

ADVANCE SURVEYING & ENGINEERING CO.  
5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474-7964 Fax (952) 401-1375

SURVEY FOR: **JOE SURVEYOR**

SURVEYED: August, 2008 DRAFTED: August 27, 2008  
REVISED: October 1, 2008, to show document number 000000.  
REVISED: January 20, 2009, to show the topography of the property.  
REVISED: March 10, 2009, to revise drawing per letter received from our client, dated February 27, 2009.

LEGAL DESCRIPTION:  
Tract B, Registered Land Survey Number 117, Hennepin County, Minnesota

Torrens Property  
Torrens Certificate No. 9999999

PROPERTY ADDRESS:  
12345 Highway No. 7, Minnetonka, Minnesota

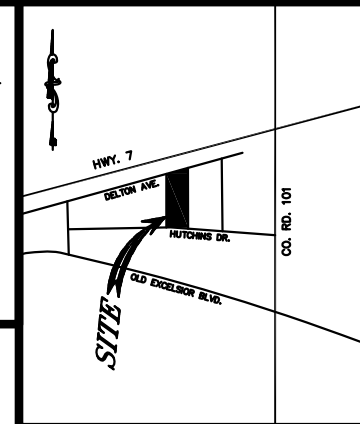
- NOTES & LIMITATIONS:
- The area of the subject property is 47,534.71 sq. ft. or 1.091 acres.
  - The subject property is located within Flood Zone X and the Flood Insurance Rate Map for the property is 27053C0317E, dated September 2, 2004.
  - The subject property is zoned "B-2 - Limited Business District" per the zoning ordinance as provided by the City of Minnetonka. Per a zoning letter received from the City of Minnetonka, dated 3/10/09, the existing building is a non-conforming structure, with non-conforming side yard setback.
  - The subject property has 47 marked parking spaces and 1 marked handicapped parking space.
  - It does not appear that the site had any evidence of earth moving work or construction within recent months.
  - It does not appear that the site has used as a solid waste dump, sump, or sanitary landfill.
  - Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
  - Showing the location of existing improvements we deemed important.
  - Setting new monuments or verifying old monuments to mark the corners of the property.
  - Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the map when determining other elevations for use on this site.
  - Title Commitment No. 000000, dated July 13, 2008, prepared by Certificate of Title, LLC, was used in preparation of this survey.

STANDARD SYMBOLS & CONVENTIONS:  
• Denotes 1/2" ID pipe with plastic plug, found, unless otherwise noted.

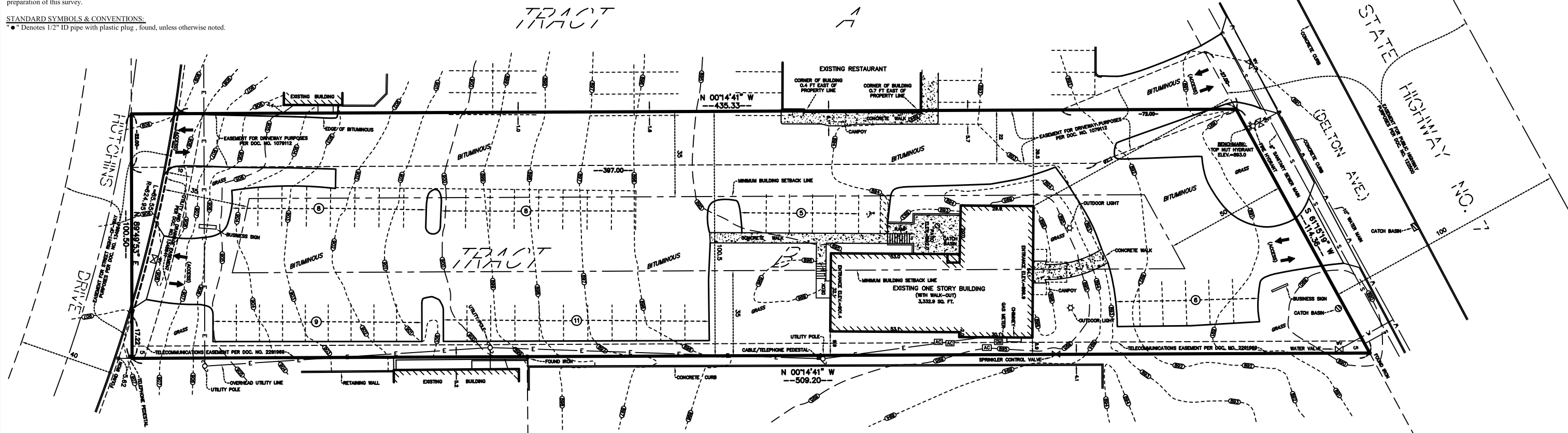
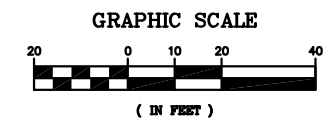
# ALTA/ACSM LAND TITLE SURVEY

- S- SANITARY SEWER MAIN
- W- WATER MAIN
- ROUND CATCH BASIN
- TELEPHONE/CABLE PEDESTAL
- ☆ LIGHT POLE
- UTILITY POLE
- ⊗ FIRE HYDRANT
- E- OVERHEAD UTILITY LINE
- TRAFFIC FLOW/ACCESS
- ⊠ GAS METER
- ⊠ AIR CONDITIONER UNIT
- ⊠ WATER VALVE
- ⊠ RECTANGULAR CATCH BASIN
- PARKING SPACE COUNT
- EXISTING CONTOUR

### LEGEND



VICINITY MAP



### SCHEDULE B - PART II - EXCEPTIONS

- Defects, liens, encumbrances...Is not shown on this survey and/or does not apply to this survey.
- Rights or claims of parties...Is not shown on this survey and/or does not apply to this survey.
- Any visible encroachment, encumbrance, violation, variation or adverse circumstance...As shown on survey.
- Easements or claims of easements not shown by the public record...While we show any visible uses that could be claims of easements at the time of this survey, we cannot be certain that there are no other easements or claims of easements not stated on said title commitment.
- Any lien, or right to a lien, for services...Is not shown on this survey and/or does not apply to this survey.
- Taxes or special assessments which are not shown...Is not shown on this survey and/or does not apply to this survey.
- General and special taxes and assessments...Is not shown on this survey and/or does not apply to this survey.
- Rights or claims of tenants...Is not shown on this survey and/or does not apply to this survey.
- In the event this transaction involves construction...Is not shown on this survey and/or does not apply to this survey.
- Easement for public highway purposes...As shown on this survey.
- Easement for driveway purposes...As shown on this survey.
- Easement for street right of way...As shown on this survey.
- Easement for telecommunications facilities...As shown on this survey.

CERTIFICATION:  
To: Certificate of Title, LLC; Surveyor's Building, L.L.P., and Property Corner Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7a, 7b(1), 8, 9, 10, 11a, 11b, 16, and 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 of this survey does not exceed that which is specified therein.

August 27, 2008  
James H. Parker  
James H. Parker P.E. & P.S. No. 9235