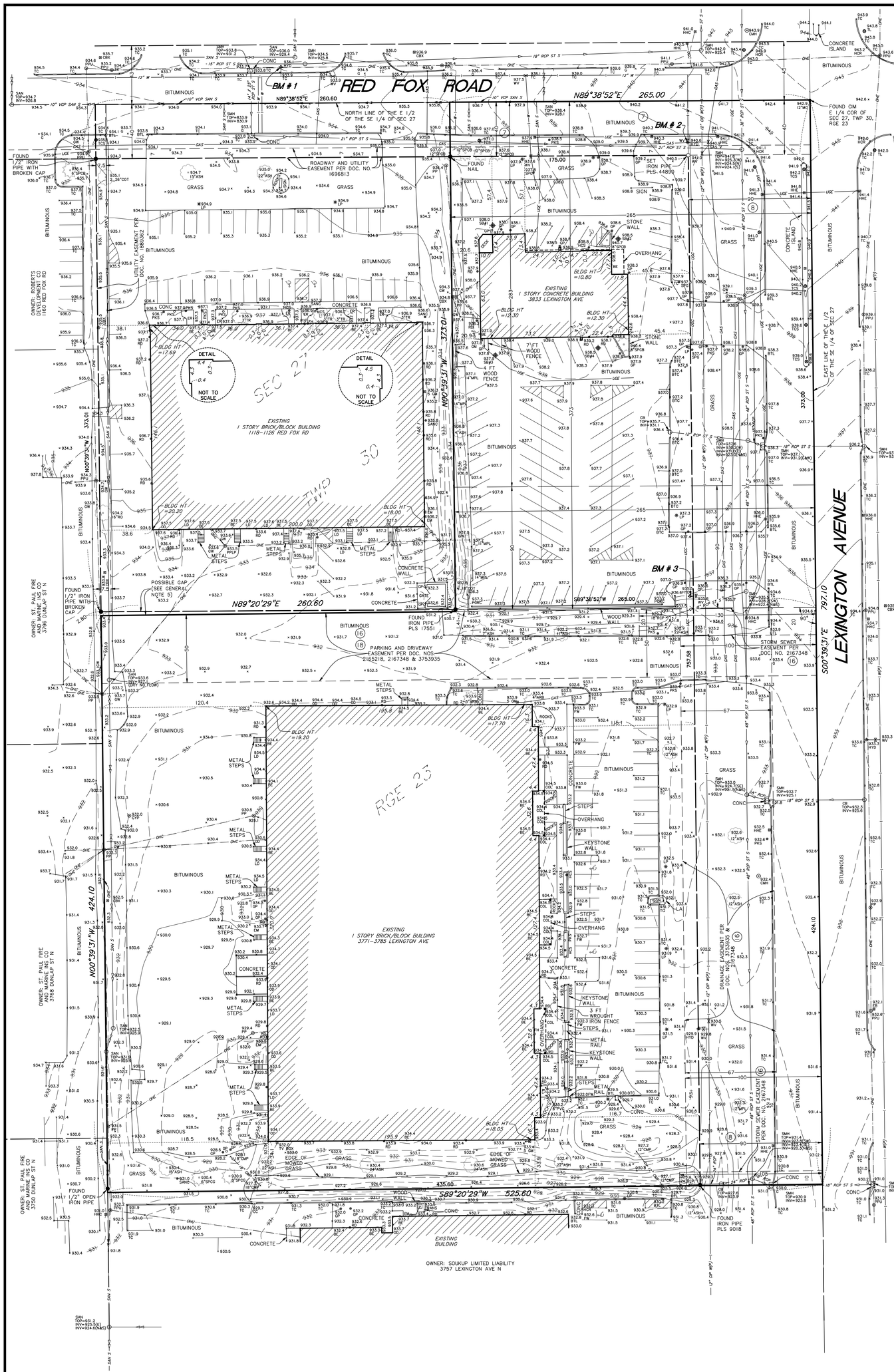



## DESCRIPTION OF PROPERTY SURVEYED

(Per Old Republic National Title Insurance Company Commitment for Title Insurance Commitment No. 385-12, commitment date November 7, 2012)

Parcel I:
The South 90 feet of the North 373 feet of the East 265 feet of the East half of the Southeast Quarter of Section 27, Township 30, Range 23 except the Easterly 90 feet thereof, Ramsey County, Minnesota.

