

ITEMS CORRESPONDING TO SCHEDULE B-II

- 13 Easements for utilities and drainage as shown on the recorded plat of Schroeder's Rice Street 2nd Addition. As shown on the map.
- 14 Terms and conditions of Easement Agreement dated November 16, 2015, filed November 18, 2015, as Document No. T02545205. As shown on the map.
- 15 Terms and conditions of and easements contained in Amended and Restated Reciprocal Easement Agreement dated December 9, 2016, filed December 13, 2016, as Document No. T02575836. The above document fully amends and restates Reciprocal Easement Agreement dated April 9, 2004, filed April 21, 2004, as Document No. 1643763. As shown on the map.
- 16 Subject to the following matters as shown on the survey prepared by Sunde Land Surveying dated February 16, 2016, Project 2007-248-B1:
 - a. Reinforced concrete drain pipe crosses Eastern side of property outside of easement area. Not observed during field work on 12/4/2019.
 - b. Chain link fence meanders across Northern property boundary. As shown on the map.

ZONING INFORMATION

According to a letter from Heidi Heller, City Clerk for the City of Little Canada, dated 12/6/2019, the subject property is within the B-3, General Business and the current uses are permitted. Required Zoning data below is according to the Little Canada Zoning ordinance 912.050 as posted on www.littlecandamn.org on 12/13/2019.

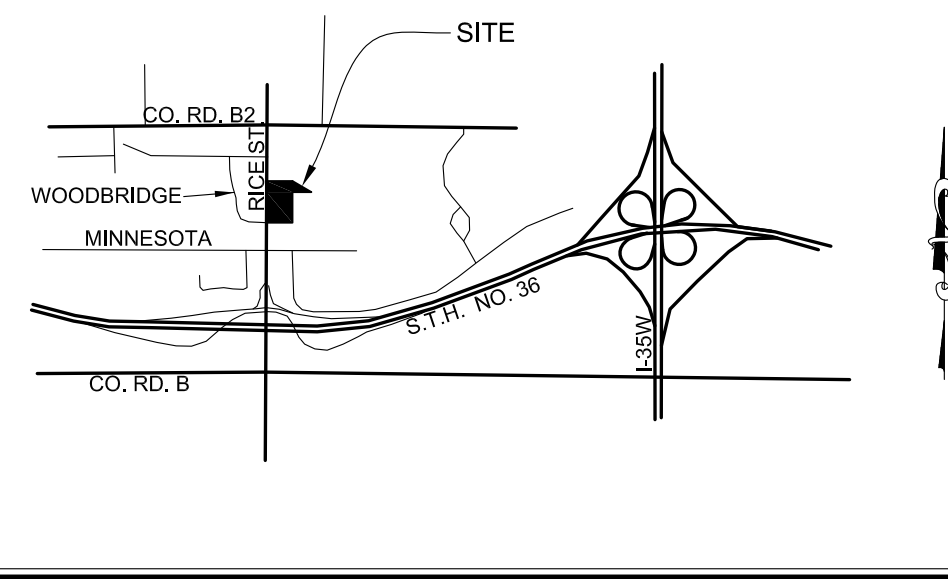
ITEM	REQUIRED	OBSERVED
PERMITTED USE	GROCERY STORE	GROCERY STORE
MIN. LOT AREA	15,000 S.F.	94,643 S.F.
MIN. FRONTAGE	100'	201.60'
MAX. LOT COVERAGE	None	19% (18,253 S.F.)
MIN. SETBACKS FRONT	"25"	34.0'
MIN. SETBACKS STREET SIDE	None	234.3'
MIN. SETBACKS SIDE	None Specified	23.2'
MIN. SETBACKS REAR	20'	21.1'
MAX. BUILDING HEIGHT	3 stories or 36'	23.5'
PARKING TOTAL	None Specified	96 STRIPED SPACES

Contact Info:
Heidi Heller, City Clerk
City of Little Canada
315 Little Canada Road
Little Canada, MN 55117-1600
651-766-4029
www.littlecandamn.org

Notes:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Little Canada for zoning laws and applicable codes.

SETBACK NOTE:
Per Resolution 2018-10-214, dated October 29, 2018, The City of Little Canada approved a variance from the 40' front yard setback to 25'.

