

SURVEY NOTES

- The bearing system is based on an assumed bearing of South 89 degrees 52 minutes 00 seconds East for the south line of the north 1416.26 feet of the West Half of the Southwest Quarter, Section 20, Township 28, Range 22.
- The vertical datum is based on NAVD83. The originating bench marks are MNDOT BUICK and MNDOT FORD, both referenced from the MNDOT Geodetic Database.
- BENCHMARK #1**
Top of hydrant at south east corner of surveyed property. Elev=980.82
- BENCHMARK #2**
Top of hydrant at southwest corner of surveyed property. Elev=1001.52
- Subject property's addresses and property identification numbers are:
Parcel 3: 1585 Robert Street S 42020054017
Parcel 1: 1701 Robert Street S 42547720103
Parcel 4: 1725 Robert Street S 42020054012
- The fieldwork for this survey was conducted while the subject property was under the cover of a significant amount of ice and snow; all features visible under these conditions are shown on the survey.
- There appear to be several electric underground lines crossing the subject property and serving buildings on Parcels 3 and 1 without the benefit of an easement.

SUBJECT PROPERTY

- Parcel 3:
Description from title commitment:
The East 280 feet of the North 133.19 feet of the North 296.38 feet of the South 466.38 feet of the North 1416.26 feet of the East 477 feet of the West One-Half of the Southwest One-Quarter of Section 20, Township 28, Range 22, except the East 40 feet taken for Robert Street.
Dakota County, Minnesota
Abstract Property
- The following comments, regarding easements etc. that the surveyed property is subject to, reference Schedule B, Part 2 of Title Commitment No. 51033, dated 03/03/2016, that Commercial Partners Title, LLC is agent for Old Republic National Title Insurance Company has provided us. The comments use the same numbering system as in said Part 2. Exception Items No's. 1-4 are not survey related items.
- Terms and conditions of Easement Agreement dated November 5, 1984, filed January 28, 1985, as Document No. 677278. Easement is shown on the survey.
 - Terms and conditions of Sanitary Sewer Easement Agreement dated November 24, 2008, filed December 2, 2008, as Document No. 2625013. Easement is shown on the survey.
 - Terms and conditions of Encroachment Easement dated October 31, 2013, filed December 31, 2013, as Document No. 2991271. Easement does not affect the surveyed property it is not shown on the survey.
 - Temporary easement for construction purposes and easement for public sidewalk, landscape, wall, drainage and utility purposes in favor of the City of West St. Paul, acquired in Condominium, as evidenced by Notice of Lis Pendens filed December 23, 2013, as Document No. 2991893; Order filed April 11, 2014, as Document No. 3006895; and Receipt of Deposit filed April 11, 2014, as Document No. 3006893. The Document No. 2991893 as provided to the surveyor is a Lis Pendens and does not create any easements; easements are shown as defined by Doc Nos. 3006895 and 3006893.
- Parcel 1 and 2:
Description from title commitment:
Parcel 1:
Lot 1, Block 1, Robert Street Sonic Addition, Dakota County, Minnesota.
Abstract Property
- Parcel 2:
Non-exclusive easement for sanitary sewer purposes as contained in Sanitary Sewer Easement Agreement dated November 24, 2008, filed December 2, 2008, as Document No. 2625013.
- The following comments, regarding easements etc. that the surveyed property is subject to, reference Schedule B, Part 2 of Title Commitment No. 51034, dated 03/03/2016, that Commercial Partners Title, LLC is agent for Old Republic National Title Insurance Company has provided us. The comments use the same numbering system as in said Part 2. Exception Items No's. 1-4 and 18 are not survey related items.
- Easements for utilities and drainage as shown on the recorded plat of Robert Street Sonic Addition. Easements are shown on the survey.
 - Easement for sewer purposes, for the benefit of adjacent property to the North, as created in document dated October 17, 1984, filed January 28, 1985, as Document No. 677278. Easement is shown on the survey.
 - Minutes in Case #08-04, a Variance Approval for Five Variances adopted September 16, 2008, filed December 2, 2008, as Document No. 2625008. Document affects all of Parcel 1.