Parcel 2:
The East 265 feet of the North 283 feet of the Southeast Quarter of Section 27, Township 30, Range 23, Ramsey County, Minnesota.

Abstract property.

AND

(Per All American Commercial Title, Inc as agent for Old Republic National Title Insurance Company Commitment for Title Insurance Commitment No. 100996, commitment date September 6, 2012)

All that part of the East 1/2 of the Southeast 1/4 of section 27, Township 30 North, Range 23 West, described as follows: Commencing at the East Quarter corner of said Section 27; thence Southerly along the East line of said Section 27 a distance of 373.0 feet to the point of beginning; thence West at right angles 525.6 feet; thence South at right angles 424.1 feet; thence East at right angles 525.6 feet; thence North at right angles 424.1 feet along the East line of said Section 27 to the point of beginning, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

## TITLE COMMITMENTS

Old Republic National Title Insurance Company Commitment for Title Insurance Commitment No. 385-12, commitment date November 7, 2012, and All American Commercial Title, Inc as agent for Old Republic National Title Insurance Company Commitment for Title Insurance Commitment No. 100996, commitment date September 6, 2012, were relied upon as to matters of record.

### Schedule B Exceptions:

1 Exceptions are indicated on survey with circled numbers where applicable.

(Commitment No. 385-12)

7.) Right of Way for Red Fox Road (formerly known as Kowalski Road). [shown on survey]

8.) Right of Way for Lexington Avenue. [shown on survey]

9.) Highway easement described in Warranty Deed dated March 18, 1974, filed July 12, 1974, in Book 2478, page 841, as Document No. 1887408. [Unable to obtain a copy of this document]

(Commitment No. 100996)

14.) Easement to Village of Arden Hills for sewer/pipe maintenance in instrument dated 5-12-64, filed 5-20-64 as Document No. 1618819. [west of property]

15.) Easement to Ramsey County for ditch lien purposes in deed dated 4-24-73, filed 8-6-73 as Document No. 1862296. [south of property]

16.) Easement to Ramsey County for storm sewer purposes in instrument dated 6-8-82, filed 1-25-83 as Document No. 2167348. [shown on survey]

18.) Deed dated 5-9-80, filed 12-30-82 as Document No. 2165218 and Ramsey County Plat/Section Maps indicate the property is subject to a parking & driveway easement over the Northerly 50 feet; however, no document appears of record evidencing said easement. Inquiry should be made to establish whether or not in fact such an easement still exists. [shown on survey]

## DESCRIPTION OF PROPERTY TO THE NORTHWEST

(Per Commonwealth Land Title Insurance Company Commitment for Title Insurance File No. 219310, effective date May 4, 2009)

The East 525.6 feet of the North 797.1 feet of the East Half of the Southeast Quarter of Section 27, Township 30 North, Range 23 West, except the East 265 feet thereof and except the South 424.1 feet thereof.

According to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

(Abstract)

## FLOOD ZONE NOTE

1.) The subject property lies within Zone X (areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27103750020G, dated June 4, 2010. This information was obtained from the FEMA Map Service Center web site.

## ZONING NOTES

1.) Zoning information obtained from the City of Arden Hills web site on December 17, 2012.

The subject property is zoned B-3 Service Business District.

2.) Parking: 172 Regular Spaces
3 Handicap Spaces
175 Total Spaces

## AREAS

Net Area = 243,179 sq. ft. or 5.583 acres

Gross Area = 321,940 sq. ft. or 7.391 acres

## GENERAL NOTES

1.) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.

2.) Survey coordinate basis: Ramsey County Coordinate System

3.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

4.) We have shown the current zoning classification of the property in the zoning notes section of the survey based on our own research; however, we have not included item 6(a) in the survey certification because zoning information has not been provided to us by the insurer as called for in the 2011 ALTA requirements.

5.) There is a possible gap in property lines due to the differences in property descriptions per the supplied title commitments. (Commitment No. 100996 and File No. 219310)

## LEGEND

| | |
|---|---|
| BE | Denotes building entrance |
| BTC | Denotes top of bituminous curb |
| BTL | Denotes beaver tail curb |
| CB | Denotes catch basin |
| CBX | Denotes communication box |
| CIP | Denotes cast iron pipe |
| CMH | Denotes communication manhole |
| CMP | Denotes corrugated metal pipe |
| COL | Denotes building column |
| EB | Denotes electric box |
| EM | Denotes electric meter |
| ER | Denotes edge of rock |
| FF | Denotes finished floor |
| FH | Denotes fire hookup |
| FW | Denotes face of walk top |
| G | Denotes gutter |
| GAS V | Denotes gas valve |
| GM | Denotes gas meter |
| GP | Denotes guard post |
| GW | Denotes guy wire |
| GYP | Denotes guy pole |
| HCR | Denotes handicap ramp |
| HCS | Denotes handicap sign |
| HHC | Denotes communication hand hole |
| HHE | Denotes electric hand hole |
| HYD | Denotes fire hydrant |
| INV | Denotes structure invert |
| LA | Denotes landscaped area |
| LD | Denotes loading dock |
| LP | Denotes light pole |
| MC | Denotes metal cover |
| OD | Denotes overhead door |
| OHC | Denotes overhead communication line |
| OHE | Denotes overhead electric line |
| OHU | Denotes overhead utility lines |
| (P) | Denotes structure per plan |
| PIV | Denotes post indicator valve |
| PKS | Denotes parking sign |
| PORC | Denotes portable curb |
| PP | Denotes power pole |
| PPLP | Denotes power and light pole |
| PPU | Denotes power pole with underground utility |
| PVC | Denotes polyvinylchloride pipe |
| RCP | Denotes reinforced concrete pipe |
| RD | Denotes roof drain |
| SAN | Denotes sanitary manhole |
| SAN S | Denotes sanitary sewer |
| SANC | Denotes sanitary cleanout |
| SB | Denotes soil boring |
| SMH | Denotes storm manhole |
| SPG | Denotes water spigot |
| ST S | Denotes storm sewer |
| TC | Denotes top of concrete curb |
| TCS | Denotes traffic control sign |
| TL | Denotes traffic light |
| TRANS | Denotes transformer |
| TV BOX | Denotes cable television box |
| UGC | Denotes underground communication line |
| UGE | Denotes underground electric line |
| VCP | Denotes vitrified clay pipe |
| W | Denotes water line |
| WV | Denotes water valve |
| ARB | Denotes Arborvitae |
| COT | Denotes Cottonwood tree |
| MPL | Denotes Maple tree |
| RO | Denotes Russian Olive tree |
| SPCB | Denotes Colorado Blue Spruce tree |
| SPCG | Denotes Colorado Green Spruce tree |
| TR | Denotes deciduous tree |

## UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 123391074, 123420178 and 123420183.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

## BENCH MARKS (BM)

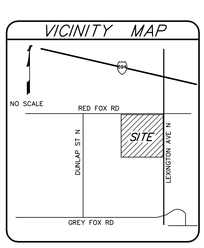
1.) Top of top nut of first fire hydrant west of Lexington Avenue on the north side of Red Fox Road.
Elevation = 937.24 feet

2.) Top of top nut of fire hydrant located at the southwest corner of Lexington Avenue and Red Fox Road.
Elevation = 943.93 feet

3.) Top of top nut of first fire hydrant south of Red Fox Road on the west side of Lexington Avenue.
Elevation = 939.00 feet

NOTE: Elevations shown are based on NAVD 1988.

VICINITY MAP




N

30 0 30 60
SCALE IN FEET

## SURVEYOR'S CERTIFICATION

To: Roberts Commercial Properties, LLC, Old Republic National Title Insurance Company and All American Commercial 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 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, 5, 7(a), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on December 18, 2012.

Dated this 20th day of December, 2012.

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

LEONARD F. CARLSON REGISTERED LAND SURVEYOR 44890 STATE OF MINNESOTA

| Revision | By | Date |
|---|---|---|
| | SFH | |

Drawing Title:

**ALTA/ACSM LAND TITLE SURVEY FOR:**
**ROBERTS MANAGEMENT GROUP**
**3771 & 3833 LEXINGTON AVE.**

SUNDE LAND SURVEYING
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

| | |
|---|---|
| Project: 2012-237-A Bk/Pg: 685/21 | Date: 12/20/2012 |
| Township: 030 Range: 23 Section: 27 | |
| File: 2012237A001.dwg | Sheet: 1 of 1 |