

**PROPERTY DESCRIPTION**

Commitment Number: NCS-1055437-MPLS:  
 Lots 1 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley which accrued to said lots by reason of the vacation thereof, according to the recorded plat on file in the office of the Register of Deeds within and for Ramsey County, Minnesota.  
 Abstract Property  
 Commitment Number: NCS-1077071-MPLS:  
 Lots 19 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota.  
 Abstract Property

**CERTIFICATION**

To Reuter Walton Development, LLC a Minnesota limited liability company; 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 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), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16 of Table A thereof. The field work was completed on April 21, 2022.

Date of Plat or Map: 05/24/2022

**REVIEW COPY**

Dan Ekrem, Professional Land Surveyor  
 Minnesota License No. 57366

**NOTES**

- This survey and the property description shown hereon are based upon information found in the commitments for title insurance prepared by First American Title Insurance company, file no. NCS-1055437-MPLS, effective date April 1, 2022; file no. NCS-1077071-MPLS, effective date April 1, 2022.
- The orientation of this bearing system is based on the Ramsey County Coordinate System NAD83(86).
- All distances are in feet.
- The property has vehicular access from Frost Ave and Edward Street, public right-of-way.

**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.
- Per the title commitments addresses of the property are 1136 and 1160 Frost Ave. and Unassigned, Maplewood, MN 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 No. 27123C110G, effective June 4, 2010. Not Printed.
- The area of the above described property is 167,034 sq. ft. or 3.880 acres.
- Contours and elevations shown hereon are referenced to:  
 Benchmark 1: Top nut of hydrant located at the SW quadrant of Frost Ave. and Edward St. has an elevation of 897.90 feet NAVD 88.  
 Benchmark 2: Top nut of hydrant located at the SW quadrant of Frost Ave. and Phalen Place has an elevation of 903.04 feet NAVD 88.
- Zoning information not provided
- Zoning information not provided
- Exterior dimensions of all buildings are shown at ground level.
- (1) Square footage is the exterior footprint of all buildings at ground level.  
 Building = 26,347 sq. ft. Shed: 537 sq. ft.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are 14 regular parking stalls and 2 handicap parking stalls located on the property.
- (a) The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket No. 221123002, 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 Ramsey County GIS tax information.
- There was no observed evidence of earth moving work or building construction at the time of our field work.

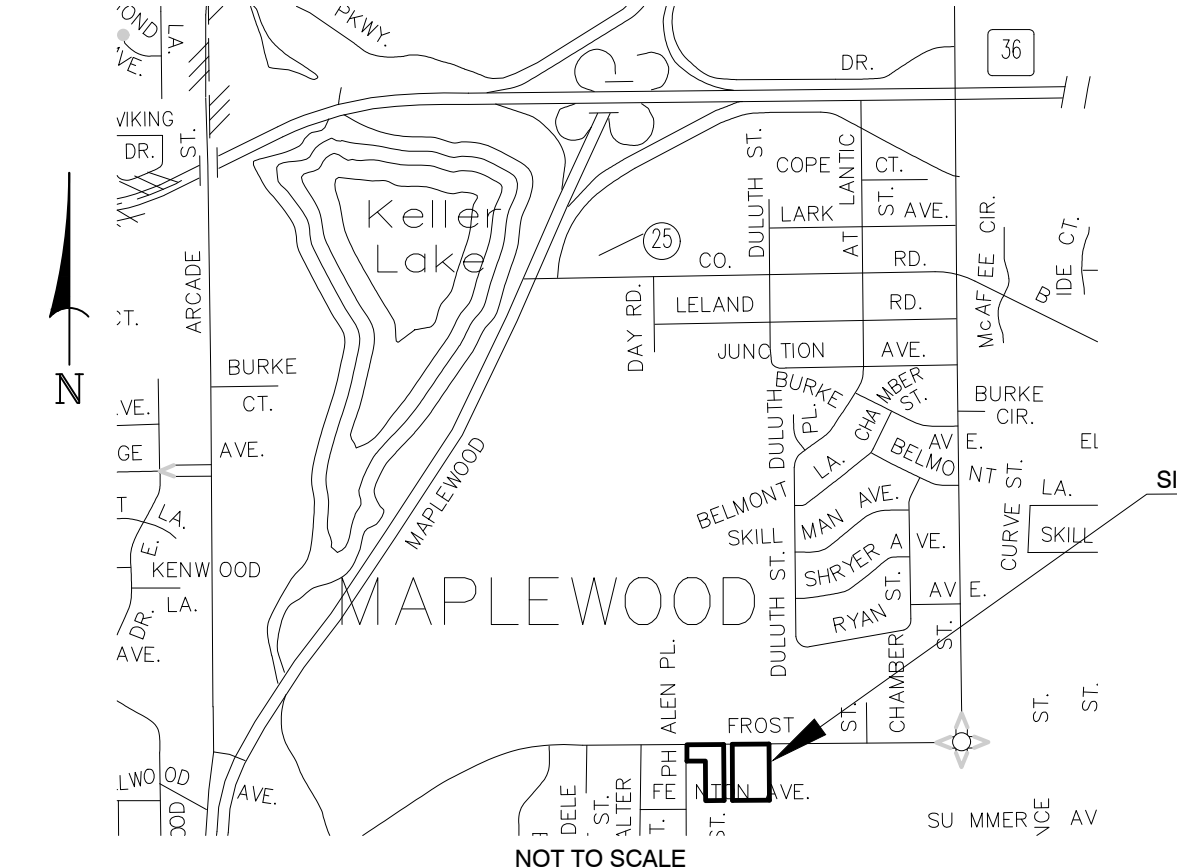
**LEGEND**

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- ▲ SET MAG NAIL
- ⊗ WATER VALVE
- ⊕ HAND HOLD
- ⊞ ELECTRIC BOX
- ☀ LIGHT POLE
- ⊙ SANITARY MANHOLE
- ⊕ SIGN
- ⊞ GAS METER
- ⊞ TITLE EXCEPTION NO.
- (P) PLAT DIMENSION
- POWER POLE
- ⊙ STORM MANHOLE
- ⊞ CATCH BASIN
- ⊞ TRANSFORMER
- ⊞ ELECTRIC METER
- HYDRANT
- BOLLARD
- ⊙ CURB STOP
- ⊞ TRAFFIC LIGHT
- SANITARY SEWER
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- FIBER OPTIC
- FENCES
- CONCRETE
- GRAVEL

**SCHEDULE B, PART II EXCEPTIONS**

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment No. NCS-1077071-MPLS:  
 Item No. 10: Easement for trail purposes, together with the rights incidental thereto, including the right to enter, in favor of the City of Maplewood, Minnesota, a Minnesota municipal corporation, as described and contained in the Trail Easement dated June 9, 2015, recorded June 15, 2015, as Document No. A04560186. Depicted on the survey.

**VICINITY MAP**



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**ALTA/NSPS  
 LAND TITLE  
 SURVEY**

**FROST AVENUE PROPERTY**

FROST AVE  
 MAPLEWOOD, MINNESOTA

DRAWN BY: TC  
 CHECKED BY: DPE  
 DATE ISSUED: 05/05/22  
 SCALE: 1"=40'  
 JOB NO.: 222-0094  
 BOOK: 1