



LEGEND

- Sanitary Manhole, Storm Manhole, Catch Basin, Hydrant, Gate Valve, Light Pole, Sign, Electric Pedestal, Communication Pedestal, Utility Vault, Sanitary Line, Storm Line, Watermain Line, Sanitary Force Main, Underground Communication, Underground Fiber Optic, Underground Power, Bituminous, Concrete, Soil Boring.

NOTE: ALL MONUMENTS SHOWN THUS: O ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003. ALL MONUMENTS SHOWN THUS: ● ARE FOUND IRON MONUMENTS. COT = CERTIFICATE OF TITLE [B209] = MNDOT RIGHT OF WAY MONUMENT

TRUNK HIGHWAY NO. 12 (WAYZATA BOULEVARD) (INTERSTATE HIGHWAY NO. 394) MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-23

PROPERTY DESCRIPTION

(Per Old Republic Title Insurance Company Commitment File No. 65858 with a commitment date of October 4, 2020) Parcel 1: That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22 described as beginning at point on the most southerly line of Lot 1, Block 7 Sheldard Park distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most southerly line of Lot 1; thence North 87 degrees 41 minutes 54 seconds East (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) along said most southerly line of Lot 1 and its Easterly extension a distance of 317.55 feet to the Northernly extension of the West line of Lot 4 said Block 7; thence South 2 degrees 03 minutes 09 seconds West along said Northernly extension of the West line of Lot 4 and the West line of said Lot 4, a distance of 119.74 feet; thence South 64 degrees 01 minutes 24 seconds West a distance of 107.53 feet; thence South 87 degrees 44 minutes 40 seconds West 139.87 feet to the intersection with a line bearing South 1 degree 14 minutes 59 seconds West from the point of beginning; thence North 1 degree 14 minutes 59 seconds East a distance of 198.98 feet to the point of beginning. The boundary lines of above-described land have been marked by Judicial Landmarks set pursuant to Torrens Case No. 19207. Being Registered land as is evidenced by Certificate of Title No. 1472181. Parcel 2: That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22 described as beginning at a point on the most southerly line of Lot 1, Block 7, Sheldard Park distant 315.25 feet Easterly from the West line of said Southeast Quarter of the Northeast Quarter as measured along said most southerly line of Lot 1; thence South 87 degrees 41 minutes 54 seconds West along said most southerly line of Lot 1 to said West line (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) a distance of 315.25 feet; thence South 1 degree 11 minutes 16 seconds West along said West line a distance of 144.56 feet; thence South 77 degrees 38 minutes 16 seconds East a distance of 214.20 feet; thence North 87 degrees 44 minutes 40 seconds East a distance of 104.50 feet to the intersection with a line bearing South 1 degree 14 minutes 59 seconds West from the point of beginning; thence North 1 degree 14 minutes 59 seconds East a distance of 198.98 feet to the point of beginning. The boundary lines of the above-described land have been marked by Judicial Landmarks set pursuant to Torrens Case No. 17713. Being Registered land as is evidenced by Certificate of Title No. 1472182. Parcel 3 - Tract A: Par 1: That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, and that part of Parcel 44 on Minnesota Department of Transportation Right of Way Plat No. 27-23, which lies northerly of the southerly and southwesterly lines of said Parcel 44 and the northwesterly extension of said southwesterly line; westerly of the southerly extension of the West line of Lot 4, Block 7, Sheldard Park; southerly and easterly of the following described line: Commencing at a point on the most southerly line of Lot 1, Block 7, Sheldard Park distant 315.25 feet easterly from the west line of said Southeast Quarter of the Northeast Quarter as measured along said most southerly line of Lot 1; thence North 87 degrees 41 minutes 54 seconds East (assuming the west line of said Southeast Quarter of the Northeast Quarter has a bearing of South 01 degree 11 minutes 16 seconds West) along said most southerly line of Lot 1 and its easterly extension 317.55 feet to the Northernly extension of the west line of Lot 4, said Block 7; thence South 02 degrees 03 minutes 09 seconds West along said northerly extension of the west line of Lot 4 and the west line of said Lot 4 a distance of 119.74 feet to the point of beginning of the line being described; thence South 64 degrees 01 minute 24 seconds West a distance of 107.53 feet; thence South 87 degrees 44 minutes 40 seconds West 139.87 feet to the intersection with a line bearing South 01 degree 14 minutes 59 seconds West from the point of commencement; thence South 01 degree 14 minutes 59 seconds West to the southerly line of said Parcel 44, and there terminating; and northerly of Line 1. Line 1 is described as follows: Commencing at Right of Way Boundary Corner B212 as shown on said Plat No. 27-23; thence northerly on an azimuth of 00 degrees 13 minutes 27 seconds along the west line of the boundary of said Plat No. 27-23 a distance of 484.26 feet to Right of Way Boundary Corner B211 and the point of beginning of the line being described; thence easterly on an azimuth of 101 degrees 20 minutes 23 seconds along the boundary of said Plat No. 27-23 a distance of 214.28 feet to Right of Way Boundary Corner B1; thence continue on an azimuth of 101 degrees 20 minutes 23 seconds 93.00 feet; thence deflect to the left 350.87 feet on a non-tangential curve, concave to the north and passing through Right of