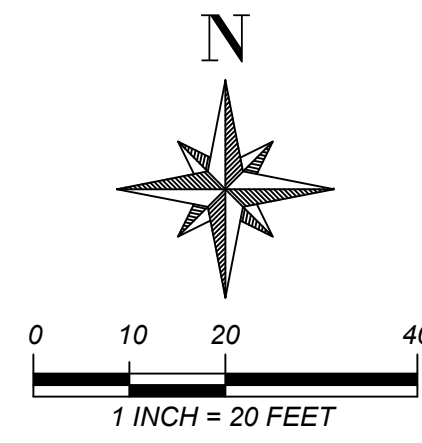
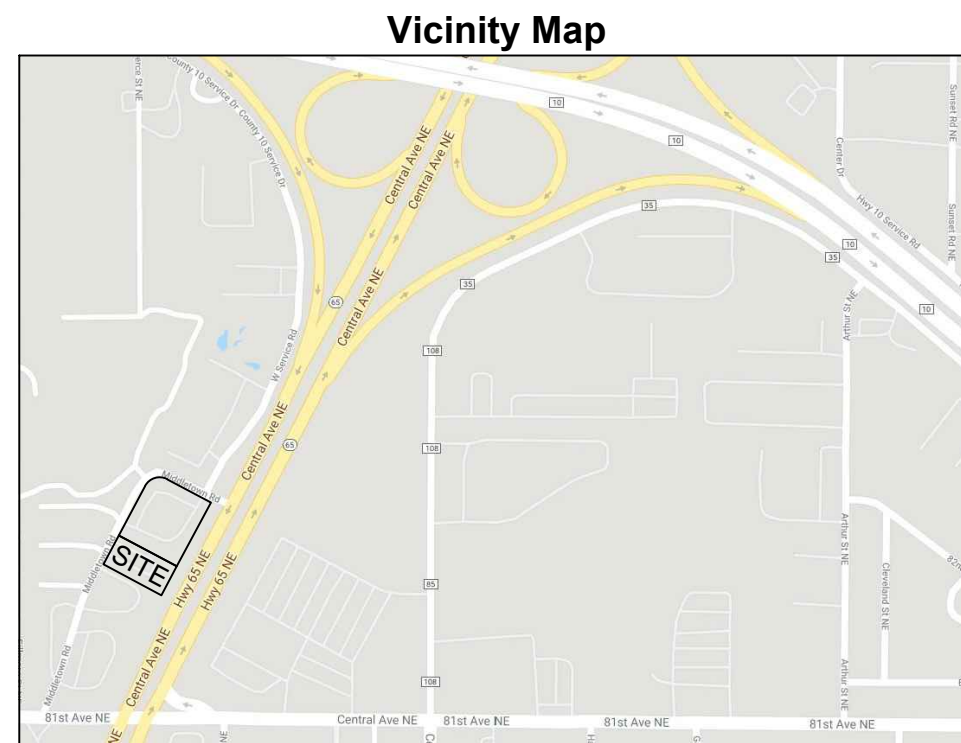


ALTA/NSPS LAND TITLE SURVEY

St. Croix Surveying
Professional Land Surveyors
www.stcroixsurveying.com
Ph: (715) 222-5544
info@stcroixsurveying.com



Legal Description of Surveyed Property

(Per Schedule A of the herein referenced Title Commitment)

That part of Lot 2, Block 2, Middletown, according to the recorded plat thereof, Anoka County, Minnesota, lying Southwesterly of a line drawn parallel to and 60 feet Southwesterly of the Northeasterly line of said Lot 2, as measured at right angles.

Anoka County, Minnesota

Survey Notes

- The observed address of the subject property is 8188 Highway 65 NE, Spring Lake Park MN.
- The subject property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain), per Flood Insurance Rate Map No. 27003C0401E, with an effective date of 12/16/2015.
- The total land area of the subject property is 20,000 square feet or 0.46 acres.
- The subject property has 26 standard parking spaces and 1 accessible parking space. Striping of identifiable parking spaces are shown hereon.
- No evidence of division or party walls were observed during the fieldwork.
- The names of adjoining owners are shown per the respective County G.I.S. Maps if available.
- No evidence of recent earth moving work, building construction, or building additions were observed during the fieldwork.
- No information on proposed changes in street right of way lines were provided to St. Croix Surveying.
- No evidence of recent street or sidewalk construction or repairs were observed during the fieldwork.
- No evidence of potential wetlands were observed at the time the fieldwork was conducted, nor has St. Croix Surveying received any documentation of any wetlands or waterways being located on the subject property.
- The east line bears S28°01'25"W, as referenced to the Anoka County Coordinate System.
- The subject property has direct access to and from Middletown Road, a public R/W, on the north & west side of the property.

