

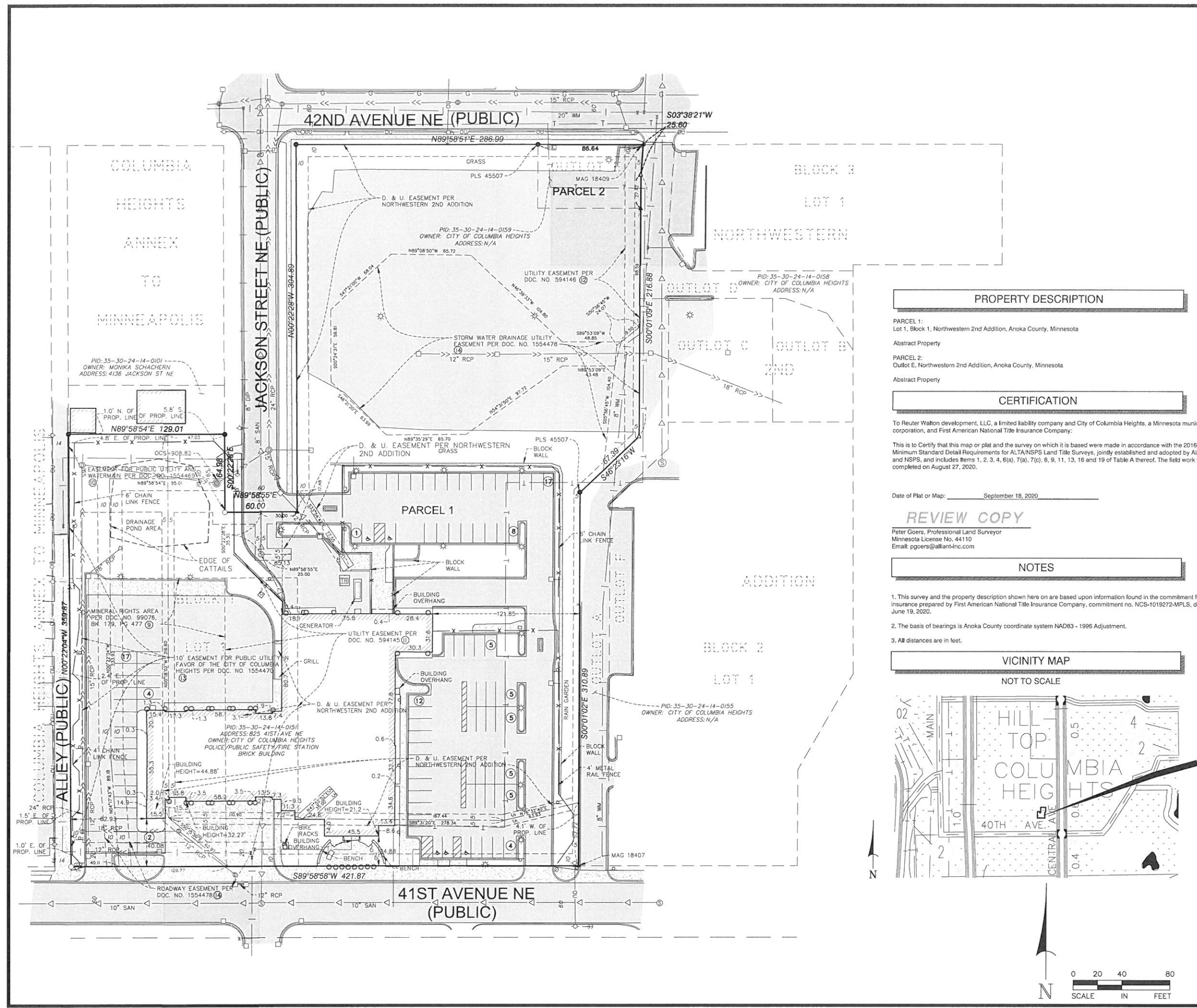


TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- Address(es) of the property is 825 41st Avenue NE and indicated on map.
- The property lies within Zone X (unshaded) - areas determined to be outside the 0.2% annual chance floodplain of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel Nos. 27003D0392E & 27003C411E, effective December 16, 2015.
- The area of the above described property is 217,874 Sq. Ft. of 5.002 Acres.
- Zoning information was not provided by client at time of survey.
- Exterior dimensions of all buildings are shown at ground level.
- The heights of all buildings above grade are measured at the locations shown hereon.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are 90 regular striped parking stalls and 5 handicap parking stalls.
- The locations of existing utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 202252186 & 20225832, dated 08/12/2020, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- Names of adjoining owners are depicted based on Anoka County GIS tax information.
- There was no observed evidence of earth moving work or building construction at the time of our field work.
- Plottable off-site easements disclosed in Schedule B, Part II Exceptions of the title commitment are depicted hereon.

