

# GENERAL NOTES

- The bearing base for this survey originated from Minnesota County Coordinate system - Anoka County NAD83(2011)
- This property has an area of 888,381 square feet or 20,394.4 acres of land.
- This property is designated by Anoka County, as Tax Map Parcels 29-32-25-13-0004, 29-32-25-13-0005 and 29-32-25-13-0006 (Parcel 1) and 29-32-25-13-0010 and 29-32-25-13-0011. (Parcel 2)
- In response to Table A Item 11 utilities shown hereon are based on surface observations and field locates per Gopher One Call Ticket No. 191911380
- There was no observable evidence of cemeteries found at the time of this survey.
- In response to Table A Items 16 and 17 there was no observable evidence of earth moving work, building construction or additions and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
- The property has direct access along Riverdale Drive Northwest and Lama Street Northwest which are public right of ways. Access to Trunk Highway No. 10 has no public access and is dedicated to the State of Minnesota per the plat of ALPACA ESTATES 4TH ADDITION.
- The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-907766-MICH and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed in the Certification are entitled to rely on the survey and the Certification as being true and accurate.
- In response to Table A Item 18, no wetlands have been delineated on the site as of 2/15/18
- All parcels of the subject property with each other and no gaps or gores exist between such parcels.
- In response to Table A Item 19, all plottable offsite easements or servitudes provided to the surveyor are shown on the map.

# SCHEDULE B - TITLE EXCEPTION NOTES

- Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. NCS-907766-MICH, dated June 26, 2019.
- The following, which appears as a recital on the Certificate of Title for the Land: Subject to the rights of the State of Minnesota to cut trees and restrict signs and billboards adjacent to Trunk Highway No. 10 over that part of the South Half of the Northeast Quarter of Section 29, as contained in Instrument recorded in Book 153 at Page 580 in the Office of the Anoka County Recorder. Does not affect subject parcels.
  - The following, which appears as a recital on the Certificate of Title for the Land: Subject to an electric utility easement in favor of Anoka Electric Cooperative dated September 21, 1981, recorded October 26, 1981, as Anoka County Recorder Document No. 580536 over the following parcel:  
The West 10 feet and the Northeast 10 feet, as measured at a right angle to the Southwesterly right of way boundary line of Trunk Highway No. 10, of the following described tract:  
That part of the South Half of the Northeast Quarter, Section 29, Township 32, Range 25, lying Southerly of the Southwesterly right of way boundary line of Trunk Highway No. 10, as shown on Minnesota Department of Transportation Plat 02-M3, filed as Anoka County Recorder Document No. 541041, EXCEPT the West 39 feet of said South Half of the Northeast Quarter, as measured at right angles to the West line of said Southwest Quarter of the Northeast Quarter; ALSO EXCEPT that part of said South Half of the Northeast Quarter platted as Alpaca Estates.  
The foregoing is referenced in that certain ALTA/NSPS survey made by Steven B. Kor, Minnesota Registered Land Surveyor #22461 on behalf of MKA on June 4, 2018, last revised June 28, 2018, certified August 1, 2018, designated 18-185.05, MKA Project No. 1064-18-5056. Affects Parcel 1 as shown on the map.
  - The following, which appears as a recital on the Certificate of Title for the Land: Subject to drainage and utility easements as shown on the plat, ALPACA ESTATES 4TH ADDITION, filed as Document No. 292715 on February 6, 1997.  
The foregoing is referenced in that certain ALTA/NSPS survey made by Steven B. Kor, Minnesota Registered Land Surveyor #22461 on behalf of MKA on June 4, 2018, last revised June 28, 2018, certified August 1, 2018, designated 18-185.05, MKA Project No. 1064-18-5056.
  - Lack of access to U.S. Highway 10 as shown on the plat of Alpaca Estates 4th Addition. Affects the subject parcels as shown on the map.
  - Easement for street and utility purposes in favor of the City of Ramsey, as contained in the Quit Claim Deed, dated February 7, 1997, recorded February 7, 1997, as Doc. No. 292744 and referenced in that certain ALTA/NSPS survey made by Steven B. Kor, Minnesota Registered Land Surveyor #22461 on behalf of MKA on June 4, 2018, last revised June 28, 2018, certified August 1, 2018, designated 18-185.05, MKA Project No. 1064-18-5056. Affects Parcel 1 as shown on the map.
  - Terms and conditions, including easements in connection with the right of way for U.S. Highway No. 10, as shown or shown in the following, all of which appear as memorials on the Certificate of Title for the Land and referenced in that certain ALTA/NSPS survey made by Steven B. Kor, Minnesota Registered Land Surveyor #22461 on behalf of MKA on June 4, 2018, last revised June 28, 2018, certified August 1, 2018, designated 18-185.05, MKA Project No. 1064-18-5056:
    - Anoka County Highway Right-of-Way Plat No. 90; Affects Parcel 1 as shown on the map.
    - This item has been intentionally deleted.
    - Quit Claim Deed to the County of Anoka, dated April 2, 2015, recorded May 5, 2015, as Doc. No. 530253.003; and Does not affect subject parcels
    - Warranty Deed to the County of Anoka, dated April 2, 2015, recorded May 5, 2015, as Doc. No. 530253.004; and Affects Parcel 1 as shown on the map.
    - Warranty Deed to the County of Anoka, dated April 2, 2015, recorded May 5, 2015, as Doc. No. 530253.005. Affects Parcel 2 as shown on the map.
  - Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Steven B. Kor, Minnesota Registered Land Surveyor #22461 on behalf of MKA on June 4, 2018, last revised June 28, 2018, certified August 1, 2018, designated 18-185.05, MKA Project No. 1064-18-5056:
    - Overhead utility line, Telephone line and gas line outside easement areas Affect Parcel 1 as shown on the map.
  - Drainage and utility easements as shown on the plat of Lazydays, filed as Document No. 562007.001 on December 27, 2018. Affect Parcel 2 as shown on the map.

