

DESCRIPTION OF PROPERTY SURVEYED

That part of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 10, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at the intersection of the South line of said quarter quarter quarter Section with a line parallel with and 60 feet West of the East line of said quarter quarter quarter Section; thence north along said 60 foot line, a distance of 357.0 feet to an iron monument and the beginning of a curve bearing Northwesterly; thence Northwesterly along a curve with its tangent parallel to County Road B and a radius of 357.20 feet; a distance of 185.0 feet; thence Southwesterly 194.80 feet to the intersection of a line 340.0 feet West of and parallel with the East line of said quarter quarter quarter Section at a point 239.0 feet North of the South line of said quarter quarter quarter Section; thence South along said parallel line 239.0 feet; thence East 280 feet to the point of beginning. Subject to County Road B.

Torrens Property; Certificate No. 361221

GENERAL SURVEY NOTES

- Bearings are based on the Ramsey County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark are as follows:
Site BM#1 - Top nut on the fire hydrant located at the southerly side of County Road B West approximately 33 feet southeasterly of the southwesterly corner of subject property, as shown hereon. Elevation = 951.62.
Site BM#2 - Top nut of the fire hydrant located at the southerly portion at the intersection of County Road B and Albert Street N approximately 39 feet southeast of the southeast corner of the subject property, as shown hereon. Elevation = 951.24.
Site BM#3 - Top nut of the fire hydrant located at the northwest quadrant of the intersection of Albert Street N and Sandhurst Drive W approximately 83 feet north of the northeast corner of the subject property, as shown hereon. Elevation = 948.19.
- 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)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 1415 County Road B West, Roseville, MN 55113.
- 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. 27123C00206, effective date of June 4th, 2010.
- The Gross land area is 98,941 +/- square feet or 2.271 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork at ground level as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- We did not observe any parking stripes on subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Ramsey County GIS.

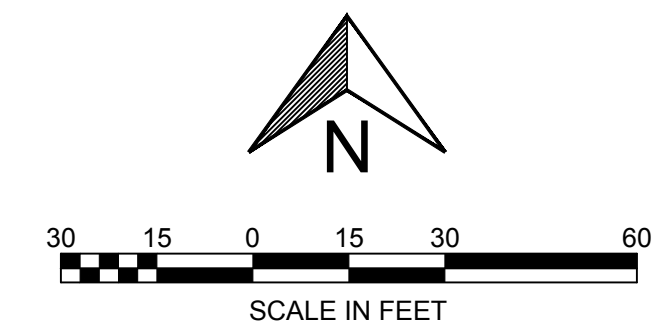
SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by All American Commercial Title, Inc., as agent for Old Republic National Title Company, File No. 200676 C-1, dated July 29th, 2022. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-4, 7-8, 13-19 are not survey related.
 - The following are numbered per the referenced title Commitment:
 - Easement for ingress and egress as described in the Warranty Deed dated July 21, 1955 and filed August 17, 1955 as Document No. 352441. **Falls northeasterly of subject property and is not shown hereon.**
 - Highway Easement in favor of Ramsey County, dated March 21, 1963, filed April 16, 1963 as Document No. 454907. **10 foot Highway Easement is located in the southerly portion of subject property, as shown hereon.**
 - Subject to County Road B West. **County Road B West lies over the southerly 43 feet of the subject property, as shown hereon. Only the northerly 10 feet of said 43 foot right of way is included the easement per Item 6 above.**
 - Subject to Ramsey County Ditch No. 4. **No document provided and not shown hereon.**
 - Subject to the sidewalk along the southerly boundary, along County Road B West. **Lying on the southerly portion of subject property, as shown hereon.**
 - Subject to underground utilities along the southerly and easterly boundaries, as disclosed by inspection. **We have shown utilities that we are aware of hereon.**
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Concrete walkway lies on the southerly portion of the subject property without the benefit of an easement, as shown hereon.
 - Portion of County Road B West lies on subject property without the benefit of an easement, as shown hereon.
 - Utilities lie on subject property without the benefit of an easement, as shown hereon.

