

SURVEYOR'S CERTIFICATION

To: Toth & Associates, Lender, Title 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, 6(a)(b), 7(b)(1), 8, 9, 11(a)(b), 13, 16, 17 and 20 of Table A thereof.

The fieldwork was completed on 5/8/2025.

Date of Map: 5/22/25

Name: Matthew J. Welinski
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GENERAL NOTES

- Bearings of property lines shown hereon are based on the Minnesota State Plane - South Zone coordinate system, (NAD 83 - 2011 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment.

No encroachments observed at time of survey

LEGEND

③	SANITARY MANHOLE	✱	LIGHT POLE	☼	CONIFEROUS TREE	=====	CURB & GUTTER
④	SEWER CLEANOUT	○	GUY WIRE	☼	DECIDUOUS TREE	=====	RETAINING WALL
⑤	STORM MANHOLE	○	POWER POLE	=====	GAS LINE	=====	CONCRETE SURFACE
⑥	CATCH BASIN	□	TELEPHONE BOX	=====	POH - POWER OVERHEAD	=====	BITUMINOUS SURFACE
⑦	FLARED END SECTION	⊙	TELEPHONE MANHOLE	=====	PUG - POWER UNDERGROUND	=====	BOUNDARY LINE
⑧	HYDRANT	⊙	HAND HOLE/JUNCTION BOX	=====	SAN - SANITARY SEWER	-----	ADIACENT PROPERTY LINE
⑨	GATE VALVE	⊙	FIBER OPTIC PEDESTAL	=====	STO - STORM SEWER	-----	EASEMENT LINE
⑩	FIRE DEPARTMENT CONNECTION	⊙	NATURAL GAS METER	=====	TUG - TELEPHONE UNDERGROUND	-----	RIGHT OF WAY LINE
⑪	ELECTRIC BOX	⊙	STEELWOOD POST	=====	WAT - WATERMAIN	●	FOUND MONUMENT (1/2" INCH IRON PIPE W/ CAP 44132 UNLESS NOTED)
⑫	ELECTRIC METER	⊙	SIGN	=====	FO - FIBER OPTIC	○	SET MONUMENT (SEE LABEL)
⑬	ELECTRIC MANHOLE	⊙	HANDICAPPED STALL	=====			

LEGAL DESCRIPTION

The following information was provided in Stewart Title Guaranty Company File Number 526227 which has an effective date of October 9, 2015 at 9:11 A.M.

That part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 29, Range 22, lying Easterly of the center line of White Bear Avenue and lying Northerly of the following described line and its Easterly and Westerly extensions: Commencing at said Northeast corner of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 56 minutes 16 seconds East, along said East line of the Southeast Quarter of the Northwest Quarter beginning of said line; thence South 89 degrees 03 minutes 44 seconds West, a distance of 711.79 feet to the center line of White Bear Avenue as described in Document No. 1813704, and there terminating. Together with the benefit of the easements created pursuant to Operation and Easement Agreement dated August 23, 1999, recorded August 26, 1999 as Document Number 3265663 and First Amendment filed May 25, 2011 as Document Number 4281218.

LEGAL DESCRIPTION

The following information was provided in Stewart Title Guaranty Company File Number 526221 which has an effective date of October 9, 2015 at 8:48 A.M.

That part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 29, Range 22, lying Easterly of the center line of White Bear Avenue and lying Northerly of the South 731.5 feet thereof, Ramsey County, Minnesota. Except the following described Parcel: That part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 29, Range 22, Ramsey County, Minnesota, described as follows: Beginning at the point of intersection of the Easterly right of way line of White Bear Avenue and the North line of the South 731.5 feet of said Southeast Quarter of the Northwest Quarter of said Section 2; thence East (assumed bearing) along said North line of the South 731.5 feet a distance of 430.00 feet; thence North a distance of 150.00 feet; thence West a distance of 435.26 feet to the Easterly right of way line of White Bear Avenue; thence South 2 degrees 00 minutes 30 seconds West along said Easterly right of way line a distance of 150.09 feet to the point of beginning; Also excepting the following described Parcel: that part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 29, Range 22, Ramsey County, Minnesota, described as follows: Commencing at the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence South 00 degrees 56 minutes 16 seconds East, assumed bearing, along the East line of said Southeast Quarter of the Northwest Quarter, a distance of 586.86 feet to the intersection of the North line of the South 731.50 feet of said Southeast Quarter of the Northwest Quarter with said East line, being the point of beginning; thence South 89 degrees 19 minutes 05 seconds West, along said North line, a distance of 215.45 feet to a point 430.00 feet Easterly, as measured along said North line, of the intersection of the Easterly right of way line of White Bear Avenue and said Northerly line; thence North 00 degrees 40 minutes 55 seconds West, a distance of 130.00 feet; thence North 89 degrees 19 minutes 05 seconds East, parallel to said North line, a distance of 214.87 feet to said East line of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 56 minutes 16 seconds East, along said East line, a distance of 130.00 feet to the point of beginning. Lying Southerly of the following described line and its Easterly and Westerly extensions: Commencing at said Northeast corner of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 56 minutes 16 seconds East, along said East line of the Southeast Quarter of the Northwest Quarter, a distance of 174.51 feet to the point of beginning of said line; thence South 89 degrees 03 minutes 44 seconds West, a distance of 711.79 feet to the center line of White Bear Avenue as described in Document No. 1813704 and there terminating. Together with the benefit of the easements created pursuant to Operation and Easement Agreement dated August 23, 1999, recorded August 26, 1999 as Document Number 3265663. Together with the benefit of the easement for water main in favor of the City of Maplewood and the Board of Water Commissioners of the City of Saint Paul pursuant to Agreement dated November 9, 1999, recorded March 31, 2000, as Document No. 3315320.

