

ALTA/NSPS LAND TITLE SURVEY FOR: Kimley-Horn & Associates Inc.

LEGAL DESCRIPTION:

Parcel A:

That certain tract of land in the East 1/2 of the Southeast 1/4 of Section 27, Township 30, Range 23, described as follows: Beginning at the East 1/4 corner of said Section 27; thence run Southerly on the East line of said Section 27 for 1237.1 feet; thence run Westerly at right angles to said line for 90 feet to the Place of Beginning; thence Northerly and parallel to said line a distance of 250 feet; thence run Westerly at right angles to said line a distance of 435.6 feet; thence run Southerly at right angles and parallel to said line a distance of 250 feet; thence Easterly at right angles a distance of 435.6 feet, more or less, to the Point of Beginning.

(Abstract property)

Parcel B:

A non-exclusive easement for parking and other purposes over part of the Northeast Quarter of the Southeast Quarter of Section 27, Township 30, Range 23, as contained in the Declaration dated December 5, 1986, recorded March 13, 1987 in the office of the Ramsey County Recorder as Document No. 2367028.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1177992-PHX1 dated May 8, 2023 at 7:30 AM.
- The surveyed property has direct access to Grey Fox Road, a public right of way.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described herein, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described herein is 1133 Grey Fox Road & 3737 Lexington Avenue North, Arden Hills, Minnesota 55112.
- The property described herein lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplains) per Federal Insurance Rate Map No. 27123C 0020 G, dated June 04, 2010.
- The total area of the property described herein is 108,900 square feet or 2.50000 acres. The area of the property herein described less areas used for right-of-way purposes is 108,300 square feet or 2.48623 acres.
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Exterior building dimensions are depicted herein.
- The exterior building footprint area at ground level is depicted herein.
- The measured building height are depicted herein.
- Substantial features observed in the process of conducting the fieldwork are depicted herein.
- As of the date of this survey the property described herein contains a total of 97 parking spaces of which 96 are standard spaces and 1 is a handicapped space.
- Existing utilities, services and underground structures shown herein were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 231251245. 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. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted herein.
- The intersection of Grey Fox Road and Lexington Avenue North is located at the Southeast corner of the surveyed property.
- As of the date of this survey there is observable evidence of current earth moving work, building construction or building additions on the property described herein.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted herein.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 231251245.

ARVIG	CONSOLIDATED COMMUNICATIONS I
A&T TRANSMISSION	MCI
CITY OF ARDEN HILLS	RAMSEY COUNTY PUBLIC WORKS
COMCAST	XCEL ENERGY
CITY OF SHOREVIEW	ZAYO BANDWIDTH
CENTURYLINK - CTIQL	

SURVEY ITEMS PER SCHEDULE B:

ITEM 12: Easement for sanitary sewer and other utilities as contained in the Warranty Deed dated November 1, 1963, recorded December 24, 1963 as Document No. 1608103, and in Warranty Deed dated September 4, 1984, recorded September 8, 1984 as Document No. 1628440.

Said easements affect the surveyed property and is depicted herein.

ITEM 13: Terms and conditions of the Declaration dated December 5, 1986, recorded March 13, 1987 as Document No. 2367028.

Said terms and conditions affect and benefit the surveyed property. The easement described in said document is depicted herein.

ITEM 14: Right of ways for Lexington Avenue North and Grey Fox Road as presently laid out and traveled as depicted on the Ramsey County Highway Right of Way Plat No. 16 - C.S.A.H. 51 - Lexington Avenue, recorded March 9, 2020, as Document No. 4802694.

Said right of ways are adjacent to the surveyed property and are depicted herein.

ITEM 15: Easements for highway purposes, together with any incidental rights, in favor of the County of Ramsey, as contained in the Notice of Lis Pendens dated May 14, 2020, recorded May 21, 2020, as Document No. A04812442.

As affected by Order Authorizing Transfer of Title and Possession and Granting Petition in Condemnation dated August 3, 2020, recorded August 21, 2020, as Document No. A04826542.

Said easement affects the surveyed property and is depicted herein.

CERTIFICATION:

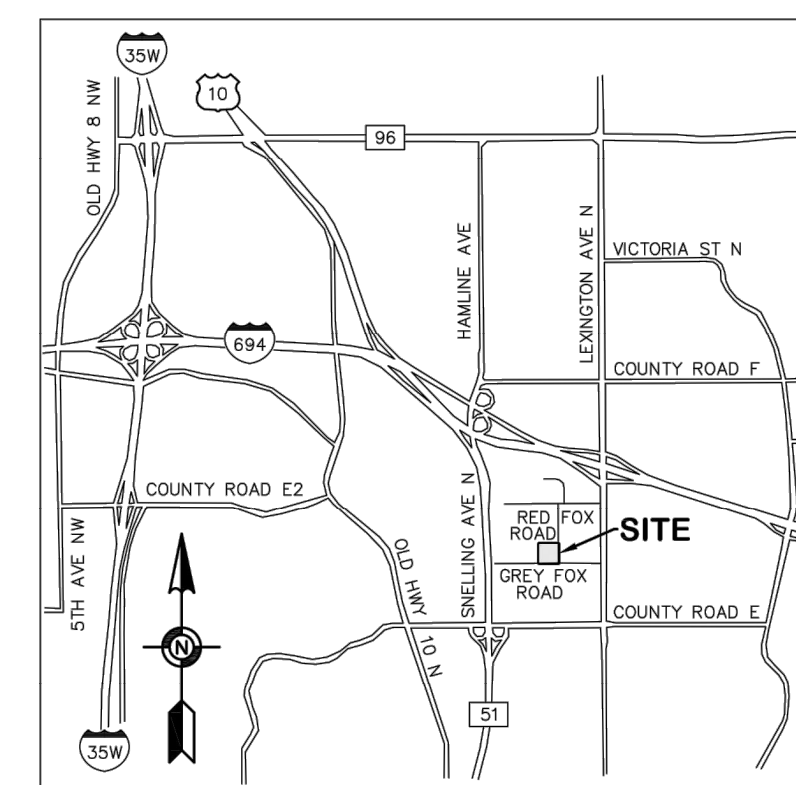
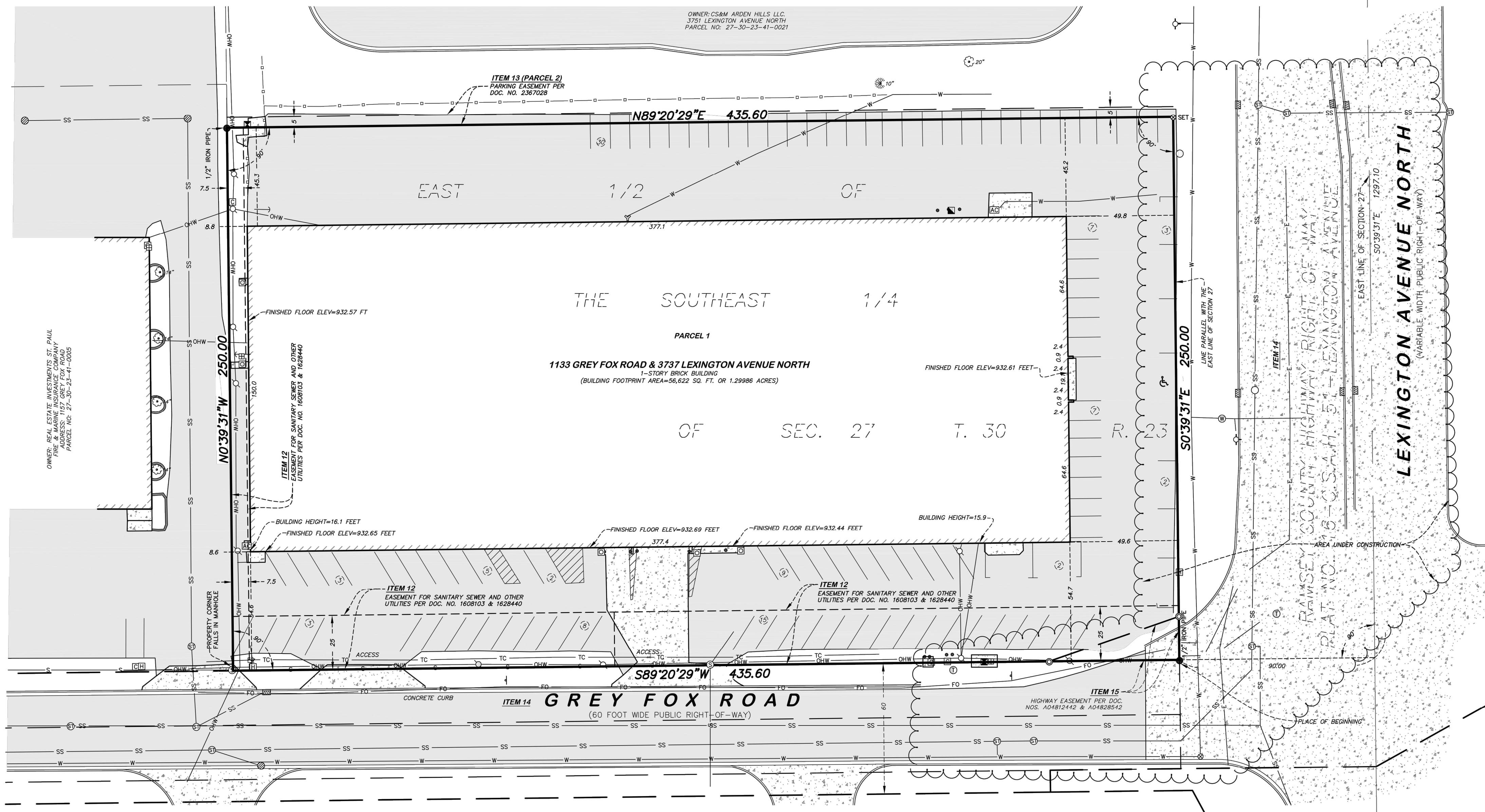
To STORE Master Funding III, a Delaware limited liability company, Dahm Acquisition, LLC, and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, and 18 of Table A thereof. The fieldwork was completed on May 18, 2023.