# ZONING NOTES

Zoned: Highway Business District (B-2)

Permitted Use Classification: See the City of Ramsey, MN Code of Ordinances - Chapter 117 - Zoning and Subdivisions - Article II. - Zoning - Division 4 - District Regulation - Subdivision 1. In General - Section 117-115. - B-2 Highway Business District (b)

Observed Uses:  
RV Sales and service

Zoning Regulations are subject to change and interpretation, for further information contact:

Contact Name(s):  
Chris Anderson  
City Planner  
City of Ramsey, MN  
Phone: (763)-433-9817  
canderson@cityoframsey.com

Site Restrictions:  
Minimum building setbacks:

Parcel 1:  
Minimum Front: 35' (min. provided: 82.4')  
Minimum Side: 10' (min. provided: 232.5)  
Minimum Rear: 35' (min. provided: 60.2')

Parcel 2:  
Minimum Front: 35' (min. provided: 69.3')  
Minimum Side: 10' (min. provided: 151')  
Minimum Rear: 35' (min. provided: 145.4')

Minimum lot area: 1/2 acre  
Minimum lot width: 100'  
Minimum lot frontage: N/A  
Minimum lot depth: 150'  
Maximum building height: 35' (max. provided: 24.5')  
Maximum floor area ratio: N/A  
Maximum lot coverage: 35%

Survey Prepared By:



Healy Land Surveying  
P.O. Box 221  
Niagara, WI 54151  
Phone: 715-548-0566  
info@healysurveying.com

