

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS REQUESTED BY CLIENT, LEASER OR INSURER

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. **NO REQUEST ON THIS SURVEY.**
- Address(es) of the surveyed property if discussed in documents provided to or obtained by the surveyor, or observed while conducting the survey. **NO REQUEST ON THIS SURVEY.**
- Flood zone classification (with proper annotations based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by shaded map location and graphic shading only. **BUILDINGS ARE IN FLOOD ZONE C (AREAS OF MINOR FLOODING PER FLOOD ZONE MAP FOR THE CITY OF DULUTH, PARCEL NUMBER 270421 0025 C DATED APRIL 2, 1982).**
- Ground line and other areas if specified by the client. **PARCEL A: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL B: 3,761 SQ. FEET OR 0.09 ACRES, PARCEL C: 3,761 SQ. FEET OR 0.09 ACRES, PARCEL D: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL E: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL F: 7,211 SQ. FEET OR 0.17 ACRES, PARCEL G: 7,211 SQ. FEET OR 0.17 ACRES. GROSS LAND AREA 45,126 SQ. FEET OR 1.04 ACRES.**
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and orthographic benchmark identified. **REFER TO SURVEY.**
- (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter. **NO REQUEST ON THIS SURVEY.**
(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter. **NO REQUEST ON THIS SURVEY.**
- (a) Exterior dimensions of all buildings at ground level. **NO REQUEST ON THIS SURVEY.**
(b) Square footage of: **NO REQUEST ON THIS SURVEY.**
(c) exterior footprint of all buildings at ground level. **NO REQUEST ON THIS SURVEY.**
(d) other areas as specified by the client. **NO REQUEST ON THIS SURVEY.**
- (a) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. **NO REQUEST ON THIS SURVEY.**
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). **REFER TO SURVEY.**
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. **NO REQUEST ON THIS SURVEY.**
- (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions). **NO REQUEST ON THIS SURVEY.**
(b) As designated by the client, a determination of whether certain walls are party walls (client to obtain necessary permissions). **NO REQUEST ON THIS SURVEY.**
- Location of utilities existing on or serving the surveyed property as determined by:
 - observed evidence collected pursuant to Section 5.2.h.
 - 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
 - markings requested by the surveyor pursuant to an 811 utility locate or similar request

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To Launch Properties LLC, a Minnesota limited liability company, Arrowhead Properties, LLC, a Minnesota limited liability company, John R. Falar, Teresa Falar, Douglas E. Ireland, Susan Ireland and Stewart T. Guarnati 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, partly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 11, 13, 14 and 15 of Table A thereof. The fieldwork was completed on October 31, 2018.

Date of Plot or Map: November 1, 2018

David R. Evanson, PLS #49505

SCHEDULE B

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Instrument acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NONE KNOWN OR PROVIDED.**

NOTE: Upon closing with Land Title, Inc., Item 1 on Schedule B-II will be deleted. The Final Policy will extend coverage as to the gap between the Effective Date listed in Item 1 of Schedule A and the date of recording of the Instruments creating the interest to be insured.

- Rights or claims of parties in possession not shown by the public records. **NONE KNOWN OR PROVIDED.**
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **NONE KNOWN OR PROVIDED.**
- Easements or claims of easements, which are not shown by the public records. **NONE KNOWN OR PROVIDED.**
- Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **DOES NOT AFFECT SURVEY.**
- Taxes or special assessments which are not shown as existing liens by the records. **DOES NOT AFFECT SURVEY.**
- General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs). **DOES NOT AFFECT SURVEY.**
- No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, right of way maintenance, water or sewer services, or fees for tree, weeds, grass, and snow or garbage removal, police boarding, vacant building registration and zoning. **DOES NOT AFFECT SURVEY.**
- Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records. **DOES NOT AFFECT SURVEY.**

UNDERGROUND UTILITIES

- UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
- UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED ON MAPS OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
- UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
- PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT Gopher State One Call for Locations.
- FIELD READY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY HAVE NOT BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