 - Resolution No. 08-100, approving Site Plan for a Lot Combination adopted September 23, 2008, filed December 2, 2008, as Document No. 2625009. Amended by Resolution No. 08-107 approving a site plan amendment adopted October 27, 2008, filed November 14, 2008, as Document No. 2622287. Documents affect all of Parcel 1.
 - Resolution No. 08-99, approving Conditional Use Permit adopted September 22, 2008, filed December 2, 2008, as Document No. 2625011. Document affects all of Parcel 1.
 - Terms and conditions of easement and easements contained in Sanitary Sewer Easement Agreement dated November 24, 2008, filed December 2, 2008, as Document No. 2625013. Easement benefits Parcel 1; it is shown on the survey.
 - Temporary easements for construction purposes, in favor of the City of West St. Paul, as created in document dated March 20, 2014, filed May 16, 2014, as Document No. 3011607, and filed May 23, 2014, as Document No. 3012456. Easements expire no later than November 25, 2017. Easements are shown on the survey.
 - Notice of Lis Pendens to acquire perpetual easement for public sidewalk, landscape, wall, drainage and utility purposes dated June 18, 2015, filed June 15, 2015, as Document No. 3073880. Plaintiff is the City of West St. Paul, a Minnesota municipal corporation. Court File Number is 15HA-CV-15-1858. Receipt of Deposit dated August 13, 2015, filed August 18, 2015, as Document No. 3082861. No Final Certificate or Order Transferring Title and Possession appears of record. Easements are shown on the survey.
 - Subject to the following matters as shown on the survey prepared by Loucks Associates dated July 1, 2008, last revised September 25, 2008:
a. There is a curb out between the land and adjacent property to the West and North.
b. A bench mark is on the Southwest corner of the land.
Curb out and bench are shown on the survey.
- Parcel 4:
Description from title commitment:
South 200 feet of North 1416.26 feet of West Half of the West Half of the Southwest Quarter of Section Twenty (20), Township Twenty Eight (28), Range Twenty Two (22), Dakota County, Minnesota, EXCEPTING therefrom the West 12 feet thereof;
AND
EXCEPTING that part thereof lying Easterly of Line 1 described below:
Line 1:
From a point on the East line of the West Half of the Southwest Quarter of said Section 20, distant 1277.56 feet South of the Northeast corner thereof, run Westerly at right angles to the East line of said West Half of the Southwest Quarter to an intersection with the Westerly right of way line of said Trunk Highway No. 53 which is the south of beginning of Line 1 to be described; thence run Southwesterly to a point distant 60 feet Westerly (Measured at right angles) of a point on the East line of said West Half of the Southwest Quarter, distant 2392.56 feet South of the Northeast corner of said West Half of the Southwest Quarter; thence run Southwesterly parallel with the East line of said West Half of the Southwest Quarter for 45 feet; thence run Southwesterly to the point of intersection of the Westerly right of way line of said Trunk Highway No. 53 with a line run Westerly at right angles to the East line of said West Half of the Southwest Quarter from a point distant 1347.56 feet South of the Northeast corner of said West Half of the Southwest Quarter and thence terminating, according to the Government Survey thereof.
Dakota County, Minnesota
Abstract Property
- The following comments, regarding easements etc. that the surveyed property is subject to, reference Schedule B, Part 2 of Title Commitment No. 40364, dated 06/12/2015, that Commercial Partners Title, LLC is agent for Stewart Title Guaranty Company has provided us. The comments use the same numbering system as in said Part 2. Exception Items No's. 1-30 are not survey related items.
- Easement for sidewalk, landscape, wall, drainage and utility and construction purposes, in favor of the City of West St. Paul, as contained in document dated April 4, 2014, filed April 11, 2014, as Document No. 3006895, and in document dated March 28, 2014, filed April 11, 2014, as Document No. 3006895. Easement, as well as temporary construction easements described in said documents, are shown on the survey.

