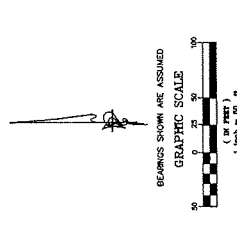
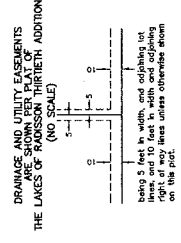
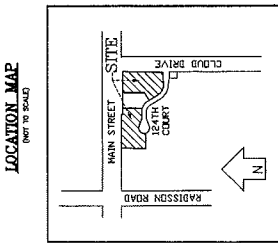


Case File No. 12-0026



ALTA/ACSM SURVEY

LOTS 1, 2, 4 & 5, BLOCK 1
THE LAKES OF RADISSON THIRTIETH ADDITION
BLAINE, MINNESOTA ~ ANOKA COUNTY ~
CORE DEVELOPMENT SERVICE

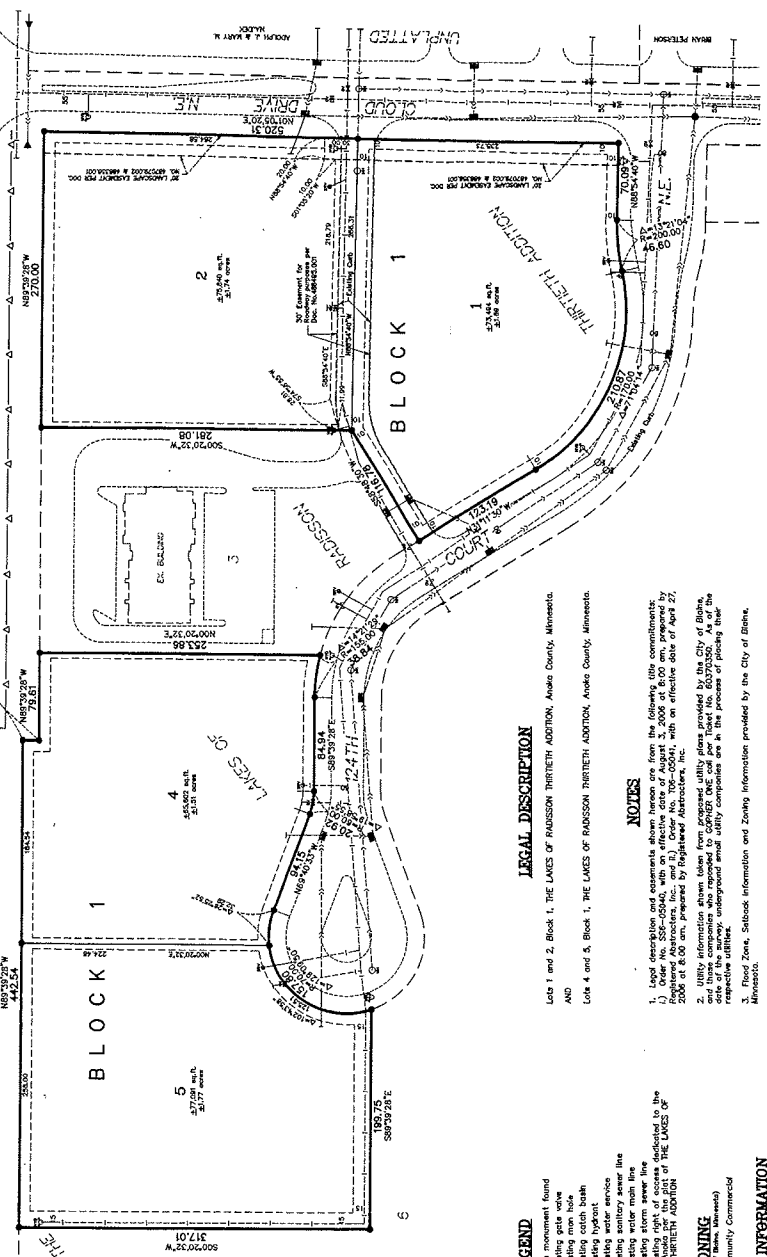


All setback measurements have been shown. For the location of any additional underground utilities and before construction, our customer should call at 800-666-0066.

