

**PROPERTY DESCRIPTION**

Parcel 1:  
Lot 1, Block 1, Fairview Avenue Addition, Ramsey County, Minnesota.  
  
(Abstract Property)

Parcel 2:  
Non-exclusive easements to use stormwater tanks, to install, maintain and use storm water pipes, and for vehicular parking and passage, ingress and egress over a shared driveway, as set forth in Parking, Access, and Stormwater Easement Agreement dated July 2, 2020, recorded July 8, 2020, as Document No. A04820840.

**CERTIFICATION**

To 2720 Fairview Group, LLC, a Delaware limited liability company and First American 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 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), 6(b), 7(a), 7(b-1), 8, 9, 11(a), 13, and 16 of Table A thereof. The field work was completed on April 21, 2022.

Date of Plat or Map: \_\_\_\_\_

**REVIEW COPY**

Dan Ekrem, Professional Land Surveyor  
Minnesota License No. 57366

**NOTES**

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-1127175-MPLS, dated April 15, 2022.
- The orientation of this bearing system is based on Ramsey County Coordinate System NAD 83(1986).
- All distances are in feet.
- The property has vehicular access from Fairview Ave.

**TABLE A ITEMS**

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- Address of the property is 2740 Fairview Ave. N. Roseville, MN and indicated on map.
- 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. 27053C0357E, effective September 2, 2004. Not Printed.
- The area of the above described property is 120,737 square feet or 2.772 acres.
- No zoning information was provided.
- No zoning information was provided.
- Exterior dimensions of all buildings are shown at ground level.
- Square footage is the exterior footprint of all buildings at ground level. Building = 26,347 sq. ft.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- Parking stall count:
  - Regular surface stalls: 54 stalls
  - Handicap surface stalls: 3 stalls
  - Regular garage stalls: 103 stalls
  - Compact garage stalls: 21
  - Handicap garage stalls: 3
  - Total on-site parking stalls: 184
- The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket No. 220912213, and Ticket No. 220912201, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- Names of adjoining owners are depicted based on Ramsey County GIS tax information.
- There was no observed evidence of earth moving work or building construction at the time of our field work.

**SCHEDULE B, PART II EXCEPTIONS**

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

- Item No. 9:** Ramsey County Ditch No. 4 as described in the Order of the Board of Ramsey County Commissioner dated June 19, 1967, as amended by the Resolution of the Board of Ramsey County Commissioners dated September 11, 1967, all filed November 27, 1967 as Document No. 1713167. **Depicted on the survey.**
- Item No. 10:** Easement for open drainage ditch or underground storm sewer mains, pipes and appurtenances conveyed to the Village of Roseville, a municipal corporation and the Board Ramsey County Commissioners in the Easement dated June 21, 1968, filed June 27, 1968 as Document No. 1727247. **Located north of and adjoins subject property and is depicted on the survey.**
- Item No. 11:** Easement for open drainage ditch conveyed to the Village of Roseville, a municipal corporation and the Board of Ramsey County Commissioners in the Easement dated June 24, 1968, filed June 27, 1968 as Document No. 1727248. **Depicted on the survey.**
- Item No. 12:** Easement for underground utility mains, pipes and appurtenances conveyed to the City of Roseville in the Easement No. 1 dated September 9, 1974 as Document No. 892186. **Depicted on the survey.**
- Item No. 13:** Drainage and utility easements dedicated to the public on the plat of Fairview Avenue Addition, recorded October 3, 2019 as Document No. 4777186. **Depicted on the survey.**
- Item No. 14:** Conditions of City of Roseville Resolution No. 11630, a certified copy of which was recorded October 3, 2019, as Document No. A04777187. **Property is embraced within the land described in the document; conditions not plottable.**
- Item No. 15:** Declaration for Maintenance of Stormwater Facilities in favor of Rice Creek Watershed District dated November 22, 2019, recorded November 26, 2019, as Document No. A04785545, and corrected by instrument recorded December 6, 2019, as Document No. A04786967. **Not a plottable item.**
- Item No. 16:** Easement for drainage system maintenance purposes, and right incidental thereto, in favor of Rice Creek Watershed District, as contained in the Easement recorded November 26, 2019, as Document No. A04785546, and corrected by instrument recorded December 6, 2019, as Document No. A04786968. **Depicted on the survey.**

