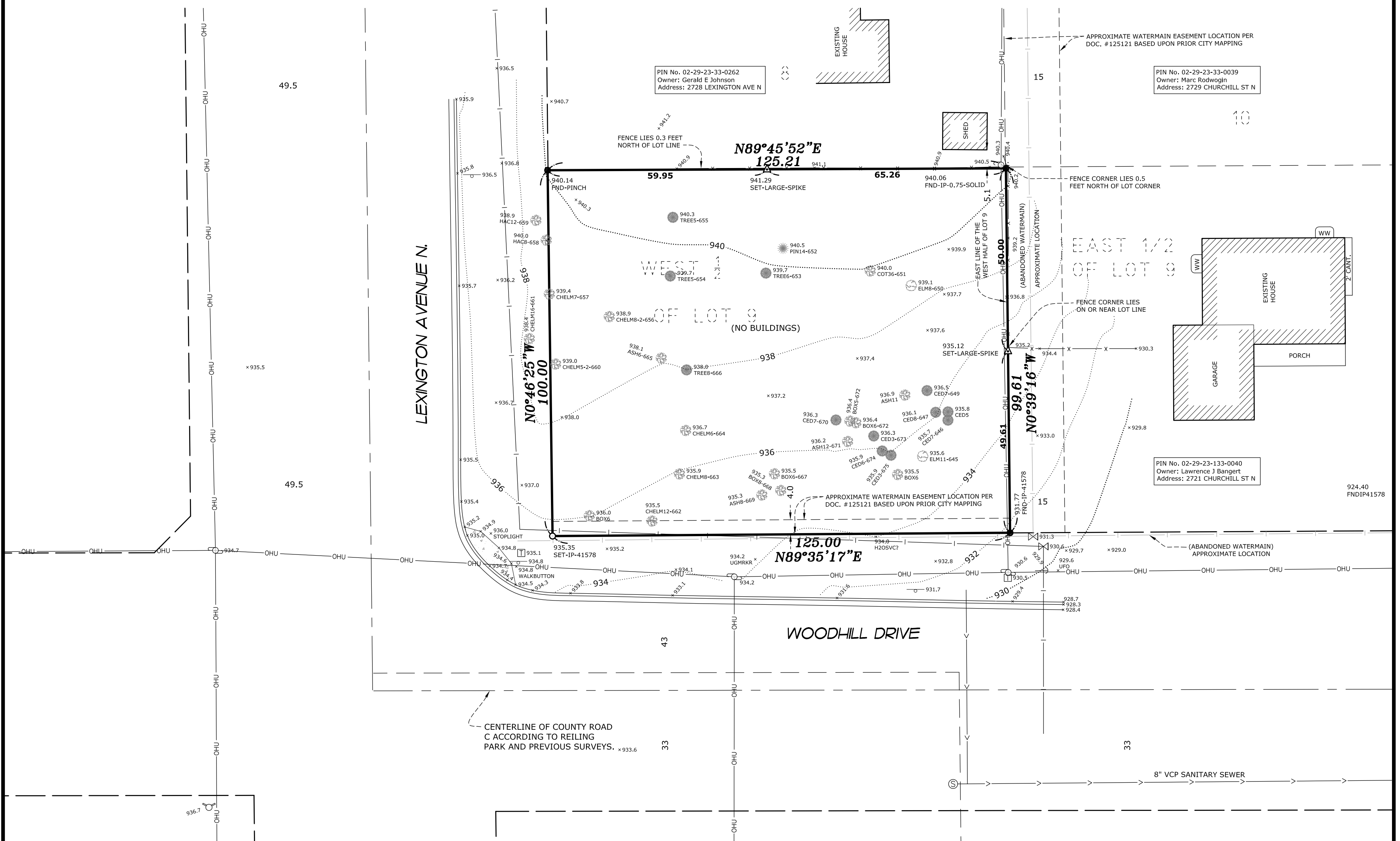


ALTA/NSPS LAND TITLE SURVEY

~for~ COX BUILDING, LLC
 ~of~ 0 WOODHILL DRIVE
 ROSEVILLE, MN



GENERAL NOTES

- Fee ownership is vested in George John Reiling, marital status unknown (deceased). Parcel Tax ID: 02-29-23-33-0041.
- Address of the surveyed premises: 0 Woodhill Drive, Roseville, MN.
- Bearings shown hereon are based on the Ramsey County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270599 Panel No. 020 Suffix G by the Federal Emergency Management Agency, effective date June 4th, 2010.
- Boundary area of the surveyed premises: 12,499± sq. ft. (0.29 acres).
- The surveyed premises has access to Woodhill Drive, a public road, to the south and Lexington Avenue North, a public road, to the west.
- There is no visible parking striping.
- 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.
- Location of utility existing on or serving the surveyed property determined by:
 - Observed evidence collected pursuant to Section 5.E.iv.
 - Record plans provided by the City of Roseville engineering department.
 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 locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Notification Center at (651)-454-0002 for verification of utility type and field location, prior to excavation.
- Land Title, Inc., File No. 628273, Schedule B-II Survey Related Exceptions:
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (Surveyor's Note: Existing visible improvements have been located and are shown hereon.)
 - Easements or claims of easements, which are not shown by the public records. (Surveyor's Note: Surveyor is unaware of any additional easements.)
- Easement Agreement in favor of Roseville Water Department, Inc., dated June 27, 1952, filed July 11, 1952 in Book 1396, page 211 as Document Number 1285171. (Surveyor's Note: Said easement is shown on the survey.)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