PIONEER engineering
201 E. Broadway, Suite 100
Blaine, MN 55425
Phone: 763-479-1100
Fax: 763-479-1101
www.pioneer-engineering.com

City of Blaine, Minnesota
City Engineer
City Clerk

UNPLATTED
ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46
MAIN STREET
(CSAH NO. 14)



LEGAL DESCRIPTION

Lots 1 and 2, Block 1, THE LAKES OF RADISSON THIRTIETH ADDITION, Anoka County, Minnesota, AND
Lots 4 and 5, Block 1, THE LAKES OF RADISSON THIRTIETH ADDITION, Anoka County, Minnesota.

NOTES

- Legal description and easements shown herein are from the following title commitments: Radisson Lakes of Radisson, Subdivision 1, Order No. 100-00041, with an effective date of April 27, 2008 at 8:00 am, prepared by Highlander Abstractors, Inc.
- Utility information shown herein is from proposed utility plans provided by the City of Blaine, Minnesota, dated August 18, 2008, and is subject to change. The location and depth of the utility lines at the site of the survey, underground utility companies are in the process of placing their respective utilities.
- Flood Zone, Setback Information and Zoning Information provided by the City of Blaine, Minnesota.
- Setback per Schedule 2 - Section 9 (Title Commitment Order No. 100-00041) Lot 1, as shown on final plat, shown on survey, 10 feet adjacent to commercial/industrial areas) 20' - Side Yard (when adjacent to residential areas) 20' - Corner (when adjacent to residential areas) 100' - Rear Yard (when adjacent to residential areas)
- Setback per Schedule 2 - Section 9 (Title Commitment Order No. 100-00041) Lot 2, as shown on final plat, shown on survey, 10 feet adjacent to commercial/industrial areas) 20' - Side Yard (when adjacent to residential areas) 20' - Corner (when adjacent to residential areas) 100' - Rear Yard (when adjacent to residential areas)
- Setback per Schedule 2 - Section 9 (Title Commitment Order No. 100-00041) Lot 4, as shown on final plat, shown on survey, 10 feet adjacent to commercial/industrial areas) 20' - Side Yard (when adjacent to residential areas) 20' - Corner (when adjacent to residential areas) 100' - Rear Yard (when adjacent to residential areas)
- Setback per Schedule 2 - Section 9 (Title Commitment Order No. 100-00041) Lot 5, as shown on final plat, shown on survey, 10 feet adjacent to commercial/industrial areas) 20' - Side Yard (when adjacent to residential areas) 20' - Corner (when adjacent to residential areas) 100' - Rear Yard (when adjacent to residential areas)

LEGEND

- Denotes iron monument found
- Denotes existing gate valve
- Denotes existing man hole
- Denotes existing catch basin
- Denotes existing water service
- Denotes existing sanitary sewer line
- Denotes existing water main line
- Denotes existing right of access dedicated to the City of Blaine, Minnesota
- Denotes existing right of access dedicated to the City of Radisson, Minnesota

ZONING

(per City of Blaine, Minnesota)
B-2 = Community Commercial

SETBACK INFORMATION

- (per City of Blaine, Minnesota)
- 20' - Side Yard (when adjacent to commercial/industrial areas)
 - 20' - Corner (when adjacent to residential areas)
 - 100' - Rear Yard (when adjacent to residential areas)

PARKING SETBACK INFORMATION

- 30' - front (Corner Yard)
- 10' - Side Yard
- 25' - if adjacent to residential zoned areas

FLOOD ZONE INFORMATION

Zone A, X, Panel 270007/0001 D revised June 17, 2002
(LONG SUBMITTED TO FEMA ON 6/22/06)

SITE DATA

TOTAL SITE AREA: 165.71 AC.

