

RECORD DESCRIPTION

PARCEL A1:
LOT 1, BLOCK 1, UNION CROSSINGS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.
(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 8431.9)

PARCEL A2:

NON-EXCLUSIVE EASEMENT FOR SIGN PURPOSES OVER PART OF LOT 3, BLOCK 1, UNION CROSSINGS SECOND ADDITION, AS CONTAINED IN THE SIGN EASEMENT AGREEMENT, DATED MAY 24, 2016, RECORDED SEPTEMBER 8, 2016, IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOC. NO. 31730.

PARCEL B:

LOT 1, BLOCK 1, UNION CROSSINGS FOURTH ADDITION, WRIGHT COUNTY, MINNESOTA.
(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 8432.9)

PARCEL C:

NON-EXCLUSIVE EASEMENTS AS CONTAINED IN THE OPERATION AND EASEMENT AGREEMENT, DATED JULY 5, 2005, RECORDED JULY 29, 2005, IN THE OFFICE OF THE WRIGHT COUNTY RECORDER AS DOC. NO. 23751, AS AMENDED BY THE FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT, DATED NOVEMBER 7, 2007, RECORDED DECEMBER 27, 2007, AS DOC. NO. 26013, AND BY THE SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT, DATED JUNE 5, 2008, RECORDED JULY 28, 2008, AS DOC. NO. 26476, AND BY THE THIRD AMENDMENT TO OPERATION AND EASEMENT AGREEMENT, DATED JULY 24, 2015, RECORDED OCTOBER 20, 2015, AS DOC. NO. 31169.

TRACT B:
INTENTIONALLY DELETED

ASSURANCE NOTE

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-1309988-ATL, WITH AN EFFECTIVE DATE OF JUNE 10, 2025 (AS REVISED)

ZONING REQUIREMENTS DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	B4 REGIONAL BUSINESS	GENERAL RETAIL: = 1.0 SPACES FOR EACH 200 SQ FT (72,157 / 200 = 361 REQUIRED)
PERMITTED USE	SHOPPING CENTER/RETAIL	
MINIMUM LOT AREA (SQ.FT.)	NA	
MAX BUILDING COVERAGE	NA	
MAX BUILDING HEIGHT	2 STORIES/30'	
BUILDING SETBACKS		
TRACT 1 PARCEL B		
FRONT	6' EAST 7TH ST.	
SIDE	6'	
REAR	6'	
TRACT 2		
ALL LOT LINES	6'	
TRACT 1 PARCEL A1		
FRONT	6'	
SIDE	6'	
REAR	6'	
	CONTACT: PZR	
	PHONE/EMAIL: 405-840-4344	
	REPORT DATE: 7/16/2026	
	PROJECT SITE #: 190163-1	

NOTE: SEE ZONING REPORT FOR DETAILS.
ZONING INFORMATION LISTED ON THIS SURVEY IS LIMITED TO THE DATA IN THE REFERENCED REPORT AS PROVIDED BY NOTED THIRD PARTY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL GOVERNING AGENCY DIRECTLY.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 27171C0170D, WHICH BEARS AN EFFECTIVE DATE OF 6/20/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. SUBJECT TO MAP SCALE ERRORS, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

POSSIBLE ENCROACHMENTS & SIGNIFICANT OBSERVATIONS

INFORMATION BELOW IS A STATEMENT OF FACT REGARDING LOCATION OF IMPROVEMENTS RELATIVE TO BOUNDARY, EASEMENTS, SETBACKS ETC.	
THIS IS NOT A STATEMENT OF LEGAL OPINION OR LEGAL DETERMINATION.	
BOUNDARY	1' RETAINING WALL CROSSES ONTO ADJONIER 1.5'
ROW & EASEMENTS	POWERPOLE AND OVERHEAD LINE FALL OUTSIDE OF EASEMENT 19.5'
SETBACKS	POWERPOLE FALLS OUTSIDE OF EASEMENT 8.6'
	NONE OBSERVED
PHYSICAL ACCESS	NONE OBSERVED
USE ONTO OR FROM ADJOINING PARCEL(S)	NONE OBSERVED
OTHER	NONE OBSERVED



SURVEYED BY:

AEC GEOSPATIAL LLC
PO BOX 297
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JMG@AECGEO.COM
WWW.AECGEO.COM

SCHEDULE B-II ITEMS

TERMS AND CONDITIONS OF THE DEVELOPMENT CONTRACT AND PLANNED UNIT DEVELOPMENT AGREEMENT, BETWEEN THE CITY OF MONTICELLO, A MINNESOTA MUNICIPAL CORPORATION AND RYAN COMPANIES US, INC., A MINNESOTA CORPORATION DATED JULY 5, 2005, RECORDED JULY 29, 2005, AS DOC. NO. T 23746, AS AMENDED BY THE AMENDMENT TO DEVELOPMENT CONTRACT AND PLANNED UNIT DEVELOPMENT AGREEMENT, DATED MAY 22, 2014, RECORDED JUNE 26, 2014, AS DOC. NO. T3059.

TERMS AND CONDITIONS, INCLUDING EASEMENTS AND ASSESSMENTS, AS CONTAINED IN THE FOLLOWING OPERATION AND EASEMENT AGREEMENT, BETWEEN TARGET CORPORATION, A MINNESOTA CORPORATION HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION AND RYAN COMPANIES US, INC., A MINNESOTA CORPORATION DATED JULY 5, 2005, RECORDED JULY 29, 2005, AS DOC. NO. T 23751.

DECLARATION OF ALLOCATION OF COMMON AREA MAINTENANCE COSTS AND ADMINISTRATION FEE, DATED MAY 31, 2011, RECORDED JUNE 21, 2011, AS DOC. NO. T 28435.

DECLARATION OF ALLOCATION OF COMMON AREA MAINTENANCE COSTS AND ADMINISTRATION FEE, DATED MAY 31, 2011, RECORDED JUNE 21, 2011, AS DOC. NO. T 28435.

ASSIGNMENT OF APPROVING PARTY STATUS, FROM RYAN COMPANIES US, INC., TO AX TC RETAIL L.P., DATED DECEMBER 31, 2014, RECORDED OCTOBER 20, 2015, AS DOC. NO. T31088 AND

THIRD AMENDMENT TO OPERATION AND EASEMENT AGREEMENT, DATED JULY 24, 2015, RECORDED OCTOBER 20, 2015, AS DOC. NO. T31169.

ASSIGNMENT OF APPROVING PARTY STATUS, FROM AX TC RETAIL L.P., A DELAWARE LIMITED PARTNERSHIP TO RCG-MONTICELLO MN, LLC, A GEORGIA LIMITED LIABILITY COMPANY DATED DECEMBER 19, 2019, RECORDED JANUARY 30, 2020, AS DOC. NO. T35857.

DECLARATION OF ALLOCATION OF COMMON AREA MAINTENANCE COSTS AND ADMINISTRATION FEE, DATED DECEMBER 31, 2014, RECORDED JANUARY 23, 2015, AS DOC. NO. T30827, (AFFECTS ALL TRACTS)

(ITEM IS PLOTTED HEREON; NOTE: SUBJECT PROPERTY BUILDINGS ARE SETBACK MORE THAN 2' FROM THE FRONT BUILDING LINES OF TARGET AND HOME DEPOT BUILDINGS)

UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAN OF UNION CROSSINGS SECOND ADDITION, RECORDED JUNE 25, 2007, AS DOCUMENT NO. 25883, (LOT 1, BLOCK 1, UNION CROSSING SECOND ADDITION)

CONDITIONS CONTAINED IN ORDER # 07-007 GRANTING CONDITIONAL USE PERMIT, BY THE CITY OF MONTICELLO, RECORDED AUGUST 14, 2007, AS DOC. NO. T 25792, (LOT 1, BLOCK 1, UNION CROSSINGS FOURTH ADDITION AND LOT 2, BLOCK 1, UNION CROSSINGS SIXTH ADDITION)

TERMS AND CONDITIONS, INCLUDING USE RESTRICTIONS, AS CONTAINED IN THE DECLARATION, DATED JULY 19, 2007, RECORDED AUGUST 20, 2007, AS DOC. NO. T 25804, (LOT 1, BLOCK 1, UNION CROSSINGS FOURTH ADDITION AND LOT 2, BLOCK 1, UNION CROSSINGS SIXTH ADDITION)

