

**LEGAL DESCRIPTION:**

The following Legal Description is as shown on the First American Title Insurance Company Title Commitment No. 3020-911328, dated May 28, 2018.

**PARCEL A**  
 Parcel 1: That part of Lot 1, Block 1, Crystal Shopping Center Addition embraced within that part of Lot 43, Auditor's Subdivision Number 226, described as follows: Beginning at the Northwest corner of said Lot 43, said point being marked by Judicial Landmark; thence southerly along the West line of said Lot 43 a distance of 1306.5 feet to the Southwest corner of said Lot 43, said corner being marked by Judicial Landmark; thence Easterly along the South line of said Lot 43 a distance of 201.25 feet; thence northerly parallel with the West line of said Lot 43 a distance of 1306.1 feet to the North line of said Lot 43; thence westerly along the North line of said Lot 43, 201.25 feet to the point of beginning.

Parcel 2: That part of Lot 1, Block 1, Crystal Shopping Center Addition embraced within that part of Lot 43 and 44, of Auditor's Subdivision Number 226, described as follows: Commencing at a point in the center line of County Highway No. 10, 210 feet West of the intersection of said center line of said County Highway No. 10 with the center line of County Highway No. 8; thence southeast parallel with the center line of said County Highway No. 8, 176 feet; thence East parallel with the center line of County Highway No. 10, 210 feet to the center line of County Highway No. 8; thence northwesterly along center line of said County Highway No. 8, 176 feet to its intersection with the center line of County Highway No. 10; thence West along center line of County Highway No. 10, 210 feet to point of beginning.

Parcel 3: That part of Lot 1, Block 1, Crystal Shopping Center Addition which lies southerly and southwesterly of the following described line: Commencing at the Northeast corner of the Southeast Quarter of Section 5, Township 118, Range 21; thence run westerly at an angle of 90 degrees 43 minutes 13 seconds (when measured from North to West) from the East line of said Southeast Quarter along a line hereinafter referred to as Line "A" for a distance of 2897.76 feet and said Line "A" there terminating; thence deflect 90 degrees left for a distance of 36 feet; thence deflect 90 degrees left for a distance of 100 feet to the actual point of beginning of the line to be described; thence deflect to the right along a tangential curve having a radius of 5705.58 feet (delta angle 1 degree 54 minutes 33 seconds) for a distance of 190.12 feet; thence tangent to said curve for a distance of 199.28 feet; thence deflect to the left along a tangential curve having a radius of 5753.58 feet (delta angle 1 degree 54 minutes 33 seconds) for a distance of 191.72 feet; thence tangent to said curve for a distance of 204.14 feet; thence deflect 90 degrees right for a distance of 3 feet; thence deflect 90 degrees left for a distance of 10 feet; thence deflect 90 degrees left for a distance of 3 feet; thence deflect 90 degrees right for a distance of 45.75 feet; thence deflect left at an angle of 46 degrees 20 minutes 33 seconds for a distance of 7.24 feet; thence deflect right at an angle of 46 degrees 20 minutes 33 seconds for a distance of 40 feet; thence deflect right at an angle of 46 degrees 20 minutes 33 seconds for a distance of 7.24 feet; thence deflect to the right along a tangential curve having a radius of 40 feet (delta angle 55 degrees 12 minutes 30 seconds) for a distance of 38.54 feet; thence run southeasterly along a line drawn parallel with and distant 24 feet southwesterly of the northeasterly line of said Lot 1 to its intersection with the northwesterly line of Lot 45, Auditor's Subdivision No. 226 (same being the southeasterly line of said Lot 1) and there terminating.

Except the following 3 tracts of land:  
 That part of Lot 1, Block 1, Crystal Shopping Center Addition embraced within that part of Lot 43, Auditor's Subdivision Number 226, described as follows: Beginning at the Northwest corner of said Lot 43, said point being marked by Judicial Landmark; thence southerly along the West line of said Lot 43 a distance of 1306.5 feet to the Southwest corner of said Lot 43, said corner being marked by Judicial Landmark; thence Easterly along the South line of said Lot 43 a distance of 201.25 feet; thence northerly parallel with the West line of said Lot 43 a distance of 1306.1 feet to the North line of said Lot 43; thence westerly along the North line of said Lot 43, 201.25 feet to the point of beginning.

Also except, that part of Lot 1, Block 1, Crystal Shopping Center Addition embraced within that part of Lot 43 and 44, of Auditor's Subdivision Number 226, described as follows: Commencing at a point in the center line of County Highway No. 10, 210 feet West of the intersection of said center line of said County Highway No. 10 with the center line of County Highway No. 8; thence southeast parallel with the center line of said County Highway No. 8, 176 feet; thence East parallel with the center line of County Highway No. 10, 210 feet to the center line of County Highway No. 8; thence northwesterly along center line of said County Highway No. 8, 176 feet to its intersection with the center line of County Highway No. 10; thence West along center line of County Highway No. 10, 210 feet to the point of beginning.

Also except, that part of the East 61 feet of the west 480 feet of said Lot 1 which lies northerly of a line drawn parallel with and distant 49.0 feet South of the above described Line "A" according to the recorded plat thereof, Hennepin County, Minnesota, Torrens Certificate No. 672871

**PARCEL B** - Non-exclusive easements over part of Lots 1 and 2, Block 1, Cardinal Court 2nd Addition, as contained in the Declaration of Easements and Restrictions, per Doc. No. 3947297, as amended by the First Amendment to Declaration of Easements and Restrictions per Doc. No. 5340900.

