

PROPERTY DESCRIPTION

Parcel 1:
 South two-fifths (2/5) of Lot nine (9), Block two (2), North Park, except the East two hundred (200) feet, Ramsey County, Minnesota.

Abstract Property

Parcel 2:
 Lot 4, Block 1, Trowbridge Addition, Little Canada, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 519084)

Parcel 3:
 Lot 3, Block 1, Trowbridge Addition, Ramsey County, Minnesota.

And

The East 72 feet of Lot 1, Block 1, Trowbridge Addition, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 307098)

Parcel 4:
 That part of Lot 1 lying West of the East 72 feet thereof, Block 1, Trowbridge Addition, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 608935)

CERTIFICATION

To Reuter Walton Development, LLC, a Minnesota 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, 6a, 6b, 7(a), 7(b), 8, 9, 11(a), 13, and 16 of Table A thereof. The field work was completed on April 5, 2023.

Date of Plat or Map: _____

REVIEW COPY
 Daniel P. Ekrem, Professional Land Surveyor
 Minnesota License No. 57366
 Email: dekrem@alliant-inc.com

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-1163790-MPLS, Rev. No. 1, dated January 18, 2023.
- West line of the NW 1/4 of Sec. 7, T. 29, R. 22 is assumed to have a bearing of S00° 45' 32"E.
- All distances are in feet.
- The property has vehicular access to Demont Avenue and Rice Street, both public right of ways.
- The T-Posts found in the vicinity of some property corners were not held as property corners. Iron pipe monuments were set at these locations as indicated on survey.
- Snow and ice conditions at the time of fieldwork may have obscured some surface improvements from view.
- Proposed improvements depicted on the Site Plan Overlay (Sheet 2) are from plans provided by others.

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. 12:** Temporary easements for highway purposes acquired by the State of Minnesota in condemnation, as evidenced of record by Final Certificate recorded April 20, 1984, as Document No. 2218020 in the office of the County Recorder. As assigned to County of Ramsey by Quitclaim Deed dated August 15, 2006, recorded September 07, 2006, as Document No. 3875879 in the office of the County Recorder. (As to Parcel 1). **DEPICTED ON SURVEY.**
- Item No. 13:** Drainage and Utility Easements disclosed by the plat of Trowbridge Addition recorded December 16, 1977, as Document No. 650294 in the office of the Registrar of Titles. (As to Parcel 2). **DEPICTED ON SURVEY.**
- Item No. 14:** Easement(s) for drainage, ingress and egress purposes, together with any incidental rights, in favor of Forster-Matson Properties, a partnership, as contained in the Quit Claim Deed, dated June 10, 1982, recorded February 22, 1983, as Document No. 733199 in the office of the Registrar of Titles. (As to Parcel 3). **DEPICTED ON SURVEY.**
- Item No. 15:** Easement for pipe line purposes, together with incidental rights connected therewith as set forth in the instruments recorded in Book 892 of Deeds, page 323 and in Book 2018, page 575 in the office of the County Records, over the South 35 feet of Lots 4 and 5 as stipulated in Torrens Case no. 11497, in which easement is in favor of Williams Brothers Pipe Line Company, shown as a recital on the Certificate of Titles 519084 & 307098. As affected by Encroachment Agreement recorded January 04, 1989, as Document No. 868016 in the office of the Registrar of Titles. As further affected by Certificate of Amendment of Certificate of Incorporation, recorded September 9, 1986, as Document No. 810788 in the office of the Registrar of Titles. (As to Parcels 2 and 3). **DEPICTED ON SURVEY.**
- Item No. 16:** Contract for Deed dated January 31, 2020, recorded October 06, 2020, as Document No. A04836481 in the office of the County Recorder, between Patricia Mae Anderson, a single person, Seller, and Thomas A. Duray and Jocelyn A. Duray and Tyler J. Linell and Danielle J. Linell, Purchaser(s). (As to Parcel 1). **NOT PLOTTABLE.**
- Item No. 18:** Subject to Easement for pipe line purposes, together with incidental rights connected therewith as set forth in the instruments recorded in Book 892 of Deed, page 323 and Book 2018, page 575, over the South 35 feet of Lot 1 as stipulated in Torrens Case no. 11497, which easement is in favor of Williams Brothers Pipe Line Company, as shown on recitals of Certificate of Title No. 608935 (Affects Parcel 4). **DEPICTED ON SURVEY.**
- Item No. 19:** Easement for drainage purposes, together with any incidental rights, in favor of Forster-Matson Properties, a partnership, as contained in the Quit Claim Deed, dated June 10, 1982, recorded February 22, 1983, as Document No. 733199. (Affects Parcel 4). **DEPICTED ON THE SURVEY.**