CERTIFICATION

The undersigned, being a Registered Land Surveyor of the State of Minnesota, certifies to CORE DEVELOPMENT SERVICE, on behalf of the City of Blaine, that the map or plat and the survey on which it is based were made in accordance with the Minimum Standard Based Requirements for ALTA/ACSM Land Title Surveys, fully established and adopted by ALTA, ACSM, and NSPS in 1993, and that the survey was made in accordance with the Minimum Standard Based Requirements for Survey Measurements adopted by ALTA, ACSM and NSPS and is correct and reliable. The location and type of all buildings, structures and other valuable improvements situated on the subject property were measured and shown on the map or plat of this subject property.

Signed this 18th day of JULY, 2008.
PIONEER ENGINEERING, P.A.
RENDERED: AUGUST 18, 2008
RENDERED: OCTOBER 20, 2008

By: *[Signature]*
Terrence E. Reinbacher, L.S. Reg. No. 22595

PRELIMINARY SET
NOT FOR CONSTRUCTION

R.I.S.B.I.E.
ARCHITECTS



EDGEWOOD
MANAGEMENT
GROUP
PROPOSED
SENIOR
LIVING
CLOUD DRIVE NE
BLAINE, MN
PROJECT NO. 8-02

SITE PLAN

A1
10 JULY 2012

Cloud Drive NE

125 Ave. NE (Main Street)

SITE SUMMARY
SITE 3.43 ACRES
UNITS 58
PARKING SPACES 65



1 OVERALL SITE PLAN
AT SCALE: 1" = 30'-0"

NOTE: SEE LANDSCAPE PLAN FOR FINAL
LANDSCAPE LAYOUT AND PLANTING

LOT 2

LOT 1

LOT 3

SR. LIVING
58 UNITS
(65 occupants)
48,655 S.F.

65 PARKING STALLS

SIGN

SIGN

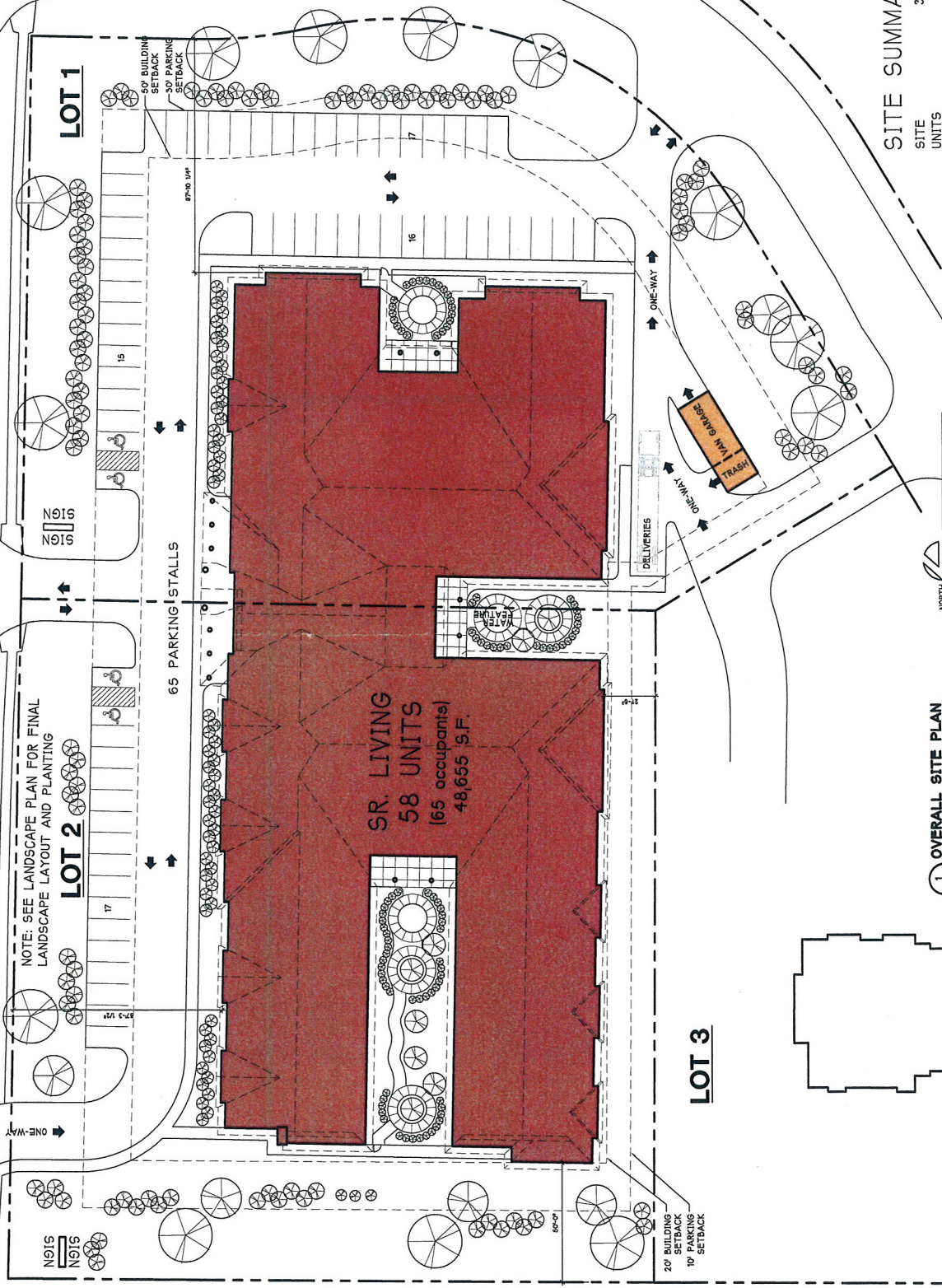
60' BUILDING
SETBACK
50' PARKING
SETBACK

