

**ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley - Horn & Associates, Inc.**

INTERSTATE HIGHWAY NO. 394
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

GOPHER STATE ONE CALL NOTE:
List of utilities notified per Gopher State One Call Ticket No. 231561707:
ARVIG - ACSM501
ARVIG - ARVING01
AT&T TRANSMISSION - ATTO1
COMCAST - COMN01
CITY OF ST LOUIS PARK WATER - CLSPR01
CITY OF ST LOUIS PARK STREETS - CLSPR04
ROGERS COMMUNICATIONS - CROSN01
CENTURYLINK - CTLOL - CTLM01
CONSOLIDATED COMMUNICATIONS I - ENVTE04
MCI - MCCO01
CENTER POINT ENERGY - MINGAS04
MNDOT - MNSD01
US INTERNET CORP - USOR01
SPRINT/LONG DISTANCE - USSPR01
LEVEL 5 NOW LUMEN - WLMTC01
XCEL ENERGY - XCEL07

LEGEND:

- CLEAN OUT
- SANITARY MANHOLE
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- HANDHOLE
- LIGHT
- SEMAPHORE
- TELEPHONE MANHOLE
- COMMUNICATION BOX
- FIBER OPTIC SIGN
- GAS METER
- GAS VALVE
- SIGN
- BENCH
- MAILBOX
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- VENT
- PARKING COUNT
- WOOD FENCE
- RETAINING WALL
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

LEGAL DESCRIPTION:

Parcel 1:
Lot 4, Block 2, Park Plaza, except that part lying Northerly and Westerly of the following described line:
Commencing at the most Northerly corner of said Lot 4; thence on a plat bearing of South 47 degrees 01 minutes 00 seconds West, along the Northerly line of said Lot 4, a distance of 140.50 feet; thence South 01 degree 39 minutes 00 seconds West, along the Westerly line of said Lot 4, a distance of 88.62 feet to the point of beginning of a line to be described; thence South 89 degrees 40 minutes 35 seconds East a distance of 165.50 feet; thence North 00 degrees 02 minutes 16 seconds East a distance of 179.59 feet to the North line of said Lot 4 and there terminating, Hennepin County, Minnesota, Hennepin County, Minnesota, Trarres Property

Parcel 1a:
Easement for sidewalk purposes contained in Mutual Easement Agreement dated March 13, 1981, filed July 8, 1981, as Document No. 1431433.
NOTE: Title commitment covers additional property. See also General Survey Note No. 5.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin 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 prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. CP7120 dated May 9, 2023.
- The angular rotation measured counter-clockwise from record bearings depicted on the plat of PARK PLAZA to this survey is 00 degrees 59 minutes 05 seconds.
- The surveyed property has direct access to West 16th Street, Wayzata Boulevard and Zarthan Avenue, all being public right of ways.
- The right of way of Wayzata Boulevard within Lot 4, Block 2, PARK PLAZA has been taken in fee simple by the State of Minnesota per Doc. No. 2498477 and subsequently conveyed to the City of St. Louis Park per Doc. No. 105224806. The fee simple area described in these documents is included within the legal description recited in the provided title commitment. The fee simple area is excluded from the boundary depicted on this survey. The surveyor recommends including the legal description to exclude the fee simple area taken for highway purposes from Parcel 1 described herein.

OPTIONAL TABLE A ITEMS:

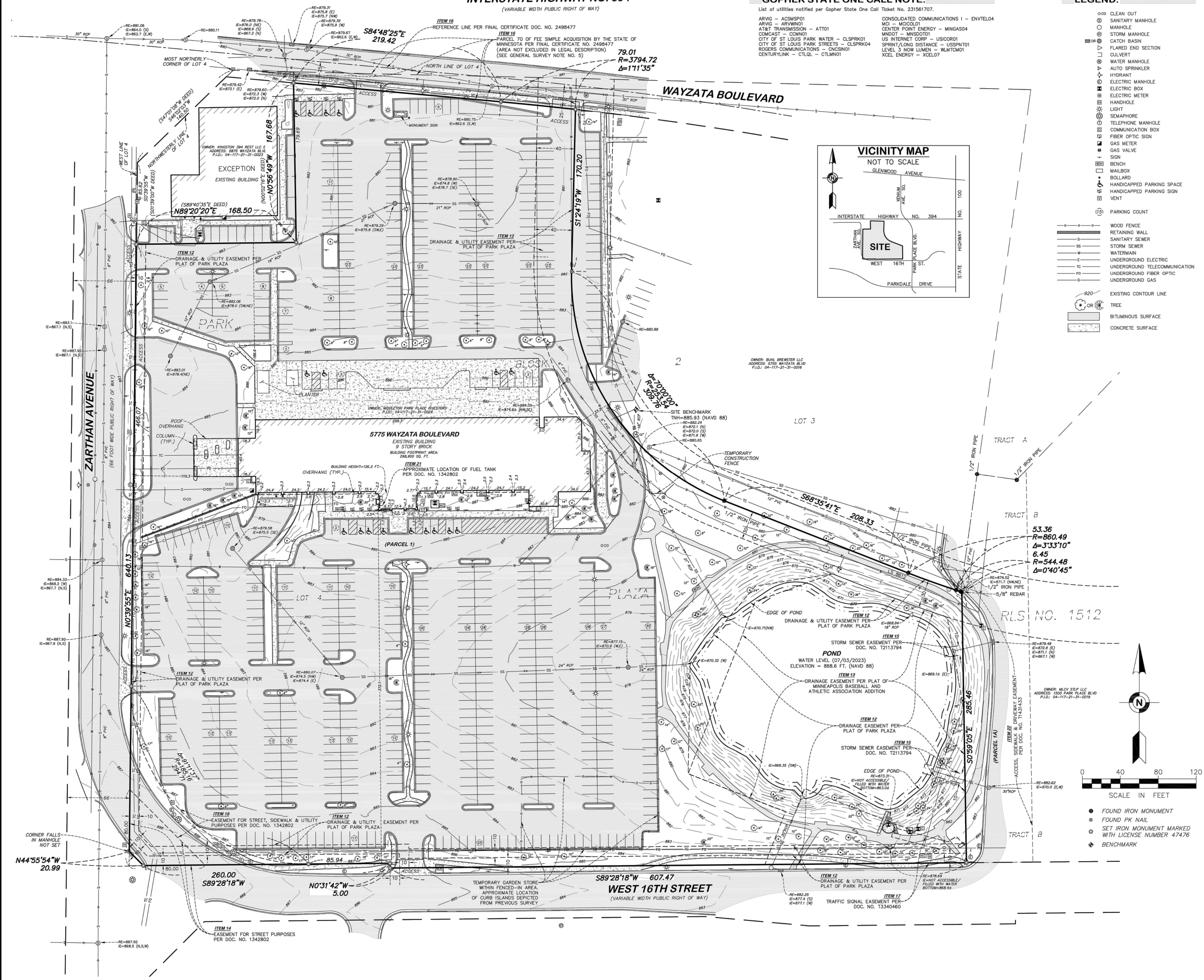
- Monuments have been placed at all major corners of the surveyed property described herein, unless already marked or referred to by existing documents or witnesses in proximity to the corner.
- The address of the property described herein is 5775 Wayzata Boulevard, Saint Louis Park, MN 55416.
- The property described herein lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053C 0351 F and 27053C 0353 F, both dated November 4, 2016.
- The total area of the property described herein is 505,363 square feet or 11.60154 acres. The area of the property herein described less areas used for right-of-way purposes is 497,753 square feet or 11.42684 acres.
- The contours depicted herein are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument OSAKA.
Elevation = 889.07 feet (NAVD 88)
SITE BENCHMARK: Top nut of hydrant west of northeast corner of building on surveyed property.
Elevation = 885.93 feet (NAVD 88)
- 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.
- Exterior building dimensions are depicted herein.
- The exterior building footprint area at ground level is depicted herein.
- The measured building height is depicted herein.
- Substantial features observed in the process of conducting the fieldwork are depicted herein.
- As of the date of this survey the property described herein contains a total of 696 parking spaces of which 683 are standard spaces and 13 are handicapped spaces. Additional spaces may be contained in underground garages. Access inside the building was not available at the time of the survey.
- Existing utilities, services and underground structures shown were located either physically, from existing records made available to us, by resident testimony, or by location provided by Gopher State One Call, per Ticket No. 231561707. However, existing excavation or other records may not be accurate, complete and reliable. 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 herein.
- The intersection of Zarthan Avenue and West 16th Street lies at the southwest corner of the surveyed property.
- 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 herein.
- The plottable offite easements or servitudes disclosed in documents provided to the surveyor are depicted herein.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 12. Drainage and utility easements as shown on the recorded Plat of Park Plaza filed as Document No. 1314797. (Parcel 1)
Said drainage and utility easements affect the surveyed property and are depicted herein.
- ITEM 13. Drainage easements as shown on the Plat of Minneapolis Baseball and Athletic Association Addition filed December 29, 1981, as Document No. 3344601, and filed February 12, 1982, as Document No. 683551, but free from the utility easements of said Plat and Quit Claim Deed, as shown by Order dated February 21, 1978, filed February 22, 1978, as Document No. 1281130. (Parcel 1)
Said drainage easement affects the surveyed property and is depicted herein. Utility and utility and drainage easements per said plat do not affect the surveyed property and are not depicted herein.
- ITEM 14. Easement for street purposes, in favor of the City of St. Louis Park, as created in Quit Claim Deed dated June 12, 1979, August 14, 1979, as Document No. 1342802. (Parcel 1)
Said street easement affects the surveyed property and is depicted herein.
- ITEM 15. Easement contained in Quit Claim Deed dated January 18, 1990, filed August 1, 1990, as Document No. 2113794. (Parcel 1)
The storm sewer easement created by said quit claim deed affects the surveyed property and is depicted herein.
- ITEM 16. Terms and conditions of Final Certificate in favor of the State of Minnesota for highway purposes dated January 27, 1994, filed March 31, 1994, as Document No. 2498477. (Parcel 1)
Conveyed to the City of St. Louis Park by Quitclaim Deed filed December 19, 2014, as Document No. 105224806. Fee acquisition Parcel No. 70 per said documents affects the surveyed property and is depicted herein. See General Survey Note No. 5.