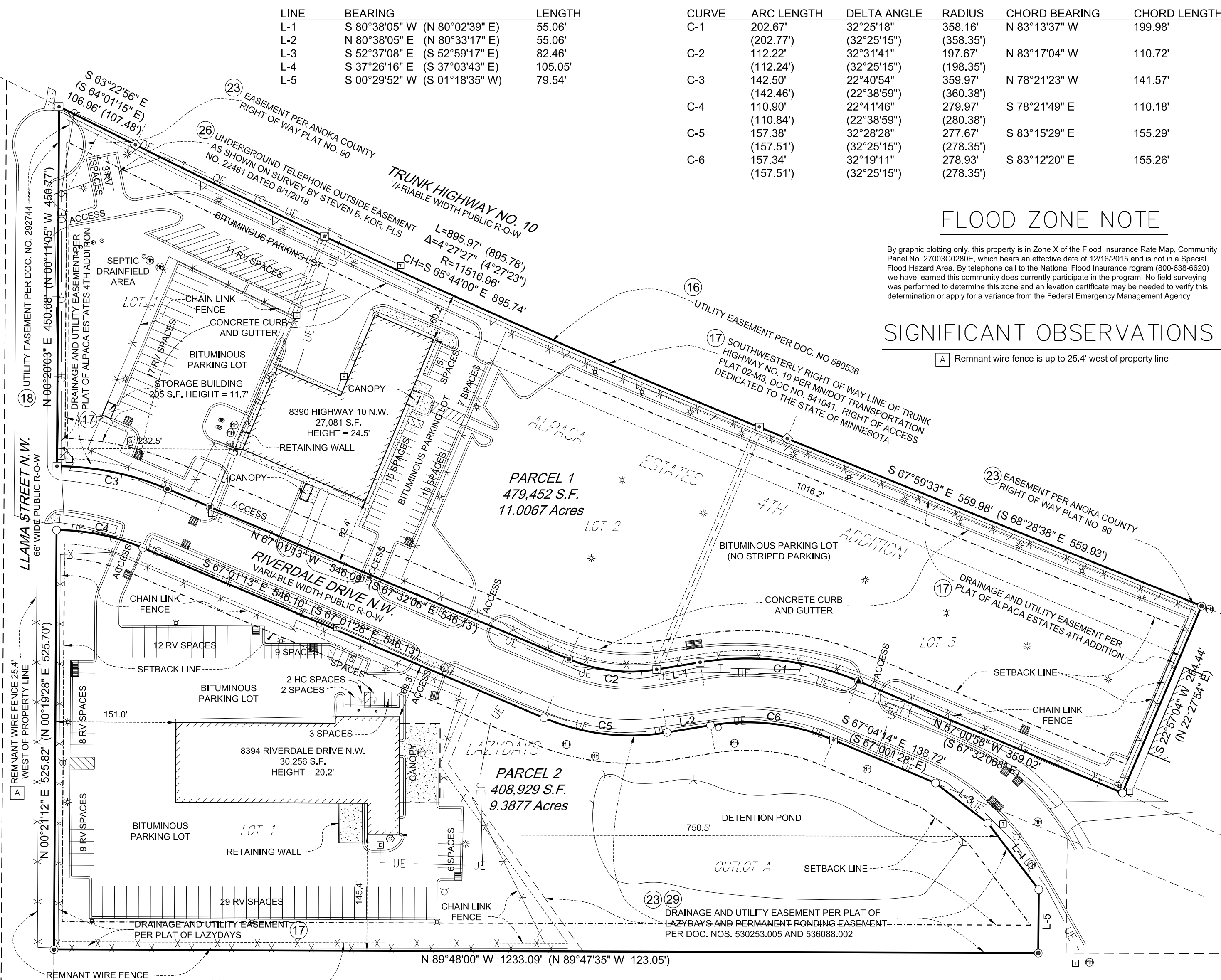
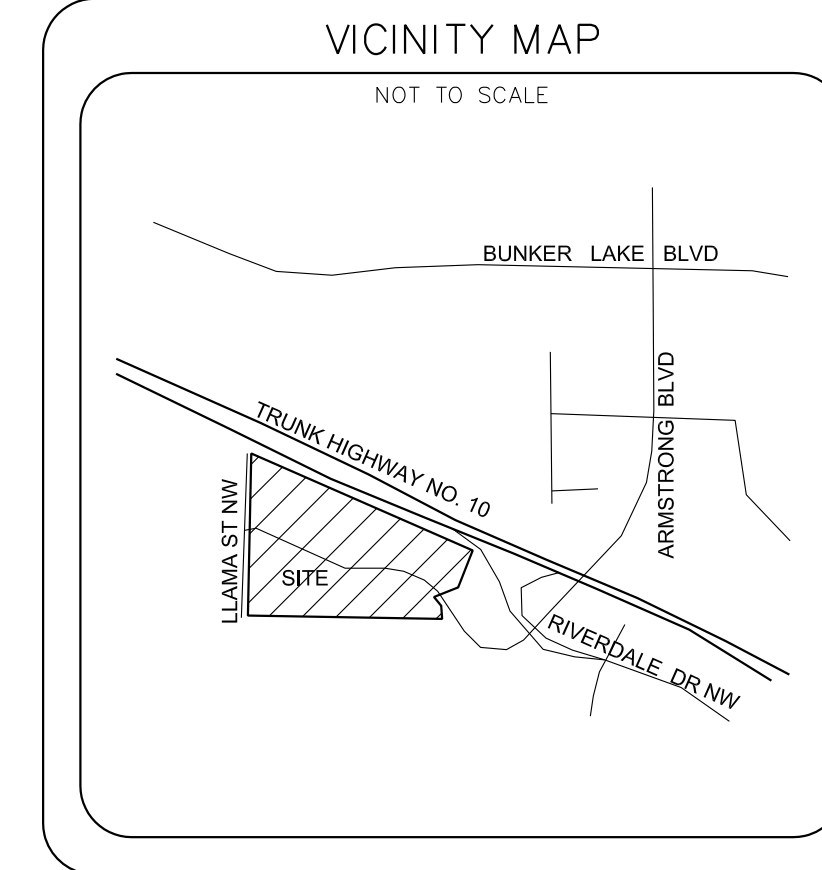
Surveyor's Drawing No.:	19-0651.dwg
Surveyor's Site Ref.:	19-0651
Checked by: TMH	Drawn by: TMH

