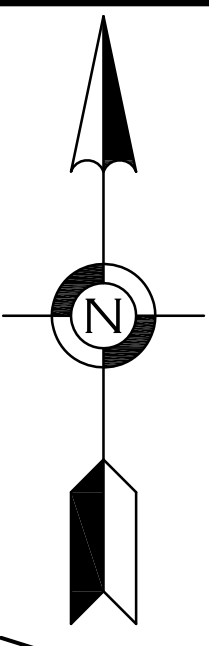


# ALTA/ACSM LAND TITLE SURVEY FOR: HILLCREST DEVELOPMENT



- DENOTES FOUND IRON MONUMENT
  - ⊙ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 44123
- (N88°48'34"W) BEARINGS SHOWN IN PARENTHESIS ALONG PROPERTY LINES INDICATE THOSE RECORDED ON THE PLAT OF MGI ADDITION

### LEGAL DESCRIPTION:

Lot 2, Block 1, MGI Addition, Hennepin County.  
(Torrens Property, Certificate of Title No. 858321)

### NOTES:

1. The orientation of this bearing system is based on the Hennepin County Coordinate Grid (NAD 83-96 Adjustment).
2. The legal description and easement information used in the preparation of this survey were based on the Commitment for Title Insurance prepared by First American Title Insurance Company bearing Commitment No. NCS-446270-MPLS and having a Commitment date of June 30, 2010.
3. The area of the property described herein is 374,938 square feet or 8.607 acres.
4. BENCHMARK: Minnesota Department of Transportation Control Monument "BUS MN053". Elevation = 922.761 feet (NAVD 88).
5. According to the Federal Emergency Management Agency Web Site the property is located within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain), as shown on Federal Flood Insurance Rate Map No. 27053C0192 dated September 2, 2004.
6. As of the date of this certification the parking area located on the south side of the building contains a total of 90 parking spaces of which 85 are regular spaces and 5 are handicapped spaces. The number of parking spaces situated within the parking area located northerly and westerly of the building could not be ascertained due to faded out striping.
7. As of the date of this survey there was no observable evidence of earth moving work, building construction or building additions within recent months on the property described herein.
8. As of the date of this survey and according to the City of New Hope there are no completed or proposed changes in street right-of-way lines, and there was no observable evidence of recent street or sidewalk construction or repairs that affect the property described herein.
9. As of the date of this survey there is no observable evidence that the property described herein is being used as a solid waste dump, sump or sanitary landfill.
10. Property owner and parcel numbers indicated on this survey were obtained from the Hennepin County Property Information WEB Site.
11. According to the City of New Hope the property is zoned Industrial, is subject to a maximum building height of 6 stories, or 72 feet, whichever is less (4 stories or 48 feet, whichever is less, if abutting R-1 or R-2 zoning districts), and has the following building setback requirements:

- Front = 30 feet
- Rear = 30 feet
- Side = 10 feet (30 feet if corner side or adjoining street)

\*Side and Rear yard setbacks shall be a minimum of 75 feet if abutting R-1 or R-2 zoning districts. Also, Side and Rear yard setbacks shall be increased 5 feet for each building story above three stories.

13. 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 Gopher State One Call, per Ticket No. 100328857. 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.

### SURVEY ITEMS PER SCHEDULE B:

- ITEM 14: Subject to drainage and utility easements as shown on plat, as shown by recital on the certificate of title. Said easements affect the property and are depicted herein.
- ITEM 15: Easement for drainage purposes in favor of the County of Hennepin, as contained in Quit Claim Deed dated June 15, 1972, recorded August 17, 1972, as Document No. 1042269. Said easement affects the property and is depicted herein.
- ITEM 16: Terms and conditions of Declaration of Protective Covenants dated August 10, 1972, recorded August 17, 1972, as Document No. 1042271. Said Declaration does not affect the property described herein.
- ITEM 17: Easement for pipeline purposes in favor of Minnesota Gas Company as contained in Easement dated November 14, 1977, recorded December 22, 1977, as Document No. 1252457. Said easement affects the property and is depicted herein.
- ITEM 18: Terms and conditions, including an easement for ingress and egress purposes and also including assessments, as contained in Declaration of Easement dated February 5, 1995, recorded June 4, 1995, as Document No. 2707508. Said Declaration affects the property and the easement for ingress and egress purposes is depicted herein.