VICINITY MAP - NOT TO SCALE

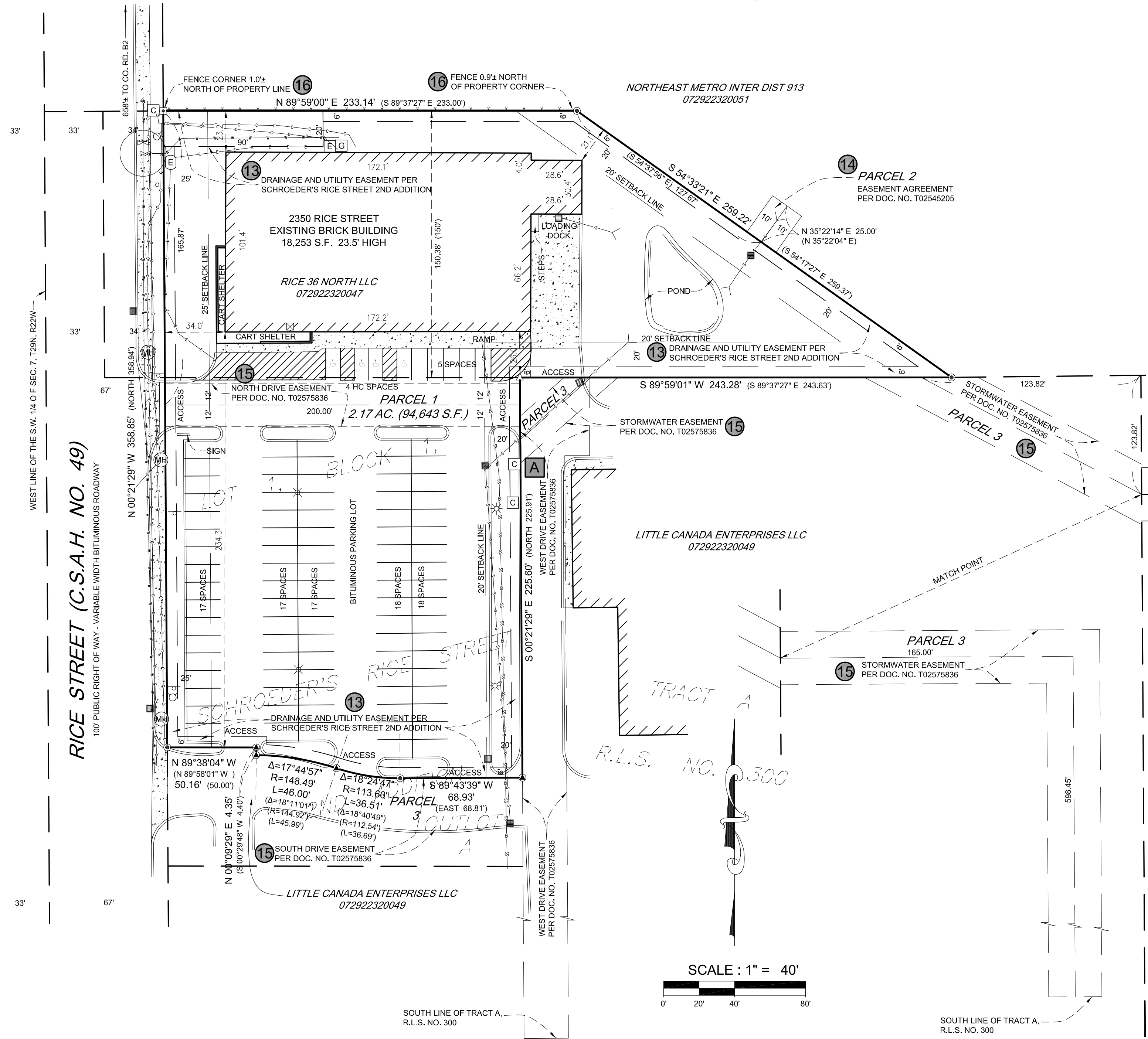


MISCELLANEOUS NOTES

- (MN1) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MN2) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 2350 RICE STREET, LITTLE CANADA, MINNESOTA 55113 PER RAMSEY COUNTY RECORDS
- (MN3) AS PER TABLE A NO. 9, THERE WERE 92 REGULAR AND 4 HANDICAP STRIPED PARKING SPACES, FOR A TOTAL OF 96 SPACES, OBSERVED DURING FIELD WORK ON 12/4/2019.
- (MN4) AS PER TABLE A NO. 11, UTILITIES SHOWN HEREON ARE BASED ON MINNESOTA ONE CALL TICKET NO. 193261298 SURFACE MARKINGS, RECORD DRAWINGS AND SURVEYOR'S FIELD OBSERVATIONS ON 12/4/2019. DUE TO SNOW AND ICE CONDITIONS AT THE TIME OF THE SURVEY, NOT ALL UTILITIES COULD BE VERIFIED. UTILITY LOCATIONS SHOWN HEREON ARE NOT INTENDED FOR EXCAVATION.
- (MN5) AS PER TABLE A NO. 16, THERE WAS NO BUILDING CONSTRUCTION OR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 12/4/2019.
- (MN6) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 12/4/2019. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MN7) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 12/4/2019.
- (MN8) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 12/4/2019.
- (MN9) THE PROPERTY HAS DIRECT ACCESS TO RICE STREET WHICH IS A PUBLIC RIGHT OF WAY.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND CAPPED IRON MONUMENT
- FOUND 1" O.D. IRON PIPE
- ▲ FOUND MAG NAIL
- △ SET SURVEY MARKER NAIL
- (xxx) RECORD DATA
- CATCH BASIN/DRAIN INLET
- UNDERGROUND STORM SEWER
- CULVERT
- UNDERGROUND SANITARY SEWER
- ⊙ MANHOLE
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC METER
- ⊙ LIGHT POLE
- ⊞ COMMUNICATION PEDISTAL
- UNDERGROUND COMMUNICATION
- UNDERGROUND WATER
- ⊙ HYDRANT
- ⊞ WATER VALVE
- ⊞ GAS METER
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- FENCE
- SIGN
- ▨ CONCRETE SURFACE
- ▨ EXISTING BUILDING
- ⊞ LOCATION OF BUILDING HEIGHT MEASUREMENT



