

Site Number: A1P0702
Site Name: Highlands Park
BUN: 824532

**FIRST AMENDMENT AND MODIFICATION OF
OPTION AND LEASE AGREEMENT FOR COMMUNICATIONS FACILITY**

THIS FIRST AMENDMENT AND MODIFICATION OF OPTION AND LEASE AGREEMENT (“First Lease Amendment”) is entered into as of the ____ day of _____, 20__, between **CITY OF EDINA**, a Minnesota municipal corporation (“Lessor”) and **T-MOBILE USA TOWER LLC**, a Delaware limited liability company, by and through **CCTMO LLC**, a Delaware limited liability company, its Attorney in Fact (“Lessee”), successors in interest to **VOICESTREAM MINNEAPOLIS, INC.**, a Delaware corporation.

RECITALS:

WHEREAS, Lessor entered into an Option and Lease Agreement for Communications Facility (the “Lease”) dated October 1, 2002 with VoiceStream Minneapolis, Inc. (“Original Lessee”) wherein Lessor leased to Original Lessee a portion of certain real property, together with access and utility easements, located in Hennepin County, Minnesota (the “Leased Area”) as described in Exhibit B of the Lease, all located within certain real property owned by Lessor as described in Exhibit A of the Lease (“Property”); and

WHEREAS, Original Lessee assigned and transferred its interest in the Lease to Lessee; and

WHEREAS, Lessee has requested that the Lease be extended for an additional four (4) five (5) year automatic renewal terms; and

WHEREAS, Lessee has approached the Lessor and proposed that it be allowed to lease up to an additional four hundred ninety-seven (497) square feet of real property to modify the Leased Area and install additional communication facilities as depicted on Exhibit “B” attached hereto; and

WHEREAS, Lessor agrees that (i) the Lease may be extended for an additional four (4) five (5) year automatic renewal terms; and (ii) Lessee may modify the Leased Area and install additional communications facilities as depicted in Exhibit “B” attached hereto.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth above are hereby incorporated in this First Lease Amendment as though they were set forth in the body of this First Lease Amendment. All of the definitions set forth herein shall have the meaning set forth in the Lease, unless the definitions contained in this First Lease Amendment have a different meaning in which event the definitions shall have the meaning set forth herein. All references to the defined term “City” in the Lease are hereby deleted and “Lessor” is inserted in its place. All references to the defined term “VoiceStream” in the Lease are hereby deleted and “Lessee” is inserted in its place.

2. Terms and Conditions of the Lease. All of the terms, covenants and conditions of the Lease shall remain in full force and effect except as the same are specifically amended and/or modified by this First Lease Amendment.

3. Effective Date. This First Lease Amendment shall be effective on the date that Lessor and Lessee have fully executed this First Lease Amendment.

4. Property. Section 3 (Property) of the Lease is hereby amended and modified by deleting Section 3 and replacing it with the following language:

Property. On and after the Commencement Date, Lessor leases to Lessee, and Lessee leases from Lessor, the following described non-exclusive interests in the Property to allow Lessee to install, remove, replace, operate, and maintain the Communications Facility:

- a. **Real property consisting of two hundred (200) square feet of space as depicted on Exhibit B to this Lease and space on the north side of the warming house, and immediately adjacent thereto, for the purpose of constructing a matching addition to store communications equipment (the “Leased Area”); and**
- b. **Real property consisting of up to an additional four hundred ninety-seven (497) square feet for the communication facilities as depicted in Exhibit “B” to the First Lease Amendment (“Additional Leased Area”). The parties agree that all references to the Leased Area shall hereafter include the Additional Leased Area.**
- c. **A non-exclusive easement for installation, removal, replacement, operation, and maintenance of the Communications Facility, including space necessary for running utility lines and cables for AC power and telecommunications lines to the equipment cabinets.**

5. Construction. The sixth sentence of Section 5 (Construction) of the Lease, and only that sentence, is hereby deleted and the following is inserted in its place:

Lessee may, without the Lessor’s prior consent, make routine repairs, modifications, replacements, upgrades and alterations to the Communications Facility as Lessee deems appropriate. Lessee shall obtain the Lessor’s prior written approval, which approval shall not be unreasonably withheld, conditioned, or delayed before making material upgrades, modifications, alterations or additions to the Communications Facility, which shall include without limitation, installation of additional antenna beyond those approved in Lessee’s initial plans and specifications for the Communications Facility, any increase in height or size of the Tower, any change in the exterior appearance of the Addition, and any additional installations or

improvements on or to the Leased Area required as a result of Lessee's activities on the Leased Area.

6. Term and Renewal. Section 7 (Term and Renewal) of the Lease shall be amended and modified by deleting Section 7 and replacing it with the following language:

Term and Renewal. The term of this Lease begins on its Commencement Date and terminates on December 31, 2007 (the "Expiration Date"). Provided that Lessee is not in default hereunder, Lessee may extend the term of this Lease for eight (8) additional five (5) year terms (each being referred to as an "Extension Period", or collectively as "Extension Periods"). Lessee shall have elected to extend the term for each successive Extension Period unless it gives Lessor written notice of its intention not to extend at least ninety (90) days prior to the Expiration Date of this Lease or prior to the expiration of each subsequent Extension Period. Notwithstanding the increase in annual rent, and unless otherwise specified in this Lease, and any amendment of this Lease, all terms of this Lease shall remain in effect during the Extension Periods.

7. Rent. Section 8 (Rent) of the Lease shall be amended and modified by deleting Section 8 and replacing it with the following language:

Rent. Lessee must pay Lessor rent annually in advance, the first installment which is due upon delivery of the Exercise Notice. Future installments shall be due on January 1 of each year during the term of this Lease and of each year during any Extension Period. It is the intent of the parties hereto that this Lease is a net lease, and that Lessee shall pay for any utility services to the Leased Area and any taxes assessed thereto, in addition to annual rent, and in accordance with Section 15 hereof. If the Commencement Date is a date other than the first day of a calendar year, the rent for the first year will be prorated for such initial partial year. The annual rent for the first term shall be Ten Thousand Eight Hundred and 00/100 Dollars (\$10,800.00) if the Commencement Date is on or before March 31, 2003; if the Commencement Date is on or after April 1, 2003, the annual rent for the first term shall be Eleven Thousand Two Hundred Thirty-Two and 00/100 Dollars (\$11,232.00). On the first day of the second full month following full execution of this First Lease Amendment, annual rent shall increase to Thirty Thousand Two Hundred Eight and 92/100 Dollars (\$30,208.92), which will be prorated for any initial partial year, and increase thereafter as provided in Section 9 of this Lease. Any rental payment paid after January 5 of any year of the term or any Option Period shall bear interest at a rate of ten percent (10%) from the date due until the date paid in full.

8. Assignment. Section 19 (Assignment) of the Lease is hereby amended by deleting the first sentence, and only that sentence, and inserting the following in its place:

Lessee shall not assign the rights granted to Lessee under this Lease or any interest herein or enter into any sublease with respect to the Communications Facility or use of the Leased Area without the prior written consent of Lessor, which consent shall not be unreasonably withheld, conditioned or delayed and such approval will be deemed approved if Lessor does not respond within thirty (30) days of notification;

provided, however that Lessee may sublease or assign this Lease to an Affiliate (as defined below) of Lessee without Lessor's prior consent.

9. Verizon Collocation. Pursuant to Sections 5 (Construction) and 19 (Assignment) of the Lease, Lessor hereby consents to the collocation of Verizon Wireless at the Leased Area, as more fully described in the drawings attached hereto as Exhibit "B". Exhibit B to the Agreement is hereby amended by inserting Exhibit "B" attached hereto after the final page of the existing Exhibit B.

10. Notices. Section 20 (Notices) of the Lease shall be amended and modified by deleting Section 20 and replacing it with the following language:

Notices. All notices relating to this Lease shall be mailed to Lessor or Lessee at their respective addresses shown below or at any later address last known. Notices shall be in writing and sent by United States Mail, postage prepaid, certified or registered with return receipt requested or by any nationally recognized overnight courier service to the address set forth below. Any such notice shall be deemed given when deposited in the United States Mail or delivered to such courier service.