"TABLE A" NOTES

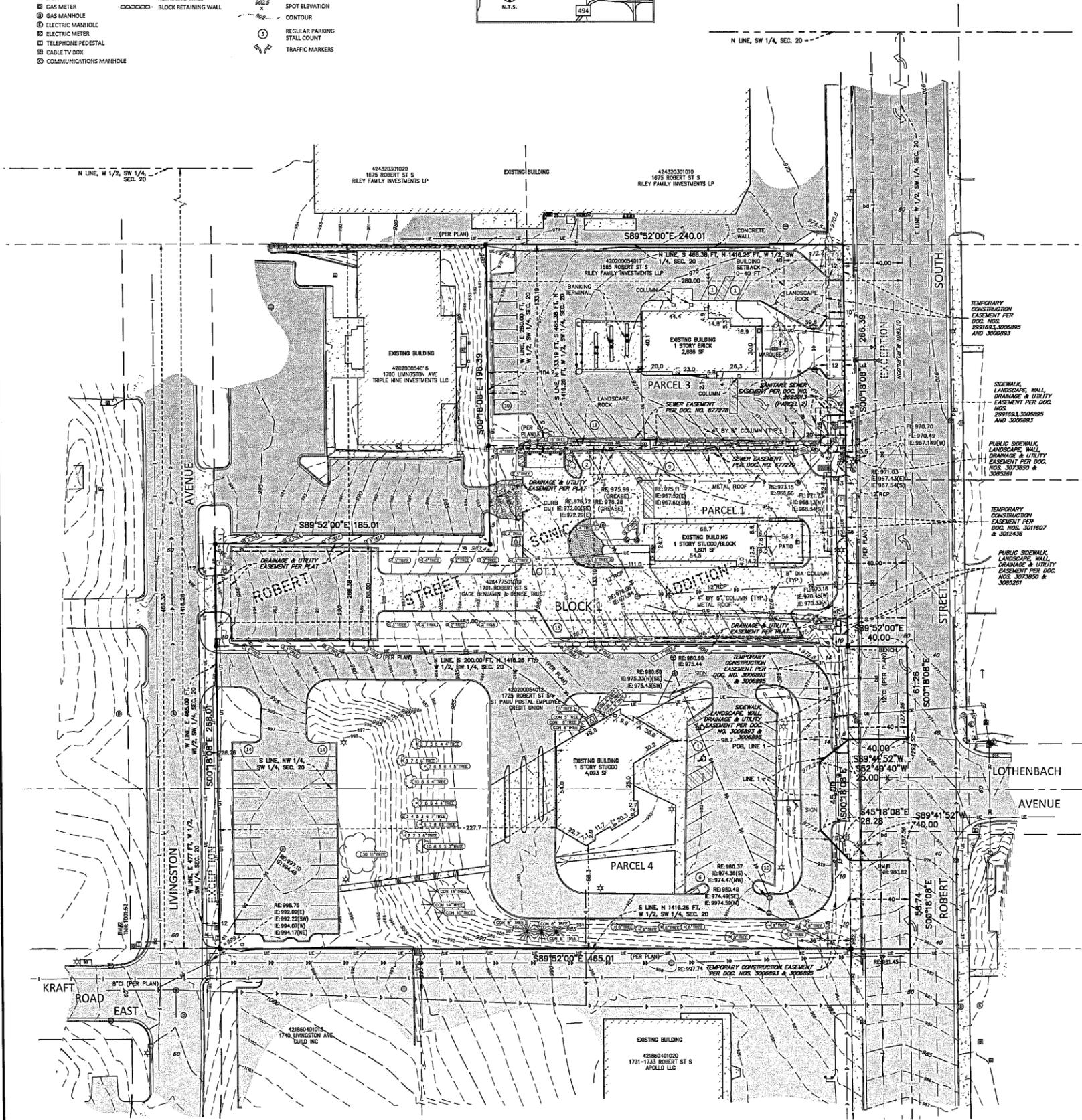
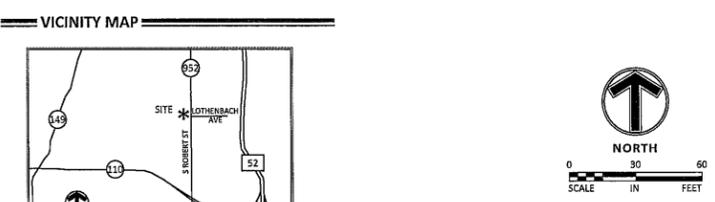
- The subject property lies within Flood Plain Zone X - Area of minimal flood hazard, per FEMA, FIRM Map Panel 27122C01146 (flood map not printed) dated 06/04/2010.
 - The gross land area of the subject property is 3.783 Acres or 165,066 Square Feet.
 - The zoning information has not been provided by the client. The subject property is zoned R-3 General Residential, per West St. Paul online zoning map as of 03/22/2016. Per city code of the City of West St. Paul, setback requirements, height and floor space area restrictions and other requirements for properties zoned R-3 are as follows:
Minimum Setbacks:
Building: Front: 10-40 ft, Side: 0 ft, Rear: 0 ft, Not Permitted: 0 ft
Side adjacent to "R": 10 ft, Side adjacent to street: 10 ft, Rear: 10 ft
 - Building setback lines for Parcel 3 are shown on the survey. Setback requirements for Parcels 1 and 4 require an interpretation by the surveyor; a zoning report or letter has not been provided to the surveyor by the client.
 - The buildings and exterior dimensions of the outside wall at ground level are shown on the survey; it may not be the foundation wall.
b. The square footage of the buildings is shown on the survey.
 - Substantial features observed in the process of conducting the fieldwork are shown on the survey.
 - The parking areas and striping on the subject property are shown. There are 4 handicap parking stalls, and there are 101 regular parking stalls for a total of 105 parking stalls.
 - Underground utilities are per a combination of the following:
a) Observed evidence,
b) Evidence from plans requested by the surveyor and obtained from utility companies, or provided by client [with reference as to the sources of information], and
c) Markings requested by the surveyor from Gopher State One-Call, Ticket Nos. 163360597, 163360598, 160305959.
- A Gopher State One Call (GSOC) request was placed on 02/05/2016 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, 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. Pursuant to MS 216.0 contact Gopher State One Call at (651-454-0001) prior to any excavation.
- The names of adjoining owners according to current tax records are shown on the survey.