**PARCEL C** - Non-exclusive easements over Lot 2, Block 1, Cardinal Court 2nd Addition, as contained in the Access and Utility Easement Agreement in the office of the Registrar of Titles as Doc. No. 5530208.

**LEGEND:**

● FOUND MONUMENT	⊕ FIRE DEPT. CONNECTION	—E— UNDERGROUND ELECTRIC
○ SET 1/2" IRON PIPE MARKED R/S NO. 231718	⊕ HYDRANT	—UTV— UNDERGROUND CABLE TV
⊕ CABLE TV PEDESTAL	⊕ CURB STOP	—UF— UNDERGROUND FIBER OPTIC
⊕ AIR CONDITIONER	⊕ WATER WELL	—UT— UNDERGROUND TELEPHONE
⊕ WATER MANHOLE	⊕ WATER METER	—O— OVERHEAD UTILITY
⊕ ELECTRIC MANHOLE	⊕ POST INDICATOR VALVE	—UG— UNDERGROUND GAS
⊕ ELECTRIC METER	⊕ WATER VALVE	—S— SANITARY SEWER
⊕ ELECTRIC PEDESTAL	⊕ BOLLARD	—SS— STORM SEWER
⊕ ELECTRIC TRANSFORMER	⊕ FLAG POLE	—W— WATERMAIN
⊕ LIGHT POLE	⊕ MAIL BOX	—F— FENCE
⊕ GUY WIRE	⊕ TRAFFIC SIGN	—C— CURB (TYPICAL)
⊕ POWER POLE	⊕ UNKNOWN MANHOLE	▨ CONCRETE SURFACE
⊕ GAS MANHOLE	⊕ TRAFFIC SIGNAL	▨ BITUMINOUS SURFACE
⊕ GAS METER	⊕ SANITARY CLEANOUT	
⊕ TELEPHONE MANHOLE	⊕ SANITARY MANHOLE	
⊕ TELEPHONE PEDESTAL	⊕ CATCH BASIN	
	⊕ STORM DRAIN	
	⊕ FLARED END SECTION	
	⊕ STORM MANHOLE	

**ALTA NOTES:**

- NO ZONING INFORMATION WAS PROVIDED BY THE INSURER FOR THIS SURVEY.
- SUBSTANTIAL FEATURES OBSERVED ARE SHOWN ON SURVEY.
- NO OBSERVED PARTY WALLS ON SUBJECT PROPERTY.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

**EXISTING ZONING:**

THE FOLLOWING INFORMATION IS CONTAINED IN THE PLANNING AND ZONING RESOURCE COMPANY ZONING AND SITE REQUIREMENTS SUMMARY FOR CRYSTAL CENTER, PREPARED FOR BARCLAY DAMON LLP, HAVING A PZR SITE NUMBER OF 121506-1, AND HAVING A DATE OF 7-5-2018:  
 -ZONING DESIGNATION = C (COMMERCIAL DISTRICT)  
 -LAND USE = SHOPPING CENTER, CONSISTING OF RETAIL, RESTAURANT, BANK, MEDICAL OFFICE, AND PERSONAL SERVICE  
 -EXISTING USE IS IN CONFORMANCE AS TO ALL PERMITTED USES  
 -FRONT/SIDE STREET SETBACK = 30 FEET  
 -SIDE/REAR SETBACK = 10 FEET  
 -MAXIMUM BUILDING HEIGHT = 5 STORIES/60 FEET

ADDITIONAL INFORMATION PERTAINING TO BUILDING DENSITY AND PARKING SPACE FORMULAS AND CONFORMITY ARE LISTED IN THE PZR REPORT. SEE SAID PZR REPORT FOR MORE DETAILED INFORMATION.

**EXISTING PARKING:**

THERE ARE 1078 VISIBLE PARKING STALLS DESIGNATED ON THIS PARCEL INCLUDING 28 HANDICAP STALLS.

**SURVEY NOTES:**

- BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM NAD 1983. BEARINGS ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT. ALL INTERIOR ANGLES CLOSELY RESEMBLE THE RECORDED PLAT ANGLES. FOUND MONUMENTS AS SHOWN ON THE SURVEY CONTROL ANGLES AND DISTANCES.
- UNDERGROUND UTILITIES SHOWN PER GOPHER STATE ONE CALL LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF CRYSTAL PUBLIC WORKS DEPARTMENT.
- THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

**UNDERGROUND UTILITIES NOTES:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER 153560484. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. OTHER UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED UP.