LEGEND

(M)	FIELD MEASURED DIMENSION	(M)	GAS METER
(R)	RECORD DIMENSION	(H)	HYDRANT
(F)	FINISHED FLOOR ELEVATION	(W)	WATER VALVE
(T)	TREE/BRUSH LINE	(C)	CONIFEROUS TREE
(E)	UNDERGROUND ELEC	(S)	SPOT ELEVATION
(F)	UNDERGROUND FIBER OPTIC	(R)	SET CAPPED REBAR RLS. NO. 49505
(G)	UNDERGROUND GAS	(M)	ELEC. TRANSFORMER
(O)	OVERHEAD UTILITIES	(A)	GLY ANCHOR
(S)	SANITARY SEWER	(U)	UTILITY POLE
(I)	STORM SEWER	(M)	SANITARY MANHOLE
(W)	WATER MAIN	(S)	STORM MANHOLE
(R)	ROCK WALL	(S)	SQUARE GRATE CATCH BASIN
(C)	CENTER LINE	(C)	CULVERT
(W)	RIGHT OF WAY LINE		
(B)	BOUNDARY LINE AS SURVEYED		
(S)	SIGN		
(D)	DECIDUOUS TREE		
(P)	POST/BOLLARD		
(V)	PVC VENT		

LEGAL DESCRIPTION PER TITLE COMMITMENT

Parcel A: (Torrens)
Lot 11, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel B: (Torrens)
West 1/2 of Lot 12, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel C: (Abstract)
Easterly Half (E 1/2) of Lot 12, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel D: (Abstract)
Lot 13, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel E: (Abstract)
Lot 14, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel F: (Abstract)
Northernly Fifty feet (N 1/2) of Lots 15 and 16, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

Parcel G: (Abstract)
Southernly One-Hundred feet (S 1/4) of Lots 15 and 16, Block 26, Endion Division of Duluth, St. Louis County, Minnesota.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MEASUROR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- BENCHMARK SHOWN ON SURVEY.
- THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 57890 DATED SEPTEMBER 12, 2018 AT 6:00 AM.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

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Date of Plot or Map: November 1, 2018

David R. Evanson, PLS #49505

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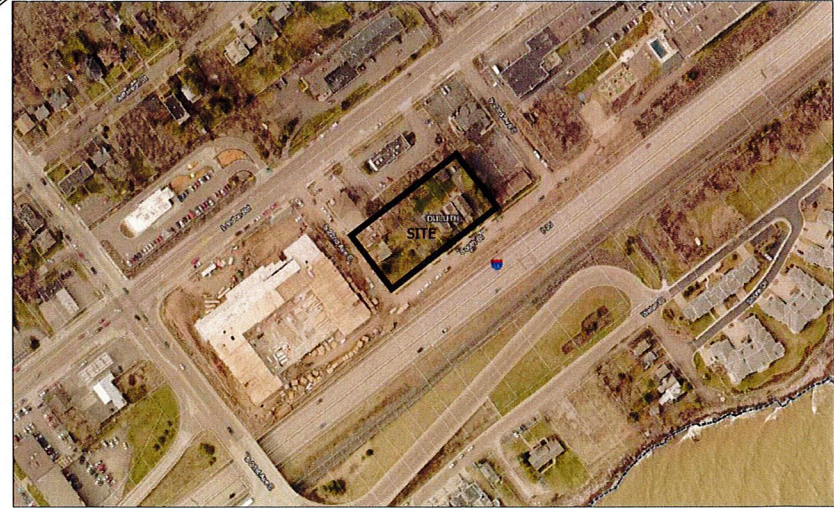
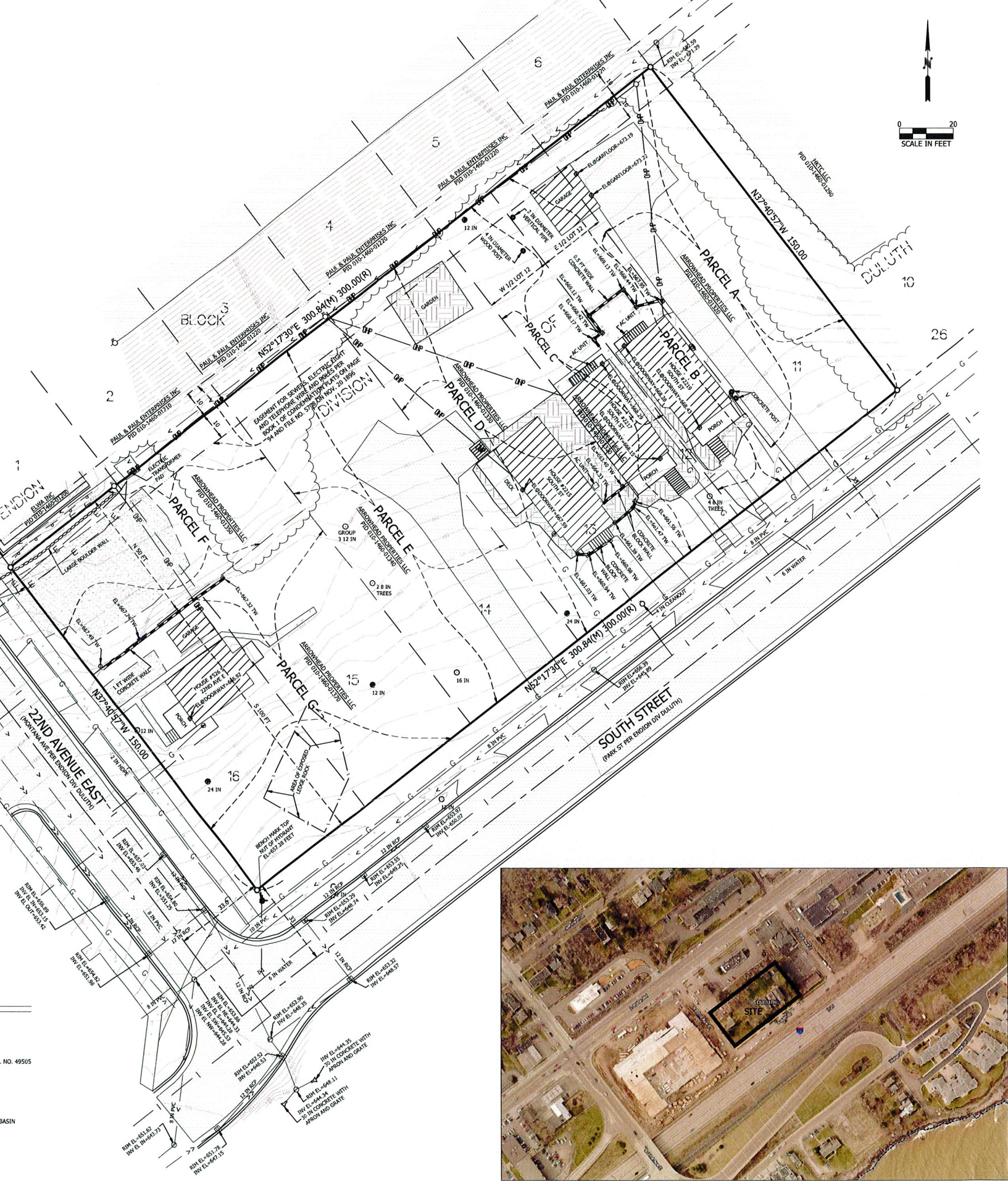
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(P)	POST/BOLLARD		
(V)	PVC VENT		



