

Plot Date & Time: 3 January 2023 1:58 PM

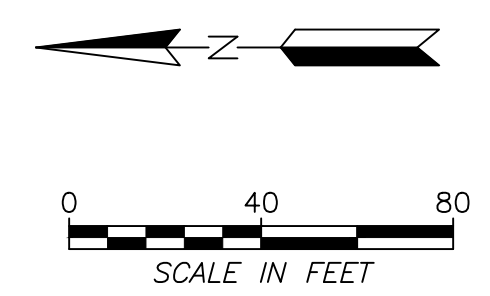


**LEGEND**

- |                           |                            |  |
|---------------------------|----------------------------|--|
| ● FOUND MONUMENT          | ⊠ ELECTRIC METER           | —x—x— FENCE LINE                         |
| ⊙ SANITARY SEWER MANHOLE  | ⊠ ELECTRIC TRANSFORMER     | —>>>—>>> STORM SEWER                     |
| ⊙ STORM SEWER MANHOLE     | —>—> TRAFFIC SIGN          | —>—> SANITARY SEWER                      |
| ⊙ STORM SEWER INLET       | • BOLLARD/POST             | — — — WATERMAIN                          |
| ⊙ STORM SEWER INLET       | ⊙ UTILITY POLE             | —G—G— UNDERGROUND GAS LINE               |
| ⊙ HYDRANT                 | ⊙ ANCHOR CABLE             | —COM—COM— UNDERGROUND COMMUNICATION LINE |
| ⊙ AUTO SPRINKLER          | ⊙ LIGHT POLE               | —OU—OU— OVERHEAD UTILITY LINE            |
| ⊙ GAS METER               | ⊙ HANDICAP PARKING SPACE   | ⌋ TREE LINE                              |
| ⊙ COMMUNICATIONS PEDESTAL | ⊙ STOP LIGHT               |  |
| ⊙ ELECTRIC MANHOLE        | ⊙ HAND HOLE                |  |
| ⊙ DECORATIVE LIGHT        | ⊙ IRRIGATION CONTROL VALVE |  |
|                           | ⊙ DECIDUOUS TREE           |  |
|                           | ⊙ WATER VALVE              |  |

**GENERAL NOTES**

- Bearings shown hereon are based on the Ramsey County Coordinate System relative to the NAD83(11) control adjustment.
- Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.



CLIENT NAME  
LUPE DEVELOPMENT

PROJECT TITLE  
ALTA/NSPS LAND TITLE SURVEY

DWN BY KAD	CHK'D XXX	APP'D XXX	DWG DATE SCALE	SEE CERT. SEE SCALE BAR
PROJECT NO. 227705536		SHEET NO. 1 OF 2		

### PROPERTY DESCRIPTION

The following description was provided in Old Republic National Title Insurance Company Commitment No. 67526 which has an effective date of October 17, 2022 at 8:00 A.M.

That part of the West One-half of the Southeast Quarter of Section 7, Township 29, North, Range 22 West, lying west of the westerly right of way line of the Minneapolis-St. Paul and Sault Ste. Marie Railway Company as now located and established and southerly of the southerly right of way line of Trunk Highway No. 36 as now located and established; which lies northerly and easterly of the following described line:

Beginning at a point of the South line of Rosedale Avenue distant 133 feet westerly of its intersection with the north and south quarter line of said Section 7; thence run east on the south line of Rosedale Avenue and its easterly extension for 166 feet; thence deflect to the right at an angle of 45 degrees 00 minutes 00 seconds and run southeasterly to an intersection with a line run parallel with and distant 60 feet northwesterly of the northwesterly right of way line of said Minneapolis, St. Paul and Sault Ste. Marie Railway Company; thence run southwesterly on said 60 foot parallel line to its intersection with a line run parallel with and distant 33 feet north of the south line of said Section 7, and there terminating.