TERM AND CONDITIONS, INCLUDING USE RESTRICTIONS, AS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS, DATED NOVEMBER 21, 2007, RECORDED JANUARY 23, 2008, AS DOC. NO. T 26083, (LOT 1, BLOCK 1, UNION CROSSINGS SECOND ADDITION)

TERMS AND CONDITIONS, INCLUDING USE RESTRICTIONS, AS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS, DATED MARCH 25, 2008, RECORDED APRIL 18, 2008, AS DOC. NO. T 26295, (LOT 1, BLOCK 1, UNION CROSSINGS SECOND ADDITION)

TERMS AND CONDITIONS, INCLUDING USE RESTRICTIONS, AS CONTAINED IN THE RESTRICTIVE COVENANT, DATED APRIL 2, 2008, RECORDED JULY 28, 2008, AS DOC. NO. T 26477, (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAN OF UNION CROSSINGS FOURTH ADDITION, RECORDED DECEMBER 29, 2009, AS DOCUMENT NO. 27443, (LOT 1, BLOCK 1, UNION CROSSINGS FOURTH ADDITION AND LOT 2, BLOCK 1, SIXTH ADDITION)

CONDITIONS CONTAINED IN ORDER # 09-002 GRANTING CONDITIONAL USE PERMIT, BY THE CITY OF MONTICELLO, RECORDED AUGUST 20, 2010, AS DOC. NO. T 27824, (LOT 1, BLOCK 1, UNION CROSSINGS FOURTH ADDITION AND LOT 2, BLOCK 1, SIXTH ADDITION)

TERMS AND CONDITIONS OF THE SIGN EASEMENT AGREEMENT, DATED MAY 24, 2016, RECORDED SEPTEMBER 8, 2016, AS DOC. NO. T 31730, (LOT 1, BLOCK 1, SECOND ADDITION)

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TERMS AND CONDITIONS OF THE LEASE, BETWEEN RYAN COMPANIES US, INC., A MINNESOTA CORPORATION, AS LANDLORD, AND OFFICEMAX NORTH AMERICA, INC., AN OHIO CORPORATION (FORMERLY OFFICEMAX, INC.) AS TENANT, DATED JULY 19, 2007, WHICH IS UNRECORDED, AND OF THE MEMORANDUM OF LEASE, DATED JULY 19, 2007, RECORDED AUGUST 20, 2007, AS DOC. NO. T 25803, WHICH REFERS TO SAID LEASE, AS AFFECTED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN CIBC BANK USA, AN ILLINOIS STATE-CHARTERED BANK AND OFFICEMAX NORTH AMERICA, INC., AN OHIO CORPORATION, DATED DECEMBER 17, 2019, FILED FOR RECORD MARCH 23, 2020, AS DOC. NO. T33961.

TERMS AND CONDITIONS OF THE SHOPPING CENTER LEASE, BETWEEN RYAN COMPANIES US, INC., AS LANDLORD, AND PETSMART, INC., AS TENANT, DATED AUGUST 21, 2009, WHICH IS UNRECORDED, AND OF THE FOLLOWING, WHICH REFER TO SAID SHOPPING CENTER LEASE:

MEMORANDUM OF LEASE, RECORDED DECEMBER 28, 2009, AS DOC. NO. T 27440; AND

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT, DATED AUGUST 27, 2009, RECORDED DECEMBER 28, 2009, AS DOC. NO. T 27441.

AS AFFECTED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN CIBC BANK USA, RCG-MONTICELLO MN, LLC, AND PETSMART, INC., DATED DECEMBER 3, 2019, FILED FOR RECORD MARCH 23, 2020, AS DOC. NO. T33960, (AFFECTS ALL PARCELS)

MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT EXECUTED BY RCG-MONTICELLO MN, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, DATED DECEMBER 19, 2019, RECORDED JANUARY 30, 2020, AS DOCUMENT NO. T35858, SECURING THE ORIGINAL AMOUNT OF \$28,425,250.00, AND ANY OTHER AMOUNTS WHICH MAY BECOME DUE AND PAYABLE UNDER THE TERMS THEREOF.

ABOVE MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT WAS MODIFIED BY MODIFICATION OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT, DATED JANUARY 20, 2023, RECORDED FEBRUARY 07, 2023, AS DOCUMENT NO. T36560.

