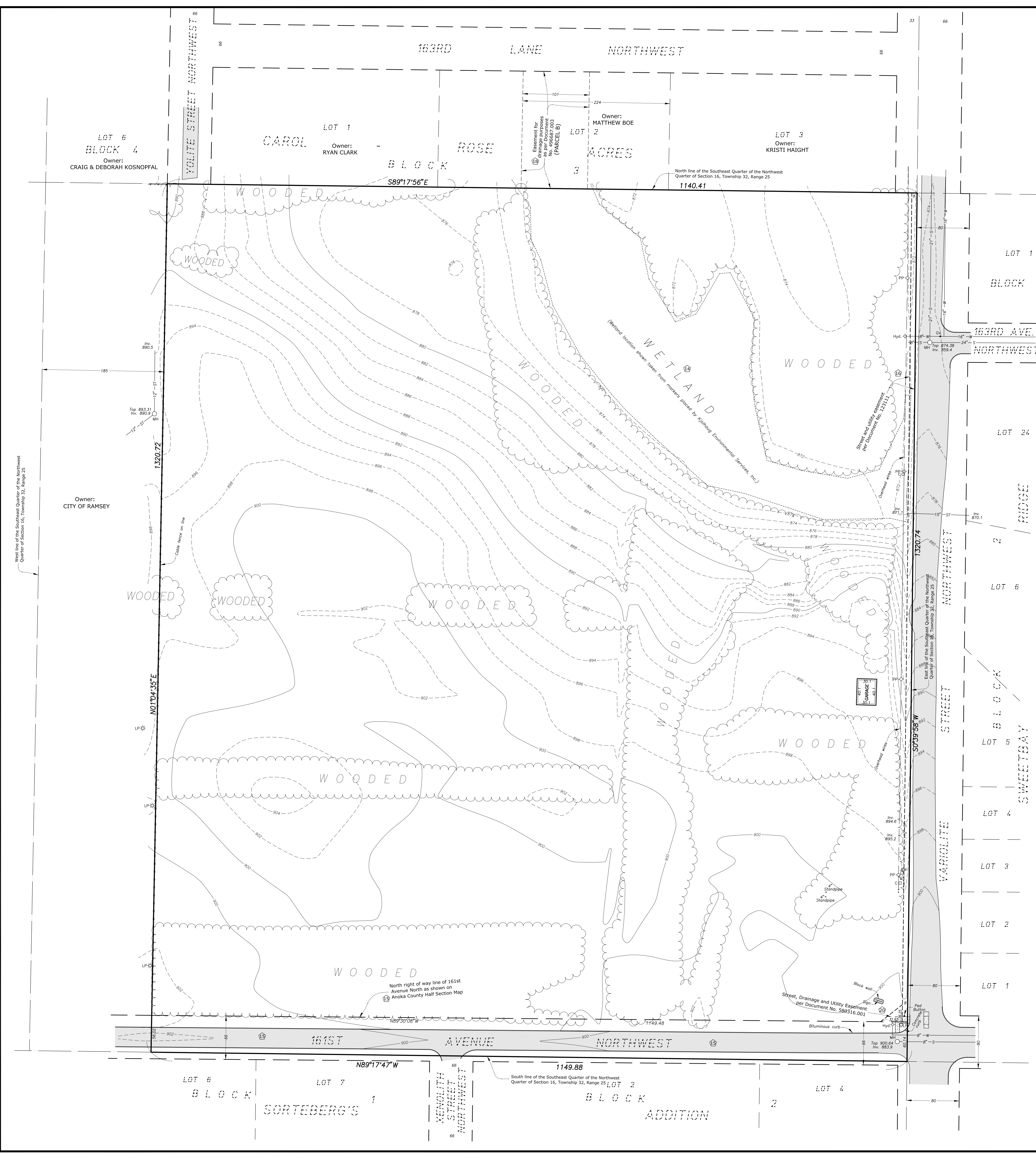
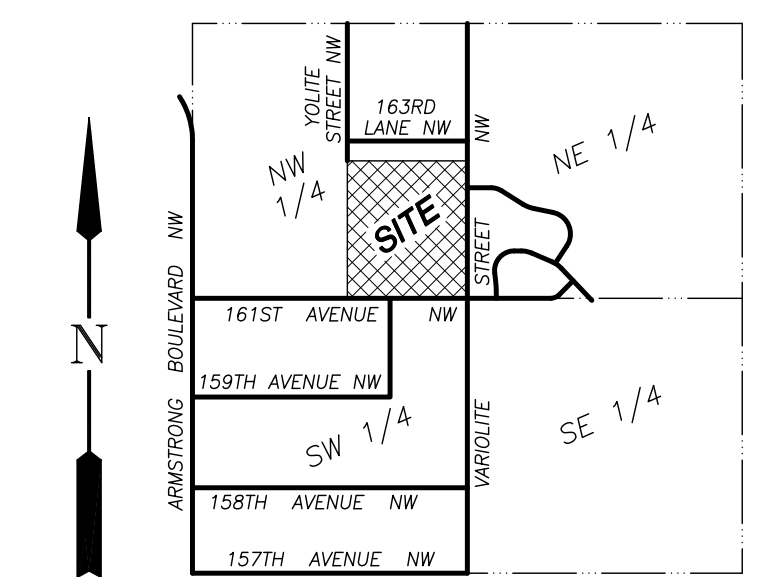


