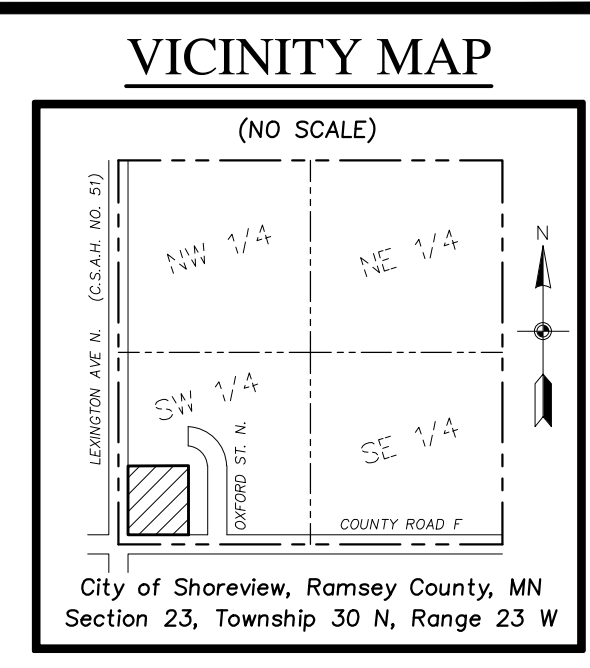


EXISTING CONDITIONS SURVEY

ALL OF THE LOTS, BLOCKS, AND VACATED ROADS, OF GOLDEN GATE, RAMSEY COUNTY, MINNESOTA



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment No. CP74316, with a commitment date of October 7, 2024 at 07:00 AM, prepared by Commercial Partners Title, a division of Chicago Title Company, LLC)

All of Blocks 1, 2, 3 and 4 in Golden Gate, together with vacated Erling Drive, vacated Churchill Street and vacated Oxford Street within the same plat, Ramsey County, Minnesota.

(abstract property)

NOTE: A gap exists between the surveyed property and the adjacent plat of Shoreview Business Campus (to the north) and between the surveyed property and the adjacent plat of Robert Rolling Ridge 1st Addition (to the east), as shown and denoted hereon.

- GENERAL NOTES:**
- Bearings shown hereon are based on the North line of GOLDEN GATE, which is assumed to bear N89°32'08"E.
 - Monuments have been found or set at all major corners of the boundary and indicated on this survey.
 - Surveyed property address, per title commitment: 4130 Lexington Avenue North, Shoreview, MN.
 - Per FEMA Flood Insurance Rate Map Number 27123C0010G with an effective date of 6/04/2010, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.
 - Surveyed property contains ±786,484 sq. ft. (±18.06 acres).
 - BENCHMARK:** Minnesota Department of Transportation Geodetic GSID Station No. 101276 (MnDot Name OLAKES); Elevation 946.48 ft. (NAVD 88).
 - Existing buildings on the surveyed property, dimensioned as shown. Note — the apartment building dimensions shown on this survey are based on a combination of field measurements, furnished building plans, and the furnished ALTA/NSPS Land Title Survey prepared by Northwestern Surveying & Engineering, Inc., dated 11/29/22. Accurate existing building dimensions could not be obtained due to obstructions, grades, and miscellaneous improvements.
 - Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No.s, and 243320971, both dated 12/20/2024 or were taken from utility plans provided by the City of Shoreview. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
 - Due to snow and winter conditions, additional improvements may not have been visible or located at the time of survey.
 - Per Schedule B, Part II Exceptions of the above listed Title Commitment:

- Items 1-3, 5-8 — Standard exceptions. Not survey related and/or not plottable.
- Item 4 — Easements or claims of easement not shown by the public records. (Non known or provided.)
- Item 9 — Mortgage dated July 23, 2020, recorded August 3, 2020, as Document No. A04825286, executed by SVH Limited Partnership, a Minnesota limited partnership, mortgagee, in favor of Wells Fargo Bank, National Association, mortgagee, to secure the original principal amount of \$3,000,000.00. (Not survey related.)
- Item 10 — Terms and conditions of Grant of Permanent Easement dated July 16, 1982, recorded July 26, 1982, as Document No. 2151685. (as shown hereon)
- Item 11 — Terms and conditions of Laundry Room Lease dated March 15, 1998, recorded April 22, 1998, as Document No. 3053456. (Not survey related.)
- Item 12 — Terms and conditions of Grant of Easement dated March 9, 2011, recorded September 2, 2011, as Document No. 4294293. (Said easement is blank in nature and is not shown hereon.)
- Item 13 — Rights and easement in favor of the County of Ramsey, acquired in Condemnation, as evidenced by Final Certificate dated March 8, 2016, recorded March 28, 2016, as Document No. A04600281. (as shown hereon)
- Item 14 — Terms and conditions of Resolution No. 69-019, filed July 30, 1969, as Document No. 1755005. (Said Resolution vacates a portion of Erling Drive, Churchill Street, Oxford Street, and all of the utility easements created and dedicated over Blocks 1, 2, 3, and 4 in the plat of GOLDEN GATE.)
- Item 15 — Easements as shown on the recorded plat of Golden Gate recorded May 26, 1961, in Book 77 of Town Plats, Page 8. (The utility easements shown on the recorded plat of Golden Gate have been vacated per Doc. No. 1755005 and are not shown hereon. No other easements are shown on the plat of Golden Gate.)

EXISTING PARKING NOTE:

—394 exterior standard parking spaces, as shown

—12 exterior parking spaces, as shown

—406 total exterior parking spaces, as shown

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> Denotes Set PK Nail Denotes Found Iron Monument, as noted Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361 Denotes Light Pole Denotes Semaphore Denotes Miscellaneous Sign Denotes Guard Post Denotes Flag Pole Denotes Sanitary Manhole Denotes Storm Manhole Denotes Water Manhole Denotes Telephone Manhole Denotes Catch Basin Denotes Fire Hydrant Denotes Cleanout Denotes Roof Drain Denotes Guy Wire Denotes Utility Pole Denotes Telephone Box Denotes Electric Transformer Denotes Electric Box | <ul style="list-style-type: none"> Denotes Television Box Denotes Hand Hole Denotes Electric Meter Denotes Gas Valve Denotes Gas Meter Denotes Existing Parking Stall Count (includes Handicap Stalls) Denotes Underground Telephone Denotes Underground Electric Denotes Underground Gas Denotes Underground Television Denotes Underground Fiber Optic Denotes Overhead Utility Line(s) Denotes Watermain Denotes Sanitary Sewer Denotes Storm Sewer Denotes Existing Fence as noted Denotes Landscaping Surface Denotes Concrete Surface Denotes Bituminous Surface Denotes Existing 2 Ft. Contour Denotes Existing 10 Ft. Contour |
|---|--|

CARLSON MCCAIN
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TEL: 763.489.7500 \ FAX: 763.489.7555 \ CARLSONMCCAIN.COM

EXISTING CONDITIONS SURVEY

SHOREVIEW HILLS APARTMENTS
Shoreview, Minnesota

TRIDENT DEVELOPMENT, LLC
1200 - 25th Avenue South
St. Cloud, MN 56301

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: bjs
ISSUE DATE: 12/20/24
FILE NO: 2842

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.

Name: Thomas R. Balluff
Signature: *DRAFT*
Date: 12/20/24, License #: 40361

1 of 1