Way Boundary Corner B2 as shown on said Plat No. 27-23, having a radius of 763.94 feet, a delta angle of 28 degrees 18 minutes 56 seconds, and a chord azimuth of 70 degrees 47 minutes 34 seconds to the easterly line of said Parcel 44; thence on an azimuth of 01 degree 05 minutes 15 seconds 7.37 feet to Right of Way Boundary Corner B3 as shown on said Plat No. 27-23 and there terminating. The northerly line of the above land has been marked by Judicial Landmarks set pursuant to Order Doc. No. T2062170 in Torrens Case No. 19207. Parcel 3 - Tract B: Par 2: That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, and that part of Parcel 44 on Minnesota Department of Transportation Right of Way Plat No. 27-23, which lies northerly of the southerly and southwesterly lines of said Parcel 44 and the northwesterly extension of said southwesterly line; easterly of the West line of said Southeast Quarter of the Northeast Quarter of Section 1; southerly and westerly of the following described line: Commencing at a point on the most southerly line of Lot 1, Block 7, Sheldard Park distant 315.25 feet easterly from the west line of said Southeast Quarter of the Northeast Quarter as measured along said most southerly line of Lot 1; thence South 87 degrees 41 minutes 54 seconds West along said most southerly line of Lot 1 to said West line (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) a distance of 315.25 feet; thence South 1 degree 11 minutes 16 seconds West along said West line a distance of 144.56 feet; thence South 77 degrees 38 minutes 16 seconds East a distance of 214.20 feet; thence North 87 degrees 44 minutes 40 seconds East a distance of 104.50 feet to the intersection with a line bearing South 1 degree 14 minutes 59 seconds West from the point of beginning; thence North 1 degree 14 minutes 59 seconds East a distance of 198.98 feet to the point of beginning. The boundary lines of the above-described land have been marked by Judicial Landmarks set pursuant to Torrens Case No. 17713. Being Registered land as is evidenced by Certificate of Title No. 1472182. Parcel 3 - Tract C: Par 3: That part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, and that part of Parcel 44 on Minnesota Department of Transportation Right of Way Plat No. 27-23, which lies northerly of the southerly and southwesterly lines of said Parcel 44 and the northwesterly extension of said southwesterly line; easterly of the West line of said Southeast Quarter of the Northeast Quarter of Section 1; southerly and westerly of the following described line: Commencing at a point on the most southerly line of Lot 1, Block 7, Sheldard Park distant 315.25 feet easterly from the west line of said Southeast Quarter of the Northeast Quarter as measured along said most southerly line of Lot 1; thence South 87 degrees 41 minutes 54 seconds West along said most southerly line of Lot 1 to said West line (assuming said West line has a bearing of South 1 degree 11 minutes 16 seconds West) a distance of 315.25 feet; thence South 1 degree 11 minutes 16 seconds West along said West line a distance of 144.56 feet; thence South 77 degrees 38 minutes 16 seconds East a distance of 214.20 feet; thence North 87 degrees 44 minutes 40 seconds East a distance of 104.50 feet to the intersection with a line bearing South 01 degree 14 minutes 59 seconds West from the point of commencement; thence South 01 degree 14 minutes 59 seconds West to the southerly line of said Parcel 44, and there terminating; and northerly of Line 1. Line 1 is described as follows: Commencing at Right of Way Boundary Corner B212 as shown on said Plat No. 27-23; thence northerly on an azimuth of 00 degrees 13 minutes 27 seconds along the west line of the boundary of said Plat No. 27-23 a distance of 484.26 feet to Right of Way Boundary Corner B211 and the point of beginning of the line being described; thence easterly on an azimuth of 101 degrees 20 minutes 23 seconds along the boundary of said Plat No. 27-23 a distance of 214.28 feet to Right of Way Boundary Corner B1; thence continue on an azimuth of 101 degrees 20 minutes 23 seconds 93.00 feet; thence deflect to the left 350.87 feet on a non-tangential curve, concave to the north and passing through Right of Way Boundary Corner B2 as shown on said Plat No. 27-23, having a radius of 763.94 feet, a delta angle of 28 degrees 18 minutes 56 seconds, and a chord azimuth of 70 degrees 47 minutes 34 seconds to the easterly line of said Parcel 44; thence on an azimuth of 01 degree 05 minutes 15 seconds 7.37 feet to Right of Way Boundary Corner B3 as shown on said Plat No. 27-23 and there terminating. And northerly of the following described line and its easterly extension: Commencing at the point of intersection of the West line of the Southeast Quarter of the Northeast Quarter of Section 1, Township 117, Range 22, with the most southerly line of Lot 1, Block 7, SHELDARD PARK; thence on an assumed bearing of South 0 degrees 39 minutes 11 seconds West along said West line a distance of 187.99 feet to the point of beginning of the line being described; thence along a non-tangential curve concave to the northeast having a radius of 788.53 feet, central angle of 7 degrees 43 minutes 57 seconds, chord bearing of South 78 degrees 42 minutes 56 seconds East to its intersection with the most westerly extension of the southerly line of said Parcel 44; thence easterly along said extension of the most southerly line of said Parcel 44 to its intersection with Line 1 described above, and said line there ending. (Abstract Property)

