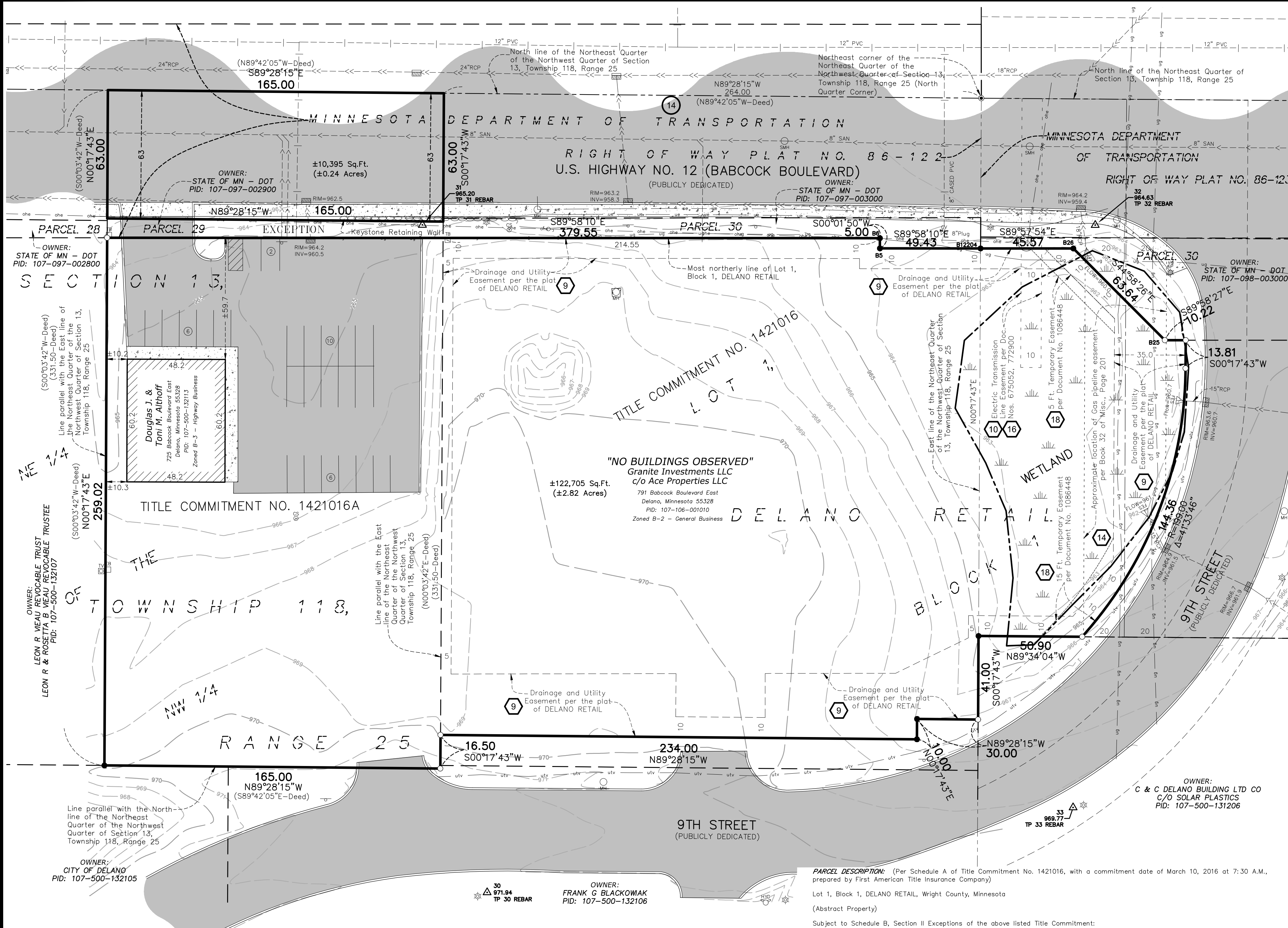


# ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 1, DELANO RETAIL &  
PART OF THE NE 1/4 OF THE NW 1/4  
SECTION 13, TOWNSHIP 118, RANGE 25  
WRIGHT COUNTY, MINNESOTA