**EASEMENT NOTES:**

The following surveying related items appear on a Schedule B-Part II Exceptions on the First American Title Insurance Company Title Commitment No. 3020-911328, dated May 28, 2018:

- Subject to a perpetual easement for highway purposes, per Book 70 of Hennepin County Records, per 3849965; (as to par 3). (AS SHOWN ON SURVEY)
- Subject to a permanent highway easement per Doc No. 4591257; (as to Par 3). Doc. No. 1396679. (AS SHOWN ON SURVEY)
- Right of way for Bass Lake Road (County Road 10) as presently laid out and traveled. (AS SHOWN ON SURVEY)
- Right of way for West Broadway (County Road 8) as presently laid out and traveled. (AS SHOWN ON SURVEY)
- Terms and conditions, including an easement for power line purposes per Doc. No. 1575540. (AS SHOWN ON SURVEY)
- Easements for pipeline purposes per Book 2371 of Deeds, at page 240, Doc. No. 4537262, Doc. No. 1562523; and Partial Release of Pipeline Easement per Doc. No. 1855484. (AS SHOWN ON SURVEY)
- Terms and conditions, including easements, as contained in the following Declaration of Easements and Restrictions per Doc. No.3072474, Termination of Declaration of Easements and Restrictions, per Doc. No. 3947296 and Declaration of Easements and Restrictions per Doc. No. 3947297 and First Amendment to Declaration of Easements and Restrictions per Doc. No. 5340900 (COVERS ENTIRE SITE AND TARGET SITE. SEE EASEMENT DETAIL ON SHEET 4.
- Terms and conditions, including an easement for utility purposes per Doc. No. 4378512. (AS SHOWN ON SURVEY)
- Terms and conditions of Resolution per Doc. No. 5320758, including those in the exhibits thereto. (NOT SHOWN ON SURVEY, COVERS ENTIRE PROPERTY)
- Terms and conditions of Resolution per Doc. No. 5325793, including those in the exhibits thereto. (NOT SHOWN ON SURVEY, COVER ENTIRE PROPERTY)
- Memorial Plat showing location of judicial landmarks, per Doc. No. 1430571. (FOUND MONUMENTS SHOWN ON SURVEY)
- Memorial Plat showing location of judicial landmarks, per Doc. No. 5526621. (FOUND MONUMENTS SHOWN ON SURVEY)
- Terms and conditions, including an easement for utilities, as contained in the Utility Easement Agreement per Doc. No. 5514220 (AS SHOWN ON SURVEY)
- Terms and conditions of the Access and Utility Easement Agreement per Doc. No. 5530208. (AS SHOWN ON SURVEY)
- Terms and conditions, including an easement for access purposes in favor of the Minnesota Pollution Control Agency and also including use limitations, all as contained in the Environmental Covenant and Easement per Doc. No. 5532497 (RESTRICTED AREAS AS SHOWN ON SURVEY)

**CERTIFICATION:**

To: Argentic Real Estate Finance LLC and its successors and assigns, MN-Crystal Center-HA, LLC, First American Title Insurance Company, and The Planning & Zoning Resource Corporation, and their respective successors and assigns:

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, 6a, 6b, 7(a), 7(b)(1), 7(c) 8, 9, 11, 13, 14, 16, 17, and 20 of Table A thereof. The field work was completed on December 31st, 2017 and again on July 06, 2018.

CORNERSTONE LAND SURVEYING, INC.  
 Dated: 1-22-18  
 Revised: 7-06-18

By: *Daniel L. Thurmes*  
 Daniel L. Thurmes  
 Minnesota License No. 25718

The First American Title Insurance Company Title Commitment No. 3020-911328, dated May 28, 2018 as listed on this survey was relied upon for matters of record.

**PARCEL AREA:**

TOTAL PARCEL AREA = 929,316 SQ.FT., 21.33 ACRES, MORE OR LESS

**FLOOD INFORMATION:**

THIS PROPERTY LIES WITHIN THE UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 27141C021E HAVING AN EFFECTIVE DATE OF SEPTEMBER 2ND, 2014.

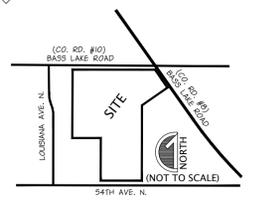
**CRYSTAL SHOPPING CENTER**

**CONTACT:**  
 VIKING ASSET MANAGEMENT  
 Sam Gabbay  
 240 Madison Avenue 17TH Floor  
 New York 1 NY 10016  
 o 917.262.0568  
 sgabbay@vikingam.com

**OWNERS:**  
 CRYSTAL SHOPPING CENTER ASSOCIATES, LLC  
 C/O PASTER PROPERTIES  
 2227 University Ave. W  
 St. Paul, MN 55114

**COUNTY/CITY:**  
 HENNEPIN COUNTY  
 CITY OF CRYSTAL

**VICINITY MAP**



SEC. 05, TWP. 118, RMC. 21,  
 CITY OF CRYSTAL, HENNEPIN COUNTY,  
 MINNESOTA

**REVISIONS:**

DATE	REVISION
1-9-16	INITIAL ISSUE
1-18-16	REVISED
12-31-17	ALTA UPDATE
1-22-18	ALTA UPDATE
7-06-18	ALTA UPDATE

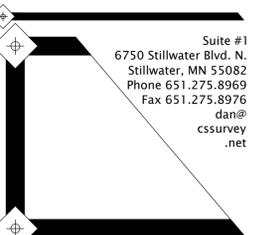
**CERTIFICATION:**

I hereby certify that this plan 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.

