



VIEW OF SUBJECT PROPERTY FROM RICE STREET



VIEW WEST FROM SOUTHWEST CORNER OF SUBJECT PROPERTY



ADJACENT "TACO JOHN'S" (NOTE THAT PARKING LOT AND STEPS ENCRIDGE ONTO SUBJECT PROPERTY)



ADJACENT "BLACK TERN OFFICE PARK"



SEWER LIFT STATION ON SUBJECT PROPERTY

ALTA SURVEY OF

RAMSEY COUNTY PROPERTY

LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 31, T30N, R22W  
CITY OF LITTLE CANADA, RAMSEY COUNTY, MINNESOTA

ZONING & SETBACK REQUIREMENTS

ZONED B-3 - GENERAL BUSINESS DISTRICT  
SUBJECT TO FLOODPLAIN OVERLAY DISTRICT  
SUBJECT TO SHORELAND OVERLAY DISTRICT  
MINIMUM LOT AREA - 15,000 SQ. FT.  
MINIMUM LOT WIDTH - 100 FEET  
MAXIMUM IMPERVIOUS SURFACE TO LOT AREA RATIO (SHORELAND) - 30%  
MAXIMUM HEIGHT - 3 STORIES OR 36 FEET, WHICHEVER IS LEAST (B-3) - 35 FEET (SHORELAND)  
BUILDING SETBACKS:  
FRONT - 40 FEET  
REAR - 20 FEET  
SIDE - NONE (ABUTTING NON-RESIDENTIAL PROPERTY)  
ORDINARY HIGH WATER (SHORELAND) - 50 FEET  
(AS PER CITY OF LITTLE CANADA ZONING CODE)

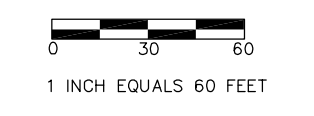
AREA SUMMARY

TOTAL PROPERTY AREA = 658,906 SQ. FT. OR 15.1264 ACRES  
INCLUDES 129,818 SQ. FT. OR 2.98 ACRES FOR THE NORTH HALF OF FIFTH STREET, SIXTH STREET AND MIDDLE STREET, WHICH MAY NOT BE FORMALLY VACATED  
INCLUDES 410,082 SQ. FT. OR 9.41 ACRES CURRENTLY UNDER WATER, AS PER FEBRUARY 5, 2007 MEASUREMENTS OF EXISTING ICE  
DOES NOT INCLUDE 10,821 SQ. FT. OR 0.248 ACRES FOR RICE STREET OVER THE WESTERLY 17 FEET OF BLOCKS 3 AND 6, THE NORTH HALF OF FIFTH STREET, SIXTH STREET AND THE SOUTH HALF OF VACATED SEVENTH STREET  
DOES NOT INCLUDE 6,091 SQ. FT. OR 0.140 ACRES OF THE PORTION OF BLOCK 4 WHICH LIES WITHIN COUNTRY DRIVE RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 2268455  
DOES NOT INCLUDE 6,868 SQ. FT. OR 0.151 ACRES OF THE PORTION OF BLOCK 3 AND THE SOUTH HALF OF VACATED SEVENTH STREET WHICH LIES WITHIN COUNTRY DRIVE RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 2268455



SECTION 31, T30N, R22W

VICINITY MAP (NO SCALE)



1 INCH EQUALS 60 FEET

BASED FOR BEARINGS: RAMSEY COUNTY COORDINATE SYSTEM, NAD 83 (DECEMBER 17, 1991 ADJUSTMENT)

NOTES CORRESPONDING TO SCHEDULE B

- SEWER EASEMENT DATED MAY 9, 1978, FILED JUNE 8, 1978 AS DOCUMENT NUMBER 2005395. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
- UTILITY EASEMENT DATED AUGUST 16, 1979, FILED AUGUST 29, 1979, AS DOCUMENT NUMBER 2268459. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
- STREET AND UTILITY EASEMENT DATED MAY 20, 1984, FILED JUNE 11, 1985, AS DOCUMENT NUMBER 2268455. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO. 290897  
DATED OCTOBER 1, 2007  
That part of Lots A, 18, 19 and 20, Block 2 of Rice Street Motor Line Addition that lies Southerly of Owosso Boulevard North; together with the North half of vacated Seventh Street lying Southerly of said Boulevard, and East of the West line of said Lot A extended.  
Block 3 of Rice Street Motor Line Addition together with the South half of vacated Seventh Street.  
That part of Lot P and Lots 4 through 26 inclusive, Block 4 of Rice Street Motor Line Addition that lies Southerly of the Southerly right-of-way line of Interstate Highway 694.  
Lots 4 through 27 inclusive, and that part of Lot Q adjacent to said Lots, Block 5 of Rice Street Motor Line Addition.  
Block 6 of Rice Street Motor Line Addition together with the North half of vacated Fifth Street.  
Together with any vacated streets, roads, alleys, or right-of-ways adjacent to or abutting the above described property.  
Subject to roads and easements, reservations and restrictions of record, if any.

