

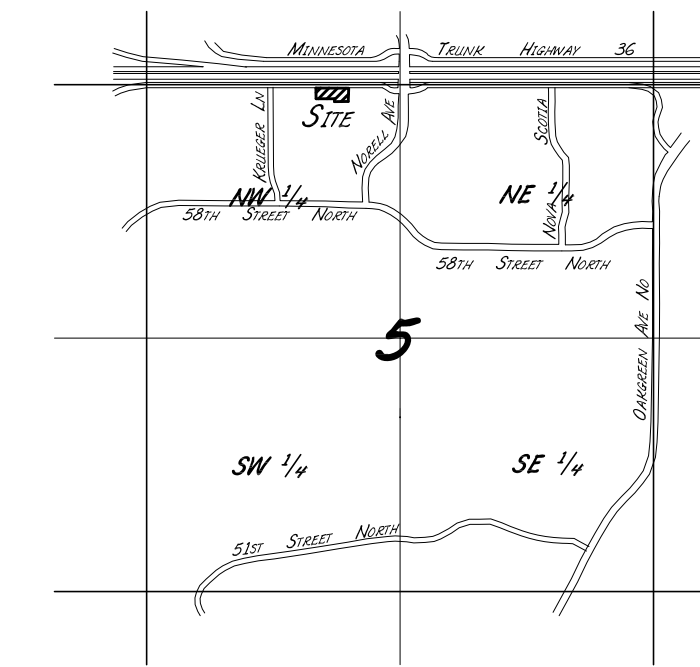
SURVEY FOR:
 Quattro Development, LLC
 1100 Jorie Blvd. - Suite 140
 Oak Brook, IL 60523

ALTA/NSPS LAND TITLE SURVEY

Lot 4, Block 1, THE SHOPPES OF OAK PARK HEIGHTS 2ND ADDITION

Folz, Freeman, Erickson, Inc.
 LAND PLANNING • SURVEYING • ENGINEERING

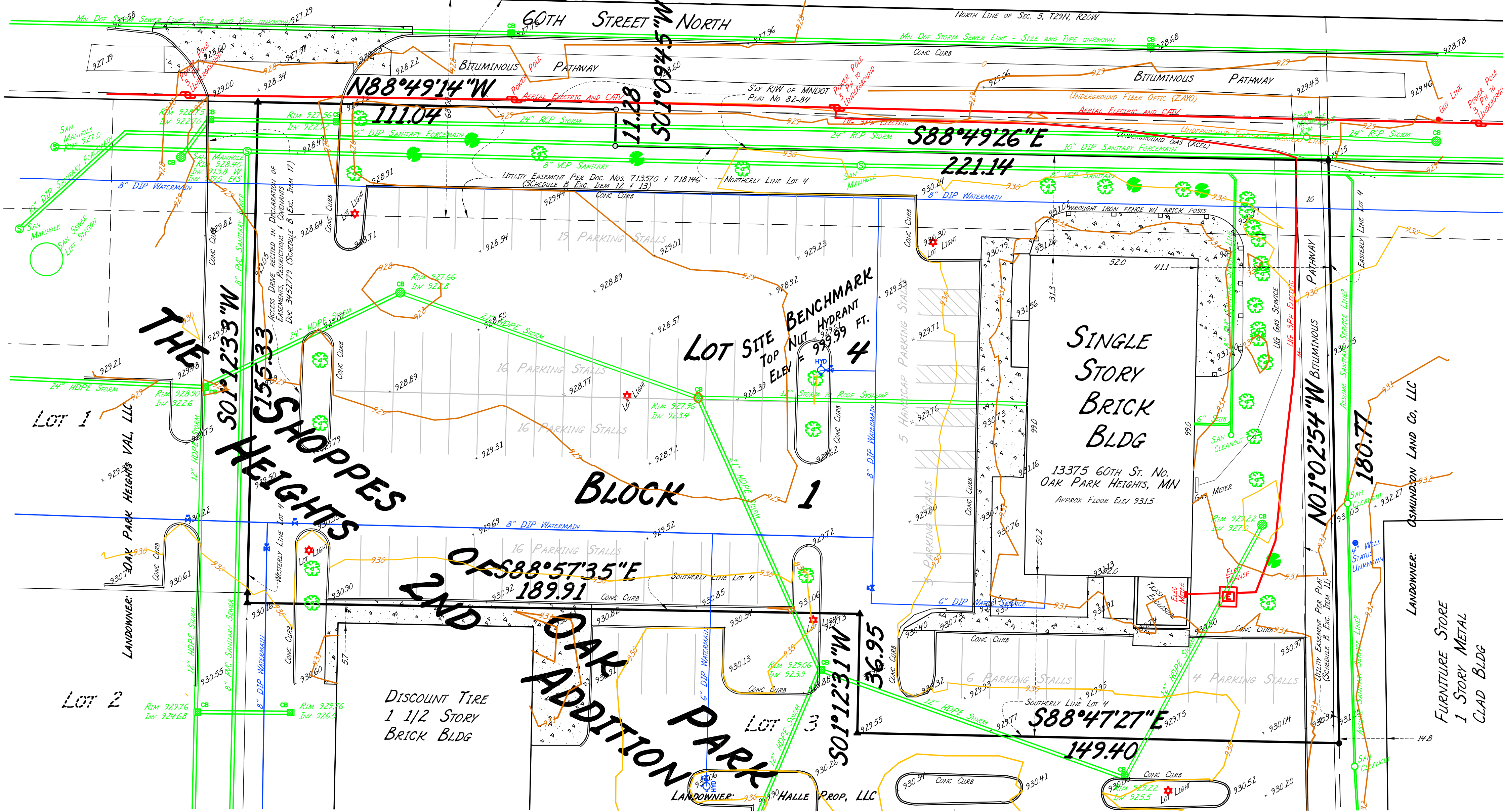
12445 55TH STREET NORTH
 LAKE ELMO, MINNESOTA 55042
 Phone (651) 439-8833 www.ffe-inc.com