*Daniel L. Thurmes*  
 Daniel L. Thurmes Registration Number: 25718  
 Date: 12-8-17

**PROJECT LOCATION:**

**6801**  
**56TH AVE. N.**  
 PID#051182143003



**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME: SURVPAS02A  
 PROJECT NO.: PAS15002A

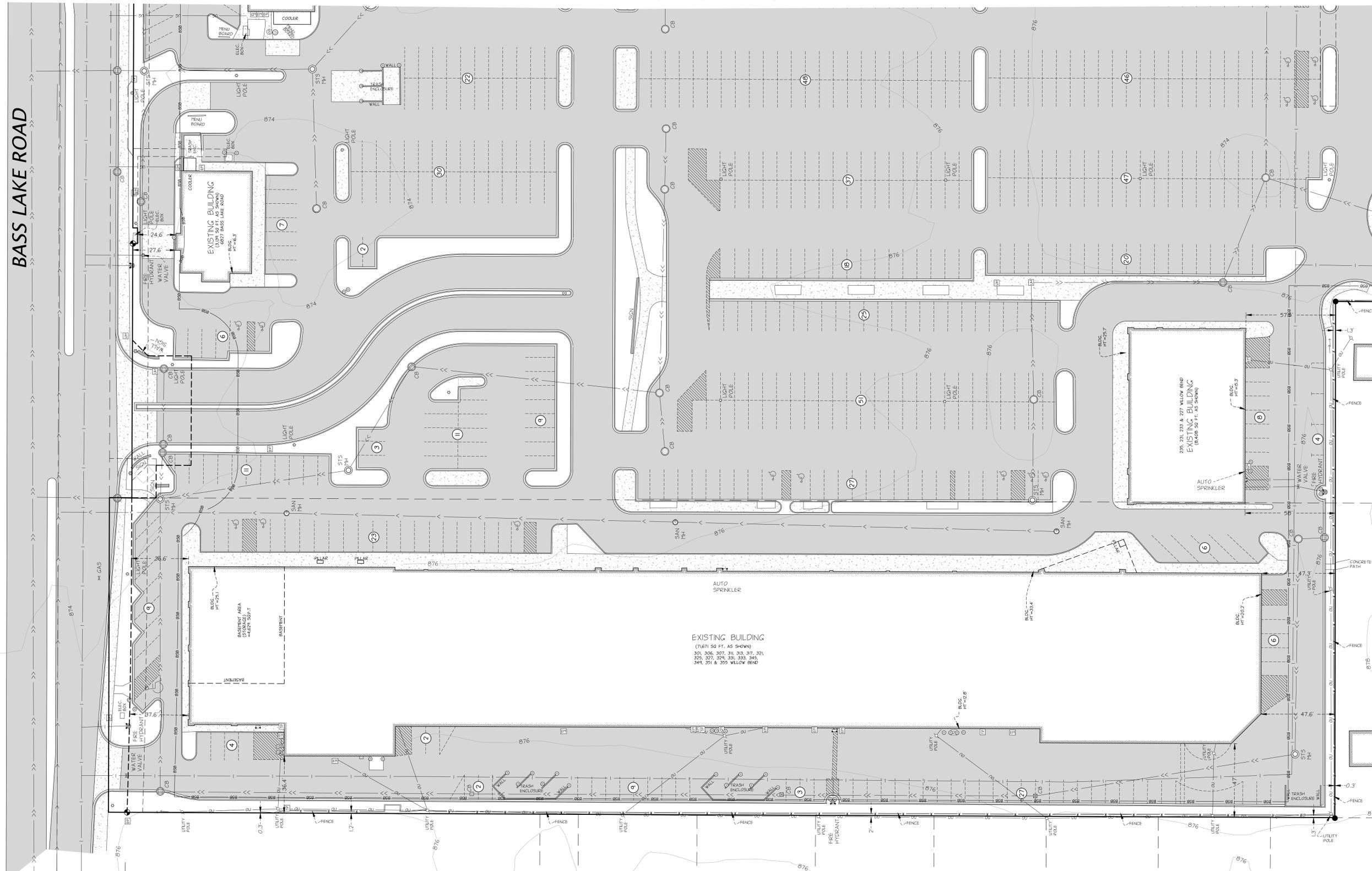
ALTA/NSPS LAND TITLE SURVEY  
 SHEET 1 OF 4

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
 TWIN CITY AREA: 651-451-8002  
 TOLL FREE: 1-800-252-1166



SEE SHEET 4

BASS LAKE ROAD



LEGEND:

- |  |                         |                                |
|--|-------------------------|--------------------------------|
| ● FOUND MONUMENT<br>SET 1.2" IRON PIPE<br>MARKED RLS NO. 25718 | ⊠ FIRE DEPT. CONNECTION | — 10 — UNDERGROUND ELECTRIC    |
| ⊠ CABLE TV PEDISTAL  | ⊠ HYDRANT               | — 11 — UNDERGROUND CABLE TV    |
| ⊠ AIR CONDITIONER  | ⊠ CURB STOP             | — 12 — UNDERGROUND FIBER OPTIC |
| ⊠ ELECTRIC MANHOLE   | ⊠ WATER WELL            | — 13 — UNDERGROUND TELEPHONE   |
| ⊠ ELECTRIC METER   | ⊠ WATER MANHOLE         | — 14 — OVERHEAD UTILITY        |
| ⊠ ELECTRIC PEDISTAL  | ⊠ WATER METER           | — 15 — UNDERGROUND GAS         |
| ⊠ ELECTRIC TRANSFORMER   | ⊠ POST INDICATOR VALVE  | — 16 — SANITARY SEWER          |
| ⊠ GUY WIRE   | ⊠ WATER VALVE           | — 17 — WATERMAIN               |
| ⊠ LIGHT POLE   | ⊠ BOLLARD               | — 18 — FENCE                   |
| ⊠ POWER POLE   | ⊠ FLAG POLE             | — 19 — CURB (TYPICAL)          |
| ⊠ GAS MANHOLE  | ⊠ MAIL BOX              | ▨ CONCRETE SURFACE             |
| ⊠ GAS METER  | ⊠ UNKNOWN MANHOLE       | ▨ BITUMINOUS SURFACE           |
| ⊠ TELEPHONE MANHOLE  | ⊠ SOIL BORING           |                                |
| ⊠ TELEPHONE REESTABLISHMENT                                    | ⊠ TRAFFIC SIGNAL        |                                |
| ⊠ SANITARY CLEANOUT  | ⊠ CONFIRMED TREE        |                                |
| ⊠ SANITARY MANHOLE   | ⊠ DECIDUOUS TREE        |                                |
| ⊠ CATCH BASIN  |                         |                                |
| ⊠ STORM DRAIN  |                         |                                |
| ⊠ FLARED END SECTION   |                         |                                |
| ⊠ STORM MANHOLE  |                         |                                |