(AFFECTS ALL PARCELS)

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

ASSIGNMENT OF LEASES, RENTS AND PROFITS EXECUTED BY RCG-MONTICELLO MN, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS ASSIGNEE, TO CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK ASSIGNEE, DATED DECEMBER 19, 2019, RECORDED JANUARY 30, 2020, AS DOCUMENT NO. T35859.

ABOVE ASSIGNMENT OF LEASES, RENTS AND PROFITS WAS MODIFIED BY MODIFICATION OF ASSIGNMENT OF LEASES, RENTS AND PROFITS, DATED JANUARY 20, 2023, RECORDED FEBRUARY 07, 2023, AS DOCUMENT NO. T36561.

(AFFECTS ALL PARCELS)

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, OBLIGATIONS, PROVISIONS, AND EASEMENTS AS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, DATED OCTOBER 13, 2023, RECORDED DECEMBER 18, 2023, AS DOCUMENT NO. T37089.

AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT DATED JUNE 28, 2024, AND RECORDED JULY 9, 2024, AS DOCUMENT NO. T37419.

AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT DATED MAY 8, 2025, AND RECORDED JUNE 9, 2025, AS DOCUMENT NO. T38089.

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

TERMS AND PROVISIONS AS CONTAINED IN THE RECIPROCAL EASEMENT AND OUTPARCEL RESTRICTION AGREEMENT, DATED JULY 09, 2024, RECORDED JULY 31, 2024, AS DOCUMENT NO. T37468, (AFFECTS LOT 1, BLK 1, UNION CROSSINGS 2ND).

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, OBLIGATIONS, PROVISIONS, AND EASEMENTS AS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, DATED JUNE 9, 2025, RECORDED JUNE 20, 2025, AS DOCUMENT NO. T38117, (AFFECTS ALL PARCELS).

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

TERMS AND CONDITIONS OF AN UNRECORDED LEASE DATED JUNE 22, 2020, EXECUTED BY RCG-MONTICELLO MN, LLC, A GEORGIA LIMITED LIABILITY COMPANY AS LESSOR AND FIVE BELOW, INC., A PENNSYLVANIA CORPORATION AS LESSEE, AS DISCLOSED BY A SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED FEBRUARY 07, 2023 AS T36563 OF OFFICIAL RECORDS.

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

SUBORDINATION AND NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED FEBRUARY 07, 2023 AS DOCUMENT T36563, MADE BY AND BETWEEN CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, "LENDOR" AND FIVE BELOW, INC., A PENNSYLVANIA CORPORATION, "TENANT" AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

MECHANICS LIEN IN FAVOR OF PRECISION PAINTING AND SERVICES, IN THE AMOUNT OF \$4,619.00, RECORDED APRIL 06, 2025, AS DOCUMENT NO. T38165 OF WRIGHT COUNTY RECORDS, (AFFECTS LOT 1, BLK 1, UNION CROSSINGS 4TH).

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

MECHANICS LIEN IN FAVOR OF RAPID CONSTRUCTION, IN THE AMOUNT OF \$33,615.00, RECORDED APRIL 07, 2025, AS DOCUMENT NO. T38169 OF WRIGHT COUNTY RECORDS, (AFFECTS LOT 1, BLK 1, UNION CROSSINGS 4TH).

(PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

SEE SHEETS 2-4 FOR DRAWING

DATE	REVISION HISTORY	GRS PROJECT NO. 26-82908.1
7/14/26	CLIENT COMMENTS	SCALE: 1" = 40'
7/20/26	CLIENT COMMENTS	DRAWN BY: AEC
7/28/26	CLIENT COMMENTS	APPROVED BY: JG
8/17/26	CLIENT COMMENTS	
8/20/26	APPROVED FOR SS	