CERTIFICATION

To Condor Corporation, Robert Street Investors, LLP, Riley Family Investments, LLP, a Minnesota limited liability partnership; The Benjamin and Derise Gage Trust dated June 27, 1990; St. Paul Postal Employees Credit Union; Commercial Partners Title, LLC; Old Republic National Title Insurance Company and Stewart Title Guaranty Company:
This is to certify that this map or plan 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), 8, 9, 11 and 13 of Table A thereof. The field work was completed on 02/18/2016.
Dated this 29th day of March, 2016.
Sambatek, Inc.
Rick M. Blom
Rick M. Blom, LS
Minnesota License No. 21179
rblom@sambatek.com

LEGEND

● FOUND MONUMENT	— BOUNDARY LINE	— EASEMENT LINE
○ SET MONUMENT MARKED LS 5725	— RIGHT-OF-WAY LINE	— TREE LINE
⊕ GATE VALVE / HYDRANT	— UNDERLYING / ADJACENT LOT	— CONCRETE CURB
⊙ SANITARY MANHOLE	— BUILDING SETBACK LINE	— BUILDING LINE
○ CLEAN OUT	— SECTION LINE	— BUILDING CANOPY
⊕ STORM MANHOLE	— WATERMAIN	— BITUMINOUS SURFACE
⊕ STORM CATCH BASIN	— SANITARY SEWER	— CONCRETE SURFACE
⊕ TRANSFORMER	— STORM SEWER	— BRICK SURFACE
⊕ LIGHT	— UNDERGROUND ELECTRIC	— DECIDUOUS TREE
⊕ GUY ANCHOR	— UNDERGROUND GAS	— CONIFEROUS TREE
⊕ UTILITY POLE	— OVERHEAD ELECTRIC	— SPOT ELEVATION
⊕ GUARD POST	— METAL FENCE	— CONTOUR
⊕ SIGN	— RETAINING WALL	— REGULAR PARKING
⊕ GAS METER	— BLOCK RETAINING WALL	— STALL COUNT
⊕ GAS MANHOLE		— TRAFFIC MARKERS
⊕ ELECTRIC MANHOLE		
⊕ ELECTRIC METER		
⊕ TELEPHONE PEDESTAL		
⊕ CABLE TV BOX		
⊕ COMMUNICATIONS MANHOLE		



ROBERT STREET RILEY ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Robert Street Investors, LLLP, a Minnesota limited liability limited partnership, owner of the following described property situated in the County of Dakota, State of Minnesota:

The East 280 feet of the North 133.19 feet of the North 266.38 feet of the South 466.38 feet of the North 1,416.26 feet of the East 477 feet of the West One-Half of the Southwest One-Quarter of Section 20, Township 28, Range 22, except the East 40 feet taken for Robert Street.

TOGETHER WITH

Lot 1, Block 1, Robert Street Sonic Addition.

TOGETHER WITH

The south 200 feet of the north 1416.26 feet of the east 477 feet of the West Half of the Southwest Quarter of Section 20, Township 28, Range 22, Dakota County, Minnesota, EXCEPTING therefrom the west 12 feet thereof; AND EXCEPTING that part thereof lying easterly of Line 1 described below:

Line 1:

From a point on the east line of the West Half of the Southwest Quarter of said Section 20, distant 1277.56 feet south of the northeast corner thereof, run westerly at right angles to the east line of said West Half of the Southwest Quarter to an intersection with the westerly right of way line of said Trunk Highway No. 52 which is the point of beginning of Line 1 to be described; thence run southwesterly to a point distant 60 feet westerly (Measured at right angles) of a point on the east line of said West Half of the Southwest Quarter, distant 1292.56 feet south of the northeast corner of said West Half of the Southwest Quarter; thence run southerly parallel with the east line of said West Half of the Southwest Quarter for 45 feet; thence run southeasterly to the point of intersection of the westerly right of way line of said Trunk Highway No. 52 with a line run westerly at right angles to the east line of said West Half of the Southwest Quarter from a point thereon distant 1357.56 feet south of the northeast corner of said West Half of the Southwest Quarter and there terminating, according to the Government Survey thereof.