20' BUILDING
SETBACK
10' PARKING
SETBACK

WATER
FEATING

DELIVERIES

TRASH



PRELIMINARY SET
NOT FOR CONSTRUCTION

R.I.S.B.I.E.
ARCHITECTS
101 N. W. 101 ST. SUITE 100, WEST PALM BEACH, FL 33411

F

EDGEWOOD
MANAGEMENT
GROUP
PROPOSED
SENIOR
LIVING
CLAYTON DRIVE AND
BLAINE, MN
PROJECT NO. 14-02

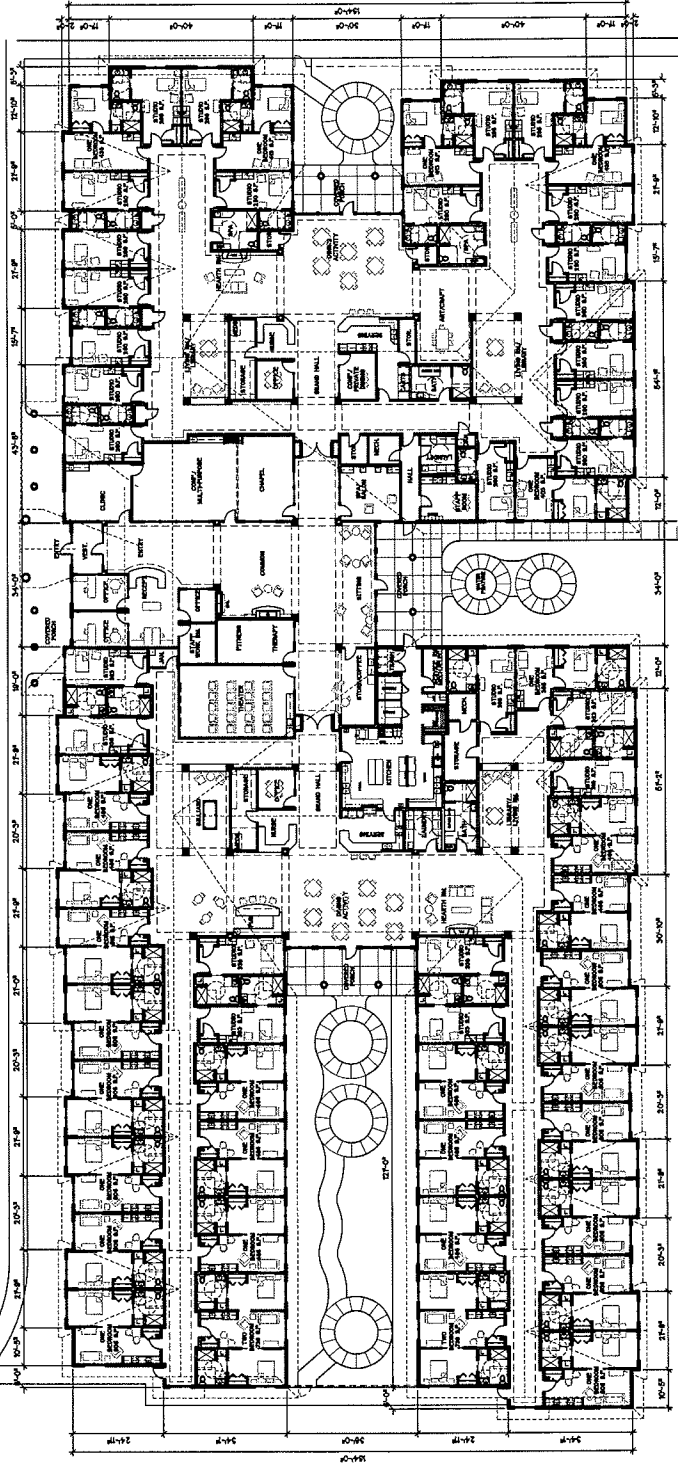
FLOOR PLAN

