

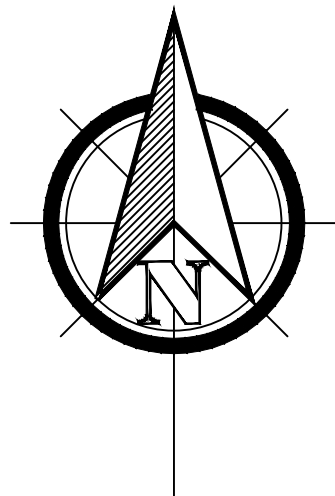
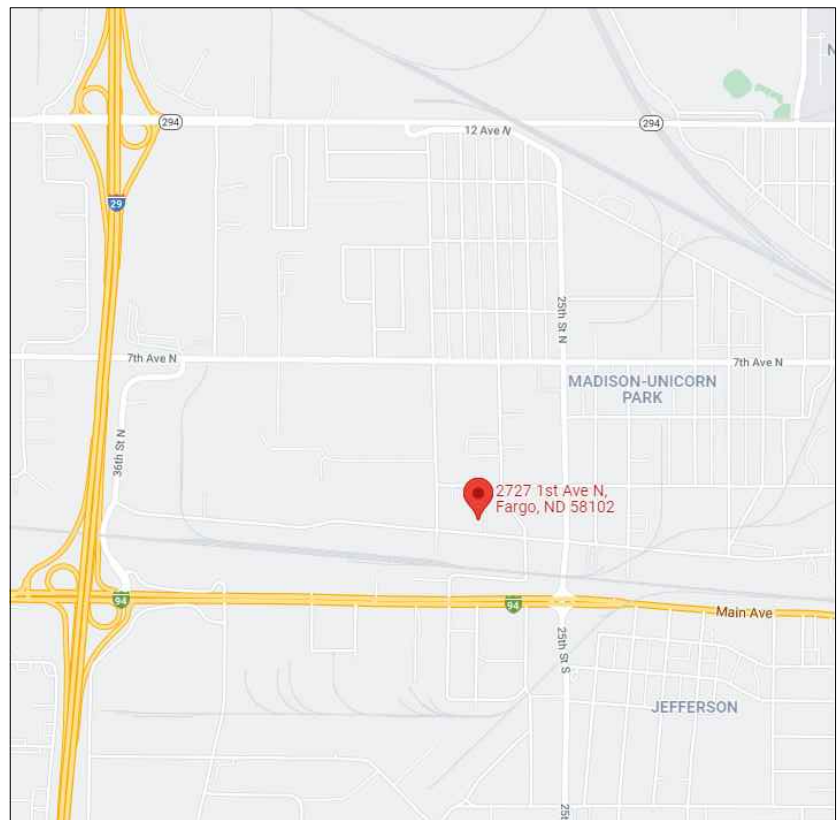
Notes Corresponding to Schedule B

NO SURVEY RELATED ITEMS

Miscellaneous Notes

- PER TABLE A ITEM 2, 2727 1ST AVE. N. FARGO, ND. WAS DISCLOSED IN DOCUMENTS PROVIDED AND NOT OBSERVED AS POSTED AT THE TIME OF THE SURVEY.
- PER TABLE A ITEM 4, PROPERTY CONTAINS 1.95 ACRES, MORE OR LESS (85,117± SQ. FT.) OF GROSS LAND AREA
- PER TABLE A ITEM 9, THERE ARE 10 STANDARD STRIPED PARKING SPACES, 0 HANDICAPPED PARKING SPACES. FOR A TOTAL OF 10 STRIPED PARKING SPACES WITHIN SUBJECT PROPERTY.
- PER TABLE A ITEM 10, THERE WERE NO PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.
- PER TABLE A ITEM 13, ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE CASS COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.
- PER TABLE A ITEM 16, NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS
- PER TABLE A ITEM 17, WE ARE NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY PRESENTLY OR PROPOSED.
- PER TABLE A ITEM 18, PLOTTABLE OFFSITE APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEY ARE PLOTTED AS APPLICABLE
1. PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM 1ST AVE. N. A DULY DEDICATED PUBLIC RIGHT OF WAY.
2. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES OR BURIAL GROUNDS.
3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS: ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
4. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.