If to Lessee:

**T-Mobile USA Tower LLC
12920 S.E. 38th Street
Bellevue, Washington 98006
Attention: Leasing Administration**

With a copy to:

**T-Mobile USA Tower LLC
c/o CCTMO LLC
Attn: Legal – Real Estate Department
2000 Corporate Drive
Canonsburg, PA 15317**

If to Lessor:

**City of Edina
4801 West 50th Street
Edina, Minnesota 55424
Attn: City Manager**

11. Conditions Precedent to Amendment. It is a condition precedent of Lessor in its regulatory capacity issuing a building permit to Lessee for the work to be performed by Lessee to install additional communications facilities as depicted in Exhibit "B" of this First Lease Amendment that Lessor's building and electrical inspectors review and approve the Plans and Specifications and coordinate all work with the City's Parks Department. In addition, Lessee shall inform the other tenants on the Tower of the proposed work and the proposed construction

schedule and contact information in case of a construction incident that impacts said tenant's equipment.

12. Conditional Signing Bonus. Lessee will pay Lessor a one-time amount of Five Thousand and 00/100 Dollars (\$5,000.00) for the full execution of this First Lease Amendment (and any applicable memorandum of amendment) ("Conditional Signing Bonus"). Lessee will pay to Lessor the Conditional Signing Bonus within sixty (60) days of the full execution of this First Lease Amendment. In the event that this First Lease Amendment (and any applicable memorandum of amendment) is not fully executed by both Lessor and Lessee for any reason, Lessee shall have no obligation to pay the Conditional Signing Bonus to Lessor.

13. Lessor's Costs and Expenses. Lessee agrees to reimburse Lessor for Lessor's reasonable and actual costs and expenses incurred for Lessor's Engineer, structural review and Lessor's attorneys' fees related to the drafting and/or negotiating of this First Lease Amendment, which reimbursement shall not exceed Seven Thousand and 00/100 Dollars (\$7,000.00) ("Reimbursement"). Lessee shall pay the Reimbursement directly to Lessor within sixty (60) days of Lessee's receipt of reasonable documentation evidencing such costs and expenses.

14. Ratification.

a) Lessor and Lessee agree that Lessee is the current lessee under the Lease, the Lease is in full force and effect, as amended herein, and the Lease contains the entire agreement between Lessor and Lessee with respect to the Leased Area.

b) Lessor agrees that any and all actions or inactions that have occurred or should have occurred prior to the date of this First Lease Amendment are approved and ratified and that no breaches or defaults exist as of the date of this First Lease Amendment.

c) Lessor represents and warrants that Lessor is duly authorized and has the full power, right and authority to enter into this First Lease Amendment and to perform all of its obligations under the Lease as amended.

d) Lessor acknowledges that the Leased Area, as defined, shall include any portion of the Property on which communications facilities or other Lessee improvements exist on the date of this First Lease Amendment.

15. Complete Amendment. This First Lease Amendment supersedes all prior discussions and negotiations and contains all agreements and understandings between Lessee and Lessor. The parties hereto acknowledge that except as expressly modified hereby, the Lease remains unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms of this First Lease Amendment and the Lease, the terms of this First Lease Amendment shall control. The terms, covenants and provisions of this First Lease Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

16. Counterparts. This First Lease Amendment may be signed in counterparts by the parties hereto, each of which counterparts shall be considered an original, but all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF the parties hereto have executed this First Lease Amendment the day and year first above written.

Dated: _____, 20__.

LESSEE:
T-MOBILE USA TOWER LLC,
a Delaware limited liability company

BY: CCTMO LLC,
a Delaware limited liability company
Its: Attorney In Fact

By: _____
Name: _____
Title: _____

Dated: _____, 20__.

LESSOR:
CITY OF EDINA,
a Minnesota municipal corporation

By: _____
James Hovland, Mayor

ATTEST:

Scott Neal, City Manager

Drafted by:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
[JJM]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Real property in Hennepin County, Minnesota, described as follows:

That part of the East ½ of the Northwest ¼ of the Southeast ¼ of Section 29, Township 117, Range 21, described as follows:

Beginning at the Southeast Corner of said East ½ of the Northwest ¼ of the Southeast ¼, then North 764.22 feet along the East line thereof, then West parallel with the North line thereof, to the West line thereof, then South to the Southwest corner thereof, then east to the point of beginning.

Property tax parcel number 29-117-21-42-0001

Property type: Abstract

EXHIBIT “B”
(Leased Area and Verizon Collocation)

LEASE AREA “A” (CREATED BY THIS OFFICE):

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST, HENNEPIN COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 03 MINUTES 06 SECONDS WEST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.99 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1331.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 419.55 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 15 SECONDS EAST, 86.70 FEET TO THE POINT OF BEGINNING OF THE LEASE AREA TO BE DESCRIBED; THENCE NORTH 20 DEGREES 05 MINUTES 08 SECONDS WEST, 12.50 FEET; THENCE NORTH 69 DEGREES 54 MINUTES 52 SECONDS EAST, 16.00 FEET; THENCE SOUTH 20 DEGREES 05 MINUTES 08 SECONDS EAST, 12.50 FEET; THENCE SOUTH 69 DEGREES 54 MINUTES 52 SECONDS WEST, 16.00 FEET TO THE POINT OF BEGINNING AND TERMINATING THEREAT.

CONTAINING 200 SQUARE FEET (0.005 ACRES) MORE OR LESS.

LEASE AREA “B” (CREATED BY THIS OFFICE):

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST, HENNEPIN COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 03 MINUTES 06 SECONDS WEST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.99 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1331.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 260.26 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 15 SECONDS EAST, 141.91 FEET TO THE POINT OF BEGINNING OF THE LEASE AREA TO BE DESCRIBED; THENCE NORTH 45 DEGREES 10 MINUTES 55 SECONDS WEST, 27.61 FEET; THENCE NORTH 44 DEGREES 49 MINUTES 05 SECONDS EAST, 18.00 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 55 SECONDS EAST, 27.61 FEET; THENCE SOUTH 44 DEGREES 49

MINUTES 05 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING AND TERMINATING THEREAT.

CONTAINING 497 SQUARE FEET (0.011 ACRES) MORE OR LESS.

NON-EXCLUSIVE ACCESS & UTILITY EASEMENT (CREATED BY THIS OFFICE):

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES, OVER UNDER AND ACROSS THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST, HENNEPIN COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 03 MINUTES 06 SECONDS WEST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.99 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1331.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 260.26 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 15 SECONDS EAST, 141.91 FEET TO THE POINT OF BEGINNING OF THE EASEMENT AREA TO BE DESCRIBED; THENCE SOUTH 46 DEGREES 08 MINUTES 48 SECONDS WEST, 62.49 FEET; THENCE SOUTH 19 DEGREES 12 MINUTES 59 SECONDS WEST, 30.58 FEET; THENCE SOUTH 54 DEGREES 28 MINUTES 25 SECONDS WEST, 48.31 FEET; THENCE SOUTH 10 DEGREES 17 MINUTES 54 SECONDS WEST, 41.29 FEET TO THE NORTH RIGHT OF WAY LINE OF DONCASTER WAY; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 20.29 FEET; THENCE NORTH 10 DEGREES 17 MINUTES 54 SECONDS EAST, 17.27 FEET; THENCE NORTH 46 DEGREES 41 MINUTES 11 SECONDS WEST, 48.18 FEET; THENCE NORTH 20 DEGREES 08 MINUTES 11 SECONDS WEST, 20.63 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 12 SECONDS EAST, 17.73 FEET; THENCE NORTH 69 DEGREES 54 MINUTES 52 SECONDS EAST, 16.00 FEET; THENCE SOUTH 04 DEGREES 21 MINUTES 12 SECONDS WEST, 21.01 FEET; THENCE SOUTH 20 DEGREES 08 MINUTES 11 SECONDS EAST, 14.18 FEET; THENCE SOUTH 46 DEGREES 41 MINUTES 11 SECONDS EAST, 22.36 FEET; THENCE NORTH 54 DEGREES 28 MINUTES 25 SECONDS EAST, 65.54 FEET; THENCE NORTH 19 DEGREES 12 MINUTES 59 SECONDS EAST, 29.01 FEET; THENCE NORTH 46 DEGREES 08 MINUTES 48 SECONDS EAST, 66.82 FEET THENCE SOUTH 45 DEGREES 10 MINUTES 55 SECONDS EAST, 20.01 FEET TO THE POINT OF BEGINNING AND TERMINATING THEREAT.

