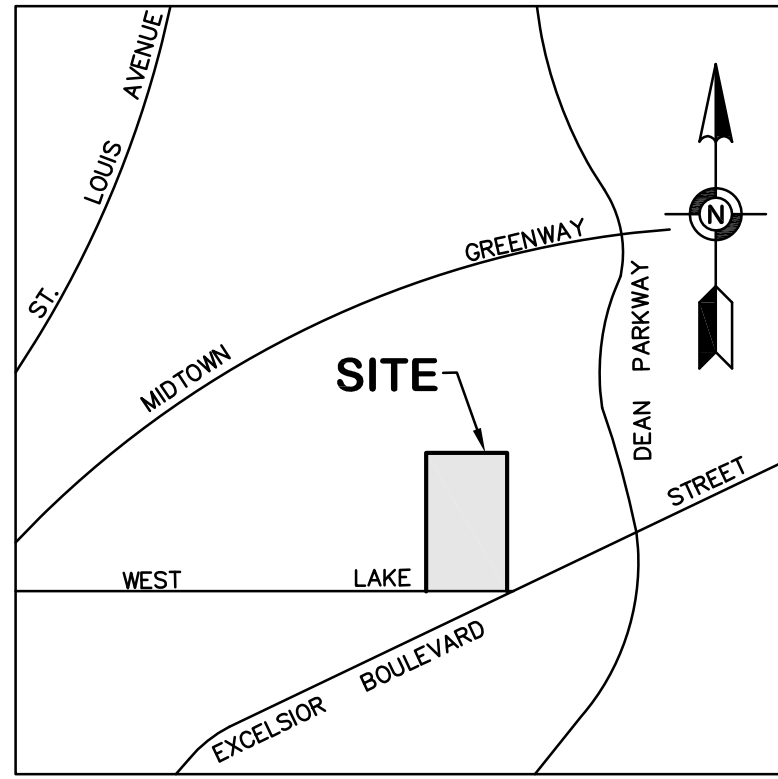
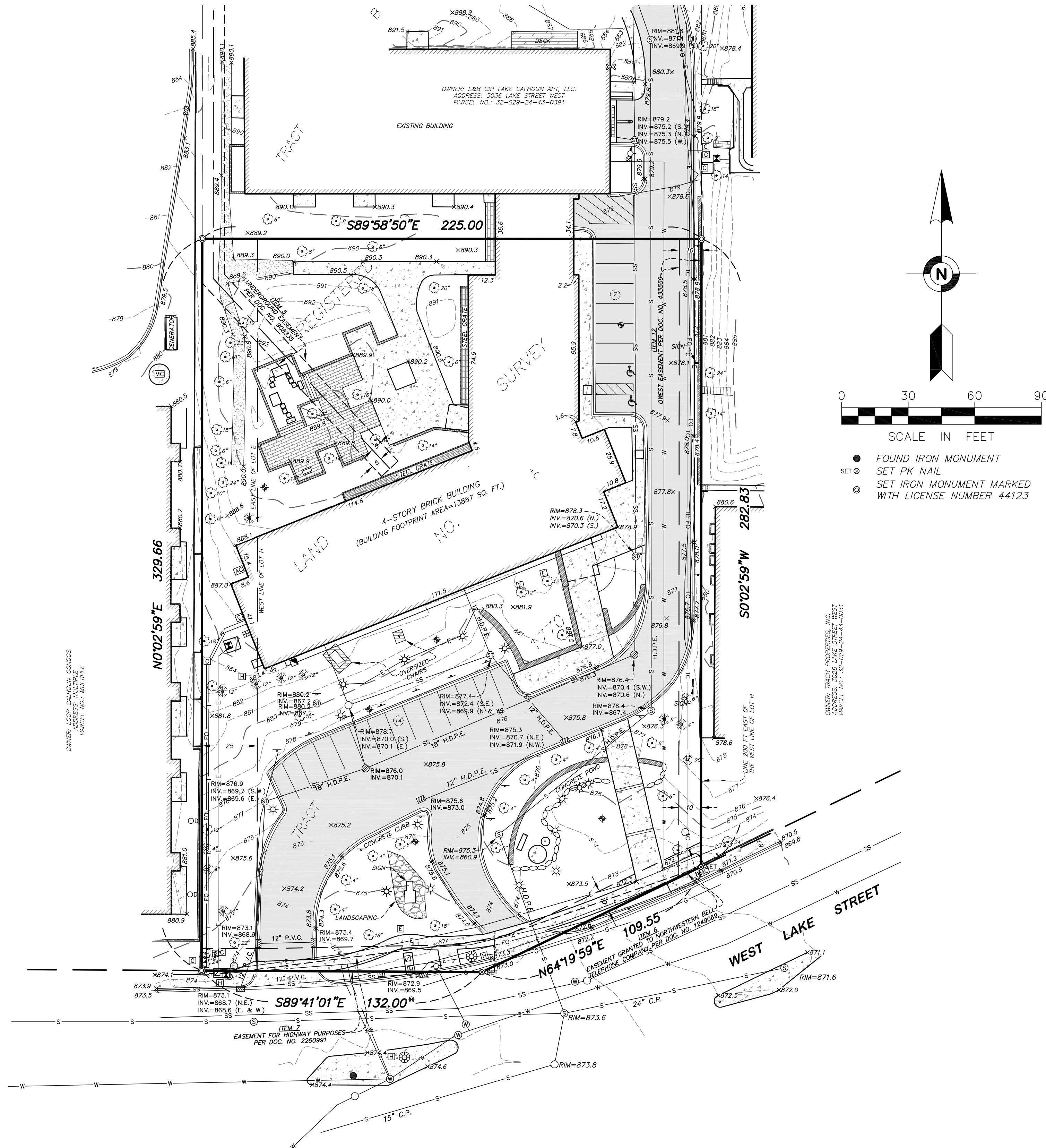