UNDERGROUND UTILITIES NOTES:

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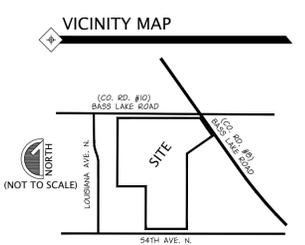
SEE SHEET 1 OF 4 SHEETS FOR BOUNDARY AND EASEMENT INFORMATION



CONTACT:  
 VIKING ASSET MANAGEMENT  
 Sam Gabbay  
 240 Madison Avenue 17TH Floor  
 New York, NY 10016  
 o 917.262.0568  
 sgabbay@vikingam.com

OWNERS:  
 CRYSTAL SHOPPING CENTER ASSOCIATES, LLC  
 C/O PASTER PROPERTIES  
 2227 University Ave. W  
 St. Paul, MN 55114

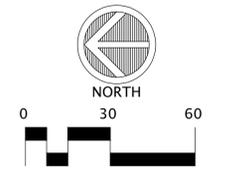
COUNTY/CITY:  
**HENNEPIN COUNTY**  
**CITY OF CRYSTAL**



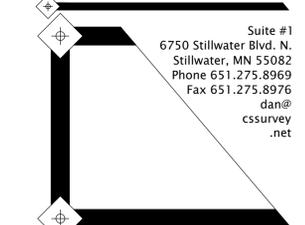
SEC. 05, TWP. 118, RNG. 21,  
 CITY OF CRYSTAL, HENNEPIN COUNTY,  
 MINNESOTA

REVISIONS:

DATE	REVISION
1-8-16	INITIAL ISSUE
1-18-16	REVISED
12-29-17	UPDATE ALTA
1-22-18	ALTA UPDATE
7-06-18	ALTA UPDATE



PROJECT LOCATION:  
**6801**  
**56TH AVE. N.**  
 PID#0511821430003



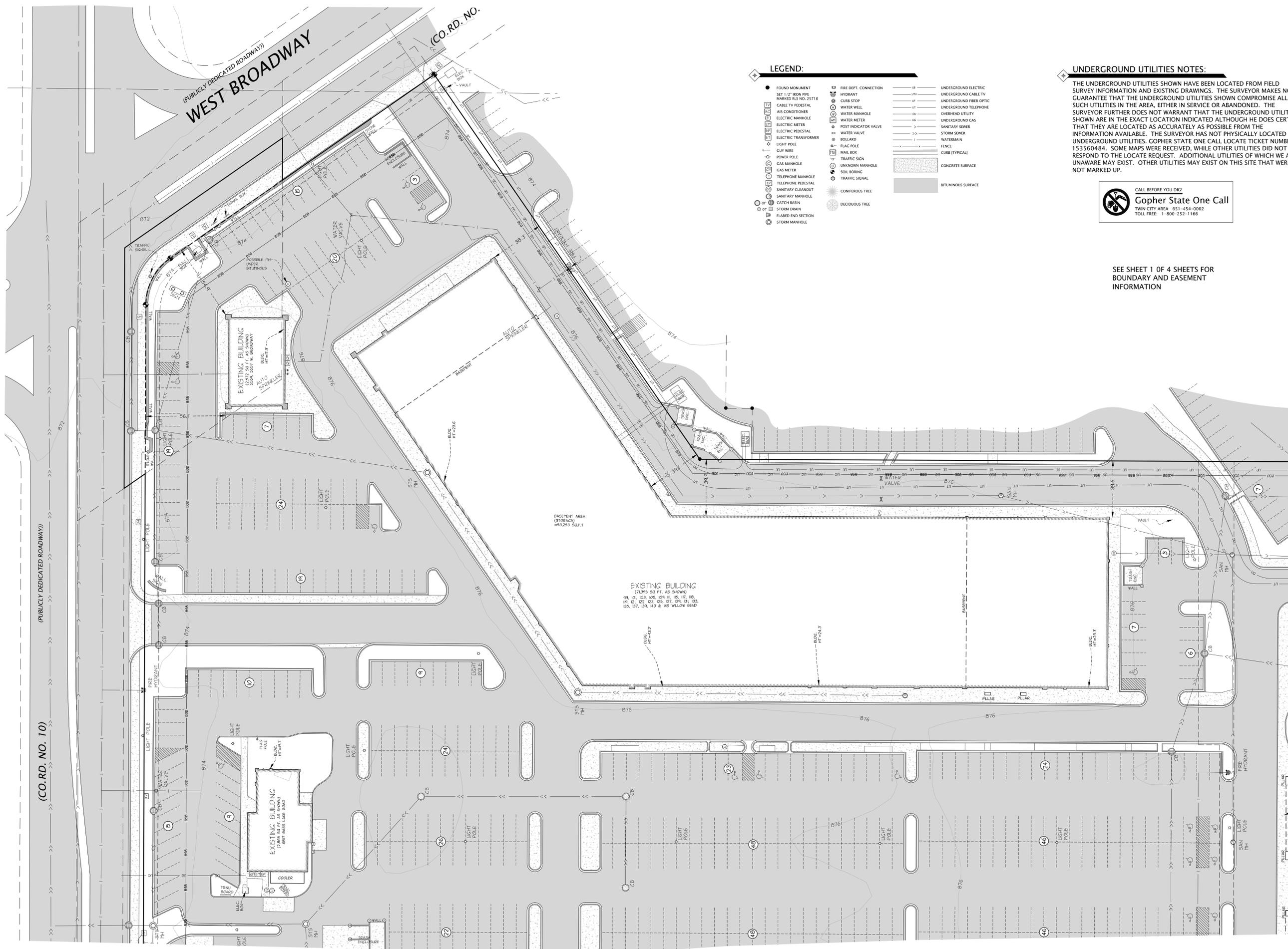
Suite #1  
 6750 Stillwater Blvd. N.  
 Stillwater, MN 55082  
 Phone 651.275.8969  
 Fax 651.275.8976  
 dan@cssurvey.net

