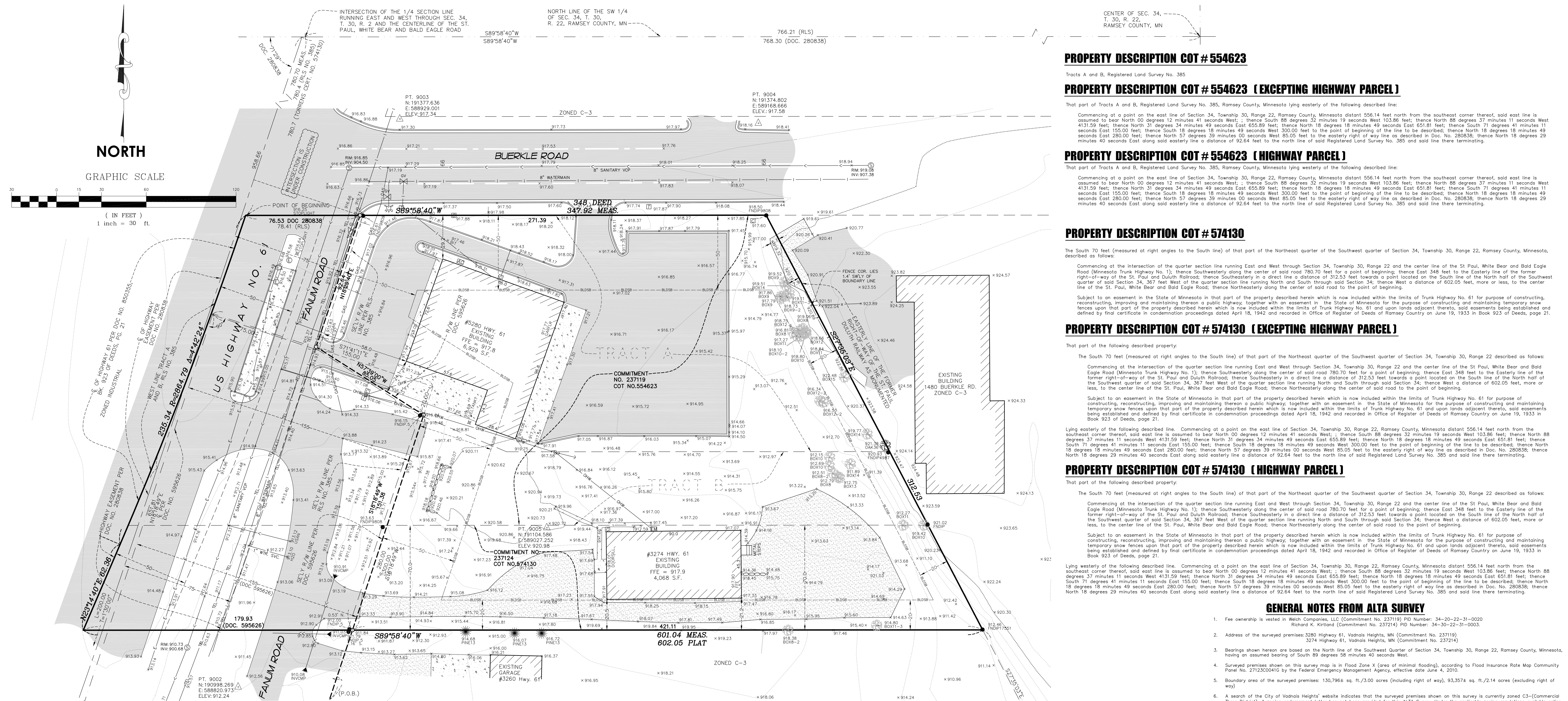


SKETCH and DESCRIPTION

~for~ KWIK TRIP, INC.
~of~ 3274 and 3280 HIGHWAY NO. 61



PROPERTY DESCRIPTION COT # 554623

Tracts A and B, Registered Land Survey No. 385

PROPERTY DESCRIPTION COT # 554623 (EXCEPTING HIGHWAY PARCEL)

