

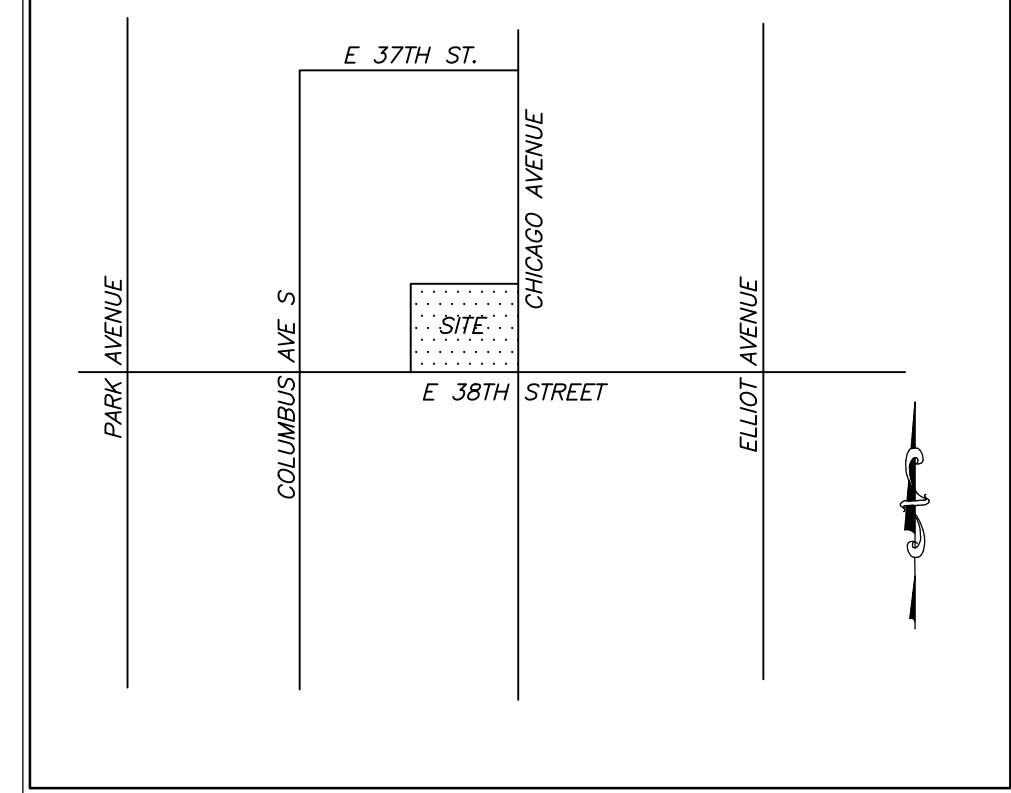
**ITEMS CORRESPONDING TO SCHEDULE B-II**

- 12. Easement for communication system purposes, together with any incidental rights, in favor of Northwestern Bell Telephone Company, an Iowa corporation, as contained in Easement, dated October 13, 1977, recorded November 21, 1977, as Document No. 4335138. (Affects Lot 12) (PLOTTED AND SHOWN HEREON)
- 13. Owner's Affidavit regarding underground and/or aboveground tanks, recorded July 28, 1989, as Document No. 5558196. (NO PLOTTABLE INFORMATION, SEE DOCUMENT FOR DETAILS)
- 14. Terms and conditions of an unrecorded lease dated December 1, 2010, executed by Realty Income Properties 3, LLC, a Delaware limited liability company, as lessor, and Northern Tier Retail LLC, a Delaware limited liability company, as lessee, as disclosed by Memorandum of Lease, recorded December 10, 2010, as Document No. A9596809. (NO PLOTTABLE INFORMATION, SEE DOCUMENT FOR DETAILS)
- 15. Underground Storage Tank Affidavit, recorded December 10, 2010, as Document No. A9587849. NOTE: See page 24 of document for property information. (NO PLOTTABLE INFORMATION, SEE DOCUMENT FOR DETAILS)