Has caused the same to be surveyed and platted as ROBERT STREET RILEY ADDITION, and does hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Robert Street Investors, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: _____

By: _____, as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of Robert Street Investors, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Notary Printed Name _____

I Rick M. Blom do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.1, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

Rick M. Blom, Licensed Land Surveyor, Minnesota License No. 21729

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Rick M. Blom.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Notary Printed Name _____

WEST ST. PAUL CITY COUNCIL

This plat was approved by the City of West St. Paul, Minnesota this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor
By: _____ Clerk

DAKOTA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
Todd B. Tollefson, Dakota County Surveyor

DAKOTA COUNTY BOARD

We do hereby certify that on the _____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota, approved this plat of ROBERT STREET RILEY ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Chair, County Board
Attest: _____ County Treasurer-Auditor

DAKOTA COUNTY PROPERTY TAXATION AND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

By: _____
Director, Department of Property Taxation and Records

DAKOTA COUNTY RECORDER

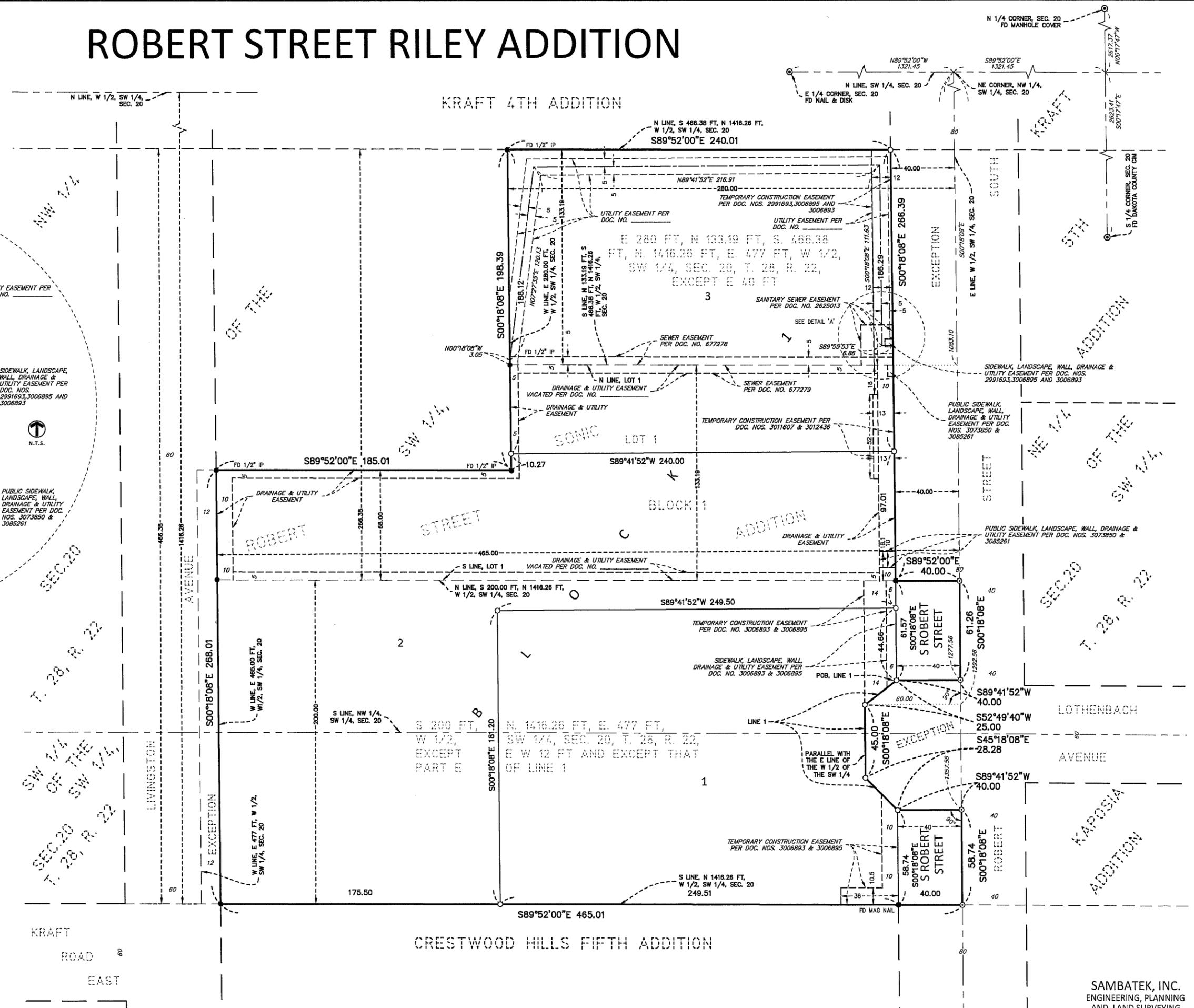
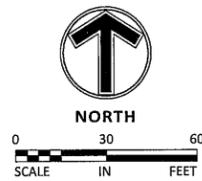
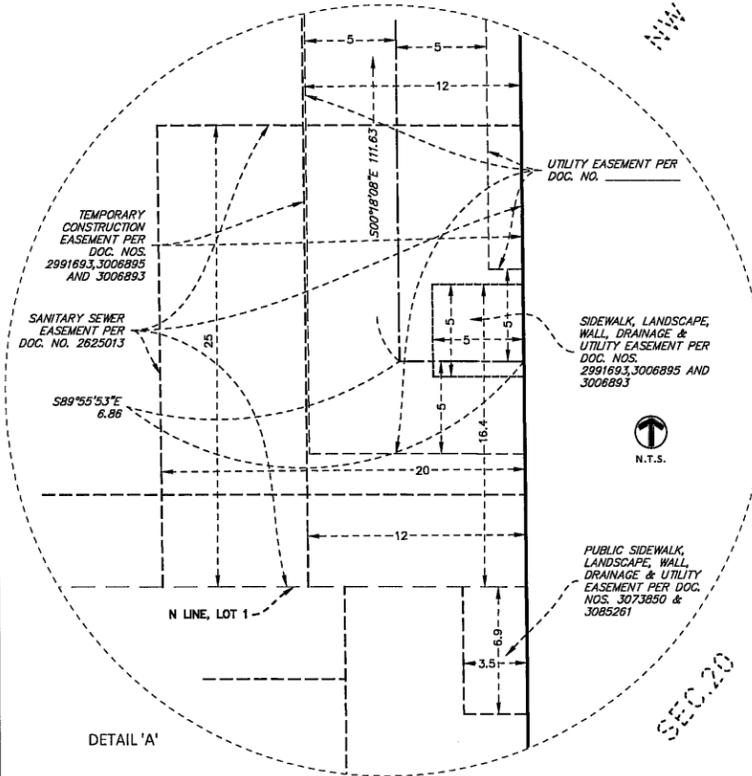
I hereby certify that this plat of ROBERT STREET RILEY ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ .M., and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

