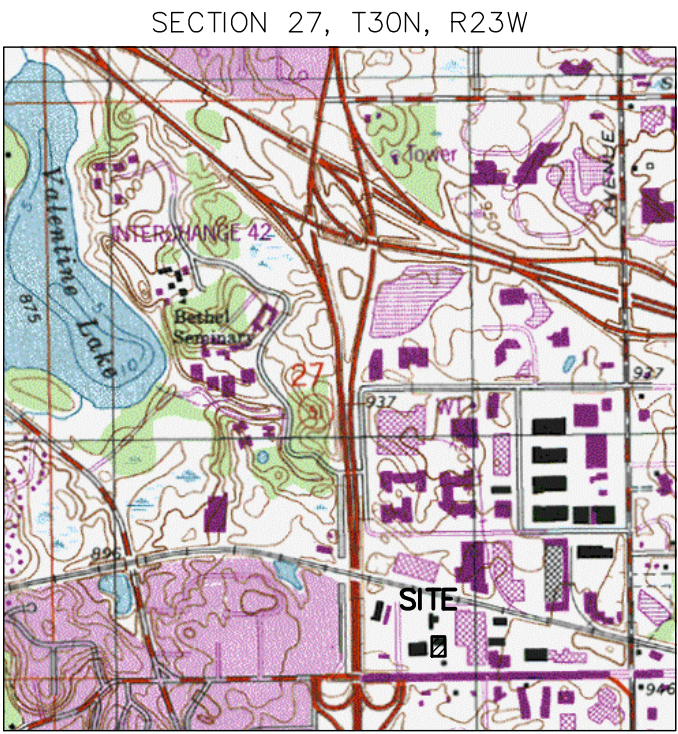


KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@pro-ns.net
www.kempersurveys.com



VICINITY MAP
(NO SCALE)

ZONING REQUIREMENTS

ZONED B-2 - GENERAL BUSINESS DISTRICT

SERVICE BUSINESS IS A PERMITTED USE
CLASS 1 MANUFACTURING & PROCESSING IS AN
ACCESSORY USE
OFFICE IS A PERMITTED USE
RETAIL SALES & SERVICE IS A PERMITTED USE
WAREHOUSING IS AN ACCESSORY USE

MINIMUM LOT AREA - 13,000 SQ. FT.

MINIMUM LOT WIDTH - 100 FEET

MINIMUM LOT DEPTH - 130 FEET

MAXIMUM HEIGHT - 50 FEET

MAXIMUM FLOOR AREA RATIO - 0.8

MAXIMUM STRUCTURE COVERAGE - 45%

MINIMUM LANDSCAPE AREA - 20%

BUILDING SETBACKS:

FRONT - 50 FEET

REAR - 20 FEET

SIDE - 20 FEET MINIMUM/40 FEET TOTAL

PARKING REQUIREMENTS:

- 1 SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA (BUSINESS & PROFESSIONAL OFFICE)
- 1 SPACE FOR EACH EMPLOYEE ON MAJOR SHIFT PLUS 1 SPACE FOR EACH VEHICLE USED IN CONDUCTING THE BUSINESS OR 1 SPACE FOR EACH 1,000 SQ. FT. OF FLOOR AREA, WHICHEVER IS GREATER (OTHER BUSINESS & INDUSTRY)
- 1 SPACE FOR EACH 150 SQ. FT. OF GROSS RETAIL SALES FLOOR SPACE (RETAIL SALES)

(AS PER CITY OF ARDEN HILLS ZONING CODE)

STATEMENT OF APPARENT ENCROACHMENTS

- BITUMINOUS ENCROACHES INTO CONNELLY AVENUE RIGHT OF WAY A MAXIMUM DISTANCE OF 4.3 FEET.
- NO APPARENT EASEMENT FOR CONCRETE STEPS BETWEEN SUBJECT PROPERTY AND ADJACENT PROPERTY TO THE EAST.
- PARKING SPACES ENCROACH INTO CONNELLY AVENUE RIGHT OF WAY.