CONTAINING 5,059 SQUARE FEET (0.12 ACRES) MORE OR LESS.

NON-EXCLUSIVE UTILITY EASEMENT (CREATED BY THIS OFFICE):

A 5.00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES, OVER UNDER AND ACROSS THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP

117 NORTH, RANGE 21 WEST, HENNEPIN COUNTY, MINNESOTA, BEING 2.50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 03 MINUTES 06 SECONDS WEST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.99 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1331.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 260.26 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 15 SECONDS EAST, 141.91 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 55 SECONDS WEST, 22.51 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED; THENCE SOUTH 46 DEGREES 08 MINUTES 48 SECONDS WEST, 17.31 FEET; THENCE SOUTH 68 DEGREES 25 MINUTES 16 SECONDS WEST, 127.18 FEET AND TERMINATING THEREAT.

NOTE: THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OF SHORTENED TO TERMINATING ON A LINE BEARING NORTH 45 DEGREES 10 MINUTES 55 SECONDS WEST AND SOUTH 45 DEGREES 10 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING AND NORTH 20 DEGREES 05 MINUTES 08 SECONDS WEST AND SOUTH 20 MINUTES 05 MINUTES 08 SECONDS EAST FROM THE POINT OF TERMINATION.

CONTAINING 722 SQUARE FEET (0.017 ACRES) MORE OR LESS.

[SURVEY FOLLOWS]

AS-BUILT SURVEY

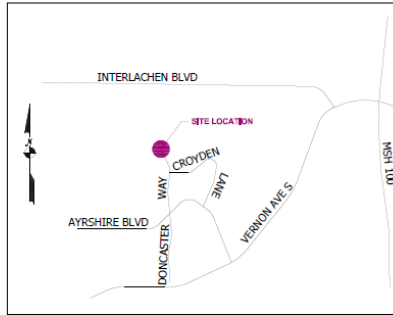
824532

HIGHLAND PARK
 5200 DONCASTER WAY
 EDINA, MN 55436
 HENNEPIN COUNTY

LEGEND

Additional Land	IP / Rebar Monu Found	Transformer
Building	Traverse Point	Electric Pedestal
Asphalt Pavement	Survey Point	Electric Meter
Contour - Major	Gravel	Electric Manhole
Contour - Minor	Dirt	Storm Manhole
Easement	Concrete	Beehive Catch Basin
Guidewall	Retaining Wall	Inlet Catch Basin
Jurisdiction Line	Stairs	Culvert
Property Line	Door / Gate	Apron
Property Tie	Double Door / Gate	Sanitary Manhole
Right of Way	Gate - Sliding	Cleanout
Setback	Signs	Handhole
Treeline	Mailbox	Pedestal
Wetland	Column	Gas Meter
Railroad Tracks	Utility Pole	Gas Valve
Centerline	Guyed Pole	Well
Road Centerline	Light Pole	Water Valve
Stream	Bollard	Fiber Optic Manhole
Stream (Directional)	Fire Hydrant	Utility Box
Channel	Flag Pole	Telephone Manhole
Fence	Shrub	HVAC
Cable TV	Tree - Coniferous	Generator
Cable Underground	Tree - Deciduous	Utility Vault
Combined Sewer	Metal Platform	
Cable TV & Elec	Fuel Tanks	
Cable, Elec. & TV	Traffic Signal Controller	
Electric		
Electric Underground		
Fiber		
Fiber Underground		
Gas		
Sewer		
Storm		
Telephone		
Telephone Underground		
Unknown Utility		
Water		
Topo - High Point		
Topo - Low Point		
Breakline		
Match Line		
Property Tie		

VICINITY MAP



SHEET INDEX

TITLE
COVER SHEET
PROPERTY DESCRIPTION
EXISTING CONDITIONS
SITE BOUNDARY
PROPOSED
TITLE SHEET / LEGAL DESCRIPTIONS

SURVEY PROCEDURES & EQUIPMENT

The Accuracy Of This Survey Meets Or Exceeds The Minimum Standards As Required By The State of Minnesota Requirements For Boundary Surveys.
 Instruments Used:
 - Trimble R10 connected to MNDOT VRS System
 - Trimble S7 Total Station

AREA TABLE	SQUARE FEET	ACREAGE
PARENT PARCEL	501.83H±	11.52A±
LEASE AREA "A"	200H±	0.05H±
LEASE AREA "B"	497H±	0.11H±
NON-EXCLUSIVE ACCESS & UTILITY EASEMENT	5,059H±	0.12A±
NON-EXCLUSIVE UTILITY EASEMENT	722H±	0.017A±

SURVEY PERFORMED FOR:

 1550 Corporate Drive
 Canonsburg, PA 15317

SURVEY COORDINATED BY:
 GEOLINE SURVEYING, INC.
 13430 NW 10th Terrace, Suite A, Alachua, FL 32615
 Tel: (352) 410-0500 | Fax: (352) 462-9686

SURVEY PERFORMED BY:
 Design Tree Engineering & Land Surveying
 3339 W. St. Germain, Suite 250, St. Cloud, MN 56301
 Tel: (320) 217-5557 | Fax: (320) 217-6597

CLAIMED BY: 2017 (ENCLOSURE BY: 2017) (2018 NO.: 17020207)

SURVEYOR'S CERTIFICATION:
 I hereby certify to Crown Castle and Fidelity National Title Insurance Company.
 SURVEYOR NAME: Jonathan D. Schette

11711 NORTH, RANGE 21 WEST, SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST

REGISTERED
 LAND
 SURVEYOR
 45352

Jonathan D. Schette
 SIGNATURE
 JUNE 19, 2020
 DATE

LEASE AREA ZONING: R-1 - Single Dwelling Unit

LEASE AREA FLOOD NOTE:
 ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 278520361F, EFFECTIVE NOVEMBER 04, 2016, AND NOT A SPECIAL FLOOD HAZARD AREA.

BASIS OF NORTH:
 Assumed North, bearing of North 89°03'00" West on the North line of the Southeast Quarter of Sec. 29, T117N, R21W, Hennepin County, MN.

NOTES:

1. SURVEY PERFORMED ON 2/13/2020
2. DATA PROJECTED IN HENNEPIN COUNTY COORDINATE SYSTEM AND IS 2011 ADU, WITH HORIZONTAL DATUM
3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES BY GPRS, INC. ON 2/13/2020. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE AND THOSE LOCATED BY GPRS, INC. NOT ALL SYMBOLS ARE DEPICED TO SCALE.
4. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
5. AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

