

ALTA/NSPS LAND TITLE SURVEY FOR: Kimley-Horn & Associates Inc.

LEGAL DESCRIPTION:

Parcel A:
Lot 61 1/2, Hewitt's Outlots, First Division.
Ramsay County, Minnesota
Abstract Property

Parcel B:
Lots 62 and 63, Hewitt's Outlots, First Division, except the Easterly 35 feet of the Southerly 260 feet of said Lot 62, and also except the Southerly 260 feet of said Lot 63.
Ramsay County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, LLC, as agents for Chicago Title Insurance Company, Commitment No. 56678 dated January 20, 2020.
- This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
 - The address of the property described hereon is 2225 University Avenue West, St. Paul, Minnesota 55114
 - The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123C 0080 G, dated June 04, 2010.
 - The total area of the property described hereon is 42,328 square feet or 0.9717 acres.
 - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "6242 H" GSID Station #108765
Elevation = 894.40 feet. (NAVD88)
- SITE BENCHMARK: Top of hydrant located in the southwest quadrant of the intersection of Charles Avenue and Pillsbury Street.
Elevation = 897.91 feet. (NAVD88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
 - Exterior building dimensions are depicted hereon.
 - The exterior building footprint area at ground level is depicted hereon.
 - The measured building height is depicted hereon.
 - Substantial features observed in the process of conducting the fieldwork are depicted hereon.
 - As of the date of this survey the property described hereon contains a total of 48 parking spaces of which 47 are standard spaces, and 1 is a handicapped space.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 200300524. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
 - The names of adjoining owners according to current tax records are depicted hereon.
 - As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
 - The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

No survey items per Schedule B

LIST OF POSSIBLE ENCROACHMENTS:

Possible Encroachment Note:

An encroachment is defined as an illegal intrusion and is a matter of law, therefore, the surveyor is unable to identify certain features as encroachments. The following possible encroachment notes are intended to draw the user's attention only to major areas of concern. The surveyor does not guarantee that the items noted below are, in fact, encroachments or that all possible encroachments in the vicinity of boundary lines are depicted hereon.


- Concrete slab lies 2.7 feet over the property line.
- Concrete slab lies 1.4 feet over the property line.
- Retaining Wall on property line.

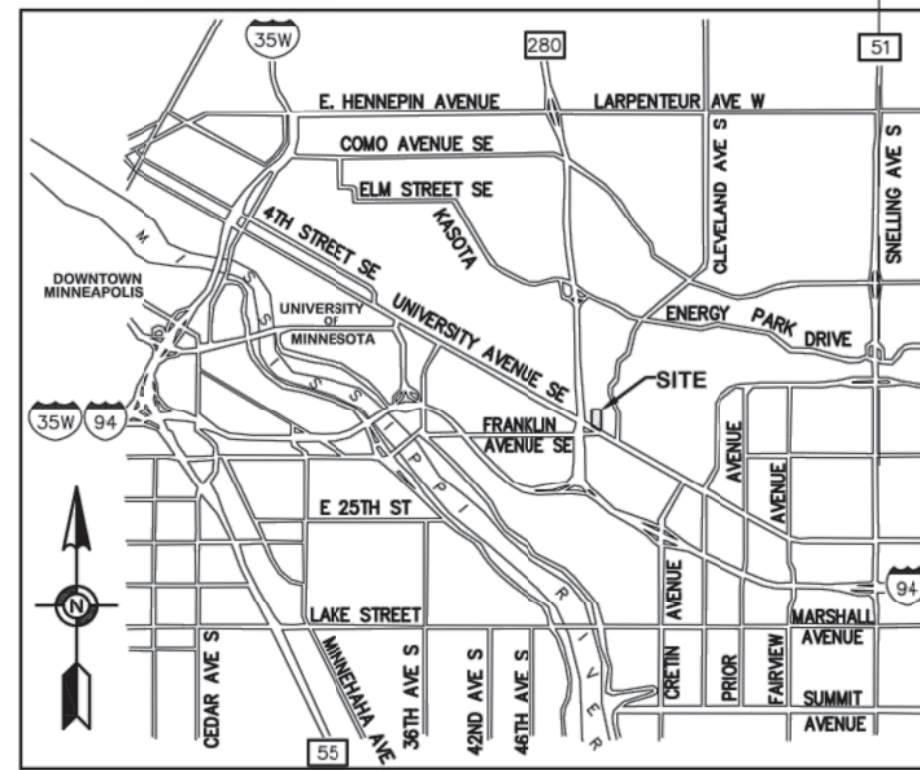
CERTIFICATION:

To MDC Partners, LLC, a Minnesota limited liability company, Kimley-Horn & Associates Inc., Chicago Title Insurance Company and Commercial Partners Title, LLC;

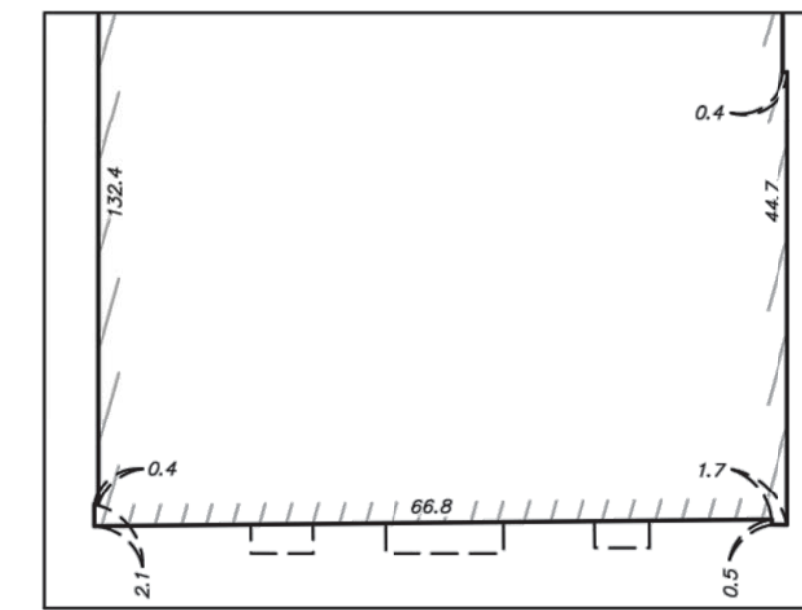
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, and 19 of Table A thereof. The fieldwork was completed on February 11, 2020.

