



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Parcel 1:
The East 250 feet of the North 500 feet except the West 150 feet of the East 160 feet of the North 283 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 29, Range 23.

Parcel 2:
The West 150 feet of the East 160 feet of the North 283 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 29, Range 23, West of the Fourth Principal Meridian.

Parcel 3:
That part of the West 133.00 feet of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 21, Township 29, Range 23, which lies South of the North 318.00 feet thereof and which lies North of the South 330.00 feet.

Parcel 4:
The Westerly 133 feet of the Northerly 318 feet excepting therefrom that part taken for Larpeur Avenue of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter, Section 21, Township 29, Range 23, Ramsey County, Minnesota.

Parcel 5:
The North Half of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter, except the West 133 feet thereof, in Section 21, Township 29, Range 23, Ramsey County, Minnesota, except that part taken for Snelling and Larpeur Avenues.

TITLE COMMITMENT EXCEPTIONS
(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-904443-MPLS, effective date May 04, 2018. The numbers below correspond to those in the title commitment.

1-8, 11, 22, 23 & 25 do not require comment.

9. Easement for highway purposes in favor of the State of Minnesota as contained in Final Certificate dated January 15, 1945, recorded June 3, 1945 in the office of the County Recorder in Book 1177, Page 269 as Document No. 1073330; Amended Final Certificate recorded May 20, 1946 in Book 1208, Page 23 as Document No. 1111223. (As to Parcel 5)

10. Easement for ingress and egress purposes in favor of the Regents of the University of Minnesota as reserved Warranty Deed dated April 5, 1954, recorded April 12, 1954 in the office of the Registrar of Titles as Document No. 331179 and appearing in documents of record. (As to Parcel 1)

12. Easements for highway and sewer purposes, together with any incidental rights, in favor of the County of Ramsey as contained in Highway Easement and Easement dated June 8, 1959, recorded July 9, 1959 in the office of the County Recorder in Book 1636, Page 806 as Document No. 1488121. (As to Parcels 4 and 5)

13. Easement for storm sewer purposes and incidental rights in favor of the County of Ramsey as contained in Easement dated July 23, 1953, recorded October 16, 1959 in the office of the Registrar of Titles as Document No. 409653. (As to Parcel 2)

14. Easement for highway purposes in favor of the County of Ramsey as contained in Final Certificate dated June 14, 1961, recorded January 26, 1962 in the office of the County Recorder in Book 1775, Page 591 as Document No. 1555737 and in the office of the Registrar of Titles as Document No. 439023. (As to Parcels 1, 2, 4 and 5)

15. Easement for highway purposes and incidental rights in favor of the State of Minnesota as contained in Highway Easement dated March 16, 1987, recorded May 15, 1987 in the office of the County Recorder as Document No. 2380416; and subject to access restrictions as contained in Quit Claim Deed from the State of Minnesota to the City of Falcon Heights dated May 14, 1997, recorded June 4, 1997 in the office of the County Recorder as Document No. 2995025. (As to Parcels 4 and 5)

16. Terms, conditions and easement for highway purposes and incidental rights in favor of the County of Ramsey as contained in Highway Easement dated January 12, 1998, recorded March 19, 1998 in the office of the County Recorder as Document No. 3046530. (As to Parcels 4 and 5)

17. Easement for highway purposes and incidental rights in favor of the County of Ramsey as contained in Highway Easement dated January 12, 1998, recorded March 23, 1998 in the office of the Registrar of Titles as Document No. 1181279. (As to Parcel 1)

18. Easement for highway purposes and incidental rights in favor of the County of Ramsey as contained in Highway Easement dated January 12, 1998, recorded March 23, 1998 in the office of the Registrar of Titles as Document No. 1181335. (As to Parcel 2)

19. Easement for highway purposes and incidental rights in favor of the County of Ramsey as contained in Highway Easement dated August 25, 1999, recorded August 25, 1999 in the office of the Registrar of Titles as Document No. 1571565. (As to Parcel 1)

