

SCHEDULE B NOTES:

- As shown Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company Commitment File No. 37937, dated March 5, 2014.
- 12. Easement for sewer, water and electrical services in per Document No. 306941. (AS SHOWN ON SURVEY)
- 13. Easement for transmission line purposes per Document No. 498481. (AS SHOWN ON SURVEY) (DOES NOT AFFECT SUBJECT PROPERTY)
- 14. Terms and conditions of Release and Right of Entry per Document No. 1109187. (RIGHT OF ACCESS FOR ENVIRONMENTAL ASSESSMENT)
- 15. Terms and conditions of Declaration of Easement and Restrictions per Document No. 1109189. (AS SHOWN ON SURVEY)
- 17. Minnesota Department of Transportation Right of Way Plat No. 02-25 per Document No. 1542992, corrected by Land Surveyor Certificate of Correction to Plat per Document No. 1558489. (NOT SHOWN ON SURVEY)
- 18. Limitation on access, contained in Final Certificate per Document No. 2013158.001. (AS SHOWN ON SURVEY)
- 19. Terms and conditions of Easement for telecommunication facilities purposes per Document No. 2015051.003. (AS SHOWN ON SURVEY)

AREA

TOTAL AREA OF PARCEL = 74,409 SQ.FT. / 1.71 ACRES

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 275227 003 A DATED FEB. 27, 1976.

BUILDING SETBACK & ZONING INFO

ZONING: MS (MAIN STREET MIXED USE DISTRICT) WITH A WM (WEST MAIN SUB DISTRICT) AS SHOWN ON THE CITY OF ANOKA WEBSITE.

BUILDING SETBACKS:
 10 FOOT FRONT SETBACK
 10 FOOT SIDEYARD SETBACK
 20 REAR YARD SETBACK

PARKING SETBACKS:
 10 FOOT FROM SETBACK
 5 FOOT SIDE SETBACK
 5 FOOT REAR SETBACK

BUILDING HEIGHT RESTRICTION = 40'

THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ZONING ENDORSEMENT WAS RECEIVED FROM THE TITLE COMPANY.

UNDERGROUND UTILITIES NOTES:

THE UTILITIES SHOWN HEREON WERE FIELD LOCATE PER VISIBLE STRUCTURES WHERE POSSIBLE. MANY UTILITY LOCATE MAPS FROM GOPHER STATE ONE CALL LOCATE TICKET #140900100 WERE RECEIVED. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

MOST UTILITIES ARE SHOWN PER PROPOSED SITE PLAN AND UTILITY PLANS RECEIVED FROM THE CITY OF ANOKA ENGINEERING DEPARTMENT. THESE PLANS WERE NOT AS-BUILT LOCATIONS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTACT GOPHER STATE ONE BEFORE EXCAVATING.

SYMBOLS:

- MANHOLE
- CATCHBASIN
- SANITARY MANHOLE
- WOOD FENCE
- CONCRETE
- DENOTES FOUND MONUMENT
- DENOTES MONUMENT SET UNLESS OTHERWISE NOTED
- ⊗ WATER FAUCET
- ⊙ ELECTRIC MANHOLE
- HYDRANT SIGN
- LIGHT POLE
- TELE/ELEC BOX
- UE— UNDERGROUND ELECTRIC
- UT— UNDERGROUND TELEPHONE
- UG— UNDERGROUND GAS
- UTV— UNDERGROUND TV
- >— SAN. SEWER
- |— WATERMAIN
- >>>— STORM SEWER

EXISTING LEGAL DESCRIPTION:

The following Legal Description is as shown on the Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company Commitment File No. 37937, dated March 5, 2014.

Lots 1, 2, 3, 4, 5, 6, 10, 11, 12 and 13, Block 44, City of Anoka, Anoka County, Minnesota, except that part of said Lot 6 described as follows: Commencing at the Northwest corner of said Lot 6; thence Southerly along the West line of said Lot 6 to the South line of Lot 8 extended of said Block 44; thence at right angles East 50 feet; thence North parallel with the West line of said Lot 6 to the Northerly boundary line of said Lot 6; thence Westerly along said Northerly boundary line of said Lot 6, a distance of 50 feet to the point of commencement. Excepting therefrom that part of Lots 1, 2, 3, 4, 5 and 6, Block 44, City of Anoka, shown on Parcel 28 on Minnesota Department of Transportation Right of Way Plat No. 02-25, as the same is on file and of record in the office of the County Recorder in and for Anoka County, Minnesota. Abstract Property

CERTIFICATION:

To: Swanson Development Group, LLC, an Illinois limited liability company, SDG Ferry & Fremont LLC, North Shore Community Bank & Trust Company, Hull Law Group, Much Shelist P.C. and Commercial Partners Title, LLC, Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM 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), 7(c) 8, 9, 10, 11(a), 11(b), 13, 15, 17, 18, 19, 20(a), 21 and 22 of Table A thereof. The field work was completed on January 24, 2014.

