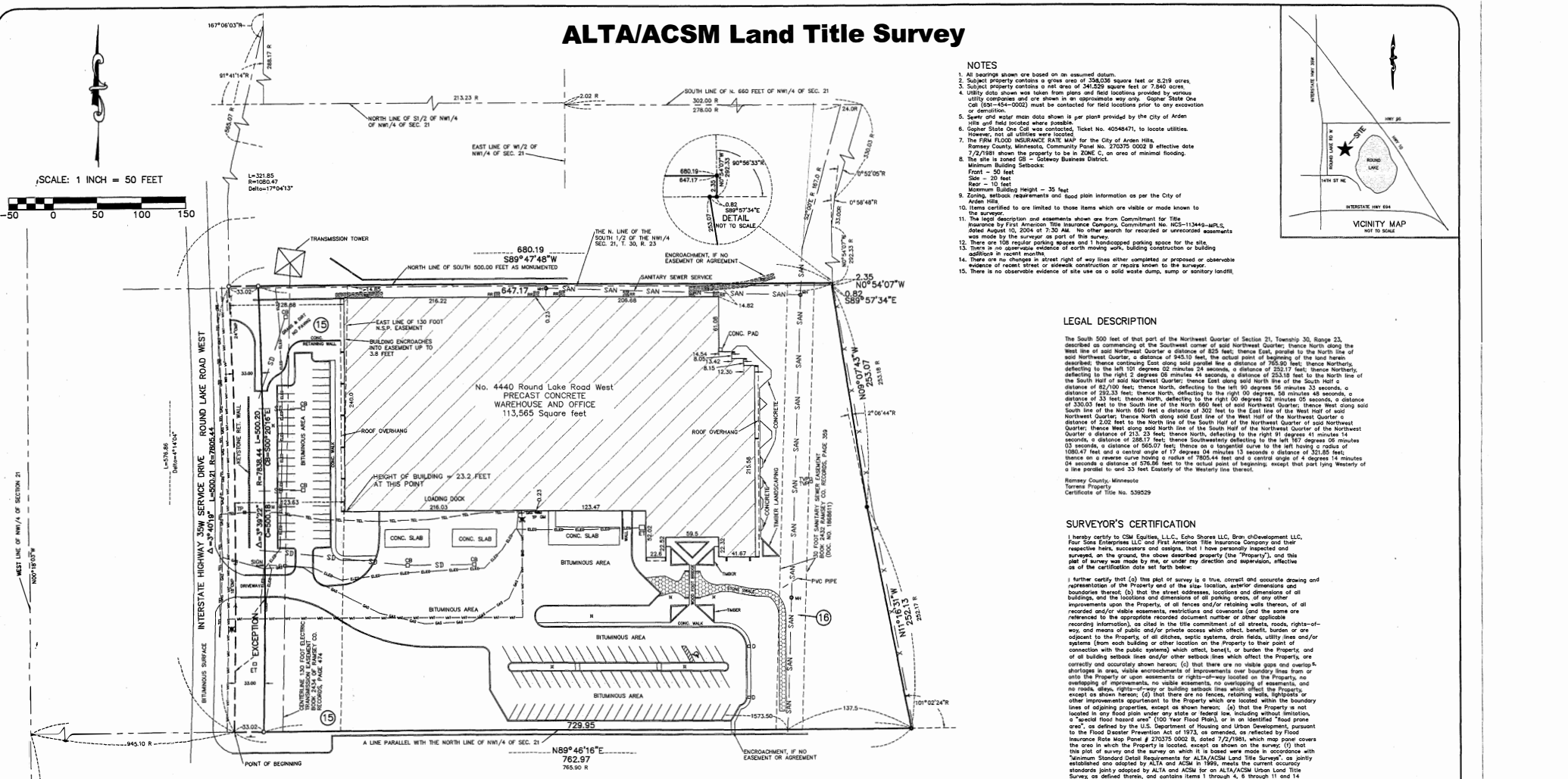
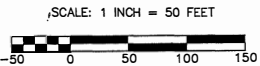
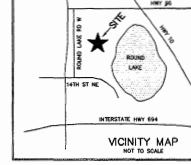