NOTE: THE WESTERLY 17 FEET OF THE DESCRIBED PROPERTY WAS DEEDED TO THE STATE OF MINNESOTA FOR HIGHWAY PURPOSES AS DESCRIBED IN QUIT CLAIM DEED DOCUMENT NO. 2140099 AND IS NOT INCLUDED IN THE PROPERTY SHOWN ON THIS SURVEY. PORTIONS OF BLOCK 4 LIE WITHIN THE RIGHT OF WAY OF COUNTRY DRIVE AS DESCRIBED IN DOCUMENT NO. 2268455 AND ARE NOT INCLUDED IN THE PROPERTY SHOWN ON THIS SURVEY. PORTIONS OF BLOCK 3 AND THE SOUTH HALF OF VACATED SEVENTH STREET LIE WITHIN THE RIGHT OF WAY OF COUNTRY DRIVE AND ARE NOT INCLUDED IN THE PROPERTY SHOWN ON THIS SURVEY. THE NORTH HALF OF FIFTH STREET, SIXTH STREET AND MIDDLE STREET DO NOT APPEAR TO HAVE BEEN VACATED. THIS SURVEY INCLUDES SAID STREETS AS PART OF THE SUBJECT PROPERTY WHERE THE LEGAL DESCRIPTION CALLS FOR BLOCKS 3 AND 6. THIS SURVEY ASSUMES LOTS B, C, L AND M TO BE INCLUDED IN THE SUBJECT PROPERTY.

NOTE: WETLAND ADJACENT TO THE EXISTING POND WAS NOT DELINEATED AS PART OF THIS SURVEY, AND THE EDGE OF THIS WETLAND IS NOT SHOWN HEREON.

LEGEND

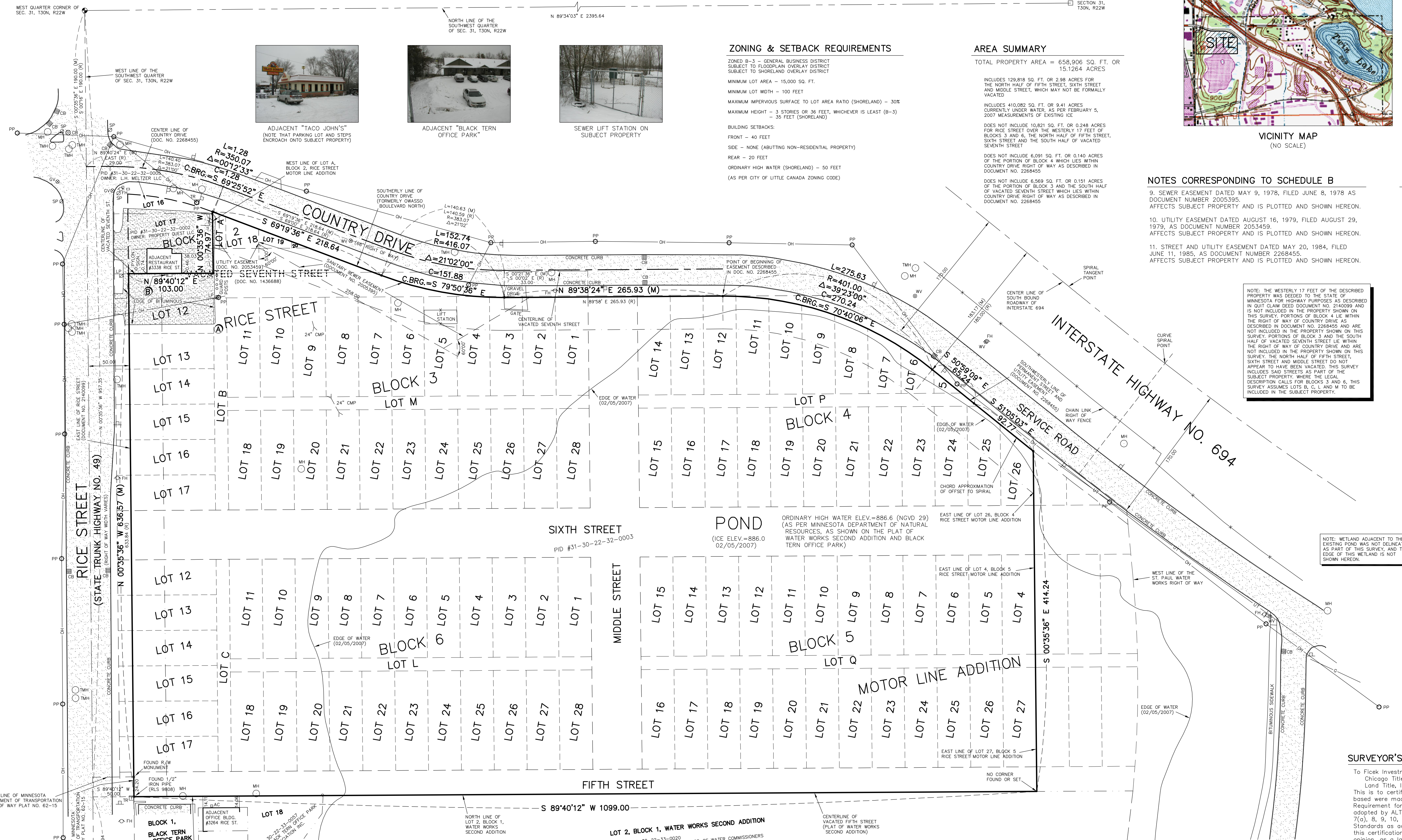
- PP POWER POLE
- SP SIGNAL POLE
- LP LIGHT POLE
- MH MANHOLE
- TMH TELEPHONE MANHOLE
- TR TELEPHONE RISER
- CB CATCH BASIN
- FH FIRE HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- AC AIR CONDITIONER
- SL SIGN
- OH OVERHEAD UTILITY LINES
- UT UNDERGROUND TELEPHONE LINES
- W WATER MAIN
- G GAS MAIN
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER LEGAL DESCRIPTIONS
- DENOTES SET SURVEY MONUMENT MARKED KEMPER 18407