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 parcel 1 is 2534 Rice Street. Addresses of Parcels 2 and 3 are unassigned. Address of Parcel 4 is 2534 Rice Street.
- 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. 27123C0038G, effective June 4, 2010.
- The area of the property is 136,536 square feet or 3.134 acres.
- No zoning information provided.
- No setback information provided.
- Exterior dimensions of all buildings are shown at ground level.
- Square footage of buildings depicted at ground level.
- Substantial features observed in the process of conducting fieldwork are shown hereon.
- Parking stalls obscured by snow cover.
- The locations of utilities existing on or serving the property are depicted hereon based on Gopher State One Call Ticket Nos. 230750168 & 230750179, 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.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting fieldwork.

VICINITY MAP - NOT TO SCALE



LEGEND

- FOUND IRON MONUMENT
- SET IRON MONUMENT 57366
- △ FES
- HAND HOLE
- HYDRANT
- WATER VALVE
- ELECTRIC MANHOLE
- ROUND CATCH BASIN
- SANITARY MANHOLE
- CATCH BASIN
- ELECTRIC METER
- LIGHT POLE
- STORM MANHOLE
- POWER POLE
- GAS METER
- TELEPHONE BOX
- MAILBOX
- SIGN
- GUY WIRE
- WATERMAIN
- STORM SEWER
- SANITARY SEWER
- GAS MAIN
- OVERHEAD UTILITY
- FENCE
- FIBER CABLE
- PETROLEUM PIPELINE
- PLAT DIMENSION
- CONCRETE
- TREE

6/21/23: UPDATED PER REVISED TITLE COMMITMENT AND SITE PLAN OVERLAY SHEET

ALLIANT ENGINEERING

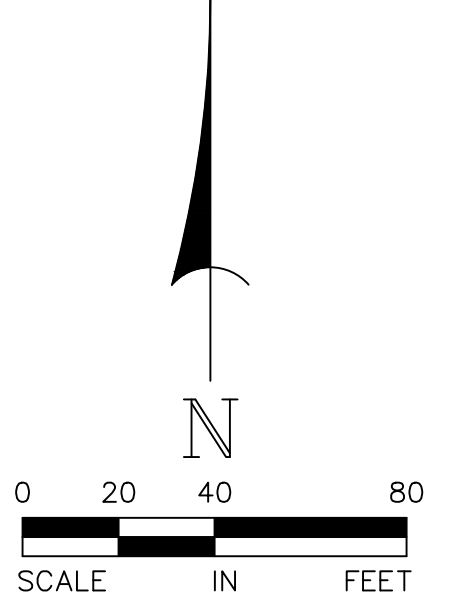
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ALTA/NSPS LAND TITLE SURVEY