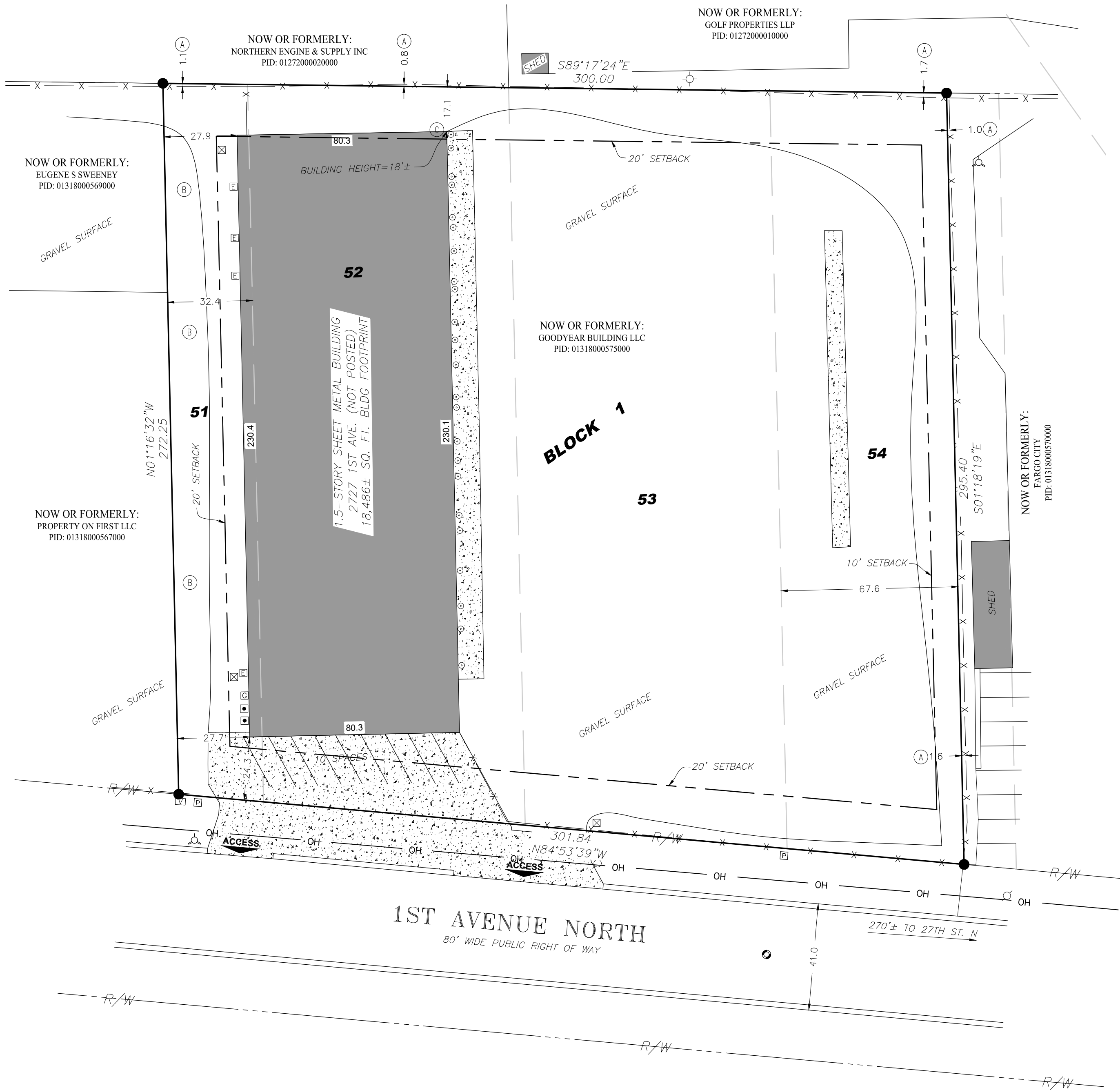
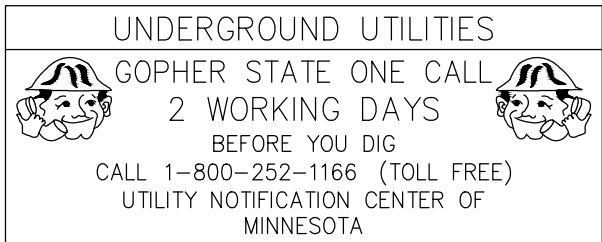
Vicinity Map



BEARINGS ARE BASED ON NAD83(2011)
CASS COUNTY COORDINATE SYSTEM

Utility Notes

NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AS PART OF THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. PLEASE CONTACT GOPHER STATE ONE CALL TO HAVE THE UNDERGROUND UTILITIES PHYSICALLY LOCATED ON THE GROUND.



