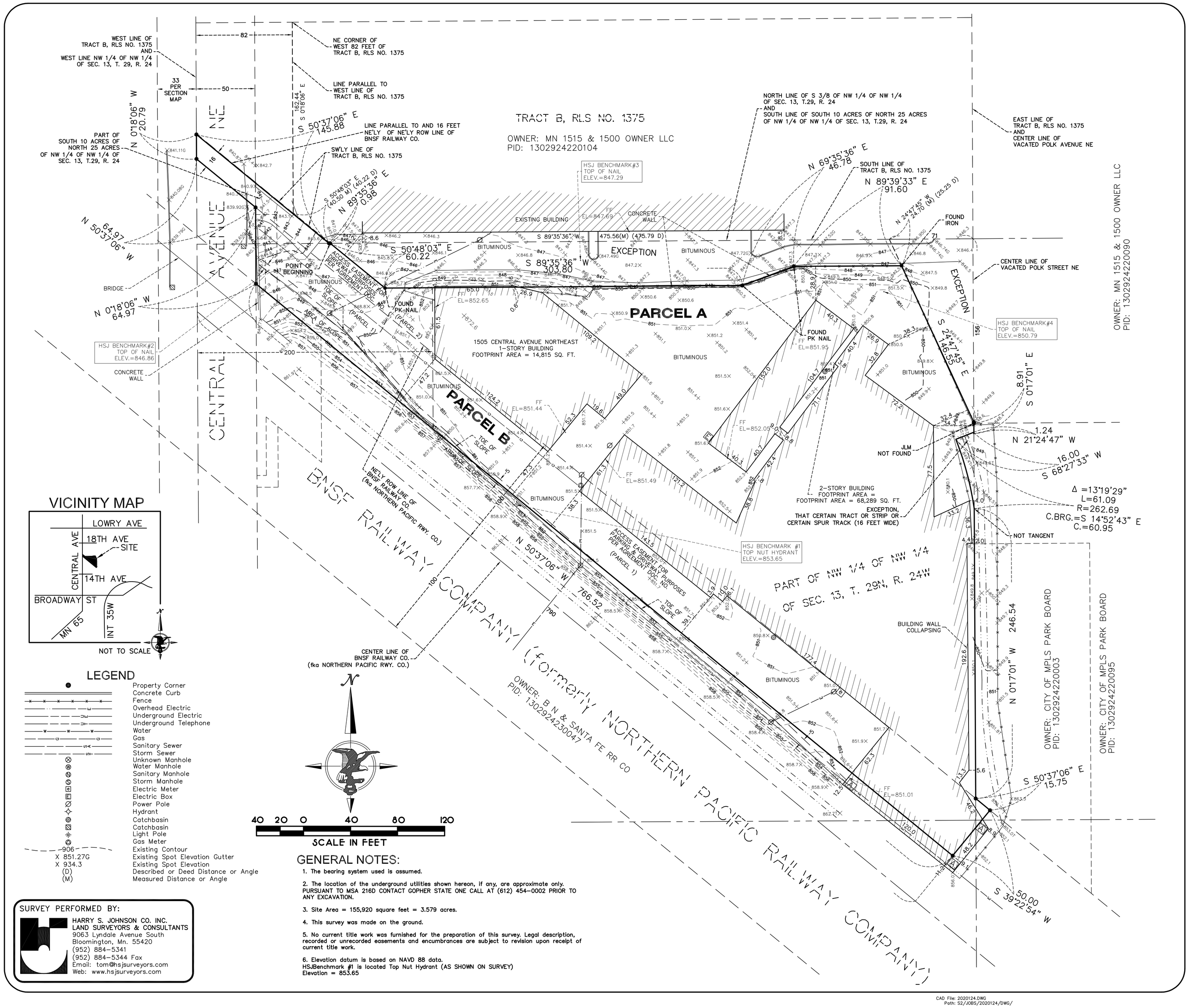

VICINITY MAP

LEGEND

- Property Corner
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Unknown Manhole
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- Electric Meter
- Electric Box
- Power Pole
- Hydrant
- Catchbasin
- Catchbasin
- Light Pole
- Gas Meter
- 906 — Existing Contour
- X 851.27G — Existing Spot Elevation Gutter
- X 934.3 — Existing Spot Elevation
- (D) — Described or Deed Distance or Angle
- (M) — Measured Distance or Angle

SURVEY PERFORMED BY:
HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
906.3 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hsjsurveyors.com
Web: www.hsjsurveyors.com

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. Site Area = 155,920 square feet = 3.579 acres.
4. This survey was made on the ground.
5. No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
6. Elevation datum is based on NAVD 88 data. HSJBenchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY) Elevation = 853.65

CAD File: 2020124.DWG
Path: S2/JOBS/2020124/DWG/

LEGAL DESCRIPTION

Parcel A:
All that part of the South Three-eighths (S 3/8) of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section Thirteen (13), in Township Twenty-nine (29), of Range Twenty-four (24) West of the Fourth Principal Meridian, lying northeasterly of the St. Paul & Northern Pacific Railway Company right of way and west of the center line of Polk Street N.E. in the City of Minneapolis.