NOTE: SUBJECT BUILDING DOES NOT CONFORM TO THE CURRENT SETBACK REQUIREMENTS TO THE NORTH, WEST & EAST PROPERTY LINES. LIKELY GRANDFATHERED-IN, AS IT WAS CONSTRUCTED PRIOR TO THE CURRENT ZONING REQUIREMENTS

NOTES

1. THIS SURVEY WAS CONDUCTED WITH A LEICA RCU MS 50 ROBOTIC TOTAL STATION AND LEICA GS-16 & GS07 GPS SYSTEM.
2. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR RADIAL TO SAID PROPERTY LINES.
3. ALL DRIVEWAY AND STREET THROAT DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
4. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
5. THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING ON OR RUNNING THROUGH SUBJECT PROPERTY.
6. UTILITIES SHOWN HEREON ARE AS PER ABOVE GROUND EVIDENCE.
7. ACCESS IS GAINED TO THE SUBJECT PROPERTY VIA CONNELLY AVENUE, WHICH IS A PUBLIC ROAD EASEMENT.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



NORTHWESTERLY SIDE OF 3628 CONNELLY AVENUE
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



SOUTHWESTERLY SIDE OF 3628 CONNELLY AVENUE
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

0 10 20
1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(NAD83, 1996)

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

LEGAL DESCRIPTION

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 723284
DATED OCTOBER 24, 2025

The North 181 feet of South 344 feet
of West 120 feet of East 482 feet of
Southwest Quarter of Southeast Quarter
in Section 27, Township 30, Range 23,
Ramsey County, Minnesota

AREA SUMMARY

SUBJECT PROPERTY = 21,720 SQ. FT. OR 0.4986 ACRES

NOTES CORRESPONDING TO SCHEDULE B

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 723284
DATED OCTOBER 24, 2025

13. ROAD EASEMENT DATED DECEMBER 12, 1977, FILED APRIL 19,
1978 AS DOCUMENT NUMBER 2000323.
DESCRIBES THE RIGHT OF WAY OF CONNELLY AVENUE.
AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

14. SPECIAL USE PERMIT FILED DECEMBER 21, 1987 AS DOCUMENT
NUMBER 2419775.
GRANTED A SPECIAL USE PERMIT FOR A ROOFTOP SIGN TO
"TRANSPORTATION ELECTRONICS". PERMIT STATES: "THIS SPECIAL
USE PERMIT SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE
PERMITTEE VACATES THE PREMISES WHICH ARE THE SUBJECT
HEREOF WHERE UPON THE PERMIT SHALL BE NO LONGER OF ANY
FORCE AND EFFECT AND THE SIGN SHALL BE REMOVED FROM THE
PREMISES."
NO SUCH SIGN EXISTS AT THE TIME OF THIS SURVEY.
NO LONGER AFFECTS SUBJECT PROPERTY.



SOUTHWESTERLY SIDE OF 3628 CONNELLY AVENUE
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

SURVEYOR'S CERTIFICATE

To: Scale Model Supplies, Inc., a Minnesota corporation;
Newmark Knight Frank, its successors and/or assigns, as their interest map appear;
Stewart Title Guaranty Company;
Land Title, Inc.

This is to certify that this map or plat and the survey on which it is based were
made in accordance with the 2021 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(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17
and 18 of Table A thereof. The field work was completed on November 25, 2025.