XYZ CORPORATION

**Carlson  
McCain**  
ENVIRONMENTAL · ENGINEERING · SURVEYING  
3890 Pheasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959



**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment No. 1421016A, with a commitment date of March 10, 2016 at 7:30 A.M., prepared by First American Title Insurance Company)  
That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 118, Range 25, described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 42 minutes 05 seconds West along the north line of said Northeast Quarter of the Northwest Quarter a distance of 264.00 feet to the point of beginning; thence continue North 89 degrees 42 minutes 05 seconds West along said north line a distance of 165.00 feet; thence South 00 degrees 03 minutes 42 seconds West parallel with the east line of said Northeast Quarter of the Northwest Quarter a distance of 331.50 feet; thence South 89 degrees 42 minutes 05 seconds East, parallel with the north line of said Northeast Quarter of the Northwest Quarter a distance of 165.00 feet; thence North 00 degrees 03 minutes 42 seconds East, parallel with the east line of said Northeast Quarter of the Northwest Quarter a distance of 331.50 feet to the point of beginning.

Less and Except: That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 118 North, Range 25 West, shown as Parcel 29 on Minnesota Department of Transportation Right of Way Plat Numbered 86-122 as the same is on file and of record in the office of the County Recorder in and for Wright County, Minnesota.

(Abstract Property)  
Subject to Schedule B, Section II Exceptions of the above listed Title Commitment:

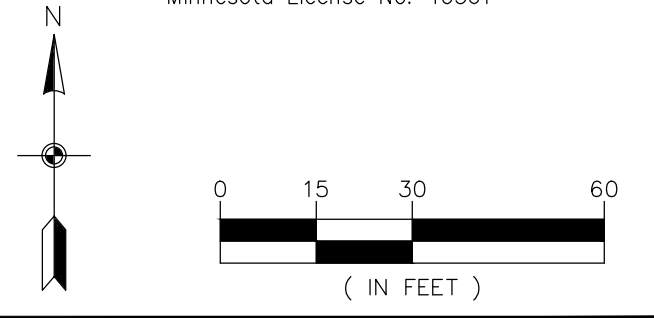
**Item 14** - The terms and provisions contained in the document entitled "Minnesota Department of Transportation Right of Way Plat No. 86-122" recorded December 4, 2006 as Document No. 1034924 of Official Records. (As shown hereon.)

- GENERAL NOTES:**
- The field work for this survey was completed on April 11, 2016.
  - Bearings shown hereon are based on the most northerly line of Lot 1, Block 1, DELANO RETAIL, which is assumed to bear S89°58'10"E.
  - BENCHMARK:** Minnesota Department of Transportation Geodetic Monument Name 8602 G located in Delano in Bridge Rail in the Southeast Corner of Trunk Highway Bridge Number BR86012 over the South fork of the Crow River. Elevation 957.091 (NAVD 85)
  - Surveyed property address - 725 and 791 Babcock Boulevard East, Delano, Minnesota.
  - Per FEMA Flood Insurance Rate Map Community Panel Number 270534 0044 C with a map revised date of August 18, 1992, surveyed property is located in Zone X, areas determined to be outside the 500-year floodplain.
  - No current zoning classification was provided by the insurer, however per the City of Delano Zoning Classifications Map Adopted Sept. 19, 2006 and last updated Nov. 26, 2013, a portion of the surveyed property is zoned "B-2" General Business, and a portion of the surveyed property is zoned "B-3" Highway Business.
  - No building setback or height restrictions were provided by the insurer. However, per the City of Delano Zoning Ordinance, the setbacks are as follows:  
Section 51.21 B-2, General Business, Subd. G. and Subd. H:  
Principal Building Setbacks  
Front Yard - Not less than thirty (30) feet.  
Side Yard - Not less than ten feet, nor less than thirty (30) feet on a side yard abutting a public right-of-way or residential district.  
Rear Yard - Twenty (20) feet. Not less than forty (40) feet on a rear yard abutting a single family residential or medium density residential zoning district.  
Accessory Building Setbacks:  
Front Yard: Accessory building shall not be located forward of the principal building.  
Side Yard: Not less than ten (10) feet nor less than thirty (30) feet on a side yard abutting a street.  
Rear Yard: Not less than ten (10) feet nor less than twenty (20) feet when abutting a residential zoning district.  
Height - No structure shall exceed three (3) stories, or thirty-six (36) feet, whichever is least, however, building heights in excess of the prescribed standard may be permitted through a conditional use permit.