VICINITY MAP
 SECTION 5, T29N - R20W
 WASHINGTON COUNTY, MINNESOTA

- LEGEND**
- DENOTES FOUND 3/8 INCH DIA. REINFORCING ROD MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "WEBER 12043", UNLESS SHOWN OTHERWISE
 - DENOTES FOUND 1/2 INCH DIA. INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "RLS 24992", UNLESS SHOWN OTHERWISE
 - ▲ DENOTES FOUND PK NAIL
 - DENOTES CATCH BASIN - STORM SEWER
 - DENOTES SANITARY MANHOLE
 - DENOTES ELECTRICAL TRANSFORMER - XCEL ENERGY
 - DENOTES TELEPHONE PEDESTAL - CENTURY LINK
 - DENOTES CABLE TV PEDESTAL - COMCAST
 - DENOTES CONCRETE SURFACE
 - 927.19 DENOTES SURFACE SPOT ELEVATION (ELEVS ON CURB ARE AT TOP OF CURB)

MINNESOTA TRUNK HWY 36
 MIN DEPT OF TRANSP RIGHT OF WAY PLAT No. 82-84



Fidelity National Title Insurance Company
 Commitment Number NCS-16-54414-238930

Schedule C: The land referred to in this Commitment is situated in the County of Washington, State of Minnesota and described as follows:

Lot 4, Block 1, The Shoppes of Oak Park Heights 2nd Addition, Washington County, Minnesota.

TOGETHER WITH non-exclusive beneficial rights for vehicular and pedestrian ingress and egress and for parking created by Declaration of Reciprocal Easement and Operation Agreement dated August 28, 2003, recorded September 11, 2003 as Document No. 3372027, as amended by First Amendment to Declaration of Reciprocal Easement and Operation Agreement dated March 25, 2004, recorded March 26, 2004 as Document No. 3431671 and by Consent to First Amendment to Declaration of Reciprocal Easement and Operation Agreement dated March 9, 2004, recorded March 26, 2004 as Document No. 3431672 and by Consent to First Amendment to Declaration of Reciprocal Easement and Operation Agreement dated March 25, 2004, recorded March 9, 2004 as Document No. 3431673.

FURTHER TOGETHER WITH non-exclusive beneficial rights for vehicular and pedestrian ingress and egress and for parking created by Declaration of Easements, Restriction and Covenants, dated July 7, 2004, recorded July 12, 2004 as Document No. 3452779.

Abstract Property

SURVEYOR'S NOTES:
 This survey was based on information contained in the Fidelity National Title Insurance Company, Commitment No. NCS-16-54414-238930. Commitment Date: October 28, 2016 at 7:00 A.M.

