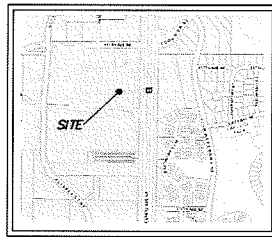


Case File No. 16-0029



VICINITY MAP
 (NOT TO SCALE)



SEC. 8

117TH AVENUE NE

LEGAL DESCRIPTION (PER TITLE COMMITMENT OR742925):

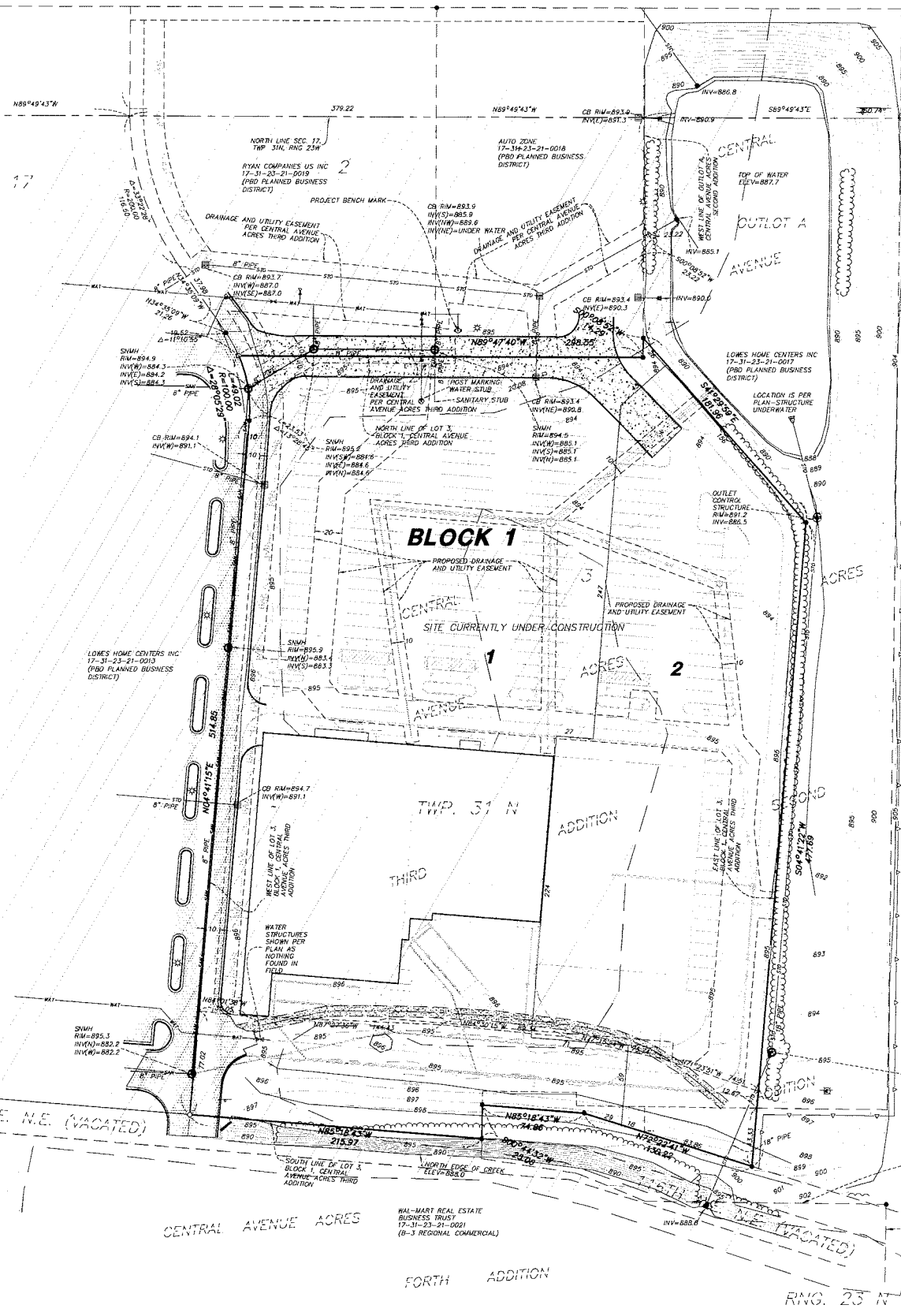
LOT 3, BLOCK 1, CENTRAL AVENUE ACRES THIRD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, AND SITUATE IN ANOKA COUNTY, MINNESOTA, TOGETHER WITH THE APPURTENANT EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED AUGUST 4, 2006, FILED AUGUST 9, 2006, AS DOCUMENT NO. 488597.012 AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED APRIL 11, 2012, FILED JUNE 8, 2012, AS DOCUMENT NO. 508899.017.

