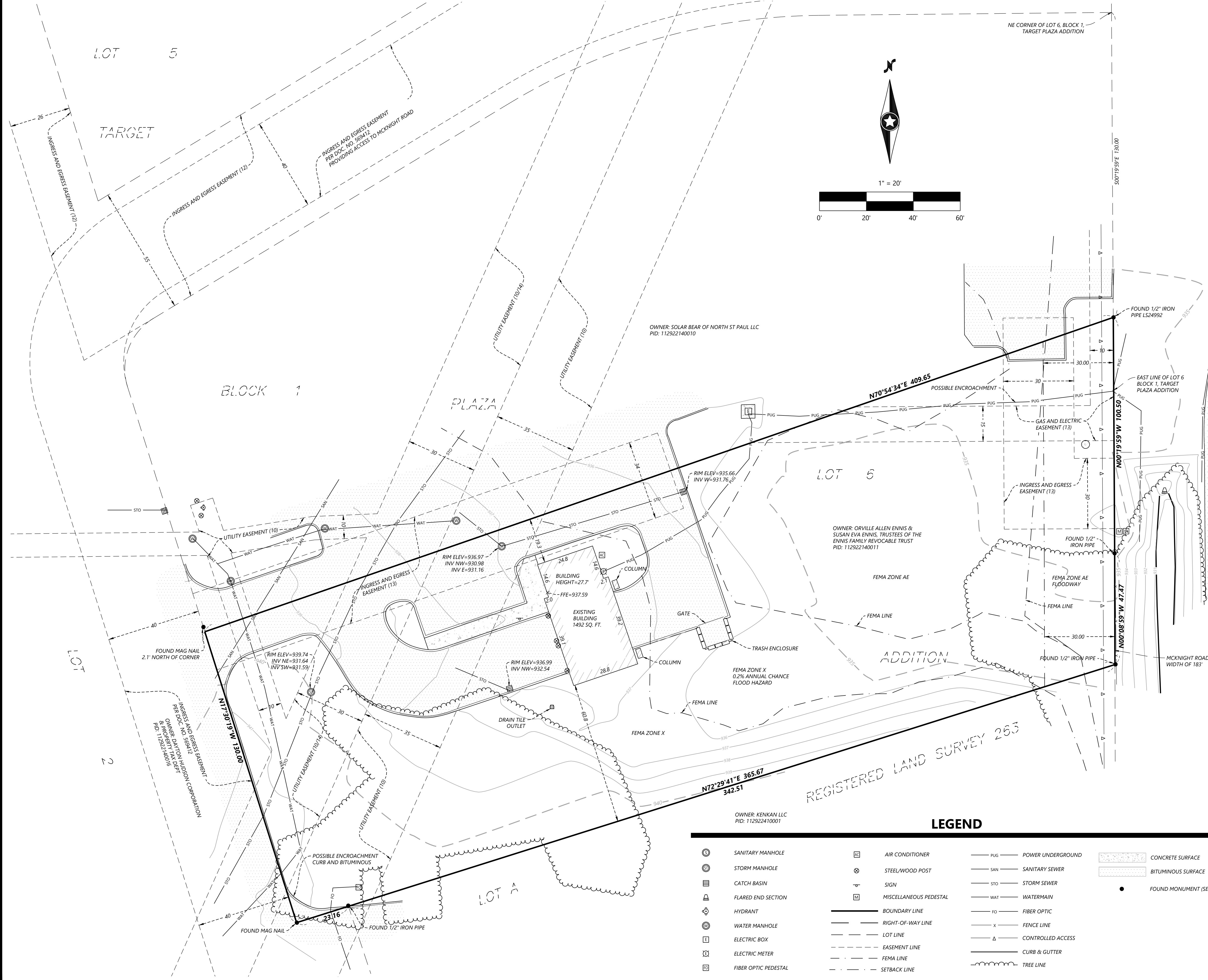
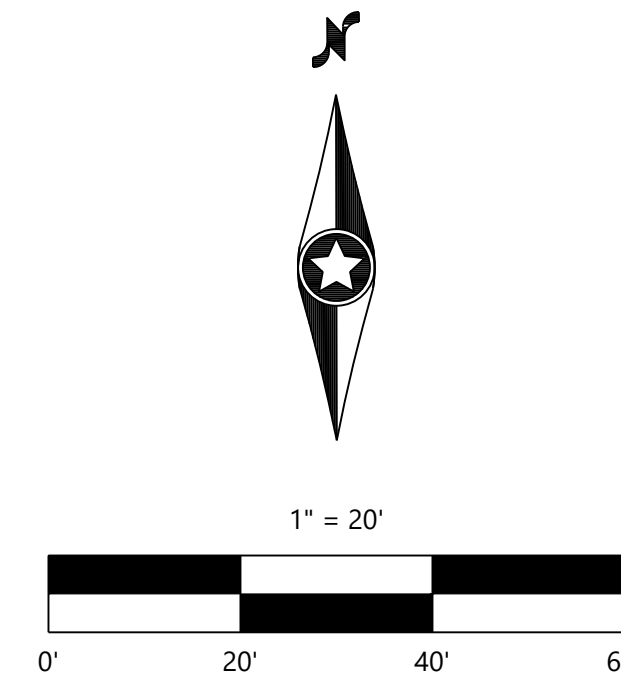
