

TITLE COMMITMENT

The following title commitment was used in the preparation of this survey.

Issued by: Chicago Title Insurance Company

By Its Agent: Rochester Title & Escrow Company
2727 18th Avenue N.W.
Rochester, MN 55901

Title No: 2138470

Effective Date: December 28, 2012

SCHEDULE B - EXCEPTION ITEMS

ITEM NO.	DOCUMENT NO.	COMMENT
1	N/A	NOT SURVEY RELATED
2a - 2e	N/A	NOT SURVEY RELATED
3a - 3g	N/A	NOT SURVEY RELATED
3h	Book P-4, Pg. 476	PIPELINE EASEMENT - shown on survey
3i	Book M-5, Pg. 308 Book V-3, Pg. 491	TELEPHONE EASEMENT - shown on survey Affects Lot 1, Block 3
3j	Book G-5, Pg. 801 Amended as Doc. No. 714047	DRAINAGE AGREEMENT - blanket easement

SYMBOL LEGEND

- BOUNDARY
- - - RIGHT-OF-WAY LINE
- CENTER LINE
- CONTROLLED ACCESS
- CURB & GUTTER
- BARB WIRE FENCE
- EXISTING WATER MAIN, MANHOLE, GATE VALVE AND HYDRANT
- EX. 12" SAN. S.
- EX. 12" ST. S.
- EXISTING SANITARY MANHOLE AND LINE
- EXISTING STORM SEWER MANHOLE, LINE AND CATCH BASIN OR INTAKE
- UE UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELE. LINE & PEDESTAL
- UG UNDERGROUND GAS LINE
- LIGHT POLE
- U.E. UTILITY EASEMENT

SURVEYOR'S NOTES

- THE SURVEYED PROPERTY LIES WITHIN "ZONE C" OF "ROCHESTER INTERNATIONAL AIRPORT ZONING ORDINANCES-ORDINANCE No. 5" DATED DECEMBER 07, 2005, RECORDED FEBRUARY 06, 2006 AS DOC. NO. A-1091140.
- THE SURVEYOR OBSERVED NO EVIDENCE OF ANY BUILDINGS WITHIN THE SURVEYED PROPERTY.
- THE SURVEYOR OBSERVED NO EVIDENCE OF A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WITHIN THE SURVEYED PROPERTY.

UTILITY LOCATIONS

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKINGS AND YAGGY COLBY ASSOCIATES DOES NOT ASSUME RESPONSIBILITY FOR MIS-LOCATED OR UNMARKED UTILITIES. TICKET NO. 130033033.

FLOOD ZONE INFORMATION

SITE IS LOCATED IN ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

FLOOD INSURANCE RATE MAP FOR OLMPSTED CO., MINNESOTA, MAP NO. 27109C0325 D, EFFECTIVE DATE: 04-17-1995.

ZONING

- M-1 LIGHT MANUFACTURING**
- MINIMUM LOT AREA: 6000 SQ. FT.
MINIMUM LOT WIDTH: 60 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD - 15 FEET
SIDE YARD - 10 FEET
REAR YARD - 10 FEET
- B-2 HIGHWAY COMMERCIAL**
- MINIMUM LOT AREA: 5000 SQ. FT.
MINIMUM LOT WIDTH: 60 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD - 45 FEET
SIDE YARD - 10 FEET
REAR YARD - 25 FEET
MAX. BLDG. HEIGHT - 25 FEET

FOR FURTHER INFORMATION CONTACT:
STEWARTVILLE CITY HALL
105 E 1ST STREET
STEWARTVILLE, MN 55976
(507) 533-4745

THE SURVEYED PROPERTY SUBJECT TO AIRPORT ZONING ORDINANCES PER DOC. NO. A-1091140. (SEE SURVEYOR'S NOTES)

PROPERTY OWNER

THE CITY OF STEWARTVILLE, A MINNESOTA MUNICIPAL CORPORATION

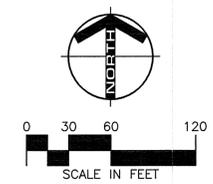
LEGAL DESCRIPTION

Lot 2, Block 2, Schumann Business Park, in the City of Stewartville, Olmsted County, Minnesota.

AND,
Lots 1, 2, 3 and 5, Block 3, Schumann Business Park, in the City of Stewartville, Olmsted County, Minnesota.

LOT AREA & ZONING DISTRICT

Lot	Area	Zoning
Lot 2, Block 2	46,560 square feet	M-1 LIGHT MANUFACTURING
Lot 1, Block 3	97,206 square feet	B-2 HIGHWAY COMMERCIAL
Lot 2, Block 3	93,297 square feet	B-2 HIGHWAY COMMERCIAL
Lot 3, Block 3	93,210 square feet	B-2 HIGHWAY COMMERCIAL
Lot 5, Block 3	111,874 square feet	M-1 LIGHT MANUFACTURING



MONUMENTS

- Set 3/4" Iron Pipes unless noted otherwise
- Found Monuments (Pipe, Rod, Etc.)

