

ALTA/NSPS LAND TITLE SURVEY FOR:
Lindsay Group

LEGAL DESCRIPTION:

Parcel 1:

Lot 1, Block 1, Pure's Knollwood Addition, Hennepin County, Minnesota.

Torrens Property

Parcel 2:

Tract BB, Registered Land Survey No. 1058, Hennepin County, Minnesota.

Torrens Property

SURVEYOR'S NOTE:

- The descriptions utilized for Line 1 and Line 2 in Doc. No. 5990220 appear to be on two separate basis of bearing systems which results in ambiguity of the location of the area released in said document.
- Line 1 described in Document No. 5990220 does not have a basis of bearing and appears to have a scrivener's error in the call of "thence North 227 degrees 54 minutes West for 73.17 feet". This results in ambiguity of the location of the area released in said document.
- A portion of Parcel 2 (Tract BB, Registered Land Survey No. 1058) lies within the City of St. Louis Park, while the remaining portion of Parcel 2 lies within the City of Hopkins. The boundary line between St. Louis Park and Hopkins is depicted herein.

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 Chicago Title Insurance Company, Commitment No. CP72749 dated September 27, 2023 at 7:00 am.
- The surveyed property has direct access to 37th Street West, a public right of way.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described herein, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The addresses of the property described herein are:

PARCEL 1 (Hennepin County P.I.D. 18-117-21-43-0002)
8530 State Highway No. 7, St. Louis Park, Minnesota 55426

PARCEL 2 (Hennepin County P.I.D. 18-117-21-43-0041)
Address Pending, St. Louis Park, Minnesota 55426

NOTE: Parcel 2, Tract BB, Registered Land Survey No. 1058 is located within the city limits of both St. Louis Park and the City of Hopkins.
- 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. 27053 C 0342 F, dated November 4, 2016.
- The total area of the property described herein is 245,256 square feet or 5.63030 acres. The area of the property herein described less areas used for right-of-way purposes is 77,484 square feet or 1.77879 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 "SONYA"
Elevation = 902.02 feet. (NAVD88)
- No zoning order 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 areas at ground level are depicted herein.
- The measured building heights are 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 71 parking spaces of which 68 are standard spaces and 3 are handicapped spaces.
- Existing utilities, services and underground structures shown herein 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. 232763136. 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 herein.
- The intersection of Aquila Avenue South & 37th Street West is located at the northeasterly corner of the surveyed property.
- As of the date of this survey there is observable evidence of current earth moving work, building construction or building additions on the property described herein. A portion of the surveyed property along the westerly property line was re-graded and sod installed after the field survey. See clouded area on Sheet 2.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted herein.