CORNERSTONE LAND SURVEYING, INC.
 Dated: 4-17-14
 Revised:

By: *Daniel C. Thurmes*
 Daniel C. Thurmes
 Minnesota License No. 25718

The Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company Commitment File No. 37937, dated March 5, 2014 was relied upon for matters of record. Other easements may exist that were not shown in this commitment and are not shown on this survey.

ALTA NOTES:

- ITEM 16. THERE IS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION.
- ITEM 17. THERE ARE NO PROPOSED RIGHT OF WAY CHANGES PER THE CITY OF ANOKA PLANNING DEPARTMENT AS OF THE DATE OF THE CERTIFICATION.
- ITEM 18. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- ITEM 19. THERE WAS NO EVIDENCE OF WETLAND MARKERS AS DELINEATED BY THE APPROPRIATE AUTHORITIES AS OF THE DATE OF THIS CERTIFICATION.

PARKING

TOTAL EXISTING STRIPPED PARKING STALLS = 59 INCLUDING 3 HANDICAP STALLS

SURVEY NOTES:

- 1. BEARINGS ARE BASED ON THE ANOKA COUNTY COORDINATE SYSTEM NAD88

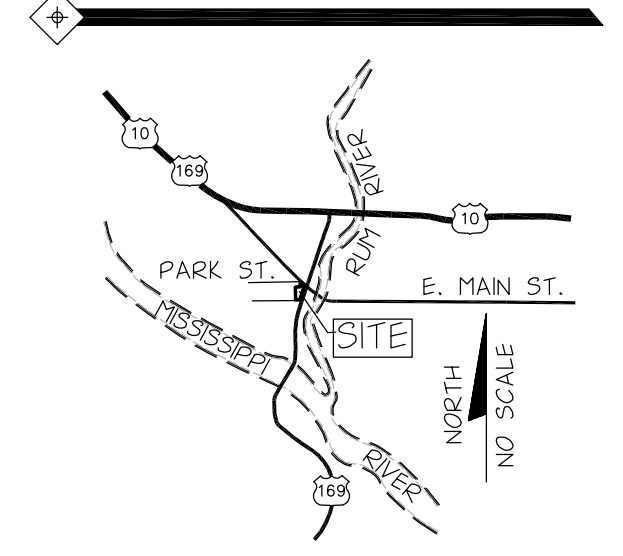
CONTACT:

SWANSON DEVELOPMENT GROUP
 71 South Wacker Drive
 Suite #2760
 Chicago, ILL. 60606
 PHONE: 312.560.5440

COUNTY/CITY:

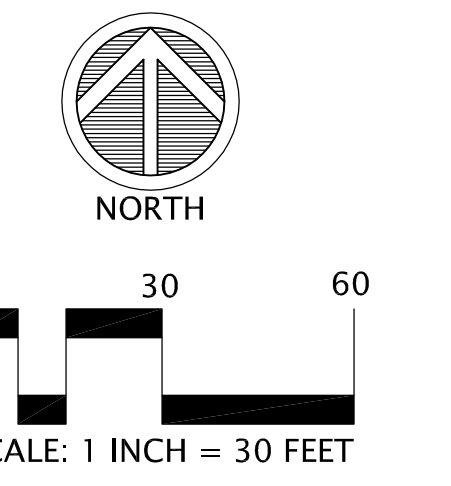
ANOKA COUNTY
 CITY OF ANOKA

VICINTY MAP:



SEAL:

THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.



REVISIONS:

DATE	REVISION
4-2-14	PRELIMINARY ISSUE
4-17-14	PRELIMINARY ISSUE

PROJECT ADDRESS:

1911
 S. FERRY STREET
 P.I.D.#013125440113

Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC

FILE NAME: SURVSD51
 PROJECT NO.: SD14051