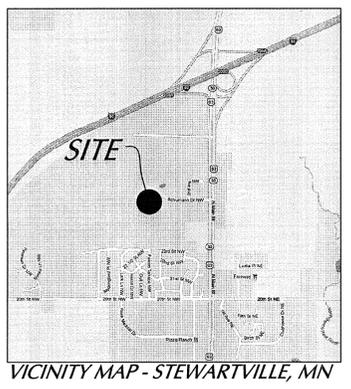
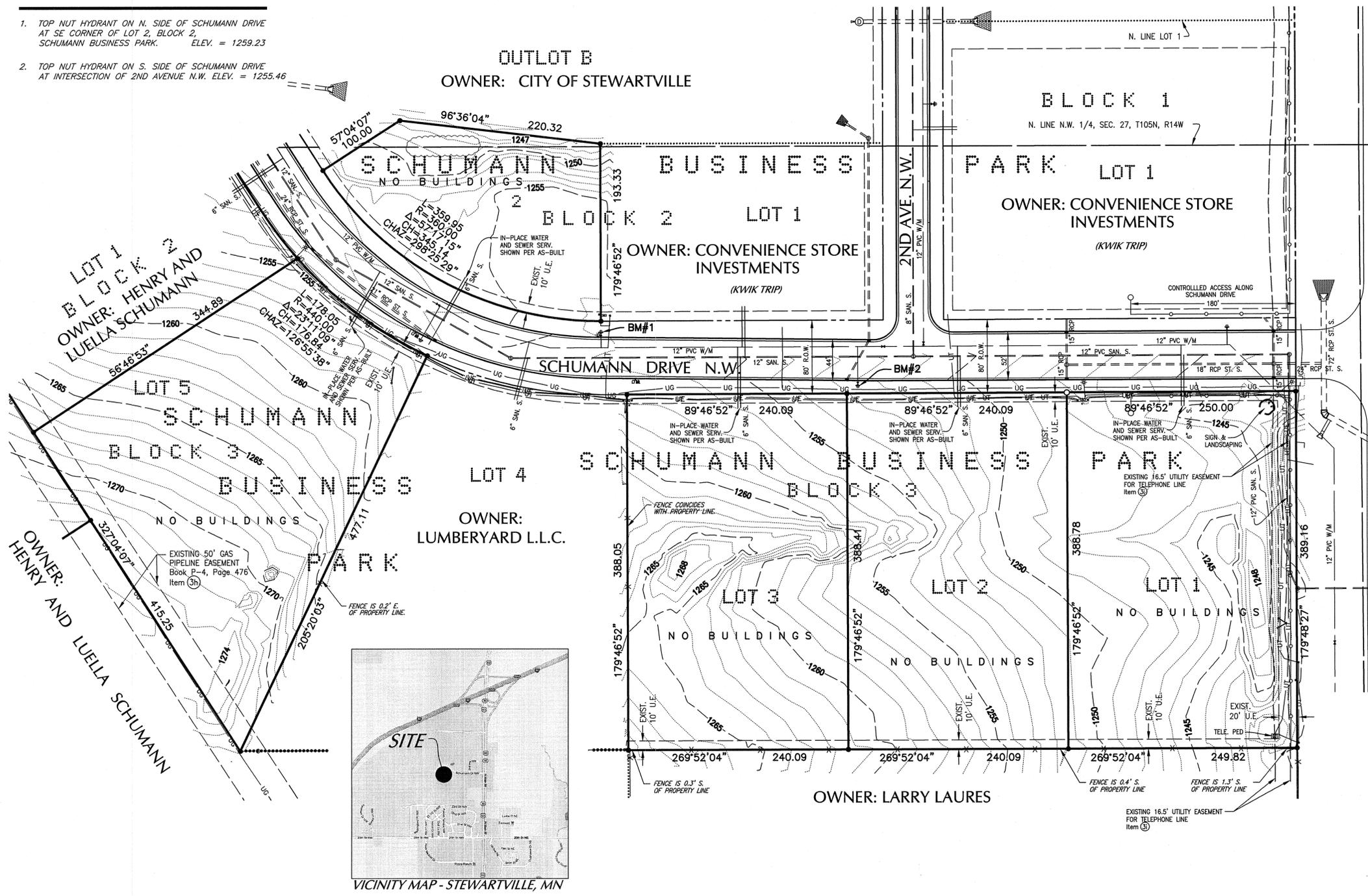
All monuments set have a plastic cap stamped L.S. 47034.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-86)

BENCHMARKS

- TOP NUT HYDRANT ON N. SIDE OF SCHUMANN DRIVE AT SE CORNER OF LOT 2, BLOCK 2, SCHUMANN BUSINESS PARK. ELEV. = 1259.23
- TOP NUT HYDRANT ON S. SIDE OF SCHUMANN DRIVE AT INTERSECTION OF 2ND AVENUE N.W. ELEV. = 1255.46



CERTIFICATION

To the City of Stewartville, a Minnesota Municipal Corporation; and Rochester Title and Escrow Company, as Agent for Chicago 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 8, 11(b), 13, 16, and 18 of Table A thereof. The field work was completed on Jan 11, 2013.

Mark J. Haselius
Mark J. Haselius, Land Surveyor
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Date: 2-05-2013