

SURVEY NOTES

- This survey was prepared utilizing the Stewart Title Guaranty Company Title Commitment No. 615289, bearing an effective date of 06/18/2020.
- The bearing system is based on the Ramsey County coordinate system, NAD83 (1986 Adjust). With an assumed bearing of South 00 degrees 20 minutes 42 seconds East for the east line of Lot 40, HOWARD PARK.

SUBJECT PROPERTY

Description from title commitment:

Lots 40, 41, 42, 43, 44, 45 and 70 Howard Park

Lot 69, Howard Park, lying north of the south 2 feet.

Those parts of Lots 46, 52A, 53 and 54, Howard Park and the vacated alley, lying easterly of the following described line: Commencing at the southeast corner of said Lot 54; thence westerly along the south line of said Lot 54, 3.63 feet to the point of beginning of the line to be described; thence northerly to a point on the northerly line of said Lot 46, 127.61 feet southeasterly from the northwest corner of said Lot 52, and said line there terminating, Ramsey County, Minnesota.

Torrens Property Certificate of Title No(s): 542204 Ramsey County, State of Minnesota

The following notes correspond to the reference numbers listed in Schedule B, Part II of the title commitment.

- Subject to easements reserved to protect the interests of Northern States Power Company and Northwestern Bell Telephone Company as to that part of the East-West alley described above, as set forth in the instrument filed as Document No. 525798. Covers Lots 52A, 53, 70 and part of Lot 54. (shown as recital) **Doc. No. 525798 retains easements in the interests of Northern States Power and Northwestern Bell Telephone Company over the vacated portion of the alley.**
- Subject to an easement for alley purposes in favor of the City of Saint Paul as set forth in the instrument recorded in Book 2138 Ramsey County Records, Page 560, over the South 16 feet of Lot 54. (shown as recital) **Said document affects the subject property as shown hereon.**
- Subject to an easement for street purposes in favor of the City of Saint Paul as set forth in the instrument recorded in Book 2207 Ramsey County Records, Page 57 as to those parts of Lots 52, 52A, 53, 54 and the vacated alley adjoining Lot 52 lying Westerly of the line described as beginning at a point on the Northerly line of said Lot 52 distant 20 feet Southeasterly, as measured along said Northerly line from the Northwest corner of said Lot 52; thence Southwesterly to a point 10 feet Southerly of the Northerly line of said Lot 52 and 7 feet East of the West line of said Lot 52; thence South parallel to and 7 feet East from the West line of Lot 52; to the South line of said Lot 52; thence Southerly to a point on the Northerly line of said Lot 52A distant 7 feet Easterly, as measured along said Northerly line, from the Northwest corner of said Lot 52A; thence Southerly to the Southwest corner of said Lot 54 and there terminating. (shown as recital) **Does not affect the surveyed property. Easement is not shown on the survey.**
- Subject to the easements and rights reserved by Section 228 of the St. Paul Legislative Code as to said vacated alleys, as set forth in the instruments filed as Document Nos. 427405 and 525798. (shown as recital) **Doc. No. 427405 vacates the alley as shown on the survey, reserving utility easement rights. Doc. No. 525798 vacates the alley as shown on the survey, reserving utility easement rights and creates an Alley Easement over part of Lots 54 & 55, as shown hereon, which affects and benefits the subject property.**
- Certificate and Vacation filed March 25, 1975 as Document Number 609250 and 609251. **Documents vacate alley as shown on the survey.**
- Declaration of Restrictions and Covenants dated July 13, 1998, filed March 3, 1999 as Document Number 1545713. **Restricted area affects the surveyed property; it is shown on the survey.**

CERTIFICATION

To Keystone Community Services, Michael A. Hafner and Jean M. Hafner, Land Title Inc. and Stewart Title Guaranty Company:

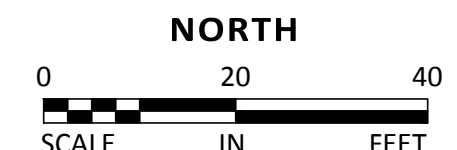
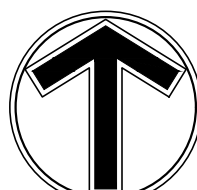
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13 and 17 of Table A thereof. The field work was completed on 09/02/2020.

Dated this 10th day of September, 2020.

Sambatek, Inc.

Mark R. Salo

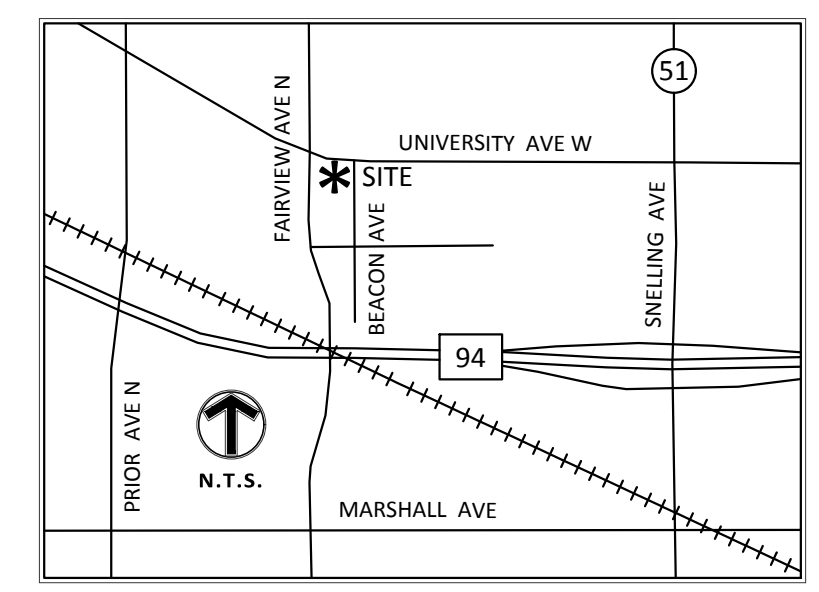
Mark R. Salo, LS
Minnesota License No. 43933
msalo@sambatek.com



LEGEND

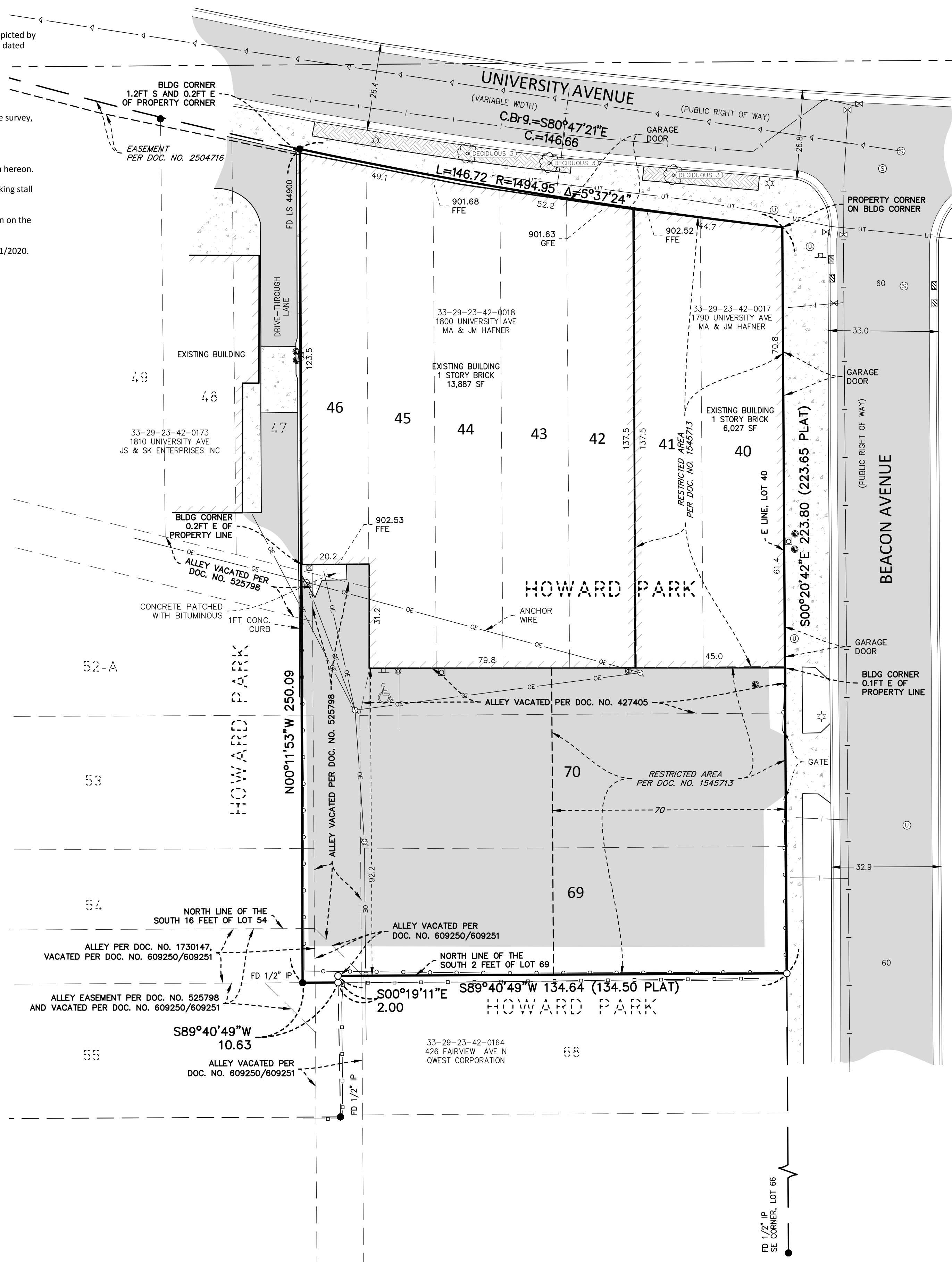
● FOUND MONUMENT	— BOUNDARY LINE	- - - EASEMENT LINE
○ FOUND CAST IRON MONUMENT	— RIGHT-OF-WAY LINE	- - - SETBACK LINE
○ SET MONUMENT MARKED LS 43933	- - - UNDERLYING / ADJACENT LOT	- - - RESTRICTED ACCESS
⊗ GATE VALVE / HYDRANT	— TIE LINE	— TREE LINE
⊙ SANITARY MANHOLE	— SECTION LINE	— CONCRETE CURB
⊙ CLEAN OUT	(100.00) — DEED DISTANCE	— BUILDING LINE
⊙ STORM MANHOLE	— WATERMAIN	— BUILDING CANOPY
⊙ STORM CATCH BASIN	— SANITARY SEWER	— BITUMINOUS SURFACE
★ LIGHT	— STORM SEWER	— CONCRETE SURFACE
✓ GUY ANCHOR	— UNDERGROUND ELECTRIC	— PAVER SURFACE
○ UTILITY POLE	— UT — UNDERGROUND TELEPHONE	○ DECIDUOUS TREE
● GUARD POST	— UG — UNDERGROUND GAS	○ CONIFEROUS TREE
— SIGN	— OW — OVERHEAD ELECTRICAL WIRE	
⊗ GAS METER	— CL — CHAIN LINK FENCE	
⊗ ELECTRIC METER	— W — WOOD FENCE	
⊙ UTILITY MANHOLE		
⊙ FUEL TANK CAP		