ALTA CERTIFICATION

To: The Evangelical Lutheran Good Samaritan Society, a North Dakota Corporation; Brick by Brick Development, LLC, a Minnesota limited liability company; Venture Commercial Mortgage, its successors and/or assigns as their respective interest may appear; Old Republic National Title Insurance Company; and All American Commercial Title, Inc.
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, 7(a), 8, 9, and 13 of Table A thereof. The fieldwork was completed on 08-30-2022.
Dated this 15th day of September, 2022.

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



Linetype & Symbol Legend

— E —	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
- - - E - - -	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
- · - F - · -	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
- · - F - · -	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
- · - G - · -	GASMAIN	⊠	FIBER/COMM. MANHOLE	⊠	BOLLARD
- · - G - · -	GASMAIN (RECORD)	⊠	GUY WIRE	⊠	FLAG POLE
— OH —	OVERHEAD UTILITIES	⊠	GAS METER	⊠	FUEL TANK
— SS —	SANITARY SEWER	⊠	GAS MANHOLE	⊠	HANDICAP SYMBOL
- - - SS - - -	SANITARY SEWER (RECORD)	⊠	GAS VALVE	⊠	LIGHT POLE
— ST —	STORM SEWER	⊠	ROOF DRAIN	⊠	MAIL BOX
- - - ST - - -	STORM SEWER (RECORD)	⊠	SEWER CLEAN OUT	⊠	SIGN
— T —	TELEPHONE LINE	⊠	SANITARY MANHOLE	⊠	CONIFEROUS TREE
- - - T - - -	TELEPHONE LINE (RECORD)	⊠	STORM MANHOLE	⊠	DECIDUOUS TREE
— W —	WATERMAIN	⊠	FLARED END SECTION	⊠	SOIL BORING
- - - W - - -	WATERMAIN (RECORD)	⊠	TELEPHONE BOX	⊠	FOUND IRON MONUMENT
— X —	CHAINLINK FENCELINE	⊠	TELEPHONE MANHOLE	⊠	SET IRON MONUMENT
— □ —	WOODEN FENCELINE	⊠	TRAFFIC SIGNAL	⊠	CAST IRON MONUMENT
— ○ —	GUARDRAIL	⊠	HYDRANT	⊠	
⊠	CONCRETE SURFACE	⊠	FIRE CONNECTION	⊠	
⊠	PAVER SURFACE	⊠	POST INDICATOR VALVE	⊠	
⊠	BITUMINOUS SURFACE	⊠	WATER MANHOLE	⊠	
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	WATER VALVE	⊠	
		⊠	WELL	⊠	

1415 County Road B West

Roseville, Ramsey County, MN 55113

Firm Ground Architects

275 Market Street, #368, Minneapolis, MN 55405

PROJECT

CLIENT

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. SYNSTELIËN
DATE 09-15-2022 LICENSE NO. 44565

