ALTA/ACSM LAND TITLE SURVEY FOR:

REAL ESTATE INVESTOR

Legal Description

That part of the South 602 feet of the Northeast Quarter of the Northeast Quarter of Section 36, Township 31, Range 24, lying easterly of Highway 10 right-of-way as presently laid out and constructed except the South 150 feet thereof, except that part of the South 602 feet of the Northeast Quarter of the Northeast Quarter of Section 36, Township 31, Range 24, Anoka County, Minnesota, lying Northeasterly of the right of way of U.S. Highway No. 10 as the same is now laid out and constructed, described as follows: Commencing at the point on the South line of said Northeast Quarter where same intersects the Northeasterly line of said U.S. Highway No. 10; thence Northwesterly along the Northeasterly line of said U.S. Highway No. 10 a distance of 217.3 feet to the actual point of beginning of the tract of land hereby to be described; thence continuing Northwesterly along said Northeasterly line 206.68 feet; thence deflecting to the right, deflection angle 73 degrees 25 minutes, a distance of 314.7 feet, more or less, to a point on a line drawn parallel with the North line of the South 602.0 feet of said Northeast Quarter of the Northeast Quarter, said line being distant 15 feet South as measured from said North line; thence East parallel with said North line to a point on a line drawn Northeasterly passing through the point of beginning and said line being parallel to the second course of this description, said second course being the above line described which deflects to the right; thence Southwesterly along said parallel line a distance of 500.26 feet, more or less, to the point of beginning, Anoka County, Minnesota.

EXCEPT, Parcel 22, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT No. 70, Anoka County, Minnesota, EXCEPT the West 12.00 feet of said Parcel 22.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 31, Range 24, described as follows: Commencing at a point on the South line of said quarter, quarter and the Northeasterly right of way line of Trunk Highway No. 10, thence Northwesterly along said Northeasterly right of way line 217.3 feet to the point of beginning, thence continue Northwesterly along said Northeasterly right of way line 206.68 feet, thence deflecting to the right along line "A" 73 degrees 25 minutes 314.7 feet more or less to a point 15 feet Southerly from the North line of the South 602 feet of said quarter, quarter; thence East parallel with said North line to intersect a line drawn parallel with said line "A" and through point of beginning, thence Southwesterly along said parallel line 500.26 feet more or less to point of beginning.

Note Corresponding to Schedule B, Part II

1. Items 1 - Is not a survey issue or not to our knowledge.
2. Item 2 - Encroachments, if any, as shown hereon.
3. Items 3 thru 8 - Are not a survey issue or not to our knowledge.
4. Item 9 - Limited access to Highway per Doc. No. 312887.
5. Item 10 - Easement for sidewalk and snow storage per Doc. No. 811187 as shown hereon does not encumber property.
6. Item 11 - Easement for street, drainage and utility purposes per Doc. No. 1179726 as shown hereon.
7. Item 12 - Easement for communication line purposes affects entire property and is blanket in nature per Doc. No. 1890173.
8. Item 13 - Permanent Easement for utility purposes per Doc. No. 2010158.015 and graphically shown on right of way plat affects property as as shown hereon.
9. Item 14 - Reservation of mineral rights per Doc. No. 2013648.001 is not a survey issue.
10. Item 15 - Easement for street and utility purposes, easements for utility purposes, easements for storm drainage purposes and easement for storm water ponding purposes per Doc. No. 2027383.004 as shown hereon.

ALTA/ACSM Land Title Survey

The undersigned, being a registered surveyor of the State of Minnesota, certifies to (i) Fannie Mae, (ii) Northtown Crossing, LLC, (iii) Dougherty Mortgage, LLC and First American Title Insurance Company and each of their successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS in 2011, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(c), 8, 9, 10, 11(a), 13, 16, and 20 of Table A thereof.

