

ALTA/NSPS LAND TITLE SURVEY FOR: Hillcrest Development, LLLP

LEGAL DESCRIPTION:

Parcel 1:
Northwest 1/4 of the Southeast 1/4 of Section 29, Township 30 North, Range 23 West, lying West of the westerly boundary of the property conveyed in the Deed to the Minneapolis, St. Paul & Sault Ste. Marie Railway Company, now known as the Soo Line Railroad Company, dated December 16, 1910, recorded December 20, 1910, in Book 575, Page 328, as Document No. 399588, except the South 1147 feet thereof, according to the United States Government Survey.

Parcel 2:
The North 97 feet of the South 1147 feet of that part of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 30, Range 23, lying West of the westerly boundary of the property conveyed in the Deed to the Minneapolis, St. Paul & Sault Ste. Marie Railway Company, now known as the Soo Line Railroad Company, dated December 16, 1910, recorded December 20, 1910, in Book 575, Page 328, as Document No. 399588.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- 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-963563-MPLS dated May 22, 2019.

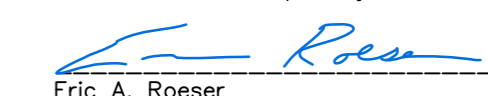
OPTIONAL TABLE A ITEMS:

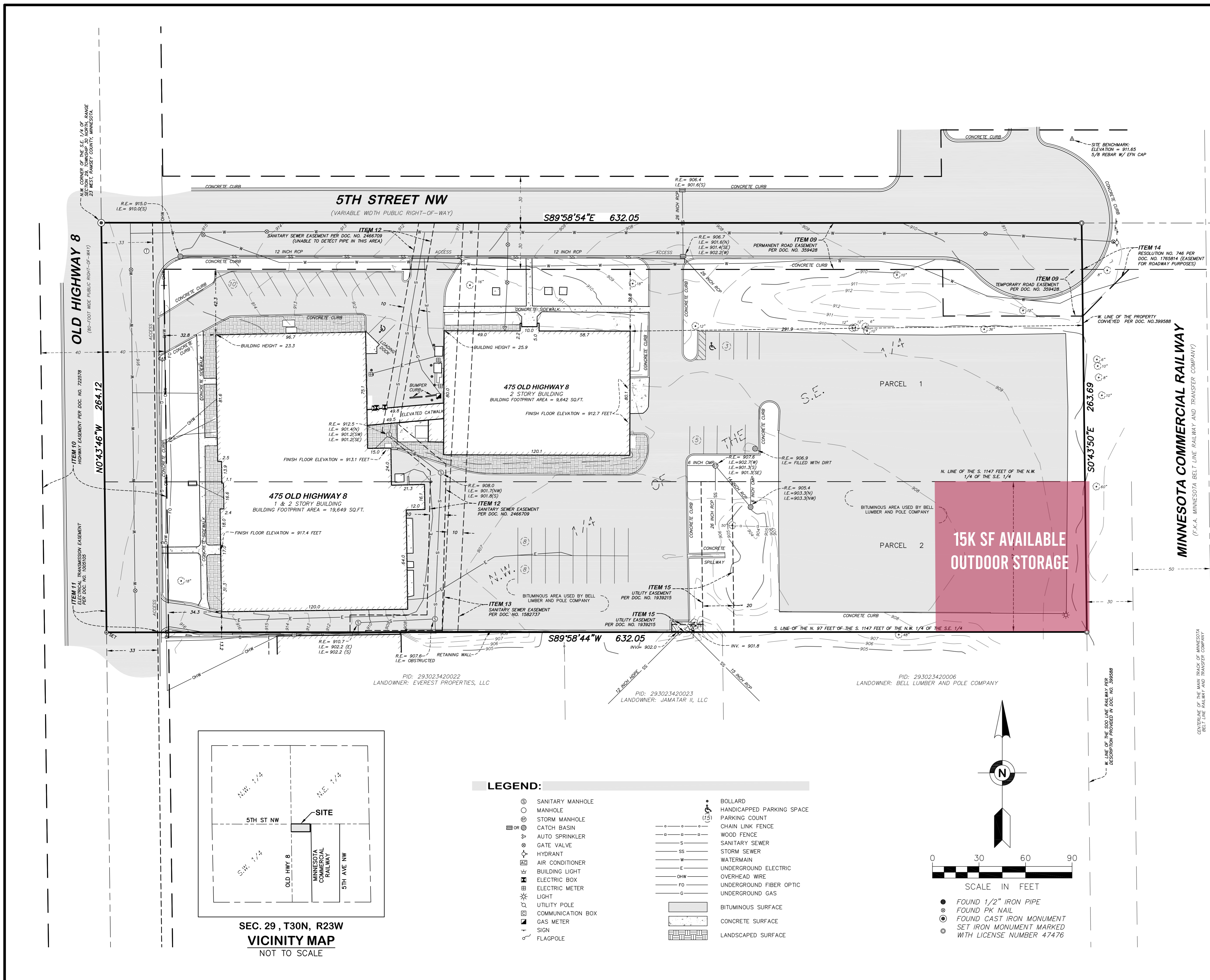
- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 475 Old Highway 8, New Brighton, Minnesota 55112.
- The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123C 0021 G, dated June 04, 2010.
- The total area of the property described hereon is 166,786 square feet or 3.8289 acres. The area of the property hereon described less areas used for right-of-way purposes is 135,760 square feet or 3.1169 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "BRIGHTON" GSD Station# 101273
Elevation = 876.43 feet. (NAVD88)
SITE BENCHMARK: Top of 5/8 inch rebar located in the northeast quadrant of the knuckle of 5th Street Northwest
Elevation = 915.00 feet. (NAD83)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Exterior building dimensions are depicted hereon.
- The exterior building footprint area at ground level is depicted hereon.
- The measured building height are depicted hereon.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains a total of 36 parking spaces of which 34 are standard spaces and 2 are handicapped spaces.
- 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. 191483735. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and 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.
- The names of adjoining owners according to current tax records are depicted hereon.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 09: Subject to 8th Avenue NW, also known as Old Highway 8 NW, as laid out and traveled and as shown on available maps; and subject to 5th Street NW, also known as County Road E2 Extension, as laid out and traveled and as shown on available maps, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and 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. The permanent and temporary easements for roadway purposes described in said district court case file affects the surveyed property and is depicted hereon. No expiration date provided for the temporary road easement.
- ITEM 10: Easement for highway purposes, and rights incidental thereto, in favor of the State of Minnesota, as contained in Highway Easement dated July 16, 1926, recorded November 18, 1926, in Book 818, Page 529, as Document No. 722578. Said highway easement affects the surveyed property and is depicted hereon.
- ITEM 11: Easement for the transmission of electrical energy, and rights incidental thereto, in favor of Northern States Power Company, a Minnesota corporation, as contained in Easement dated September 15, 1941, recorded January 28, 1942, in Book 1093, Page 331, as Document No. 1005105. Said electrical transmission easement affects the surveyed property and is depicted hereon.
- ITEM 12: Easement for sanitary sewer purposes, and rights incidental thereto, in favor of the Village of New Brighton, a municipal corporation, as contained in Sanitary Sewer Easement dated November 23, 1960, recorded January 11, 1963, as Document No. 1581803.
Amended by Amendment to Sanitary Sewer Easement dated September 30, 1988, recorded November 3, 1988, as Document No. 2466709.
Said sanitary sewer easement affects the surveyed property and is depicted hereon.
- ITEM 13: Easement for sanitary sewer purposes, and rights incidental thereto, in favor of the Village of New Brighton, a municipal corporation, as contained in Sanitary Sewer Easement dated November 23, 1960, recorded January 30, 1963, as Document No. 1582737.
Said sanitary sewer easement affects the surveyed property and is depicted hereon.
- ITEM 14: Resolution No. 746 adopted November 12, 1969, recorded December 29, 1969, as Document No. 1765814.
Said resolution does not affect the surveyed property and is depicted hereon for reference.
- ITEM 15: Easement for utility purposes, and rights incidental thereto, in favor of the City of New Brighton, as contained in Utility Easement dated July 19, 1976, recorded July 22, 1976, as Document No. 1939215.
Said utility easement affects the surveyed property and is depicted hereon.

CERTIFICATION:

To TGLDC, LLC, a Minnesota limited liability company and First American Title Insurance Company:
This is to certify that this map or plot 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 and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, and 16 of Table A thereof. The fieldwork was completed on June 11, 2019.
Date of Plot or Map: July 01, 2019

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FIELD BOOK	PAGE	FIELDWORK CHIEF:
2765	42	TC
DRAWN BY:		
RRR		
CHECKED BY:		
ER		
DRAWING NAME:		
38575.dwg		
JOB NO.		
38575		
FILE NO.		
4524		

REVISIONS		
NO.	DATE	DESCRIPTION
01	07/11/19	Revised per title objection letter

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Hillcrest Development, LLLP

PROPERTY ADDRESS:
**475 Old Highway 8
New Brighton, Minnesota 55112**



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land surveyors since 1872

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