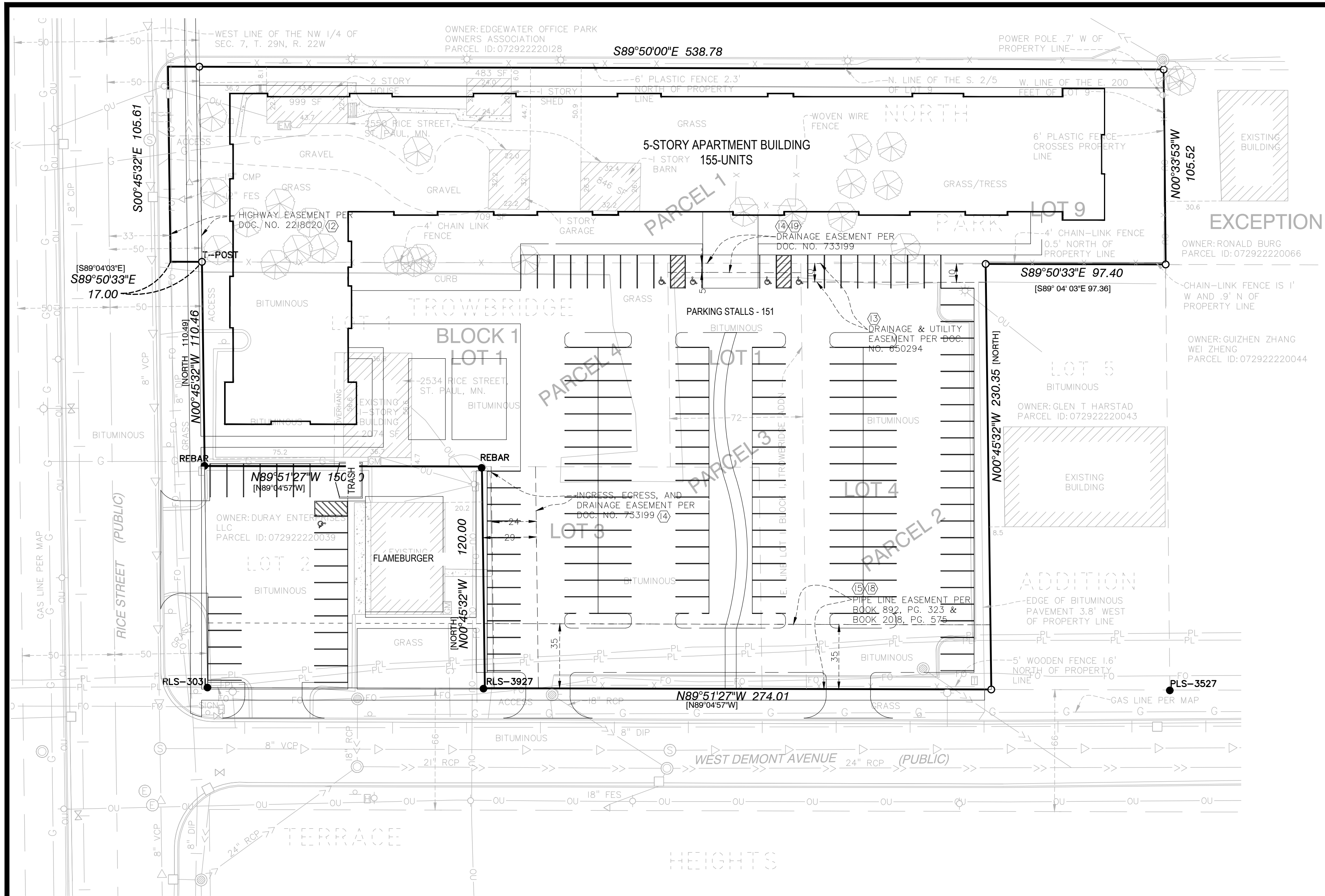
RICE STREET AND DEMONT AVE

LITTLE CANADA, MN 55113

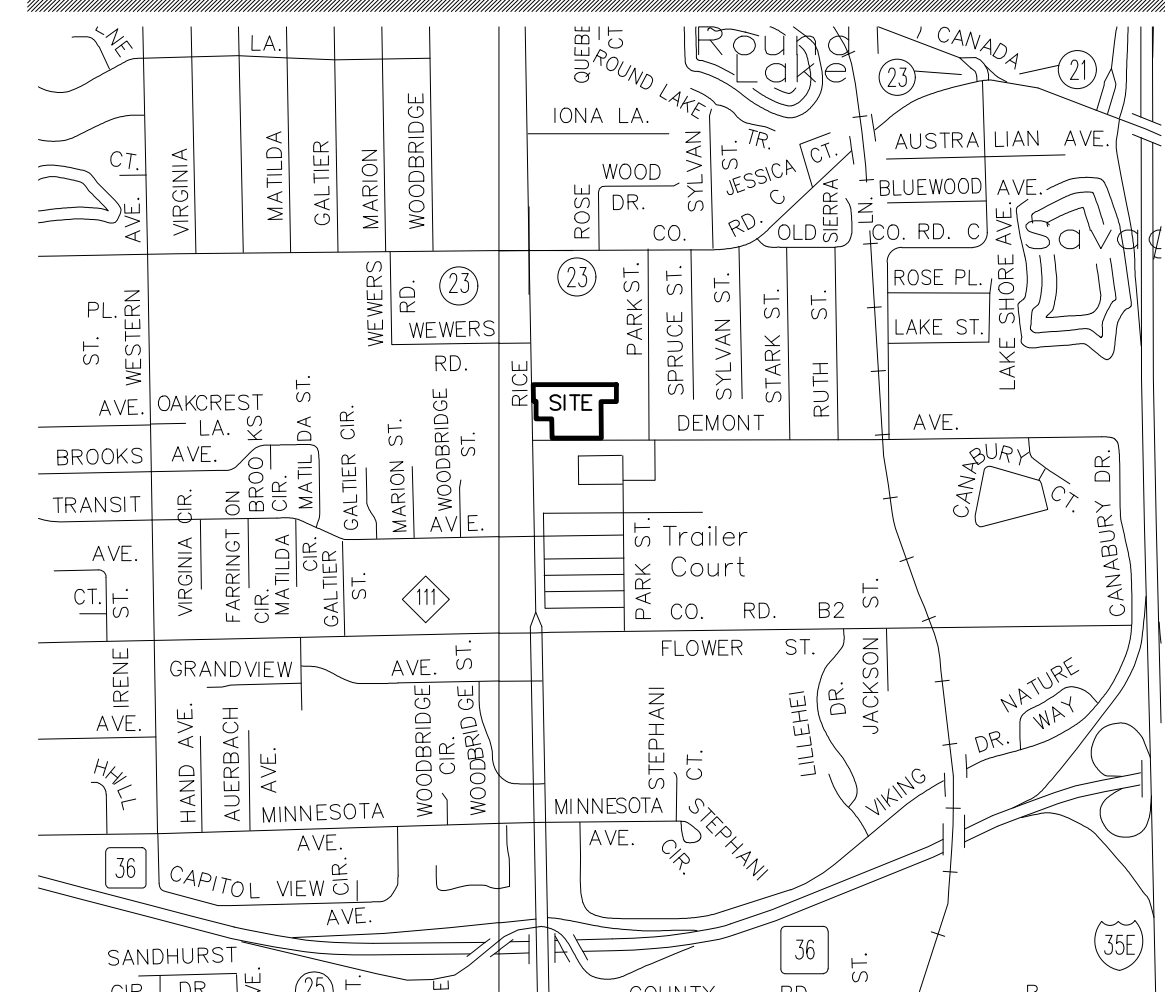
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 CHECKED BY: DPE
 DATE ISSUED: 4/27/2023
 SCALE: 1"=40'
 JOB NO.: 223-0050
 FIELD CREW: RS / CN