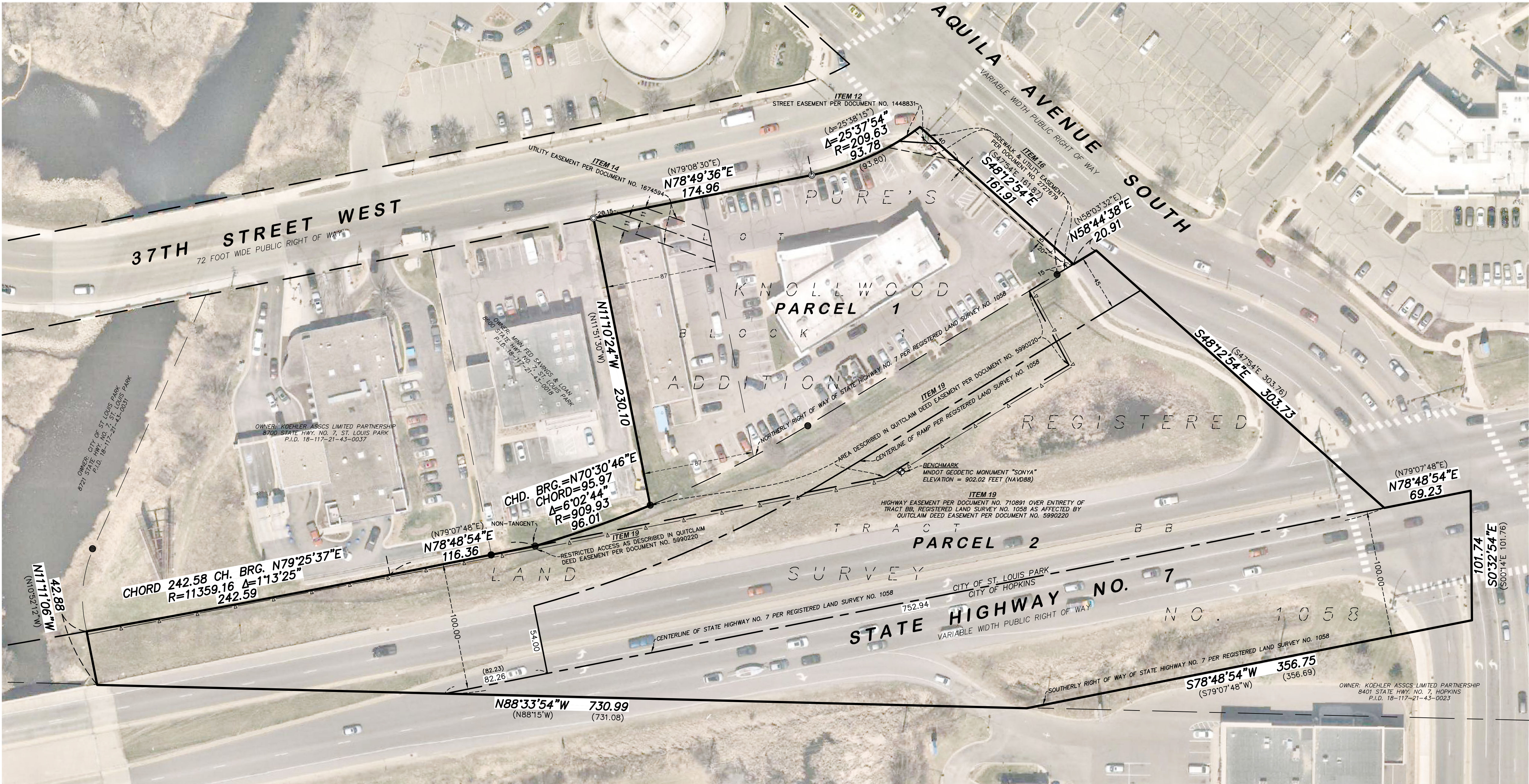
CERTIFICATION:

To Lindsay-Knollwood, LLC, a Minnesota limited liability company, and Chicago Title Insurance Company:

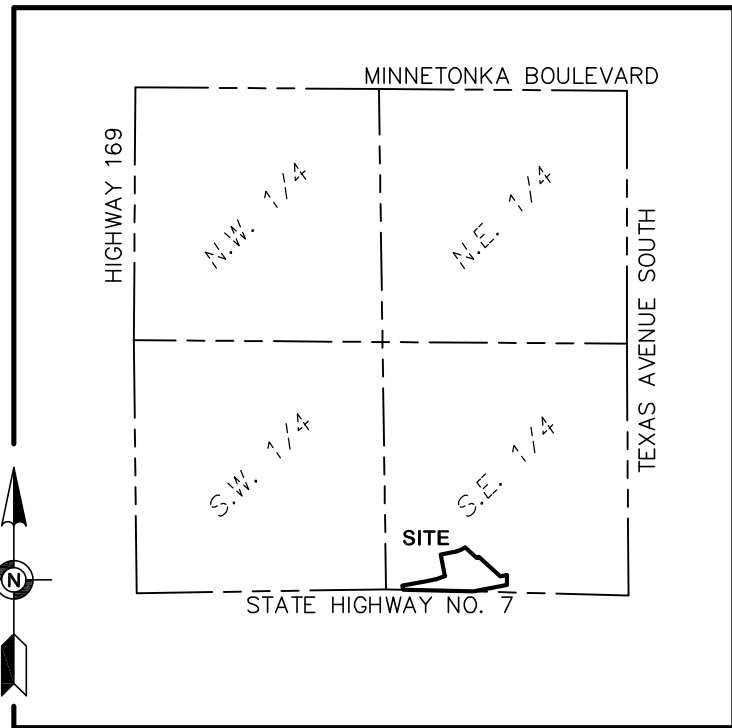
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on October 14, 2023.