REV	DATE	DESCRIPTION	DRWN
-	-	ISSUED	-

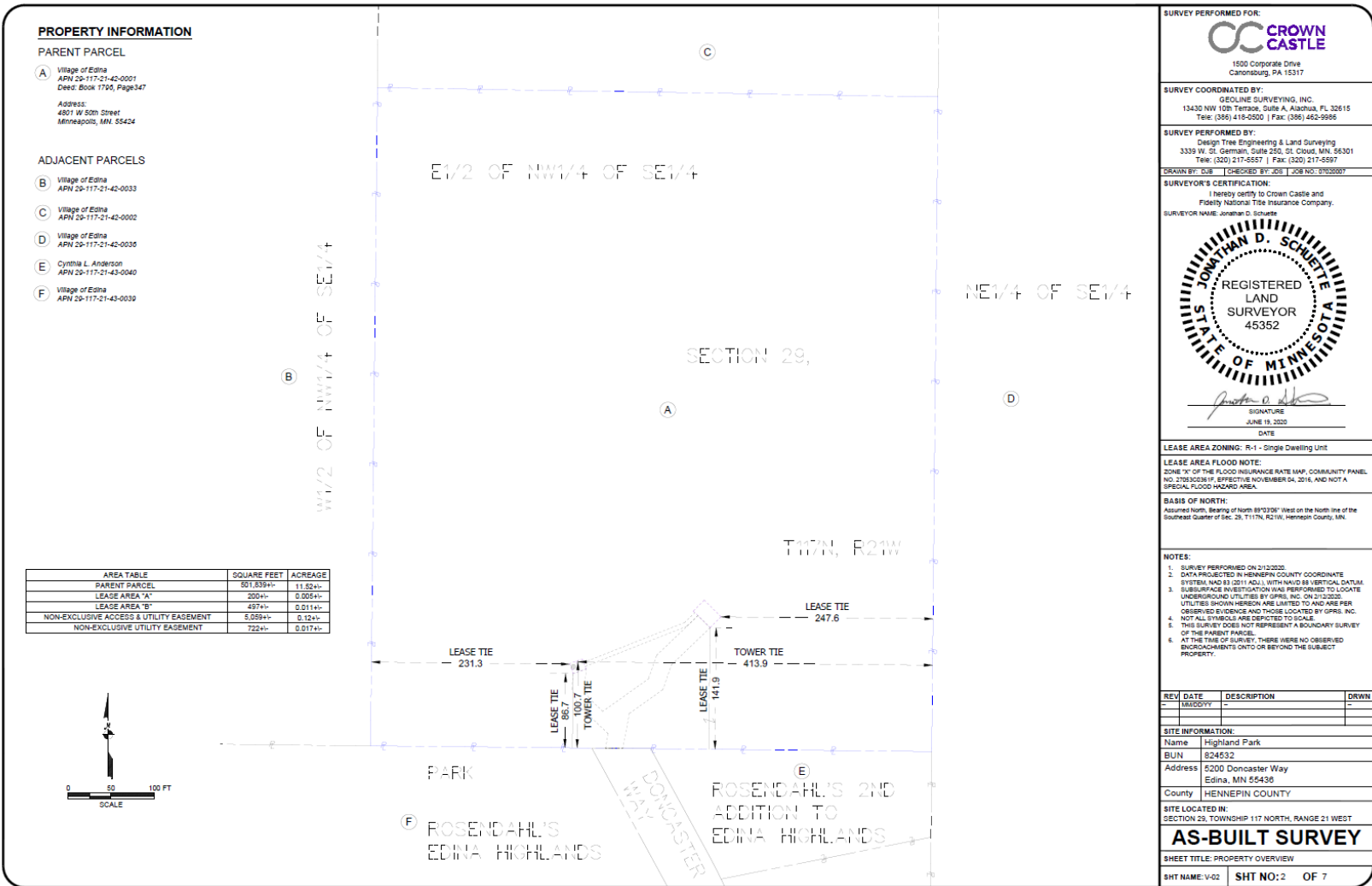
SITE INFORMATION:

Name: Highlands Park
 BUN: 824532
 Address: 5200 Doncaster Way
 Edina, MN 55436
 County: HENNEPIN COUNTY

SITE LOCATED IN:
 SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST

AS-BUILT SURVEY

SHEET TITLE: COVER SHEET
 SHT NAME: V-01 SHT NO: 1 OF 7



SURVEY PERFORMED FOR:
CROWN CASTLE
 1500 Corporate Drive
 Canonsburg, PA 15317

SURVEY COORDINATED BY:
 GEOLINE SURVEYING, INC.
 13430 NW 10th Terrace, Suite A, Alachua, FL 32615
 Tel: (352) 415-0500 | Fax: (352) 452-0666

SURVEY PERFORMED BY:
 Design Tree Engineering & Land Surveying
 3339 W. St. Germain, Suite 250, St. Cloud, MN, 56301
 Tel: (320) 217-6557 | Fax: (320) 217-6557

CREATED BY: [Signature] | **CHECKED BY:** [Signature] | **LOG NO.:** 210305007

SURVEYOR'S CERTIFICATION:
 I hereby certify to Crown Castle and Fidelity National Title Insurance Company, SURVEYOR NAME: Jonathan D. Schette

JONATHAN D. SCHETTE
 REGISTERED LAND SURVEYOR
 45352
 SIGNATURE: [Signature]
 DATE: JUNE 19, 2020

LEASE AREA ZONING: R-1 - Single Dwelling Unit

LEASE AREA FLOOD NOTE:
 ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 270230261F, EFFECTIVE NOVEMBER 04, 2016, AND NOT A SPECIAL FLOOD HAZARD AREA.

BASIS OF NORTH:
 Assumed North, Bearing of North 89°03'00" West on the North line of the Southeast Quarter of Sec. 29, T117N, R21W, Hennepin County, MN.

NOTES:
 1. SURVEY PERFORMED ON 2/12/2020.
 2. DATA PROJECTED IN HENNEPIN COUNTY COORDINATE SYSTEM NAD 83 (2011 ACU) WITH HAKO BLS VERTICAL DATUM.
 3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES BY GPS, INC. ON 2/12/2020. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE AND THOSE LOCATED BY GPS, INC.
 4. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
 5. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 6. AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

REVISIONS

REV	DATE	DESCRIPTION	DRWN
1		ISSUANCE	

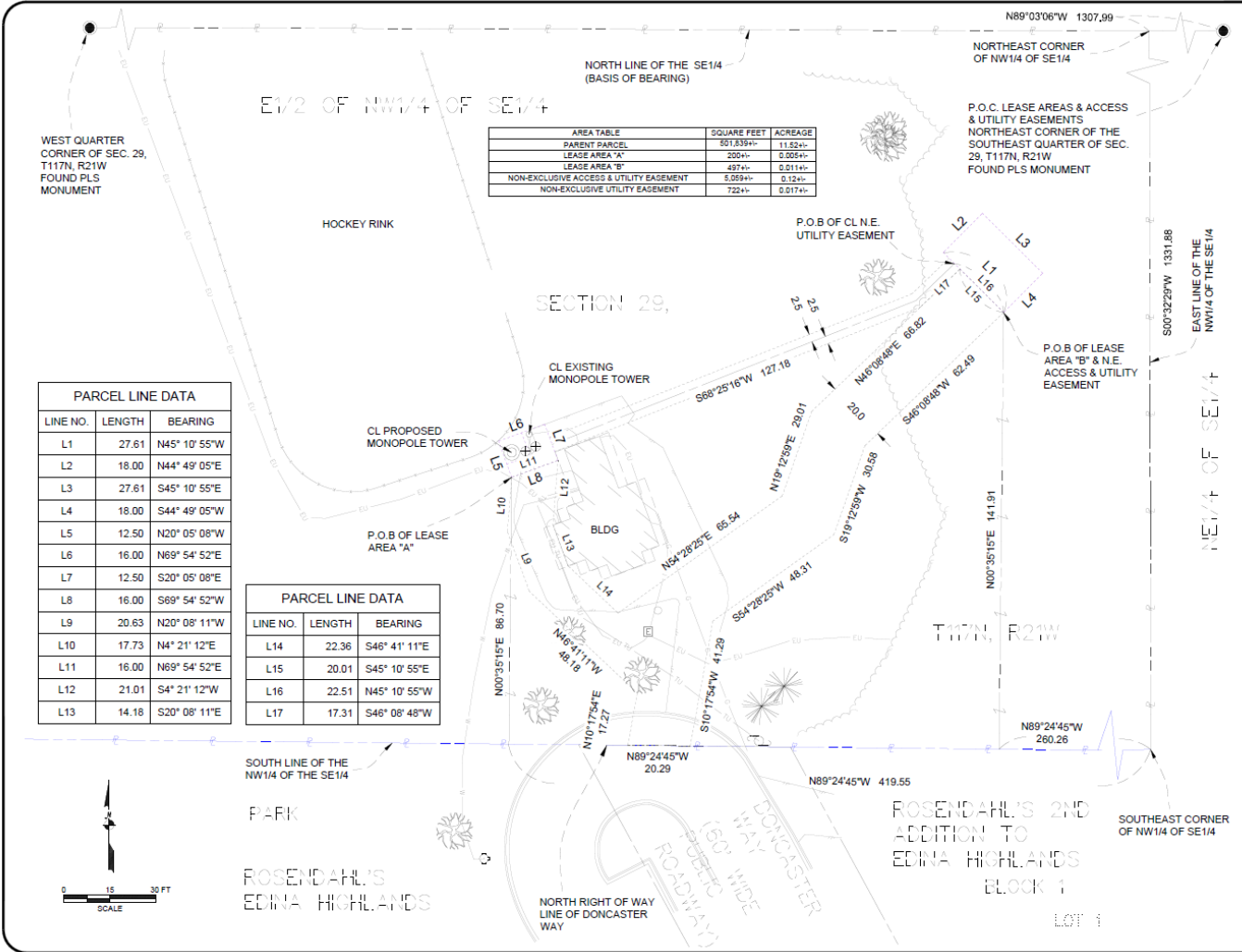
SITE INFORMATION:
 Name: Highland Park
 BUN: 824532
 Address: 5200 Doncaster Way
 Edina, MN 55436
 County: HENNEPIN COUNTY

