

SURVEY PERFORMED BY:
HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
 9063 Lyndale Avenue South
 Bloomington, Minn. 55420
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NOTES CORRESPONDING TO SCHEDULE B:

- (1) Easement for sewer and water utilities over the North 20 feet dated July 6, 1970, recorded August 10, 1970, in Book 51 of A&A, page 419, as Document No. 409998. AS SHOWN ON SURVEY
- (2) Easements, restrictions, obligations, terms, covenants, conditions, and costs, as set forth in Deed of Declaration dated October 1, 1969, recorded October 13, 1971, in Book 112 of Misc., page 299, as Document No. 419418; amended by Reciprocal Easements Agreement dated March 5, 1973, recorded March 9, 1973, in Book 57 of A&A, page 317, as Document No. 432868. SHOWN ON SURVEY AS PARCEL 4
- 14. Matters disclosed by Survey of Paul E. Wallen & Associates, Inc., License No. 10461, Job No. 98-146, dated July 16, 1998, and subsequently revised October 12, 1998, as follows:
 (a) Easements for storm sewer, sanitary sewer, and water main lines. COPY OF SURVEY NOT AVAILABLE

STATEMENT OF POTENTIAL ENCROACHMENTS:

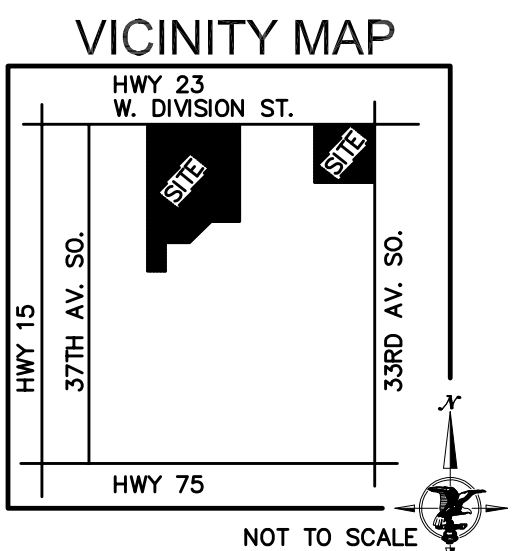
There are no visible above ground encroachments over or across any property lines of subject property.

GENERAL NOTES:

- 1. The bearing system used is assumed.
- 2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- 3. Subject property is identified as being in "Zone X, Area of Minimal Flooding" on Flood Insurance Rate Map, Community-Panel No. 2704560015C, effective date November 16, 1994.
- 4. The surveyor was not provided with zoning information by the insurer pursuant to Table A Item 6a or 6b.
- 5. Site area Parcels 1, 2 and 3 Total = 217251 square feet = 5.0 acres.
 Site area Parcel 1 = 13702 square feet = 0.31 acres.
 Site area Parcel 2 = 191251 square feet = 4.39 acres.
 Site area Parcel 3 = 12298 square feet = 0.28 acres.
- 6. There are a total of 252 striped parking stalls on subject property, of which there are 12 designated as handicap.
 Note: There are additional 343 parking on the parking easement area of which there are 2 designated as handicap.
- 7. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
- 8. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
- 9. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Land Title Insurance National Commercial Services, having an effective date of September 1, 2011 and bearing file number NCS-500800-4-MPLS.
- 10. There are no visible party walls. There are no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10a.
- 11. All utilities serving the subject property enter and exit the subject property through public rights of way or through easements specifically dedicated to each utility's use.

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Guard Post
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole



LEGAL DESCRIPTION

Parcel 1:
 Part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 124 North, Range 28 West, Stearns County, Minnesota, described as follows:
 Commencing at the East Quarter corner of said Section 16; thence, along the East line of said Section 16, North 01° 04' 30" East 626.28 feet to the South 100 foot right-of-way line of Trunk Highways Nos. 23 and 52; thence, along said right-of-way line, North 88° 32' 10" West 40.00 feet to the point of beginning of the tract herein described; thence, continuing, along said right-of-way North 88° 32' 10" West 150.00 feet; thence West 01° 04' 30" West 100.00 feet; thence South 88° 32' 10" East 150.00 feet to the Western 80 foot right-of-way line of 33rd Avenue South; thence North 01° 04' 30" East 100.00 feet to the point of beginning, according to the United States Government Survey thereof, LESS AND EXCEPT that part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 124 North, Range 28 West, shown as Parcel 210C on Minnesota Department of Transportation Right of Way Plat Numbered 73-38 as the same is on file and of record in the office of the County Recorder in and for Stearns County, Minnesota.

