

GOPHER STATE ONE CALL NOTE:

Per Gopher State One Call, Ticket No. 182411639 the following Facility Operators were Notified:

COMPANY NAME	PHONE NUMBER
City of Minneapolis Water	(612)673-5600
City of Minneapolis Traffic	(612)673-5516
City of Minneapolis Sewer	(612)673-5600
Comcast	(800)762-0592
Centurylink	(800)283-4237
Metro Transit	(612)349-7369
Center Point Energy	(612)321-4421
Minnesota Department of Transportation	(651)366-5750
US Internet Corp	(763)245-1849
Xcel Energy	(800)848-7558

**ALTA/NSPS LAND TITLE SURVEY FOR:
Vision Loss Resources**

LEGAL DESCRIPTION:

Tract A
All of Lots 8, 9, 10, 11, 15, 16, 17, 18 and 19 and that part of Lots 2, 3, 4, 5, 6, 7, 20 and 21 lying Westerly and Southerly of the following described line: Beginning at a point in the East line of said Lot 7, distant 16.5 feet North of the Southeast corner thereof; thence Westerly 5 feet along a line if extended would intersect the West line of said Lot 7 at a point therein distant 15.9 feet North of the Southwest corner thereof; thence Northwesterly to a point in the North line of said Lot 5, distant 64 feet East of the Northwest corner thereof; thence Northwesterly to a point distant 41 feet Easterly (measured at right angles) from a point on the East line of said Lot 20, distant 27 feet North of the Southeast corner thereof; thence Northwesterly to a point in the West line of said Lot 2 distant 60 feet North of the Southeast corner of said Lot 20; thence West to a point distant 60 feet northerly (measured at right angles) from a point on the south line of said Lot 20, distant 65 feet East of the Southwest corner thereof; thence Westerly to a point distant 57 feet Northerly (measured at right angles) from a point on the South line of said Lot 20 distant 32 feet East of the Southwest corner thereof; thence Southwesterly to a point in the West line of said Lot 20, distant 48 feet North of the Southwest corner thereof and there terminating, all in Block 10, Groveland Addition to Minneapolis, Hennepin County, Minnesota.

(Abstract Property)

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The property described hereon is the same property described on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc., acting as agent for Old Republic National Title Insurance Company File No. 66205 (Supplemental Number 1) dated August 9, 2021, 8:00 AM.
- The surveyed property has direct access to Lyndale Avenue South and Aldrich Avenue South both being public right of ways.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 1936 Lyndale Avenue South, Minneapolis, Minnesota 55403.
- The property described hereon lies within No Special Flood Zone per Un-Printed Federal Insurance Rate Map No. 27053 C 0358 F, dated November 4, 2016.
- The total area of the property described hereon is 91,773 square feet or 2.10682 acres. The area of the property hereon described less areas used for right-of-way purposes is 90,565 square feet or 2.07909 acres.
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(b) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Exterior building dimensions are depicted hereon.
- The exterior building footprint area at ground level is depicted hereon.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains a total of 57 parking spaces of which 52 are standard spaces, 2 are handicapped spaces and 3 are tractor trailer spaces.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 212112978. 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. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 06:** Right of access to Trunk Highway No. 169 conveyed to State of Minnesota by Document 3532190 filed March 19, 1965 and Documents A3437672, A3423248 and filed December 30, 1975. (Tract A)
Said Right of access affects the surveyed property and is depicted hereon.
- ITEM 07:** Restricted access to Trunk Highway No. 169 as created in Document 4184290 filed December 30, 1975 in favor of the State of Minnesota. (Tract A)
Said document is a corrective quit claim deed that releases / conveys tracts listed in Document No. 3763526 lying southerly of the surveyed property's northerly line. Access is restricted along the surveyed property's northerly line and is depicted hereon.
- ITEM 08:** Highway easement(s) over part of the Land in favor of City of Minneapolis, as created in Document No. A8323156. (Tract A)
Said easement affects the surveyed property and is depicted hereon.