DATED 2026 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NIV5 COMPANY

SHEET 1 OF 4

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2026 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVSTONES.
- BEARING BASIS: NORTH LINE OF LOT 3 BLOCK 2 UNION CROSSINGS BEARS S54°W35"E PER RECORD PLAT.
- UNLESS NOTED HEREON, THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- UNLESS NOTED HEREON, THE PARCELS CONTAINED IN THE RECORD LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.
- THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO AND FROM HART BOULEVARD AND EAST 7TH STREET VIA ACCESS EASEMENTS.
- AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF AREAS OF SUBSTANTIAL REFUSE.
- OWNERSHIP OF FENCING, IF SHOWN HEREON, IS UNKNOWN TO THIS SURVEYOR.
- IN REGARDS TO TABLE "A" ITEM 2: THE ADDRESS POSTED IS AS SHOWN HEREON.
- IN REGARDS TO TABLE "A" ITEM 7(A): THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 14: THE NEAREST INTERSECTION IS AS SHOWN HEREON.
- IN REGARDS TO TABLE "A" ITEM 16: AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17: AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN REGARDS TO TABLE "A" ITEM 20: SEE POSSIBLE ENCROACHMENTS/SIGNIFICANT OBSERVATIONS TABLE.
- ALL MONUMENTS CONSIDERED FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
- SOME ITEMS MAY BE SHOWN NOT TO SCALE FOR CLARITY.
- NO PAROL STATEMENTS MADE TO SURVEYOR BY INTERESTED LANDOWNERS OR OCCUPANTS AS TO TITLE OR BOUNDARY ISSUES.

SITE PICTURE



VICINITY MAP NOT TO SCALE SITE BROADVIEW STREET EAST MISSISSIPPI DRIVE COUNTY ROUTE 54 STATE HIGHWAY 94 CHELSEA ROAD WEST SITE	LAND AREA 152,205 SQ. FT. 3.494 ACRES
	PARKING SPACES REGULAR = 357 HANDICAP = 12 TOTAL = 369 SHOPPING CENTER

ALTA/NSPS LAND TITLE SURVEY

MONTICELLO SHOPPING CENTER
1417 & 1523 E 7TH STREET

WRIGHT COUNTY

MONTICELLO, MINNESOTA

SURVEYOR'S CERTIFICATE

TO: MN-MONTICELLO UNION, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; GRS GROUP, AN NYS COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 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, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/8/26, DATE OF PLAT OR MAP: 7/10/26.

MINNESOTA

JASON M. GUSTAFSON

42596

LAND SURVEYOR

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

8/20/2026

Date

AEC Geospatial LLC

By: CEO Jason M. Gustafson, PLS

PO Box 297, Hammond, WI 54015

p: 866-423-2436 email: jmg@aecgeo.com

My license renewal date is June 30, 2028

Pages or sheets covered by this signature and seal: 1-4

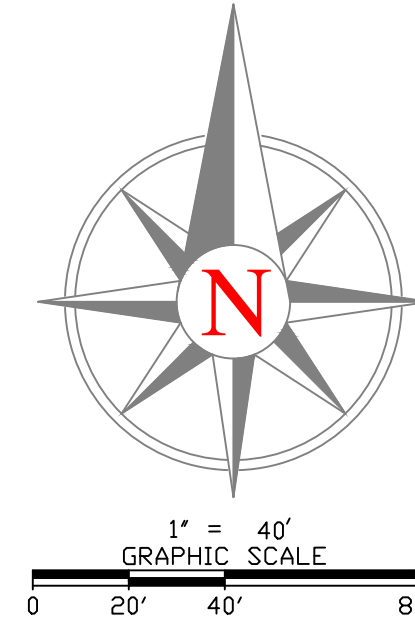
License Number: 42596

The use of the word "certify" or "certification" by a licensed land surveyor in the practice of land surveying constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. This survey certification is limited to current parties in privity to this specific transaction only.

