

MEDTRONIC BUILDING
800 53RD AVE NE
COLUMBIA HEIGHTS, MN 55421

LINCOLN AVENUE COMMUNITIES
401 WILSHIRE BLVD
11TH FLOOR
SANTA MONICA, CA 90401

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant and are not to be used on any other project. These CADD files shall not be used on any other project without the written approval of the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made in the field of the project and such revisions, additions or deletions shall only be made in accordance with the Consultant's approval. All revisions, additions, and deletions shall be identified by the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

04/25/25	SURVEY ISSUED
04/28/25	REVISED PER AS-BUILTS

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

The Land referred to herein below is situated in the County of ANOKA, State of Minnesota, and is described as follows:

Parcel 1:
The north 3.6 Acres of Lots 7 and 8, AUDITOR'S SUBDIVISION NO. 51, Anoka County, Minnesota. (Abstract)

Parcel 2:
Tract B, REGISTERED LAND SURVEY NO. 63, files of the Registrar of Titles of Anoka County, Minnesota. (Torrens)

NOTE: This property is Abstract and Torrens, the Torrens Certificate No. is 64223.

TITLE COMMITMENT EXCEPTIONS
(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Royal Abstract National, LLC, as agent for First American Title Insurance Company, File No. 55547, issued on December 12, 2024. The numbers below correspond to those in the title commitment.

1-8, 13, & 14 do not require comment.

- The following Recital(s) appears in the Certificate of Title, and will be carried forward to any Certificate of Title:
Subject to easements to the City of Columbia Heights for highway, highway construction and utility purposes over, under and across the North 30 feet of Tract B, AND the South 23 feet of the North 53 feet of the East 528 feet of Tract B as set forth in Warranty Deed filed as Doc. No. 100577 on July 13, 1978, shown as a recital on the Certificate of Title No. 64223. **Shown hereon along the north side of property.**
- Subject to:
(1) easement for roadway purposes over and across the North (30) feet of Lot One (1), Auditor's Subdivision No. 51, shown as a recital on the Certificate of Title No. 64223. **Shown hereon along the north side of property.**
(2) rights of the Standard Oil Company, an Indiana Corporation, to lay, maintain, inspect, operate, replace, change or remove a pipe line for the transportation of oil, gas or products thereof over and across the North Seventy (70) feet of Lot One (1), Auditor's Subdivision No. 51, shown as a recital on the Certificate of Title No. 64223. Assignment recorded on February 24, 1961, as Document No. 35077. **Right of Way easement is blanket in nature and is not shown hereon.** b. Partial Release recorded on August 03, 1965, as Document No. 52270. **Shown hereon along the north side of property.**
- Easement for utility purposes, together with any incidental rights, in favor of The City of Columbia Heights, a Minnesota municipal corporation, as contained in Quit Claim Deed, dated August 27, 1971, recorded August 30, 1971, as Document No. 354780. **Shown hereon in the southeast corner of the site.**
- Covenants and restrictions as contained in Agreement, dated July 7, 1978, recorded September 13, 1978, as Document No. 507089. **The agreement is blanket in nature and is not shown hereon. The agreement states to keep the north 3.6 acres of Lots 7 and 8 as a Passive Recreational Area for 20 years after document recorded date, 1978. This expired in 1998.**
- Covenants, conditions, and easements as contained in Declaration of Easement, dated December 3, 1997, recorded March 26, 1998, as Document No. 1330239.0. **Shown hereon, sheet 2, along the north, south, and east lines Parcel 1.**
- Easement for water main purposes, together with any incidental rights, in favor of City of Columbia Heights, a Minnesota municipal corporation, as contained in Quit Claim Deed, dated November 20, 1978, recorded January 15, 1979, as Document No. 103347. **Shown hereon along the north side of property.**

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 800 53rd Avenue NE, Columbia Heights, MN 55421.
- This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27003C0384E, Community Panel No. 0384, effective date of 12/16/15.
- The Gross land area is 545,297 +/- square feet or 12.52 +/- acres.
(a) Zoning information was not provided by the client.
(a) Exterior dimensions of all buildings are shown at ground level.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- Stripping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 802 Regular + 10 Disabled = 812 Total Parking Stalls.
- (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 231174158, 231174293, 231174179, 250921869, 250921870, 250921913, & 250921914. The following utilities and municipalities were notified:

AT & T	571-218-9458	Comcast	800-778-9140
Center Point Energy	612-321-4421	MCI	800-624-9675
Centurylink	877-366-8344	MNDOT	651-366-5750
City of Columbia Heights	763-406-3700	Nustar Pipeline	316-721-7073
City of Fridley	763-572-3566	Xcel Energy	800-895-4999

SURVEY REPORT

- The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
- The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
- Benchmark: MNDOT Benchmark locate in Columbia Heights, 0.6 mile south along Trunk Highway 65 (Central Avenue) from junction of Trunk Highway 65 and Interstate 694 in Fridley, 33.9 feet east of northbound Trunk Highway 65 Fog Line, 179.6 feet south of 50th Avenue Northeast, 16.8 feet west of Frontage Road, 14.1 feet east of sidewalk, 1.5 feet south of witness post. Elevation = 929.32 feet (NGVD29)
Site Benchmark: Top Nut of Hydrant located next to main building in the middle of site. Elevation = 895.79 feet (NGVD29)
- Tree diameters shown hereon are measured at breast height.
- See Sheet 2 for the south side of property.

CERTIFICATION

To Medtronic Inc.; Lincoln Capital Acquisition, LLC; Royal Abstract National, LLC; and First American 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 - 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on 04/09/25.

Date of Plat or Map: 04/28/25

Max L. Stanislawski, PLS Minnesota License No. 48988
mstanislawski@louckscinc.com



PROFESSIONAL SIGNATURE

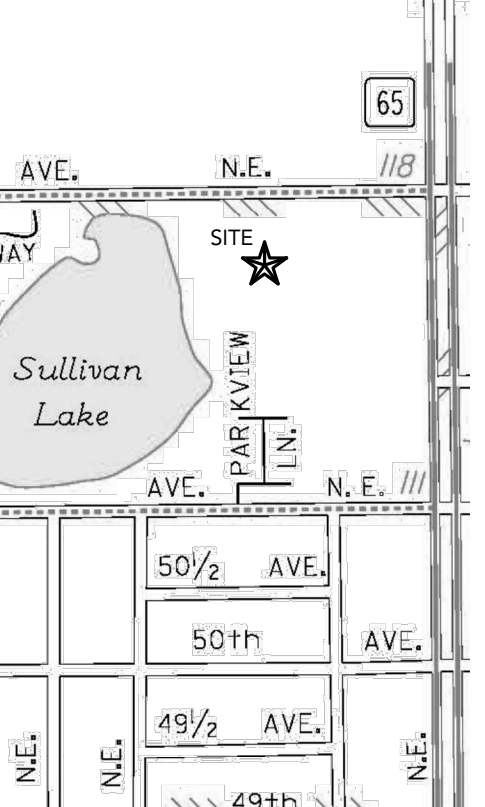
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislawski - PLS
License No. 48988
Date 04/25/25