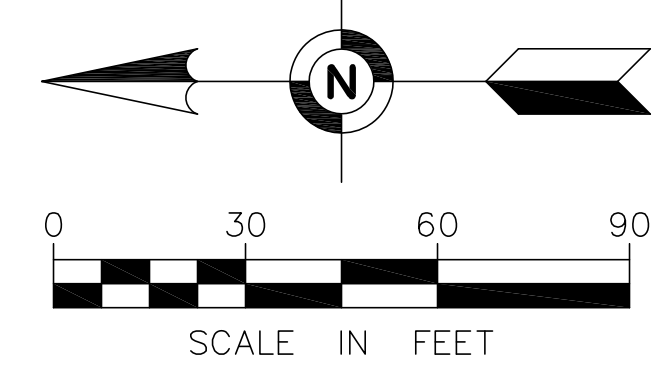
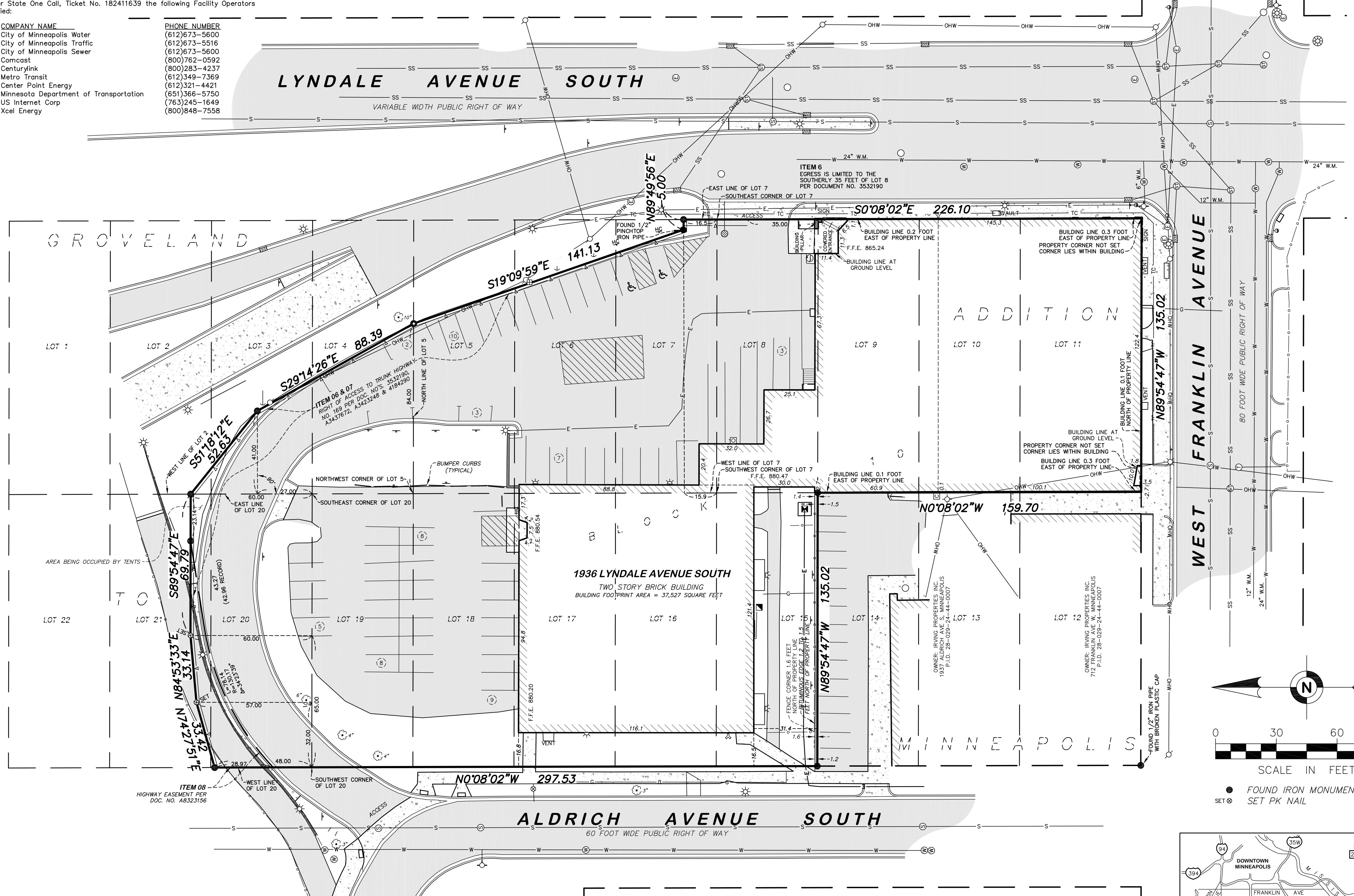
CERTIFICATION:

To Vision Loss Resources, Inc., Sunrise Banks, National Association, its successors and/or assigns, as their interests may appear, Guaranty Commercial Title, Inc. and Old Republic National Title Insurance Company:

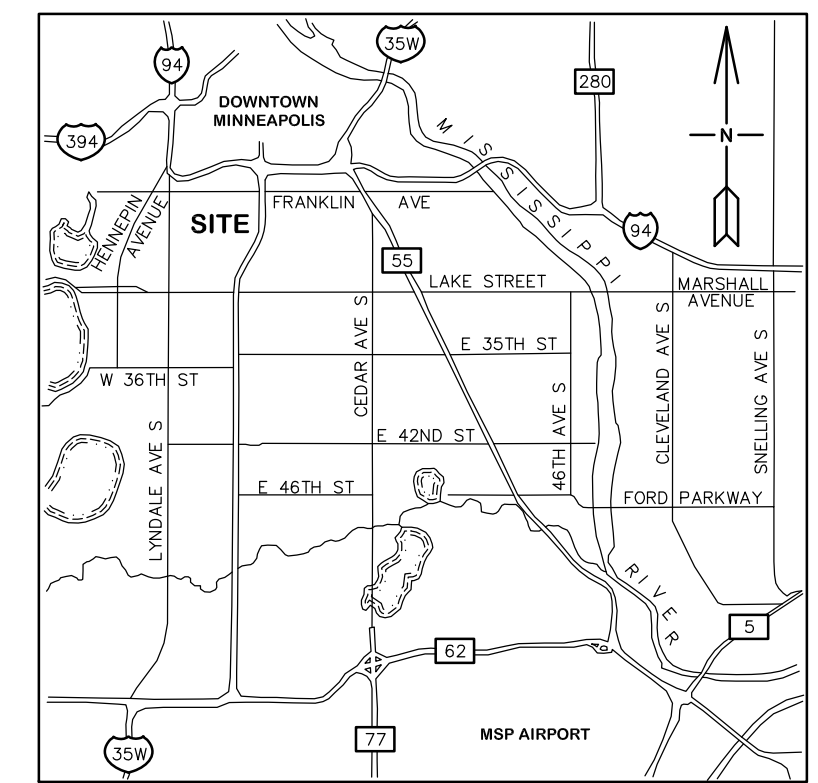
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on August 17, 2021.

Date of Plot or Map: August 20, 2021.

Eric A. Roeser
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Minnesota License No. 47476
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● FOUND IRON MONUMENT
⊙ SET PK NAIL



VICINITY MAP
NOT TO SCALE

ZONING INFORMATION:

Per the zoning letter prepared by the City of Minneapolis dated May 21, 2021:

The property is zoned C2 Neighborhood Corridor Commercial District and is within the BFT10 Transit 10 Built Form Overlay District.

Per the Applicant, the existing and proposed use is "commercial," and General retail sales and services are permitted uses in the C2 District.

Currently, there are no open zoning violations on record. This property was subject to a land use review in 2020 including a Conditional Use Permit, variances, and a site plan review. These applications were approved on February 24th, 2020. The Planning Commission actions are attached to this letter.

Conditional Use Permit:

Action: Approved the conditional use permit to allow for an increase from four stories/56 feet to 8 stories/93 feet, subject to the following condition:

- The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

LEGEND:

○	MANHOLE	⊙	LIGHT	△	LIMITED ACCESS (SEE SCHEDULE B NOTE)
⊙	SANITARY MANHOLE	⊙	ELECTRIC BOX	—○—	CHAIN LINK FENCE
⊙	STORM MANHOLE	⊙	ELECTRIC METER	—S—	ELECTRIC SEWER
⊙	CATCH BASIN	⊙	COMMUNICATION BOX	SS	STORM SEWER
⊙	ROOF DRAIN (OUTLET)	⊙	HANDICAPPED PARKING SPACE	W	WATERMAIN
⊙	WATER MANHOLE	⊙	HANDICAPPED PARKING SIGN	E	UNDERGROUND ELECTRIC
⊙	AUTO SPRINKLER	⊙	SIGN	OHW	OVERHEAD WIRE
⊙	HYDRANT	⊙	PARKING COUNT	G	UNDERGROUND GAS
⊙	GAS METER	⊙	EXISTING CONTOUR LINE	TC	UNDERGROUND TELECOMMUNICATION
⊙	ELECTRIC MANHOLE	⊙	TREE	■	BITUMINOUS SURFACE
⊙	SEMAPHORE	920	R.E.= RIM ELEVATION	■	CONCRETE SURFACE
⊙	PEDESTRIAN POST	920	I.E.= INVERT ELEVATION		
⊙	POWER POLE WITH LIGHT	⊙	(N.A.) NO ACCESS / SAFETY CONCERNS		
⊙	UTILITY POLE	⊙	(N.S.E.W) PIPE DIRECTION		
⊙	BUILDING LIGHT				

FIELD BOOK	PAGE	FIELDWORK CHIEF:
2855	62	DV
DRAWN BY: PMD, RRR		
CHECKED BY: ER		
DRAWING NAME: 38151-2021.dwg		
JOB NO. 38151		
FILE NO. 519		

REVISIONS		
NO.	DATE	DESCRIPTION
01	2021/09/24	Supplemental Title Commitment + Zoning Letter

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Vision Loss Resources

PROPERTY ADDRESS:
1936 Lyndale Avenue South
Minneapolis, Minnesota 55403



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FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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