ALTA/NSPS Land Title Survey for: PCS BUILDING COMPANY at 7633 161st Avenue Northwest Ramsey, Minnesota



- NOTES**
- * Bearings shown are based on the Anoka County Coordinate System.
 - * Utilities shown are from information furnished by the City of Ramsey and respective utility companies in response to Gopher State One Call Ticket No. 220030507 and are verified where possible.
 - * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
 - * Areas: 1,512,412 square feet (34.72 acres) including street right of way. 1,435,122 square feet (32.95 acres) excluding street right of way.
 - * Zoning: R-1 MUSA.
 - * This property is located in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 270030165E dated December 16, 2015.



NOTES CORRESPONDING TO SCHEDULE B, PART II, STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 654832 DATED JANUARY 20, 2022

Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17, 19, 21, 22 and 23 are not addressed on this survey.

Item 14 - Subject to wetland over a portion of the subject property as shown by available maps. A preliminary wetland delineation has been marked and is shown on the survey.

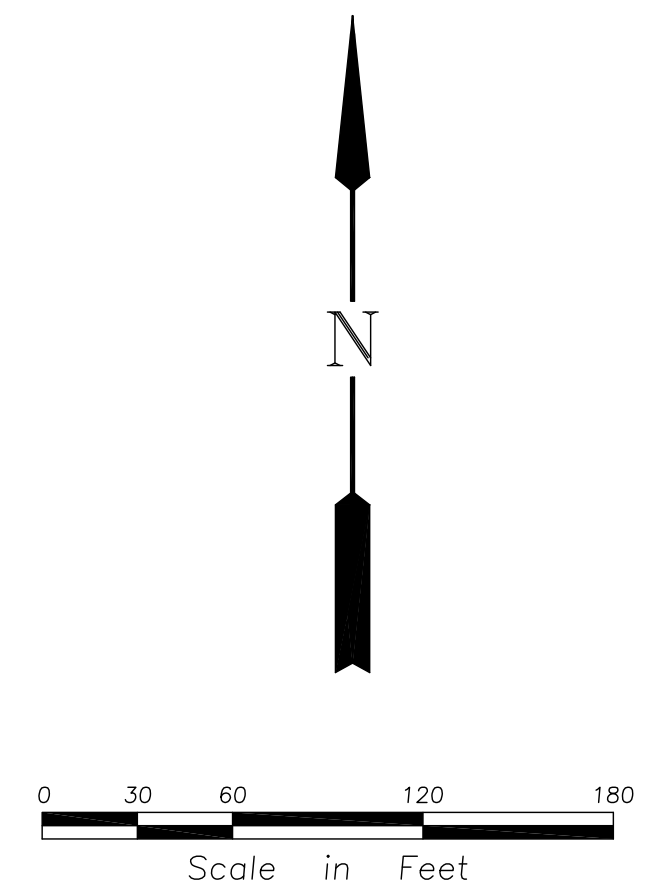
Item 15 - Subject to roads as shown by available maps. 161st Avenue Northwest is shown as a 66 foot right of way on Anoka County Half Section Maps and is shown on the survey.

Item 16 - Grant of Easement for street and utility purposes in favor of the City of Ramsey, a Minnesota municipal corporation, dated May 7, 1982, filed October 14, 1982 as Document Number 123111 is shown on the survey.

Item 18 - Terms and conditions of Drainage Easement Agreement dated July 17, 2006, filed November 18, 2008 as Document Number 496687.003 is shown on the survey.

Item 20 - Street, Drainage and Utility Easement in favor of the City of Ramsey, a Minnesota municipal corporation, dated November 4, 2020, filed November 9, 2020 as Document Number 580316.001 is shown on the survey.

- LEGEND**
- S - Sanitary Sewer
 - ST - Storm Sewer
 - W - Watermain
 - Hyd. - Hydrant
 - GV - Gate Valve
 - MH - Manhole
 - Inv. - Invert Elevation
 - PP - Power Pole
 - LP - Light Pole
 - ET - Electrical Transformer
 - CP - Communications Pedestal
 - EM - Electric Meter
 - CS - Concrete Surface
 - BS - Bituminous Surface
 - CF - Cable Fence



UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

PROPERTY DESCRIPTION

Parcel A:
That part of the Southeast Quarter of the Northwest Quarter lying East of the West 185 feet of said Southeast Quarter of the Northwest Quarter, Section 16, Township 32, Range 25, Anoka County, Minnesota.

Parcel B:
Appurtenant easement for drainage purposes as contained in Drainage Easement Agreement dated July 17, 2006, filed November 18, 2008 as Document Number 496687.003.

Torrens Property

CERTIFICATION

To PCS Building Company; The Church of Saint Katharine Drexel, Ramsey, Minnesota; Stewart Title Guaranty Company and Land Title, Inc.

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), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on January 14, 2022.

Dated this 11th day of February, 2022
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
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