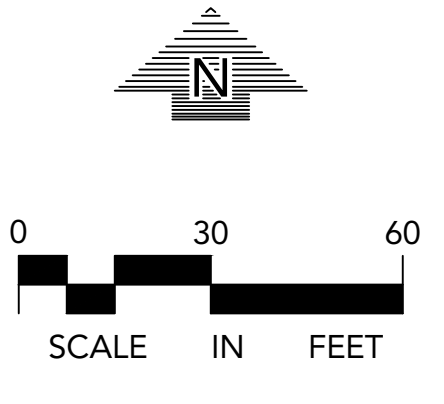
QUALITY CONTROL

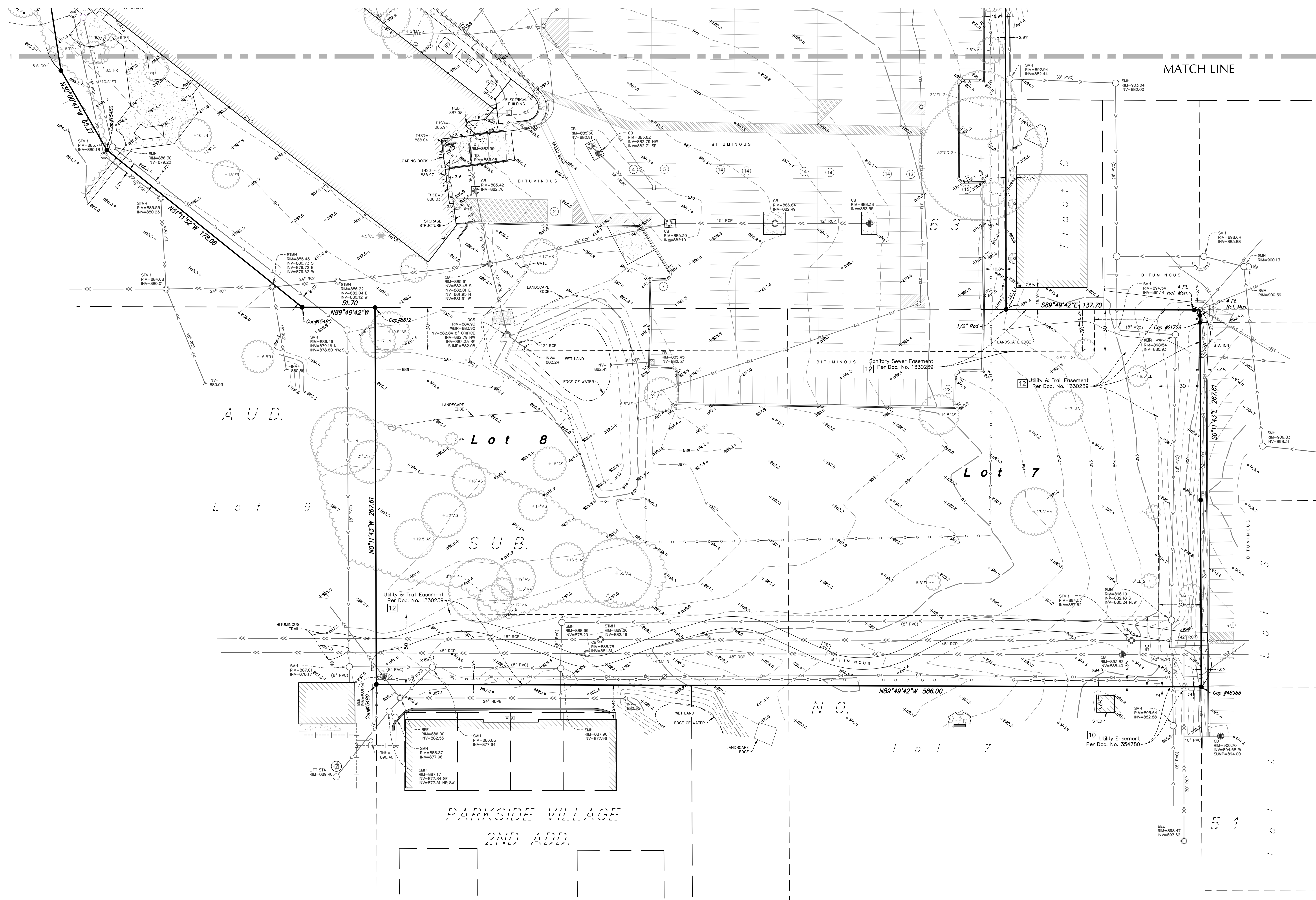
Loucks Project No. 23226B
Project Lead: MSL
Drawn By: SEK
Checked By: MSL
Field Crew: SKS

VICINITY MAP



ALTA/ NSPS LAND TITLE SURVEY





LEGEND			
● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	⊙ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 4898"	⊙ ALUMINUM DISC	⊙ CATCH BASIN
⊙ STORM MANHOLE	⊙ FLARED END SECTION	⊙ SANITARY MANHOLE	⊙ CLEANOUT
⊙ HYDRANT	⊙ GATE VALVE	⊙ SPIGOT	⊙ AIR CONDITIONING UNIT
⊙ BENCH	⊙ CABLE TV PEDESTAL	⊙ ELECTRIC GENERATOR	⊙ ELECTRIC TRANSFORMER
⊙ ELECTRIC METER	⊙ FLAG POLE	⊙ GAS METER	⊙ GUARD POST
⊙ GUY WIRE	⊙ HAND HOLE	⊙ LIGHT POLE	⊙ POWER POLE
⊙ ROOF DRAIN	⊙ TELEPHONE PEDESTAL	⊙ SIGN	⊙ TRENCH DRAIN
⊙ UTILITY MANHOLE	⊙ UTILITY PEDESTAL	⊙ VAULT	⊙ PARKING STALL COUNT
⊙ DISABLED PARKING STALL	⊙ SCHEDULE B II ITEM	⊙ RECORD DOCUMENT	
— STORM SEWER	— SANITARY SEWER	— WATERMAIN	— CITY UNDERGROUND CABLE TV
— UNDERGROUND ELECTRIC	— UNDERGROUND FIBER OPTIC	— UNDERGROUND GAS	— UNDERGROUND TELEPHONE
— OVERHEAD UTILITY	— MAPPED WATERMAIN	— MAPPED UNDERGROUND ELECTRIC	— MAPPED UNDERGROUND FIBER OPTIC
— MAPPED UNDERGROUND GAS	— CHAIN LINK FENCE	— CONCRETE CURB	— RETAINING WALL
— CONCRETE	— RIP-RAP	— NO PARKING	— EXISTING BUILDING
— GRADIENTATION	— TOP OF CURB	— TREE LINE	— CONIFEROUS TREE
— CEDAR	— SPRUCE	— BIRCH	— BOXELDER
— COTTONWOOD	— ELM	— FR MISC FRUIT	— LILAC
— LINDEN	— LOCUST	— MAPLE	— WALNUT

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- See Sheet 1 for the north side of the property.

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SUBMITTAL REVISIONS

04/25/25	SURVEY ISSUED
04/28/25	REVISED PER AS-BUILTS

PROFESSIONAL SIGNATURE

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.

Max L. Stanislawski
Max L. Stanislawski - PLS
License No. 48988
Date 04/25/25

QUALITY CONTROL

Loucks Project No.	232268
Project Lead	MLS
Drawn By	SEK
Checked By	MLS
Field Crew	SKS

VICINITY MAP