Date of Plat or Map: November 1, 2023.


Eric A. Roesser
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SECTION 18, T 117N, R 21 W



VICINITY MAP
NO SCALE

- FOUND IRON MONUMENT
- ◎ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- (XXX.XX) RECORD DISTANCE
- (NXXX'XX'XX"E) RECORD BEARING
- ⬮ BENCHMARK

SURVEY ITEMS PER SCHEDULE B:

- ITEM 11: Terms and conditions of Resolution No. 86-02 adopted January 6, 1986, filed January 14, 1986, as Document No. 1697597. (as to Parcel 1)
- Said terms and conditions affect a portion of the surveyed property. No plottable items to depict.
- ITEM 12: Easement for street purposes, in favor of City of St. Louis Park, as created in Quit Claim Deed dated November 10, 1981, filed November 25, 1981, as Document No. 1448831. (as to Parcel 1)
- Said easement affects the surveyed property and is depicted herein.
- ITEM 13: Terms and conditions of and easements contained in Easement dated May 20, 1985, filed September 30, 1985, as Document No. 1674593. (as to Parcel 1)
- Said terms, conditions and easements affect the surveyed property. No. Plottable items to depict. Note: Parcel 1 & Parcel 2 of Exhibit A of said document are now Parcel 1 of the surveyed property.
- ITEM 14: Terms and conditions of and easements contained in Grant of Perpetual Easement dated August 28, 1985, filed September 30, 1985, as Document No. 1674594. (as to Parcel 1)
- Said easement affects the surveyed property and is depicted herein. Note: Said easement burdens a portion of Parcel 1 for the benefit of another portion of Parcel 1.
- ITEM 15: Terms and conditions of Resolution No. 1-93 adopted January 28, 1993, filed April 1, 1993, as Document No. 2360548. (as to Parcel 1)
- Said terms and conditions affect the surveyed property. No plottable items to depict. (possibly depict parking setback???)
- ITEM 16: Easements for sidewalk and utility purposes, in favor of the City of St. Louis Park, as granted in Easement dated February 21, 1996, filed July 25, 1996, as Document No. 2727679. (as to Parcel 1)
- Said easements affect the surveyed property and are depicted herein.
- ITEM 17: Subject to the following matters as shown on the survey prepared by Schoell & Madson, Inc. dated June 30, 2005:
- a) Aquila Avenue South crosses the most Easterly corner of subject property.
b) A retaining wall encroaches onto the right of way of Highway 7.
- (as to Parcel 1)
NOTE: This item carried forward from prior title evidence.
- ITEM 18: Drainage and utility easements as shown on plat.
NOTE: Appears as a Recital on Certificate of Title No. 1544626. (as to Parcel 2)
- There are no drainage and utility easements depicted on Registered Land Survey No. 1058 or on the plat of PURE'S KNOLLWOOD ADDITION.
- ITEM 19: Highway Easement by Target Stores, Inc. to State of Minnesota dated October 2, 1962, filed November 27, 1962, Document No. 710891. (as to Parcel 2)
- Terms and conditions of Quit Claim Deed Easement releasing Highway Easement by State of Minnesota, including restriction on access to Highway 7 dated December 6, 2022 filed December 8, 2022 Document No. 5990220. (as to Parcel 2)
- Said easement affects the surveyed property and is depicted herein (See Surveyor's Notes 2 & 3).
- The area described in Quit Claim Deed Doc. No. 5990220 is depicted herein.
- ITEM 20: Plat of Hennepin County State Aid Highway No. 20, dated June 21, 1973 filed June 22, 1973 Document No. 1074930. (as to Parcel 2)
- Said plat lies adjacent to and southerly of the surveyed property. The location of said right of way plat is depicted herein for reference.

