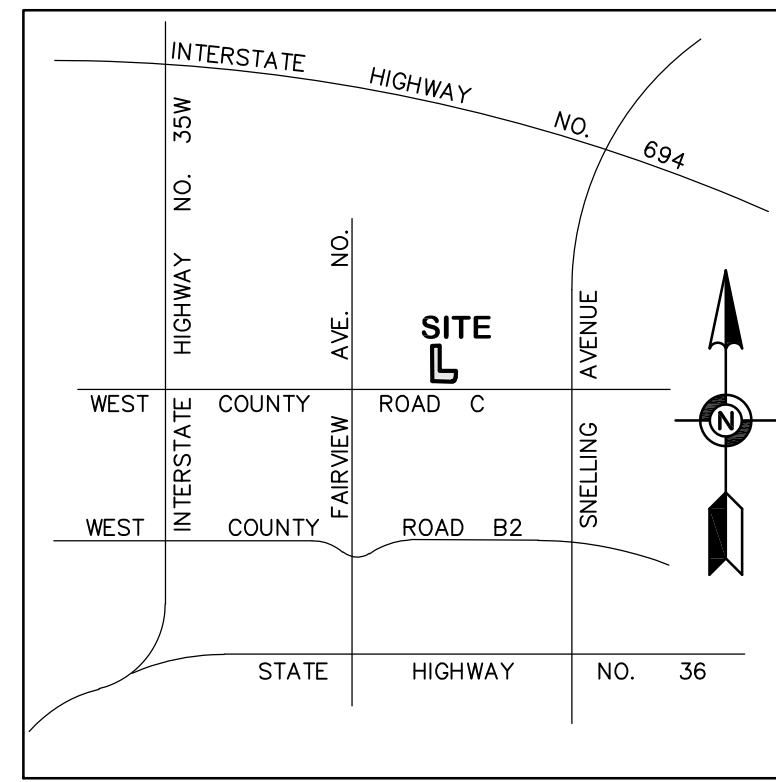


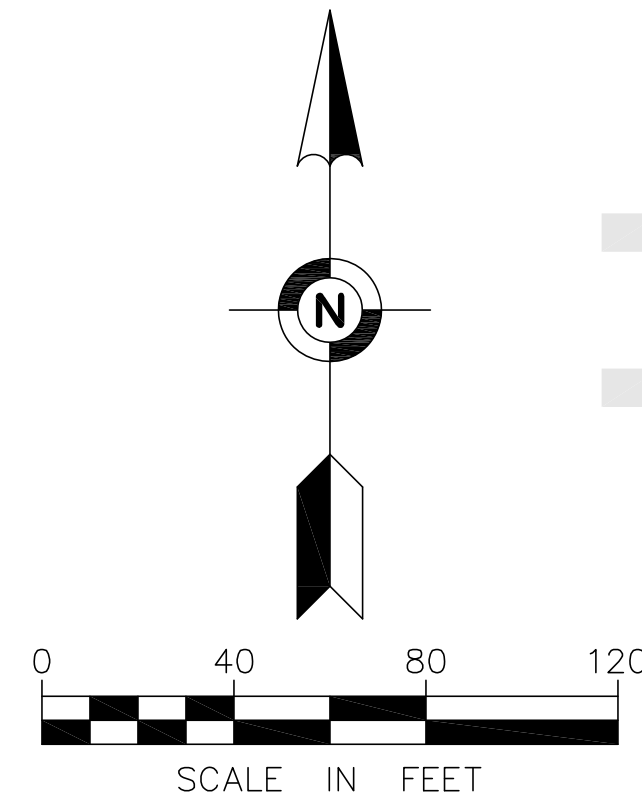
ALTA/NSPS LAND TITLE SURVEY FOR: QUATTRO DEVELOPMENT, LLC



VICINITY MAP
NOT TO SCALE

LEGEND:

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- SPRINKLER BOX
- ELECTRIC MANHOLE
- SEMAPHORE
- PEDESTRIAN POST
- TRAFFIC CONTROL BOX
- GUY WIRE
- UTILITY POLE
- ELECTRIC BOX
- HANDHOLE
- COMMUNICATION BOX
- GAS VALVE
- SIGN
- GAS SIGN
- TELEPHONE SIGN
- CHAIN LINK CONSTRUCTION FENCE
- SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- E UNDERGROUND ELECTRIC
- OHW OVERHEAD WIRE
- TC UNDERGROUND TELECOMMUNICATION
- G UNDERGROUND GAS
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PAVERS SURFACE



● FOUND IRON MONUMENT, AS NOTED
○ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

LEGAL DESCRIPTION:

Lot 2, Block 1, Twin Lakes 4th Addition, Ramsey County, Minnesota.

Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Land Title, Inc as agent for Stewart Title Guaranty Company, Commitment No. 661752 dated May 26, 2022.
- The surveyed property has access to County Road C West, a public right of way, via an ingress and egress, easement per Document No. A04944660.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 1743 County Road C West, Roseville, Minnesota 55113.
- The property described hereon lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123C 0020 G, dated June 4, 2010.
- The total area of the property described hereon is 37,319 square feet or 0.85673 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument Elevation = 915.051 feet. (NAVD88)
SITE BENCHMARK: Top nut of hydrant on north side of surveyed property Elevation = 927.07 feet. (NAVD88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(b), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- No buildings were observed in the process of conducting the fieldwork.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no marked parking spaces.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 222082286. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- The distance to the nearest intersection of County Road C West & Fairview Avenue North, as specified by the client, is 778 feet Westerly along County Road C West.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.

SURVEY ITEMS PER SCHEDULE B:

- Drainage and utility easements over the subject property as shown on the recorded plat Twin Lakes 4th Addition.
Said easement affects the surveyed property, and is depicted hereon.
- Declaration of Reciprocal Easements and Maintenance Agreement dated July 1, 2020, filed July 9, 2020 as Document Number A04822425.
NOTE: Supplemental Declaration of Reciprocal Easements and Maintenance Agreements dated (---), filed (---) as Document Number (---).
Said easements affect and benefit the surveyed property. They are not mathematically defined and are depicted for reference hereon. See said document for more information.
- Public Improvement Contract between City of Roseville and Roseville Investment Partners, LLC, dated July 15, 2020, filed July 29, 2020 as Document Number A04824572.
Said contract affects the surveyed property. No plottable items to depict.
- Access Easement in favor of the City of Roseville dated April 12, 2022, filed April 28, 2022 as Document Number A04944660.
Said easement affects the surveyed property, and is depicted hereon.
- Declaration for Maintenance of Storm Water Facilities in favor of the Rice Creek Watershed District, dated September 23, 2010, filed September 23, 2010 as Document Number 424826. (These restrictions contain no forfeiture provision)
Said declaration affects the surveyed property. No plottable items to depict.
- Declaration of Maintenance for Stormwater Facilities dated June 30, 2020, filed August 7, 2020 as Document Number A04826263, amended by Document Number A04924036.
Said declaration affects the surveyed property. The underground retention pond is depicted hereon per provided plans.
- Terms and conditions of Affidavit filed as Document Number A04824859.
Said terms and conditions affect the surveyed property. No plottable items to depict.

CERTIFICATION:

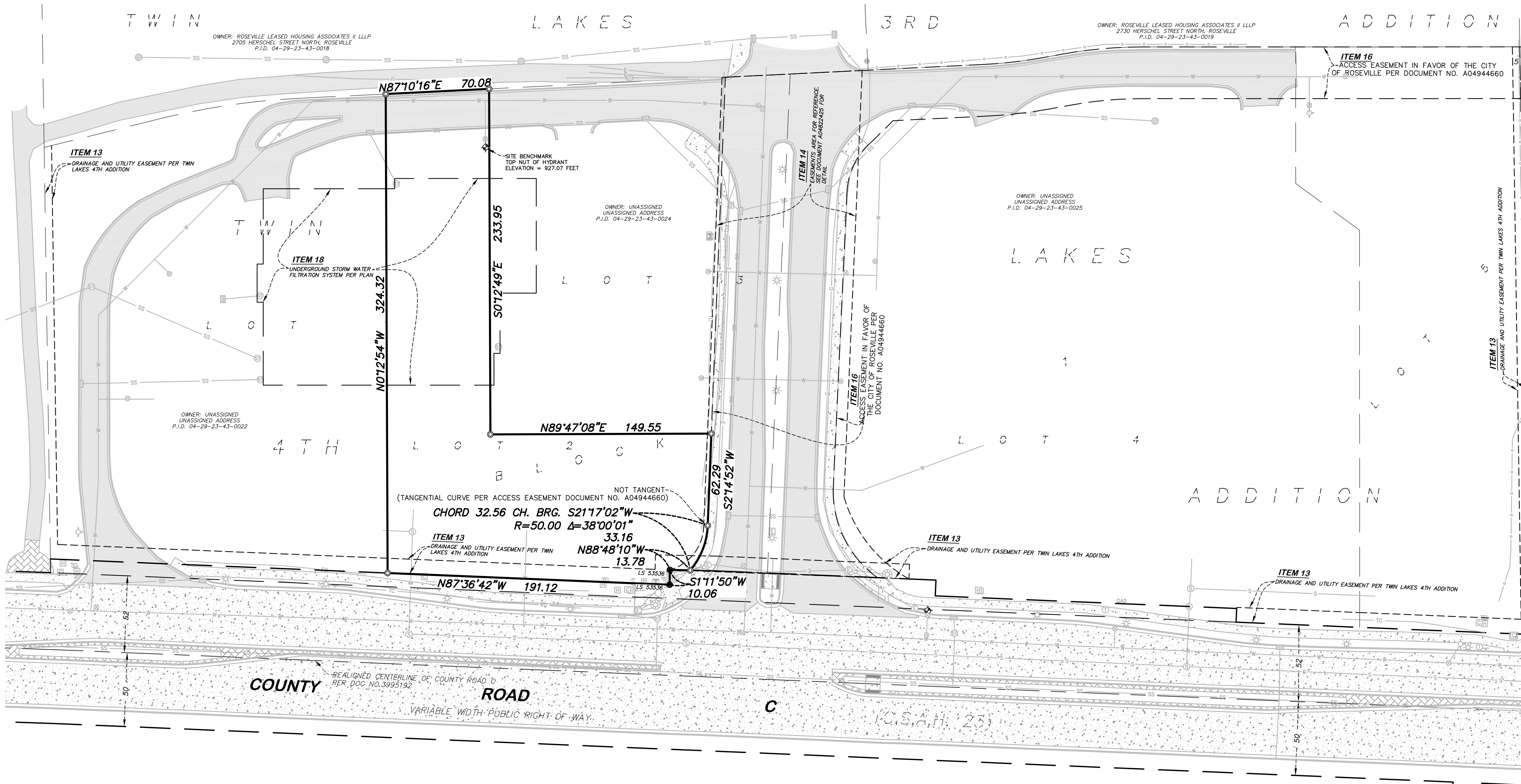
To Land Title, Inc.; Stewart Title Guaranty Company; Roseville Investment Partners, LLC, a Minnesota Limited Liability company; and Quattro Development L.L.C., an Illinois limited liability company:

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, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on July 18, 2022.

Date of Plat or Map: August 15, 2022

Christopher A. Terwedo
Christopher A. Terwedo, Land Surveyor
Minnesota License No. 53536
cterwedo@efnsurvey.com

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New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
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land surveyors since 1872



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE
		GD		
DRAWN BY: PMD, DAY				
CHECKED BY: CAT				
DRAWING NAME: 40768.dwg				
JOB NO. 40768				
FILE NO. 5753				

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Quattro Development, LLC

PROPERTY ADDRESS:
1743 County Road C West
Roseville, Minnesota 55113

ALTA/NSPS LAND TITLE SURVEY FOR: QUATTRO DEVELOPMENT, LLC

LEGAL DESCRIPTION:

Lot 2, Block 1, Twin Lakes 4th Addition, Ramsey County, Minnesota.
Abstract Property