**ZONING INFORMATION**

ZONING REPORT NOT YET PROVIDED

**VICINITY MAP - NOT TO SCALE**

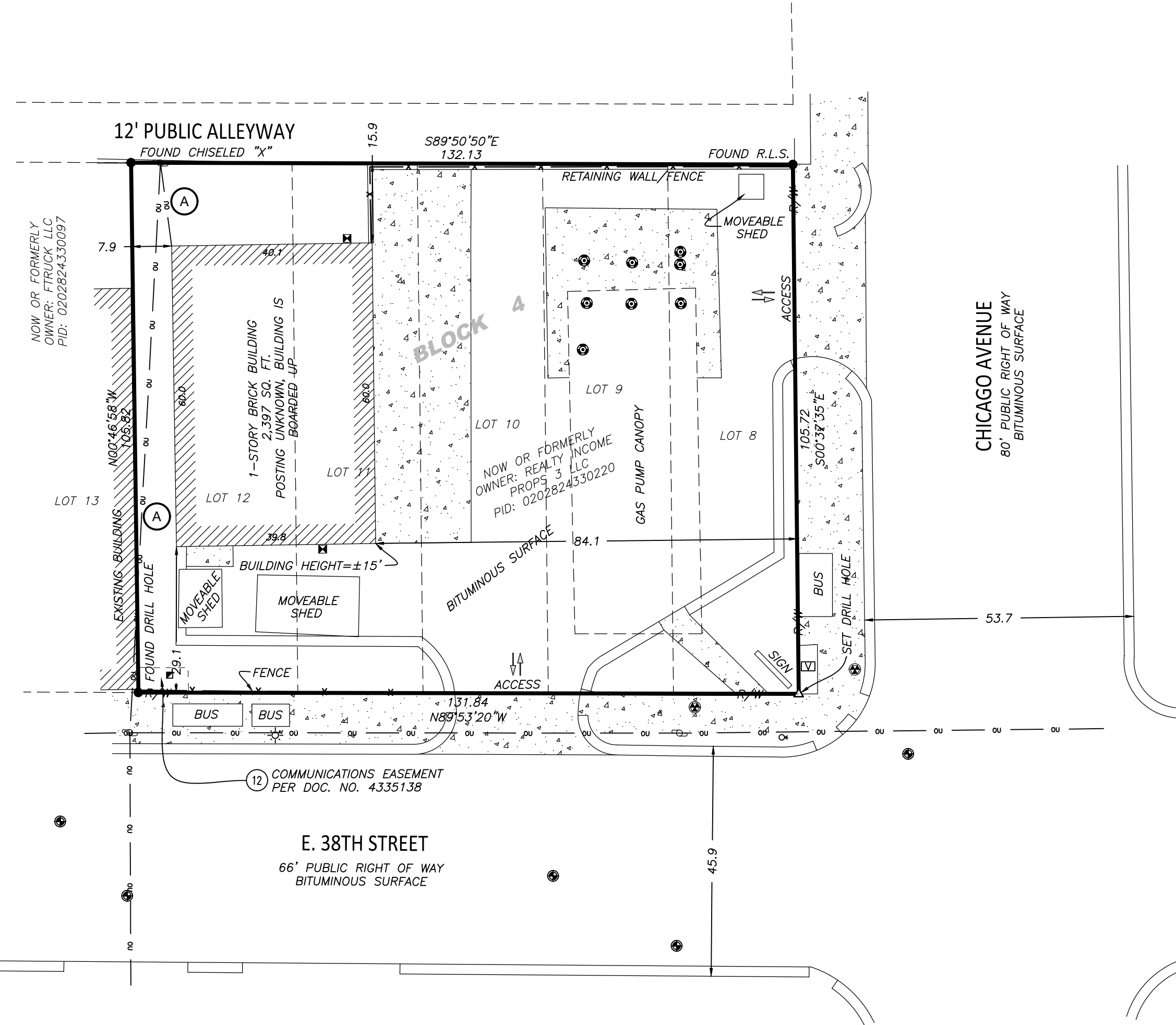


**RECORD DESCRIPTION**

Real property in the City of Minneapolis, County of Hennepin, State of Minnesota, described as follows:  
 Lots 8, 9, 10, 11 and 12, Block 4, Irving A. Dunsmoor's Addition to Minneapolis, Hennepin County, Minnesota.  
 (Abstract Property)  
 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-1170759-PHX1, WITH AN EFFECTIVE DATE OF MARCH 12, 2023.