**CORNERSTONE**  
 LAND SURVEYING, INC.

FILE NAME: SURVPA02A  
 PROJECT NO. PAS15002A

ALTA/NSPS LAND TITLE SURVEY

# CRYSTAL SHOPPING CENTER



**LEGEND:**

● FOUND MONUMENT	⊕ FIRE DEPT. CONNECTION	— U-8 UNDERGROUND ELECTRIC
⊕ SET 1.2" IRON PIPE MARKED RLS NO. 25718	⊕ HYDRANT	— U-9 UNDERGROUND CABLE TV
⊕ CABLE TV PEDESTAL	⊕ CURB STOP	— U-10 UNDERGROUND FIBER OPTIC
⊕ AIR CONDITIONER	⊕ WATER WELL	— U-11 OVERHEAD UTILITY
⊕ ELECTRIC MANHOLE	⊕ WATER MANHOLE	— U-12 UNDERGROUND TELEPHONE
⊕ ELECTRIC METER	⊕ WATER METER	— U-13 UNDERGROUND GAS
⊕ ELECTRIC PEDESTAL	⊕ POST INDICATOR VALVE	— S-1 SANITARY SEWER
⊕ ELECTRIC TRANSFORMER	⊕ WATER VALVE	— S-2 STORM SEWER
⊕ LIGHT POLE	⊕ BOLLARD	— F-1 WATERMAIN
⊕ CUY WIRE	⊕ FLAG POLE	— F-2 FENCE
⊕ POWER POLE	⊕ MAIL BOX	— C-1 CURB (TYPICAL)
⊕ GAS MANHOLE	⊕ TRAFFIC SIGN	▨ CONCRETE SURFACE
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⊕ CATCH BASIN		
⊕ STORM DRAIN		
⊕ FLARED END SECTION		
⊕ STORM MANHOLE		

**UNDERGROUND UTILITIES NOTES:**

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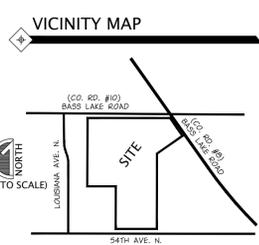


SEE SHEET 1 OF 4 SHEETS FOR BOUNDARY AND EASEMENT INFORMATION

**CONTACT:**  
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 Sam Gabbay  
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 sgabbay@vikingam.com

**OWNERS:**  
**CRYSTAL SHOPPING CENTER ASSOCIATES, LLC**  
 C/O PASTER PROPERTIES  
 2227 University Ave. W  
 St. Paul, MN 55114

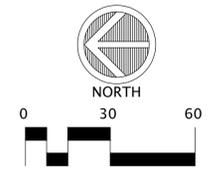
**COUNTY/CITY:**  
**HENNEPIN COUNTY**  
**CITY OF CRYSTAL**



SEC. 05, TWP. 118, RANG. 21,  
 CITY OF CRYSTAL, HENNEPIN COUNTY,  
 MINNESOTA

**REVISIONS:**

DATE	REVISION
1-8-16	INITIAL ISSUE
1-18-16	REVISED
12-29-17	UPDATE ALTA
1-22-18	ALTA UPDATE
7-06-18	ALTA UPDATE



**PROJECT LOCATION:**  
**6801**  
**56TH AVE. N.**  
 PID#0511821430003

Suite #1  
 6750 Stillwater Blvd. N.  
 Stillwater, MN 55082  
 Phone 651.275.8969  
 Fax 651.275.8976  
 dan@cssurvey.net

**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME SURVPA02A  
 PROJECT NO. PAS15002A

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 2

SEE SHEET 4

(PUBLICLY DEDICATED ROADWAY)

(CO. RD. NO. 10)

WEST BROADWAY  
 (PUBLICLY DEDICATED ROADWAY)

(CO. RD. NO.)

EXISTING BUILDING  
 (2,865 SQ. FT. AS SHOWN)  
 6811 BASIS LAKE ROAD

EXISTING BUILDING  
 (7,195 SQ. FT. AS SHOWN)  
 18 101, 102, 105, 109, 111, 112, 113, 114, 121, 122, 123, 125, 127, 128, 131, 133, 135, 137, 138, 143 & 145 WILLOW BEND

BASEMENT AREA (STORAGE)  
 =53,253 SQ.F.T

SEE SHEET 2

SEE SHEET 3

# CRYSTAL SHOPPING CENTER

### CONTACT:

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New York, NY 10016  
o 917.262.0568  
sgabbay@vikingam.com

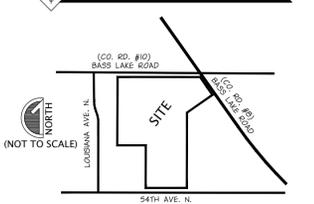
### OWNERS:

**CRYSTAL SHOPPING CENTER ASSOCIATES, LLC**  
C/O PASTER PROPERTIES  
2227 University Ave. W  
St. Paul, MN 55114

### COUNTY/CITY:

**HENNEPIN COUNTY**  
**CITY OF CRYSTAL**

### VICINITY MAP



SEC. 05, TWP. 118, RANG. 21,  
CITY OF CRYSTAL, HENNEPIN COUNTY,  
MINNESOTA

### REVISIONS:

DATE	REVISION
1-8-16	INITIAL ISSUE
1-18-16	REVISED
12-29-17	UPDATE ALTA
1-22-18	ALTA UPDATE
7-06-18	ALTA UPDATE



### PROJECT LOCATION:

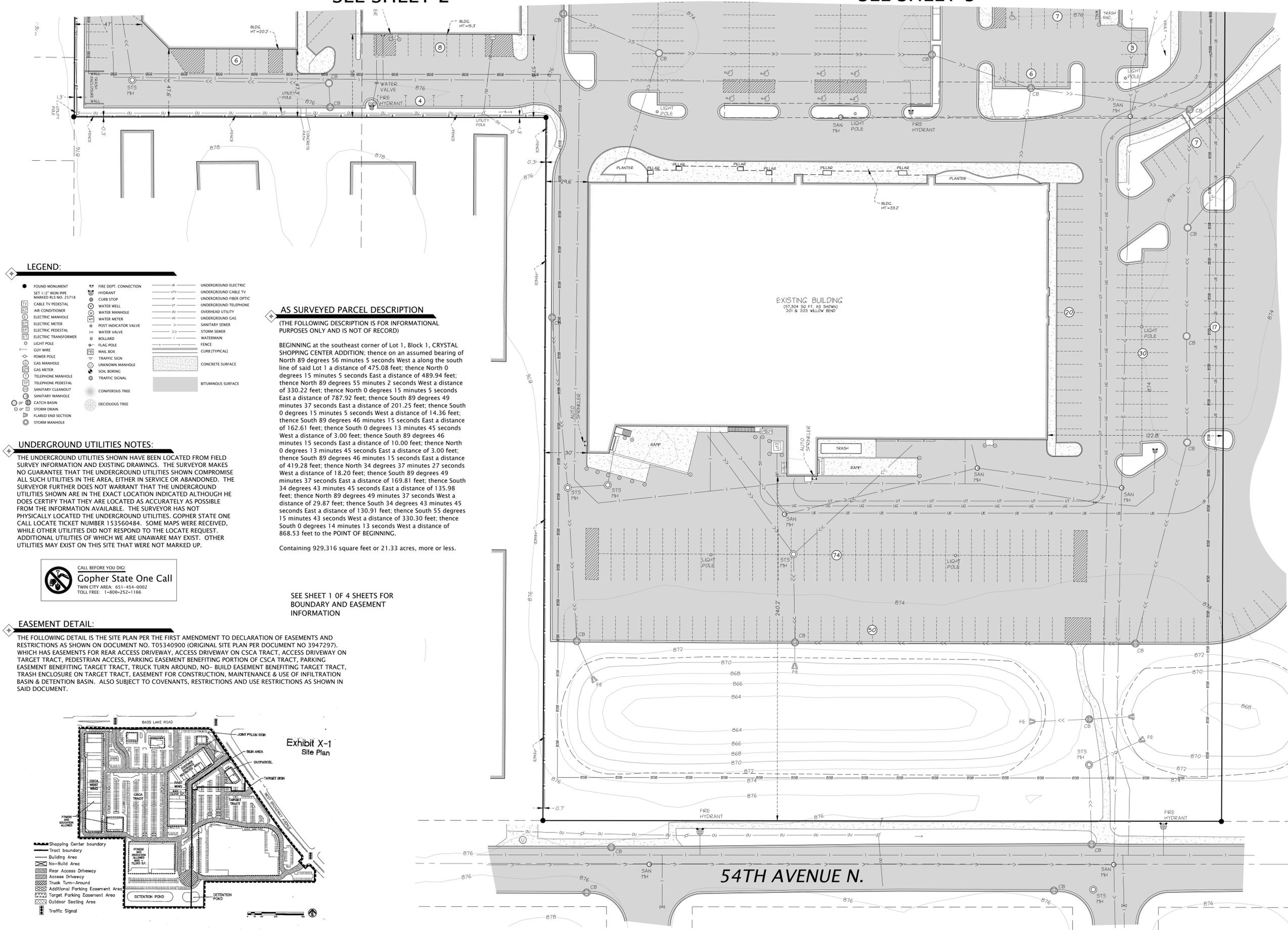
**6801**  
56TH AVE. N.  
PID#0511821430003