SITE LOCATED IN:
 SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST

AS-BUILT SURVEY

SHEET TITLE: PROPERTY OVERVIEW

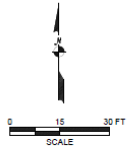
SHT NAME: V-02 | **SHT NO.:** 2 | **OF** 7



AREA TABLE	SQUARE FEET	ACREAGE
PARENT PARCEL	501,839±	11.52±
LEASE AREA "A"	200±	0.005±
LEASE AREA "B"	487±	0.011±
NON-EXCLUSIVE ACCESS & UTILITY EASEMENT	5,959±	0.13±
NON-EXCLUSIVE UTILITY EASEMENT	722±	0.017±

PARCEL LINE DATA		
LINE NO.	LENGTH	BEARING
L1	27.61	N45° 10' 55"W
L2	18.00	N44° 49' 05"E
L3	27.61	S45° 10' 55"E
L4	18.00	S44° 49' 05"W
L5	12.50	N20° 05' 08"W
L6	16.00	N69° 54' 52"E
L7	12.50	S20° 05' 08"E
L8	16.00	S69° 54' 52"W
L9	20.63	N20° 08' 11"W
L10	17.73	N4° 21' 12"E
L11	16.00	N69° 54' 52"E
L12	21.01	S4° 21' 12"W
L13	14.18	S20° 08' 11"E

PARCEL LINE DATA		
LINE NO.	LENGTH	BEARING
L14	22.36	S46° 41' 11"E
L15	20.01	S45° 10' 55"E
L16	22.51	N45° 10' 55"W
L17	17.31	S46° 08' 48"W



SURVEY PERFORMED FOR:

 1500 Corporate Drive
 Canonsburg, PA 15317

SURVEY COORDINATED BY:
 GEOLINE SURVEYING, INC.
 13430 NW 10th Terrace, Suite A, Alachua, FL 32615
 Tele: (386) 418-0500 | Fax: (386) 462-9966

SURVEY PERFORMED BY:
 Design Tree Engineering & Land Surveying
 3339 W. St. Germain, Suite 250, St. Cloud, MN, 56301
 Tele: (320) 217-5557 | Fax: (320) 217-5597

SECTION 29, T117N, R21W | **DESIGNED BY:** JDS | **208** | **NO: 19/2020**

SURVEYOR'S CERTIFICATION:
 I hereby certify to Crown Castle and Fidelity National Title Insurance Company:
 SURVEYOR NAME: Jonathan D. Schuette

SIGNATURE: Jonathan D. Schuette
 DATE: JUNE 19, 2020

LEASE AREA ZONING: R-1 - Single Dwelling Unit

LEASE AREA FLOOD NOTE:
 ZONE "V" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 270502616, EFFECTIVE NOVEMBER 04, 2016, AND NOT A SPECIAL FLOOD HAZARD AREA.

BASIS OF NORTH:
 Assumed North, Bearing of North 89°03'00" West on the North line of the Southeast Quarter of Sec. 29, T117N, R21W, Hennepin County, MN.

NOTES:
 1. SURVEY PERFORMED ON 2/12/2020.
 2. DATA PROJECTED IN HENNEPIN COUNTY COORDINATE SYSTEM HAD 93 (2011) ADJUSTED WITH NAVD83 VERTICAL DATUM.
 3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES BY GPS, INC. ON 2/12/2020. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE AND THOSE LOCATED BY GPS, INC.
 4. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
 5. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 6. AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

REV	DATE	DESCRIPTION	DRWN
1	11/05/2020		JDS

SITE INFORMATION:
 Name: Highland Park
 BUN: 824532
 Address: 5200 Doncaster Way, Edina, MN 55436
 County: HENNEPIN COUNTY

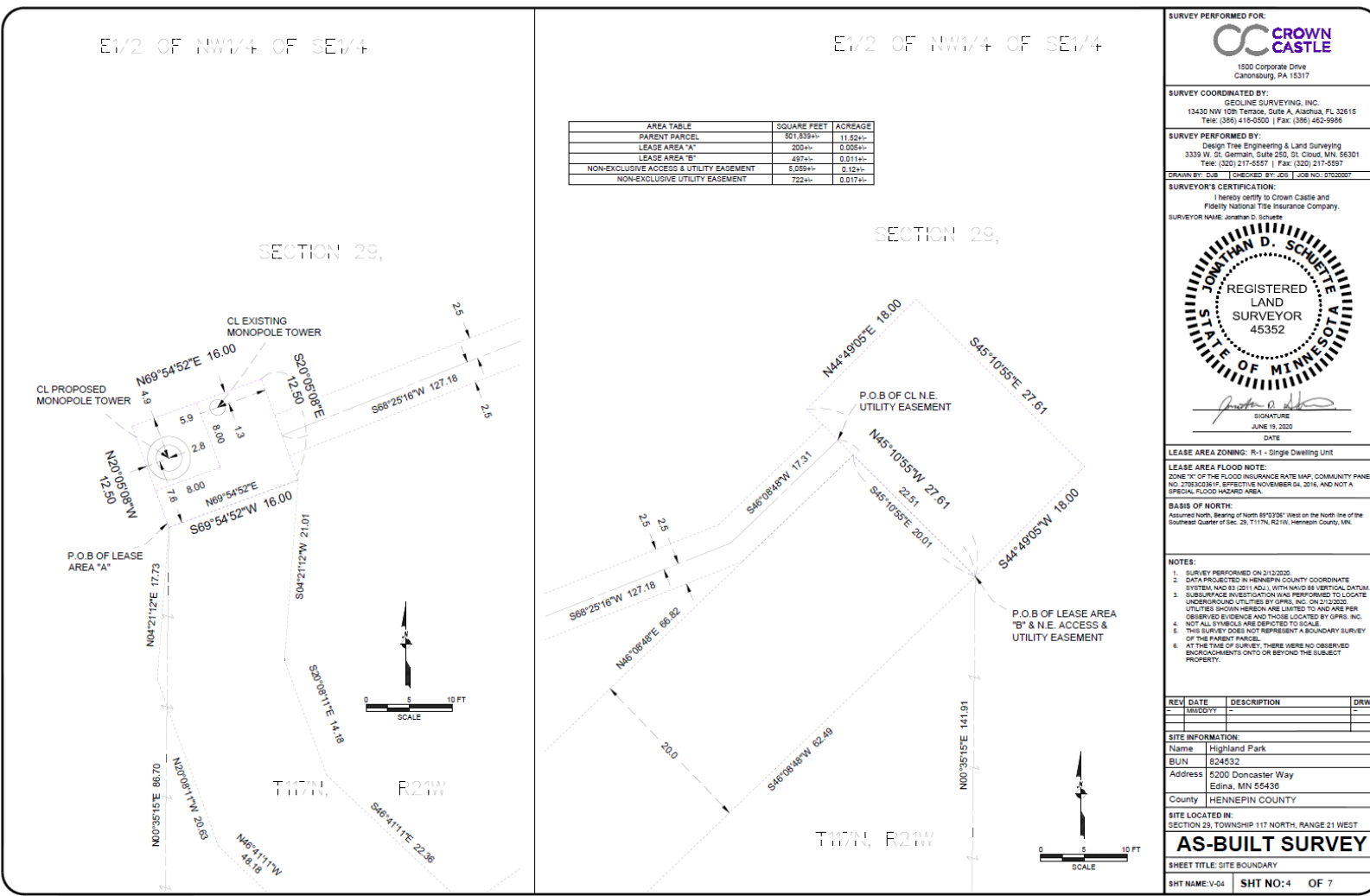
SITE LOCATED IN:
 SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST

AS-BUILT SURVEY

SHEET TITLE: EASEMENT ACCESS OVERVIEW

SHT NAME: V-03 | **SHT NO: 3** | **OF 7**

Site Name: Highlands Park
 BUN: 824532



AREA TABLE	SQUARE FEET	ACREAGE
PARENT PARCEL	501.83±	11.52±
LEASE AREA "A"	200±	0.005±
LEASE AREA "B"	497±	0.011±
NON-EXCLUSIVE ACCESS & UTILITY EASEMENT	5.93±	0.12±
NON-EXCLUSIVE UTILITY EASEMENT	722±	0.017±

SURVEY PERFORMED FOR:
CROWN CASTLE
 1500 Corporate Drive
 Canonsburg, PA 15317

SURVEY COORDINATED BY:
 GEOLINE SURVEYING, INC.
 13430 NW 10TH TERRACE, SUITE A, ALDRICH, FL 32615
 Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:
 Design Tree Engineering & Land Surveying
 3329 W. St. Germain, Suite 205, St. Cloud, MN 56301
 Tele: (320) 217-5557 | Fax: (320) 217-5597

DRAWN BY: DOB | CHECKED BY: JDS | JOB NO: 07020007

SURVEYOR'S CERTIFICATION:
 I hereby certify to Crown Castle and Fidelity National Title Insurance Company, SURVEYOR NAME: Jonathan D. Schulte

JONATHAN D. SCHULTE
 REGISTERED LAND SURVEYOR
 45352
 STATE OF MINNESOTA

Jonathan D. Schulte
 SIGNATURE
 JUNE 19, 2020
 DATE

LEASE AREA ZONING: R-1 - Single Dwelling Unit
 LEASE AREA FLOOD NOTE:
 ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27030303H, EFFECTIVE NOVEMBER 04, 2016, AND NOT A SPECIAL FLOOD HAZARD AREA.

BASIS OF NORTH:
 Assumed North, bearing of North 89°32'30" West on the North line of the Southeast Quarter of Sec. 29, T117N, R21W, Hennepin County, MN.

NOTES:
 1. SURVEY PERFORMED ON 2/12/2020.
 2. DATA PROJECTED TO HENNEPIN COUNTY COORDINATE SYSTEM (NAD 83 (2011 ADJ.), WITH NAD 83 VERTICAL DATUM).
 3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES BY GPRS, INC. ON 2/12/2020.
 UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE AND THOSE LOCATED BY GPRS, INC.
 4. NOT ALL SYMBOLS ARE DEPicted TO SCALE.
 5. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 6. AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

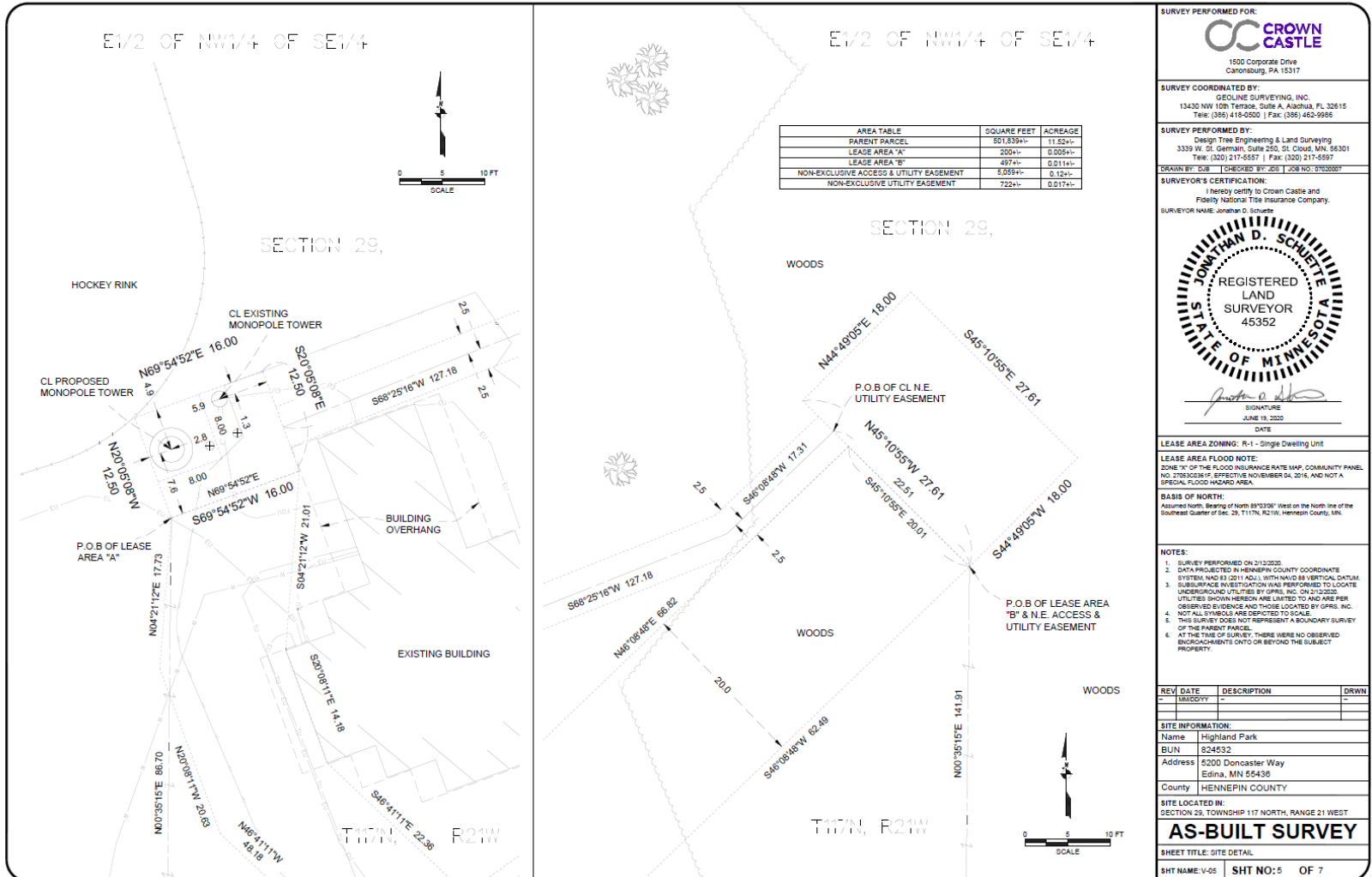
REV	DATE	DESCRIPTION	DRWN
-	18/06/20	-	-


SITE INFORMATION:
 Name: Highland Park
 BUN: 824532
 Address: 5200 Doncaster Way
 Edina, MN 55436
 County: HENNEPIN COUNTY

SITE LOCATED IN:
 SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST

AS-BUILT SURVEY

SHEET TITLE: SITE BOUNDARY
 SHT NAME: V-04 SHT NO: 4 OF 7



SURVEY PERFORMED FOR:

 1500 Corporate Drive
 Canonsburg, PA 15317

SURVEY COORDINATED BY:
 GEOLINE SURVEYING, INC.
 13430 NW 10th Terrace, Suite A, Alhambra, FL 32615
 Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:
 Design Tree Engineering & Land Surveying
 3339 W. St. Germain, Suite 250, St. Cloud, MN 56301
 Tel: (320) 217-5557 | Fax: (320) 217-5597

DRAWN BY: GJB | **CHECKED BY:** JDS | **JOB NO:** 21020007

SURVEYOR'S CERTIFICATION:
 I hereby certify to Crown Castle and
 Firefly National Title Insurance Company,
 SURVEYOR NAME: Jonathan D. Schuette

JONATHAN D. SCHUETTE
 REGISTERED
 LAND
 SURVEYOR
 45352
 STATE OF MINNESOTA

SIGNATURE
 JUNE 19, 2020
 DATE

LEASE AREA ZONING: R-1 - Single Dwelling Unit

LEASE AREA FLOOD NOTE:
 ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
 NO. 27020002E IF EFFECTIVE NOVEMBER 01, 2016, AND NOT A
 SPECIAL FLOOD HAZARD AREA.