Abstract Property  
Ramsey County, State of Minnesota

### TABLE "A" OPTIONAL ITEMS

1. Property corner markers were placed or found as shown.
2. Property addresses: 000 County Road B East, Little Canada, MN 55117.
3. Flood zone classification: this property is located in Zone X (area of minimal flood hazard) according to FEMA Flood Insurance Rate Map Number 27123C0038G which has an effective date of 06/04/2010.
4. Gross land area: 114,392 sq. ft. (2.63 acres).
5. Elevations and surface contours are shown hereon and are relative to the NAVD88 vertical datum.
- 6a. There were no zoning reports or letters provided to the surveyor.
- 7a. Exterior building dimensions shown are the exterior facade at chest height. Underground footings and foundations and roof lines/eaves may extend outside the building lines shown.
8. The surveyor has made their best effort to depict all above ground visible features hereon.
9. There are 0 standard and 0 handicap parking spaces on the subject property, subject property is vacant.
- 11b. An underground utility locate request was placed (Gopher State One Call Ticket No. 223141283). Stantec is not responsible for unresponsive, inaccurate or incomplete markings.
13. Names of owners of adjoining lands were obtained from the Ramsey County GIS.
14. Distance to nearest intersecting street: shown graphically, ±2537' to Rice Street, ±900' to I-35E.
16. There were no observable signs of recent construction or earthmoving on the subject property at the time of survey.
17. The surveyor is not aware of nor was provided any information regarding changes in street right of way lines.
18. All plottable offsite easements provided in the title commitment are shown hereon.
19. Stantec carries professional liability insurance, Certificates of Insurance can be provided upon request.

### NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B Section 2 as provided in Old Republic National Title Insurance Company Commitment No. 67526 which has an effective date of October 17, 2022 at 8:00 A.M.

Items 1, 2, 3, 4, 5, 6, 11 are not survey related and are not addressed herein.

- Item 7. Right to construct and maintain temporary snow fences over lands adjacent to State Highway 36, acquired by State of Minnesota, as evidenced by deeds recorded as Document Nos. 1270745 and 1479733. - AFFECTS SUBJECT PROPERTY, AND IS BLANKET IN NATURE.
- Item 8. Right to construct and maintain temporary snow fences over lands adjacent to Minneapolis St. Paul and Sault Ste Marie Railway right-of way, acquired by Minneapolis St. Paul and Sault Ste Marie Railway, as evidenced by deeds recorded as Document Nos. 1270745 and 1479733. - AFFECTS SUBJECT PROPERTY, AND IS BLANKET IN NATURE.
- Item 9. No right of access exists from premises to Trunk Highway No. 36. Right of access was acquired by State of Minnesota as evidenced by Final Certificate filed November 26, 1963, as Document No. 1605685. - AFFECTS SUBJECT PROPERTY
- Item 10. Right to construct and maintain temporary snow fences over lands adjacent to Trunk Highway 36, acquired by State of Minnesota, as evidenced by Final Certificate filed November 26, 1963, as Document No. 1605685. - AFFECTS THE SUBJECT PROPERTY
- Item 12. No right of access exists from premises to the two adjoining parcels identified by PID 072922340006 and PID 072922430004. Right of access was acquired by City of Little Canada as evidenced by Warranty Deed dated May 19, 1983, filed May 23, 1983, as Document No. 2178886. - AFFECT THE SUBJECT PROPERTY
- Item 13. Roadway easement(s) over the Land in favor of City of Little Canada, as created in Warranty Deed dated May 19, 1983, filed May 23, 1983, as Document No. 2178886. - AFFECTS THE SUBJECT PROPERTY, AND IS SHOWN HEREON
- Item 14. Permanent drainage and utility easement(s) over the Land in favor of City of Little Canada, as created in Grant of Permanent and Temporary Easements dated September 18, 1992, filed October 2, 1992, as Document No. 2676906. - EASEMENT IS SHOWN HEREON
- Item 15. Permanent drainage and utility easement(s) over the Land in favor of City of Little Canada, as created in Grant of Permanent and Temporary Easements dated July 23, 1993, filed August 16, 1993, as Document No. 2742684. - EASEMENT IS SHOWN HEREON
- Item 16. Unrecorded billboard lease with Clear Channel, as identified on Schedule 2 of the purchase agreement. - NOT PLOTTABLE, LOCATION OF BILLBOARDS SHOWN HEREON

### CERTIFICATION

To: Lupe Development Partners LLC, Guaranty Commercial Title, Inc. and Old Republic National 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, 6b, 7a, 8, 9, 11b, 13, 14, 16, 17, 18 and 19 of Table A thereof.

I further 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.

Date of fieldwork: 12/05/2022

DRAFT

Gary J. Bjorklund, MN. License 46563      1/3/2023  
Date



CLIENT NAME  
LUPE DEVELOPMENT PARTNERS LLC

PROJECT TITLE  
ALTA/NSPS LAND TITLE SURVEY

DWN BY	CHK'D	APP'D	DWG DATE	SEE CERT.
KAD	GJB	GJB	SCALE	SEE SCALE BAR

PROJECT NO.	SHEET NO.
227705536	2 OF 2