

DESCRIPTION OF PROPERTY SURVEYED
 (Per First American Title Insurance Company ALTA Commitment for Title Insurance File No. NCS-983655-MPLS, Commitment date October 3, 2019)

Lot 1, Block 1, Arlington Business Park, Ramsey County, Minnesota.
 (Abstract property)

PLAT RECORDING INFORMATION

The plat of Arlington Business Park was filed for record on March 28, 1987, as Document No. 2985415 (Abstract), 1150598 (Torrans).

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company ALTA Commitment for Title Insurance File No. NCS-983655-MPLS, Commitment date October 3, 2019, was relied upon as to matters of record.

Schedule B Exceptions:

Items listed in Schedule B, Part 2 are standard exceptions and/or are not survey related, other than noted below.

- 9.) Arlington Business Center Protective Covenants dated March 7, 1997, recorded April 3, 1997, as Document No. 2986024.

Note: Said Document sets forth the following setbacks:

From back of curb on Arlington Avenue: 40 feet for parking lot, curbing, and building.
 From back of curb on L'Orient Street: 26 feet for parking lot, curbing, building, and landscaping.
 From top of slope on the west and southwest sides: 4 feet for parking lot and curbing and 10 feet for building.

Note: Per previous Title Commitment Exceptions, property is subject to easement for access in favor of the Minnesota Pollution Control Agency as contained in Temporary Access Easement dated September 25, 1997, filed for record October 31, 1997, as Document No. 3021844. Said easement shall terminate without further notice upon the removal of the existing monitoring wells from the Property. The recording against the property by the fee owner thereof of an affidavit setting forth the fact of the removal of such wells shall be conclusive evidence of the termination of this Easement. This surveyor has not been provided with evidence of termination and has continued to indicate the monitoring well locations at this time.

GENERAL NOTES

- 1.) Survey coordinate basis: Ramsey County Coordinate System (NAD83, 1986 adj.)
- 2.) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site (MapRamsey).
- 3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 192982426 and 193012829.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275248 0102 G, dated June 4, 2010. This information was obtained from the FEMA Map Service Center web site.

PARKING

- 73 Regular Spaces
 - 2 Handicap Spaces
 - 33 Truck Stalls
 - 10 Loading Dock Stalls
 - 64 Stalls partially on the property surveyed and on land owned by Board of Water Commissioners.
- Notes: Some markings are faint. Only clearly identifiable spaces were included in the parking count.

AREA

213,831 Sq. Ft. or 4,909 Acres.

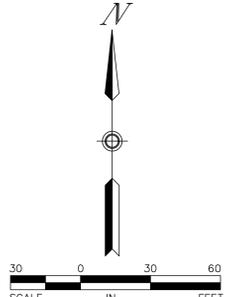
LEGEND

BE	Denotes building entrance
BH	Denotes beehive catch basin
CB	Denotes catch basin
CBX	Denotes communication box
COL	Denotes building column
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
EO	Denotes electric outlet
EH	Denotes fire hookup
FOL	Denotes fiber optic line
G	Denotes gutter elevation
GM	Denotes gas meter
GP	Denotes guard post
GW	Denotes guy wire
GYP	Denotes guy pole
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HHC	Denotes communication hand hole
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert elevation
LP	Denotes light pole
MOWELL	Denotes monitoring well
OH	Denotes overhead electric line
PKS	Denotes power pole
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes plastic pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UGE	Denotes underground electric line
UCV	Denotes underground cable television
VCP	Denotes vitrified clay pipe
W	Denotes water line
WV	Denotes water valve
WSTB	Denotes water stub
	Denotes deciduous tree
	Denotes coniferous tree

SURVEYOR'S CERTIFICATION

To NAI Legacy, Exchange Realty Acquisitions, 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, 7(c), 7(b)(1), 8, 9, 11, 13, 14, and 16 of Table A thereof. The fieldwork was completed on November 8, 2019.

Dated this 13 day of November, 2019.
 SUNDE LAND SURVEYING, LLC.
 By: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
Drawing Title: ALTA / NSPS LAND TITLE SURVEY FOR: NAI Legacy 1415 L'Orient Street, Saint Paul, MN		
		Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3425 652-881-2455 (Fax: 652-888-9526)
Project: 2005-132-C	Blk/Pg: 1074/13	Date: 11/19/2019
Township: 29	Range: 22	Section: 19
File: 2005132C001.dwg		Sheet: 1 of 1