BASIS OF NORTH:
 Assumed North, Bearing of North 89°12'30" West on the North line of the
 Southeast Quarter of Sec. 29, T117N, R21W, Hennepin County, MN.

NOTES:

1. SURVEY PERFORMED ON 2/13/2020.
2. DATA PROJECTED IN HENNEPIN COUNTY COORDINATE SYSTEM, NAD 83 (2011 ADJ.), WITH NAVD 88 VERTICAL DATUM.
3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES BY GPRS, INC. ON 2/13/2020. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE AND THOSE LOCATED BY GPRS, INC.
4. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
5. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

REV	DATE	DESCRIPTION	DRWN
1	19MAY20		

SITE INFORMATION:



Name	Highland Park
BUN	824532
Address	6200 Doncaster Way Edina, MN 55438
County	HENNEPIN COUNTY

SITE LOCATED IN:
 SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST

AS-BUILT SURVEY

SHEET TITLE: SITE DETAIL

SHT NAME: V-05 | SHT NO: 5 OF 7

<p>COMMITMENT FOR TITLE REVIEW</p>	<p>PARENT PARCEL (AS PROVIDED BY CLIENT):</p> <p>SITUATED IN THE VILLAGE OF EDINA, COUNTY OF HENNEPIN AND STATE OF MINNESOTA:</p> <p>THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E1/2 NW1/4 SE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ONE HUNDRED SEVENTEEN (117), RANGE TWENTY-ONE (21), DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 NW 1/4 SE 1/4) OF SAID SECTION TWENTY-NINE (29), THENCE EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E1/2 NW 1/4 SE 1/4) OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E1/2 NW 1/4 SE 1/4) A DISTANCE OF SEVEN HUNDRED SIXTY-FOUR AND 22/100 (764.22) FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E1/2 NW1/4 SE1/4) TO THE WEST LINE THEREOF, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.</p> <p>TAX ID NO: 29-117-21-42-0001</p> <p>DERIVATION CLAUSE</p> <p>BEING THE SAME PROPERTY CONVEYED TO VILLAGE OF EDINA, GRANTEE, FROM LESTER R. BLACKBURN AND MAUDE PATTI BLACKBURN, HUSBAND AND WIFE RECORDED 03/24/1949, AS BOOK-PAGE/INSTRUMENT NO: 1796-347 OF COUNTY RECORDS.</p>	<p>SURVEY PERFORMED FOR:</p> <p style="text-align: center;"> CROWN CASTLE 1500 Corporate Drive Canonsburg, PA 15317</p> <p>SURVEY COORDINATED BY: GEOLINE SURVEYING, INC. 13430 NW 10th Terrace, Suite A, Alachua, FL 32615 Tele: (386) 418-0500 Fax: (386) 462-9986</p> <p>SURVEY PERFORMED BY: Design Tree Engineering & Land Surveying 3339 W. 55. Germant, Suite 250, St. Cloud, MN, 56301 Tele: (320) 217-5557 Fax: (320) 217-5597</p> <p>SKETCH BY: DJB CHECKED BY: JDS JOB NO.: 19030007</p> <p>SURVEYOR'S CERTIFICATION: I hereby certify to Crown Castle and Fidelity National Title Insurance Company. SURVEYOR NAME: Jonathan D. Schuette</p> <p style="text-align: center;"></p> <p style="text-align: center;">SIGNATURE JUNE 19, 2020 DATE</p> <p>LEASE AREA ZONING: R-1 - Single Dwelling Unit</p> <p>LEASE AREA FLOOD NOTE: ZONE X1 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27033C0361F, EFFECTIVE NOVEMBER 04, 2014, AND NOT A SPECIAL FLOOD HAZARD AREA.</p> <p>BASIS OF NORTH: Assumed North, Bearing of North 89°32'00" West on the North line of the Southeast Quarter of Sec. 29, T117N, R21W, Hennepin County, MN.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. SURVEY PERFORMED ON 3/13/2020. 2. DATA PROJECTED IN HENNEPIN COUNTY COORDINATE SYSTEM, NAD 83 (2011 ADL), WITH NAVD 88 VERTICAL DATUM. 3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES BY GPRS, INC. ON 3/13/2020. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE AND THOSE LOCATED BY GPRS, INC. 4. NOT ALL SYMBOLS ARE DEPICTED TO SCALE. 5. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL. 6. AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRWN</th> </tr> </thead> <tbody> <tr> <td>0</td> <td></td> <td>ISSUED</td> <td></td> </tr> </tbody> </table> <p>SITE INFORMATION:</p> <p>Name: Highland Park BUN: 824532 Address: 5200 Doncaster Way Edina, MN 55436 County: HENNEPIN COUNTY</p> <p>SITE LOCATED IN: SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST</p> <p style="text-align: center;">AS-BUILT SURVEY</p> <p>SHEET TITLE: LEGAL DESCRIPTIONS</p> <p>SHT NAME: V-06 SHT NO: 6 OF 7</p>	REV	DATE	DESCRIPTION	DRWN	0		ISSUED	
REV	DATE	DESCRIPTION	DRWN							
0		ISSUED								

[VERIZON'S COLLOCATION FOLLOWS]

LEASE AREA "A" (CREATED BY THIS OFFICE):

That part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 29, Township 117 North, Range 21 West, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast Quarter corner of said Southeast Quarter; thence North 89 degrees 03 minutes 06 seconds West, assumed bearing along the North line of said of the Southeast Quarter, a distance of 1307.99 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 32 minutes 29 seconds West, along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 1331.88 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 24 minutes 45 Seconds West, along the south line of the Northwest Quarter of the Southeast Quarter, a distance of 419.55 feet; thence North 00 degrees 35 minutes 15 seconds East, 86.70 feet to the point of beginning of the lease area to be described; thence North 20 degrees 05 minutes 08 seconds West, 12.50 feet; thence North 89 degrees 54 minutes 52 seconds East, 16.00 feet; thence South 20 degrees 05 minutes 08 seconds East, 12.50 feet; thence South 69 degrees 54 minutes 52 seconds West, 16.00 feet to the point of beginning and terminating thereat.

Containing 200 square feet (0.005 acres) more or less.

LEASE AREA "B" (CREATED BY THIS OFFICE):

That part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 29, Township 117 North, Range 21 West, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast Quarter corner of said Southeast Quarter; thence North 89 degrees 03 minutes 06 seconds West, assumed bearing along the North line of said of the Southeast Quarter, a distance of 1307.99 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 32 minutes 29 seconds West, along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 1331.88 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 24 minutes 45 Seconds West, along the south line of the Northwest Quarter of the Southeast Quarter, a distance of 260.26 feet; thence North 00 degrees 35 minutes 15 seconds East, 141.91 feet to the point of beginning of the lease area to be described; thence North 45 degrees 10 minutes 55 seconds West, 27.61 feet; thence North 44 degrees 49 minutes 05 seconds East, 18.00 feet; thence South 45 degrees 10 minutes 55 seconds East, 27.61 feet; thence South 44 degrees 49 minutes 05 seconds West, 18.00 feet to the point of beginning and terminating thereat.