A2

9 JULY 2012

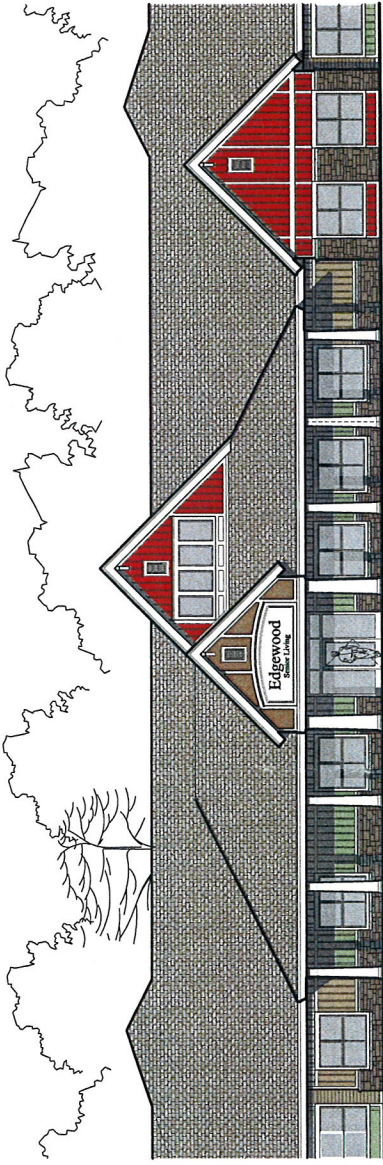
24 MEMORY CARE UNITS (29 OCCS. TOTAL)
19 - STUDIO (19 OCCS.)
5 - ONE BEDROOM (10 POSSIBLE OCCS.)

34 ASSISTED LIVING UNITS (36 OCCS. TOTAL)
2 - TWO BEDROOM (4 OCCS.)
9 - STUDIO (9 OCCS.)
23 - ONE BEDROOM (23 OCCS.)



1. PROPOSED FLOOR PLAN
2. S.C.A.L.E. 1/8" = 1'-0"

44,655 S.F.



