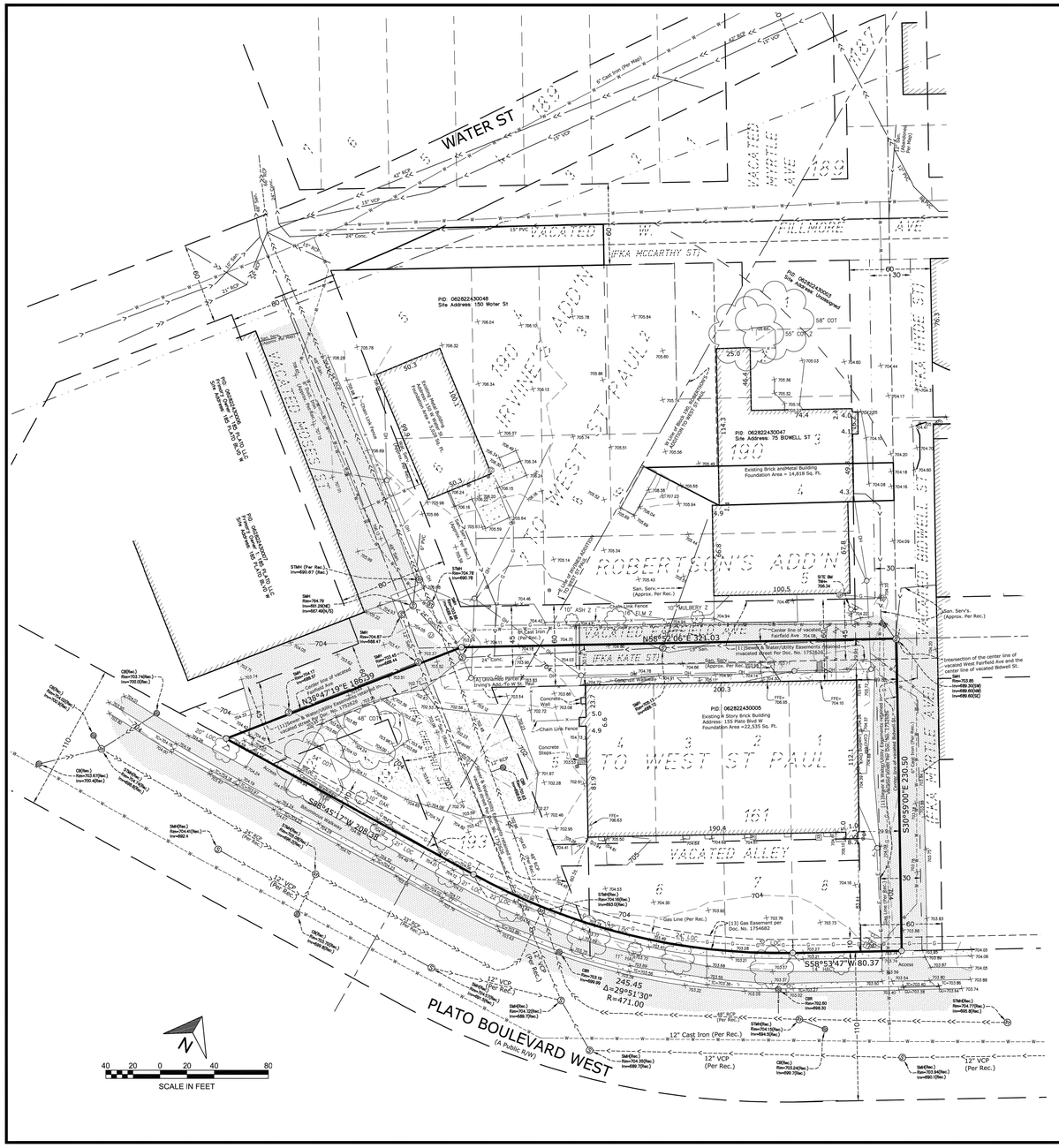

DESCRIPTION OF PROPERTY SURVEYED

All that part of Blocks 161 and 193, Robertson's Addition to West St. Paul and of Blocks 161 and 193, Irvine's Addition to West St. Paul and of the vacated alley in said Block 161, Robertson's Addition and of vacated West Fairfield Avenue and of vacated Bidwell Street and of vacated Moses Street that is described as follows:

Beginning at the intersection of the centerlines of said vacated West Fairfield Avenue and Bidwell Street; thence South 30 degrees, 19 minutes 30 seconds West, assumed bearing along the centerline of vacated Bidwell Street, a distance of 229.96 feet to the Northerly line of Plato Avenue as opened; thence South 59 degrees 34 minutes 30 seconds West, along said Northerly line, a distance of 80.31 feet; thence to the right on a tangential curve having a central angle of 29 degrees 51 minutes 30 seconds and a radius of 471.00 feet for an arc distance of 245.45 feet; thence North 89 degrees 26 minutes West a distance of 208.05 feet to the centerline of vacated

Fairfield Avenue; thence North 39 degrees 29 minutes 30 seconds East, along said centerline, a distance of 185.91 feet; thence North 59 degrees 34 minutes 15 seconds East a distance of 321.03 feet to the point of beginning, according to the recorded plat thereof.