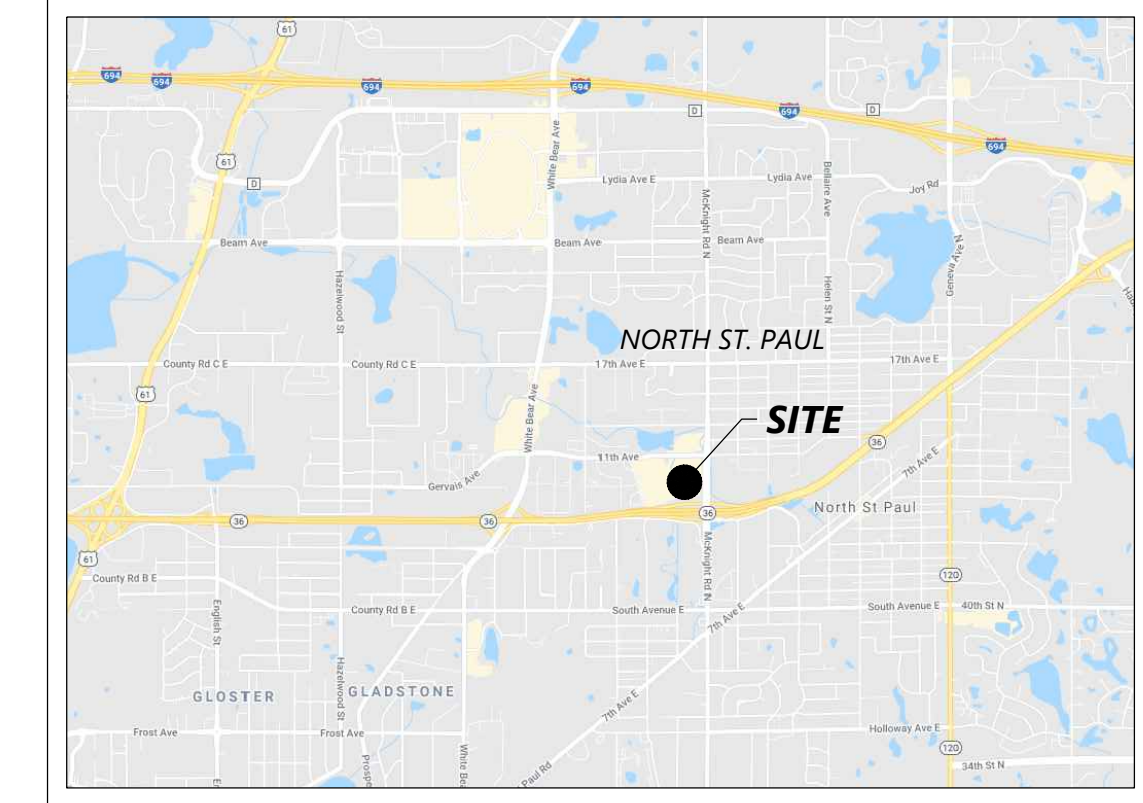


VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. ORTE747563)

That part of Lot 6, Block 1, Target Plaza Addition, which lies Southerly and Southeasterly of the following described line: Beginning at a point on the East line of said Lot 6, Block 1, which is 130 feet Southerly of the Northeast corner of said Lot 6, Block 1; thence Southwesterly, a distance of 409.64 feet to its intersection with the West line of said Lot 6, Block 1, said intersection being 130.00 feet Northerly of the Southwest corner of said Lot 6, Block 1, and said described line there terminating.

Together with non-exclusive easements for ingress and egress purposes over parts of Lots 2 and 4 in said Block 1 as set forth in Document No. 691661.

Together with non-exclusive easement for ingress and egress over part of Lot 2, Block 1, Target Plaza Addition as created in Document No. 569412.

Torrens Property Being registered land as is evidenced by Certificate of Title No. 571364.

GENERAL NOTES

- This survey was prepared using Old Republic National Title Insurance Company, Title Commitment Number ORTE747563 having an effective date of April 30, 2021 at 7:00 A.M.
- Address of subject property: 2371 McKnight Road N, North St. Paul, MN 55109. (Table A, Item 2)
- Subject property appears to be classified as "Zone X" (area of minimal flood hazard) and "Zone AE" (area with Base Flood Elevation of 935.4 feet) when scaled from Flood Insurance Rate Map Community - Panel Number 27123C0044G, dated 06/04/2010. (Table A, Item 3)
- Subject property contains 52,880 Sq. Ft. or 1.214 acres. (Table A, Item 4)
- The Current zoning classification for the Subject Property is: MU-3 Corridor Mixed-use District. (Table A, Item 6 (a)(b))
Front Yard: 30 feet
Side Yard: 0 feet
Rear Yard: 0 feet
Maximum Height: 5 Stories or 55 feet
- All building dimensions shown are exterior dimensions at ground level. (Table A, Item 7(a))
- Subject property contains no visible parking stripes, per site plan for Oil Can Henry's 03/09/07, contains 4 total marked parking stalls, 1 of which is a handicapped stall. (Table A, Item 9)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher One Call ticket number: 211264169) (Table A, Item 11)
- Adjacent Ownership information shown per Ramsey County GIS website. (Table A, Item 13)
- There was no observable evidence of earth moving work, or outside building construction at the time of this survey. (Table A, Item 16)
- As of the date of this survey, there are no proposed changes in street right of way lines, per City of St. Paul. As of the date of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A, Item 17)
- Based on the information contained within the title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon. (Table A, Item 18)

EXCEPTIONS (PER TITLE COMMITMENT NO. (ORTE747563))

- The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment.
- Highway easement in favor of the County of Ramsey as evidenced by Document No. 505765. (RIGHT OF WAY LINE FOR MCKNIGHT ROAD)
 - Utility easements over part of subject premises as evidenced in the recorded plat of Target Plaza Addition. (SHOWN ON SURVEY)
 - Slope and embankment easement over subject premises as evidenced by Document No. 748267. (NOT PLOTTABLE)
 - Restrictions contained in Deed Document No. 691661. (SHOWN ON SURVEY)
 - Restrictions, covenants and easements contained in that certain Declaration of Easements dated December 16, 1996, filed March 10, 1997, as Document No. 1148868. (SHOWN ON SURVEY)
 - Sewer easement over part of subject premises as evidenced by Document No. 322836. (SHOWN ON SURVEY)
 - Access control to Trunk Highway No. 36 as evidenced by Document Nos. 1978505, 1978508, 1989542, and 1982323. (SHOWN ON SURVEY)
 - Terms and conditions of unrecorded lease with Stratton Development Group, LLC, d/b/a Oil Can Henry's dated December 10, 2007. (NOT PLOTTABLE)
 - Limitations of rights of access as shown in Final Certificate filed September 25, 2009, as Document No. 2087756; and as subsequently conveyed to the County of Ramsey by Quit Claim Deed filed January 27, 2020, as Document No. 2657915. (SHOWN ON SURVEY)

CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; Marvin Development V, LLC, a Minnesota limited liability company; The Huntington National Bank, its successors and/or assigns as their interests may appear.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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)(b), 7(a)(b)(1)(c), 8, 9, 13, 16, 17 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON May 13, 2021.

Christopher R. Foley
CHRISTOPHER R. FOLEY, PLS
MN LICENSE NO. 55343 EXPIRATION 06/30/2022
CHRIS.FOLEY@WESTWOODPS.COM
DATE 05/25/21



LEGEND

	SANITARY MANHOLE		AIR CONDITIONER		POWER UNDERGROUND		CONCRETE SURFACE
	STORM MANHOLE		STEEL/WOOD POST		SANITARY SEWER		BITUMINOUS SURFACE
	CATCH BASIN		SIGN		STORM SEWER		FOUND MONUMENT (SEE LABEL)
	FLARED END SECTION		MISCELLANEOUS PEDESTAL		WATERMAIN		
	HYDRANT		BOUNDARY LINE		FIBER OPTIC		
	WATER MANHOLE		RIGHT-OF-WAY LINE		FENCE LINE		
	ELECTRIC BOX		LOT LINE		CONTROLLED ACCESS		
	ELECTRIC METER		EASEMENT LINE		CURB & GUTTER		
	FIBER OPTIC PEDESTAL		FEMA LINE		TREE LINE		
			SETBACK LINE				

DESIGNED: AKW	INITIAL ISSUE: 05/25/21	PREPARED FOR: Border Foods, Inc
CHECKED: CRF	REVISIONS: 06/10/21 Updated per zoning report. ACW	New Hope, MN
DRAWN: ACW	06/15/21 Updated per comments. ACW	
HORIZONTAL SCALE: 1"=20'		
VERTICAL SCALE:		

DESIGNED: AKW	INITIAL ISSUE: 05/25/21	PREPARED FOR: Border Foods, Inc
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DRAWN: ACW	06/15/21 Updated per comments. ACW	
HORIZONTAL SCALE: 1"=20'		
VERTICAL SCALE:		

Westwood
Phone (320) 253-9495 3701 12th Street North, Suite 206
Fax (320) 358-2001 St. Cloud, MN 56303
Toll Free (800) 270-8495 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS
Land Title Survey
PROJECT NUMBER: 0032396.00
SHEET NUMBER: 1 OF 1
DATE: 05/25/21