GRAPHIC SCALE: 1" = 100'

# LEGEND OF SYMBOLS & ABBREVIATIONS

● FOUND 1/2" IRON PIPE	▣ CONCRETE SURFACE
▣ FOUND 5/8" REBAR	⊠ ELECTRIC TRANSFORMER
◇ FOUND 1 1/2" REBAR	⊙ GAS METER
⊕ FOUND MAG NAIL	⊞ L.P. GAS TANK
○ SET 1/2" REBAR WITH PLASTIC CAP - PLS NO. 41577	⊞ TELEPHONE PEDESTAL
— FENCE	— T UNDERGROUND TELEPHONE LINE
⊕ MANHOLE	— UE UNDERGROUND ELECTRIC LINE
■ CATCH BASIN	— OE OVERHEAD ELECTRIC LINE
⊕ FIRE HYDRANT	⊕ POWER POLE
* LIGHT POLE	⊕ STORM SEWER OUTLET
● PVC SEPTIC VENT	▽ RESTRICTED HIGHWAY ACCESS
▲ HANDICAP PARKING SPACE	

Bearings shown hereon are based on the Minnesota County Coordinate system - Anoka County NAD83(2011)



# LEGAL DESCRIPTION

Parcel 1:  
Lots 1, 2 and 3, Block 1: ALPACA ESTATES 4TH ADDITION

Parcel 2:  
Outlot A, ALPACA ESTATES 4TH ADDITION, Except Parcel 22, Anoka County Highway Right-of-Way Plat No. 90 NOW PLATTED AS: Lot 1, Block 1 and Outlot A, LAZYDAYS, (Certificate of Title No. 139420)