VICINITY MAP



"TABLE A" NOTES

- The surveyor has depicted the property corner monuments, or the witness to the corner that were found during the field work, and set property corner monuments, or witnesses to the corner, at the locations where there did not appear to be any evidence of an existing monument.
- The property address is shown on the graphical portion of the survey.
- The subject property lies within Flood Plain Zone X - "Area of Minimal Flood Hazard", as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 27123C0085G dated 06/04/2010, not printed.
- The gross land area of the subject property is 0.782 Acres or 34,048 Square Feet.
- The zoning information has not been provided by the client.**
- The buildings and exterior dimensions of the outside wall at ground level are shown on the survey, which may or may not be the foundation wall.
- The square footage of the buildings, measured at ground level, is indicated on the survey.
- Visible substantial features observed in the process of conducting the fieldwork are shown hereon.
- The parking areas and striping on the subject property are shown. There is 1 handicap parking stall marked by a sign on the wall, and there are no striped regular parking stalls.
- The names of adjoining land owners according to the current county tax records are shown on the survey.
- No changes in street right of ways are proposed per City of St. Paul website accessed 08/31/2020. There is no observable evidence of recent street or sidewalk construction or repair.



Client
KEYSTONE COMMUNITY SERVICES
2000 ST. ANTHONY AVE
ST. PAUL, MN 55104

Project
KEYSTONE FOOD SHELF

Location
ST. PAUL, MINNESOTA
1790 & 1800 UNIVERSITY AVE

Certification

Summary
Designed: Drawn: DL
Approved: MRS Book / Page: xx/xx
Phase: ALTA Initial Issue: 09/10/2020

Revision History
No. Date By Submittal / Revision

Sheet Title

Sheet No. Revision