LEGAL DESCRIPTION OF PROPOSED CONCURRENT USE AREA

A 20.65 foot wide area for concurrent use purposes lying over, under and across that part of the Northwesterly 33.00 feet of South Street formerly Park Street, lying adjacent to the Southeastery line of Block 26, ENDION DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

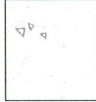

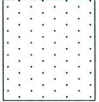



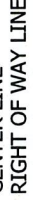



Commencing a the Southwesterly corner of Lot 16, Block 26, said ENDION DIVISION OF DULUTH; thence North 52 degrees 17 minutes 30 seconds East, along said Southeastery line of said Block 26 for a distance of 54.40 feet to the point of beginning of the parcel herein described; thence continue North 52 degrees 17 minutes 30 seconds East, along said Southwesterly line of Block 26 for a distance of 181.34 feet; thence South 37 degrees 42 minutes 30 seconds East 20.65 feet to the intersection with a line parallel with and distant 20.65 feet Southeastery of said Southeastery line of Block 26; thence South 52 degrees 17 minutes 30 seconds West, along said parallel line 181.34 feet; thence North 37 degrees 42 minutes 30 seconds West 20.65 feet to the point of beginning.

Said concurrent use area contains 3,745 Sq. Feet or 0.09 Acres.

Approved by the City Engineer of the City of Duluth, MN this ___ day of ___ 20__

By _____

LEGEND

	CONCRETE SURFACE		POB-POINT OF BEGINNING
	BITUMINOUS SURFACE		PROPOSED BUILDING LINE
	PROPOSED CONCURRENT USE AREA		PROPOSED IMPROVEMENT LINE
			CENTER LINE
			RIGHT OF WAY LINE
			PROPOSED CONCURRENT USE LINE
			FOUND CAPPED REBAR

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.