SCHEDULE B, PART II EXCEPTIONS

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

- Minerals and mineral rights reserved by the State of Minnesota in the Conveyance of Forfeited Lands, dated May 20, 1940, recorded June 18, 1940 as Document No. 99076 in Book 179 Deeds, Page 477. (Part of Parcel 1). **Affects the surveyed property and shown hereon.**
- Easements for public utility and watermain purposes in favor of The City of Columbia Heights, a Minnesota municipal corporation, as set forth in the following:
(a) Quit Claim Deed dated July 30, 1969, recorded October 14, 1969 as Document No. 328271 in Book 845 of Deeds, Page 281; and
(b) Amendment to Easement dated March 6, 2001, recorded March 9, 2001 as Document No. 1554489. (Part of Parcel 1). **Affects the surveyed property and shown hereon.**
- Easement for utility purposes reserved by the City of Columbia Heights, a Minnesota municipal corporation in Ordinance No. 258 recorded July 22, 1982 as Document No. 594145. (Part of Parcel 1). **Affects the surveyed property and shown hereon.**
- Easement for utility purposes reserved by the City of Columbia Heights, a Minnesota municipal corporation in Ordinance No. 26 recorded July 22, 1982 as Document No. 594146. (Part of Parcel 1 and Parcel 2). **Affects the surveyed property and shown hereon.**
- Easements for public utility purposes in favor of The City of Columbia Heights, a Minnesota municipal corporation, as set forth in the following:
(a) Indenture dated September 3, 1982, recorded September 7, 1982 as Document No. 596930; and
(b) Amendment to Easement dated March 6, 2001, recorded March 9, 2001 as Document No. 1554470. (Part of Parcel 1). **Affects the surveyed property and depicted hereon.**
- Terms, conditions, covenants, easements, obligations and provisions in favor of the City of Columbia Heights, a Minnesota municipal corporation, set forth in the following:
(a) Agreement and Declaration of Covenants dated September 6, 1982, recorded September 17, 1982 as Document No. 597725; and
(b) Amendment to Agreement and Declaration of Covenants dated March 6, 2001, recorded March 9, 2001 as Document No. 1554478. (Parcels 1 and 2). **Affects the property and depicted hereon.**
- Planned Unit Development Agreement, and the terms, conditions, covenants, restrictions and obligations set forth therein, dated March 6, 2001, recorded March 9, 2001 as Document No. 1554480 (Parcels 1 and 2). **Affects the surveyed property and is blanket in nature.**
- Declaration of Easements, and the terms, conditions, covenants, easements, restrictions and obligations set forth therein, dated March 6, 2001, recorded March 9, 2001 as Document No. 1554481 (Parcels 1 and 2). **Affects the surveyed property and is blanket in nature.**
- Parking Easement Agreement, and the terms, conditions, covenants, easements, restrictions and obligations set forth therein, dated March 6, 2001, recorded March 9, 2001 as Document No. 1554482 (Parcels 1 and 2). **Affects the surveyed property and blanket in nature over Outlot E.**
- Parking restrictions set forth in Ordinance 1426 recorded March 9, 2001 as Document No. 1554484. (Parcels 1 and 2). **Affects the surveyed property and blanket in nature.**

LEGEND

- | | |
|----------------------------------|-----------------------------|
| ▲ FOUND MAG NAIL | — I — WATERMAIN |
| △ SET MAG NAIL | — O — OVERHEAD UTILITY |
| ● SET IRON MONUMENT 44110 | — S — SANITARY |
| ● FOUND IRON MONUMENT | — SS — STORM SEWER |
| ⊗ HYDRANT | — T — UNDERGROUND TELEPHONE |
| ⊗ WATER VALVE | — G — UNDERGROUND GAS |
| ⊗ GAS VALVE | — X — FENCE |
| ⊗ TRANSFORMER | — [] — CONCRETE |
| ⊗ COMMUNICATION BOX | — [] — BITUMINOUS |
| ⊗ TELEPHONE BOX | — [] — PARKING STALL COUNT |
| ⊗ SIGN | |
| ⊗ SANITARY MANHOLE | |
| ⊗ CATCH BASIN | |
| ⊗ GUY WIRE | |
| ⊗ LIGHT POLE | |
| ⊗ FLAG POLE | |
| ⊗ STORM MANHOLE | |
| ⊗ POWER POLE | |
| ⊗ BOLLARD | |
| ⊗ SCHEDULE B, PART II REFERENCES | |

PROPERTY DESCRIPTION

PARCEL 1:
Lot 1, Block 1, Northwestern 2nd Addition, Anoka County, Minnesota
Abstract Property

PARCEL 2:
Outlot E, Northwestern 2nd Addition, Anoka County, Minnesota
Abstract Property

CERTIFICATION

To Reuter Walton development, LLC, a limited liability company and City of Columbia Heights, a Minnesota municipal corporation, and First American National 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(c), 8, 9, 11, 13, 16 and 19 of Table A thereof. The field work was completed on August 27, 2020.

Date of Plat or Map: September 18, 2020

REVIEW COPY

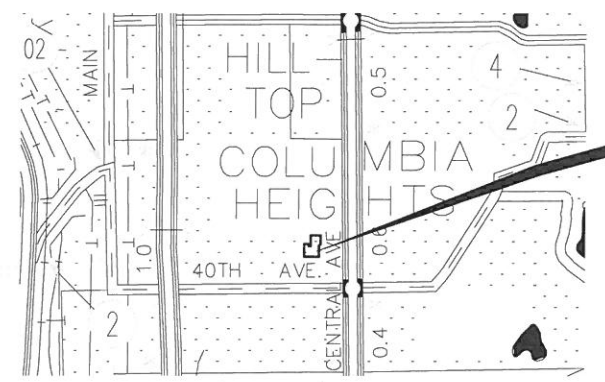
Peter Goers, Professional Land Surveyor
Minnesota License No. 44110
Email: pgoers@alliant-inc.com

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American National Title Insurance Company, commitment no. NCS-1019272-MPLS, dated June 19, 2020.
- The basis of bearings is Anoka County coordinate system NAD83 - 1996 Adjustment.
- All distances are in feet.

VICINITY MAP

NOT TO SCALE



SITE

733 Marquette Ave, Ste 700
Minneapolis, MN 55402
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612.758.3099 FAX
www.alliant-inc.com

**ALTA/NSPS
LAND TITLE
SURVEY**

**COLUMBIA HEIGHTS PUBLIC
SAFETY CENTER**
825 41ST AVE NE
COLUMBIA HEIGHTS, MN

DRAWN BY	PF
CHECKED BY	PG
DATE ISSUED	09/18/20
SCALE	1"=40'
JOB NO.	220-0135
BOOK	-