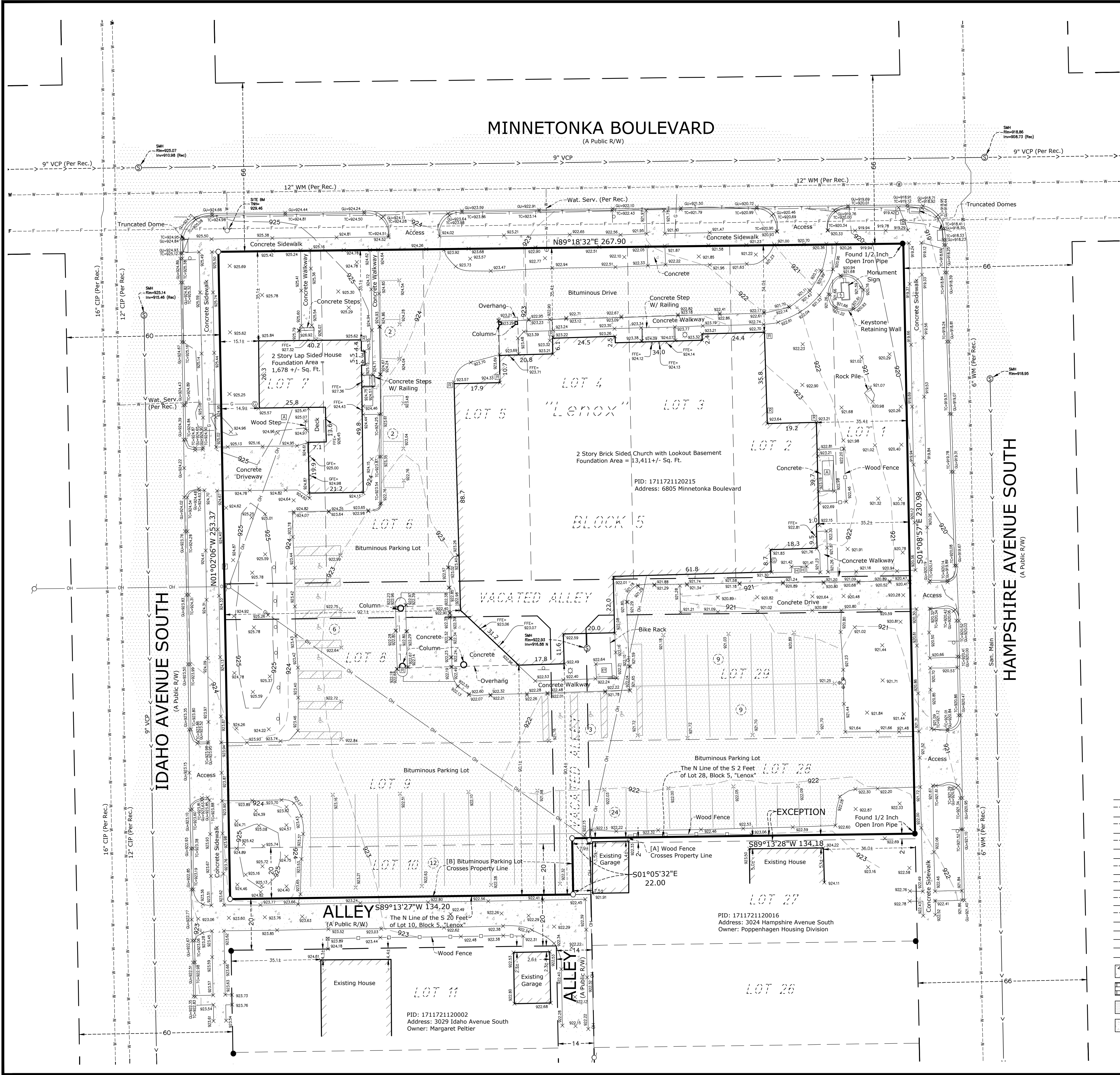




DESCRIPTION OF PROPERTY SURVEYED

All of Lots 3, 4, 6, 7 and 29, Block 5, "Lenox," according to the recorded plat thereof, Hennepin County, Minnesota, Lot 28, Block 5, "Lenox," except the South 2 feet thereof, according to the recorded plat thereof, Hennepin County, Minnesota, together with that part of the vacated alleys adjacent to said lots 3, 4, 6, 7, 28 and 29.

Abstract Property

AND

All of Lots 1, 2, 5, 8, and 9, and that part of Lot 10 lying North of the South 20.0 feet thereof, "Lenox," according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County, together with that part of the vacated alleys adjacent to said lots 1, 2, 5, 8, 9, and 10.