David R. Evanson
David R. Evanson

Date: 5-3-2019

MN Lic. No. 49505

DEVELOPMENT PARCEL EXHIBIT

REVISIONS: XXX

CLIENT: LAUNCH PROPERTIES

DATE: 5-3-2019

ADDRESS: SOUTH STREET
DULUTH, MN

JOB NUMBER: 18-177

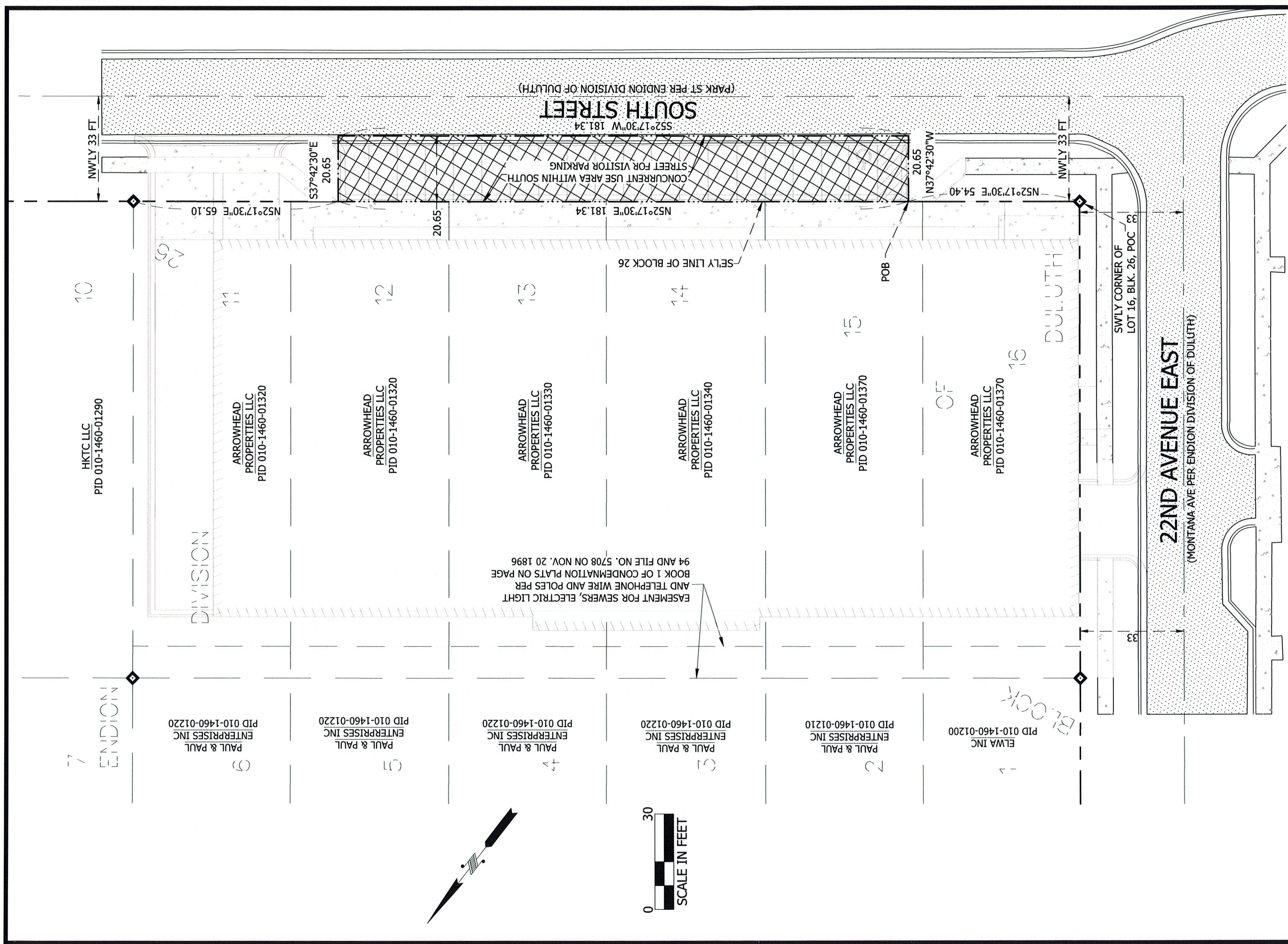
SHEET 1 OF 2 SHEETS



ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW. ALTALANDSURVEYDULUTH.COM

- * LAND SURVEYING
- * LAND DEVELOPMENT
- * PLATTING
- * LEGAL DESCRIPTIONS
- * CONSTRUCTION STAKING



CONCURRENT USE AREA
 3,745 Sq. Feet
 0.09 Acres

SURVEYOR'S NOTES

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. THIS IS NOT A BOUNDARY SURVEY.

CONCURRENT USE AREA EXHIBIT

CLIENT: LAUNCH PROPERTIES	REVISIONS: XXX
DATE: 5-3-2019	
ADDRESS: SOUTH STREET DULUTH, MN	
JOB NUMBER: 18-177	SHEET 2 OF 2 SHEETS

ALTA
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