That part of Tracts A and B, Registered Land Survey No. 385, Ramsey County, Minnesota lying easterly of the following described line:

Commencing at a point on the east line of Section 34, Township 30, Range 22, Ramsey County, Minnesota distant 556.14 feet north from the southeast corner thereof, said east line is assumed to bear North 00 degrees 12 minutes 41 seconds West; thence South 88 degrees 32 minutes 19 seconds West 103.86 feet; thence North 88 degrees 37 minutes 11 seconds West 431.59 feet; thence North 31 degrees 34 minutes 49 seconds East 655.89 feet; thence North 18 degrees 18 minutes 49 seconds East 651.81 feet; thence South 71 degrees 41 minutes 11 seconds East 155.00 feet; thence South 15 degrees 18 minutes 49 seconds West 300.00 feet to the point of beginning of the line to be described; thence North 18 degrees 18 minutes 49 seconds East 280.00 feet; thence North 57 degrees 39 minutes 00 seconds West 85.05 feet to the easterly right of way line as described in Doc. No. 280838; thence North 18 degrees 29 minutes 40 seconds East along said easterly line a distance of 92.64 feet to the north line of said Registered Land Survey No. 385 and said line there terminating.

PROPERTY DESCRIPTION COT # 554623 (HIGHWAY PARCEL)

That part of Tracts A and B, Registered Land Survey No. 385, Ramsey County, Minnesota lying westerly of the following described line:

Commencing at a point on the east line of Section 34, Township 30, Range 22, Ramsey County, Minnesota distant 556.14 feet north from the southeast corner thereof, said east line is assumed to bear North 00 degrees 12 minutes 41 seconds West; thence South 88 degrees 32 minutes 19 seconds West 103.86 feet; thence North 88 degrees 37 minutes 11 seconds West 431.59 feet; thence North 31 degrees 34 minutes 49 seconds East 655.89 feet; thence North 18 degrees 18 minutes 49 seconds East 651.81 feet; thence South 71 degrees 41 minutes 11 seconds East 155.00 feet; thence South 15 degrees 18 minutes 49 seconds West 300.00 feet to the point of beginning of the line to be described; thence North 18 degrees 18 minutes 49 seconds East 280.00 feet; thence North 57 degrees 39 minutes 00 seconds West 85.05 feet to the easterly right of way line as described in Doc. No. 280838; thence North 18 degrees 29 minutes 40 seconds East along said easterly line a distance of 92.64 feet to the north line of said Registered Land Survey No. 385 and said line there terminating.

PROPERTY DESCRIPTION COT # 574130

The South 70 feet (measured at right angles to the South line) of that part of the Northeast quarter of the Southwest quarter of Section 34, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the intersection of the quarter section line running East and West through Section 34, Township 30, Range 22 and the center line of the St Paul, White Bear and Bald Eagle Road (Minnesota Trunk Highway No. 1); thence Southwesterly along the center of said road 780.70 feet for a point of beginning; thence East 348 feet to the Easterly line of the former right-of-way of the St. Paul and Duluth Railroad; thence Southwesterly in a direct line a distance of 312.53 feet towards a point located on the South line of the North half of the Southwest quarter of said Section 34, 367 feet West of the quarter section line running North and South through said Section 34; thence West a distance of 602.05 feet, more or less, to the center line of the St. Paul, White Bear and Bald Eagle Road; thence Northwesterly along the center of said road to the point of beginning.

Subject to an easement in the State of Minnesota in that part of the property described herein which is now included within the limits of Trunk Highway No. 61 for purpose of constructing, reconstructing, improving and maintaining thereon a public highway, together with an easement in the State of Minnesota for the purpose of constructing and maintaining temporary snow fences upon that part of the property described herein which is now included within the limits of Trunk Highway No. 61 and upon lands adjacent thereto, said easements being established and defined by final certificate in condemnation proceedings dated April 18, 1942 and recorded in Office of Register of Deeds of Ramsey County on June 19, 1933 in Book 923 of Deeds, page 21.

