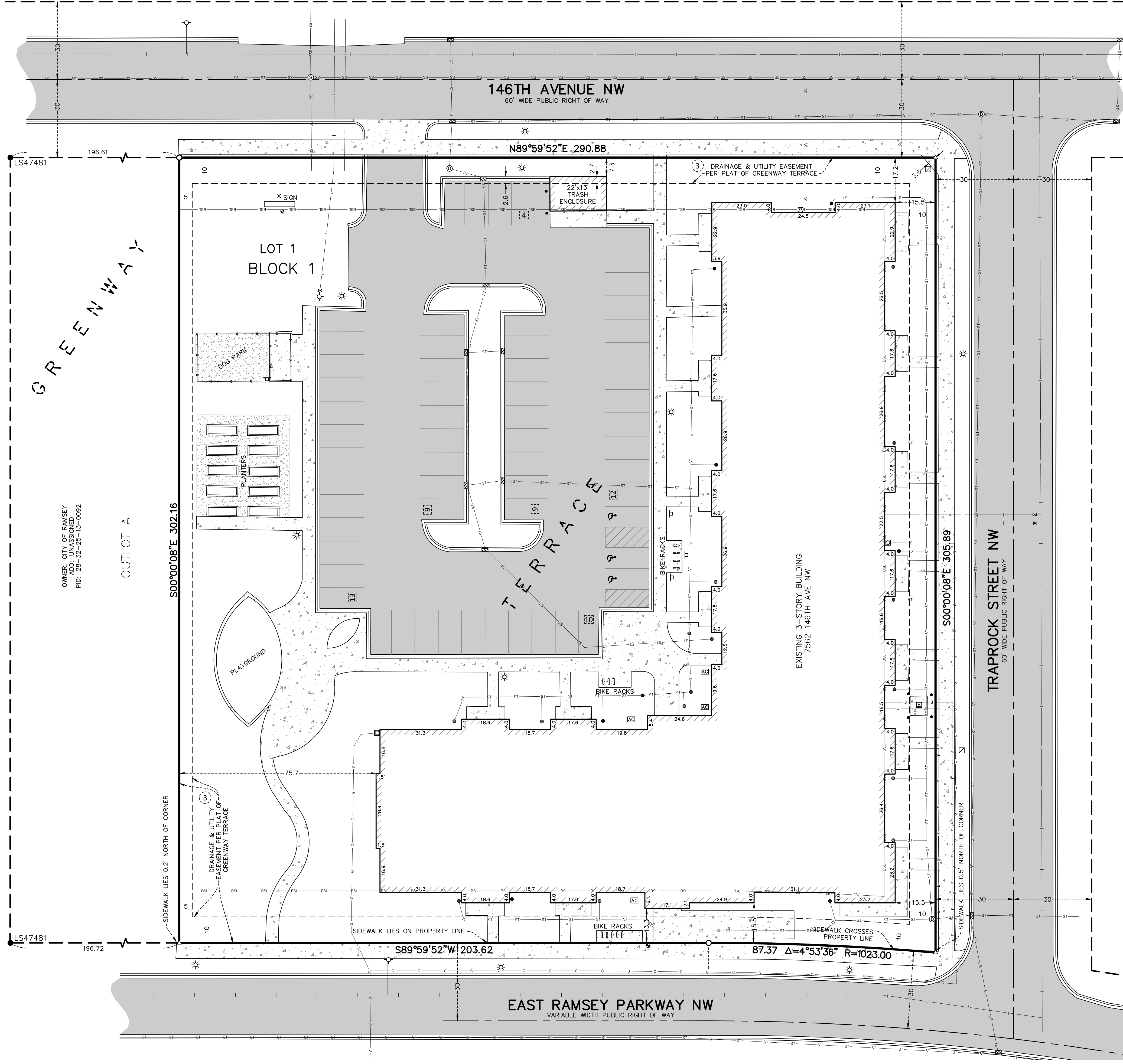


LEGEND

- FOUND IRON PIPE
- SET IRON PIPE
- △ SET NAIL
- AIR CONDITIONER UNIT
- BOLLARD
- LIGHT POLE
- GROUND LIGHT
- SIGN
- TRANSFORMER
- POWER POLE
- HANDHOLE
- GAS METER
- CATCH BASIN
- DRAIN BASIN
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- BUILDING SETBACK LINE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND SANITARY
- UNDERGROUND STORM
- UNDERGROUND WATER
- ALUMINUM FENCE
- HANDICAP PARKING STALL
- PARKING STALL COUNT
- SCHEDULE B EXCEPTION NO.
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE



OWNER: CITY OF RAMSEY  
PID: 28-32-25-13-0092

OUTLOT A

S00°00'08"E 302.16

SIDEWALK LIES 0.2' NORTH OF CORNER

S89°59'52"W 203.62

EXISTING 3-STORY BUILDING  
7562 146TH AVE NW

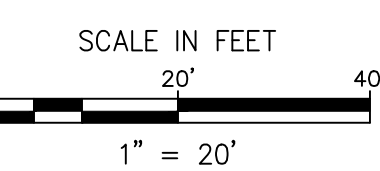
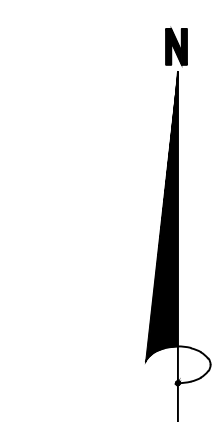
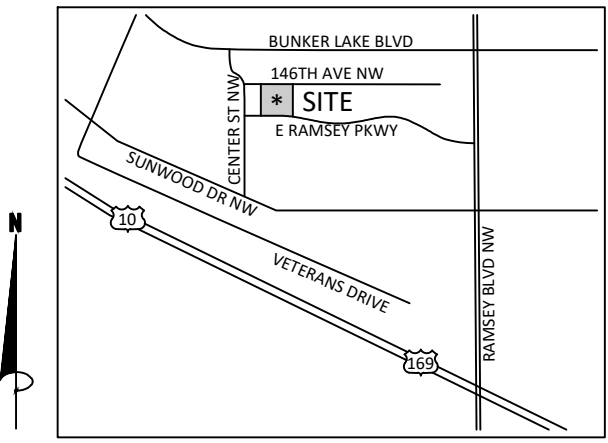
S00°00'08"E 305.89

TRAPROCK STREET NW  
60' WIDE PUBLIC RIGHT OF WAY

87.37 Δ=4°53'36" R=1023.00

EAST RAMSEY PARKWAY NW  
VARIABLE WIDTH PUBLIC RIGHT OF WAY

VICINITY MAP  
NOT TO SCALE



SURVEY NOTES

1. The bearing system is based on the plat of GREENWAY TERRACE.
2. Field work was completed on 02/12/2019.

SURVEYED PROPERTY

Description from Title Policy:  
  
Lot 1, Block 1, Greenway Terrace  
  
Anoka County, Minnesota  
Abstract Property

Referencing Title Policy No. LX-12055021, dated 11/29/2017 and final title endorsement dated the date of closing, 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 I thereof using the same numbering system as in said Schedule B, Part I. Items 1, 2, and 4 are not Survey related items and therefore are not listed below.

3. Easements for utilities and drainage as shown on the recorded plat of Greenway Terrace. The easements are shown on the survey.

"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 7562 146th Avenue Northwest, Ramsey, Minnesota 55303, and its property identification number is 28-32-25-13-0092.
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. 27003C0280E dated 12/16/2015.
4. The gross area of the surveyed property is 2.02 Acres or 88,000 Square Feet.
6. Per Zoning Letter prepared by the City of Ramsey, dated 09/19/2017, the current zoning classification of the subject property is: The Cor District  
Setback Requirements: no further than 20 feet from building front to right of way.  
Parking Requirements: one stall or a maximum of two stalls be provided for each housing unit when located in a multifamily development.  
b) Setback requirements are shown on the survey.
7. 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.  
8. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
9. The parking areas and striping on the surveyed property are shown. There are 3 handicap parking stalls and there are 57 regular parking stalls for a total of 60 parking stalls. Parking stall dimensions are 9' x 17'.  
10. No walls have been designated by the client.
11. 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.
13. The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.
16. There is no evidence of current earth moving work, building construction or building additions.
17. There are no proposed changes in street right of way lines, per City of Ramsey website. There is no observed evidence of recent street or sidewalk construction or repairs.
18. No wetland delineation markers were observed in the process of conducting the fieldwork.
19. Plottable offsite easements disclosed in documents provided to the surveyor are shown on the survey.

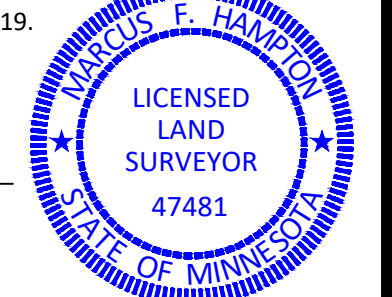
CERTIFICATION

To Ramsey Station Apartments Limited Partnership, a Minnesota limited partnership; Wells Fargo Affordable Housing Community Development Corporation; Wells Fargo Community Investment Holdings LLC; Dougherty Mortgage LLC, its successors and/or assigns; Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company; and Department of Housing and Urban Development ("HUD"):

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), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on February 12, 2019.

Date of Plat or Map: February 12, 2019  
James R. Hill, Inc.

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



**James R. Hill, Inc.**  
PLANNERS / ENGINEERS / SURVEYORS  
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PHONE: 952.890.6044  
mhampton@jrhill.com  
www.jrhill.com

GREENWAY TERRACE - FHA PROJECT NO. 092-35822  
RAMSEY, MINNESOTA  
ALTA/NSPS LAND TITLE SURVEY  
FOR  
AEON  
901 NORTH THIRD STREET, SUITE 150, MINNEAPOLIS, MN 55401

DRAWN BY  
MFH  
DATE  
11/14/2018  
REVISIONS  
A. 12/11/18: Comments  
B. 02/12/19: Update

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CAD FILE  
23370m-ASB.dwg  
PROJECT NO.  
23370-00  
FILE NO.  
1-18-057  
SHEET 1 OF 1