**SCHEDULE B, PART II EXCEPTIONS (Continued)**

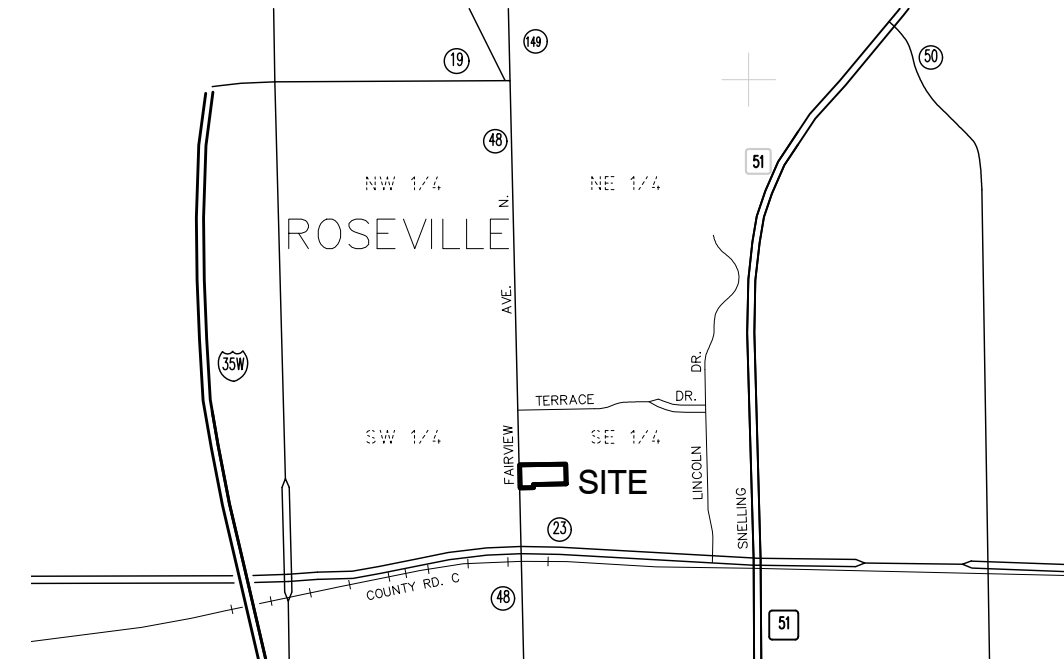
- Item No. 17:** Conditions of City of Roseville Resolution No. 11631, a certified copy of which was recorded February 4, 2020 as Document No. A04796339. **Not a plottable item.**
- Item No. 18:** Easement for passage, ingress, egress, and access by pedestrians and vehicles over a shared driveway, in favor of Lot 2, Block 1, Fairview Avenue Addition, as set forth in Parking, Access and Stormwater Easement Agreement dated July 2, 2020, recorded July 8, 2020 as Document No. A04820840, and the terms and conditions thereof. **Easements are depicted on the survey.**
- Item No. 19:** Contract for Private Redevelopment by and between Roseville Economic Development Authority, a public body corporate and politic under the laws of Minnesota, and 2720 Fairview Group, LLC, a Delaware limited liability company, dated September 16, 2019 recorded July 10, 2020, as Document No. A04821319. **Not a plottable item.**
- Amended by First Amendment to Contract for Private Redevelopment dated March 9, 2020, recorded July 10, 2020 as Document No. A0421320. **Not a plottable item.**
- Affected by Subordination of Development Contract by and between Roseville Economic Development Authority, a public body corporate and politic under the laws of Minnesota, and Great Southern Bank, a Missouri State Chartered Rust Company, dated July 2, 2020., recorded August 20, 2020 as Document No. A04828248. **Not a plottable item.**
- Certificate of completion recorded January 31, 2022 as Document No. A04931722. **Not a plottable item.**
- Item No. 20:** Assessment Agreement and Assessor's Certification by and between Roseville Economic Development Authority, a public body corporate and politic and political subdivision of the State of Minnesota, and 2720 Fairview Group, LLC, a Delaware limited liability company, dated September 16, 2019, recorded July 10, 2020, as Document No. A04821321. **Not a plottable item.**
- Item No. 23:** Easement for installing, maintaining, repairing, and using facilities for a storm sewer, and a temporary easement for access and staging of construction equipment and material, for the benefit of Lot 1, Block 1, Twin Lakes 3rd Addition, as contained in Utility Easement dated July 1, 2020. **Document was not provided.**
- Item No. 24:** Conditions of City of Roseville Variance Board Resolution No. 148, a certified copy which was recorded May, 11, 2021, as Document No. A04882878. **Not a plottable item.**

