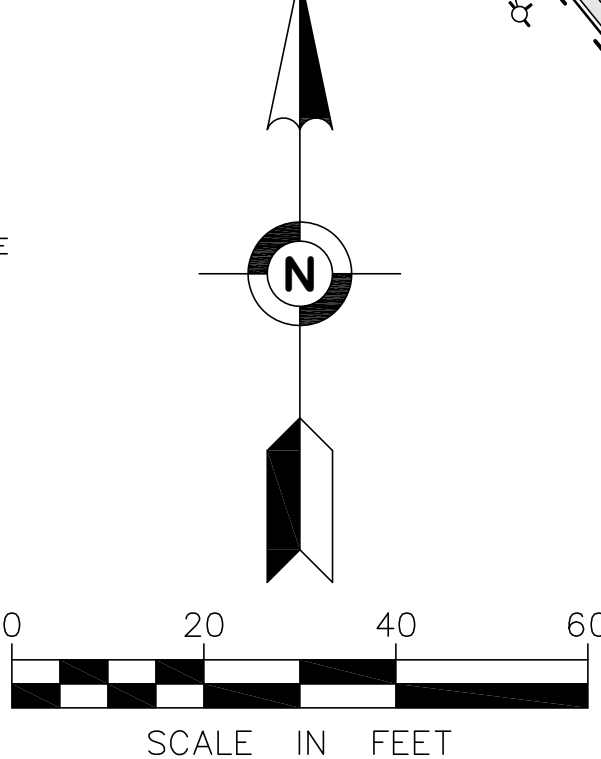


**LEGEND**

	SANITARY MANHOLE
	CATCH BASIN
	ROOF DRAIN (OUTLET)
	HYDRANT
	GATE VALVE
	UTILITY POLE
	GUY WIRE
	ELECTRIC BOX
	BUILDING LIGHT
	ELECTRIC OUTLET POST
	HANDHOLE
	LIGHT
	ELECTRIC MANHOLE
	SEMAPHORE
	GAS METER
	COMMUNICATION BOX
	METAL COVER
	SIGN
	HANDICAPPED PARKING SIGN
	PARKING COUNT
	HANDICAPPED PARKING SPACE
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	OVERHEAD WIRE
	CHAIN LINK FENCE
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	EXISTING CONTOUR LINE
	SPOT ELEVATION
	TREE
	BITUMINOUS SURFACE
	CONCRETE SURFACE



**ALTA/ACSM LAND TITLE SURVEY FOR: HILLCREST DEVELOPMENT**

**LEGAL DESCRIPTION:**

Parcel 1:  
Tract S, Registered Land Survey No. 1050, Hennepin County, Minnesota.  
(Torrens property; Certificate of Title Number 1208333.5)

Parcel 2:  
Non-exclusive easement for ingress and egress appurtenant to Parcel 1 created in Driveway Easement Agreement dated July 18, 2007, recorded November 14, 2007, as Document No. 4445988, in the office of the Registrar of Titles of Hennepin County, Minnesota.  
(Torrens Property)

**NOTES:**

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
- The total area of the property described hereon is 77,553 square feet or 1.78 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-450783-MPLS dated August 15, 2010, revised September 3, 2010.
- Existing utilities, services and underground structures shown hereon 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. 100468274. 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 Edina the property is zoned MDD-6 (Mixed Development District - 6), and has the following building setback requirements:  
Building setback: Front = 35 feet, Side Street = 35 feet, Side = 20 feet, Rear = 35 feet.  
The minimum building setback shall be increased by 1/2 foot for each foot the building height exceeds the minimum required setback, provided, however, the required interior side yard setback shall not be less than 35 feet if the boundary of the tract adjoins land zoned and used for residential purposes.  
Height = Determined by setbacks  
Maximum building coverage = 30%, FAR = 0.5 for non-residential, 1.0 for non-residential and residential in aggregate
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and also lies in Flood Zone X (Shaded) (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Federal Insurance Rate Map No. 27053C0451E, dated September 2, 2004.
- BENCHMARK: Top nut of fire hydrant at the southwest corner of West 77th Street & Computer Avenue  
Elevation = 823.19 feet. (NGVD 1929 per the City of Edina Benchmark Database)
- As of the date of this survey the property described hereon contains a total of 80 parking spaces of which 78 are standard spaces and 2 are handicapped spaces. According to the City of Edina Planning Department the required parking in the Mixed Development District for non-residential is Gross Floor Area divided by 200. Pursuant to said requirement the subject site is required to have 94.7 Spaces.
- As of the date of this survey there is no observable evidence of earth moving work, building construction or building additions within recent months on the property described hereon.
- As of the date of this survey and according to the City of Edina Engineering Department there are no completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- As of the date of this survey there is no observable evidence that the property described hereon is being used as a solid waste dump, sump or sanitary landfill.