SCHEDULE B SECTION 2 ITEM NOTES

The following notes correspond to the numbering system of Schedule B, Section 1 of the above mentioned title commitment No. 526221. Item 1 is not survey related and are not addressed hereon.

- Conveyance of a portion of the property to the County of Ramsey for highway purposes pursuant to Highway Easement dated June 25, 1969, filed April 23, 1970 as Document Number 1772343. - **SAID CONVEYANCE AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON AS WHITE BEAR AVENUE**
- Interest acquired by the County of Ramsey pursuant to Final Certificate dated November 11, 1971, filed November 24, 1971 as Document Number 1813704. - **SAID INTEREST AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON AS WHITE BEAR AVENUE**
- Terms and conditions of and easements created pursuant to Operation and Easement Agreement dated August 23, 1999, filed August 26, 1999 as Document Number 3265663 and First Amendment of Operation and Easement Agreement filed May 25, 2011 as Document Number 4281218. - **AGREEMENT IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY**
- Term and conditions of easement for water main in favor of the City of Maplewood and the Board of Water Commissioners of the City of Saint Paul pursuant to Agreement dated November 9, 1999, filed March 31, 2000 as Document Number 3315320. - **SAID WATERMAIN EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**
- Easement Agreement dated April 14, 2000, filed April 18, 2000 as Document Number 3318475, regarding encroachment of building. - **SAID TERMS AND CONDITIONS ARE BLANKET IN NATURE AND AFFECT THE ENTIRE SUBJECT PROPERTY**
- Terms and conditions of Permanent Highway Easement filed February 22, 2010 as Document Number 4209127. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**

SCHEDULE B SECTION 2 ITEM NOTES

The following notes correspond to the numbering system of Schedule B, Section 1 of the above mentioned title commitment No. 526227. Item 1 is not survey related and are not addressed hereon. Items below are listed with an * on the survey to assist in differentiating Schedule B items from the other Title Commitment.

- Easement for street purposes in favor of the City of Maplewood pursuant to Street Easement dated June 24, 1967, filed November 24, 1971 as Document Number 17701505. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON AS LYDIA AVE**
- Easement for street and utility purposes in favor of the City of Maplewood granted in Quit Claim Deed dated April 29, 1975, filed December 5, 1977 as Document Number 1986754. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON AS LYDIA AVENUE**
- Easement for street purposes in favor of the City of Maplewood pursuant to Final Certificate dated June 29, 1979, filed July 5, 1979 as Document Number 2046295. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON AS LYDIA AVENUE**
- Conveyance of a portion of the property to the County of Ramsey for highway purposes pursuant to Highway Easement dated June 25, 1969, filed April 23, 1970 as Document Number 1772343. - **SAID CONVEYANCE AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON AS WHITE BEAR AVENUE**
- Interest acquired by the County of Ramsey pursuant to Final Certificate dated November 11, 1971, filed November 24, 1971 as Document Number 1813704. - **SAID INTEREST AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON AS WHITE BEAR AVENUE**
- Terms and conditions of and easements created pursuant to Operation and Easement Agreement dated August 23, 1999, filed August 26, 1999 as Document Number 3265663 and First Amendment of Operation and Easement Agreement filed May 25, 2011 as Document Number 4281218. - **SAID AGREEMENT IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY**
- Terms and conditions of and easement for water main in favor of the City of Maplewood and the Board of Water Commissioners of the City of Saint Paul pursuant to Agreement dated November 9, 1999, filed March 31, 2000 as Document Number 3315320. - **SAID WATERMAIN EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**
- Terms and conditions of and easement for maintenance and replacement of encroaching building improvements pursuant to Easement Agreement dated April 14, 2000, filed April 18, 2000 as Document Number 3318475. - **SAID TERMS AND CONDITIONS ARE BLANKET IN NATURE AND AFFECT THE ENTIRE SUBJECT PROPERTY**
- Terms and conditions of Permanent Highway Easement filed January 21, 2010 as Document Number 4203936. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**

TABLE A OPTIONAL ITEM NOTES

- Property corner markers have been found or placed as shown hereon
- The address of the surveyed property is 2980 & 2982 White Bear Ave N, Maplewood, MN 551019.
- The subject property appears to lie within Zone "X" according to FEMA Flood Insurance Rate Map Community - Panel Number 27123C0042G which has an effective date of 6/4/2010.
- The southerly property contains 197,771 sq. ft. or 4.54 acres; the northerly property contains 124,655 sq. ft. or 2.86 acres more or less.
- Elevations and ground contours shown hereon are based on the NAVD88 relative to MNDOT Control Benchmark: SCRAPE, which has an elevation of 955.56 feet.
- (a). There were no Zoning Reports or Letters provided by the title company, client or owner.
- (b). There were no Zoning Reports or Letters provided by the title company, client or owner.
- (b)(1). Footprint area of buildings are shown hereon.
- The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
- The subject property contains 190 regular parking stalls, 6 handicapped stalls and 0 motorcycle stalls.
- (a). There were no site utility plans and/or reports provided by the client.
- (b). Coordination of underground utility markings was limited to a "One Call" utility marking request made by the surveyor (Ticket No. 251192915). Any lines shown hereon have been located from a field survey of the markings, or approximately from maps provided as a result of that request. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, nor do they guarantee the accuracy or completeness of the markings and maps provided. A 3rd party utility locate was not completed as part of this survey.
- Names of adjoining owners are shown according to the Ramsey County GIS Map.
- On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.
- The surveyor is not aware of any proposed changes in street right of way lines and there was no observable evidence of recent street or sidewalk construction or repairs at the time of survey.
- Toth & Associates Specifications for topographic survey.