- Section 51.22 B-3, Highway Business District, Subd. G. and Subd. H:  
Principal Building Setbacks  
Front Yard - Not less than thirty (30) feet.  
Side Yard - Not less than 20 feet, nor less than thirty (30) feet on a side yard abutting a public right-of-way or residential district.  
Rear Yard - Twenty (20) feet. Not less than forty (40) feet in a rear yard abutting a single family residential or medium density residential zoning district.  
Height - No structure shall exceed three (3) stories, or thirty-six (36) feet, whichever is least.
- Surveyed property contains ±133,101 Sq. Ft. (±3.06 acres).
- At the time of this survey, there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. There was no observable evidence of recent street or sidewalk construction or repairs.
- Existing building on the surveyed property, dimensioned as shown.
- No party walls were observed on the surveyed property.
- The wetland shown hereon was delineated by Kjelhaug Environmental Services, Inc. in April of 2016.
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 160830742, dated 3/23/2016 or were taken from utility plans provided by the City of Delano. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

- At the time of this survey, there was no observable evidence of earth moving work, building construction or building additions within recent months.
  - No utility plans were available for on-site storm, sanitary, or watermain. All storm and watermain structures shown hereon were field located at the time of the survey.
- EXISTING PARKING NOTE:**  
-24 full standard parking spaces
- CERTIFICATION:**  
To: XYZ Corporation:  
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, 5, 6(a), 7(a), 8, 9, 11(b), and 13 of Table A thereof. The field work was completed on April 11, 2016.  
Date of Plat or Map: April 26th, 2016

Signed: Carlson McCain, Inc.  
By: Thomas R. Balluff, L.S.  
Minnesota License No. 40361



## LEGEND

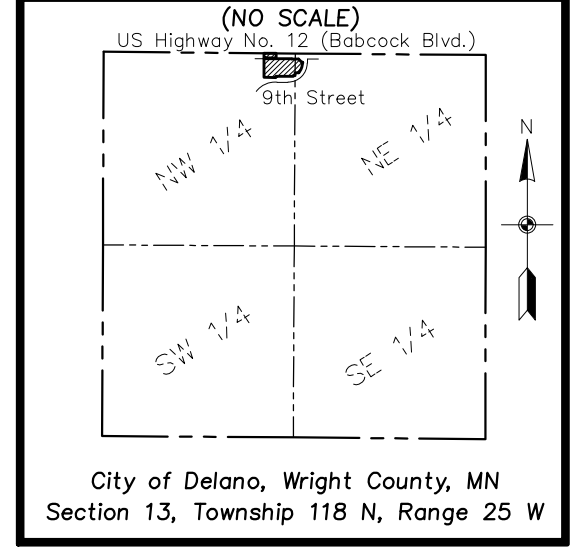
- Denotes Wright County Monument, as noted
- Denotes Found Iron Pipe
- Denotes Set Iron Pipe, Marked with RLS 40361
- Denotes Light Pole
- Denotes Sanitary Manhole
- Denotes Miscellaneous Sign
- Denotes Existing Spot Elevation
- Denotes Television Box
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Electric Box
- Denotes Gas Meter
- Denotes Catch Basin
- Denotes Utility Pole
- Denotes Flared End Section
- Denotes Hand Hole
- Denotes Miscellaneous Manhole
- Denotes Semaphore
- Denotes Traverse Point
- Denotes Telephone Box
- Denotes Existing Parking Stall Count
- Denotes Overhead Electric
- Denotes Underground Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Underground Gas
- Denotes Storm Sewer
- Denotes Underground Television
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing 1 Ft. Contour
- Denotes Existing 5 Ft. Contour

