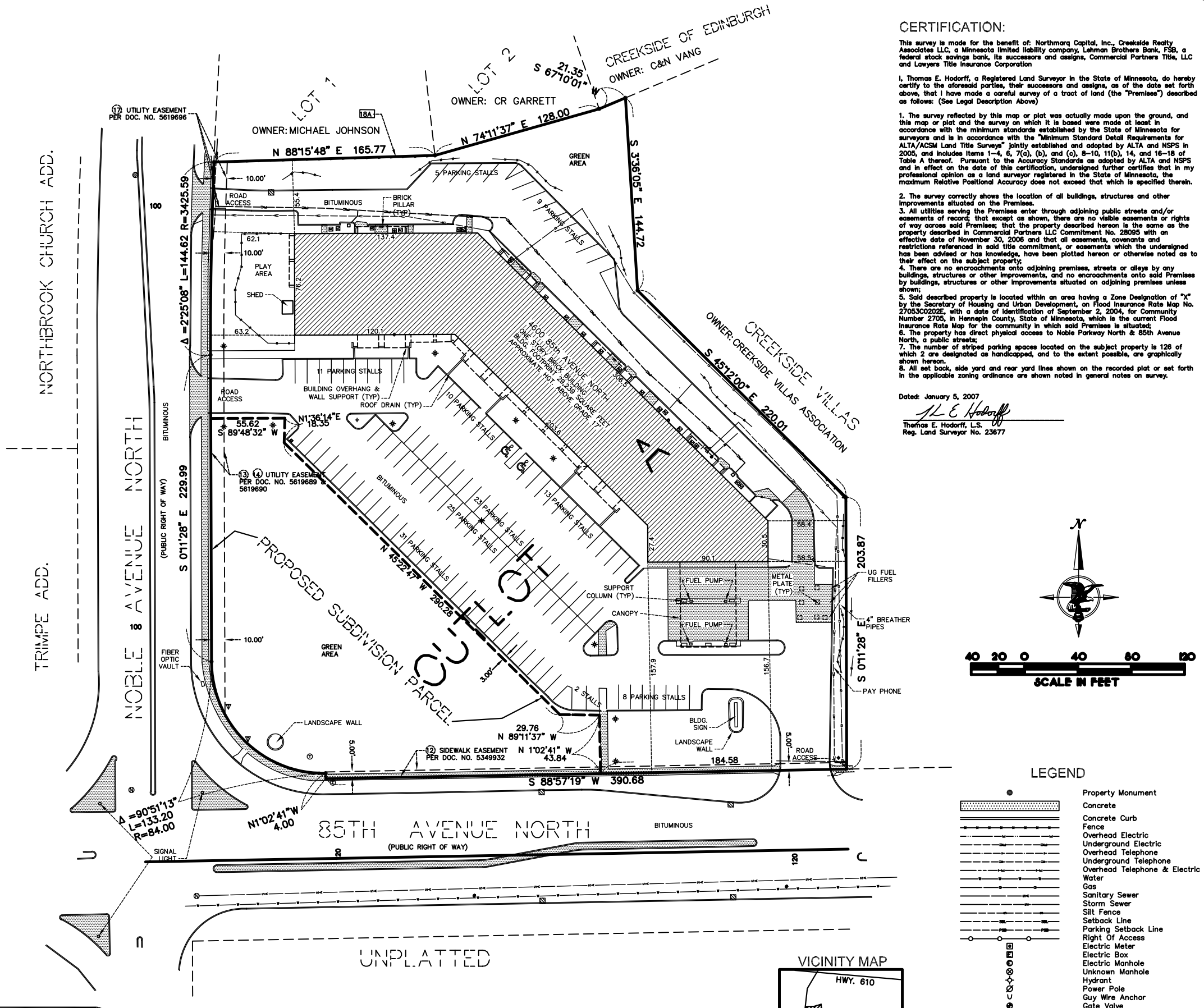


CERTIFICATION:

This survey is made for the benefit of: Northmarq Capital, Inc., Creekside Realty Associates LLC, a Minnesota limited liability company, Lehman Brothers Bank, FSB, a federal stock savings bank, its successors and assigns, Commercial Partners Title, LLC and Lawyers Title Insurance Corporation

I, Thomas E. Hodorff, a Registered Land Surveyor in the State of Minnesota, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows: (See Legal Description Above)

1. The survey reflected by this map or plat was actually made upon the ground, and this map or plat and the survey on which it is based were made at least in accordance with the minimum standards established by the State of Minnesota for surveyors and is 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 1–4, 6, 7(a), (b), and (c), 8–10, 11(b), 14, and 16–18 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 maximum Relative Positional Accuracy does not exceed that which is specified therein.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
3. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Commercial Partners LLC Commitment No. 28095 with an effective date of November 30, 2006 and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;
4. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises unless shown;
5. Said described property is located within an area having a Zone Designation of "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 27053C0202E, with a date of identification of September 2, 2004, for Community Number 2705, in Hennepin County, State of Minnesota, which is the current Flood Insurance Rate Map for the community in which said Premises is situated;
6. The property has direct physical access to Noble Parkway North & 85th Avenue North, a public streets;
7. The number of striped parking spaces located on the subject property is 126 of which 2 are designated as handicapped, and to the extent possible, are graphically shown hereon.
8. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown noted in general notes on survey.

