

COUNTY ROAD D
N89°47'08" E 516.36

SOUTHLAWN DRIVE
N01°06'54" W 497.28

SURVEYOR'S CERTIFICATE

To: Myth Investors, LLC, a California limited liability company; Syndica, LLP, a North Dakota limited partnership, or its assigns; 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), 8, 9, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on May 26th, 2022.

Date of Plat or Map: 06/15/21

Chris Ambour
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LEGAL DESCRIPTION (Per Commitment No. CP70414)

Parcel A:
That part of the Northwest Quarter of Section 2, Township 29, Range 22, Ramsey County, Minnesota, lying West of Lot 3, Block 1, Maplewood Mall Addition, and lying Northerly of the following described line:
Commencing at the Northwest corner of Lot 6, said Block 1; thence North 46 degrees 08 minutes 30 seconds East, assumed bearing, along the Northwesterly line of said Lot 6 a distance of 47.32 feet; thence Northeasterly 130.22 feet along said Northwesterly line on a tangential curve concave to the Southeast having a central angle of 5 degrees 10 minutes 06 seconds East and a radius of 1,443.54 feet; thence South 89 degrees 33 minutes 44 seconds West 132.86 feet to the West line of said Northwest Quarter; thence North 0 degrees 26 minutes 16 seconds West along said West line 731.18 feet to the point of beginning of the line to be herein described; thence South 89 degrees 32 minutes 06 seconds East parallel with the North line of said Northwest Quarter 508.59 feet to the West line of said Lot 3 and there terminating. Excepting therefrom the Southerly 190.85 feet of the above described property.

Parcel B:
The Southerly 190.85 feet of the above described property.

That part of the Northwest Quarter of Section 2, Township 29, Range 22, Ramsey County, Minnesota, lying West of Lot 3, Block 1, Maplewood Mall Addition, and lying Northerly of the following described line:
Commencing at the Northwest corner of Lot 6, said Block 1; thence North 46 degrees 08 minutes 30 seconds East, assumed bearing, along the Northwesterly line of said Lot 6 a distance of 47.32 feet; thence Northeasterly 130.22 feet along said Northwesterly line on a tangential curve concave to the Southeast having a central angle of 5 degrees 10 minutes 06 seconds East and a radius of 1,443.54 feet; thence South 89 degrees 33 minutes 44 seconds West 132.86 feet to the West line of said Northwest Quarter; thence North 0 degrees 26 minutes 16 seconds West along said West line 731.18 feet to the point of beginning of the line to be herein described; thence South 89 degrees 32 minutes 06 seconds East parallel with the North line of said Northwest Quarter 508.59 feet to the West line of said Lot 3 and there terminating.

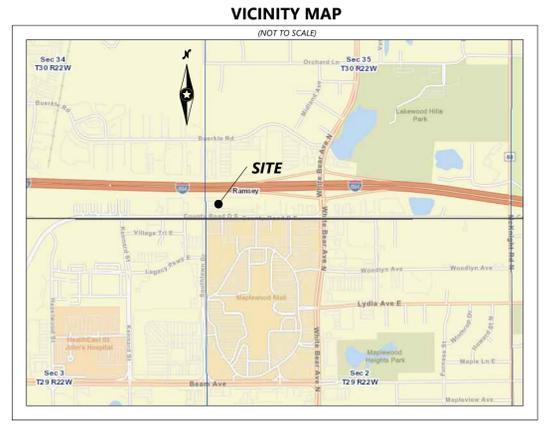
Ramsey County, Minnesota
Abstract Property

GENERAL NOTES

- This survey was prepared using Chicago Title Insurance Company, Title Commitment Number CP70414 having an effective date of May 11, 2022 at 7:00 AM.
- The address of the surveyed property is 3090 Southlawn Drive, Maplewood, MN. (Table A Item 2)
- Subject property appears to be classified as Zone X (Area of minimal flood hazard) and Zone A (Area with base flood elevation) when scaled from Flood Insurance Rate Map Community - Panel Number 27123C0042G dated 6/4/2010. (Table A Item 3)
- Subject property contains 254,803 Sq.Ft. or 5.849 acres. (Table A Item 4)
- Contours are shown a 1 foot intervals and are based upon NAVD 88. (Table A Item 5)
- No Zoning information provided by the title company. (Table A Item 6 (a))
- Subject property contains 413 regular parking stalls and 9 handicapped stalls. (Table A Item 9)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground 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 information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 21940285). (Table A Item 11)
- As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
- As of the date of this survey, there are no proposed changes in street right of way lines, per the Minneapolis City Planning Commission. As of the date of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A, Item 17)
- Based on the information contained within the title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown herein. (Table A, Item 18)
- Bearings based on the Ramsey County coordinate system. (NAD 83 - 1986 Adjustment).