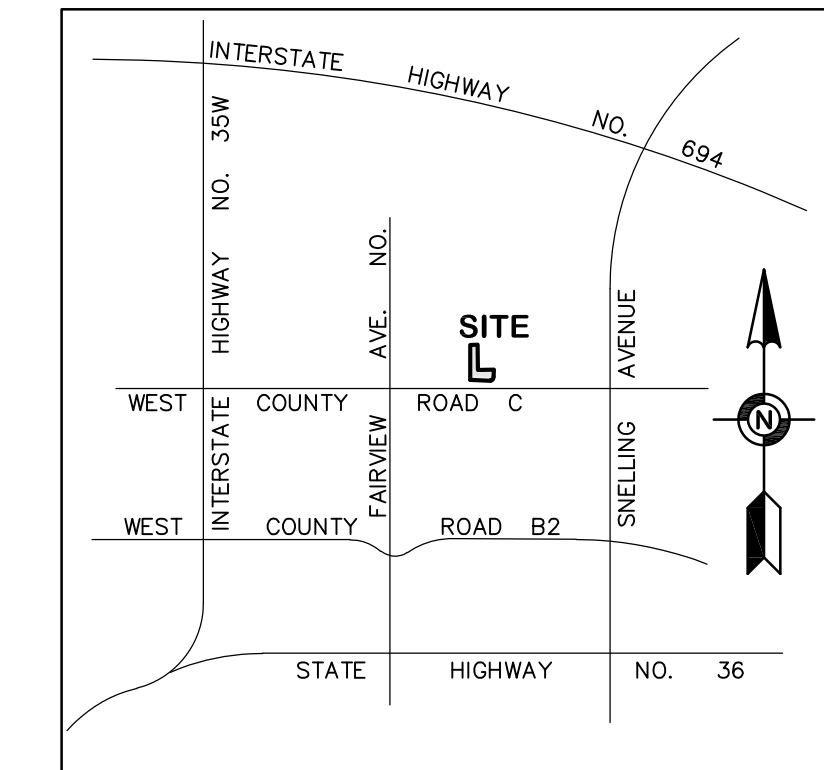
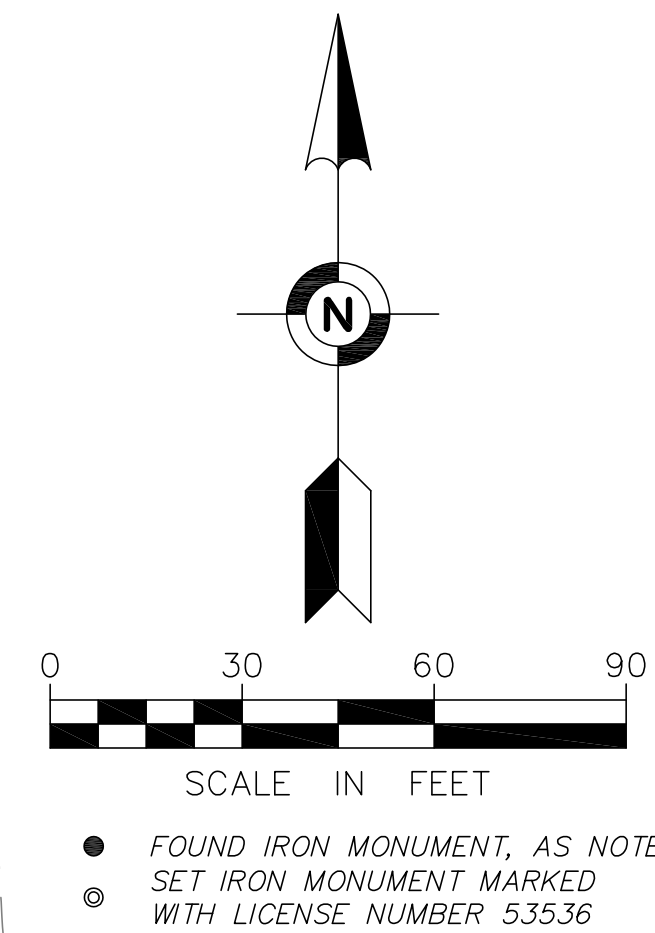
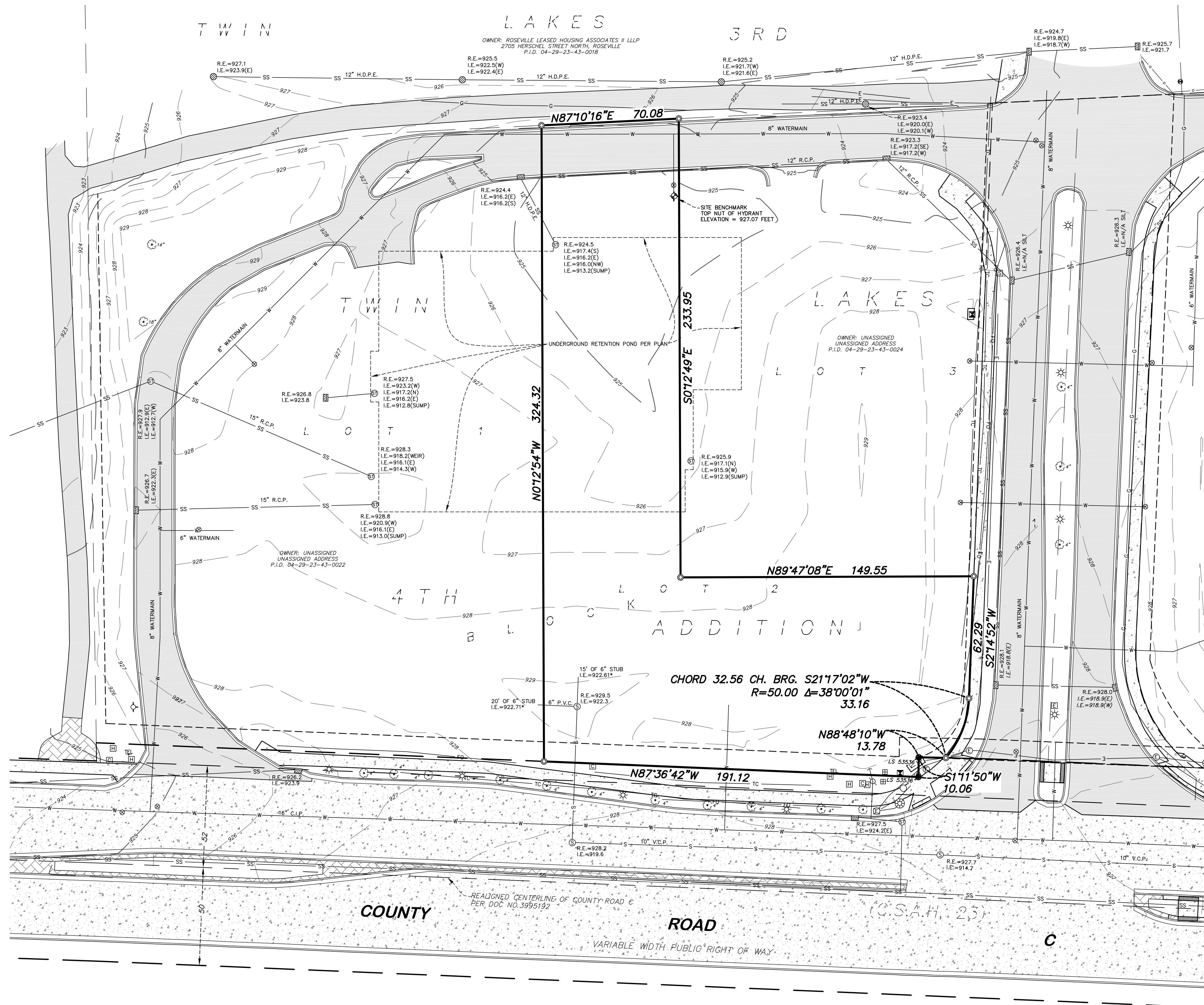
GENERAL SURVEY NOTES:

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- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Land Title, Inc as agent for Stewart Title Guaranty Company, Commitment No. 661752 dated May 26, 2022.
- The surveyed property has access to County Road C West, a public right of way, via an ingress and egress, easement per Document No. A04944660.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 222082286.

ARVC	MCI
CITY OF ROSEVILLE FIBER	METROPOLITAN COUNCIL (MCES)
COMCAST	MN COMMERCIAL RAILWAY
CITY OF ROSEVILLE	UNIVERSITY OF NORTHWESTERN
CENTURYLINK - CTLQ	RAMSEY COUNTY PUBLIC WORKS
CONSOLIDATED COMMUNICATIONS I	LEVEL 3
	XCEL ENERGY



VICINITY MAP
NOT TO SCALE

LEGEND:

- | | |
|---|--|
| <ul style="list-style-type: none"> ⊙ SANITARY MANHOLE ⊗ STORM MANHOLE ⊠ CATCH BASIN ⊕ GATE VALVE ⊙ HYDRANT ⊙ SPRINKLER BOX ⊙ ELECTRIC MANHOLE ⊙ SEMAPHORE ⊙ PEDESTRIAN POST ⊙ TRAFFIC CONTROL BOX ⊙ GUY WIRE ⊙ UTILITY POLE ⊙ ELECTRIC BOX ⊙ HANDHOLE ⊙ COMMUNICATION BOX ⊙ GAS VALVE ⊙ SIGN ⊙ GAS SIGN ⊙ TELEPHONE SIGN | <ul style="list-style-type: none"> — CHAIN LINK CONSTRUCTION FENCE — SANITARY SEWER — SS STORM SEWER — WATERMAIN — UNDERGROUND ELECTRIC — OHW OVERHEAD WIRE — TC UNDERGROUND TELECOMMUNICATION — UNDERGROUND GAS ⊙ BENCHMARK ⊙ SPOT ELEVATION ⊙ EXISTING CONTOUR LINE ⊙ TREE ▨ BITUMINOUS SURFACE ▨ CONCRETE SURFACE ▨ PAVERS SURFACE |
|---|--|

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		GD	NO.	DATE
			DESCRIPTION	
DRAWING NAME:				
40768.dwg				
JOB NO. 40768				
FILE NO. 5753				
DRAWN BY:				
PMD_DAV				
CHECKED BY:				
CAT				

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Quattro Development, LLC

PROPERTY ADDRESS:
**1743 County Road C West
Roseville, Minnesota 55113**



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