IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1048722-1, DATED JANUARY 26, 2021.



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- FOUND IRON MONUMENT WITH PLASTIC CAP
- (XXX) RECORD DATA
- ▭ EXISTING BUILDING
- ⚡ POWER POLE
- ⬇ GUY WIRE
- OVERHEAD POWER LINE
- ⊙ ELECTRIC METER

**FLOOD NOTE**

According to the FEMA website (<https://msc.fema.gov/portal>) on March 7, 2021, the subject property is not mapped in the Federal Insurance Rate Map program. No field surveying was performed to determine this zone.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
3/8/2021	NETWORK COMMENTS		
3/14/2021	ZONING - CERTIFICATION		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG; 20/30

**SIGNIFICANT OBSERVATIONS**

- A Gravel driveway extends 40± northwest of property line
- B Building corner extends 0.4± southwest of property line

**LEGAL**

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© 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

**ALTA/NSPS LAND TITLE SURVEY**

for  
**Project Loon**  
NV5 Project No. 202100111-009  
Hancock Concrete Products Company  
17 Atlantic Avenue, Hancock, MN 56244

based upon Parcel D of Title Commitment No. 1048722-9  
of First American Title Insurance Company  
bearing an effective date of January 26, 2021

Surveyor's Certification

To: First American Title Insurance Company; Oldcastle Infrastructure, Inc.; Kilpatrick Townsend & Stockton LLP; Hancock Concrete Products, 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, 7b-1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on February 3, 2021

THOMAS M. HEALY  
REGISTRATION NO. 41577  
IN THE STATE OF MINNESOTA  
DATE OF FIELD SURVEY: FEBRUARY 3, 2021  
DATE OF LAST REVISION: MARCH 14, 2021  
NETWORK PROJECT NO. 202000111-009 RRF

3/14/2021  
DATE

MINNESOTA  
THOMAS M. HEALY  
PLS NO. 41577  
LAND SURVEYOR

SHEET 1 OF 1

Bock & Clark Corporation  
an NV5 Company

**NV5**

Transaction Services 1-800-SURVEYS (787-8397)  
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