QA/QC	_____
FIELD CREW	_____
DRAWN BY	LB
REVIEWED BY	CJ
UPDATED BY	_____

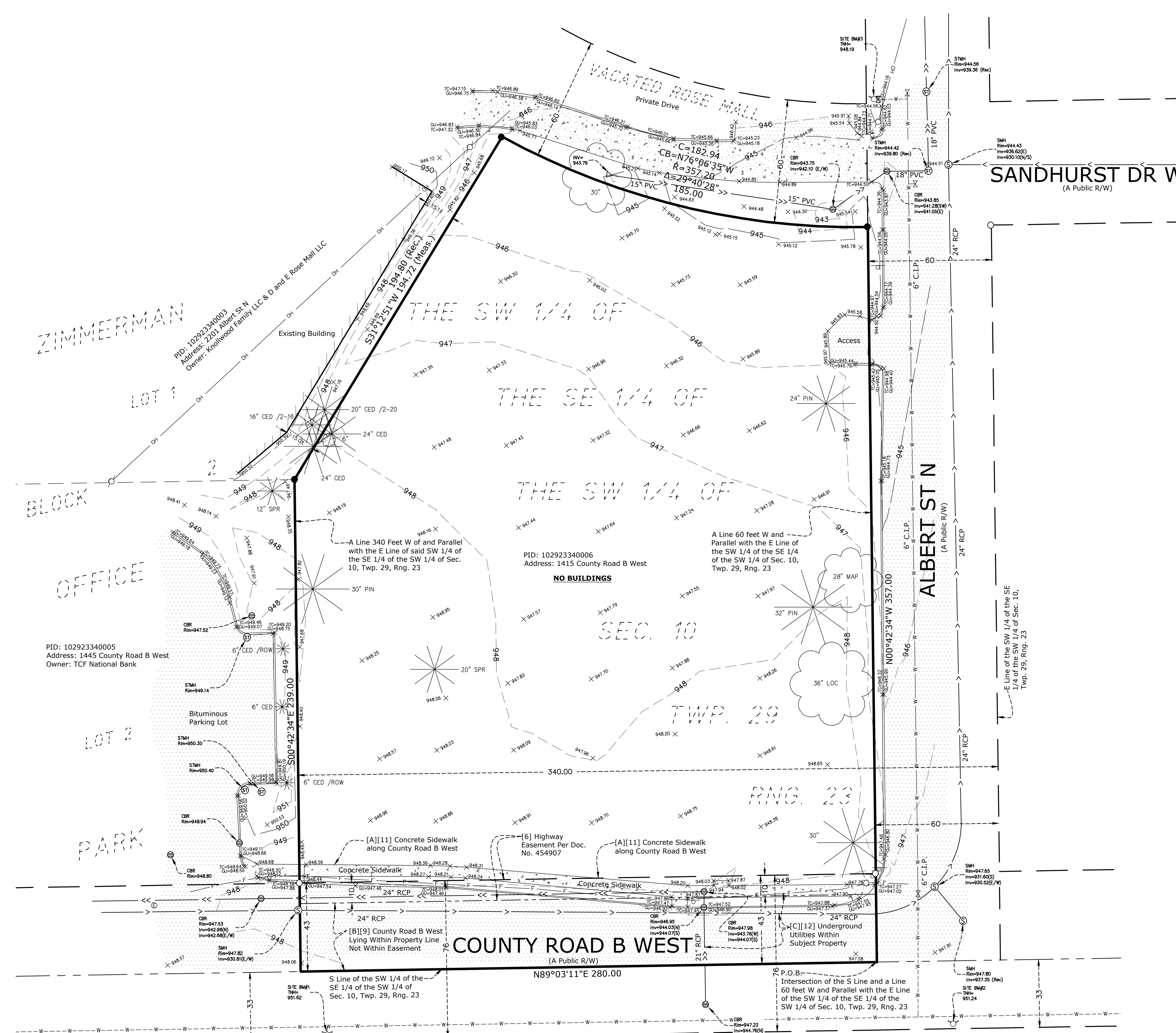


REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO.: 22118.00

ALTA/NSPS LAND TITLE SURVEY

V1.0



ZIMMERMAN
LOT 1
BLOCK

OFFICE

LOT 2

PARK

PID: 102923340003
Address: 2201 Albert St N
Owner: Knollwood Family LLC & d and E Rose Mall LLC

PID: 102923340006
Address: 1415 County Road B West

PID: 102923340005
Address: 1445 County Road B West
Owner: TCF National Bank

THE SW 1/4 OF

THE SE 1/4 OF

THE SW 1/4 OF

SEC. 10

TWP. 29

RNG. 23

COUNTY ROAD B WEST
(A Public R/W)

ALBERT ST N
(A Public R/W)

SANDHURST DR W
(A Public R/W)

A Line 60 feet W and Parallel with the E Line of the SW 1/4 of the SE 1/4 of the SW 1/4 of Sec. 10, Twp. 29, Rng. 23

A Line 340 Feet W of and Parallel with the E Line of said SW 1/4 of the SE 1/4 of the SW 1/4 of Sec. 10, Twp. 29, Rng. 23

E Line of the SW 1/4 of the SE 1/4 of the SW 1/4 of Sec. 10, Twp. 29, Rng. 23

S Line of the SW 1/4 of the SE 1/4 of the SW 1/4 of Sec. 10, Twp. 29, Rng. 23

P.O.B. - Intersection of the S Line and a Line 60 feet W and Parallel with the E Line of the SW 1/4 of the SE 1/4 of the SW 1/4 of Sec. 10, Twp. 29, Rng. 23