SEE SHEET 2 OF 2 FOR DETAIL OF EXISTING SITE CONDITIONS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		DF, SW	NO.	DATE	DESCRIPTION
		DRAWN BY:	1	2023/11/28	Add newly re-graded area to surface.
		PMD	2	2023/12/07	Add delineated wetland location
DRAWING NAME:		CHECKED BY:			
41658 ALTA.dwg		EAR			
JOB NO.	41658				
FILE NO.	868				

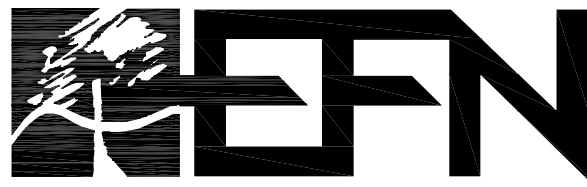
ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

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PROPERTY ADDRESS:

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Hennepin County P.I.D. 18-117-21-43-0002 & 18-117-21-43-0041



Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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LEGEND:

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- ALTA/NSPS LAND TITLE SURVEY FOR:**
Lindsay Group
- LEGEND:**
- SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - FLARED END SECTION
 - ROOF DRAIN (OUTLET)
 - ELECTRIC MANHOLE
 - ELECTRIC BOX
 - ELECTRIC METER
 - HANDHOLE
 - LIGHT
 - UTILITY POLE
 - GUY WIRE
 - SEMAPHORE
 - TRAFFIC CONTROL BOX
 - PEDESTRIAN POST
 - COMMUNICATION BOX
 - GAS METER
 - BOLLARD
 - SIGN
 - HANDICAPPED PARKING SPACE
 - HANDICAPPED PARKING SIGN
 - PARKING COUNT
 - LIMITED ACCESS
 - CHAIN LINK FENCE
 - SANITARY SEWER
 - STORM SEWER
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRE
 - UNDERGROUND GAS
 - EXISTING CONTOUR LINE
 - TREE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - TRUNCATED DOME RAMP
 - RIP-RAP SURFACE
- GOPHER STATE ONE CALL NOTE:**
List of utilities notified per Gopher State One Call Ticket No. 232763136.
- ARVIG
COMCAST
CITY OF HOPKINS
CITY OF HOPKINS STREET/TRAFFIC
CITY OF HOPKINS IRRIGATION
CITY OF ST LOUIS PARK WATER
CITY OF ST LOUIS PARK STREETS
- CENTURYLINK - CTLQ
LOGIS
MCI
CENTER POINT ENERGY
MNDOT
US INTERNET CORP
XCEL ENERGY

List of utilities notified per Gopher State One Call Ticket No. 232763136.

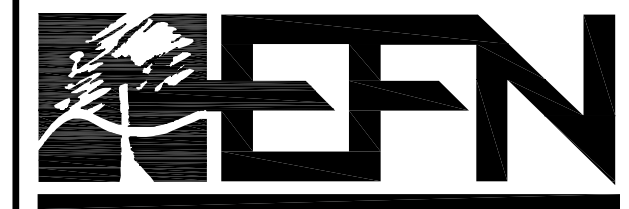
ARVIG	CENTURYLINK - CTQL
COMCAST	LOGIS
CITY OF HOPKINS	MCI
CITY OF HOPKINS STREET/TRAFFIC	CENTER POINT ENERGY
CITY OF HOPKINS IRRIGATION	MNDOT
CITY OF ST LOUIS PARK WATER	US INTERNET CORP
CITY OF ST LOUIS PARK STREETS	XCEL ENERGY

FIELD BOOK	PAGE	FIELDMETHOD CHIEF:	REVISIONS		
		DF, SW	NO.	DATE	DESCRIPTION
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		PMD	2	2023/12/07	Add delineated wetland location
DRAWING NAME: 41658 ALTA.dwg		CHECKED BY:			
JOB NO. 41658		EAR			
FILE NO. 868					

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