ALTA/NSPS LAND TITLE SURVEY FOR: BRICKSTONE PARTNERS



VICINITY MAP
NOT TO SCALE



LEGEND

- MANHOLE
- ⊗ STORM MANHOLE
- ⊗ CATCH BASIN
- ⊗ WATER MANHOLE
- ⊗ AUTO SPRINKLER
- ⊗ HYDRANT
- ⊗ STOP BOX
- ⊗ AIR CONDITIONER
- ⊗ DRAIN (INLET)
- ⊗ ELECTRIC MANHOLE
- ⊗ ELECTRIC BOX
- ⊗ ELECTRIC METER
- ⊗ HANDHOLE
- ⊗ LIGHT
- ⊗ SEMAPHORE
- ⊗ TRAFFIC CONTROL BOX
- ⊗ COMMUNICATION BOX
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ HANDICAPPED PARKING SPACE
- ⊗ METAL COVER
- ⊗ BORING
- ⊗ PARKING COUNT
- ⊗ STONE WALL
- SS SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- E UNDERGROUND ELECTRIC
- FO UNDERGROUND FIBER OPTIC
- T UNDERGROUND TELEPHONE
- G UNDERGROUND GAS
- x 920.1 SPOT ELEVATION
- 920 EXISTING CONTOUR LINE
- ⊗ TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- BRICK PAVERS
- RETAINING WALL

LEGAL DESCRIPTION:

Tract A, Registered Land Survey no. 1770, Hennepin County, Minnesota
Being Registered land as is evidenced by Certificate of Title No. 1182849.

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 71,935 square feet or 1.6514 acres.
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc. as agent for Old Republic National Title Insurance Company, Commitment No. 61217 dated July 13, 2015.
- 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. 171222032. 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 property described hereon lies within Flood Zone X per Federal Insurance Rate Map No. 27053C 0354F, dated November 4, 2016.
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) & 6(b) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- BENCHMARK: Top nut of hydrant on southerly property line.
Elevation = 876.25 feet. (Datum per source)
- As of the date of this survey the property described hereon contains a total of 23 parking spaces of which 21 are standard spaces, 2 handicapped and 0 spaces are contained in garages; of which one space is partially located upon the adjacent property.
- 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.
- As of the date of this survey 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 street or sidewalk construction that affect the property described hereon.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 5: Underground Easement granted to Northern States Power Company by Easement dated May 10, 1968, filed May 13, 1968, as Document No. 908335. (Parcels 1 and 2). Said easement affects the subject property and is depicted hereon.
 - ITEM 6: Easement granted to Northwestern Bell Telephone Company by Easement dated October 13, 1977, filed November 30, 1977, as Document No. 1249069. (Parcel 1). Said easement affects the subject property and is depicted hereon.
 - ITEM 7: Easement for highway purposes in favor of the State of Minnesota as set forth in Final Certificate dated April 28, 1992, filed May 15, 1992, as Document No. 2260991, and in Quit Claim Deed dated July 27, 1997, filed October 18, 1997, as Document No. 2855198. (Parcel 1). Said easement affects the subject property and is depicted hereon.
 - ITEM 8: Terms and conditions of Restrictive Covenant dated November 3, 1994, filed November 18, 1995, as Document No. 2568321. (Parcels 1 and 2). Said Restrictive Covenant affects the subject property, however, there are no graphical matters to depict hereon.
 - ITEM 9: Easement for cable communications and/or telecommunications services in favor of KBL Cablesystems of Minneapolis L.P. by and through its general partner, KBL Cablesystems of Minneapolis, Inc., doing business as Time Warner Cable as created in document dated April 2, 2003, filed January 7, 2005, as Document No. 4063221. (Parcels 1 and 2). The location of said easement, which affects the property, is not mathematically defined and said location is best referenced by exhibit B, as contained in said document.
 - ITEM 10: Terms and conditions of Declaration in favor of the Minnehaha Creek Watershed District dated May 19, 2006, filed May 25, 2006 as Document No. 4264223. (Parcels 1 and 2). Said declaration affects the subject property, however, there are no graphical matters to depict hereon.
 - ITEM 11: Terms and conditions of and easements contained in Reciprocal Easements, Covenants and Operating Agreement dated May 30, 2006, as Document No. 4266899. (Parcels 1 and 2). Said easements affect and burden the subject property, however they are not mathematically defined and not depicted hereon.
 - ITEM 12: Terms and conditions of and easements contained in Easement Agreement in favor of Qwest Corporation filed December 11, 2006 as Document No. 4335559. (Parcel 1). Said easement affects the subject property and is depicted hereon.
 - ITEM 13: Terms and conditions of a Memorandum of Building and Rooftop Lease dated May 7, 2014, filed June 6, 2014, as Document No. 5176052, referring to that certain unrecorded lease by and between Acky-3100 Lake Limited Partnership, as lessor, and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, as lessee, dated May 7, 2014.
- The above Lease was subordinated to the lien of mortgage Document No. 4266903 as amended by Document Nos. 4372376 and 5129768, by a Subordination Agreement filed June 6, 2014, as Document No. 5176053.

CERTIFICATION:

To Brickstone Partners; 3100 M.S.P., LLC.; Bridgewater Bank; Acky-3100 Lake Limited Partnership, a Minnesota limited partnership; Old Republic National Title Insurance Company, and Guaranty Commercial Title, Inc.

This is to certify that this map or plat 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, 6b, 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17 & 20 of Table A thereof. The field work was completed on May 3, 2017.

Date of Plat or Map: May 25, 2017

Brent R. Peters
Brent R. Peters
Minnesota License No. 44123

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2754	36	S.W.	NO.	DATE
				DESCRIPTION
DRAWING NAME:		DRAWN BY:		
37223-ALTA.dwg		L.S.		
JOB NO. 37223		CHECKED BY:		
FILE NO. 911		BRP		

**ALTA/NSPS
LAND TITLE SURVEY**

**SURVEY FOR:
BRICKSTONE PARTNERS**

PROPERTY ADDRESS:

**3100 LAKE STREET WEST
MINNEAPOLIS, MINNESOTA 55416**

Egan, Field & Nowak, Inc.
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