**LEGEND**

- FOUND IRON MONUMENT
- ▲ FOUND MAG NAIL
- CHISELED X
- HYDRANT
- COMMUNICATION VAULT
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- CATCH BASIN
- ⊞ TRANSFORMER
- ⊗ WATER VALVE
- ⊙ GAS VALVE
- ⊕ WATER SHUTOFF
- ⊞ GAS METER
- ⊞ ELECTRIC METER
- FIBER OPTIC VAULT
- ⊙ SIGN POST
- ▽ FES
- ★ LIGHT
- ⊙ POWER POLE
- ① TITLE EXCEPTION NO.
- ← GUY WIRE
- BOLLARD
- ⊙ PARKING STALL COUNT
- G — G — GAS
- ▷—▷— SANITARY SEWER
- |—|— WATERMAIN
- ou—ou— OVERHEAD UTILITY
- >>—>>— STORM SEWER
- fo—fo— FIBER OPTIC
- E—E— UNDERGROUND ELECTRIC
- X—X— FENCE
- CONCRETE
- BITUMINOUS TRAIL
- STORMWATER TANK/PIPE EASEMENT (18)
- SHARED DRIVE ACCESS EASEMENT (18)

**VICINITY MAP**

NOT TO SCALE  
SEC. 4 T.29 R. 23

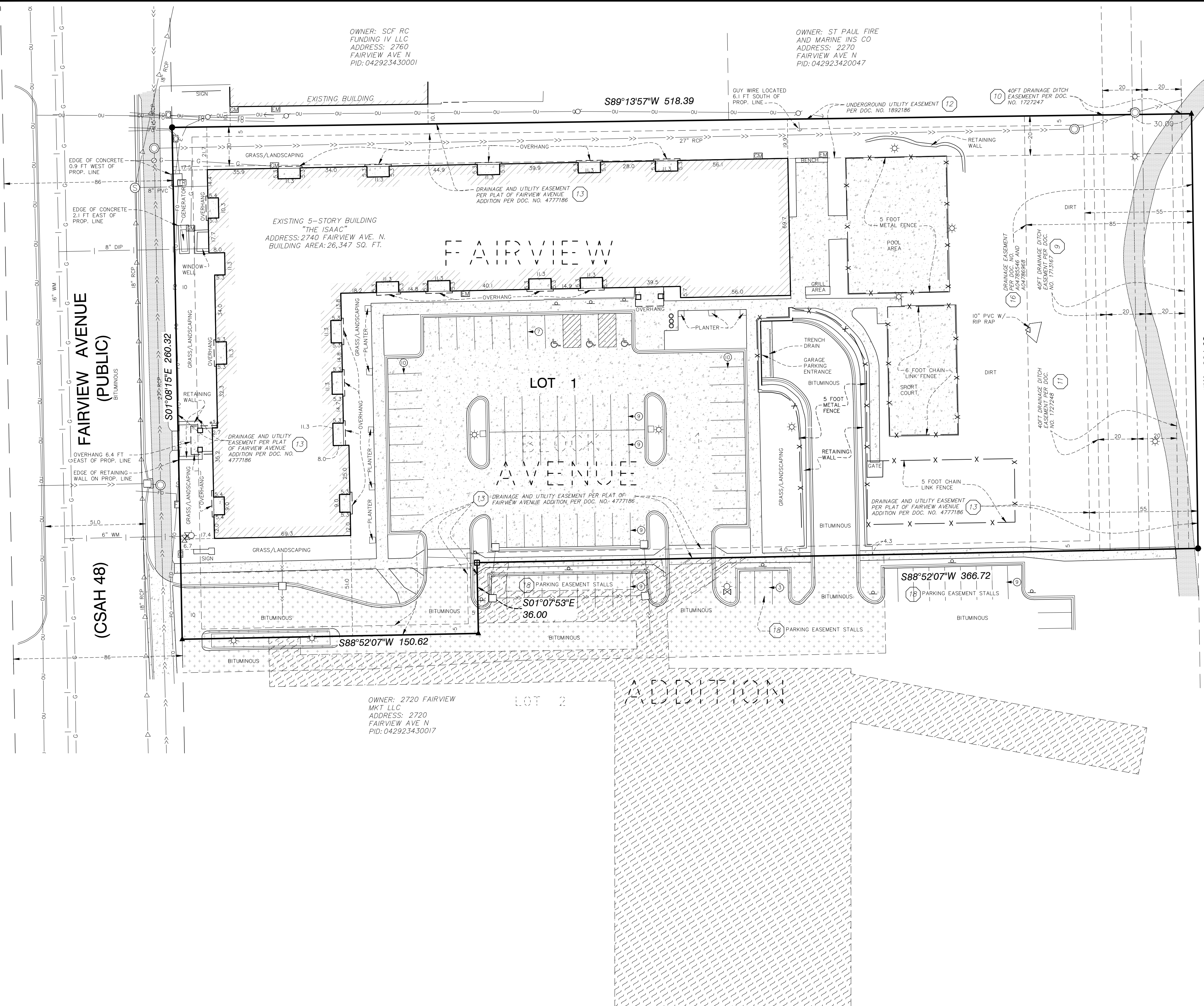