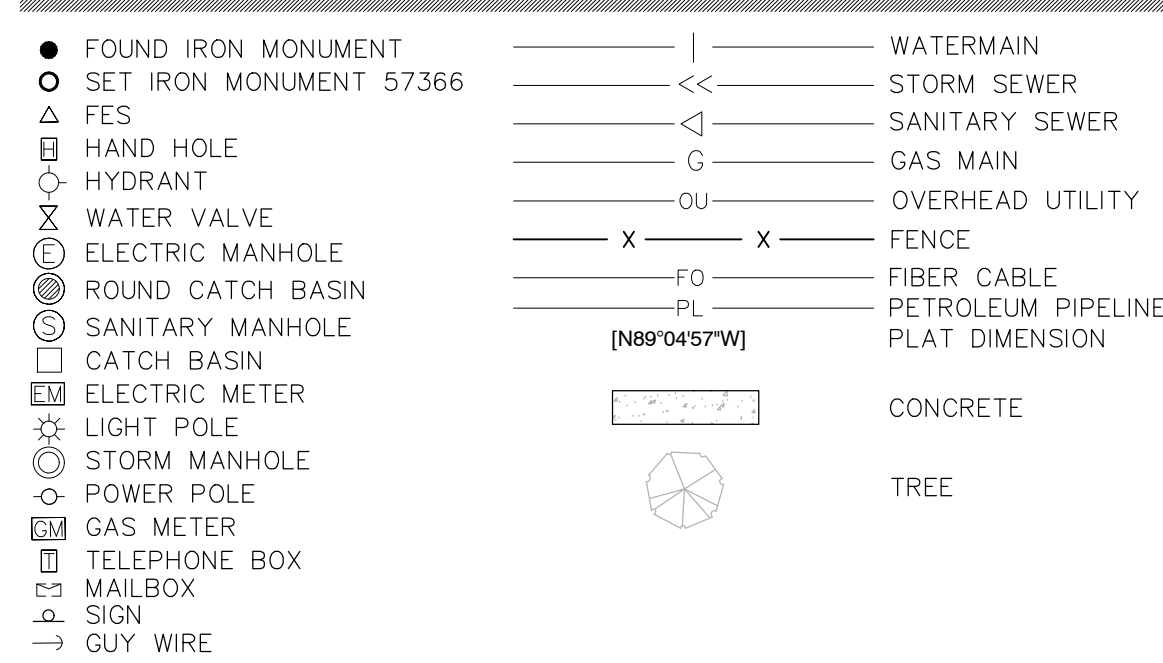
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VICINITY MAP - NOT TO SCALE



LEGEND



6/21/23: UPDATED PER REVISED TITLE COMMITMENT AND SITE PLAN OVERLAY SHEET

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**SITE PLAN
OVERLAY**

**RICE STREET AND
DEMONT AVE**

LITTLE CANADA, MN 55113

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