**SURVEY ITEMS PER SCHEDULE B:**

- Item 11, Book 358 Misc., Page 116, Book 366 Misc., Page 121: The right to erect snow fences does not affect the surveyed property.
  - Item 12, Doc. No. 3552908: An easement for utility purposes affects the property as shown hereon.
  - Item 17, Hennepin County Half Section Map: As of the date of this survey the unrecorded easement is evidenced by depiction on the county half section mapping as well as a found monument.
- According to historic half section maps, a notice of Lis Pendens was filed 6-17-72, but said notice and subsequent condemnation were not memorialized on the Certificate of Title. Current MnDOT Right-of-Way mapping does not reflect an easement over the surveyed property. Said street easement is depicted hereon for reference.
- Please consult legal counsel and/or title company as to the status and validity of said unrecorded easement.
- Item 19, Doc. No. 4445988: An easement for driveway purposes affects the surveyed property as shown hereon. Said easement is contiguous with the north line of the public right-of-way.

**CERTIFICATION:**

To: FYT, LLC and to First American Title Insurance Company.

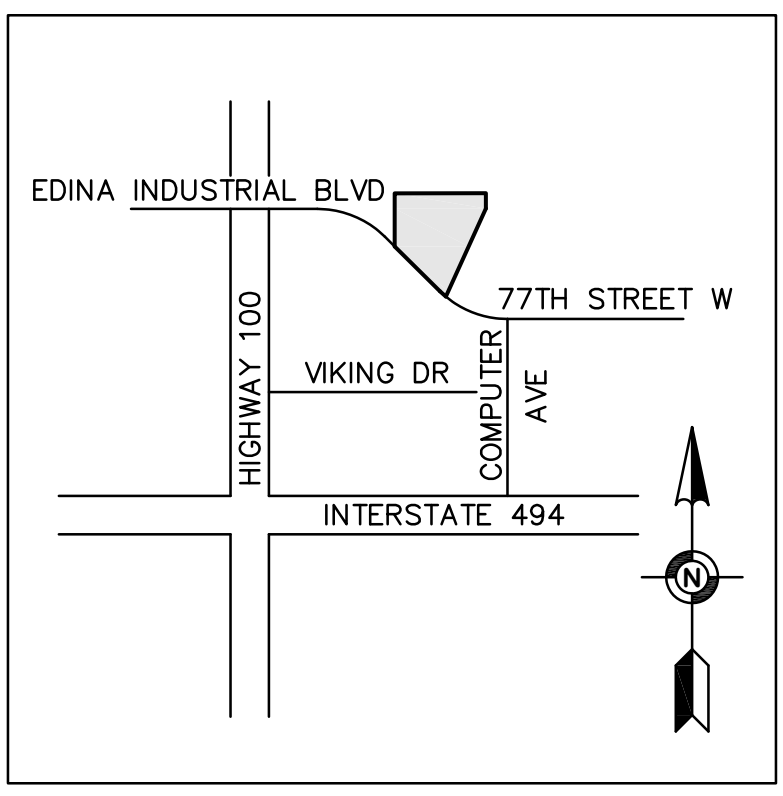
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 8, 9, 10, 11(b), 13, 16, 17, & 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: September 13, 2010.  
Date of signature: September 15, 2010.

*Brent R. Peters*  
Brent R. Peters  
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.



NO.	DATE	REVISIONS

FIELD BOOK	PAGE	FIELDWORK CHIEF:
2787	29	PJD
DRAWING NAME:		PJD
34551.dwg		CHECKED BY:
JOB NO. 34551		BRP
FILE NO. 5666		

<b>ALTA/ACSM LAND TITLE SURVEY</b>	<b>SURVEY FOR: HILLCREST DEVELOPMENT</b>	<b>PROPERTY ADDRESS: 4820-4830 WEST 77TH STREET EDINA, MN 55435</b>	<p><b>Egan, Field &amp; Nowak, Inc.</b> land surveyors since 1872</p>
<p>1229 Tyler Street NE, Suite 100 Minneapolis, Minnesota 55413 PHONE: (612) 466-3300 FAX: (612) 466-3383 WWW.EFNSURVEY.COM COPYRIGHT © 2010 BY EGAN, FIELD &amp; NOWAK, INC.</p>			