Dated this 12th day of September, 2014.
9-25-14 street easement 2021476.009
10-3-14 Attorney comments
10-14-14 address change

Prepared by:

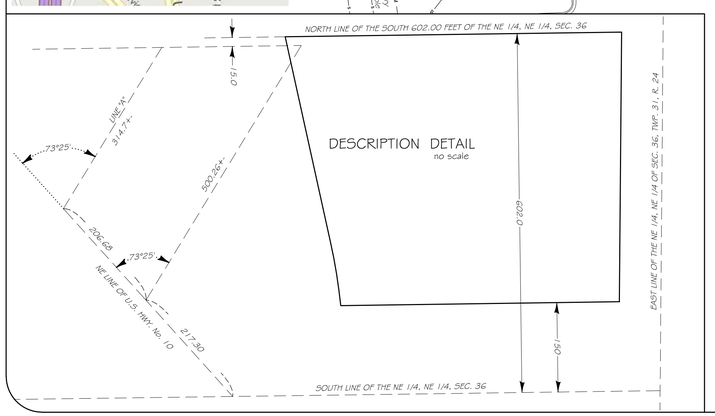
The Gregory Group, Inc. d.b.a.
Lot Surveys Company
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
fax 763-560-3522

Signed: _____
Gregory R. Prasch Registration No. 24992

File No. F:\survey\36-31-24 - anoka\NE-alta-ne-fb107569nv83015.dwg

F.B. No. 1075-69 inv. 83015

DTE



MISCELLANEOUS NOTES

MN 1 Legal description and easements, if any, per title commitment from First American Title Insurance Company, Commitment No. NCS-687386-MPLS, dated August 18, 2014.

MN 2 Property Address: 9104, 9105, 9108, 9109, 9112, 9113, 9116, 9117, 9124, 9125, 9128, 9129, 9232, 9133, 9136 and 9137 Alder Street NW; and 9103, 9106, 9107, 9110, 9111, 9114, 9215, 9218, 9123, 9125, 9126, 9129, 9130, 9133, 9134 and 9138 Butternut Street NW; and 15, 19, 23, 27, 35, 39, 43, 47, 55, 59, 63, 67, 15, 79, 83 and 87 - 91st Lane NW, Coon Rapids, MN
PID No. : 36-31-21-11-0040

MN 3 Area of Parcel = 237320 sq.ft (5.45 acres)

MN 4 Property is in Flood Zone "C" (area of minimal flooding) per FEMA panel map number 270011A, dated March 15, 1977.

MN 5 Above ground utility locations have been field located as shown. All underground utility services which serve the property have attempted to be field located through the services of Gopher State One Call per ticket number 142470558. However some of the utility companies failed to field locate underground utility locations. In those cases, utilities as shown are from available survey maps. Further information contact Gopher State One Call (651-454-0002 or 811)

MN 6 Per item 16 of certification there is no evidence of earth moving work or construction on site.

MN 7 Utility easement per doc. no. 2024176.009 is not part of listed title commitment and is shown here for informational purposes.

Current Zoning Information

Source of Information: City of Coon Rapids, MN			
Address: 250 S. 4th St., Room 300 Minneapolis, MN 55415			
Phone: (612) 673-3000 or 311			
Zoning District(s): MDR			
Zoning Definition: Moderate - Density Residential District			
Building Setback Requirements			
	Observed	Required	Notes
Street right of way	see survey	see note	35 feet, except that a side wall of a unit may be set back 25 feet from a street right-of-way. See City Code for additional requirements.
Side Yard Setback	see survey	25 feet	
Rear Yard Setback	see survey	25 feet	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	10	see note	2.5 spaces per dwelling unit
Handicapped Spaces	1	see note	
Garage Spaces	96	see note	
Total Parking Spaces	107	see note	
Height Restrictions			
	Observed	Max, Allowed	Notes
Maximum Height	see survey	55 feet	N/A
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	231895 Sq. Ft.	not listed	Not more than 50 percent of the development area can be covered by buildings, drives, and paved areas.
Coverage Ratio	-	see note	
Other:	N/A	N/A	

NOTE: Be advised that this is limited to visual interpretation of the applicable zoning codes, see city ordinance for the above referenced municipality and the applicable zoning codes.

LEGEND

- Steel Post
- Denotes Iron Monument Set
- Denotes Iron Monument Found
- Light
- Hydrant
- Power Pole
- Catch Basins
- Manhole
- X—X Fence
- W—W Overhead Wires
- S—S Sanitary Sewer
- ST—ST Storm Sewer
- WM Watermain
- GAS Gas Main
- Easement Line
- Building Line
- 123 Denotes height of building to adjacent ground
- Minimum Building Setback Line

basis of bearings is assumed

SCALE IN FEET
0 30 60 90