TORRENS PROPERTY BEING REGISTERED LAND AS IS EVIDENCED BY CERTIFICATE OF TITLE NO. 115950.

SURVEYOR'S NOTES:

- This survey was performed with the benefit of Old Republic National Title Insurance Company Title Commitment No. OR742925, having an effective date of January 14, 2016 at 7:00 A.M.
- Site Addresses: 116.13 Ulysses Lane NE, Blaine MN.
- The property is 230,890 S.F. (5.30 acres more or less).
- There are currently no striped parking stalls located on the property.
- As noted from the FEMA Flood Zone Map Number 27003C0336E, having an effective date of December 16, 2015 the subject property appears to lie in both "Other Flood Areas Zone X" (Areas of 0.2% annual chance flood) and "Other Areas Zone X" (Areas determined to be outside the 0.2% annual chance floodplains).
- The underground utilities shown have been located from field survey information. 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 located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Property is zoned Planned Business District. Adjoining owners property zoning shown on survey.
- Subject site is 350 feet south of the intersection of 117th Avenue NE with Ulysses Lane NE.
- The site is currently under construction. Proposed site improvements are shown as provided by the client and have not been field verified.
- Property is subject to Exceptions listed in Schedule B - Section II of Title Commitment No. OR742925. Exceptions are listed as they appear in said Schedule B - Section II.
 - Utility and drainage easement(s) as shown on the recorded plat of Central Avenue Acres Second Addition which underlies the premises (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - Utility and drainage easement(s) as shown on the recorded plat of Central Avenue Acres Third Addition (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - Restricted access to State Trunk Highway No. 65 (Central Avenue) as dedicated to the State of Minnesota and as depicted in the plat of Central Avenue Acres Second Addition. (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - Easement for highway purposes in favor of the State of Minnesota together with incidental rights thereof including the right to erect and maintain temporary snow fences on said lands and lands adjacent thereto and the right to construct and maintain slopes together with restrictions of right of access to Trunk Highway No. 65 as evidenced by Final Certificate filed February 19, 1957 as Document No. 24457 (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - The right to erect and maintain temporary snow fences in favor of the State of Minnesota has been released by Quit Claim Deed filed August 9, 2006 as Document No. 488597.005.
 - Easement for highway purposes in favor of the State of Minnesota together with incidental rights thereof including the right to erect and maintain temporary snow fences on said lands and lands adjacent thereto as evidenced by Highway Easement filed February 4, 1960 as Document No. 32140. (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - Easement to construct, operate and maintain communications systems together with incidental rights thereof in favor of Northwestern Bell Telephone Company filed May 26, 1976 as Document No. 89818. (SHOW ON SURVEY-DOES NOT AFFECT SUBJECT PROPERTY)
 - Easement for public street utility, drainage and construction purposes together with incidental rights thereof in favor of the City of Blaine as evidenced by Easement filed June 5, 1985 as Document No. 142241 (SHOW ON SURVEY-DOES NOT AFFECT SUBJECT PROPERTY)
 - Easement for highway purposes in favor of the State of Minnesota together with incidental rights thereof including the right to erect and maintain temporary snow fences on said lands and lands adjacent thereto as evidenced by Final Certificate filed August 27, 1965 as Document No. 52513 (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - The right to erect and maintain temporary snow fences in favor of the State of Minnesota has been released by Quit Claim Deed filed August 9, 2006 as Document No. 488597.005.
 - A portion of the above easement has been released as evidenced by Quit Claim Deed filed March 2, 2009 as Document No. 497449.001. Said Quit Claim Deed restricts right of access to Trunk Highway No. 65 in favor of the state of Minnesota.
 - No right of access to Trunk Highway 65. Right of access was condemned in favor of the City of Blaine as evidenced by Notice of Lis Pendens filed May 2, 2005 as Document No. 482734.001, Order Transferring Title and Possession filed September 28, 2005 as Document No. 484651.001 and Final Certificate filed April 23, 2008 as Document No. 494910.001 (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - Terms and conditions of Development Agreement by and between Ryan Companies US, Inc. and the City of Blaine, dated August 4, 2006, filed August 9, 2006, as Document No. 488597.009. (NOT PLOTTABLE-AFFECTS SUBJECT PROPERTY)
 - Terms and conditions of that certain unrecorded Amended and Restated Lease Agreement dated August 4, 2006 by and between Ryan Companies US, Inc. (Lessor) and Keith Franklin d/b/a Frank's Outdoor Advertising (Lessee) as evidenced by Memorandum of Lease dated August 4, 2006, filed August 9, 2006 as Document No. 488597.011 (SHOW ON SURVEY-AFFECTS SUBJECT PROPERTY)
 - Restrictions, covenants, conditions and easements contained in that certain Declaration of Easements, Covenants, Conditions and Restrictions dated August 4, 2006, filed August 9, 2006, as Document No. 488597.012. The above Declaration has been amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions dated April 11, 2012, filed June 8, 2012, as Document No. 508899.017. (EASEMENTS SHOWN GRAPHICALLY WITHIN THE SITE PLANS AND ARE NOT PLOTTABLE. PROVIDES INGRESS AND EGRESS ON A "CONNECTOR ROAD" TO THE 117TH AVENUE NORTHEAST RIGHT-OF-WAY-AFFECTS SUBJECT PROPERTY)
 - Covenants, conditions and restrictions of Declaration of Restrictive Covenants filed October 28, 2009 as Document No. 499753.002, which contain no forfeiture provision. (NOT PLOTTABLE-AFFECTS SUBJECT PROPERTY)
 - Terms, conditions and easements of Temporary Construction Easement filed June 6, 2012 as Document No. 506899.016 (DOES NOT APPEAR TO AFFECT PROPERTY-NO DIMENSIONS PROVIDED IN ORDER TO VERIFY)
 - Terms and conditions of Conditional Use Permit filed January 19, 2016 as Document No. 536087.006. (NOT PLOTTABLE-AFFECTS SUBJECT PROPERTY)

