



FORMER SPEEDWAY
5900 Excelsior Blvd
St. Louis Park, MN
For Sale or For Lease

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

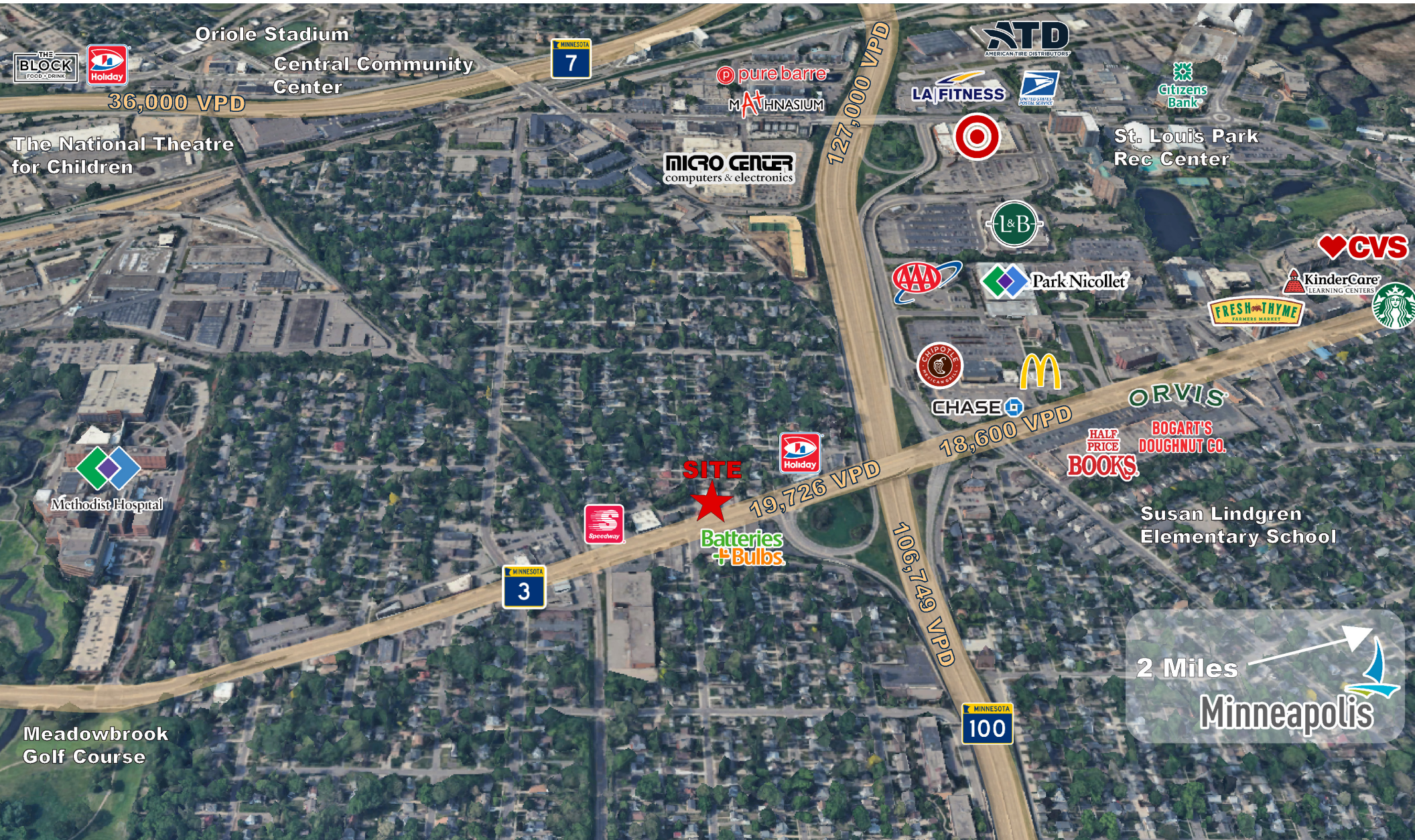
*Look Upland. Where Properties
& People Unite!*

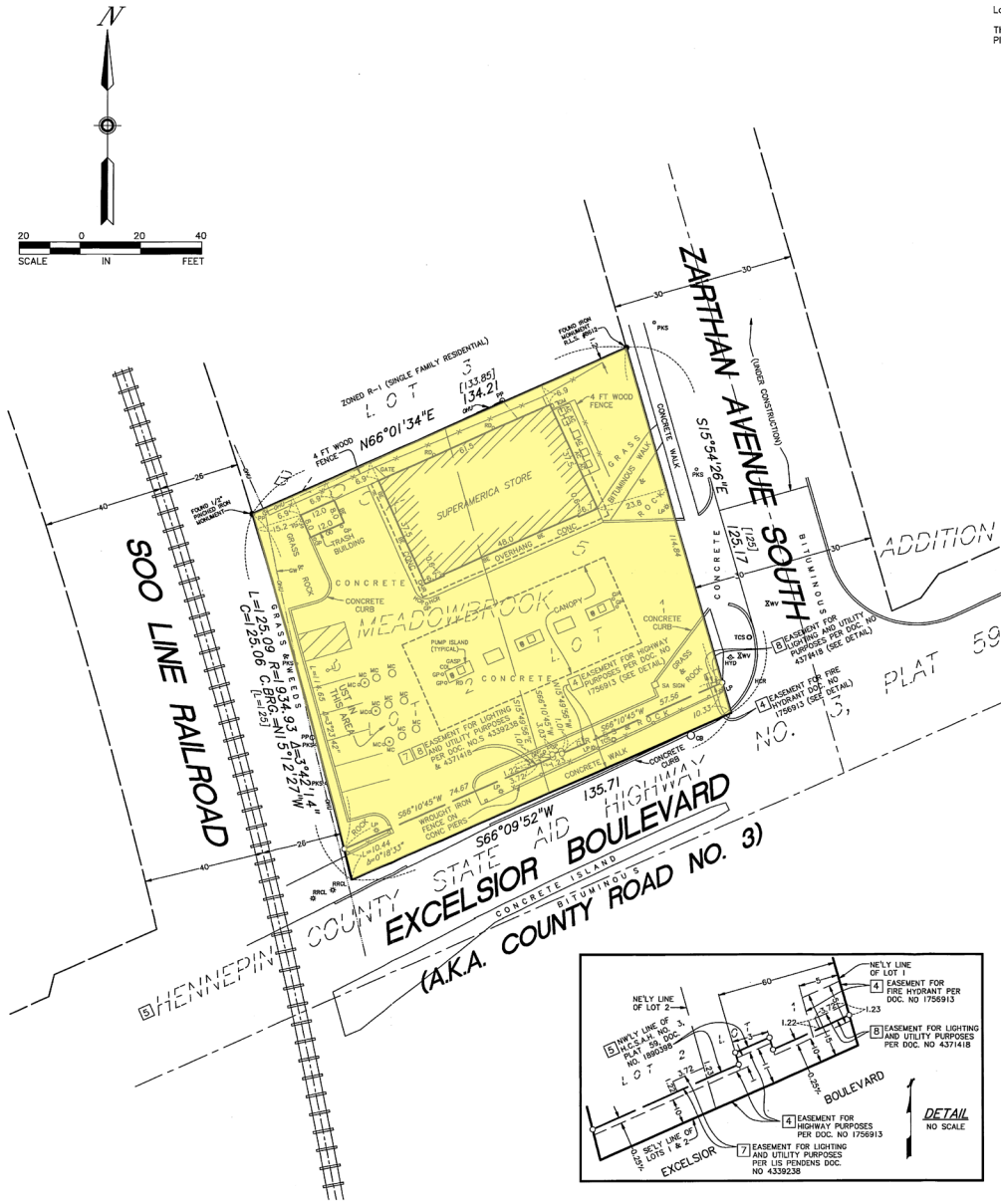
CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

- Gas pumps, tanks, and canopies to be removed.
- Located on Excelsior Blvd with a healthy VPD of 19,726 and nearby Highway 100 with VPS of up to 127,000.
- Great demographics within a 5-mile population of 354,494 and an average household income of \$166,828 at 3-mile radius.
- Located near Methodist Hospital a 426-bed facility with nearly 3,500 employees.
- Located less than two miles from Minneapolis, a major business district with over 150,000 workers.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	12,868	122,326	354,494
MEDIAN AGE	37.6	37.9	37.4
MEDIAN HH INCOME	\$112,569	\$111,069	\$93,953
AVERAGE HH INCOME	\$165,257	\$166,828	\$138,981





DESCRIPTION OF PROPERTY SURVEYED (TORRENS PROPERTY)
(Per Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219798, received on November 5, 2010)

Lots 1 and 2, Block 5, Meadowbrook Addition, Hennepin County, Minnesota.

The plot of Meadowbrook Addition was filed for record April 15, 1925 in book 101 of Plats, Page 18.

LEGEND

[125] Denotes dimension per the plot of Meadowbrook Addition

o Denotes iron monument set marked with P.L.S. No. 154

AC Denotes air conditioner
AIR Denotes drive up air compressor
BE Denotes building entrance
CB Denotes catch basin
COL Denotes building column
CONC Denotes concrete surface
GASP Denotes gas pump
GM Denotes gas meter
GP Denotes guard post
GR Denotes gas riser
HCR Denotes handicap ramp
HYD Denotes hydrant
LP Denotes light pole
MC Denotes metal cover
OD Denotes overhead door
OHU Denotes overhead utility line
PKS Denotes parking sign
PP Denotes power pole
RD Denotes roof drain
RRCL Denotes railroad crossing light
TCS Denotes traffic control sign
TRANS Denotes electric transformer
UST Denotes underground storage tank(s)
VP Denotes vent pipe
WV Denotes water valve