### CERTIFICATION:

To: Hillcrest Development, LLLP, and First American Title Insurance Company.

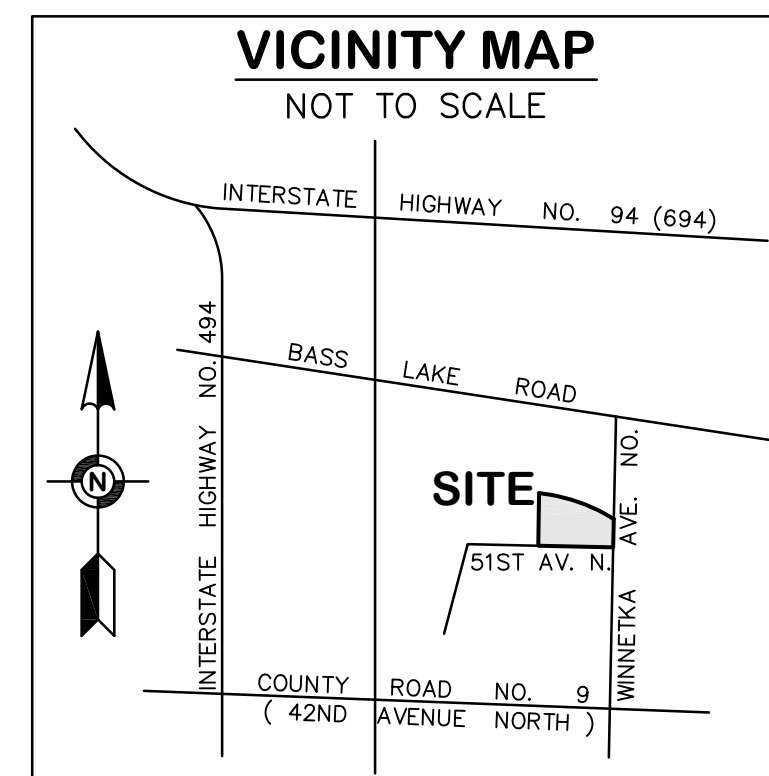
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 8, 9, 10, 11(b), 13, 16, 17 and 18 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 licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I hereby certify that this survey 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.

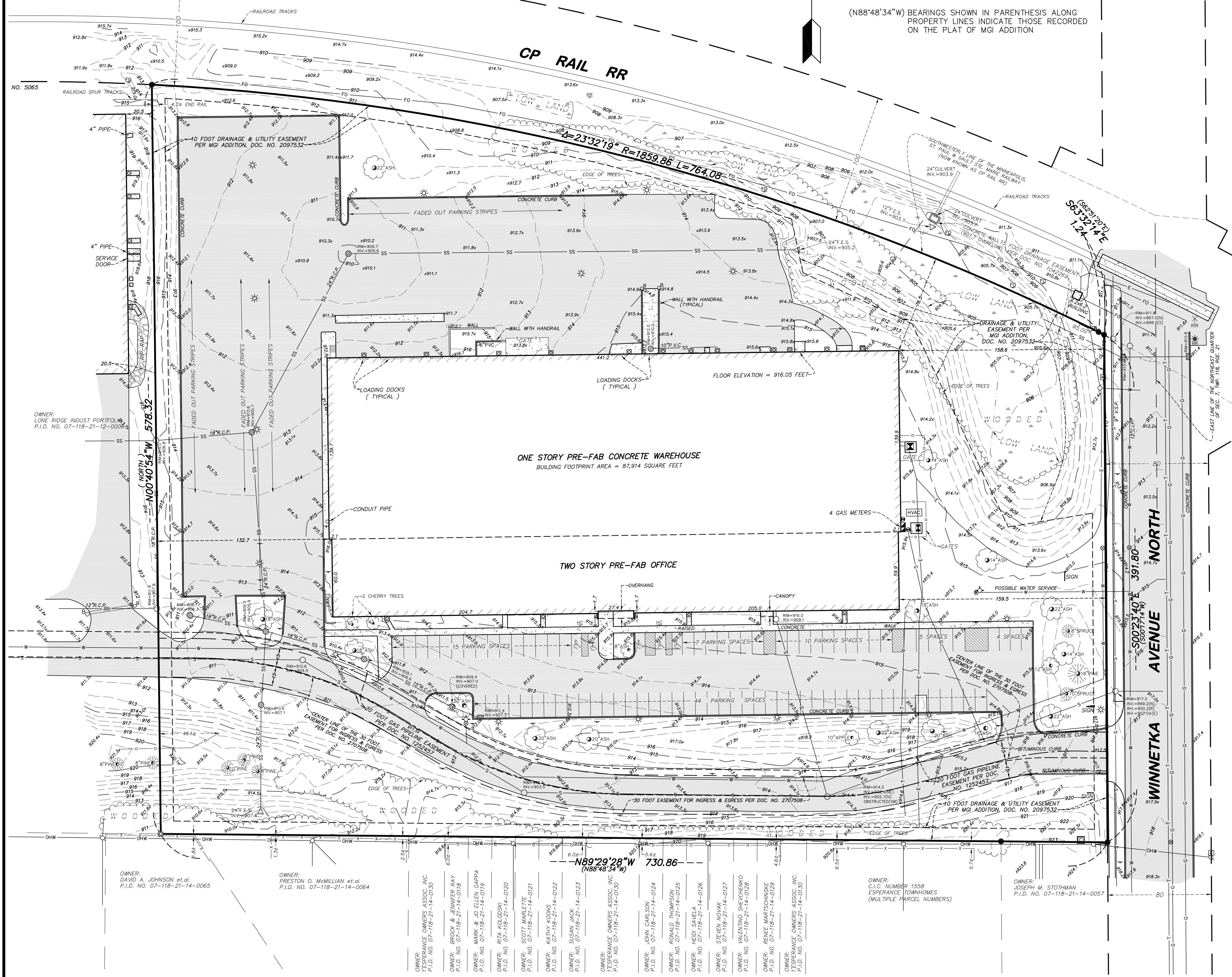
Date of survey: July 14, 2010  
Date of signature:

*Brent R. Peters*  
Brent R. Peters, Land Surveyor  
Minnesota License No. 44123

Only if the Surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.



- ### LEGEND
- MANHOLE
  - ⊙ CATCH BASIN
  - ⊠ ROOF DRAIN
  - ⊕ HYDRANT
  - ⊞ GATE VALVE
  - ⊟ HAND HOLE
  - ⊡ UTILITY POLE
  - ⊠ POLE ANCHOR
  - ⊛ LIGHT
  - ⊞ ELECTRIC BOX
  - ⊟ ELECTRIC METER
  - ⊡ GAS METER
  - ⊠ GAS VALVE
  - ⊞ SIGN
  - ⊟ HANDICAP PARKING SIGN
  - ⊡ FIBER OPTICS SIGN
  - ⊠ RAILROAD SEMAPHORE
  - ⊞ RAILROAD CROSSING SIGN
  - Fo — UNDERGROUND FIBER OPTICS
  - T — UNDERGROUND TELE.
  - E — UNDERGROUND ELEC.
  - G — GAS MAIN
  - W — WATER MAIN
  - SS — STORM SEWER
  - S — SANITARY SEWER
  - OHW — OVERHEAD WIRES
  - x — FENCE
  - o — CHAIN LINK FENCE
  - o — WOOD FENCE
  - — WALL
  - — BUILDING LINE
  - — BITUMINOUS SURFACE
  - — CONCRETE SURFACE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
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B.R.P.				

SURVEY FOR:

## ALTA/ACSM LAND TITLE SURVEY

# HILLCREST DEVELOPMENT

PROPERTY ADDRESS:

**5121 Winnetka Avenue North**  
**New Hope, Minnesota 55428**

**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

7415 Wayzata Boulevard  
Minneapolis, Minnesota 55426  
PHONE: (952) 546-6837  
FAX: (952) 546-6839  
WWW.EFNSURVEY.COM  
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