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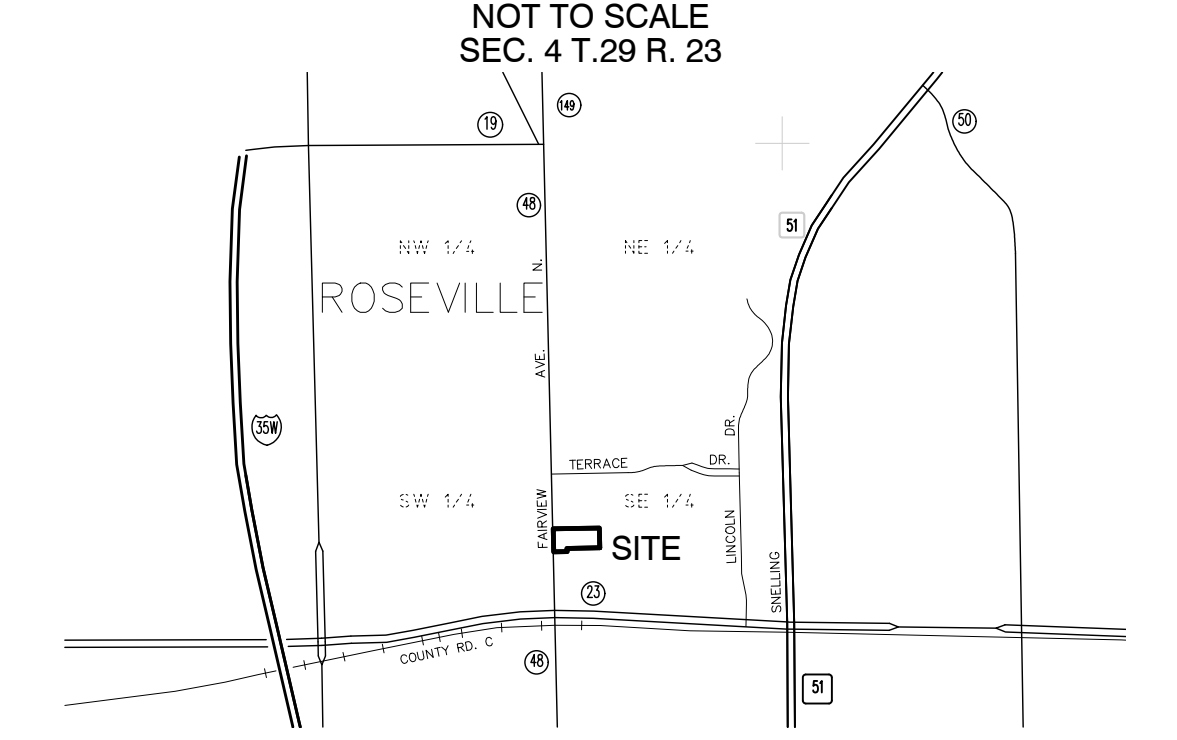
**ALTA/NSPS LAND TITLE SURVEY**

**ISAAC PROPERTY**  
2740 Fairview Ave. N.  
Roseville, MN

FIELD	DA
DRAWN BY	TC
CHECKED BY	DPE
DATE ISSUED	5/12/22
SCALE	1"=30'
JOB NO.	219-0031

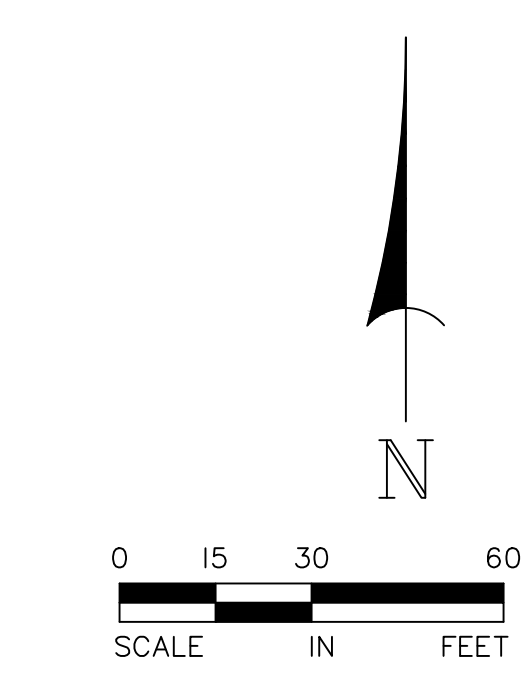


VICINITY MAP



LEGEND

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  - ▭ SHARED DRIVE ACCESS EASEMENT (18)



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**ALTA/NSPS**  
**LAND TITLE**  
**SURVEY**

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**ISAAC PROPERTY**

2740 Fairview Ave. N.  
Roseville, MN

FIELD	DA
DRAWN BY	TC
CHECKED BY	-----
DATE ISSUED	04/29/22
SCALE	1"=30'
JOB NO.	219-0031