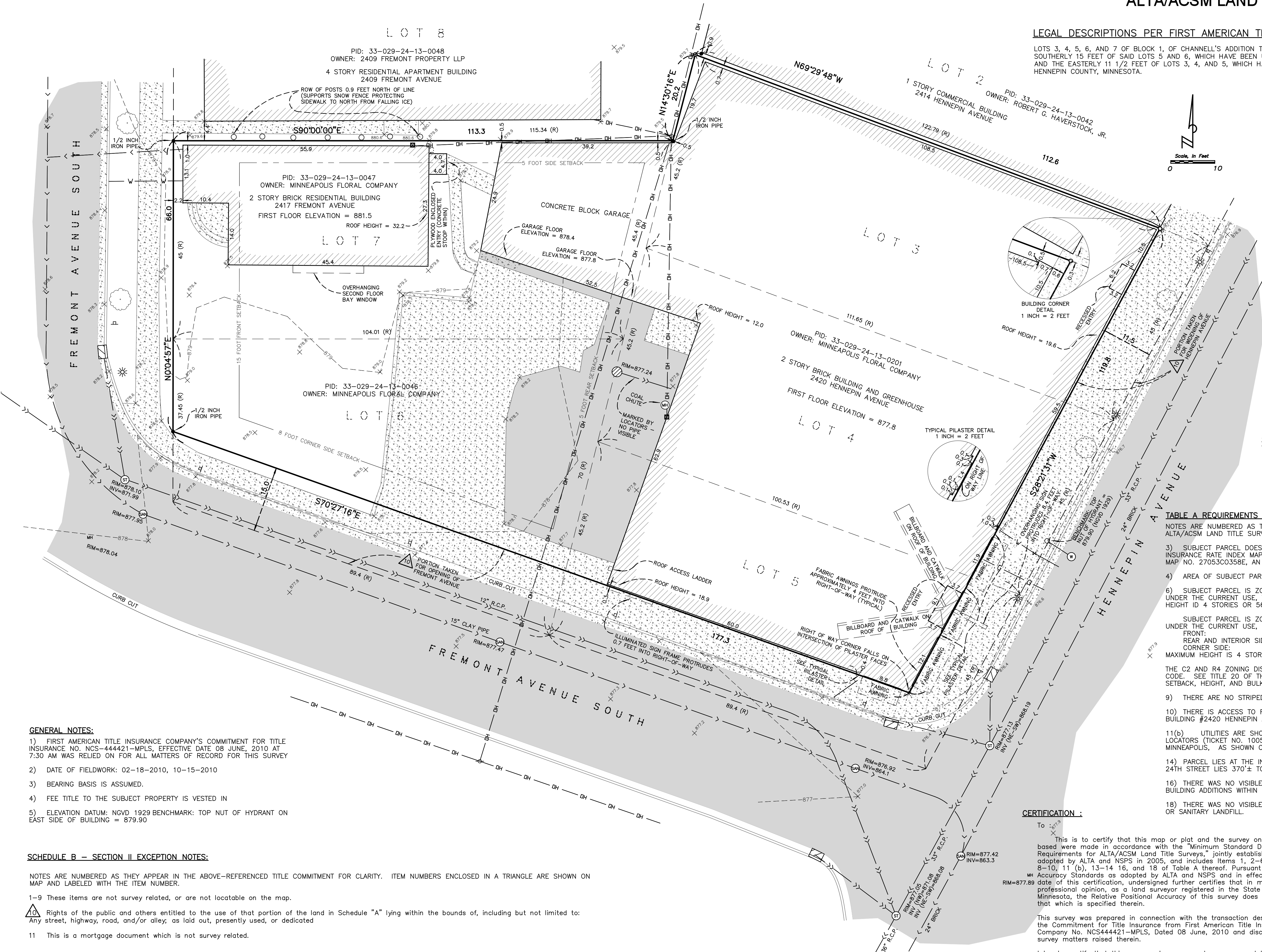
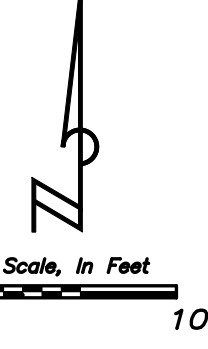