**MISCELLANEOUS NOTES**

- 1. PER TABLE A ITEM 2; 3744 CHICAGO AVENUE, MINNEAPOLIS, MN WAS DISCLOSED IN DOCUMENTS PROVIDED AND NOT OBSERVED AS POSTED AT THE TIME OF THE SURVEY.
- 2. PER TABLE A ITEM 4; PROPERTY CONTAINS 0.32 ACRES (13,958± SQ. FT.) OF GROSS LAND AREA.
- 3. PER TABLE A ITEM 8; THERE ARE 0 STANDARD STRIPED PARKING SPACES, AND 0 HANDICAP PARKING SPACES, FOR A TOTAL OF 0 STRIPED PARKING SPACES WITHIN SUBJECT PROPERTY.
- 4. PER TABLE A ITEM 13; ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE HENNEPIN COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.
- 5. PER TABLE A ITEM 16; AT THE TIME OF THE FIELD SURVEY THERE WERE ON-GOING UNPERMITTED ACTIVITIES ON THE SITE INCLUDING ERECTION OF TEMPORARY STRUCTURES.
- 6. PER TABLE A ITEM 17; THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
- 7. PROPERTY HAS PHYSICAL AND DIRECT ACCESS TO AND FROM CHICAGO AVENUE AND E. 38TH STREET, A DULY DEDICATED PUBLIC RIGHT-OF-WAY.
- 8. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES OR BURIAL GROUNDS.
- 9. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.
- 10. THE BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83(2011).
- 11. ALL MATTERS SHOWN ON PLAT OF RECORD ARE PLOTTED AND SHOWN AS APPLICABLE.
- 12. THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED DURING FIELDWORK.



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- Utility Pole
- Light Pole
- Electric Meter
- Electric Transformer
- Air Conditioner Unit
- Telephone Pedestal
- Site Access
- Indicates Handicapped Parking
- Found Monumentation
- Utility Vault
- Sanitary Sewer
- Gas Manhole
- Flag Pole
- Water Valve
- Fire Hydrant
- Siamese Fire Hydrant-Stand Pipe
- Post Indicator Valve
- Storm Manhole
- Storm Inlet (Square)
- Storm Inlet (Round)
- Pipe Outlet
- Flared End
- Bollard Post
- Gas Valve
- Gas Meter
- Overhead Utility

**SIGNIFICANT OBSERVATIONS**

- A OVERHEAD POWER LINE CROSSES ONTO SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. NUMBER 27053C0367F, EFFECTIVE ON 11/04/2016. PROPERTY IS IN ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

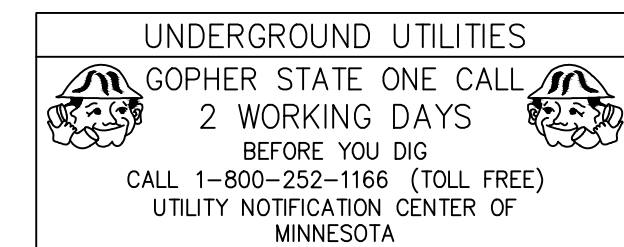


**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
04/20/23	UPDATE SURVEY DRAWING		

FIELD WORK: 04/19/2023    DRAFTED: 10/10/2022    CHECKED BY: KJK    FB & PG:

**UTILITY NOTES**



THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND GROUND MARKINGS.

**ALTA/NSPS LAND TITLE SURVEY**

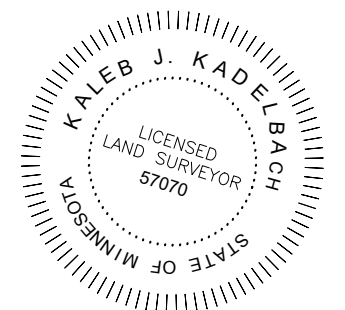
for  
**Chicago Ave ALTA**  
 NWSE Project No. 22817  
 3744 Chicago Ave. Minneapolis, MN  
 BASED UPON TITLE COMMITMENT NO. C220804000&E  
 EXECUTIVE TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF AUGUST 14, 2022

Surveyor's Certification

To: City of Minneapolis; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 04/19/2023.

Surveyor's signature    4/21/2023



Kaleb J. Kadelbach  
 20980 Rogers Drive Suite 500  
 Rogers, MN 55374  
 (763) 515-6040

Surveyor License #:57070

SHEET 1 OF 1