By: _____
County Recorder

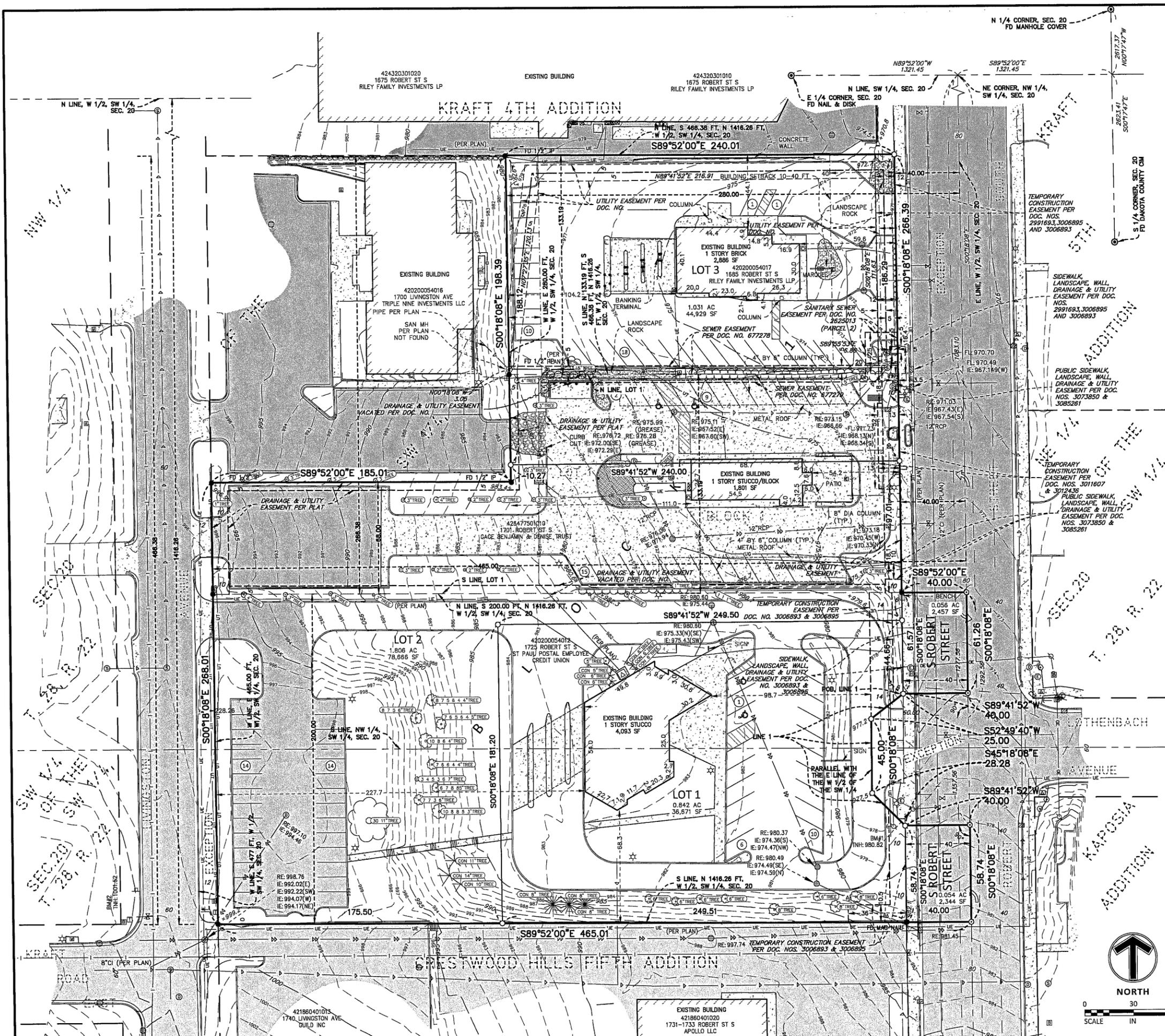
ROBERT STREET RILEY ADDITION

- DENOTES 1/2 INCH IRON MONUMENT MARKED BY LICENSE NO. 17255 FOUND, UNLESS OTHERWISE INDICATED.
- DENOTES 1/2 INCH BY 18 INCH IRON MONUMENT MARKED BY LICENSE NO. 21729 SET.
- ⊙ DENOTES MAG NAIL SET.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE SOUTH LINE OF THE NORTH 1416.26 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER, SEC. 20, T. 28, R. 22 HAVING AN ASSUMED BEARING OF SOUTH 89°52'00"EAST.



SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING



SURVEY NOTES

- The bearing system is based on an assumed bearing of South 89 degrees 52 minutes 00 seconds East for the south line of the north 1416.26 feet of the West Half of the Southwest Quarter, Section 20, Township 28, Range 22.
 - The vertical datum is based on NAVD88. The originating bench marks are MNDOT BUICK and MNDOT FORD, both referenced from the MndOT Geodetic Database.
- BENCHMARK #1**
Top nut of hydrant at south east corner of surveyed property. Elev.=980.82
- BENCHMARK #2**
Top nut of hydrant at southwest corner of surveyed property. Elev.=1001.52
3. Subject property's addresses and property identification numbers are:

DESCRIPTION

The East 280 feet of the North 133.19 feet of the North 266.38 feet of the South 466.38 feet of the North 1416.26 feet of the East 477 feet of the West One-Half of the Southwest Quarter of Section 20, Township 28, Range 22, except the East 40 feet taken for Robert Street.

TOGETHER WITH
Lot 1, Block 1, Robert Street Sonic Addition, Dakota County, Minnesota.

