

**DESCRIPTION OF PROPERTY SURVEYED**

Tract C, Registered Land Survey No. 1206, Hennepin County, Minnesota  
Being Registered land as is evidenced by Certificate of Title No. 1164869.

**ALTA/NSPS Land Title Survey Notes**  
(numbered per Table A)

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Site Address: 655 19th Ave NE, Minneapolis, MN 55418.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0219F, effective date of November 4, 2016.
- The Gross land area is 69,603 +/- square feet or 1.598 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located in the Northeast quadrant of 19th Ave NE and Jefferson St NE, having an elevation of 851.71 feet.
- The current Zoning for the subject property was not provided.

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

- We did not observe any stripped parking stalls on subject property.

- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property.

- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.

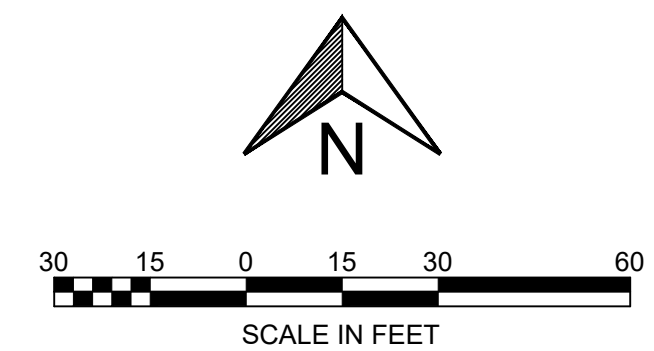
**SURVEY REPORT**

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Guaranty Commercial Title, Inc., as agent for Old Republic National Title Insurance Company, File No. 64795, dated March 13, 2019. We note the following with regards to Schedule B of the herein referenced Title Commitment:
  - Item no.'s 1-5 are not survey related.

**ALTA CERTIFICATION**

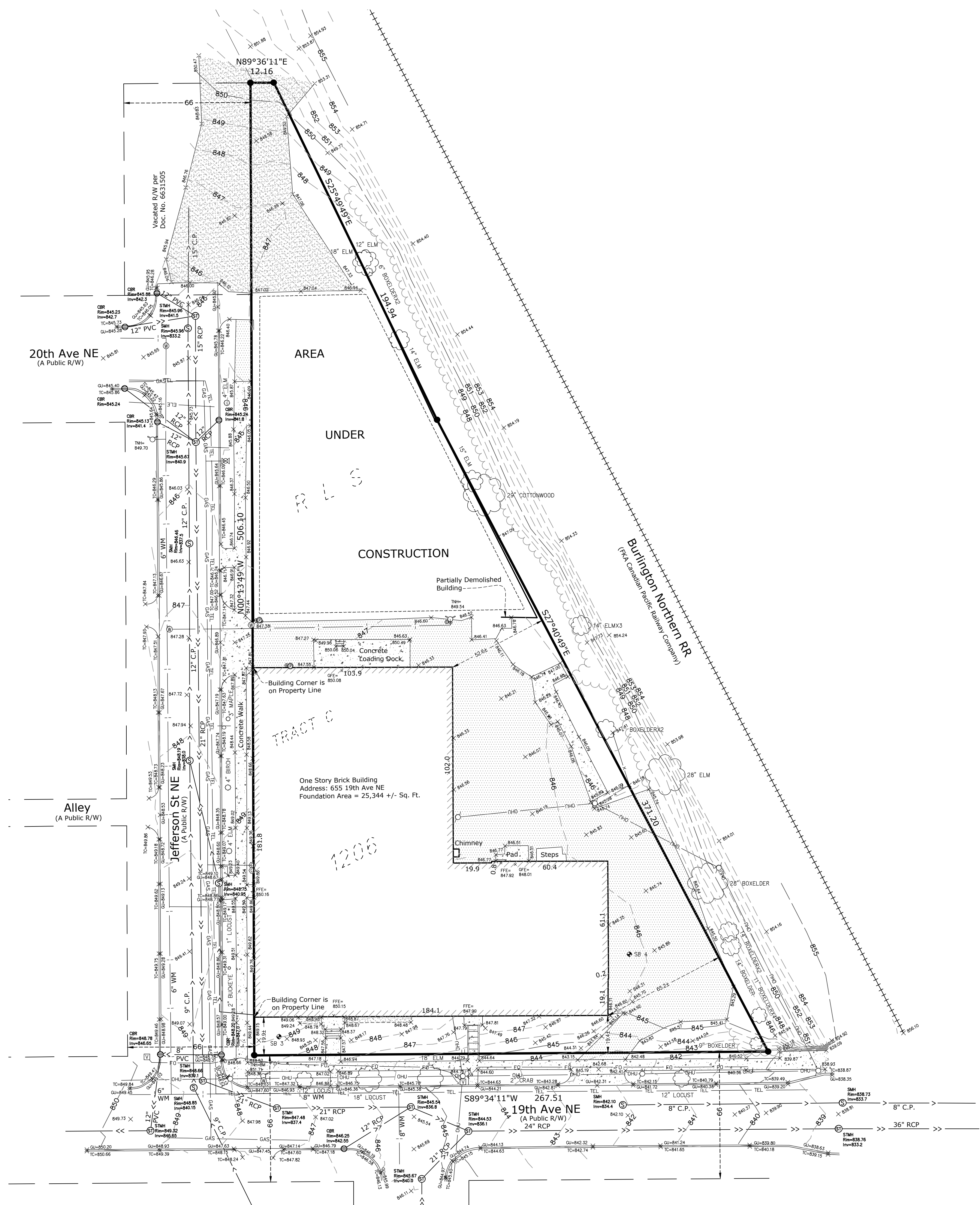
To: PR Properties of Maple Grove, LLC, a Minnesota limited liability company; Optimistic LLC, a Minnesota limited liability company; and Guaranty Commercial Title, Inc., as agent for Old Republic National Title Insurance Company:  
This is to certify that this map or plat and the survey on which it is 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, 6, 8, 9, 11 of Table A thereof. The field work was completed on May 9, 2019.  
Dated this 20th day of May, 2019.