Torrens Property

GENERAL SURVEY NOTES

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located in the southeast quadrant at the intersection of Minnetonka Boulevard and Idaho Avenue South, as shown hereon. Elevation = 929.46.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 6805 Minnetonka Boulevard, St. Louis Park, Minnesota 55426.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0353F, effective date of November 4, 2016.
- The gross land area is 64,936 +/- square feet or 1.491 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
(b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- The number of striped parking stalls on this site are as follows: 58 Regular + 9 Handicap = 67 Total Parking Stalls.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Hennepin County Interactive Property Map.

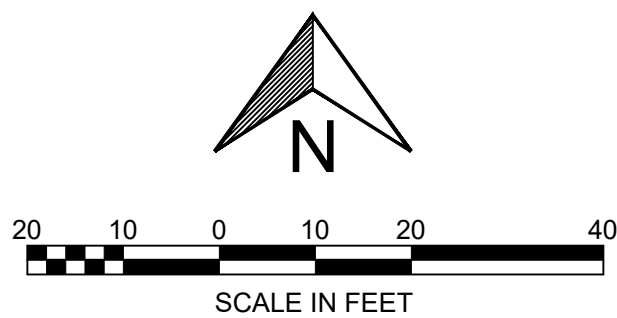
SURVEY REPORT

- This map and report was prepared without the benefit of a Commitment for Title Insurance. The property description was obtained from county tax records and may not be the description of record. There may be easements or other matters of record we are unaware of and thus not shown hereon.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
[A]. Wood fence crosses the south line of the subject property, as shown hereon.
[B]. Bituminous parking lot crosses the south line of the subject property, as shown hereon.

ALTA CERTIFICATION

To: St Louis Park Evang Free Church:
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, 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.
The fieldwork was completed on 10-2-2025.
Dated this 8th day of October, 2025.

Rory L. Synstelien
rory@civilsitegroup.com
Minnesota License No. 44565



Linetype & Symbol Legend

— E —	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
--- E ---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
— F —	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
--- F ---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
— G —	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
--- G ---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
— OH —	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
— S —	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
--- S ---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
— SS —	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
--- SS ---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
— T —	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
--- T ---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	
— W —	WATERMAIN	⊠	SANITARY MANHOLE	⊠	
--- W ---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	
— X —	CHAINLINK FENCE LINE	⊠	CATCH BASIN	⊠	
— Y —	WOODEN FENCE LINE	⊠	FLARED END SECTION	⊠	
— Z —	IRON FENCE LINE	⊠	TELEPHONE BOX	⊠	
— A —	GUARDRAIL	⊠	TELEPHONE MANHOLE	⊠	
— B —	ACCESS RESTRICTION	⊠	TRAFFIC SIGNAL	⊠	
⊠	CONCRETE SURFACE	⊠	HYDRANT	⊠	
⊠	PAVER SURFACE	⊠	FIRE CONNECTION	⊠	
⊠	BITUMINOUS SURFACE	⊠	POST INDICATOR VALVE	⊠	
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	WATER MANHOLE	⊠	
		⊠	WATER VALVE	⊠	
		⊠	WELL	⊠	
		⊠	SATELLITE DISH	⊠	

PROJECT

6805 Minnetonka Boulevard
St. Louis Park, Hennepin County, Minnesota 55426

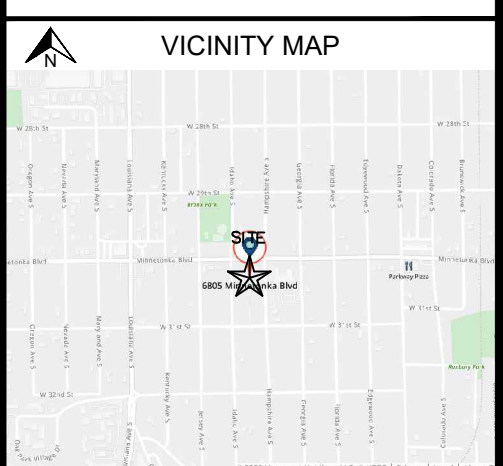
CLIENT

Pope Design Group
767 North Eustis Street, Suite 190, St. Paul, Minnesota 55114

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.

RORY L. SYNSTELIEN
DATE 10-8-2025 LICENSE NO. 44565

QA/QC
FIELD CREW MC/BS/TL
DRAWN BY DS
REVIEWED BY CJ
UPDATED BY



REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO. - 25375.00

ALTA/NSPS LAND TITLE SURVEY

V1.0