TABLE A ITEMS

- Table A Items 1, 5, 8, 11, 13, as shown on survey. 2. Property address: 9808 and 9920 Wayzata Boulevard, St. Louis Park, MN 55426 3. Said described property is located within "Zone X", as determined by the FEMA Flood Insurance Rate Map 270530332F with an effective date of November 4, 2016. "Zone X" areas are determined to be outside 500 year floodplain. (Any locations shown are subject to map scale uncertainty.) 4. The area of the property described above is 136,489 square feet (3.13 acres), as surveyed. (a) No zoning or setback information was supplied by client, therefore none is shown. 5. (a) There are no visible buildings within the subject property boundary. 6. The total number of visible striped parking spaces as presently marked on the subject property is 0 regular spaces and 0 handicap spaces. 7. No visible evidence of current earth moving work, building construction or building additions observed within the subject property boundaries. 8. No known changes in street right of way lines. No observed evidence of recent street or sidewalk construction or repairs. 9. The surveyor was not furnished with any information regarding the existence or location of delineated wetland areas within the subject properties boundary. No delineation markers were observed. Surveyor makes no guarantee that wetlands do not exist within the subject properties boundary. 10. All easements contained within the Title Commitments are shown on the survey. The surveyor is not aware of any existing easements beyond what is contained within the information as supplied by the client.

GENERAL NOTES

- (GN1) Location, sizes and types of underground utilities shown are a combination of observed evidence and plan information, together with field markings by those utility locators that responded to Gopher State One Call Ticket No. 203420320. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. WSB & Associates makes no guarantee that the excavation and/or a private utility locate request may be necessary. (GN2) Easements shown are as identified Old Republic Title Insurance Company Commitment File No. 65858 with a commitment date of October 4, 2020; and Old Public Title Insurance Company Commitment File No. 65858-1 with a commitment date of October 16, 2020. No other search of the public records for easements or encumbrances was made by the undersigned.

SCHEDULE B - SECTION 2 EXCEPTIONS

- (Per Old Republic Title Insurance Company Commitment File No. 65858 with a commitment date of October 4, 2020) Items 1-6 are not survey related, and therefore, are not shown on this survey. 7. No right of access exists from premises to Trunk Highway No. 394. Right of access was acquired by State of Minnesota as evidenced by Document No. 8274927 and Document No. A10470714. (as to Parcel 3) (Surveyor's Note: Trunk Highway No. 394 lies adjacent to and southerly of the subject property.) (Per Old Republic Title Insurance Company Commitment File No. 65858-1 with a commitment date of October 16, 2020) Items 1-4 and 8 are not survey related, and therefore, are not shown on this survey. 6. Electric easement(s) over the Land in favor of Northern States Power Company, as created in Document No. 3844615. (as to Parcel A) (Surveyor's Note: This easement appears to fall within the subject properties boundary and is shown.) 7. Driveway easement(s) over the Land as evidenced by Document No(s). 4070550. (as to Parcel A) (Surveyor's Note: This easement appears to fall within the subject properties boundary and is shown.) 8. Right-of-way and communications easement(s) over the Land in favor of Northwestern Bell Telephone Company, an Iowa corporation, as created in Document No. 4510515. (Parcel A) (Surveyor's Note: This easement appears to fall within the subject properties boundary and is shown.)

BENCH MARK

BM1: TOP OF HYDRANT NUT NORTH SIDE FRONTAGE ROAD ELEVATION = 908.61 BM2: TOP OF HYDRANT NUT NORTH SIDE FRONTAGE ROAD ELEVATION = 904.10 (SEE SURVEY FOR LOCATION)

SURVEYOR'S CERTIFICATION

To SLP Park Ventures LLC; Mortenson Development, Inc.; and Old Republic Title Insurance Company: This is to certify that this map or plat 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, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on December 11, 2020. Dated this ___ day of ___, 2020.

Jeffrey J. Rolfsen, PS, Minnesota License No. 49003

Client: M.A. MORTENSON COMPANY Job No. 016733 Surveyed By: JLR Drawn By: JLR Checked By: JLR Scale: 1" = 30' CAD No. 016733--v-ALTA Date: 12/15/2020



ALTA/NSPS LAND TITLE SURVEY PART OF SE 1/4 NE 1/4 SEC. 01-117-22 HENNEPIN COUNTY, MINNESOTA