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 270377, Map No. 27123C0038G which bears an effective date of 6/4/2010 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 12/6/2019 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/6/2019	FIRST DRAFT		
12/10/2019	CLIENT COMMENTS		
12/13/2019	ZONING DATA		

FIELD WORK: PJH DRAFTED: TMH CHECKED BY: TMH FB & PG: 19/48

SIGNIFICANT OBSERVATIONS

- A CONCRETE CURB AND GUTTER 0.4± EAST OF PROPERTY LINE

LEGAL

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

PARCEL 1:
LOT 1, BLOCK 1, SCHROEDER'S RICE STREET 2ND ADDITION, RAMSEY COUNTY, MINNESOTA.

TORENS PROPERTY

PARCEL 2:
TOGETHER WITH AN EASEMENT FOR STORM WATER DRAINAGE PURPOSES AS SET FORTH IN EASEMENT AGREEMENT DATED NOVEMBER 16, 2015, FILED NOVEMBER 18, 2015, AS DOCUMENT NO. T02545205.

PARCEL 3:
TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS PURPOSES, AND FOR STORMWATER AND UTILITIES PURPOSES, AS SET FORTH IN AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 2016, FILED DECEMBER 13, 2016, AS DOCUMENT NO. T02575836.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 56642, DATED OCTOBER 23, 2019

ALTA/NSPS LAND TITLE SURVEY

for
ALDI - Little Canada
NV5 Project No. 201905998, 001
2350 Rice Street, Little Canada, MN 55113

Based upon Title Commitment No. 56642
of Old Republic National Title Insurance Company
bearing an effective date of October 23, 2019 @ 7:00 A.M.

Surveyor's Certification

To: 3500 Cedar Avenue Trust dated December 31, 2006; First Fidelity Bank; Commercial Partners Title, LLC; Old Republic National Title Insurance Company; and Bock & Clark Corporation, an NV5 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of table A thereof. The field work was completed on December 4, 2019.

THOMAS M. HEALY
REGISTRATION NO. 41577
IN THE STATE OF MINNESOTA
DATE OF FIELD SURVEY: DECEMBER 4, 2019
DATE OF LAST REVISION: DECEMBER 13, 2019
NETWORK PROJECT NO. 201905998-001 CMP

12-13-2019
DATE

MINNESOTA
THOMAS M. HEALY
PLS NO. 41577
LAND SURVEYOR

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

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