Dated: January 5, 2007

Thomas E. Hodorff, L.S.
Reg. Land Surveyor No. 23677

LEGAL DESCRIPTION

Outlot A, CREEKSIDE OF EDINBURGH 2ND ADDITION, Hennepin County, Minnesota.

Note: This legal description has been taken from Commercial Partners Title, LLC, Commitment Number 28095, dated November 30, 2006.

NOTES CORRESPONDING TO SCHEDULE B:

12 Easement for sidewalk purposes and for temporary easement for construction purposes as contained in Easements dated August 6, 1987, filed November 23, 1987, as Document No. 5349932. (AS SHOWN ON SURVEY)

13 Easement dated June 17, 1985, filed January 23, 1990, as Document No. 5619689. (Creekside of Edinburgh 2nd Addition) (AS SHOWN ON SURVEY)

14 Easement dated June 17, 1985, filed January 23, 1990, as Document No. 5619690. (Creekside of Edinburgh 2nd Addition) (AS SHOWN ON SURVEY)

15. Easement dated June 17, 1985, filed January 23, 1990, as Document No. 5619691. (Outlot A) (DOES NOT AFFECT SUBJECT PROPERTY)

16. Terms and conditions of Resolution No. 1987–331 dated November 9, 1987, filed May 23, 1988, as Document No. 5411836, granting Conditional Use Permit No. 1987–3398 to Winfield Development, Inc. Amended by Resolution No. 1991–191 filed August 30, 1991, as Document No. 5820097, amending Conditional Use Permit No. 1987–3398. (NON–SURVEY MATTER)

17 Easement for street and utility purposes as created in document dated June 19, 1985, filed January 24, 1990, as Document No. 5619696. (Outlot A) (AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

18A A fence encroaches over the North line of subject property.

PROPOSED SUBDIVISION PARCEL:

That part of Outlot A, CREEKSIDE OF EDINBURGH 2ND ADDITION, Hennepin County, Minnesota, lying southerly, southwesterly and westerly of the following described line;

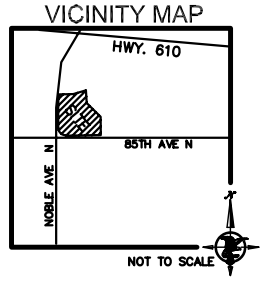
Commencing at the southeast corner of said Outlot A; thence South 88 degrees 57 minutes 19 seconds West, 184.58 feet to the point of beginning of the line to be described; thence North 1 degree 02 minutes 41 seconds West, 43.84; thence North 89 degrees 11 minutes 37 seconds West, 29.76 feet; thence North 45 degrees 22 minutes 47 seconds West, 290.28 feet; thence North 1 degrees 36 minutes 14 seconds East, 18.35 feet; thence South 89 degrees 48 minutes 32 seconds West, 55.62 feet to the west line of said Outlot A and there terminating.

Parcel Area = 44,967 square feet = 1.032 acres.

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Overhead Telephone
- Underground Telephone
- Overhead Telephone & Electric
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Silt Fence
- Setback Line
- Parking Setback Line
- Right Of Access
- Electric Meter
- Electric Box
- Electric Manhole
- Unknown Manhole
- Hydrant
- Power Pole
- Guy Wire Anchor
- Gate Valve
- Guard Post
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Light Pole
- Gas Meter
- Telephone Box
- Water Manhole
- Guy Pole
- Sanitary Manhole
- Storm Manhole

VICINITY MAP



LAND TITLE SURVEY

ALTA/ACSM
for:
NORTHMARQ CAPITAL
SITE: CREEKSIDE PLAZA
4600 85TH AVENUE NORTH
BROOKLYN PARK, MINNESOTA

GENERAL NOTES:

1. The bearing system used is assumed.

2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454–0002 PRIOR TO ANY EXCAVATION.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0202E, effective date, September 2, 2004.

4. Zoning is presently PCDD (Planned Community Development District) per City of Brooklyn Park.

5. Setback requirements per City of Brooklyn Park are per City approval of original site plans prior to construction.

The zoning and setback information listed above is per webage, on 1/15/07.

6. Site area = 193,448 square feet = 4.441 acres.

7. There are a total of 126 striped parking stalls on said property, of which there are 2 designated as handicap.

8. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

9. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.

Revision History

Sheet No.	Book	Page
1 OF 1	604	76
File No.	W.O. Number	CAD Technician
1-3-7376	2006520	TEH

SURVEY PERFORMED BY:
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CAD File: 2006520.DWG
Path: J: