

- 10,000 SF of outdoor storage

Outdoor storage, warehouse, office

4810 Lilac Drive

For information regarding leasing or renovations at 4820 West 77th Street, please contact:

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ALTA/NSPS LAND TITLE SURVEY FOR: Hillcrest Development

LEGAL DESCRIPTION:

Lot 1, Block 1, Federal Lumber First Addition.

Subject to and together with a non-exclusive easement for roadway purposes over part of above land, said easement being also reserved for the benefit of above land and Tracts D and E of Registered Land Survey No. 902, Tracts A to G, Registered Land Survey No. 981, and Tracts A to L, Registered Land Survey No. 1023, First of Register of Title, County of Hennepin, as shown on said Deed No. 43244, File of Register of Title, except that portion of Tracts D and E, Registered Land Survey No. 981, embraced within Lot 1, Block 1, Federal Lumber First Addition, which is free from any encumbrances created by said deed (see Order Document No. 153395).

(Towers Property, Certificate of Title No. 1125130)

NOTES:

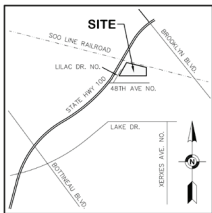
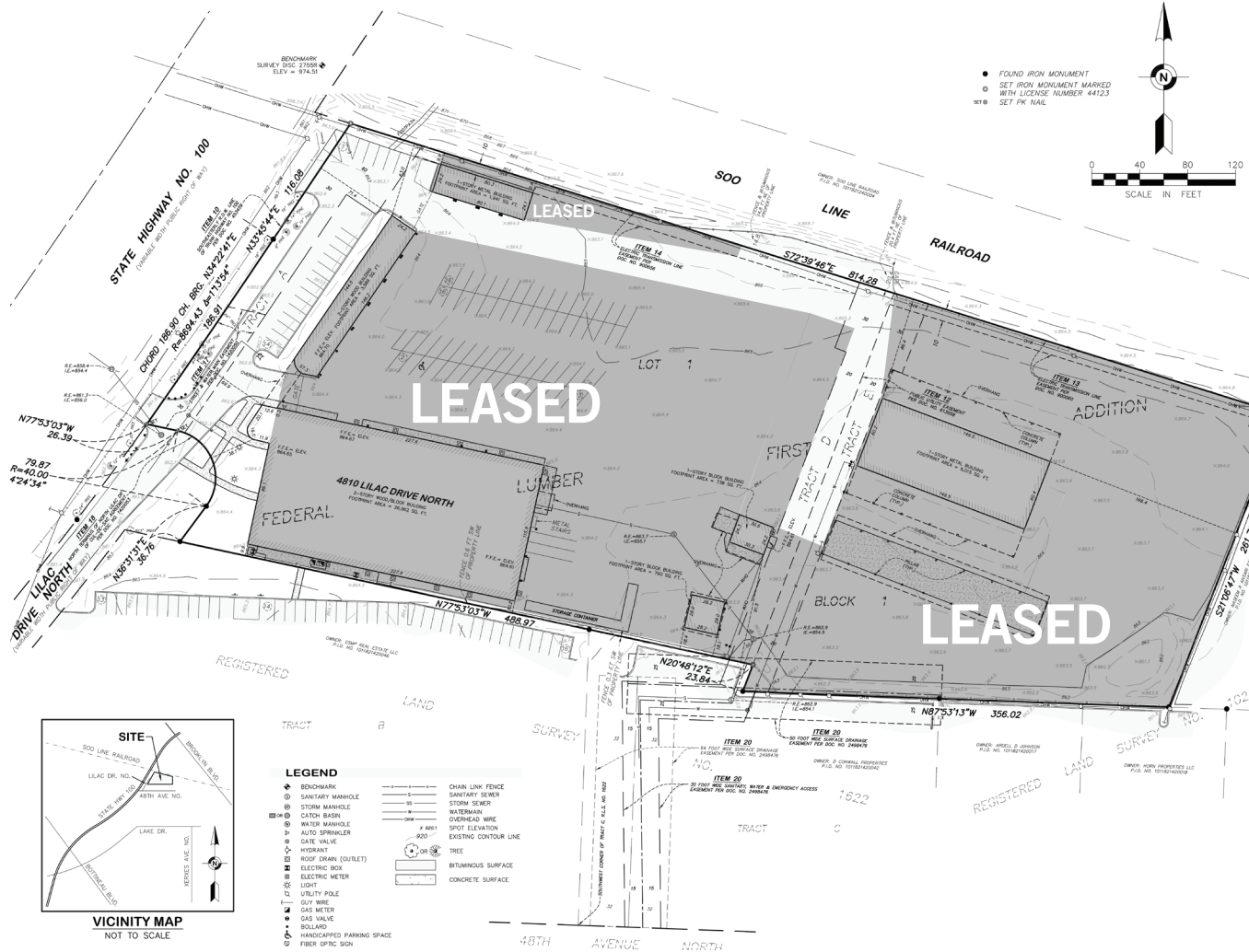
- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-98 A4).
- The total area of the property described herein is 281,879 square feet or 6.47335 acres.
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-802922-MFLA, dated June 26, 2016.
- Existing utilities, services and underground structures shown herein were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Cooper State One Call, per Ticket No. 16214215. Once utilities and services are present, verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- No zoning report or other information from the relevant jurisdiction (to optional Table A Item 6(a) & 6(b) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- The property described herein lies within Flood Zone X (areas determined to be outside the 0.25 annual chance flood plain) per Federal Insurance Rate Map No. 220302012E, dated September 16, 2004.
- BENCHMARK: MIDDOT Survey Disc (DGS Name 27558) located 55 feet northwest of the most northerly corner of surveyed property.
Elevation = 574.51 feet (NAVD83)
- As of the date of this survey the property described herein contains a total of 96 parking spaces of which 85 are standard spaces and 11 handicapped.
NOTE: There are 43 adjacent zoning spaces as shown herein. Refer to Parking Agreement and Declaration of Covenants per Document numbers 120650 & 1892302 under Schedule B notes.
- As of the date of this survey there is no observable evidence of current earth moving, building construction or building additions on the property described herein.
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SURVEY ITEMS PER SCHEDULE B:

- ITEM 9: Easement for roadway purposes as contained in Warranty Deed dated March 22, 1956, recorded March 28, 1956, as Document No. 153395, as modified by Order in Proceedings Subsequent to Initial Registration of Land recorded May 20, 1987, as Document No. 153395A. Easement terminated by abandonment per Document, therefore not shown.
- ITEM 10: Easement for truck highway, together with the right to erect temporary snow fences and to take the right of access to Truck Highway 100, acquired by the State of Minnesota in condemnation, as evidenced of record by First Addition dated November 22, 1954, recorded March 7, 1955, as Document No. 452436. Subsequent right of way use of Pure Highway 100 shown as survey.
- ITEM 11: Easement for railroad easement in favor of Minnesota St. Paul & Sault Ste. Marie Railroad Company, as contained in Instrument dated April 24, 1957, recorded May 31, 1957, as Document No. 533775. Spur track no longer exists, therefore easement as terminated per Document, and therefore not shown.
- ITEM 12: Easement for public utilities in favor of the Village of Brooklyn Center, as contained in Easement Grant dated October 8, 1956, recorded November 30, 1956, as Document No. 615066. Easement affects surveyed property and shown herein.
- ITEM 13: Easement for electric transmission lines, and rights incidental thereto, in favor of Northern States Power Company, as contained in Easement dated December 28, 1957, recorded January 15, 1958, as Document No. 900066. Easement affects surveyed property and shown herein.
- ITEM 14: Easement for electric transmission lines, and rights incidental thereto, in favor of Northern States Power Company, as contained in Easement dated January 24, 1958, recorded January 25, 1958, as Document No. 900656. Easement affects surveyed property and shown herein.
- ITEM 15: Water Main, Sanitary Sewer and Fire Hydrant Inspection and Maintenance Agreement by and between the City of Brooklyn Center, a Minnesota municipal corporation, and Federal Land Company, dated May 2, 1958, recorded October 16, 1958, as Document No. 923702. Easement is granted to Federal Land Company, as shown on a site plan attached to said Agreement and affects surveyed property.
- ITEM 16: Parking Provisions Agreement by and between the City of Brooklyn Center, a Minnesota municipal corporation, and Federal Land Company, a Minnesota corporation, dated January 24, 1977, recorded May 2, 1977, as Document No. 123530. Parking agreement affects surveyed property. On-site, off-street & adjacent parking spaces are shown herein.
- ITEM 17: Easement for street and water main in favor of the City of Brooklyn Center, as contained in Easement Grant and Maintenance Agreement dated March 19, 1981, recorded March 31, 1981, as Document No. 1420050. Easement affects surveyed property and shown herein.
- ITEM 18: Agreement for Use of Right-of-Way and Declaration of Covenants for Construction of a Cul-de-sac, by and between Federal Land Company and the City of Brooklyn Center, dated March 23, 1981, recorded March 31, 1981, as Document No. 1420053. The north termini of North Lilac Drive is shown on survey.
- ITEM 19: Declaration of Covenants dated December 2, 1987, recorded December 2, 1987, as Document No. 1892302. Declaration of Covenants affects surveyed property and requires 130 parking spaces and approved ALTA/NSPS, as shown on the building of a 150 foot x 60 foot metal building on site. The existing parking spaces are shown herein.
- ITEM 20: Terms and conditions of Easement dated October 18, 1993, recorded March 31, 1994, as Document No. 249876. Easement affects surveyed property and shown herein.

CERTIFICATION:

To SDHL 15-16, LLC, 805 Partners, LLC, a Minnesota limited liability company 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(c), 7(d), 7(e), 8, 11, 13, 16 and 17 of Table A thereof. The field work was completed on July 27th, 2016.
Date of Plot or Map: August 15th, 2016.



LEGEND	
◆	BENCHMARK
○	SANITARY MANHOLE
○	STORM MANHOLE
○	CATCH BASIN
○	WATER MANHOLE
○	AUTO SPRINKLER
○	GATE VALVE
○	HYDRANT
○	ROOF DRAIN (OUTLET)
○	ELECTRIC BOX
○	ELECTRIC METER
○	ROLLERS
○	UTILITY POLE
○	DUY WIRE
○	GAS METER
○	GAS VALVE
○	ROLLERS
○	HANDICAPPED PARKING SPACE
○	FIBER OPTIC SIGN
—	CHAIN LINK FENCE
—	SANITARY SEWER
—	STORM SEWER
—	WATERMAIN
—	OVERHEAD WIRE
—	SPOT ELEVATION
—	EXISTING CONTOUR LINE
○	TREE
—	BITUMINOUS SURFACE
—	CONCRETE SURFACE

4810 Lilac Drive
Brooklyn Center, MN 55429