- ITEM 17. Terms and conditions of Grant of Temporary and Permanent Easements dated November 28, 2000, filed December 11, 2000, as Document No. 3344601, by and between Park Place OPCO, LLC, a Delaware limited liability company, and the City of St. Louis Park. (Parcel 1)
Permanent easement per said document affects the surveyed property and is depicted herein. Temporary easement is expired and not depicted herein.
- ITEM 18. Terms and conditions of Street and Utility Easement and Agreement dated May 2, 2001, filed May 7, 2001, as Document No. 3384957, by and between Park Place OPCO, LLC, a Delaware limited liability company, and the City of St. Louis Park. (Parcel 1)
Said easement affects the surveyed property and is depicted herein.
- ITEM 19. Terms and conditions of Utility, Encroachment and Parking Easements Agreement dated October 23, 2002, filed November 1, 2002, as Document No. 3625154, between Park Place OPCO, LLC, a Delaware limited liability company, landlord, and 394 Friday's, L.L.C., a Minnesota limited liability company, and Harriet Kingston, tenant. (Parcel 1)
Amended by Amendment to Utility, Encroachment and Parking Easements Agreement dated September 27, 2006, filed October 31, 2006, as Document No. 4321350.
Parking easement affects the surveyed property. It is not mathematically defined and not depicted herein. Utility and encroachment easements affect and benefit the surveyed property. They are not mathematically defined and not depicted herein. No-build easement is terminated and no longer affects the surveyed property.
- ITEM 20. Terms and conditions of Resolution No. 03103, Amends and Restates Resolutions 6258, 6173 and 87209 filed April 20, 2004, as Document No. 3344601; Resolution No. 87209 further amended by Resolution No. 04138 filed December 21, 2004, as Document No. 4056195. (Parcel 1)
Said resolutions affect the surveyed property. No plottable items to depict.
- ITEM 21. Storage Tank Affidavit relating to above Ground Lease Storage Tanks filed April 26, 2000, as Document No. 3275115. (Parcel 1)
Storage tank on Park Place East per said document affects the surveyed property. Its approximate location per said document is depicted herein.
- ITEM 22. Subject to the following matters as shown on survey by Egan, Field & Nowak, Inc. dated November 30, 2015, Job No. 2878 as follows:
(C) Encroachments of sidewalk and curb along the Southern, Western and Northern boundaries of the insured land.
(C) Encroachment of transformer post onto the easement filed as Document No. 3344601 in the Southwesterly corner.
(C) Encroachment of curb, parking lot, and driveway across the Northeastern boundary of the insured land and onto the parcel to the East of the insured land. (Parcel 1)
See encroachment notes.
- ITEM 32. Terms and conditions of Mutual Easement Agreement dated March 13, 1981, filed July 8, 1981, as Document No. 1431433.
The access and driveway easement per said document benefits the surveyed property and is depicted herein.

CERTIFICATION:

To Middleton Park Place Investors LLC, a Delaware limited liability company, Commercial Partners Title and Chicago 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 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), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on July 7th, 2023.
Date of Plat or Map: July 11, 2023
Eric A. Roesser
Minnesota License No. 47476
eroesser@efnsurvey.com



FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	REVISIONS DESCRIPTION
		HL:ELW			
		DRAWN BY:			
		DL			
DRAWING NAME:		CHECKED BY:			
41358.dwg		EAR			
JOB NO. 41358					
FILE NO. 4598					

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
5775 Wayzata Boulevard
Saint Louis Park, Minnesota 55416

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
COPYRIGHT © 2023 BY EGAN, FIELD & NOWAK, INC.
Land surveyors since 1872