Ramsey County, Minnesota

Abstract Property

GENERAL SURVEY NOTES

1. Bearings are based on the Ramsey County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of a fire hydrant approximately 40 feet northwest of the northeast property corner of the subject property, as shown hereon. Elevation=706.34 Feet.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES
(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: 115 Plato Boulevard West, St. Paul, Minnesota 55107.
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0104G, effective date of June 4, 2010.
4. The Gross land area is 83,204 +/- square feet or 1.910 +/- acres.
6. The current Zoning for the subject property was not provided. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
7. (a) Exterior dimensions of buildings at ground level as shown hereon.
8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
9. No striped parking stalls were observed on the subject property at the time of this survey.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence as stated in the General Notes section above) shown hereon as determined by:
    (a) plans and/or reports provided by the client
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Ramsey County GIS.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, a division of Chicago Title Insurance Company as agent for Chicago Title Insurance Company, File No. 59123, dated October 1, 2021. We note the following with regards to Schedule B of the herein referenced Title Commitment:
    a. Item no.'s 1-9 are not survey related.

    b. The following are numbered per the referenced title Commitment:
    10. Easement for slopes, cuts and fills as set forth in Plan dated April 13, 1903, filed April 15, 1903, as Document No. 282441 and as shown on the Plat of Fairfield Ave. **Easement is not specifically defined in said document. Plat map is illegible. Unable to depict hereon.**
    [11]. Terms of and easements retained in Council File No. 239670 adopted August 1, 1968, filed September 19, 1968, as Document No. 1733685, being re-filed June 24, 1969, as Document No. 1752626, to correct the legal description. **Documents retain sewer and water easements in favor of the City of St. Paul as well as easements in favor of Bell Telephone Company and Northern States Power company in portions of the vacated alleys and streets, as shown hereon.**
    As affected by Council Resolution, Council File No. 240746 adopted October 25, 1968, filed October 29,1968, as Document No. 1735756. **This document releases the retained easements within the alley located in Block 161 of Robertson's Addition to West St. Paul.**
    As affected by Quit Claim Deed dated January 22, 1969, filed April 16, 1969, as Document No. 1748133, by and between the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota corporation, and the City of Saint Paul, Minnesota, a Minnesota municipal corporation. **This document describes the location of Plato Boulevard and Ohio Street. It is unclear how this document affects said easements.**
    12. Easements for sewer, water, gas or electric main, pipe or conduit reserved in Council Resolution, Council File No. 272010 adopted November 2, 1978, filed November 15, 1978, as Document No. 2023185. **Document retains easements in portions of vacated streets and alleys. The portions of vacated streets and alleys described in said document do not appear to affect subject property.**
    [13]. Easement for gas service pipes and related purposes, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement dated July 18, 1969, filed July 24, 1969, as Document No. 1754682. **Easement as shown hereon along the southerly 10 feet of subject property.**
    14. Easement for street purposes contained in Grant of Easement for Street Purposes dated December 5, 1975, filed April 26, 1976, as Document No. 1932630. **Document describes the location of several streets including that of Plato Boulevard. Plato Boulevard is shown hereon lying southerly of and adjacent to subject property. Easement does not appear to affect subject property.**

2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
    [A]. The description provided for the subject property contains a reference to Block 161 of Irvine's Addition to West St. Paul, however said plat does not have a block designated as Block 161. Said plat has an unnamed parcel which abuts Block 161 of Robertson's Addition to West St. Paul. We have shown and labeled hereon said unnamed parcel near the northwesterly corner of the building on subject property. Client council may wish to pursue this matter further to resolve the ambiguity of said unnamed parcel.

ALTA CERTIFICATION

To: Buhl Investors, LLC, a Minnesota limited liability company; Corporate Associated Services, Inc., a Minnesota corporation; Commercial Partners Title, a division of Chicago Title Insurance Company; and Chicago 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), 7(a), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 02-01-2022.

Dated this 10th day of February, 2022.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

Linetype & Symbol Legend

ELECTRIC LINE
ELECTRIC LINE (RECORD)
FIBER/COMM. LINE
FIBER/COMM. LINE (RECORD)
GASMAIN
GASMAIN (RECORD)
OVERHEAD UTILITIES
SANITARY SEWER
SANITARY SEWER (RECORD)
STORM SEWER
STORM SEWER (RECORD)
TELEPHONE LINE
TELEPHONE LINE (RECORD)
WATERMAIN
WATERMAIN (RECORD)
CHAINLINK FENCELINE
WOODEN FENCELINE
GUARDRAIL
CONCRETE SURFACE
PAVER SURFACE
BITUMINOUS SURFACE
GRAVEL/LANDSCAPE SURFACE

AIR CONDITIONER
CABLE TV BOX
ELECTRIC MANHOLE
ELECTRIC TRANSFORMER
ELECTRICAL METER
FIBER/COMM. MANHOLE
POWER POLE
GUY WIRE
GAS METER
GAS MANHOLE
GAS VALVE
ROOF DRAIN
SEWER CLEAN OUT
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
FLARED END SECTION
TELEPHONE BOX
TELEPHONE MANHOLE
TRAFFIC SIGNAL
HYDRANT
FIRE CONNECTION
POST INDICATOR VALVE
WATER MANHOLE
WATER VALVE
WELL

UTILITY VAULT
UTILITY MANHOLE
ELECTRICAL OUTLET
HAND HOLE
BOLLARD
FLAG POLE
FUEL TANK
HANDICAP SYMBOL
LIGHT POLE
MAIL BOX
SIGN
CONIFEROUS TREE
DECIDUOUS TREE
SB SOIL BORING
FOUND IRON MONUMENT
SET IRON MONUMENT
CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
115 Plato Boulevard West
St. Paul, Ramsey County, Minnesota 55107

CLIENT
BUHL INVESTORS
5100 Eden Avenue, Suite 317, Edina, MN 55436

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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.

RORY L. SYNSTELIEN
DATE 02-10-2022 LICENSE NO. 44565

QA/QC

FIELD CREW	DO
DRAWN BY	DP
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 18275.05

ALTA/NSPS LAND TITLE SURVEY

V1.0

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REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

V1.0