## CONTROL POINTS

(ASSUMED COORDINATES)

- #30, 120823.680, 527254.898, 971.94, Rebar
- #31, 121151.327, 527223.106, 965.20, Rebar
- #32, 121151.270, 527553.563, 964.63, Rebar
- #33, 120865.364, 527542.698, 969.77, Rebar

## VICINITY MAP



**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment No. 1421016, with a commitment date of March 10, 2016 at 7:30 A.M., prepared by First American Title Insurance Company)  
Lot 1, Block 1, DELANO RETAIL, Wright County, Minnesota  
(Abstract Property)  
Subject to Schedule B, Section II Exceptions of the above listed Title Commitment:

- Platted easements found on Delano Retail plat, filed January 10, 2008 as Document No. 1076664. (As shown hereon.)
- Easements for electric transmission lines, in favor of Northern States Power Company, as created in document dated April 12, 1999, filed April 12, 1999, as Document No. 675052. (As shown hereon.)
- Easement for electric transmission lines, in favor of Northern States Power Company, as created in document dated May 2, 1928, filed May 10, 1928, in book R of Misc., page 113. (Affects surveyed property, however it is blanket in nature and not shown hereon.)
- Easement for trunk highway purposes, in favor of State of Minnesota, as created in document dated January 22, 1930, filed January 27, 1930, in Book 101 of Deeds, page 299. (Does not affect the surveyed property and is not shown hereon.)
- Easement for transmission of electrical energy, in favor of Northern States Power Company, as created in document dated May 1, 1928, filed May 10, 1928, in Book R of Deeds, page 112. (Affects surveyed property, however it is blanket in nature and not shown hereon.)
- Assigned to Northern States Power Company, a Minnesota corporation, formerly known as Northern Power Corporation, by Assignment and Assumption of Easements filed February 22, 2001 as Document No. 732312. (Affects surveyed property, however it is blanket in nature and not shown hereon.)
- Easement for pipelines and appurtenances thereto, in favor of Northern Natural Gas Company, as created in document dated July 25, 1966, filed September 28, 1966, in Book 32 of Misc., page 201. (Approximate, as shown hereon.)
- Assigned to Northern Natural Gas Company, a Delaware corporation by Conveyance, Assignment and Bill of Sale dated December 14, 1990, filed January 14, 1991 in Book 99 of Misc., page 211. (Approximate, as shown hereon.)
- Terms and conditions of Conditional Use Permit, filed August 13, 1997, as Document No. 624127. (Affects surveyed property, but not shown hereon.)
- Easement for electric transmission lines, in favor of Northern States Power Company, a Minnesota corporation, as created in document dated December 18, 2001, filed January 14, 2002, as Document No. 772900. (As shown hereon.)
- Subject to rights reserved by The First Division of St. Paul and Pacific Railroad Company in Warranty Deed dated September 24, 1864, filed December 26, 1864 in Book F of Deeds, page 602 (Document not legible, not shown hereon.)
- NOTE: The interest of said railroad was acquired by grant from the State of Minnesota, as evidenced by List of Railroad Lands, filed July 1, 1875 (no other recording information supplied).
- Agreement between Northern Natural Gas Company and City of Delano filed April 24, 2008 as Document No. 1086448 which affects the Northern Natural Gas Easements listed above. (Affected by temporary easements with no expiration date listed, said temporary easements are shown hereon.)

ALTA/NSPS LAND TITLE SURVEY

XYZ Corporation  
123 Street South  
Woodbury, MN 55125

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JAB  
ISSUE DATE: 04/26/2016  
FILE NO: 1182

PRELIMINARY