Title Commitment Exceptions

(Per Schedule B, Part 2 of the herein referenced Title Commitment)

The numbers below correspond to those numbers listed in the Title Commitment. Items not listed do not require Survey comment.

12 Drainage and utility easements as shown on plat of Middletown.

Affects - plotted.

13 Right of access to Trunk Highway 65 is restricted as shown by Final Certificate dated June 13, 1960, filed September 23, 1960, as Document No. 214588, in Book 492 Misc. Page 447.

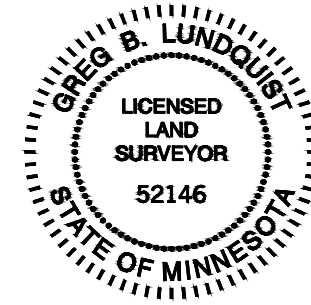
Affects - plotted.

Certification

To: CWP West Corp., a Delaware corporation, its affiliates, successors, subsidiaries and assigns, Fidelity National Title Insurance Company and The Mathews Company, Inc.

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 Table A items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19. The fieldwork was completed on December 17, 2021.

Greg B. Lundquist
By: Greg B. Lundquist
Minnesota P.L.S. License No. 52146
Date Signed: December 29, 2021
greg@stcroixsurveying.com



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 Fidelity National Title Insurance Company, Commitment No. 59281, with an effective date of November 2, 2021 at 7:00 AM.