PROPERTY DESCRIPTION COT # 574130 (EXCEPTING HIGHWAY PARCEL)

That part of the following described property:

The South 70 feet (measured at right angles to the South line) of that part of the Northeast quarter of the Southwest quarter of Section 34, Township 30, Range 22 described as follows:

Commencing at the intersection of the quarter section line running East and West through Section 34, Township 30, Range 22 and the center line of the St Paul, White Bear and Bald Eagle Road (Minnesota Trunk Highway No. 1); thence Southwesterly along the center of said road 780.70 feet for a point of beginning; thence East 348 feet to the Easterly line of the former right-of-way of the St. Paul and Duluth Railroad; thence Southwesterly in a direct line a distance of 312.53 feet towards a point located on the South line of the North half of the Southwest quarter of said Section 34, 367 feet West of the quarter section line running North and South through said Section 34; thence West a distance of 602.05 feet, more or less, to the center line of the St. Paul, White Bear and Bald Eagle Road; thence Northwesterly along the center of said road to the point of beginning.

Subject to an easement in the State of Minnesota in that part of the property described herein which is now included within the limits of Trunk Highway No. 61 for purpose of constructing, reconstructing, improving and maintaining thereon a public highway, together with an easement in the State of Minnesota for the purpose of constructing and maintaining temporary snow fences upon that part of the property described herein which is now included within the limits of Trunk Highway No. 61 and upon lands adjacent thereto, said easements being established and defined by final certificate in condemnation proceedings dated April 18, 1942 and recorded in Office of Register of Deeds of Ramsey County on June 19, 1933 in Book 923 of Deeds, page 21.

Lying easterly of the following described line. Commencing at a point on the east line of Section 34, Township 30, Range 22, Ramsey County, Minnesota distant 556.14 feet north from the southeast corner thereof, said east line is assumed to bear North 00 degrees 12 minutes 41 seconds West; thence South 88 degrees 32 minutes 19 seconds West 103.86 feet; thence North 88 degrees 37 minutes 11 seconds West 431.59 feet; thence North 31 degrees 34 minutes 49 seconds East 655.89 feet; thence North 18 degrees 18 minutes 49 seconds East 651.81 feet; thence South 71 degrees 41 minutes 11 seconds East 155.00 feet; thence South 15 degrees 18 minutes 49 seconds West 300.00 feet to the point of beginning of the line to be described; thence North 18 degrees 18 minutes 49 seconds East 280.00 feet; thence North 57 degrees 39 minutes 00 seconds West 85.05 feet to the easterly right of way line as described in Doc. No. 280838; thence North 18 degrees 29 minutes 40 seconds East along said easterly line a distance of 92.64 feet to the north line of said Registered Land Survey No. 385 and said line there terminating.

PROPERTY DESCRIPTION COT # 574130 (HIGHWAY PARCEL)

That part of the following described property:

The South 70 feet (measured at right angles to the South line) of that part of the Northeast quarter of the Southwest quarter of Section 34, Township 30, Range 22 described as follows:

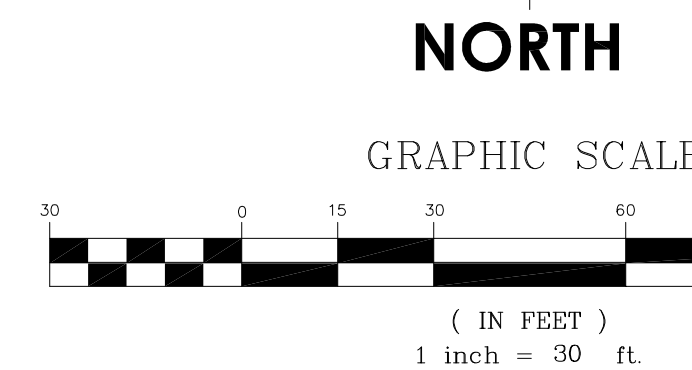
Commencing at the intersection of the quarter section line running East and West through Section 34, Township 30, Range 22 and the center line of the St Paul, White Bear and Bald Eagle Road (Minnesota Trunk Highway No. 1); thence Southwesterly along the center of said road 780.70 feet for a point of beginning; thence East 348 feet to the Easterly line of the former right-of-way of the St. Paul and Duluth Railroad; thence Southwesterly in a direct line a distance of 312.53 feet towards a point located on the South line of the North half of the Southwest quarter of said Section 34, 367 feet West of the quarter section line running North and South through said Section 34; thence West a distance of 602.05 feet, more or less, to the center line of the St. Paul, White Bear and Bald Eagle Road; thence Northwesterly along the center of said road to the point of beginning.

Subject to an easement in the State of Minnesota in that part of the property described herein which is now included within the limits of Trunk Highway No. 61 for purpose of constructing, reconstructing, improving and maintaining thereon a public highway, together with an easement in the State of Minnesota for the purpose of constructing and maintaining temporary snow fences upon that part of the property described herein which is now included within the limits of Trunk Highway No. 61 and upon lands adjacent thereto, said easements being established and defined by final certificate in condemnation proceedings dated April 18, 1942 and recorded in Office of Register of Deeds of Ramsey County on June 19, 1933 in Book 923 of Deeds, page 21.

Lying westerly of the following described line. Commencing at a point on the east line of Section 34, Township 30, Range 22, Ramsey County, Minnesota distant 556.14 feet north from the southeast corner thereof, said east line is assumed to bear North 00 degrees 12 minutes 41 seconds West; thence South 88 degrees 32 minutes 19 seconds West 103.86 feet; thence North 88 degrees 37 minutes 11 seconds West 431.59 feet; thence North 31 degrees 34 minutes 49 seconds East 655.89 feet; thence North 18 degrees 18 minutes 49 seconds East 651.81 feet; thence South 71 degrees 41 minutes 11 seconds East 155.00 feet; thence South 15 degrees 18 minutes 49 seconds West 300.00 feet to the point of beginning of the line to be described; thence North 18 degrees 18 minutes 49 seconds East 280.00 feet; thence North 57 degrees 39 minutes 00 seconds West 85.05 feet to the easterly right of way line as described in Doc. No. 280838; thence North 18 degrees 29 minutes 40 seconds East along said easterly line a distance of 92.64 feet to the north line of said Registered Land Survey No. 385 and said line there terminating.

GENERAL NOTES FROM ALTA SURVEY

- Fee ownership is vested in Welch Companies, LLC (Commitment No. 237119) PID Number: 34-20-22-31-0020 Richard K. Kirtland (Commitment No. 237214) PID Number: 34-30-22-31-0003.
- Address of the surveyed premises: 3280 Highway 61, Vadnais Heights, MN (Commitment No. 237119) 3274 Highway 61, Vadnais Heights, MN (Commitment No. 237214)
- Bearings shown hereon are based on the North line of the Southwest Quarter of Section 34, Township 30, Range 22, Ramsey County, Minnesota, having an assumed bearing of South 89 degrees 58 minutes 40 seconds West.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), according to Flood Insurance Rate Map Community Panel No. 27123000410 by the Federal Emergency Management Agency, effective date June 4, 2010.
- Boundary area of the surveyed premises: 130,796 sq. ft./3.00 acres (including right of way), 93,357 sq. ft./2.14 acres (excluding right of way).
- A search of the City of Vadnais Heights' website indicates that the surveyed premises shown on this survey is currently zoned C3-(Commercial Three District). A zoning endorsement letter has not been provided for this ALTA Survey. Under the applicable zoning regulations available online, the current setbacks are:
Building: Right-of-Way = 50 feet
Interior = 20 feet
Parking: Right-of-Way = 25 feet
Interior = 20 feet
For additional information contact the Planning and Zoning Department at the City of Vadnais Heights at (651) 204-6027.
- There are no marked or striped parking areas onsite.
- The surveyed premises has access to Fanum Road and Buerkle Road, both public roads.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from the locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services was used for utility locates. The Gopher State Ticket number obtained by United Locating Services for this survey locate request is 10133718. Additional utility locates were obtained from the City Engineer for water, sanitary and storm sewer.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- The field survey of this site was completed on May 27, 2015.