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GRS
GROUP
AN NIV5 COMPANY

133 TECHNOLOGY DRIVE, SUITE 200, IRVINE, CA 92618
FIELDSURVEYOR@GRS-GLOBAL.COM | PHONE: 330-267-4405

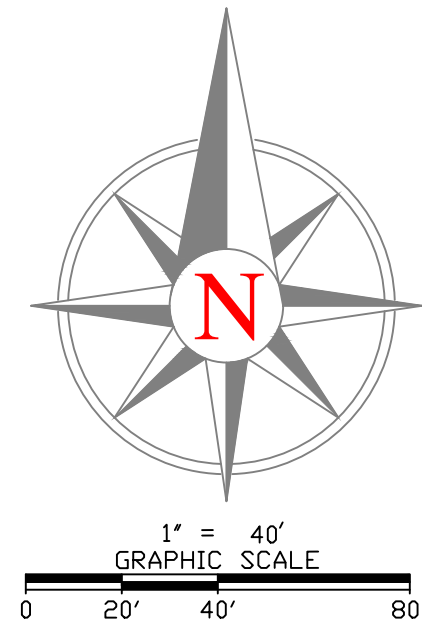


LEGEND

- | | |
|---------------------------------|-------------------------|
| ○ FOUND 1/2" IRON PIPE OR NOTED | — EASEMENT |
| ● FOUND MAGNAIL OR NOTED | — PROPERTY LINE |
| ▨ CONCRETE SURFACE | ⚡ FIRE HYDRANT |
| □ NO PARKING AREA | ⚡ WATER VALVE |
| ♿ HANDICAP PARKING | ⓪ TELEPHONE PEDESTAL |
| ⌚ ELECTRIC BOXES/STRUCTURES | ⓪ GAS METER |
| ⚡ UTILITY POLE | ⓪ SIGN |
| ⚡ GUY ANCHOR | ⓪ BOLLARD |
| ⚡ LIGHT POLE | ⓪ MAIL BOX |
| ⚡ GROUND LIGHT | ⓪ RAILROAD TRACKS |
| ⚡ ELECTRIC METER | — OVERHEAD UTILITY LINE |
| ⚡ ELECTRIC TRANSFORMER | — CHAIN LINK FENCE |
| ⓪ STORM MANHOLE | — X PS |
| ⓪ CURB STORM INLET | — DR |
| ⓪ GRATE TOP STORM INLET | — DECORATIVE ROCK |
| ⓪ SANITARY MANHOLE | — UTILITY VAULT |
| ⓪ CLEANOUT | |

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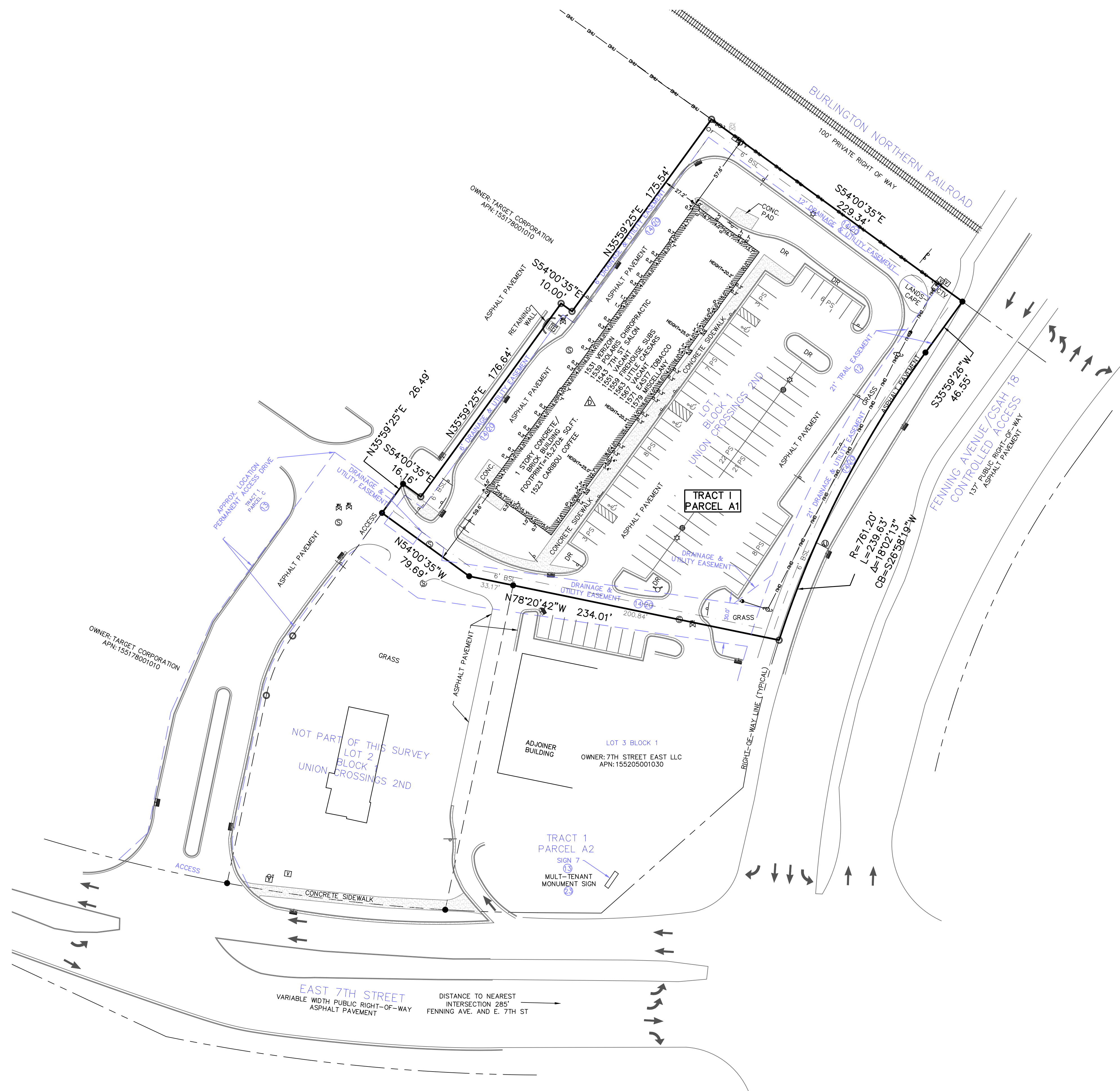
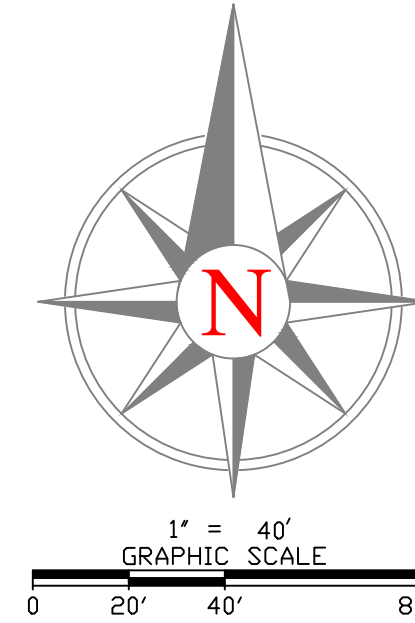