# SURVEYOR'S DESCRIPTION

Parcel 1:  
Lots 1, 2 and 3, Block 1, ALPACA ESTATES 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota described as follows:  
Beginning at the northwest corner of said Lot 1; thence South 63°22'56" East, assumed bearing along the southeasterly right-of-way line of Trunk Highway No. 10 per Minnesota Department of Transportation Plat 02-M3, Document No. 541041, a distance of 106.96 feet; thence continue along said line a distance of 895.97 feet along a non-tangential curve, concave to the northeast, having a central angle of 4°27'27", a radius of 11516.96 feet and a chord which bears South 65°44'00" East a distance of 895.74 feet; thence continue along said line South 57°59'33" East, not tangent to said curve, a distance of 559.99 feet to the northeast corner of said Lot 3; thence South 22°07'04" West, along the east line of said Lot 3, a distance of 254.44 feet to the northerly right-of-way line of Riverdale Drive Northwest; thence North 67°01'13" West, along said line, a distance of 359.02 feet; thence continue along said line a distance of 202.67 feet along a tangential curve, concave to the south, having a central angle of 32°25'18", a radius of 358.16 feet and a chord which bears North 83°13'37" West a distance of 199.98 feet; thence South 80°38'05" East, not tangent to said curve, a distance of 112.22 feet to the southwest corner of said Lot 1; thence North 00°21'12" East, assumed bearing along the west line of said Lot 1, a distance of 525.82 feet to the south right-of-way line of Riverdale Drive Northwest; thence along said line a distance of 110.90 feet along a non-tangential curve, concave to the south, having a central angle of 22°41'46", a radius of 279.97 feet and a chord which bears South 78°21'49" East a distance of 110.18 feet; thence continue along said line South 67°04'14" East, not tangent to said curve, a distance of 546.10 feet; thence, continue along said line a distance of 138.72 feet along a tangential curve, concave to the north, having a central angle of 32°28'28", a radius of 277.67 feet and a chord which bears South 83°15'29" East a distance of 155.29 feet; thence North 80°38'05" East, not tangent to said curve, along said line, a distance of 55.06 feet; thence continue along said line a distance of 157.34 feet along a tangential curve, concave to the south, having a central angle of 32°19'11", a radius of 278.93 feet and a chord which bears South 83°12'00" East a distance of 155.26 feet; thence South 67°04'14" East, not tangent to said curve, along said line a distance of 138.72 feet; thence South 52°37'08" East, along the easterly line of said Outlot A, a distance of 82.46 feet; thence South 37°26'16" East, along said line, a distance of 105.05 feet; thence South 00°29'52" West, along said line, a distance of 79.54 feet to the southeast corner of said Outlot A; thence North 89°48'00" West, along the south line of said Outlot A, a distance of 1233.09 feet to the Point of Beginning. Containing 9.3877 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Parcel 2:  
Lots 1 and Outlot A of LAZYDAYS, according to the recorded plat thereof, Anoka County, Minnesota described as follows:  
Beginning at the southwest corner of said Lot 1; thence North 00°21'12" East, assumed bearing along the west line of said Lot 1, a distance of 525.82 feet to the south right-of-way line of Riverdale Drive Northwest; thence along said line a distance of 110.90 feet along a non-tangential curve, concave to the south, having a central angle of 22°41'46", a radius of 279.97 feet and a chord which bears South 78°21'49" East a distance of 110.18 feet; thence continue along said line South 67°04'14" East, not tangent to said curve, a distance of 546.10 feet; thence, continue along said line a distance of 138.72 feet along a tangential curve, concave to the north, having a central angle of 32°28'28", a radius of 277.67 feet and a chord which bears South 83°15'29" East a distance of 155.29 feet; thence North 80°38'05" East, not tangent to said curve, along said line, a distance of 55.06 feet; thence continue along said line a distance of 157.34 feet along a tangential curve, concave to the south, having a central angle of 32°19'11", a radius of 278.93 feet and a chord which bears South 83°12'00" East a distance of 155.26 feet; thence South 67°04'14" East, not tangent to said curve, along said line a distance of 138.72 feet; thence South 52°37'08" East, along the easterly line of said Outlot A, a distance of 82.46 feet; thence South 37°26'16" East, along said line, a distance of 105.05 feet; thence South 00°29'52" West, along said line, a distance of 79.54 feet to the southeast corner of said Outlot A; thence North 89°48'00" West, along the south line of said Outlot A, a distance of 1233.09 feet to the Point of Beginning. Containing 9.3877 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

# FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 270030209E, which bears an effective date of 12/16/2015 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance program (800-638-6620) we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

# SIGNIFICANT OBSERVATIONS

Remnant wire fence is up to 25.4' west of property line

# ALTA/NSPS LAND TITLE SURVEY

Lazydays RV of Minneapolis  
8390 Highway 10 Northwest  
Ramsey, Minnesota

# Surveyor's Certification

To: CAR LAZ MN AN L.L.C., a Delaware limited liability company, its successors and assigns (the "owner"), Barclays Bank PLC, as administrative agent, its successors and assigns, First American Title Insurance Company, its successors and assigns and MKAssociates, Inc.

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), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on July 25, 2019.

Date of Plat or Map: September 30, 2019

Surveyor's Signature

Registered Surveyor: Thomas M. Healy  
Registration Number: 41577  
In the State of: Minnesota



PROJ. NAME: Lazydays RV of Minneapolis  
ADDRESS: 8390 Highway 10 Northwest  
CITY: Ramsey  
STATE: Minnesota

MKA PROJECT No.: 1064-19-5056R



For Inquiries Concerning This Survey Contact MKA  
National Coordinators of Land Survey Services  
6593 Commerce Court - Warrenton, Virginia 20187  
Phone: (540) 428-3550 Fax: (540) 428-3560  
Email: comments@mkassociates.com  
www.mkassociates.com