TOGETHER WITH
South 200 feet of North 1416.26 feet of East 477 feet of the West Half of the Southwest Quarter of Section Twenty (20), Township Twenty Eight (28), Range Twenty Two (22), Dakota County, Minnesota, EXCEPTING therefrom the West 12 feet thereof; AND EXCEPTING that part thereof lying Easterly of Line 1 described below:

Line 1:
From a point on the East line of the West Half of the Southwest Quarter of said Section 20, distant 1277.56 feet South of the Northeast corner thereof, run Westerly at right angles to the East line of said West Half of the Southwest Quarter to an intersection with the Westerly right of way line of said Trunk Highway No. 52 which is the point of beginning of Line 1 to be described; thence run Southwesterly to a point distant 60 feet Westerly (Measured at right angles) of a point on the East line of said West Half of the Southwest Quarter, distant 1292.56 feet South of the Northeast corner of said West Half of the Southwest Quarter; thence run Southerly parallel with the East line of said West Half of the Southwest Quarter for 45 feet; thence run Southwesterly to the point of intersection of the Westerly right of way line of said Trunk Highway No. 52 with a line run Westerly at right angles to the East line of said West Half of the Southwest Quarter from a point thereon distant 1357.56 feet South of the Northeast corner of said West Half of the Southwest Quarter and there terminating, according to the Government Survey thereof.
Dakota County, Minnesota

SITE SETBACKS

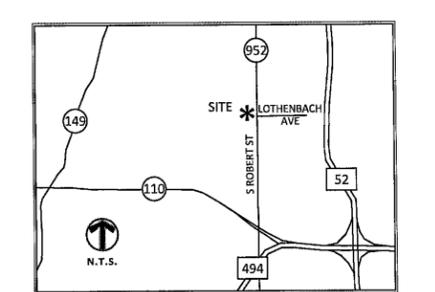
Zone: B-3 General Business Minimum Building Setbacks:

Front:	10-40 ft
Side:	0 ft
Side adjacent to "R":	10 ft
Side adjacent to street:	10-30 ft
Rear:	20 ft

LOT SUMMARY

Lot 1, Block 1:	36,671 s.f.
Lot 2, Block 1:	78,666 s.f.
Lot 3, Block 1:	44,929 s.f.
Robert Street	4,803 s.f.
Total Site Area:	165,067 s.f.

VICINITY MAP



LEGEND

- | | |
|--------------------------------|-------------------------------|
| ● FOUND MONUMENT | — BOUNDARY LINE |
| ○ SET MONUMENT MARKED L5 21279 | — RIGHT-OF-WAY LINE |
| ⊕ GATE VALVE / HYDRANT | — UNDERLYING / ADJACENT LOT |
| ⊙ SANITARY MANHOLE | — BUILDING SETBACK LINE |
| ○ CLEAN OUT | — SECTION LINE |
| ⊙ STORM MANHOLE | — WATERMAIN |
| ⊙ STORM CATCH BASIN | — SANITARY SEWER |
| ⊙ TRANSFORMER | — STORM SEWER |
| ☆ LIGHT | — UNDERGROUND ELECTRIC |
| ⊙ GUY ANCHOR | — UNDERGROUND GAS |
| ⊙ UTILITY POLE | — OVERHEAD ELECTRIC |
| ⊙ GUARD POST | — METAL FENCE |
| ⊙ SIGN | — RETAINING WALL |
| ⊙ GAS METER | — BLOCK RETAINING WALL |
| ⊙ GAS MANHOLE | — EASEMENT LINE |
| ⊙ ELECTRIC MANHOLE | — TREE LINE |
| ⊙ ELECTRIC METER | — CONCRETE CURB |
| ⊙ TELEPHONE PEDESTAL | — BUILDING LINE |
| ⊙ CABLE TV BOX | — BUILDING CANOPY |
| ⊙ COMM. MANHOLE | — BITUMINOUS SURFACE |
| | — CONCRETE SURFACE |
| | — BRICK SURFACE |
| | — DECIDUOUS TREE |
| | — CONIFEROUS TREE |
| | — SPOT ELEVATION |
| | — CONTOUR |
| | — REGULAR PARKING STALL COUNT |
| | — TRAFFIC MARKERS |



12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
ROBERT STREET INVESTORS, LLLP

Project
ROBERT STREET RILEY ADDITION

Location
WEST ST. PAUL, MN

Certification
I hereby certify that this survey, plan or report 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.

Summary
Designed: MGS Drawn: DL
Approved: RMB Book / Page: 1264/16
Phase: PRELIMINARY Initial Issue: 04/09/2016

Revision History
No. Date By Submittal / Revision

Sheet Title
PRELIMINARY PLAT

Sheet No. Revision
1/1

Project No. CON20491

PRELIMINARY