All that part of the South Ten (S 10) acres of the North Twenty-five (N 25) acres of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township Twenty-nine (29) North, of Range Twenty-four (24) West of the Fourth Principal Meridian, lying between the northeasterly line of the right of way of the St. Paul & Northern Pacific Railway Company and a line drawn parallel with and a distance of sixteen (16) feet northeasterly from said northeasterly line.

EXCEPT:
A tract of land in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 29, Range 24, described as follows: Commencing at the intersection of the South line of the North 25 acres of said Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) with the center line of Polk Street (now vacated); thence West along said South line of said 25 acres a distance of 71 feet; thence Southeasterly in a straight line to a point in the center line of Polk Street (now vacated) which is 156 feet southerly from the point of beginning; thence Northerly along said center line a distance of 156 feet to the point of beginning.
AND EXCEPT
That certain tract or strip of land 16 feet in width being 8 feet on each side of the center line of the certain spur track or siding which is located across premises.

AND ALSO EXCEPT:
That part of the South Three-eighths of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section 13, Township 29, Range 24, Hennepin County, Minnesota, described as follows: Commencing at the northeast corner of the west 82.00 feet of Tract B, Registered Land Survey No. 1375, Files of the Registrar of Titles, said Hennepin County; thence South 00 degrees 18 minutes 06 seconds East, bearings based on Hennepin County Coordinate Grid, parallel with the west line of said Tract B, a distance of 162.44 feet to the southwest line of said Tract B; thence South 50 degrees 37 minutes 50 seconds East, along said southwest line, a distance of 40.22 feet to an angle point on the south line of said Tract B and the point of beginning of the land to be described; thence continuing South 50 degrees 37 minutes 50 seconds East a distance of 60.96 feet; thence North 89 degrees 35 minutes 36 seconds East, parallel with the south line of said tract B, a distance of 303.80 feet; thence North 69 degrees 35 minutes 36 seconds East a distance of 46.78 feet; thence North 89 degrees 35 minutes 36 seconds East a distance of 91.60 feet to the southerly line of said Tract B; thence North 24 degrees 46 minutes 50 seconds West, along said southerly line, a distance of 25.25 feet to an angle point on said south line; thence South 89 degrees 35 minutes 36 seconds West, along said south line, a distance of 475.79 feet to said point of beginning.
(Abstract Property)

Parcel B:
A portion of the 200 foot wide railroad corridor of BNSF Railway Company (formerly Northern Pacific Railway Company) located in the west half of the northwest quarter (W 1/2 of NW 1/4) of Section 13, Township 29 North, Range 24 West of the 4th Principal Meridian, Hennepin County, Minnesota, which portion is bounded as follows: on the northeast by the northeasterly line of said 200 foot wide railroad corridor; on the west by a line parallel to and 50 feet easterly of the west line of said Section 13; on the southwest by a line parallel to and 50 feet northeasterly of the centerline of said 200 foot wide railroad corridor; and on the southeast by a line at right angles to said centerline, which line is 790.0 feet southeasterly of the west line of said Section 13, as measured along said centerline.
(Abstract Property)

Parcel C:
Non-exclusive easement for driveway purposes, over part of Tract B, Registered Land Survey No. 1375, Hennepin County, Minnesota, as contained in the Driveway Easement Agreement dated June 20, 2012, recorded June 29, 2012 as Document No. 4968826 in the Office of the Registrar of Titles, and as Document No. 9806586 in the Office of the County Recorder.

LAND TITLE SURVEY

ALTA/NSPS
for: w/ TOPOGRAPHY
HEMPEL

SITE: 1505 CENTRAL AVENUE NE
MINNEAPOLIS, MINNESOTA

CERTIFICATION:

To Hempel Acquisition Company LLC, a Minnesota limited liability company and 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 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, 6(a), 7(a), 7(b1), 7(c), 8, 9, 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on February 24, 2020.

Date of Plat or Map: February 25, 2020

Thomas E. Hodorff, L.S.
Minn. Reg. No. 23677

Revision History

Sheet No.	Book	Page
1 OF 2	659	33
File No. 1-3-10216	W.O. Number 2020124	CAD Technician CT

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS CONSULTANTS
BLOOMINGTON, MINNESOTA
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