20. Easements for highway and sewer purposes, together with any incidental rights, in favor of the County of Ramsey as contained in Highway Easement and Easement dated June 8, 1959, recorded January 26, 2001 in the office of the Registrar of Titles as Document No. 1624631. (As to Parcels 1 and 2)

21. Terms, conditions and easement for storm sewer purposes in favor of the City of Falcon Heights as contained in Storm Sewer Easement Agreement dated September 12, 2012, recorded September 25, 2012 in the office of the Registrar of Titles as Document No. 2186355. (As to Parcel 1)

22. Terms, conditions and easement for fire hydrant purposes in favor of the Board of Water Commissioners of the City of St. Paul as contained in Fire Hydrant Easement Agreement dated October 19, 2012, recorded February 19, 2013 in the office of the Registrar of Titles as Document No. 2201774. (As to Parcel 2)

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.

2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1667 Snelling Avenue North, Falcon Heights, MN 55108.

3. This property is contained in Flood Insurance Rate Map, Community Panel No. 2712300085G, and is a non-printed panel (no special flood hazard areas).

4. The Gross land area is 341.365 +/- square feet or 7.84 +/- acres.
The Highway ROW/ easement land area is 61,411 +/- square feet or 1.41 +/- acres.
The Net land area is 279,954 +/- square feet or 6.43 +/- acres.

6. (a) Zoning information was not provided by the client.

7. (a) Exterior dimensions of all buildings are shown at ground level.

8. Substantial features observed in the process of conducting fieldwork, are shown hereon.

9. Stripping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 303 Regular + 11 Disabled = 314 Total Parking Stalls.

11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 181450690 & 181450732. The following utilities and municipalities were notified:

ARVIG	(218)346-5500	CITY OF FALCON HEIGHTS	(651)792-7400
COMCAST	(800)762-0592	CENTURYLINK	(800)283-4237
METRO TRANSIT	(612)349-7547	MINNESOTA STATE FAIR	(320)963-2400
MINDOT	(651)366-5750	MP NEXLEVEL	(320)963-2400
ST PAUL REGIONAL WATER	(651)266-6868	ST PAUL SEWER	(651)266-9850
ST PAUL TRAFFIC AND LIGHTING	(651)266-9777	ST PAUL PARKS	(651)632-5129
UNIVERSITY OF MINNESOTA	(612)625-6537	XCEL ENERGY	(651)229-2552
ZAYO BANDWIDTH	(888)267-1063		

i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. These utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.

ii. The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.

iii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.

SURVEY REPORT

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.

2. The bearings for this survey are based on the Ramsey County Coordinate System NAD 83 (1986 Adjust).

3. Site Benchmark: Top nut of fire hydrant near the NE corner of the site.
Elevation = 959.18 (NGVD 29)

4. Trees shown hereon are 8 inch diameter at breast height or greater. Other trees less than 8 inches may be on site but are not shown hereon.

5. The Surveyor was not provided documents for fee tacking of Larpeur Avenue West or Snelling Avenue. Available maps show 33 feet Right of Way lines along Larpeur Avenue West and 50 feet along Snelling Avenue adjacent to subject property indicating possible prescriptive rights, several highway easement documents have been provided and shown hereon.

CERTIFICATION

To Technology and Information Educational Services, a Minnesota joint powers organization and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on June 22, 2018.

Date of Plat or Map: June 29, 2018

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CADD QUALIFICATION
CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services to be used only with respect to this project. These CADD files shall not be used on any other project, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional errors, additions or deletions to these CADD files shall be the responsibility of the party making such revisions, additions or deletions and the party shall hold harmless and indemnify the Consultant from any all responsibilities, claims, and liabilities.

SUBMITTALS/REVISIONS
06/29/18 SURVEY ISSUED

PROFESSIONAL SIGNATURE
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Amy D. Nelson
License No. 17255
Date 06/29/18

QUALITY CONTROL
Loucks Project No. 11273B
Project Lead HDN
Drawn By SFH
Checked By HDN
Field Crew BRS, BEP

VICINITY MAP
Map showing location of site at intersection of Snelling Avenue and Larpeur Avenue West.

ALTA/NSPS LAND TITLE SURVEY
1 OF 2