Parcel 2:
 That part of the East Quarter of the East Half of Section 16, Township 124 North, Range 28 West, City of St. Cloud, Stearns County, Minnesota, described as follows:
 Beginning at the southwest corner of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 16; thence North 00° 59' East on an assumed bearing along the West line of said East Half of the Southeast Quarter of the Northeast Quarter 626.25 feet to its intersection with the Southerly right of way line of State Trunk Highway Nos. 23 and 52; thence South 88° 32' 10" East along said right-of-way line 30.00 feet; thence South 00° 59' West 100.00 feet; thence South 88° 32' 10" East parallel with said right-of-way line 130.00 feet; thence North 00° 59' East 100.00 feet to the intersection with said right-of-way line; thence South 88° 32' 10" East along said right-of-way line 171.47 feet; thence South 01° 27' 50" West 546.18 feet; thence North 88° 32' 10" West 132.46 feet; thence South 48° 48' 25" West 51.05 feet; thence South 01° 27' 50" West 12.00 feet; thence North 88° 31' 10" West 87.25 feet; thence South 01° 28' 50" West 77.05 feet; thence North 88° 31' 10" West 67.72 feet to the West line of said East Quarter of the East Half of said Section 16; thence North 00° 02' 59" East a distance of 626.25 feet to the intersection with the Southerly right-of-way line of State Trunk Highway Nos. 23 and 52; thence South 88° 32' 10" East along said right-of-way line a distance of 30.00 feet to the point of beginning of the tract to be described; thence continue South 88° 32' 10" East along said right-of-way line a distance of 130.00 feet; thence South 00° 59' West a distance of 100.00 feet; thence North 88° 32' 10" West parallel to said right-of-way line a distance of 130.00 feet; thence North 00° 02' 59" East a distance of 100.00 feet to the point of beginning, LESS AND EXCEPT that part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 124 North, Range 28 West, shown as Parcel 210 on Minnesota Department of Transportation Right of Way Plat Numbered 73-38 as the same is on file and of record in the office of the County Recorder in and for Stearns County, Minnesota.

Parcel 3:
 All that part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 124 North, Range 28 West, City of St. Cloud, Stearns County, Minnesota, described as follows:
 Commencing at the southwest corner of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 16; thence North 00° 59' East assumed bearing along the West line of said East Half of the Southeast Quarter of the Northeast Quarter 626.25 feet to its intersection with the Southerly right-of-way line of State Trunk Highway Nos. 23 and 52; thence South 88° 32' 10" East along said right-of-way line a distance of 30.00 feet to the point of beginning of the tract to be described; thence continue South 88° 32' 10" East along said right-of-way line a distance of 130.00 feet; thence South 00° 59' West a distance of 100.00 feet; thence North 88° 32' 10" West parallel to said right-of-way line a distance of 130.00 feet; thence North 00° 02' 59" East a distance of 100.00 feet to the point of beginning, LESS AND EXCEPT that part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 124 North, Range 28 West, shown as Parcel 210 on Minnesota Department of Transportation Right of Way Plat Numbered 73-38 as the same is on file and of record in the office of the County Recorder in and for Stearns County, Minnesota.

Parcel 4: Non-exclusive reciprocal easements for ingress, egress, parking, pedestrian traffic, and utilities set forth in Deed of Declaration dated October 1, 1969, recorded October 13, 1971, in Book 112 of Misc., page 299, as Document No. 419418; amended by Reciprocal Easements Agreement dated March 5, 1973, recorded March 9, 1973, in Book 57 of A&A, page 317, as Document No. 432868.
 (All abstract property)

LAND TITLE SURVEY
 ALTA/ACSM
 for:
TOWLE FINANCIAL SERVICES
 SITE: DIVISION STREET RETAIL CENTER
 3310 - 3440 WEST DIVISION STREET
 ST. CLOUD, MINNESOTA

CERTIFICATION:
 To Division Street Acquisition LLC, a Delaware limited liability company; American Equity Investment Life Insurance Company; First American Land Title Insurance National Commercial Services:
 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, 2, 3, 4, 6(b), 7(a), 7(b), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on August 30, 2011.

A. E. Hodoff
 Thomas E. Hodoff, L.S.
 Minn. Reg. No. 23677

HARRY S. JOHNSON CO., INC.
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Revision History
 Sheet No. **1 OF 1**
 Book **624**
 Page **53**
 File No. **1-3-8172**
 R.O. Number **2011292**
 CAD Technician **ONI**