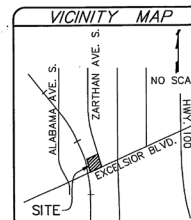
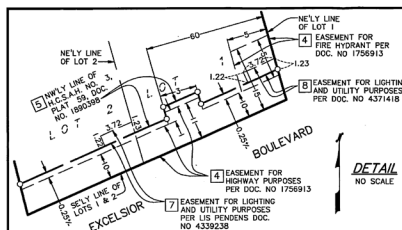
To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Really Income Corporation
Really Income Properties 3, LLC
Fidelity National Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 12th day of November, 2010.

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



NOTES

- 1.) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise on-site location of utilities prior to any excavation.
- 3.) The subject property appears to lie within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain), per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0381E, Community-Panel No. 270184 (0381 E, effective date September 2, 2004. This information was obtained from the FEMA Map Service Center web site.
- 4.) Areas: Net: = 15,230 sq. ft. or 0.350 acres
Co. Rd. R/W = 1,392 sq. ft. or 0.032 acres
Gross: = 16,622 sq. ft. or 0.382 acres
- 5.) Zoning and setback information was obtained from the City of St. Louis Park web site.
The subject property is zoned C2 (General Commercial).
The setbacks for zone C2 are:
Building:
(a) side yard abutting a street shall not be less than 15 feet in width.
(b) The front yard shall be a minimum of five feet unless a greater depth is required to meet screening requirements. If the average depth of at least two existing front yards for buildings within 150 feet along the same block front of the lot in question, are less or greater than 20 feet, in that case the required front yards shall be the average depth of such existing front yards, but the depth of a front yard shall not be less than five feet or be required to exceed 50 feet. (Ord. No. 2325-07, 5-7-07)
(c) There shall be no required side yard for buildings unless the side yard abuts on R district. If that is the case, for buildings up to 35 feet in height, the required side yard shall be the same as the required side yard for the abutting R district. For buildings 35 feet and higher, the required side yard shall be 15 feet plus one foot for each foot of building height in excess of 35 feet. The required setback for buildings over 35 feet in height may be met by setting back those stories of the building over 35 feet.
(d) There shall be no required rear yard for buildings under 35 feet in height, unless the rear yard abuts on R district. If that is the case, the required rear yard shall be 15 feet. The minimum rear yard for buildings over 35 feet in height shall be half the building height, unless it abuts on R district and then the required rear yard shall be equal to the building height.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys." Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.

- 6.) Parking: 6 Regular Spaces
1 Handicap Space
7 Total Spaces
- 7.) PID# 21-117-21-24-0083
Address: 5900 Excelsior Boulevard, St. Louis Park, MN 55416
- 8.) Survey coordinate & bearing basis: Hennepin County Coordinate System
- 9.) Date of last field work: June 24, 2010

TITLE COMMITMENT

Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219798, received on November 5, 2010, was relied upon as to matters of record.

Schedule B Exceptions: (Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey. Items listed below apply to the subject property unless otherwise noted. Numbers correspond with the Title Commitment and are indicated on survey with boxed numbers where applicable)

3. Reservation of oil mineral and mineral rights in favor of Phillips Petroleum Company as reserved in Deed Document No. 1259604.
4. Easement filed of record September 19, 1986 as Document No. 1756913 in favor of the City of St. Louis Park.
5. Hennepin County State Aid Highway Number 3 Plat 59, filed of record November 24, 1987 as Document No. 1890398.
6. Resolution for special conditional use permit filed of record January 7, 1993 as Document No. 2332821. [An easement shall be provided for pedestrian purposes per said resolution]
7. Notice of Lis Pendens filed of record December 20, 2005 as Document No. 4339238.
8. Easement for utility purposes in favor of the County of Hennepin filed of record March 29, 2007 as Document No. 4371418.

Revision	By	Date
Drawing Title: ALTA/ACSM LAND TITLE SURVEY FOR: SPEEDWAY SUPERAMERICA LLC 5900 Excelsior Boulevard, St. Louis Park, MN		
SUNDE LAND SURVEYING Main Office: 3001 East Bloomington Freeway (294) • Suite 118 Bloomington, Minnesota 55432-3435 802-881-3450 (Fax: 802-888-8083) North Office: Brooklyn Park, Minn. 755-784-9246 www.sunde.com		
Project: 2010-159	By: PG: 683/21 (ref. 18/25)	Date: 11/23/2010
Township: 117	Range: 21	Section: 21
File: 2010159001_21.dwg		Sheet: 1 of 1

SURVEY #2776
Northern Tier Retail #4174
5900 Excelsior Blvd
St. Louis Park, MN 55416

SSA #4174



UPLAND

REAL ESTATE GROUP, INC.

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