

DESCRIPTION OF PROPERTY SURVEYED

- Parcel 1:
Lot 1 and Lot 2, Block 22, Palmer's Addition To Minneapolis, Hennepin County, Minnesota
Abstract property
- Parcel 2:
Lot 3, Block 22, Palmer's Addition to Minneapolis, Hennepin County Minnesota
Torrens Property
- Parcel 3:
Lot 4, Block 22, Palmer's Addition to Minneapolis, Hennepin County, Minnesota
Abstract 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 on the northwest quadrant at the intersection of Minnehaha Avenue and 37th Street East, approximately 85 feet northwesterly from the northeast corner of the subject property, as shown hereon. Elevation = 825.70
- 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: 3700 & 3704 Minnehaha Avenue & 3217 37th Street East, Minneapolis, Minnesota 55406.
- 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. 27053C0386F, effective date of November 4th, 2016.
- The Gross land area is 17,643 +/- square feet or 0.405 +/- acres.
- (a) Exterior dimensions 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.
- No striped parking stalls observed on the subject property at the time of this survey.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County Interactive Property Map.

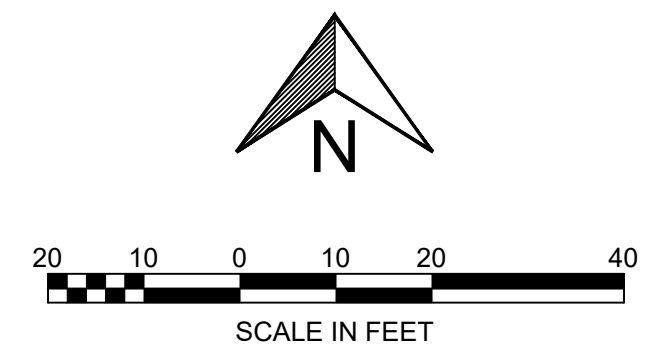
SURVEY REPORT

- This map and report was prepared without the benefit of a commitment for title insurance. The property description was obtained from Hennepin County Tax Records and may not be the latest 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]. Concrete retaining wall crosses the south line of the subject property, as shown hereon.

ALTA CERTIFICATION

To: South Face Investments LLC; Aberdeen Companies, LLC;
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), 8, 9, and 13 of Table A thereof.
The fieldwork was completed on 11-16-2022.
Dated this 2nd day of December, 2022.

Rory L. Synsteliën
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Minnesota License No. 44565



Linetype & Symbol Legend

| | | | | | |
|-------------------------|---------------------------|---|----------------------|---|---------------------|
| —E—E— | ELECTRIC LINE | ⊠ | AIR CONDITIONER | ⊠ | UTILITY VAULT |
| - - -E - - -E - - - | ELECTRIC LINE (RECORD) | ⊠ | CABLE TV BOX | ⊠ | UTILITY MANHOLE |
| —F—F— | FIBER/COMM. LINE | ⊠ | ELECTRIC MANHOLE | ⊠ | ELECTRICAL OUTLET |
| - - -F - - -F - - - | FIBER/COMM. LINE (RECORD) | ⊠ | ELECTRIC TRANSFORMER | ⊠ | HAND HOLE |
| —G—G— | GASMAIN | ⊠ | ELECTRICAL METER | ⊠ | BOLLARD |
| - - -G - - -G - - - | GASMAIN (RECORD) | ⊠ | FIBER/COMM. MANHOLE | ⊠ | FLAG POLE |
| —OH—OH— | OVERHEAD UTILITIES | ⊠ | POWER POLE | ⊠ | FUEL TANK |
| —S—S— | SANITARY SEWER | ⊠ | GLY WIRE | ⊠ | HANDICAP SYMBOL |
| - - -S - - -S - - - | SANITARY SEWER (RECORD) | ⊠ | GAS METER | ⊠ | LIGHT POLE |
| —SS—SS— | STORM SEWER | ⊠ | GAS MANHOLE | ⊠ | MAIL BOX |
| - - -SS - - -SS - - - | STORM SEWER (RECORD) | ⊠ | GAS VALVE | ⊠ | SIGN |
| —TEL—TEL— | TELEPHONE LINE | ⊠ | ROOF DRAIN | ⊠ | CONFIFEROUS TREE |
| - - -TEL - - -TEL - - - | TELEPHONE LINE (RECORD) | ⊠ | SEWER CLEAN OUT | ⊠ | DECIDUOUS TREE |
| —W—W— | WATERMAIN | ⊠ | SANITARY MANHOLE | ⊠ | SOIL BORING |
| - - -W - - -W - - - | WATERMAIN (RECORD) | ⊠ | STORM MANHOLE | ⊠ | FOUND IRON MONUMENT |
| —X—X— | CHAINLINK FENCELINE | ⊠ | CATCH BASIN | ⊠ | SET IRON MONUMENT |
| —W—W— | WOODEN FENCELINE | ⊠ | FLARED END SECTION | ⊠ | CAST IRON MONUMENT |
| —G—G— | GUARDRAIL | ⊠ | TELEPHONE BOX | ⊠ | |
| ⊠ | CONCRETE SURFACE | ⊠ | TELEPHONE MANHOLE | ⊠ | |
| ⊠ | PAVER SURFACE | ⊠ | TRAFFIC SIGNAL | ⊠ | |
| ⊠ | BITUMINOUS SURFACE | ⊠ | HYDRANT | ⊠ | |
| ⊠ | GRAVEL/LANDSCAPE SURFACE | ⊠ | FIRE CONNECTION | ⊠ | |
| | | ⊠ | POST INDICATOR VALVE | ⊠ | |
| | | ⊠ | WATER MANHOLE | ⊠ | |
| | | ⊠ | WATER VALVE | ⊠ | |
| | | ⊠ | WELL | ⊠ | |

PROJECT
3700 & 3704 Minnehaha Avenue
3217 37th Street East
Minneapolis, Hennepin County, Minnesota 55406

CLIENT
Aberdeen Companies, LLC
3700 Minnehaha Avenue, Minneapolis, Minnesota 55406

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. SYNSTELIËN
DATE 12-02-2022 LICENSE NO. 44565

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|-------------|----|
| QA/QC | |
| FIELD CREW | DO |
| DRAWN BY | DS |
| REVIEWED BY | CJ |
| UPDATED BY | |



| REVISION SUMMARY | |
|------------------|-------------|
| DATE | DESCRIPTION |
| | |
| | |

PROJECT NO.: 22330.00

ALTA/NSPS LAND TITLE SURVEY

V1.0