LEGEND

○	FOUND 1/2" IRON PIPE OR NOTED	—	EASEMENT
●	FOUND MAGNAIL OR NOTED	—	PROPERTY LINE
▨	CONCRETE SURFACE	⊕	FIRE HYDRANT
□	NO PARKING AREA	⊕	WATER VALVE
♿	HANDICAP PARKING	⊕	TELEPHONE PEDESTAL
⊕	ELECTRIC BOXES/STRUCTURES	⊕	GAS METER
⊕	UTILITY POLE	⊕	SIGN
⊕	GUY ANCHOR	⊕	BOLLARD
⊕	LIGHT POLE	⊕	MAIL BOX
⊕	GROUND LIGHT	⊕	RAILROAD TRACKS
⊕	ELECTRIC METER	⊕	OVERHEAD UTILITY LINE
⊕	ELECTRIC TRANSFORMER	⊕	CHAIN LINK FENCE
⊕	STORM MANHOLE	⊕	PARKING SPACE
⊕	CURB STORM INLET	⊕	DECORATIVE ROCK
⊕	GRATE TOP STORM INLET	⊕	UTILITY VAULT
⊕	SANITARY MANHOLE		
⊕	CLEANOUT		

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LEGEND

- | | |
|---------------------------------|-------------------------|
| ○ FOUND 1/2" IRON PIPE OR NOTED | — EASEMENT |
| ● FOUND MAGNAIL OR NOTED | — PROPERTY LINE |
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| ⊕ UTILITY POLE | ⊕ SIGN |
| ⊕ GUY ANCHOR | ⊕ BOLLARD |
| ⊕ LIGHT POLE | ⊕ MAIL BOX |
| ⊕ GROUND LIGHT | ⊕ RAILROAD TRACKS |
| ⊕ ELECTRIC METER | — OVERHEAD UTILITY LINE |
| ⊕ ELECTRIC TRANSFORMER | — CHAIN LINK FENCE |
| ⊕ STORM MANHOLE | x PS PARKING SPACE |
| ⊕ CURB STORM INLET | DR DECORATIVE ROCK |
| ⊕ GRATE TOP STORM INLET | ⊕ UTILITY VAULT |
| ⊕ SANITARY MANHOLE | |
| ⊕ CLEANOUT | |



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