

PROPERTY DESCRIPTION

Parcel 1:
 Lot 4, Block 1, Lexington and University, according to the plat thereof, Ramsey County, Minnesota.
 Abstract Property

Parcel 2:
 Lot 36, except the North 111.6 feet thereof, also except the West 294.01 feet thereof, also except the East 40 feet thereof taken for Lexington Parkway, Hall and Brown's Addition to Hyde Park, according to the recorded plat thereof, and situate in Ramsey County, Minnesota, together with that part of the North Half of vacated Taylor Avenue lying between the Southerly extensions of the East line of the West 294.1 feet and the West line of the East 40 feet of said Lot 36.
 Ramsey County, Minnesota
 Abstract Property

CERTIFICATION

To Alatus Development LLC, A Minnesota limited liability company, Commercial Partners Title, LLC, and Old Republic National 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 Land Title Surveys, jointly established and adopted by ALTA and includes Items 1-5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The fieldwork was completed on June 14, 2019.

Date of Plat or Map: July 3, 2019

REVIEW COPY

Dennis B. Olmstead, Professional Land Surveyor
 Minnesota License No. 18425

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, file no. 55478, First Supplemental, dated March 26, 2019.
- The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- The area of the above described property is 89,168 square feet or 2.047 acres.
- There are 0 regular striped parking stalls and 0 handicapped parking stalls.
- The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27123C0085G, effective June 4, 2010.
- At time of field work, site was being used as a snow storage area approximately 15 feet in height. We were not able to survey the ground surface in this area.
- Names of adjoining owners are depicted based on Ramsey County GIS tax information.
- No party walls identified during survey.
- Per City of Saint Paul Capital Improvements plan, no proposed evidence of proposed street right of way lines are evident.
- Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment.

Item no. 14 - Terms, conditions, easements, restrictions and obligations created in Reciprocal Easement Agreement dated December 28, 2004, filed December 30, 2004, as Document No. 3620140. Access and stormwater easements are blanket affecting Parcel 1. Subject property also has access and drainage rights to the ALDI property to the north. Location of parking and utility easements could not be determined.

Item no. 15 - Terms, conditions, easements, covenants and obligations created in Lexington Park Reciprocal Easement Agreement dated April 18, 2006, filed April 18, 2006, as Document No. 3953818. Access easements are depicted graphically in the document over the existing drives as shown on the survey along the north and west lines of the property. Appears to provide access rights to subject property to Dunlap St. to the west and University Ave to the north.

Item no. 16 - Terms, conditions, easements and obligations of Access and Parking Easement Agreement dated December 17, 2008, filed January 6, 2009, as Document No. 4134460. Access easements are depicted graphically in the document over the existing drive as shown on the survey along the north line of the property.

Certificate of Completion dated June 9, 2009, filed September 4, 2009, as Document No. 4180438.
 (Regarding Section 6 of the above mentioned agreement)

7-03-19: Revised per site visit and zoning letter
 4-30-2019: Revised per First Supplemental Commitment
 2-26-2019: Review copy issued

ALLIANT ENGINEERING
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

ALTA/NSPS LAND TITLE SURVEY

ALATUS/LEXINGTON
 411-417 Lexington Parkway North
 ST PAUL, MINNESOTA

DRAWN BY	JDT, PG, DPE
CHECKED BY	DBO
DATE ISSUED	02/26/19
SCALE	1"=30'
JOB NO.	19-0021
FIELD CREW	KJ, DA

LEGEND

- FOUND IRON MONUMENT
 - FOUND SCRIBED 'X'
 - ▲ FOUND NAIL
 - SET IRON MONUMENT I8425
 - ⊕ HYDRANT
 - ⊗ WATER VALVE
 - ⊙ WATER MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊙ CATCH BASIN
 - ⊕ ELECTRIC BOX
 - ⊙ LIGHT
 - ⊕ STORM MANHOLE
 - ⊙ POWER POLE
 - BOLLARD
 - ⊕ SPOT ELEVATION
 - ⊙ SIGN
 - GUY WIRE
 - ⊕ CABLE BOX
 - ⊕ UNKNOWN MANHOLE
 - (P) PLATTED DISTANCE
 - (R) PER RECORD/AS-BUILT PLAN
- GAS
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - OVERHEAD UTILITY
 - FENCE
 - CONCRETE
 - BITUMINOUS
 - WALL
 - APPROX. LOCATION OF UNDERGROUND STORM BASIN

VICINITY MAP

NOT TO SCALE



ZONING

The following zoning information is based on a zoning letter from the City of St. Paul to Commercial Partners Title, LLC, dated June 27, 2019.