SEC. 17



MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M18

Crew: JG
 Checked: NHC
 Drawn: TWB
 Record Drawing by/dater:

Revisions

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Nathan H. Carlson
 Date: 4/28/16 License No. 45873

Prepared for:
Ryan Companies US, Inc.
 Minneapolis, MN

CENTRAL AVENUE ACRES FIFTH ADDITION
 Anoka County, MN

Preliminary Plat

Date: 4/28/16
 Sheet: 1 OF 1

LEGEND

SCALE
 40 0 40 80 120
 IN FEET

THE EAST LINE OF LOT 3, BLOCK 1, CENTRAL AVENUE ACRES THIRD ADDITION IS ASSUMED TO BEAR SOUTH 04 DEGREES 41 MINUTES 22 SECONDS WEST ACCORDING TO THE RECORDED PLAT THEREOF.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 45873
 ● DENOTES FOUND IRON MONUMENT

BENCHMARK
 Top hat of hydrant = 895.06 (NAVD 88)
 Hydrant is located 20' north of the north line of subject property

AREA SUMMARY
 Total site area: 5.30 ac. (230,890 ± 1)
 Lot 1, Block 1: 3.49 ac. (152,209 ± 1)
 Lot 2, Block 1: 1.81 ac. (78,681 ± 1)

SURVEYOR:
 Westwood Professional Services, Inc.
 3701 12th Street North, Suite 206
 St. Cloud, Minnesota 56303
 Ph: (320)253-9495

DEVELOPER/ENGINEER:
 Ryan A+E, Inc.
 50 South Tenth Street, Suite 300
 Minneapolis, MN 55403-2012

OWNER:
 Ryan A+E, Inc.
 50 South Tenth Street, Suite 300
 Minneapolis, MN 55403-2012