SCHEDULE B II TITLE ITEM NOTES (Commitment No. CP70414)

- The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment. Items 1-11 are not survey matters.
- Terms and conditions of and easements contained in Easement dated October 19, 1977, filed November 8, 1977, as Document No. 1983901. (SHOWN ON SURVEY)
 - Terms and conditions of and easements contained in Easement dated January 2, 1981, filed January 27, 1981, as Document No. 2105205. (SHOWN ON SURVEY)
 - Easement for road and utility right-of-way purposes, in favor of the City of Maplewood, a Minnesota municipal corporation, as created in Quit Claim Deed dated October 28, 1998, filed May 29, 1990, as Document No. 2547128. (SHOWN ON SURVEY)
 - Terms and conditions of and easements contained in Pending Easement Agreement dated February 5, 1990, filed August 20, 1990, as Document No. 2558675. (SHOWN ON SURVEY)
 - Easement in favor of the City of Maplewood, a Minnesota municipal corporation, as created in Quit Claim Deed dated October 5, 1998, filed September 14, 1990, as Document No. 2562800. (SHOWN ON SURVEY)
 - Easement for public roadway and utility purposes, in favor of the City of Maplewood, a Minnesota municipal corporation, as created in Easement dated March 31, 1999, filed July 21, 1999, as Document No. 3257309. (SHOWN ON SURVEY)
 - Easement for pedestrian walkway and utility purposes, in favor of the City of Maplewood, a Minnesota municipal corporation, as created in Walkway and Utility Easement dated August 5, 2005, filed October 20, 2005, as Document No. 3897785. (SHOWN ON SURVEY)
 - Easement for public roadway and utility purposes, in favor of the City of Maplewood, a Minnesota municipal corporation, as created in Public Roadway and Utility Easement dated August 5, 2005, filed October 20, 2005, as Document No. 3897786. (SHOWN ON SURVEY)
 - Terms and conditions of Agreement dated November 28, 2005, filed January 5, 2006, as Document No. 3917280. (BLANKET IN NATURE, NOT SHOWN)
- Subject to the following matters as shown on the survey prepared by St. Croix Surveying dated September 17, 2019, Job No. 1949:
a) Portions of the concrete sidewalk lie outside of the sidewalk easement area.
b) Entryway to property to the East without the benefit of a recorded easement.
c) Parking lot encroaches into the neighboring property to the East.



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Common Ground Alliance

LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- SEPTIC COVER
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CATCH BASIN MANHOLE
- HYDRANT
- GATE VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- CURB STOP BOX
- WATER MANHOLE
- WELL
- POST INDICATOR VALVE
- DOUBLE DETECTOR CHECK VALVE
- REDUCE PRESSURE VALVE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- LIGHT POLE
- GUY WIRE
- POWER POLE
- TRAFFIC SIGNAL-NO ARM
- TRAFFIC SIGNAL ARM
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- CABLE TV MANHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC PEDESTAL
- FIBER OPTIC VAULT
- NATURAL GAS METER
- NATURAL GAS VALVE
- NATURAL GAS MANHOLE
- AIR CONDITIONER
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT 1/2" REBAR LS43055

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 40'
VERTICAL SCALE: 1" = 5'

INITIAL ISSUE: 06/16/2022
REVISIONS: _____

PREPARED FOR:
ENCLAVE COMPANIES
ST. LOUIS PARK, MN 55416

MYTH NIGHTCLUB
MAPLEWOOD, MN

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:
1 OF **1**
ALTA/NSPS
LAND TITLE SURVEY
PROJECT NUMBER: 0037066.00 DATE: 06/16/2022