No abstract of title or other results of title searches were furnished to the surveyor. Other documents of record may exist that would affect this parcel. The surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that may not be contained in the above mentioned commitment.

The plat of THE SHOPPES OF OAK PARK HEIGHTS 2ND ADDITION, was recorded June 24, 2004 as Document No. 3449326 in the Office of the County Recorder, Washington County, Minnesota.

The items from Schedule B, Section Two, Exceptions that are specifically shown on the map, or not shown on the map, are as follows:

Item 11: Drainage and Utility easements as shown on the recorded plat of THE SHOPPES OF OAK PARK HEIGHTS 2ND ADDITION recorded June 24, 2004 as Document No. 3449326. The easements are shown on the map.

Item 12: The easement for utilities and storm water drainage in favor of the City of Oak Park Heights, as contained in instrument dated October 2, 1992, recorded October 15, 1993, as Document No. 713570. The easement is shown along the northerly portion of the site.

Item 13: The easement for utilities and storm water drainage in favor of the City of Oak Park Heights, as contained in instrument dated October 2, 1992, recorded November 23, 1992, as Document No. 718146. The easement is shown along the northerly portion of the site.

Item 14: Subject to Minnesota Department of Transportation Right of Way Plat No. 82-84. The plat adjoins the property and is shown at the northeasterly portion of the site.

Items 15, 16, 17, 18 and 19 are items that it appears the property is subject to, but are not shown on the survey.

Items from Table A that are not shown on the map are as follows:

Item 3: The subject property is in Zone X, areas determined to be outside the 0.2 % annual chance of flooding. This is according to Flood Insurance Rate Map Number 27163C0262E, effective date February 3, 2010. Oak Park Heights Community Number 270512.

Item 4: The subject property contains 54,900 square feet, 1.26 acres.

Items 6a and 6b: Not shown. The property is Zoned B2, but is part of a recorded Planned Unit Development (PUD). The PUD Certification document by the City of Oak Park Heights was recorded as Document No. 3491081 in the Office of the County Recorder, Washington County, Minnesota. With a PUD, the site plan that is approved and attached to the PUD agreement becomes the framework of the setbacks and restrictions allowed.

Item 14: No information supplied to the surveyor from the client, regarding distance to the nearest intersection street.

There was no observed evidence of Wetland Delineations on the site.

There are 87 parking stalls striped on site, of which 5 are handicap stalls.

The entire site was generally shown covered on the dates of the field survey work. Every effort was made to locate the on-site utilities, but there may be physical improvements or utilities existing on the site that were not observed.

There is evidence of an on-site irrigation system that was not located or shown on the survey.

The locations of underground utilities shown are based on visible surface indications and available As-Built Record Plans as shown on the map. The gas, electric and communication lines were flagged and painted by various utility companies, as a result of Gopher One Call ticket number 163630769. They were observed on dates of the field survey work ending on January 23, 2017. The Sanitary Sewer, Water and Storm Sewer were taken from visible observations of these utilities and As-Built Record drawings from the City of Oak Park Heights Public Works Department. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

The surveyed property has direct access to 60th Street North (south frontage road to Minnesota Trunk Highway 36) as shown on the map. These streets and avenues were delineated on the plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-84.

There was no observable evidence of earth work, building construction or building additions on January 23, 2017.

There was no observable evidence of street or sidewalk construction or repairs on January 23, 2017. There are no proposed changes to the streets or sidewalks per telephone call to the City of Oak Park Heights, Minnesota.

There was no observable evidence of cemeteries on January 23, 2017.

SURVEYOR'S CERTIFICATE:
 To Quattro Development, LLC; and Fidelity National 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 2016 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, 7a, 8, 9, 11, 13, 16, 17, and 18 of Table A thereof. The field work was completed on January 23, 2017.

Revision: Added elevation data and revised surveyor notes. 1/26/17
 Revision: Added zoning, setback and use restriction notes. 1/30/17

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.

Timothy J. Freeman 1/30/2017
 Timothy J. Freeman, LS
 Minnesota License No. 14989 Date

Note: Official Copies of this map are crimp sealed

NOTES

- 1) ELEVATIONS ARE NAVD MEAN SEA-LEVEL, 1988 ADJUSTMENT
- 2) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF THE SHOPPES OF OAK PARK HEIGHTS 2ND ADDITION
- 3) FIELD WORK COMPLETED ON JANUARY 23, 2017