BENCHMARK

RAMSEY COUNTY BENCHMARK #9103
 ELEVATION = 908.90 (NAVD 88)

CERTIFICATION

I hereby certify to Cox Building, LLC; Land Title, Inc. and Stewart Title Guaranty Company, that this is a survey of:

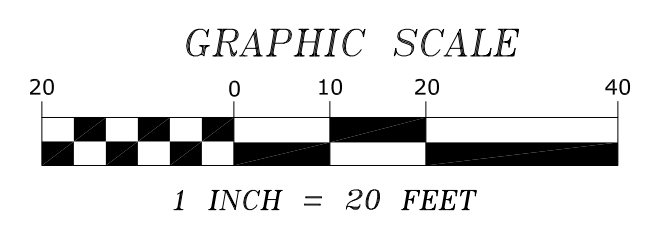
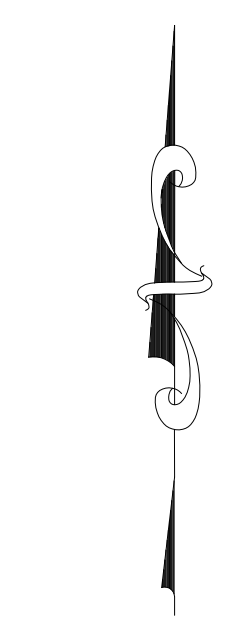
The west one-half of Lot 9, Block 3, ROSEVILLE HEIGHTS, Ramsey County, Minnesota.

and is based upon information found in the commitment for title insurance prepared by Land Title, Inc., File No. 628273, dated effective December 11, 2020 at 7:00 A.M., and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 01-08-21.

I further certify that this survey 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.

Date: 1/28/2021
 E.G. Rud & Sons, Inc.

 Jason E. Rud, Land Surveyor
 Minnesota License No. 41578

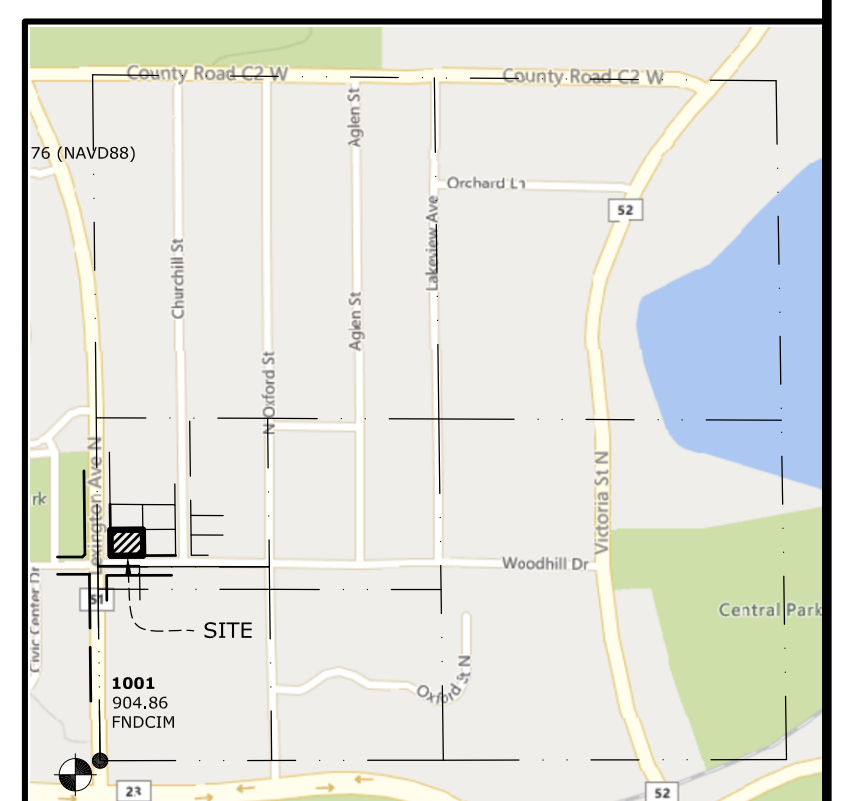


LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET IRON SPIKE
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- ⊗ DENOTES WATER VALVE
- DENOTES ABANDONED WATER MAIN
- DENOTES EXISTING WATER MAIN
- DENOTES EXISTING SANITARY SEWER
- X-X- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- OHU- DENOTES OVERHEAD UTILITY
- DENOTES CONCRETE SURFACE
- 99 DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

VICINITY MAP

PART OF SEC. 2, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
 (NO SCALE)

DRAWN BY: BCD	JOB NO: 201547BT	DATE: 01/26/21
CHECK BY: JER	FIELD CREW: DT/CT	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

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