

ALTA/ACSM LAND TITLE SURVEY

THE WATERS SENIOR LIVING PROJECT WHITE BEAR LAKE RAMSEY COUNTY, MINNESOTA

SHELTER CORPORATION

LEGAL DESCRIPTION: (Per Exhibit A of Schedule A of Title Commitment No. 37757 First Supplemental, with an effective date of November 5, 2013 at 7:00 A.M., prepared by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company)

Parcel 1:

Lots 1 and 2, Strawberry Acres, Ramsey County, Minnesota; except that part thereof taken for highway purposes described as follows: that part thereof lying Northwesterly of a line run parallel with and distant 90 feet Southeastly of the following described line: From a point on the east and West Quarter line of Section 27, Township 30 North, Range 22 West, distant 952.7 feet West of the East 1/4 corner; thence run Southwesterly at an angle of 39°05' with said East and West Quarter line for 300 feet to the point of beginning of the line to be described; thence run Northeastly along the last described course 500 feet and there terminating; also except all that triangular portion of said Lot 2 lying within the following described lines: Beginning at a point on the South line of said Lot 2 distant 317.96 feet West of the Southeast corner of said Lot 2; thence continue Westerly along said South line a distance of 80 feet to a point on the Southeastly right-of-way line of highway taking; thence Northeastly along said right-of-way line 60 feet; thence Southeastly 50.55 feet, more or less, to the point of beginning; and also except the Northerly 33 feet of said Lot 1.

Parcel 2:

Tract A: Section 27, Township 30 North, Range 22 West, East Half of the East Half of the Southeast Quarter of Section 27, Township 30, Range 22, except that part taken for road purposes, Ramsey County, Minnesota.

Tract B:

All that triangular portion of Lot 2, Strawberry Acres lying within the following described lines: Beginning at a point on the South line of said Lot 2 distant 317.96 feet West of the Southeast corner of said Lot 2; thence continue Westerly along said South line a distance of 80 feet to a point on the Southeastly right-of-way line of Trunk Highway 61; thence Northeastly along said right-of-way line 60.0 feet; thence Southeastly 50.55 feet, more or less, to the point of beginning, Ramsey County, Minnesota.

Tract C:

Lot 3, Strawberry Acres, Ramsey County, Minnesota.

Tract D:

Lot 4, Strawberry Acres, Ramsey County, Minnesota.

East Quarter corner Section 27, Township 30 North, Range 22 West Found Cast Iron Monument

GENERAL NOTES:

- The field work for this survey was completed on November 27, 2013. All visible improvements were located, however, due to snow cover some improvements may not have been visible.
- Bearings shown hereon are based on the north line of the south half of Section 27, Township 30 North, Range 22 West.
- Surveyed property addresses:
1586 Cedar Avenue, White Bear Lake, MN
1600 Cedar Avenue, White Bear Lake, MN
3816 Hoffman Road, White Bear Lake, MN
3808 Hoffman Road, White Bear Lake, MN
- Per FEMA Flood Insurance Rate Map Number 27123C0042G, with an effective date of June 4, 2010. This property lies within Zone X - Area determined to be outside the 0.2% annual chance floodplain.
- Survey property contains ±4.97 acres.
- No zoning classification was provided by the insurer. The property is zoned B-3 (Auto Oriented Business), B-4 (General Business District) and R-6 (Medium Density Residential District) as shown on the City of White Bear Lake Zoning Map. The following Dimensional Requirements are from the City of White Bear Lake Ordinance:
B-3 (Auto Oriented Business)
Front Yard - 30 feet
Side Yard Interior - 10 feet
Street - 30 feet
Rear Yard - 30 feet
Maximum Height - 36 feet (3 stories)
1,000 sq. ft. minimum structure
B-4 (General Business District)
Front Yard - 30 feet
Side Yard Interior - 10 feet
Street - 30 feet
Rear Yard - 20 feet
Maximum Height - 36 feet (3 stories)
1,000 sq. ft. minimum structure
R-6 (Medium Density Residential District)
Front Yard - 30 feet
Side Yard Interior - 10 feet 2 Family Dwelling, 15 feet all others
Street - 30 feet
Rear Yard - 30 feet
Maximum Height - 35 feet
Minimum Width - 22 feet
5,000 sq. ft. minimum structure Two-family, Three plex or Four plex, Townhouse, or Quadrantium
3,600 sq. ft. minimum Multi-family unit
7,200 sq. ft. minimum single family

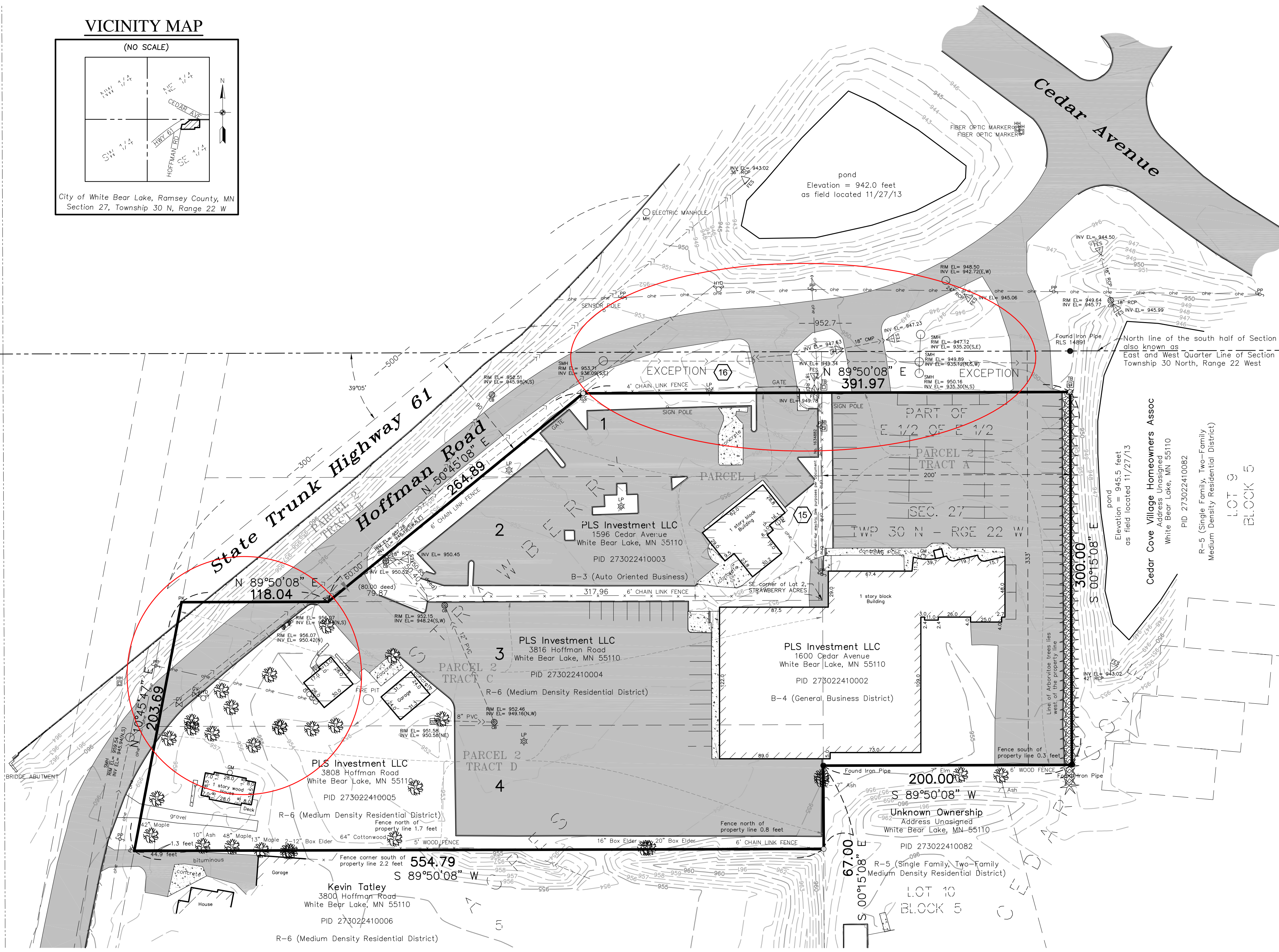
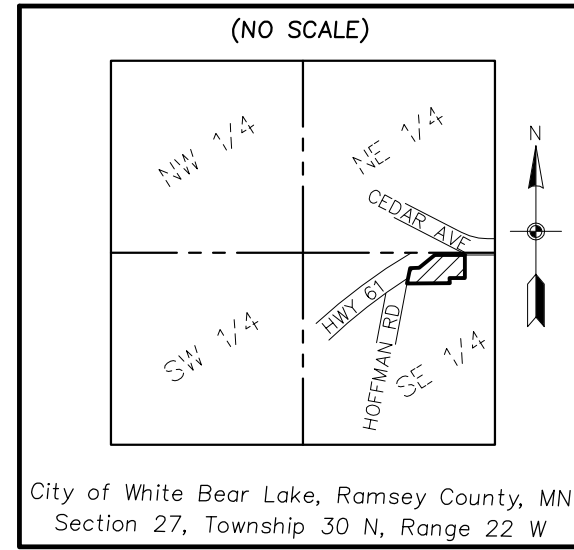
- Existing buildings on the property, dimensioned as shown.
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 133292249 or were taken from City of White Bear Lake utility as-built plans. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- There was no evidence of current earth moving work, building construction or building additions as of the date of the field work.
- There was no evidence of site use as a solid waste dump, sump or sanitary landfill.
- Per Schedule B, Section II of the above listed Title Commitment:
 - 15 Easement for electric transmission line purposes, in favor of Northern States Power Company, a Minnesota corporation, its successors and assigns, as created in document dated November 5, 1964, filed November 18, 1964, as Document No. 1634882 in Book 1938, Page 535. (Parcel 1) As shown hereon.
 - 16 Subject to the right of way of a public street over the Northerly 33 feet, more or less, of Parcel 1 and Tract A of Parcel 2, as shown by available maps. (Parcels 1 and 2)

