

**ADVANCE SURVEYING & ENGINEERING CO.**

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (612) 474 7964 Fax (612) 474 8267

**SURVEY FOR: KELLOGG & CEDAR LTD. PARTNERSHIP**

**SURVEYED:** September, 1997

**DRAFTED:** September 25, 1997

**SURVEY OF:**

Parcel 1: The Northerly 40.08 feet of Lot 7 and the Northerly 40.08 feet of the Westerly 3/5ths of Lot 8, Block 24, "St. Paul Proper", Ramsey County, Minnesota;

Parcel 2: The Southerly 12 feet of Lots 4, 5 and 6, Block 24, "St. Paul Proper", Ramsey County, Minnesota, except the Easterly 44.48 feet thereof.

**NOTES & LIMITATIONS:**

- Chapter 130 of the St. Paul Legislative Code, Document No. 2257851 as amended by Document No. 2257850, Document 2265242, and Document 2302947 spell out rights of others to utility easements and access among other things concerning Parcel 2.
- An underground sandrock storm sewer and telephone tunnel may exist under Parcel 2, but we have not been furnished with a copy of the past survey mentioned in the Commitment and can find no record of it.
- Many easements, restrictions, and covenants are contained in Document 2165104 as amended by Document 2194949 relate to the properties adjoining this property to the north and indirectly affect this property. We have identified some of the areas defined in those documents on the survey to aid in interpreting them but the provisions of these documents are quite complex and we refer users of this survey to those Documents for particulars.
- The fire escape on the Minnesota building encroaches over Parcel 2 and the awnings on the 310 Cedar building encroach onto the property to the south as shown on this survey.
- The property is zoned B2 (Central Business) and there are no setback requirements according to Mike Kanner of St. Paul Zoning.

**SCALE:** ONE INCH EQUALS 20 FEET

**STANDARD SYMBOLS & CONVENTIONS:**

"o" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, if "o" is filled in, then denotes found iron monument.

**CERTIFICATION:**

I hereby certify to Kellogg & Cedar Limited Partnership; to Metro Real Estate Services, LLC and to Commonwealth Land Title Insurance Company, and their successors and assigns, that I have surveyed the property and easement descriptions as described in that certain Commitment to Insure, Application No. 41866C, effective date August 21, 1997; that this survey was made on the ground; that said legal description is as shown on said Commitment to Insure; that this plat of survey is true and correct in all respects; that the size, dimensions and locations of all of the boundaries of the property, buildings and other improvements, recorded easements shown in said Commitment and visible unrecorded easements, streets, roads, means of public access, rights-of-way, utility lines and connections, and municipal set back lines which affect said property are correctly and accurately shown hereon; that there are no encroachments, overlaps, gaps, easements, streets, roads, rights-of-way, setback lines or visible improvements which affect the property, which are not shown hereon; and that this plat of survey and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992, meets the accuracy requirements of an Urban Survey, as defined therein, and includes all items of Table A except Items 2, 3, 5, 7(b), 7(c) and 14; and that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

September 25, 1997

*James H. Parker*  
James H. Parker P.E. & P.S. No. 9235