Date: DECEMBER 8, 2025

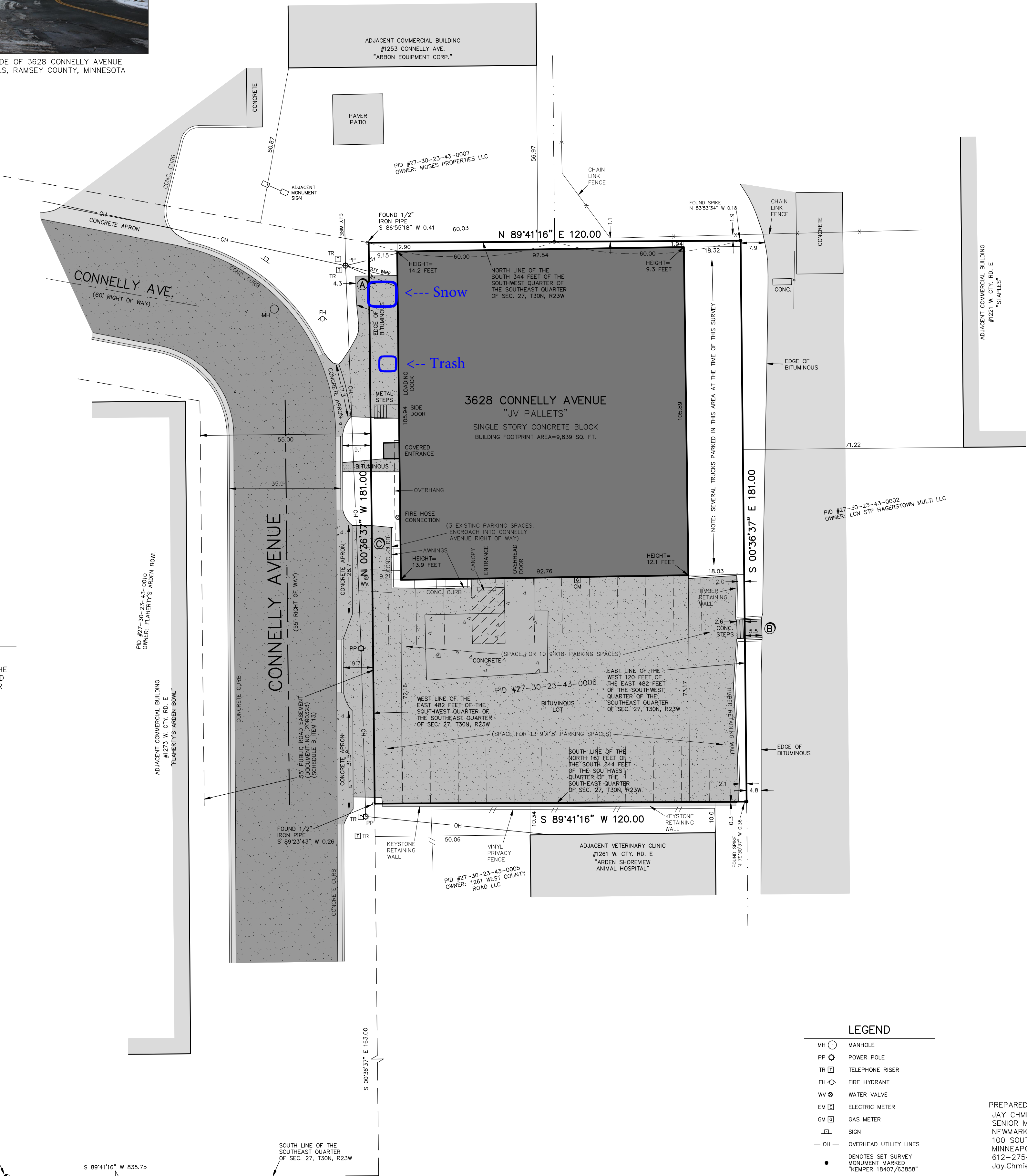
Mark D. Kemper
Mark D. Kemper, Professional Land Surveyor
Minnesota Registration No. 18407
Kemper & Associates, Inc.
721 Old Highway 8 N.W.
New Brighton, Minnesota 55112
Phone 651-631-0351
Fax 651-631-8805
email: kemper@pro-ns.net



ALTA/NSPS SURVEY OF

3628 CONNELLY AVENUE

CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



LEGEND

- MH ○ MANHOLE
- PP ● POWER POLE
- TR □ TELEPHONE RISER
- PH ○ FIRE HYDRANT
- WV ⊗ WATER VALVE
- EM □ ELECTRIC METER
- GM □ GAS METER
- SIGN
- OH — OVERHEAD UTILITY LINES
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407/63858"

PREPARED FOR:
JAY CHMIELESKI
SENIOR MANAGING DIRECTOR
NEWMARK
100 SOUTH FIFTH ST., STE. 2100
MINNEAPOLIS, MINNESOTA 55402
612-275-3772
Jay.Chmielecki@nmrk.com