CERTIFICATION:
To: PLS Investment LLC; The Waters Senior Living, LLC; and Commercial Partners Title LLC:
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), 8, 11(a), 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on November 27, 2013.

Date of Plat or Map: January 13, 2014
Signed: Carlson McCain, Inc.
By: **PRELIMINARY**
Kurt M. Kisch, L.S.
Minnesota License No. 23968

REVISIONS
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
DRAWN BY: CMH
REVIEWED BY: KMK
PROJECT NO: 4903

VICINITY MAP



LEGEND

- - Denotes Found Iron Monument, as noted
- ⊙ - Denotes Found Cast Iron Monument
- - Denotes Set Iron Monument marked with LS 23968
- - Denotes Set PK Nail
- - Denotes Fire Hydrant
- - Denotes Gate Valve
- - Denotes Catch Basin
- - Denotes Sanitary or Storm Manhole
- - Denotes Gas Meter
- - Denotes Light Pole
- - Denotes Miscellaneous Sign
- - Denotes Telephone Box
- ⊠ - Denotes Electric Box
- ⊠ - Denotes Power Pole
- ⊠ - Denotes Flared End Section
- ⊠ - Denotes Hand Hole
- ⊠ - Denotes Fence Line
- ⊠ - Denotes Overhead Utility Lines
- ⊠ - Denotes Sanitary Sewer
- ⊠ - Denotes Storm Sewer
- ⊠ - Denotes Water main
- ⊠ - Denotes Concrete Surface
- ⊠ - Denotes Bituminous Surface
- ⊠ - Denotes Coniferous Tree
- ⊠ - Denotes Deciduous Tree

BENCHMARK

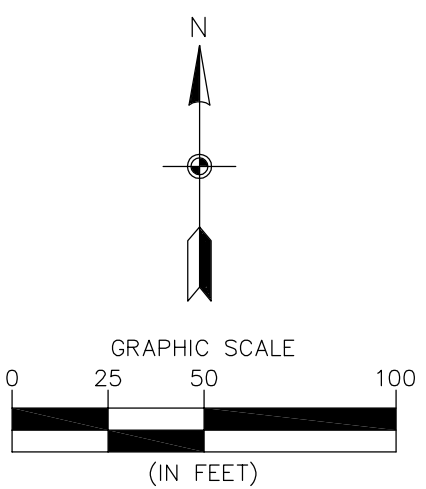
Ramsey County Station Name 9224
In the city of White Bear Lake, on the north side of Cedar Avenue, 5.45 feet south of the center line of Midland Avenue, 5.45 feet south of the sidewalk, and 6.2 feet north of the back of curb of Cedar Avenue.
Elevation = 952.026 feet (NAVD 88)

AREA TABLE

Parcel 1	47,737 sq. ft. or 1.10 acres
Parcel 2, Tract A	60,001 sq. ft. or 1.38 acres
Parcel 2, Tract B	1,511 sq. ft. or 0.03 acres
Parcel 2, Tract C	52,560 sq. ft. or 1.21 acres
Parcel 2, Tract D	54,506 sq. ft. or 1.25 acres
TOTAL	216,315 sq. ft. or 4.97 acres

LIST OF ENCHROACHMENTS

- Parcel 1
Chain link fence, light pole and gate lie north of the property line. (ownership unknown)
- Parcel 2
Row of Arborvitae trees cross the property at the Southeast corner
- Parcel 3
Hoffman Road is in place across the Northwest corner of the property without the benefit of a known easement.
- Parcel 4
Hoffman Road is in place across the Northwest corner of the property without the benefit of a known easement.
Bituminous driveway from the adjoining property to the south crosses the property line.
Wood fence and chain link fence cross the south property line. (ownership of fences unknown)



Carlson McCain
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ALTA/ACSM LAND TITLE SURVEY
THE WATERS SENIOR LIVING PROJECT
Cedar Avenue
White Bear Lake, Minnesota

SHELTER CORPORATION
1600 Hopkins Crossroad
Minnetonka, MN 55305

REVISIONS
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
DRAWN BY: CMH
REVIEWED BY: KMK
PROJECT NO: 4903