Suite #1  
6750 Stillwater Blvd. N.  
Stillwater, MN 55082  
Phone 651.275.8969  
Fax 651.275.8976  
dan@cssurvey.net

## CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVPA02A  
PROJECT NO.: PAS15002A

### ALTA/NSPS LAND TITLE SURVEY



### LEGEND:

● FOUND MONUMENT	■ FIRE DEPT. CONNECTION	— UB — UNDERGROUND ELECTRIC
○ SET 1/2" IRON PIPE MARKED RLS NO. 25718	— UT — UNDERGROUND CABLE TV	— UF — UNDERGROUND FIBER OPTIC
□ CABLE TV PEDestal	— WC — WATER WELL	— OU — OVERHEAD UTILITY
□ AIR CONDITIONER	— WM — WATER METER	— UG — UNDERGROUND GAS
□ ELECTRIC MANHOLE	— WV — WATER VALVE	— US — SANITARY SEWER
□ ELECTRIC METER	— WVA — WATER VALVE	— SW — STORM SEWER
□ ELECTRIC PEDestal	— BOLLARD	— WM — WATERMAIN
□ ELECTRIC TRANSFORMER	— FLAG POLE	— F — FENCE
— LIGHT POLE	— CIVIL WIRE	— C — CURB (TYPICAL)
— POWER POLE	— GAS MANHOLE	— CS — CONCRETE SURFACE
— GAS METER	— SOIL BORING	— BS — BITUMINOUS SURFACE
— TELEPHONE MANHOLE	— TELEPHONE REESTABLISHMENT	
— SANITARY CLEANOUT	— SANITARY MANHOLE	
— CATCH BASIN	— STORM DRAIN	
— FLARED END SECTION	— STORM MANHOLE	

### AS SURVEYED PARCEL DESCRIPTION

(THE FOLLOWING DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT OF RECORD)

BEGINNING at the southeast corner of Lot 1, Block 1, CRYSTAL SHOPPING CENTER ADDITION; thence on an assumed bearing of North 89 degrees 56 minutes 5 seconds West along the south line of said Lot 1 a distance of 475.08 feet; thence North 0 degrees 15 minutes 5 seconds East a distance of 489.94 feet; thence North 89 degrees 55 minutes 2 seconds West a distance of 330.22 feet; thence North 0 degrees 15 minutes 5 seconds East a distance of 787.92 feet; thence South 89 degrees 49 minutes 37 seconds East a distance of 201.25 feet; thence South 0 degrees 15 minutes 5 seconds West a distance of 14.36 feet; thence South 89 degrees 46 minutes 15 seconds East a distance of 162.61 feet; thence South 0 degrees 13 minutes 45 seconds West a distance of 3.00 feet; thence South 89 degrees 46 minutes 15 seconds East a distance of 10.00 feet; thence North 0 degrees 13 minutes 45 seconds East a distance of 3.00 feet; thence South 89 degrees 46 minutes 15 seconds East a distance of 419.28 feet; thence North 34 degrees 37 minutes 27 seconds West a distance of 18.20 feet; thence South 89 degrees 49 minutes 37 seconds East a distance of 169.81 feet; thence South 34 degrees 43 minutes 45 seconds East a distance of 135.98 feet; thence North 89 degrees 49 minutes 37 seconds West a distance of 29.87 feet; thence South 34 degrees 43 minutes 45 seconds East a distance of 130.91 feet; thence South 55 degrees 15 minutes 43 seconds West a distance of 330.30 feet; thence South 0 degrees 14 minutes 13 seconds West a distance of 866.53 feet to the POINT OF BEGINNING.

Containing 929,316 square feet or 21.33 acres, more or less.

### UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER 153560484. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. OTHER UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED UP.



SEE SHEET 1 OF 4 SHEETS FOR BOUNDARY AND EASEMENT INFORMATION

### EASEMENT DETAIL:

THE FOLLOWING DETAIL IS THE SITE PLAN PER THE FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS AS SHOWN ON DOCUMENT NO. T05340900 (ORIGINAL SITE PLAN PER DOCUMENT NO. 3947297), WHICH HAS EASEMENTS FOR REAR ACCESS DRIVEWAY, ACCESS DRIVEWAY ON CSCA TRACT, ACCESS DRIVEWAY ON TARGET TRACT, PEDESTRIAN ACCESS, PARKING EASEMENT BENEFITING PORTION OF CSCA TRACT, PARKING EASEMENT BENEFITING TARGET TRACT, TRUCK TURN AROUND, NO-BUILD EASEMENT BENEFITING TARGET TRACT, TRASH ENCLOSURE ON TARGET TRACT, EASEMENT FOR CONSTRUCTION, MAINTENANCE & USE OF INFILTRATION BASIN & DETENTION BASIN. ALSO SUBJECT TO COVENANTS, RESTRICTIONS AND USE RESTRICTIONS AS SHOWN IN SAID DOCUMENT.