Classification: T4 - traditional neighborhood district

Setbacks:
 Front: information not provided
 Side: information not provided
 Rear: information not provided

Max. Height: information not provided

Floor Space Area: information not provided

Parking: no minimum parking requirements

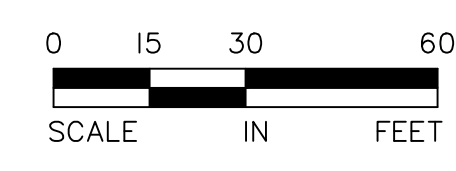
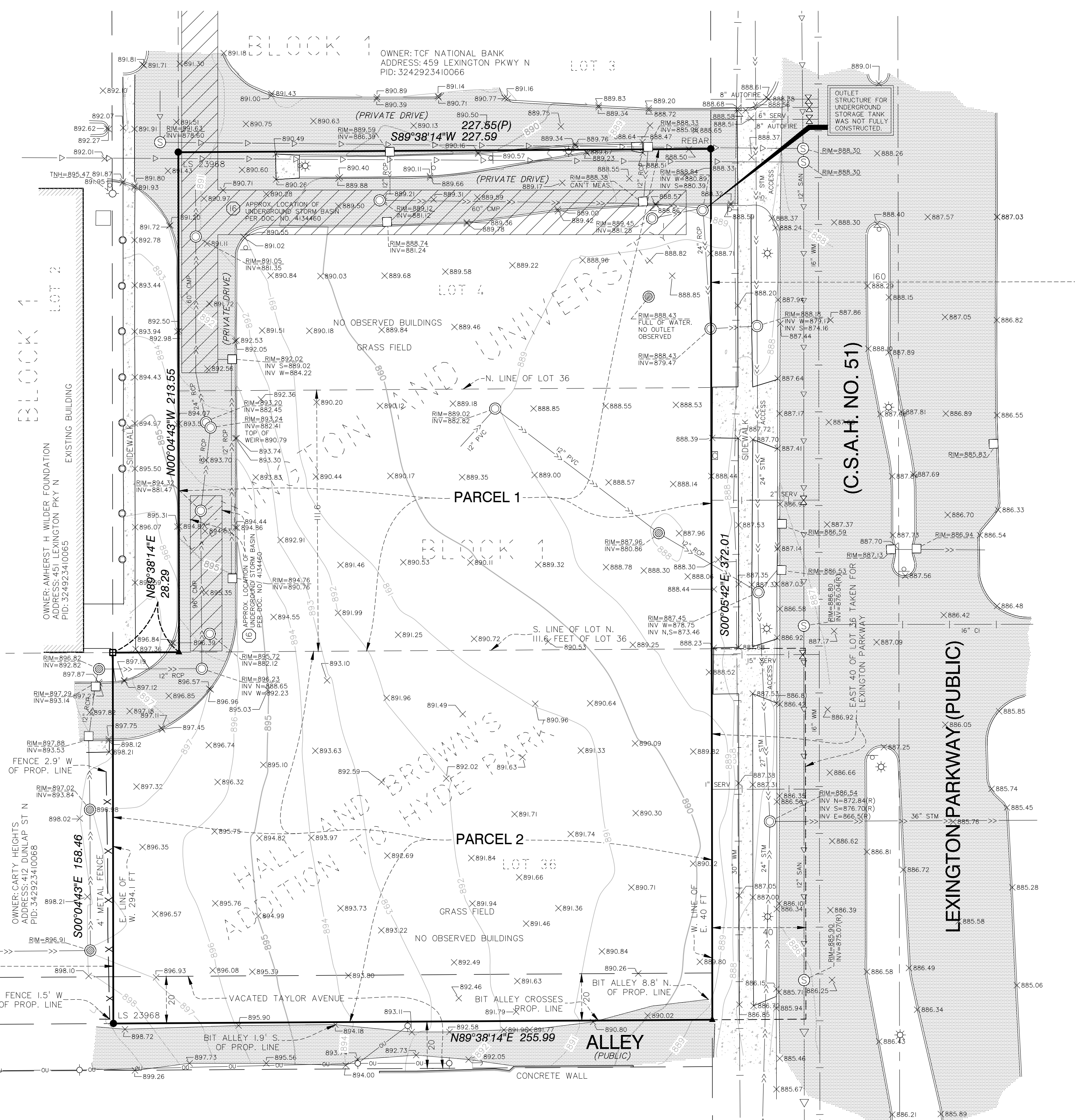
POSSIBLE ENCROACHMENTS

- Bituminous pavement extends onto the property from the adjoining alley to the south, as shown on the survey.

BENCHMARKS

Benchmark 1: Saint Paul benchmark 0004036 is a TNH on the NE corner of Saint Anthony Ave and Lexington Parkway N and has an elevation of 892.67 feet (NGVD29).

Benchmark 2: Local benchmark is a TNH located 33 feet SW of the NW corner of Lot 4 Block 1 of Lexington and University and 12 ft E of the NE corner of the parking garage located on Lot 2 Block 1 of Lexington and University and has an elevation of 895.47 feet (NGVD29).



Drawing name: X:\2019\190021\survey\alta\190021alta.dwg Jul 03, 2019 10:42am