

GENERAL NOTES

- Survey coordinate and bearing basis: Ramsey County Coordinate System (2011 Adjustment)
- Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.
- There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 230190502 and 230190509.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

BENCHMARKS (BM)

- (NAVD 88)
- Top of top nut of fire hydrant in the southeast quadrant of Wabasha Street N. and 5th Street N.
Elevation = 789.48 feet
 - Top of top nut of fire hydrant in the northwest quadrant of Wabasha Street N. and 4th Street N. (not shown on survey)
Elevation = 791.66 feet

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-1112885-MPLS, commitment date February 13, 2023, Revision No. 1 effective date March 1, 2023)

All that part of Block Twenty (20), St. Paul Proper, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, more particularly described as follows:

Commencing at a point on the Northwestern corner of said Block 20 formed by the intersection of the Northeastly line of Wabasha Street and the Southeastly line of Fifth Street, which point is the point of beginning thence Northeastly along the Southeastly line of Fifth Street one hundred sixty-seven and five-tenths (167.5) feet to a point; thence Southeastly and parallel with the Northeastly line of Wabasha Street seventy-five (75) feet to a point; thence Southwesterly and parallel with the Southeastly line of Fifth Street one hundred sixty-seven and five tenths (167.5) feet to the Northeastly line of Wabasha Street; thence Northwestly along the Northeastly line of Wabasha Street to the point of beginning.

Together with the rights to occupy that part of the following described property upon which the foundations and window sills of the building (as constructed on February 5, 1954) encroach. Said rights were granted in Easment dated February 5, 1954, and recorded February 9, 1954, as Document No. 1326710, to with:

All that part of Block 20, St. Paul Proper, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, more particularly described as follows:

Commencing at a point of beginning in the Northeastly line of Wabasha Street, 75 feet Southeastly measured along said line from the Northwestern corner of said Block 20, formed by the intersection of the Northeastly line of Wabasha Street and the Southeastly line of 5th Street; thence Northeastly along a line parallel with the Southeastly line of 5th Street, 167.5 feet to a point; thence Southeastly and parallel with the Northeastly line of Wabasha Street, 2 feet to a point; thence Southwesterly and parallel with the Southeastly line of 5th Street, 167.5 feet to the Northeastly line of Wabasha Street; thence Northwestly along the Northeastly line of Wabasha Street, to the point of beginning.

Ramsey County, Minnesota

(Abstract)

PLAT RECORDING INFORMATION

The plat of CITY OF ST PAUL was filed of record on November 12, 1858.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS-1112885-MPLS, commitment date February 13, 2023, Revision No. 1 effective date March 1, 2023, was relied upon as to matters of record.

Schedule B Exceptions:

- Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- Terms and conditions of the reservation of an undivided half of any iron ore and other valuable minerals in and upon the said premises as contained in the Deed, dated November 18, 1929, recorded November 18, 1929 in Book 869, Page 295, as Document No. 789861. [not plottable]
- Terms, conditions, and easement as contained in the Agreement, dated February 5, 1954, recorded February 9, 1954, as Document No. 1326710. [shown on survey]
- The terms and provisions contained in the document entitled "Encroachment Permit ENC-95-0021" recorded August 3, 1995 as Document No. 2881152 of Official Records. By and between the City of Saint Paul, Department of Public Works and Economics Laboratory the property owner/s at 9 Fifth Street East & 360 Wabasha Street, and/or their successor/s in interest. [shown on survey]
- The terms and provisions contained in the document entitled "Tunnel Maintenance and Use Agreement" recorded August 2, 2017 as Document No. 4670293 of Official Records. By and between Ecolab USA Inc., a Delaware corporation and Osborn370, LLC, a Minnesota limited liability company. [shown on survey]

SURVEYOR'S CERTIFICATION

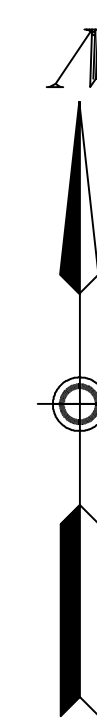
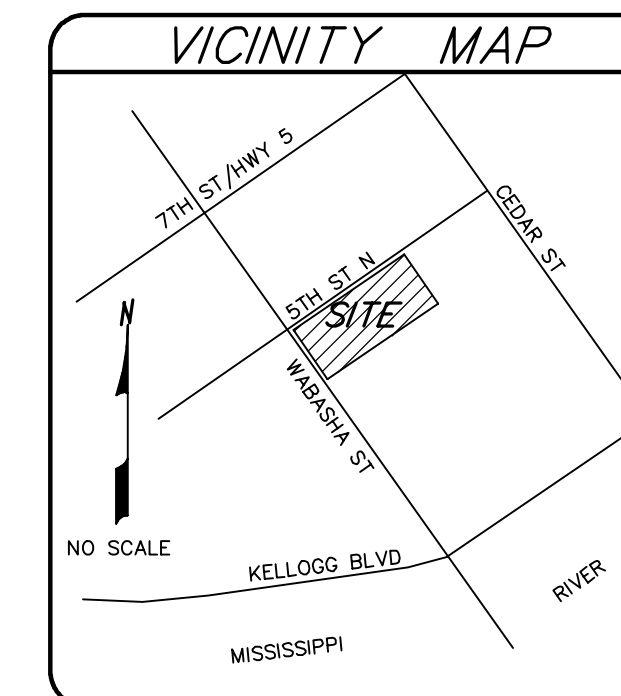
To Ramsey County Property Management; Ecolab USA Inc., a Delaware corporation and First American Title Insurance Company;

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, 5, 7(a), 7(b)(1), 8, 9, 11(a), 13 and 16 of Table A thereof. The fieldwork was completed on February 1, 2023.

Dated this 7th day of March, 2023.

SUNDE LAND SURVEYING, LLC.

By: *Arlene J. Carlson*
Arlene J. Carlson, P.L.S. Minn. Lic. No. 44900



LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- Possible encroachments are indicated on survey with boxed letters as listed below.
- None Observed

FLOOD ZONE NOTE

- The subject property appears to lie within Zone X (Area of Minimal Flood Hazard) per the National Flood Insurance Program, Flood Insurance Rate Map Nos. 27123C0103G and 27123C0104G, dated June 4, 2010, Community No. 275248. This information was obtained from the FEMA Map Service Center web site.

PARKING

No designated parking spaces were observed on site.

AREA

Area = 12,562 square feet or 0.288 acres

LEGEND

- Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- BE Denotes building entrance
- BR Denotes bike rack
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CHWP Denotes chilled water pipe
- CIP Denotes cast iron pipe
- CMH Denotes communication manhole
- CWPB Denotes crosswalk push button
- EMH Denotes electric manhole
- FH Denotes fire hookup
- FW Denotes face of walk
- G Denotes gutter elevation
- GM Denotes gas meter
- HCR Denotes disabled ramp
- HCS Denotes disabled parking sign
- HHE Denotes electric handhole
- HWP Denotes heated water pipe
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MC Denotes metal cover
- OD Denotes overhead door
- (P) Denotes per plan
- RC Denotes concrete ribbon curb
- RCP Denotes reinforce concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- UCC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- BIR Denotes Birch tree
- MPL Denotes Maple tree
- TR Denotes deciduous tree