ALTA/ACSM Land Title Survey



NOTES

- All bearings shown are based on an assumed datum.
- Subject property contains a gross area of 358,036 square feet or 8.219 acres.
- Subject property contains a net area of 241,829 square feet or 7,840 acres.
- Utility data shown was taken from plans and field locations provided by various utility companies and are shown in an approximate way only. (Source: State of MN Call Logs--654-0002) must be contacted for field locations prior to any excavation or demolition.
- Sewer and water man data shown is per plan provided by the City of Arden Hills and field located where possible.
- Sooper State One-Call was contacted. Ticket No. 40548471, to locate utilities. However, not all utilities were located.
- The FIRM FLOOD INSURANCE RATE MAP for the City of Arden Hills, Ramsey County, Minnesota, Community Plan No. 770375 0002 B effective date 7/2/1991 shows the property to be in ZONE C, an area of minimal flooding. The site is zoned SB - Gateway Business District.
- Minimum Building Setbacks:
Front - 50 feet
Side - 20 feet
Rear - 10 feet
Maximum Building Height - 35 feet
- Zoning, setback requirements and flood plain information as per the City of Arden Hills.
- Items identified are limited to those items which are visible or made known to the surveyor.
- The legal description and easements shown are from Commitment No. Title Insurance by First American Title Insurance Company, Commitment No. HCS-113449-MPLS, dated August 10, 2004 at 7:30 AM. No other search for recorded or unrecorded easements was made by the surveyor on part of this survey.
- There are 128 meter parking spaces and 1 handicapped parking space for the site.
- There is no observable evidence of earth moving work, building construction or building addition in recent months.
- There are no changes in street right of way lines either completed or proposed or observable evidence of recent street or sidewalk construction or repairs known to the surveyor.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.



LEGAL DESCRIPTION

The South 500 feet of that part of the Northwest Quarter of Section 21, Township 30, Range 23, described as commencing at the Southwest corner of said Northwest Quarter; thence North along the West line of said Northwest Quarter a distance of 945.10 feet, the actual point of beginning of the land herein described; thence East along said North line a distance of 252.17 feet; thence North, deflecting to the left 101 degrees 02 minutes 24 seconds, a distance of 252.17 feet; thence North, along said North line a distance of 252.17 feet; thence East along said North line of the South Half of said Northwest Quarter; thence East along said North line of the South Half of said Northwest Quarter; thence North, deflecting to the right 90 degrees 58 minutes 48 seconds, a distance of 330.03 feet to the South line of the North 860 feet of said Northwest Quarter; thence West along said South line of the North 860 feet of the South Half of the Northwest Quarter of said Northwest Quarter; thence North along East line of the West Half of the Northwest Quarter a distance of 1200 feet to the North line of the South Half of the Northwest Quarter of said Northwest Quarter; thence West along said East line of the South Half of the Northwest Quarter of the Northwest Quarter a distance of 252.17 feet; thence North, deflecting to the right 91 degrees 41 minutes 14 seconds, a distance of 288.73 feet; thence Southwesterly, deflecting to the left 167 degrees 06 minutes 03 seconds, a distance of 860.07 feet; thence on a tangential curve to the left having a radius of 1080.47 feet and a central angle of 17 degrees 04 minutes 13 seconds a distance of 321.85 feet; thence reverse curve having a radius of 7826.44 feet and a central angle of 4 degrees 14 minutes 04 seconds a distance of 576.86 feet to the actual point of beginning; except that part lying Westerly of a line parallel to and 33 feet East of the West line of said Northwest Quarter.

Ramsey County, Minnesota
Towns Property
Certificate of Title No. 539529

SURVEYOR'S CERTIFICATION

I hereby certify to CSM Equities, L.L.C., Echo Shores LLC, Bran, dDevelopment LLC, Four Sites Enterprises LLC and First American Title Insurance Company and their respective heirs, successors and assigns, that I have personally inspected and surveyed, on the ground, the above described property (the "Property"), and this plat of survey was made by me, or under my direction and supervision, effective as of the certification date set forth below.