NOTE: THIS SURVEY WAS PERFORMED UNDER SNOW CONDITIONS AND UTILITIES SHOWN ARE THOSE THAT WERE OBSERVED EXPOSED DURING THE TIME OF THE SURVEY. OTHER UTILITIES MAY EXIST. PLEASE NOTE THAT A COPPER STATE ONE-CALL WAS NOT MADE TO LOCATE UTILITIES DURING THE COURSE OF THIS SURVEY, AND UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATE

To Fick Investment Company, LLC  
Chicago Title Insurance Company  
Land Title, Inc.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirement for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: November 29, 2007  
*Mark D. Kemper*  
Mark D. Kemper, Professional Land Surveyor  
Minnesota Registration No. 18407  
Kemper & Associates, Inc.  
721 Old Highway 8 N.W.  
New Brighton, Minnesota 55112  
Phone 651-631-0351  
Fax 651-631-8805  
email: kemper@pro-ns.net



STATEMENT OF APPARENT ENCROACHMENTS

- ADJACENT BITUMINOUS PARKING LOT ENCRACHES ONTO SUBJECT PROPERTY A MAXIMUM DISTANCE OF 105.0 FEET EAST-WEST AND 62.0 FEET NORTH-SOUTH.
- ADJACENT CONCRETE STEPS ENCRACH ONTO SUBJECT PROPERTY A MAXIMUM DISTANCE OF 3.5 FEET.

FLOOD ZONE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "C" (AREAS OF MINIMAL FLOODING) AND "A" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 270377-0001 A, DATED NOVEMBER 3, 1982, CITY OF LITTLE CANADA, MINNESOTA.

NOTES

- THIS SURVEY WAS CONDUCTED WITH A LEICA RCS 1101 TOTAL STATION AND LEICA 1200 GPS SYSTEM.
- ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR RADIAL TO SAID PROPERTY LINES.
- ALL DRIVEWAY AND STREET THROAT DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
- THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING ON OR RUNNING THROUGH SUBJECT PROPERTY, EXCEPT AS SHOWN HEREON.
- UTILITIES SHOWN HEREON ARE AS PER ABOVE GROUND EVIDENCE.
- ACCESS IS GAINED TO THE SUBJECT PROPERTY VIA RICE STREET AND COUNTRY DRIVE, WHICH ARE DEDICATED PUBLIC RIGHTS-OF-WAY.
- SUBJECT PROPERTY IS VACANT LAND.



REAL ESTATE SIGN ON SUBJECT PROPERTY

CERTIFICATE OF SURVEY