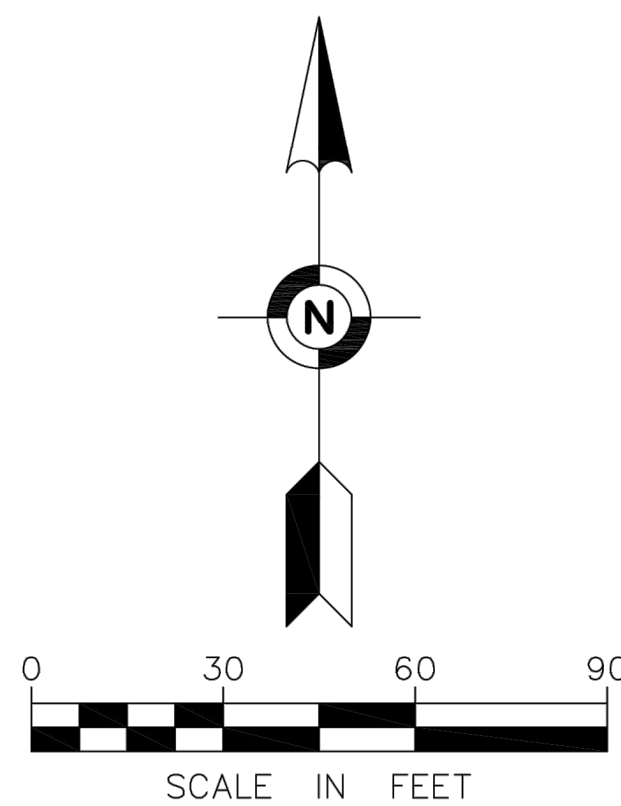
Date of Plat or Map: August 16, 2023

Christopher A. Terwedo

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com



VICINITY MAP
NOT TO SCALE



- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- SET PK NAIL

LEGEND:

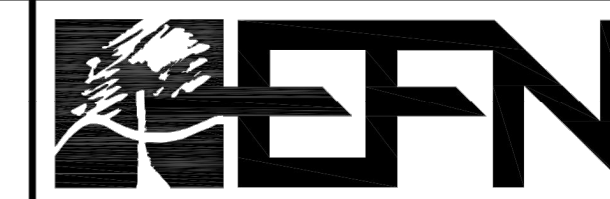
- | | |
|-----------------------|-----------------------------|
| ○ SANITARY MANHOLE | ■ GAS METER |
| ○ MANHOLE | + SIGN |
| ○ STORM MANHOLE | □ BENCH |
| ⊗ CATCH BASIN | ● BOLLARD |
| ⊗ ROOF DRAIN (OUTLET) | ○ HANDICAPPED PARKING SPACE |
| ⊗ AUTO SPRINKLER | (15) PARKING COUNT |
| ⊗ GATE VALVE | — WOOD FENCE |
| ⊗ HYDRANT | — SANITARY SEWER |
| ⊗ AIR CONDITIONER | — SS STORM SEWER |
| ⊗ ELECTRIC BOX | — W WATERMAIN |
| ⊗ ELECTRIC METER | — E UNDERGROUND ELECTRIC |
| ⊗ HANDHOLE | — OHW OVERHEAD WIRE |
| ⊗ GUY POLE | — U UNDERGROUND FIBER OPTIC |
| ⊗ LIGHT | — FO UNDERGROUND GAS |
| ⊗ UTILITY POLE | — 920 EXISTING CONTOUR LINE |
| ⊗ GUY WIRE | ○ TREE |
| ⊗ SEMAPHORE | ■ BITUMINOUS SURFACE |
| ⊗ TELEPHONE MANHOLE | ■ CONCRETE SURFACE |
| ⊗ COMMUNICATION BOX | |

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE
		TV		
		DRAWN BY: DAV		
		CHECKED BY: EAR		
DRAWING NAME: 41269.dwg				
JOB NO. 41269				
FILE NO. 4524				

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Kimley-Horn & Associates Inc.

PROPERTY ADDRESS:
**1133 Grey Fox Road
& 3737 Lexington Avenue North
Arden Hills, Minnesota 55112**



Egan, Field & Nowak, Inc.
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNsurvey.com
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land surveyors since 1872