

ALTA / ACSM LAND TITLE SURVEY

SURVEY FOR: **HILLCREST DEVELOPMENT**

PROPERTY ADDRESS: 900 6th Avenue Southeast, Minneapolis, Minnesota.

CERTIFICATION:
I hereby certify to Hillcrest Development, Excel Bank Minnesota and First American Title Insurance Company:

Tract A: Lots 31 and 32, Auditor's Subdivision Number 28 together with that part of the Westerly 40 feet of 6th Avenue S.E. vacated lying between the Northerly line of 9th Street S.E. and the Southwesterly line of the Great Northern Railway right of way.

Tract B: Lot 43 and that part of Lot 67, Auditor's Subdivision Number 28 lying Northwesterly of a line drawn Northeasterly at right angles to the Northeasterly line of Ninth Street Southeast distant 83.5 feet Northwesterly from the Southeast corner of said Lot 67, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said County.

That portion of Sixth Avenue Southeast vacated lying Easterly of the center line thereof and between extensions across it of the Northerly line of Ninth Street Southeast and the Southwesterly line of the Great Northern Railroad right-of-way.

Tract C: Lots 1 and 2, and Northeasterly 10 feet of Lot 3, Block 1, Pillsbury's 2nd Addition to Minneapolis, according to the plat thereof on file and of record in the Office of the Register of Deeds, in and for Hennepin County, Minnesota.

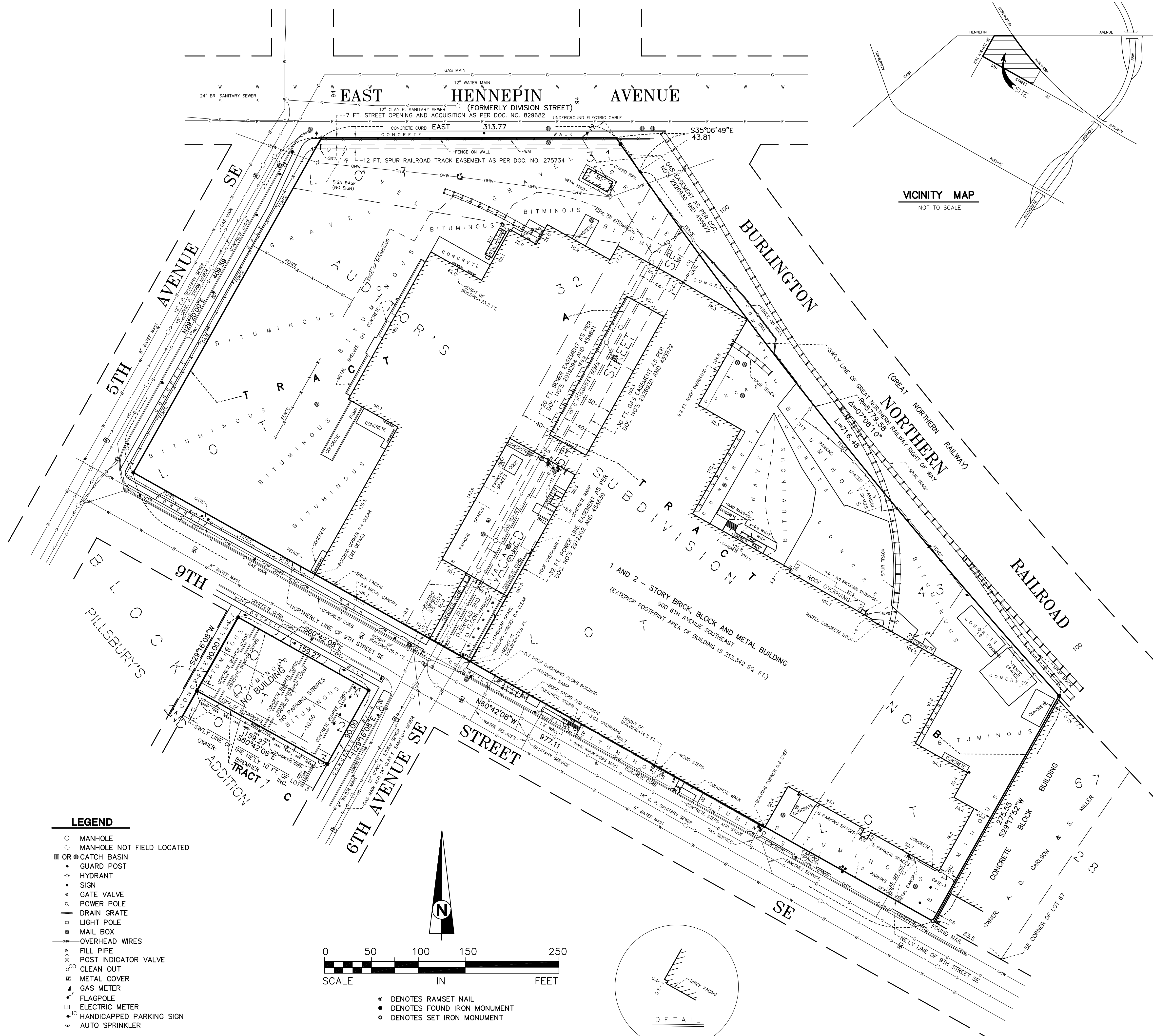
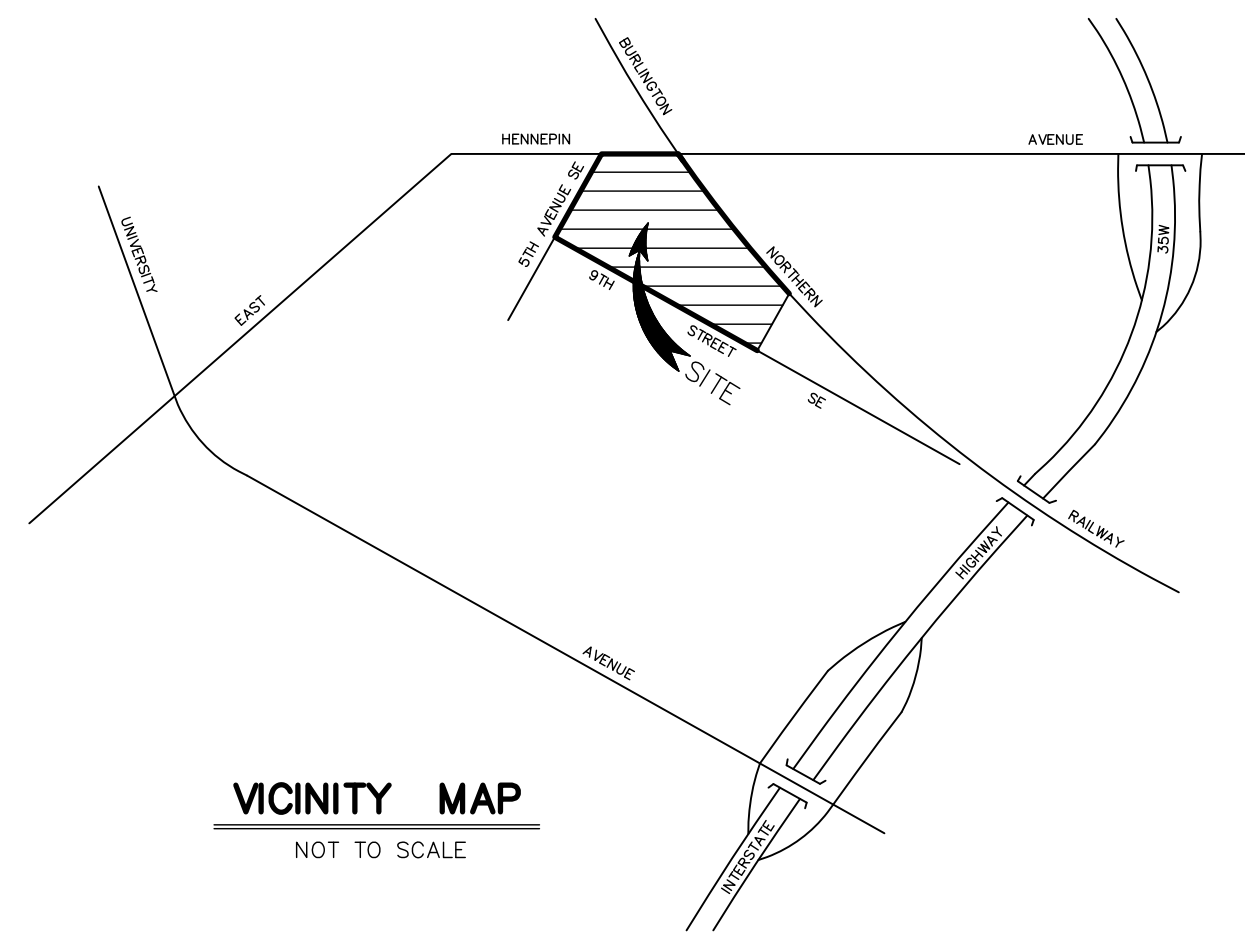
and is based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, File No. 59-10051C, dated effective July 31, 2002 at 7:00 a.m., and correctly shows the locations of all buildings, structures or improvements visible on said property; that there are no visible rights of way or easements on said described property other than shown or noted herein; that there are no party walls or visible encroachments on said described property by buildings, structures or other improvements situated on adjoining property except as shown or noted herein; that all easements if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown herein; and that this map and the survey on which it is based were made (i) in accordance with "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7a, 7b(1), 8, 9, 10, 11, 12 and 13 of Table A thereof and (ii) pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

Date of original signature: _____ 2002.
Date of field work: September 4, 2002.

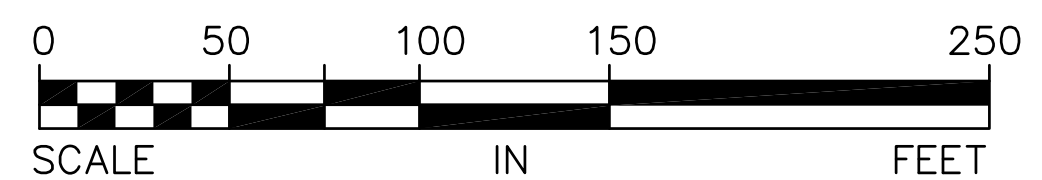
by _____
Daniel G. Nickols
Minnesota License No. 19839

NOTES:

- The orientation of this bearing system is based on the north line of Lot 31, Auditor's Subdivision Number 28, which is assumed to have a bearing of East.
- Area of the property described hereon is 421,760 square feet or 9.6823 acres. Area less street opening as per Document No. 829682 is 419,533 square feet or 9.6312 acres.
- Existing utilities and services shown hereon, were located either physically, from existing records made available to us or by resident testimony. Other utilities and services may be 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.
- According to the City of Minneapolis the property of Tracts A and B is Zoned M2-2 and has no building setback requirements and Tract C is Zoned B2S-1 except for southerly 10 feet which was apparently omitted in a previous rezoning and is zoned as residential (no corrective action required to continue current use). No setback requirements apply to parking and commercial buildings in B2-S zoning; 15 foot front setback and 5 foot side setback required for residential building only.
- According to the City of Minneapolis the property lies within Flood Zone C (minimal hazard) per Federal Insurance Rate Map Community Panel No. 270172 0006 B, dated February 18, 1981.
- The legal description and easement information were obtained from First American Title Insurance Company File No. 59-10051C, dated July 31, 2002.
- Tracts A and B described hereon are subject to Declaration of Restrictive Covenants as contained in Document Nos. 7610770 (Abstract) and 3474891 (Torrens).



- LEGEND**
- MANHOLE
 - MANHOLE NOT FIELD LOCATED
 - OR ● CATCH BASIN
 - ◆ GUARD POST
 - ◆ HYDRANT
 - ◆ SIGN
 - ◆ GATE VALVE
 - ◆ POWER POLE
 - ◆ DRAIN GRATE
 - ◆ LIGHT POLE
 - ◆ MAIL BOX
 - ◆ OVERHEAD WIRES
 - ◆ FILL PIPE
 - ◆ POST INDICATOR VALVE
 - ◆ CLEAN OUT
 - ◆ METAL COVER
 - ◆ GAS METER
 - ◆ FLAGPOLE
 - ◆ ELECTRIC METER
 - ◆ HANDICAPPED PARKING SIGN
 - ◆ AUTO SPRINKLER



- DENOTES RAMSET NAIL
- DENOTES FOUND IRON MONUMENT
- DENOTES SET IRON MONUMENT