I further certify that (a) this plat of survey is a true, correct and accurate drawing and representation of the Property and of the site location, exterior dimensions and boundaries thereof; (b) that the street addresses, locations and dimensions of all buildings, and the locations and dimensions of all parking areas, of any other improvements upon the Property, of all fences and/or retaining walls thereon, of all recorded and/or visible easements, restrictions and covenants (and the same are referenced to the appropriate recorded document number or other applicable recording information), as filed in the title commitment of all streets, roads, rights-of-way, and means of public and/or private access which affect, burden or are adjacent to the Property, of all ditches, septic systems, drain fields, utility lines and/or systems (from both building and/or other location on the Property to their point of connection with the public system) which affect, burden or are adjacent to the Property, and of all building setback lines and/or other setback lines which affect the Property, are correctly and accurately shown hereon; (c) that there are no visible gaps and over-encroachments in area, visible encroachments of improvements over boundary lines from or onto the Property or upon easements or rights-of-way located on the Property, no overlapping of improvements, no visible easements, no overlapping of easements, and no roads, alleys, rights-of-way or building setbacks which affect the Property, except as shown hereon; (d) that there are no fences, retaining walls, lightposts or other improvements appurtenant to the Property which are located within the boundary lines of adjoining properties, except as shown hereon; (e) that the Property is not located in any flood plain under any state or federal law, including without limitation, a "special flood hazard area" (100 Year Flood Plain), or in an identified "flood prone area"; or defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Prevention Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel # 270375 0002 B, dated 7/2/1991, which map panel covers the area in which the Property is located, except as shown on the survey; (f) that this plat of survey and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as jointly established and adopted by ALTA and ACSM in 1993; meets the current accuracy standards jointly adopted by ALTA and ACSM for an ALTA/ACSM Urban Lot Land Title Survey, as defined therein, and conforms Items I through 4, 6, 8, 9, 11 and 14 through 16 inclusive of Table A of the 1999 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