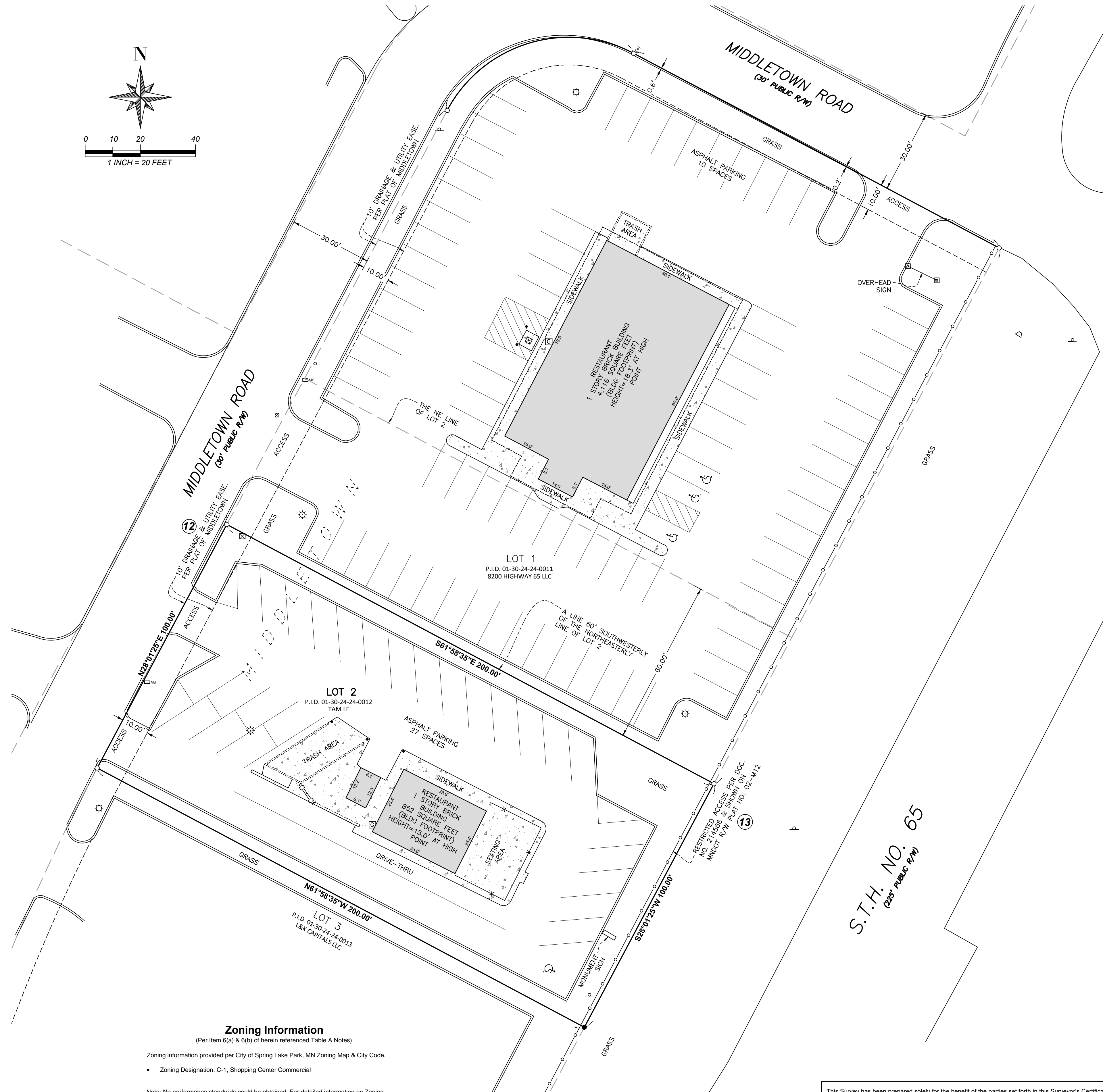
Zoning Information

(Per Item 6(a) & 6(b) of herein referenced Table A Notes)

Zoning information provided per City of Spring Lake Park, MN Zoning Map & City Code.

- Zoning Designation: C-1, Shopping Center Commercial

Note: No performance standards could be obtained. For detailed information on Zoning requirements contact said Municipality or an official Zoning Report. St. Croix Surveying does not guarantee the accuracy of the provided Zoning information.



Possible Encroachments

None were visible at the time of the Survey.

Legend

- | | | | |
|---|----------------|------------------|---|
| ⬆ | HYDRANT | ○ | SET 1/2" x 15" IRON REBAR CAPPED W/LS NO. 52146 |
| ⊠ | CATCH BASIN | ⊗ | SET 1" MAG NAIL |
| ⊠ | SIGN | ○ ^{OH} | SET DRILL HOLE |
| ⊠ | GUARD POST | ● | FOUND 1/2" IRON PIPE (OR NOTED) |
| ⊠ | GATE VALVE | ● | FOUND 3/4" REBAR (OR NOTED) |
| ⊠ | UTILITY POLE | ○ ^{WAS} | FOUND MAG NAIL |
| ⊠ | TREE | ⊠ | UTILITY VAULT |
| ⊠ | VENT PIPE | ⊠ | UTILITY PEDESTAL |
| ⊠ | CONTROL POINT | ⊠ | UTILITY MANHOLE |
| ⊠ | CULVERT END | ⊠ | FLAG POLE |
| ⊠ | TRAFFIC SIGNAL | ⊠ | LIGHT POLE/SPOTLIGHT |
| ⊠ | MAILBOX | ⊠ | GUY WIRE ANCHOR |
-
- | | |
|-----|-----------------------|
| --- | BOUNDARY LINE |
| --- | EASEMENT LINE |
| --- | SETBACK LINE |
| --- | ADJ. BOUNDARY LINE |
| --- | CURB LINE |
| --- | BUILDING |
| --- | OVERHEAD UTILITY LINE |
| --- | FENCE |
| --- | RETAINING WALL |
| --- | BRICK WALL |
| --- | RESTRICTED ACCESS |
| --- | CONCRETE |

"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY, Inc.

17220 Newhope Street, Suites 108 - 110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714)-641-2840
www.themathewscos.com

MARK	DATE	REVISION	BY	AP/VD
Mister Car Wash				
8188 Central Avenue Spring Lake Park, MN (Spring Lake II)				
SCALE: 1"=20'	DATE: 12/29/21	DWN BY: GBL	COLLECTED BY: BPL	CHKD/APP/VD: APPROVED: SCS JOB NO. 2021.126 SHEET 1/1

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Mathews Company, Inc. and St. Croix Surveying's prior written consent. The Mathews Company, Inc. and St. Croix Surveying expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Mathews Company, Inc. and St. Croix Surveying will not include the providers of any third party reports in the Surveyor's Certification.