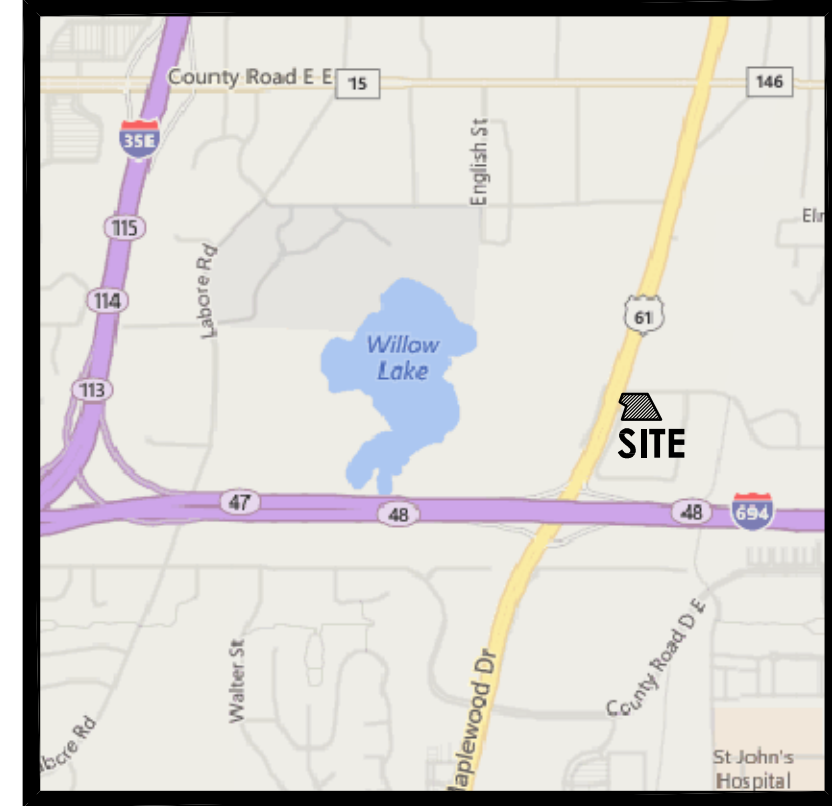


BENCHMARK

MNDOT GSID STATION # 24790
MNDOT NAME: 6232 B
ELEVATION: 954.01 (NAVD 29)

VICINITY MAP

PART OF SEC. 34, TWP. 30, RNG. 22



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25341
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES ELECTRIC MANHOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES GATE VALVE
- ⊕ DENOTES GAS METER
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES SIGN
- ⊕ DENOTES AIR CONDITIONING UNIT
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES CABLE PEDESTAL
- ⊕ DENOTES ELECTRIC METER
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES EXISTING CULVERT
- ⊕ DENOTES FENCE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING CONTOURS
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES OVERHEAD WIRE
- ⊕ DENOTES UNDERGROUND ELECTRIC LINE
- ⊕ DENOTES UNDERGROUND GAS LINE
- ⊕ DENOTES UNDERGROUND TELEPHONE LINE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES GRAVEL SURFACE

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel W. Obermiller
DANIEL W. OBERMILLER
Date: 6/16/15 License No. 25341

DRAWN BY: BPN	JOB NO: 15286AB	DATE: 6/19/15	
CHECK BY: DW	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

15286AB