Constock & Davis, Inc.
Date: September 21, 2004

By: *[Signature]*
Licensed Land Surveyor
Minnesota License No. 10532

CONSTOCK & DAVIS, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
1446 COUNTY ROAD J
MINNEAPOLIS, MN 55432
PHONE: 763-784-9349
FAX: 763-784-9365
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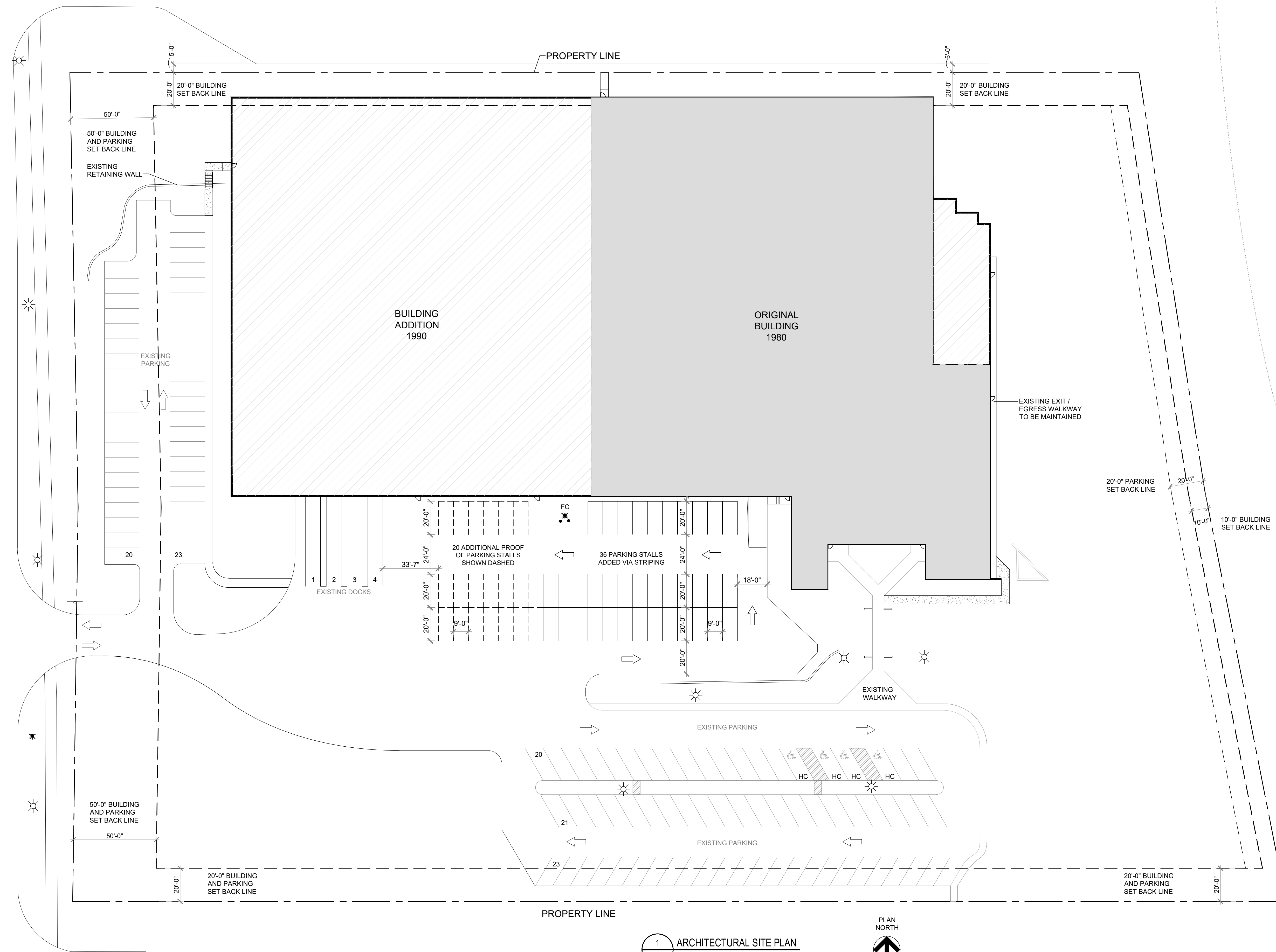
| LEGEND | | | |
|--------|-----------------------|-------|---------------------------|
| CB | CATCH BASIN | ELED | ELECTRIC (UNDERGROUND) |
| D | DRAIN | GAS | GAS MAIN |
| ET | ELECTRIC TRANSFORMER | SAN | SANITARY SEWER |
| GM | GAS METER | SD | STORM SEWER |
| H | HYDRANT | TEL | TELEPHONE (UNDERGROUND) |
| L | LIGHT | WAT | WATER MAIN |
| MH | MAN HOLE | CURB | CURB |
| R | RECORD DIMENSION | FENCE | FENCE |
| SN | RECORD SIGN | WALL | WALL |
| TP | TELEPHONE PEDESTAL | | |
| TYP | TELEPHONE PEDESTAL | | |
| ● | IRON MONUMENT - FOUND | ○ | HANDICAPPED PARKING SPACE |
| ○ | IRON MONUMENT - SET | RR | RR RAP |