Zoning

ZONING DISTRICT: "L-1" LIGHT INDUSTRIAL			
ITEM	REQUIRED	OBSERVED	ZONING REPORT FOR: Goodyear Tire and Service Center 2727 1st Ave N. Fargo, ND 58102
PERMITTED USE	VEHICULAR REPAIR	VEHICULAR SERVICE AND TIRE REPAIR CENTER	PREPARED FOR: Edgewood Properties, LLLP, a North Dakota limited liability limited partnership; EWR Fargo Goodyear, LLC; First American Title Insurance Company
MIN. LOT AREA	NONE	1.95 ACRES	SUBMITTED BY: ALEXANDRA CRAMER ZONING ANALYST PROJECT NO: 21-8164-001 REPORT DATE: 09-29-2021
MAX. LOT AREA	NONE	1.95 ACRES	
MIN. LOT DEPTH	NONE	295.40'	
MIN. LOT WIDTH	NONE	301.84'	
MIN. ROAD FRONTAGE	NONE	301.84'	APPROX. 191'
MIN. SETBACKS FRONT	20'	24.3'	
MIN. SETBACKS STREET SIDE	20'	27.7'	
MIN. SETBACKS SIDE	10'	17.1'	
MIN. SETBACKS REAR	20'	18'	21.7%
MAX. BUILDING HEIGHT	NONE	85%	N/A
MAX. LOT COVERAGE	NONE	45	10
MAX. UNITS PER ACRE	NONE	N/A	0
PARKING REGULAR	45	0	
PARKING HANDICAP	N/A	0	
PARKING TOTAL	45	10	

Encroachment Statement

- (A) FENCELINES CROSS ONTO AND OFF OF SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT (OWNERSHIP UNKNOWN).
- (B) ADJACENT GRAVEL DRIVING SURFACE WESTERLY OF SUBJECT PROPERTY CROSSES ONTO SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
- (C) BUILDING CROSSES OVER BUILDING SETBACK LINE BY UP TO 2.9 FEET.

Flood Note

By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map, Community Panel No. _____, which bears an effective date of _____ and is not in a Special Flood Hazard Area.

Record Legal Description

The Land referred to herein below is situated in the County of Cass, State of ND, and is described as follows:

The East 32.4 feet of Lot Fifty-one, all of Lots Fifty-two and Fifty-three and the West 67.6 feet of Lot Fifty-four, Block One, Teigen's Second Subdivision, all situate in the City of Fargo, County of Cass and the State of North Dakota.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1062243-MPLS WITH AN EFFECTIVE DATE OF SEPTEMBER 07, 2021.

Legend of Symbols & Abbreviations

- MONUMENT FOUND

○ SET 1/2" REBAR W/CAP MARKED PLS 57070

▣ UTILITY VAULT

⊙ TELEPHONE MANHOLE

⊖ CLEAN OUT

MB MAIL BOX

◆ LOADING DOCK

⊠ SIAMESSE FIRE HYDRANT-STAND PIPE

⊡ POST INDICATOR VALVE

▣ UTILITY PEDESTAL

MB MAIL BOX
- ⊕ POWER POLE

⊕ LIGHT POLE

⊠ TRANSFORMER

⊠ ELECTRIC METER

⊠ GAS METER

⊠ WATER VALVE

⊠ HYDRANT

⊠ STORM MANHOLE

⊠ SANITARY MANHOLE

♿ ADA PARKING

ACCESS POINT OF ACCESS
- OH ——— OVERHEAD WIRES

— E ——— UNDERGROUND ELECTRIC LINE

— GAS ——— GAS LINE

— W ——— WATER LINE

— SD ——— STORM DRAIN LINE

— S ——— SEWER LINE

ALTA/NSPS Land Title Survey

Goodyear Tire and Service Center

Project #21-8164-Site #001
2727 1st Ave N.
Fargo, ND 58102

County of Cass

Surveyor Certification
To: Edgewood Properties, LLLP, a North Dakota limited liability limited partnership; EWR Fargo Goodyear, LLC, a North Dakota limited liability company; First American Title Insurance Company; and CRESURVEYS, LTD

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7b(1), 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The field work was completed on 8/17/2021.

Surveyor's signature

Michael A. Stang
20980 Rogers Drive Suite 500
Rogers, MN 55374
(763) 515-6040

Surveyor License #LS-9679
Date of last revision: October 4, 2021
Date of Plat/Map: August 17, 2021
NWSE JOB #:21440

Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM

PHONE: (330) 777-0502
24 N. High Street, Suite 103, Akron, OH 44308

(330) 777-0502

CRESURVEYS