Rory L. Synstelien, Minnesota License No. 44565  
rory@civilsitegroup.com



**Linetype & Symbol Legend**

— FO —	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
— GAS —	GASMAIN	⊙	UTILITY MANHOLE	⊙	BOLLARD
— W —	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
— SS —	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
— S —	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
— OHU —	OVERHEAD UTILITIES	⊙	TELEPHONE BOX	⊙	GAS VALVE
— TEL —	TELEPHONE LINE	⊙	TELEPHONE MANHOLE	⊙	HANDICAP SYMBOL
— ELE —	ELECTRIC LINE	⊙	ELECTRIC TRANSFORMER	⊙	HYDRANT
— CTV —	CABLE LINE	⊙	TRAFFIC SIGNAL	⊙	WATER MANHOLE
— X —	CHAINLINK FENCELINE	⊙	CABLE TV BOX	⊙	WATER VALVE
— W —	WOODEN FENCELINE	⊙	ELECTRICAL METER	⊙	POWER POLE
— G —	GUARDRAIL	⊙	GAS METER	⊙	GUY WIRE
— C —	CONCRETE SURFACE	⊙	FOUND IRON MONUMENT	⊙	CONIFEROUS TREE
— P —	PAVER SURFACE	⊙	SET IRON MONUMENT	⊙	DECIDUOUS TREE
— B —	BITUMINOUS SURFACE	⊙	CAST IRON MONUMENT	⊙	
— G —	GRAVEL/LANDSCAPE SURFACE	⊙		⊙	



**PROJECT**  
655 19th Ave NE

Minneapolis, MN 55418

**CLIENT**  
Kapra Cosmetics

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

RORY L. SYNSTELIEN  
DATE 5-20-19 LICENSE NO. 44565



**REVISION SUMMARY**

DATE	DESCRIPTION

PROJECT NO.: 19039  
**ALTA/NSPS LAND TITLE SURVEY**

**V1.0**