Date of Plat or Map: February 20, 2020

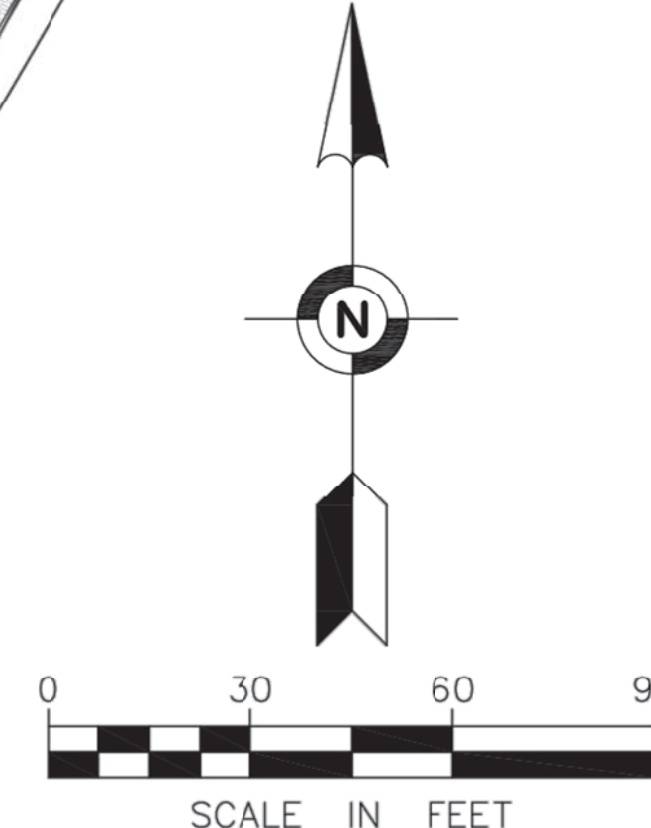
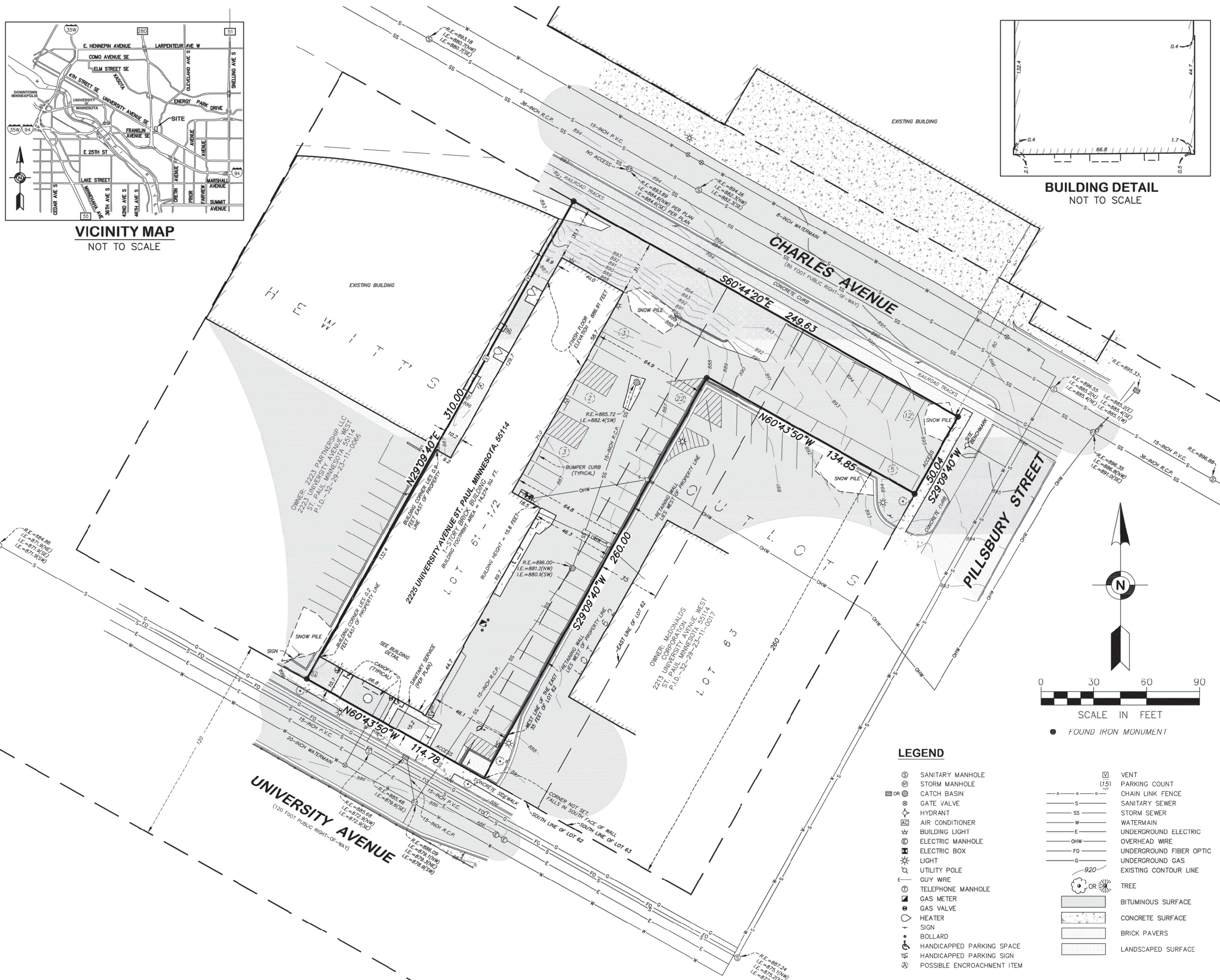

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VICINITY MAP
NOT TO SCALE



BUILDING DETAIL
NOT TO SCALE



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- AIR CONDITIONER
- BUILDING LIGHT
- ELECTRIC MANHOLE
- ELECTRIC BOX
- LIGHT
- UTILITY POLE
- GUY WIRE
- TELEPHONE MANHOLE
- GAS METER
- GAS VALVE
- HEATER
- SIGN
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- POSSIBLE ENCROACHMENT ITEM
- VENT
- PARKING COUNT
- CHAIN LINK FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- BRICK PAVERS
- LANDSCAPED SURFACE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2900	33	LH	NO.	DATE
			1	2020/02/26
DRAWING NAME:		DRAWN BY:		
38986.dwg		RRR		
JOB NO. 38986		CHECKED BY:		
FILE NO. 1160		ER		
DESCRIPTION				
ADDED UTILITY INFO				

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:
Kimley-Horn & Associates Inc.

PROPERTY ADDRESS:
2225 University Avenue
St. Paul, Minnesota 55114



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Egan, Field & Nowak, Inc.
land surveyors since 1872