SCHEDULE B, SECTION 2 ITEMS

- The following recital appears on the Certificate of Title and will be carried forward to any new Certificate of Title: "Subject to an easement 130 feet in width for electric transmission line purpose in favor of Northern States Power Company, together with the incidental rights connected therewith, as set forth in the instrument recorded in Book 2434 of Ramsey County Records, page 474, the center line of which is described as follows: Commencing at the Southwest corner of the Northwest Quarter of Section 21, Township 30, Range 23, thence East, along the South line of said Northwest Quarter, a distance of 945 feet to the actual point of beginning of the land herein described; thence North, deflecting to the left 101 degrees 02 minutes, a distance of 252.17 feet; thence North, deflecting to the right 1 degree 46 minutes, a distance of 186 feet; thence Northwesterly, deflecting to the right 10 degrees 38 minutes, a distance of 1040 feet; thence Northwesterly to a point on the North line of said Northwest Quarter, distance 1143.0 feet East of the Northwest corner of said Northwest Quarter and there terminating." Plotted on survey.
- The following recital appears on the Certificate of Title and will be carried forward to any new Certificate of Title: "Subject to an easement 30 feet in width for sewer purpose in favor of the City of Arden Hills, together with the incidental rights connected therewith, as set forth in the instrument recorded in Book 2432 of Ramsey County Records, page 359, the center line of which is described as follows: Commencing at a point on the South line of the Northwest Quarter of Section 21, Township 30, Range 23, distant 278 feet East of the East line of the West half of said Northwest Quarter; thence South 2 degrees East (assuming said South line of the North 860 feet as bearing East and West) a distance of 187 feet; thence Southwesterly to a point on a line parallel to the North line of said Northwest Quarter and 825 feet North of the South line of said Northwest Quarter (as measured along the West line of said Northwest Quarter), distant 1573.5 feet East of the West line of said Northwest Quarter and there terminating; the location of which center line was related by subdivision filed in Terrace Case No. 11538." Plotted on survey.
- Rights of the State of Minnesota, the County of Ramsey, the City of Arden Hills, and/or the public, in and to any portion of the land that may lie within the ordinary low water level of Round Lake, nothing to plot.

14 SCHEDULE B ITEM

Existing Site Layout



1 ARCHITECTURAL SITE PLAN
AS-1.0 SCALE: 1" = 30'-0"



| SITE INFORMATION | |
|---|---|
| ZONING DISTRICT: GATEWAY BUSINESS DISTRICT | |
| LEGAL NON-CONFORMING USE | |
| SUBJECT PROPERTY: GROSS AREA 358,036 SF (8.219 ACRES) | |
| SUBJECT PROPERTY: NET AREA 341,529 SF (7.840 ACRES) | |
| TOTAL BUILDING AREA: 113,387 GSF | |
| EXISTING PARKING: 107 STALLS (INCLUDES 4 HC STALLS) | |
| EXISTING DOCKS: 15 ACTIVE / 3 NON-ACTIVE | |
| EXISTING DRIVE-IN: 2 ACTIVE | |
| PARKING CALCULATIONS: | |
| PARKING REQUIREMENT SUMMARY: | |
| BUILDING GSF: | 113,587 GSF |
| BUILDING NSF: | 111,545 NSF |
| OFFICE: | 7,909 SF 07% |
| WHSE: | 103,636 SF 93% |
| PARKING REQUIREMENTS: | |
| OFFICE USE: | (1) SPACE / 250 SF (7,909 / 250) = 32 STALLS |
| INDUSTRY USE: | (1) SPACE / 1,000 SF (103,636 / 1,000) = 104 STALLS |
| MULTIPLE OCC: | (1) SPACE PER USE 2 SPACES REQUIRED |
| TOTAL PARKING STALLS REQUIRED: | 138 STALLS |
| EXISTING PARKING STALLS ON SITE: | 107 STALLS PER SURVEY |
| ADDITIONAL PARKING VIA STRIPING: | 36 STALLS |
| TOTAL PARKING STALLS PROVIDED: | 143 STALLS |
| ADDITIONAL PROOF OF PARKING: | 20 STALLS |
| TOTAL PROOF OF PARKING: | 163 STALLS |

Site Plan Review Layout

PRELIMINARY
NOT FOR
CONSTRUCTION

Project:
Saltbox
4400 Round Lake Road W.
Arden Hills, MN 55112

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

| Issue / Revision | Date |
|----------------------------|------------|
| ISSUE FOR CONCEPT REVIEW | 03-15-2022 |
| ISSUE FOR SITE PLAN REVIEW | 04-01-2022 |

Job: 2022.039.0
Drawn By: DWS Checked By: XXX
Sheet:

ARCHITECTURAL
SITE PLAN

AS-1.0