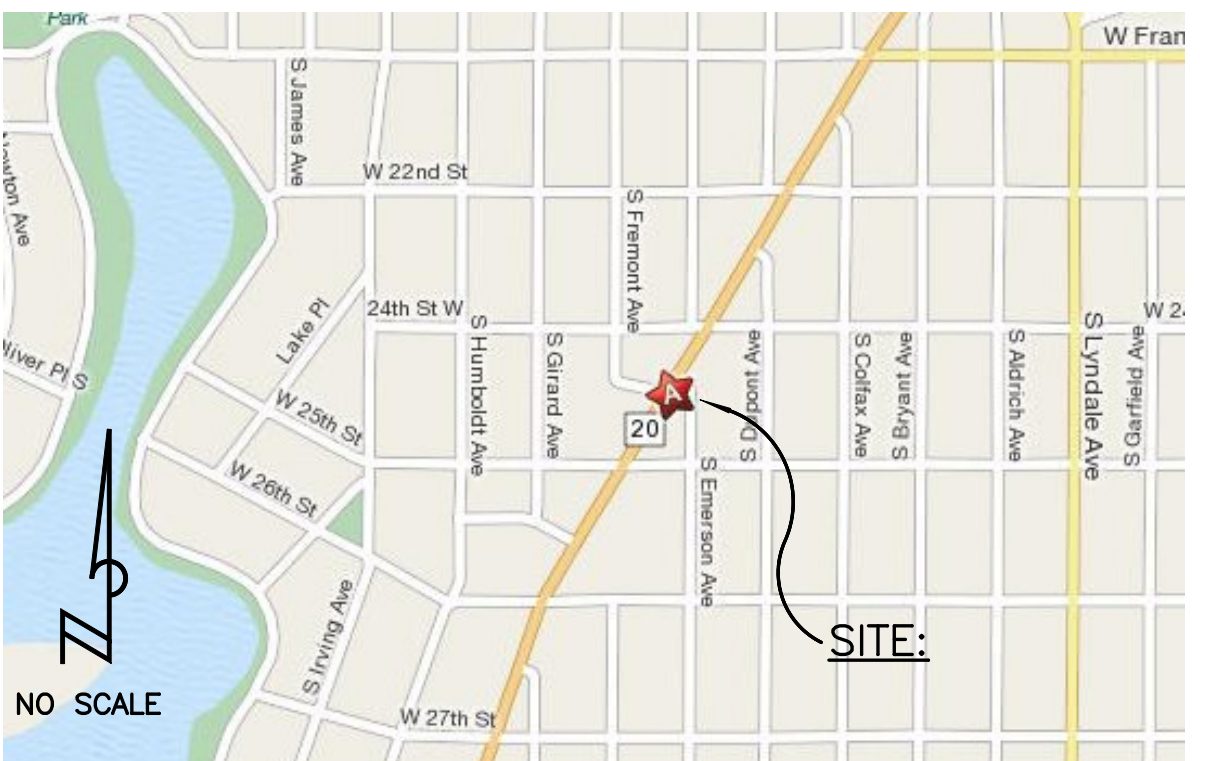


ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTIONS PER FIRST AMERICAN TITLE COMMITMENT NO. NCS-424418-MPLS

LOTS 3, 4, 5, 6, AND 7 OF BLOCK 1, OF CHANNELL'S ADDITION TO MINNEAPOLIS, SAVE AND EXCEPT THE SOUTHERLY 15 FEET OF SAID LOTS 5 AND 6, WHICH HAVE BEEN USED IN THE OPENING OF FREMONT AVENUE, AND THE EASTERLY 11 1/2 FEET OF LOTS 3, 4, AND 5, WHICH HAVE BEEN USED IN WIDENING HENNEPIN AVENUE, HENNEPIN COUNTY, MINNESOTA.

VICINITY MAP:



LEGEND:

- FOUND IRON PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP #44109
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊕ SIGN
- ⊕ LIGHT POLE
- ⊕ CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ ELECTRIC METER
- DECIDUOUS TREE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- NATURAL GAS LINE
- WATER LINE
- ▨ CONCRETE SURFACE
- ▨ BITUMINOUS SURFACE
- ⊕ SPOT ELEVATION

TABLE A REQUIREMENTS NOTES:

- NOTES ARE NUMBERED AS THEY APPEAR IN TABLE A OF MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS FOR CLARITY
- 3) SUBJECT PARCEL DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS INDICATED ON FEMA FLOOD INSURANCE RATE INDEX MAP NO. 27053C0A, SUBJECT PARCEL LIES WITHIN FEMA FLOOD INSURANCE RATE MAP NO. 27053C0358E, AN UNPRINTED PANEL.
 - 4) AREA OF SUBJECT PARCEL: 20,139 SQ. FT.
 - 6) SUBJECT PARCEL IS ZONED C2 (NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT) AS LOTS 3, 4, AND 5. UNDER THE CURRENT USE, THERE ARE ZERO SETBACKS FOR THIS PORTION OF THE PROPERTY. MAXIMUM HEIGHT IS 4 STORIES OR 56 FEET, WHICHEVER IS LESS. MAXIMUM FLOOR AREA RATIO IS 1.7
 - 7) SUBJECT PARCEL IS ZONED R4 (MEDIUM DENSITY MULTIPLE-FAMILY DISTRICT) AS TO LOTS 6 AND 7. UNDER THE CURRENT USE, SETBACK REQUIREMENTS ARE AS FOLLOWS:
 FRONT: 15 FEET (AS SHOWN ON MAP)
 REAR AND INTERIOR SIDE: 5 FEET (AS SHOWN ON MAP)
 CORNER SIDE: 8 FEET (AS SHOWN ON MAP)
 MAXIMUM HEIGHT IS 4 STORIES OF 56 FEET, WHICHEVER IS LESS. MAXIMUM FLOOR AREA RATIO IS 1.5.
 - THE C2 AND R4 ZONING DISTRICTS HAVE SEVERAL USE-SPECIFIC REQUIREMENTS SPECIFIED IN THE ZONING CODE. SEE TITLE 20 OF THE MINNEAPOLIS CODE OF ORDINANCES FOR FURTHER INFORMATION ABOUT SETBACK, HEIGHT, AND BULK RESTRICTIONS.
 - 9) THERE ARE NO STRIPED PARKING STALLS WITHIN THE SUBJECT PROPERTY.
 - 10) THERE IS ACCESS TO FREMONT AVENUE NORTH VIA CURB CUT NEAR THE SOUTHWEST CORNER OF BUILDING #2420 HENNEPIN AVENUE, AS SHOWN ON MAP.
 - 11(b) UTILITIES ARE SHOWN BY SURFACE INDICATIONS OF UTILITIES, FROM MARKING BY GOPHER ONE LOCATORS (TICKET NO. 100527460), AND AS-BUILT UTILITY DRAWINGS FURNISHED FROM THE CITY OF MINNEAPOLIS, AS SHOWN ON MAP.
 - 14) PARCEL LIES AT THE INTERSECTION OF HENNEPIN AVENUE SOUTH AND FREMONT AVENUE SOUTH. WEST 24TH STREET LIES 370'± TO THE NORTH OF THIS INTERSECTION.
 - 16) THERE WAS NO VISIBLE EVIDENCE OBSERVED OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 18) THERE WAS NO VISIBLE EVIDENCE OF THE SUBJECT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

GENERAL NOTES:

- 1) FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. NCS-444421-MPLS, EFFECTIVE DATE 08 JUNE, 2010 AT 7:30 AM WAS RELIED ON FOR ALL MATTERS OF RECORD FOR THIS SURVEY
- 2) DATE OF FIELDWORK: 02-18-2010, 10-15-2010
- 3) BEARING BASIS IS ASSUMED.
- 4) FEE TITLE TO THE SUBJECT PROPERTY IS VESTED IN
- 5) ELEVATION DATUM: NGVD 1929 BENCHMARK: TOP NUT OF HYDRANT ON EAST SIDE OF BUILDING = 879.90

SCHEDULE B - SECTION II EXCEPTION NOTES:

- NOTES ARE NUMBERED AS THEY APPEAR IN THE ABOVE-REFERENCED TITLE COMMITMENT FOR CLARITY. ITEM NUMBERS ENCLOSED IN A TRIANGLE ARE SHOWN ON MAP AND LABELED WITH THE ITEM NUMBER.
- 1-9 These items are not survey related, or are not locatable on the map.
 - 10 Rights of the public and others entitled to the use of that portion of the land in Schedule "A" lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley, as laid out, presently used, or dedicated
 - 11 This is a mortgage document which is not survey related.

CERTIFICATION :

To _____
 This is to certify that this map or plat 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, 2-6, 7(a), 8-10, 11 (b), 13-14, 16, 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 registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This survey was prepared in connection with the transaction described in the Commitment for Title Insurance from First American Title Insurance Company No. NCS444421-MPLS, Dated 08 June, 2010 and discloses all survey matters raised therein.

I hereby certify that this survey, plan, or report 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.

SIGNED: *Travis W. Van NESTE*
 Travis W. Van NESTE, Minnesota Professional Surveyor #44109
 Michigan Professional Surveyor #46895

JOB #	ISSUED:
DRAWN BY: TWN	REV:
SCALE: 1" = 10 FEET	

VAN NESTE SURVEYING
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SHEET 1 OF 1