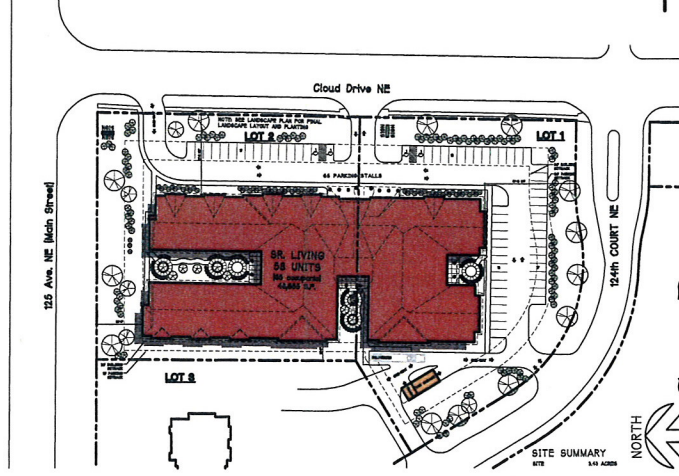
ENLARGED ENTRY ELEVATION



5 JULY 2012



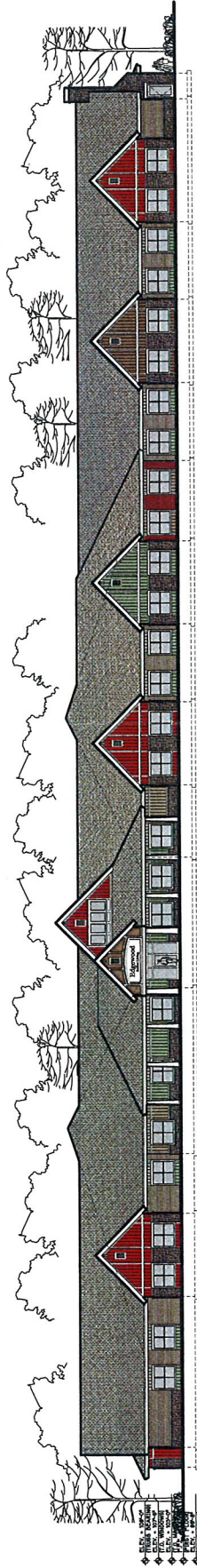
PROPOSED SIDE ELEVATION - NORTH



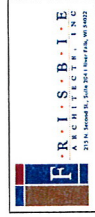
SITE PLAN

NORTH

SITE SUMMARY
878 141 ACRES




PROPOSED FRONT ELEVATION - EAST





9 JULY 2012

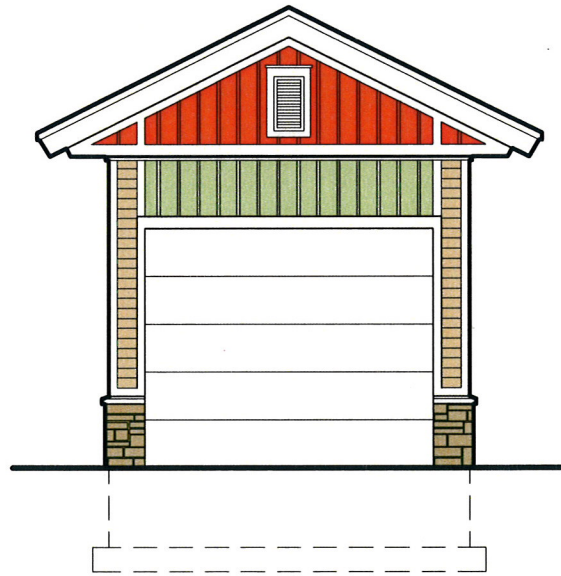


PROPOSED SIDE ELEVATION


 ELEV. = 112'-0"
 (TRUSS BEARING)


 F.F.E. = 100'-0"
 (FIRST FLOOR)


 ELEV. = 96'-8"
 (T.O. FOOTING)



PROPOSED FRONT ELEVATION

10 JULY 2012

**EDGEWOOD MANAGEMENT
GROUP PROPOSED
SENIOR LIVING**

BLAINE, MN

DRAWING

A4

