

LEGEND

- SET MONUMENT
- FOUND MONUMENT
- LIGHT POLE
- AIR CONDITIONER UNIT
- SIGN
- CLEANOUT
- HAND HOLE
- ELECTRIC METER
- TRANSFORMER
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL
- AUTO SPRINKLER
- HYDRANT
- GATE VALVE
- CATCH BASIN
- CATCH BASIN MANHOLE
- MANHOLE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- BGL — BUILDING SETBACK LINE
- PSL — PARKING SETBACK LINE
- F — FENCE
- UEL — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- UGL — UNDERGROUND GAS LINE
- UTL — UNDERGROUND TELEVISION LINE
- UFO — UNDERGROUND FIBER OPTIC LINE
- RA — RESTRICTED ACCESS
- PSC — PARKING STALL COUNT
- SCHEDULE B EXCEPTION NO.
- BITUMINOUS SURFACE
- CONCRETE SURFACE

SURVEYED PROPERTY

Description from title commitment:

Parcel 1:
Lots 1, 3, 4 and 5, Block 1, and Outlots B, C, H and I, Dress Labor Centre Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Abstract Property

Parcel 2:
Lot 2, Block 1, and Outlots A, D, E, F and G, Dress Labor Centre Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Torrens Property
Torrens Certificate No. 609067

Referencing Title Commitment No. 385774, dated 10/23/2016, that Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Part II thereof using the same numbering system as in said Schedule B, Part II. Items 1-9, 14, 19, and 21-38 are not survey related items and therefore are not listed below.

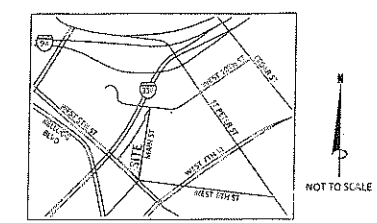
"TABLE A" NOTES

1. Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
2. The subject property address is 411 Main Street, and its property identification number is 06.28.22.22.0085.
3. The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123C0103G dated June 4, 2010.
4. The gross area of the surveyed property is 1.823 Acres or 79,402 Square Feet.
5. A zoning report or letter has not been provided to the surveyor.
6. a) The building and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall. b) Square footage of the existing building is shown on the survey. c) Measured height of the building above grade is shown on the survey.
7. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
8. The parking areas and striping on the surveyed property are shown. There are 0 disabled parking stalls and there are 16 regular parking stalls for a total of 16 parking stalls.
9. No division or party walls have been designated.
10. Underground utilities are shown per: Gopher State One Call, Ticket No. 163061706, dated 11/07/2016. A Gopher State One Call (GSOC) request was placed on 11/01/2016 for utility locates on this site. Source information from plans and markings has been combined with observed evidence of utilities to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility locate requests from surveyors may be ignored or result in an incomplete response. The surveyor has compiled the markings made on the ground, the maps provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
11. The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.
12. Distance to the nearest intersecting street, as specified by the client, is shown on the survey.
13. There is evidence of current earth moving work, building construction or building additions.
14. There are no known proposed changes in street right of way lines.
15. No wetland delineation markers were observed in the process of conducting the fieldwork.
16. Plottable offsite easements disclosed in documents provided to the surveyor are shown on the survey.

SURVEY NOTES

1. The bearing system is based on the Ramsey County Coordinate System. The east line of Lot 5, Block 1, DRESS LABOR CENTRE ADDITION is assumed to bear South 07 degrees 23 minutes 29 seconds West.
2. Field work was completed on 11/08/2016.

VICINITY MAP



10. Restrictions on the Right of Access to Highway 35E as set forth in Warranty Deed dated July 28, 1967, filed August 11, 1967, as Document No. 513353 (Torrens). The restricted access is shown on the survey.
11. Restrictions on the Right of Access to Highway 35E as set forth in Final Certificate dated July 22, 1991, filed August 6, 1991, as Document No. 955353 (Torrens). The restricted access is shown on the survey.
12. Restrictions on the Right of Access to Highway 35E as set forth, and an easement for permanent wall maintenance and footing easement, in Quit Claim Deed dated April 24, 1991, filed November 6, 1991, as Document No. 2623133 (Abstract) and filed August 11, 1993, as Document No. 1022981 (Torrens). The restricted access is shown on the survey.
13. Restrictions on the Right of Access to Highway 35E as set forth in Final Certificate dated March 16, 1990, filed March 19, 1990, as Document No. 2537615 (Abstract). The restricted access is shown on the survey.
14. Declaration of Easement for Storm Sewer Purposes dated November 3, 2015, filed November 9, 2015, as Document No. A04582756 (Abstract) and filed November 9, 2015, as Document No. T02544605 (Torrens). The document has not been provided.
15. Declaration of Easement for Water Line Purposes dated November 3, 2015, filed November 9, 2015, as Document No. A04582757 (Abstract). The document has not been provided.
16. Declaration of Easement for Sidewalk Purposes dated November 3, 2015, filed November 9, 2015, as Document No. A04582758 (Abstract) and filed November 9, 2015, as Document No. T02544605 (Torrens). The document has not been provided.
17. Communication System Easement dated November 4, 2015, filed November 9, 2015, as Document No. A04582759 (Abstract) and filed November 9, 2015, as Document No. T02544607 (Torrens). The document has not been provided.
18. Declaration For Maintenance of Stormwater Facilities by Dorothy Day, LLC in favor of the Capitol Region Watershed District, dated November 15, 2015, filed November 24, 2015, as Document No. A04584835 (Abstract) and filed November 24, 2015 as Document No. T02545672 (Torrens). The document has not been provided.

CERTIFICATION

To Catholic Charities of the Archdiocese of Saint Paul and Minneapolis; Dorothy Day Shelter LLC; Dorothy Day Housing Limited Partnership, a Minnesota limited partnership; City of St. Paul, Minnesota Housing Finance Agency, a public body corporate and politic of the State of Minnesota, its successors and assigns; U.S. Bancorp Community Development Corporation, its successors and assigns; Old Republic National Title Insurance Company; and Commercial Partners Title, LLC:

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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on November 8, 2016.

Date of Plat or Map: November 18, 2016
James R. Hill, Inc.

Marcus F. Hampton, Land Surveyor, MN License No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)990-6044 FAX: (952)990-6244
www.jrhinc.com
mhamp@jrhinc.com

HIGHER GROUND ST. PAUL
411 MAIN STREET, ST. PAUL, MINNESOTA 55102
ALTA/NSPS LAND TITLE SURVEY
FOR
DOROTHY DAY SHELTER, LLC
1200 SECOND AVENUE SOUTH, MINNEAPOLIS, MINNESOTA 55403

DRAWN BY	MFH
DATE	11/18/2016
REVISIONS	
CAD FILE	23339m.dwg
PROJECT NO.	23339-00
FILE NO.	1-16-045
SHEET 1 OF 1	

F:\A_Civil_3D_Proj\23339_23339m.dwg - 11/18/2016 04:35PM