Containing 497 square feet (0.011 acres) more or less.

NON-EXCLUSIVE ACCESS & UTILITY EASEMENT (CREATED BY THIS OFFICE):

A non-exclusive easement for access and utility purposes, over under and across that part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 29, Township 117 North, Range 21 West, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast Quarter corner of said Southeast Quarter; thence North 89 degrees 03 minutes 06 seconds West, assumed bearing along the North line of said of the Southeast Quarter, a distance of 1307.99 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 32 minutes 29 seconds West, along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 1331.88 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 24 minutes 45 Seconds West, along the south line of the Northwest Quarter of the Southeast Quarter, a distance of 260.26 feet; thence North 00 degrees 35 minutes 15 seconds East, 141.91 feet to the point of beginning of the easement area to be described; thence South 46 degrees 08 minutes 48 seconds West, 62.49 feet; thence South 19 degrees 12 minutes 59 seconds West, 30.58 feet; thence South 54 degrees 28 minutes 25 seconds West, 48.31 feet; thence South 10 degrees 17 minutes 54 seconds West, 41.29 feet to the north right of way line of Doncaster Way; thence North 89 degrees 24 minutes 45 seconds West, along said north right of way line, 20.29 feet; thence North 10 degrees 17 minutes 54 seconds East, 17.27 feet; thence North 46 degrees 41 minutes 11 seconds West, 48.18 feet; thence North 20 degrees 08 minutes 11 seconds West, 20.63 feet; thence North 04 degrees 21 minutes 12 seconds East, 17.73 feet; thence North 69 degrees 54 minutes 52 seconds East, 16.00 feet; thence South 04 degrees 21 minutes 12 seconds West, 21.01 feet; thence South 20 degrees 08 minutes 11 seconds East, 14.18 feet; thence South 46 degrees 41 minutes 11 seconds East, 22.36 feet; thence North 54 degrees 28 minutes 25 seconds East, 65.54 feet; thence North 19 degrees 12 minutes 59 seconds East, 29.01 feet; thence North 46 degrees 08 minutes 48 seconds East, 66.82 feet thence South 45 degrees 10 minutes 55 seconds East, 20.01 feet to the point of beginning and terminating thereat.

Containing 5,059 square feet (0.12 acres) more or less.



NON-EXCLUSIVE UTILITY EASEMENT (CREATED BY THIS OFFICE):

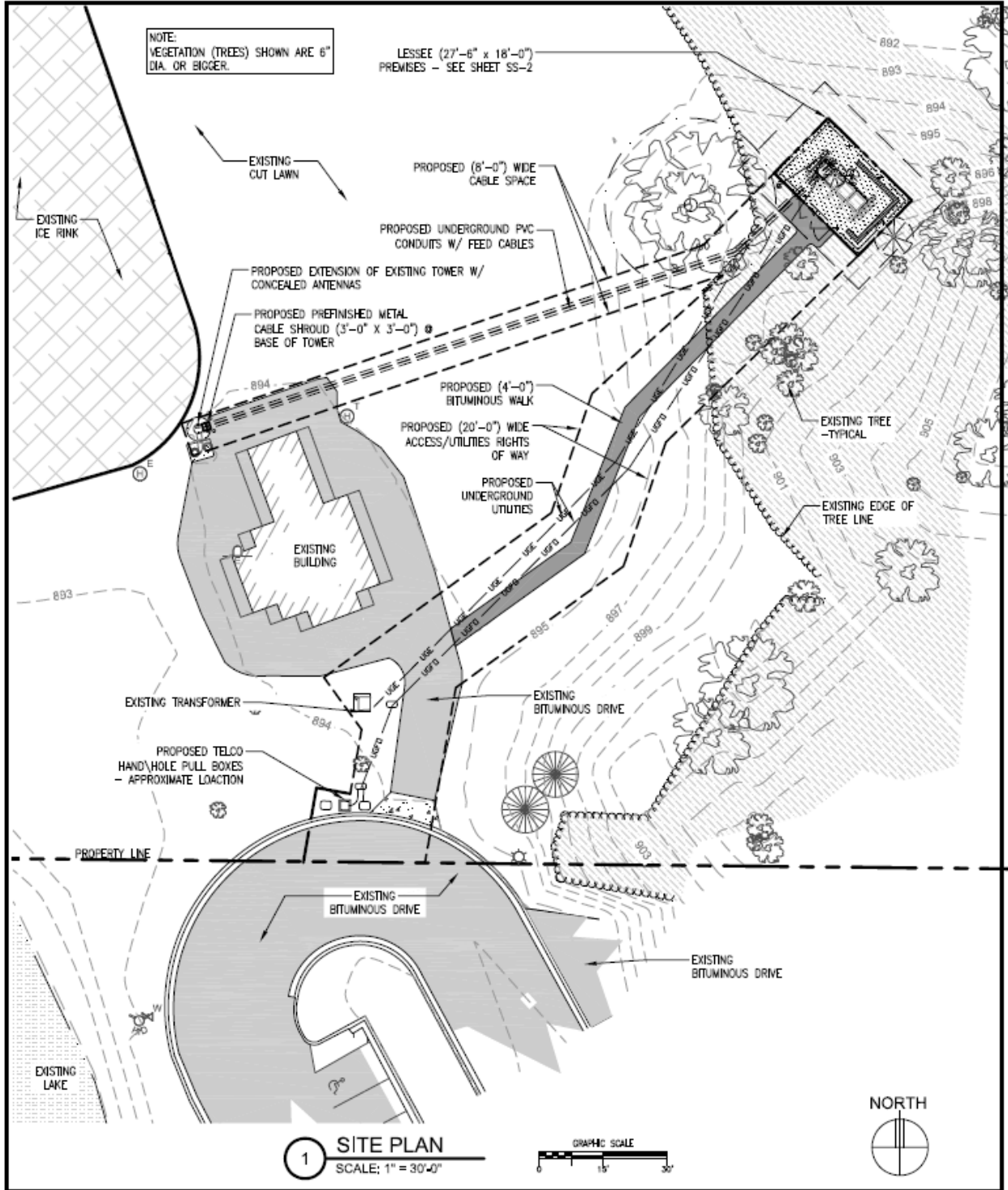
A 5.00 foot wide non-exclusive easement for access and utility purposes, over under and across that part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 29, Township 117 North, Range 21 West, Hennepin County, Minnesota, being 2.50 feet on either side of the following described centerline:

Commencing at the Northeast Quarter corner of said Southeast Quarter; thence North 89 degrees 03 minutes 06 seconds West, assumed bearing along the North line of said of the Southeast Quarter, a distance of 1307.99 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 32 minutes 29 seconds West, along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 1331.88 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 24 minutes 45 Seconds West, along the south line of the Northwest Quarter of the Southeast Quarter, a distance of 260.26 feet; thence North 00 degrees 35 minutes 15 seconds East, 141.91 feet; thence North 45 degrees 10 minutes 55 seconds West, 22.51 feet to the point of beginning of the centerline to be described; thence South 46 degrees 08 minutes 48 seconds West, 17.31 feet; thence South 68 degrees 25 minutes 16 seconds West, 127.18 feet and terminating thereat.

Note: The sidelines of said easement are to be lengthened or shortened to terminating on a line bearing North 45 degrees 10 minutes 55 seconds West and South 45 degrees 10 minutes 55 seconds East from the point of beginning and North 20 degrees 05 minutes 08 seconds West and South 20 minutes 05 minutes 08 seconds East from the point of termination.

Containing 722 square feet (0.017 acres) more or less.

SURVEY PERFORMED FOR:  1500 Corporate Drive Cantonburg, PA 15317										
SURVEY COORDINATED BY: GEOLINE SURVEYING, INC. 13430 NW 10th Terrace, Suite A, Alachua, FL 32615 Tele: (386) 418-0500 Fax: (386) 462-9986										
SURVEY PERFORMED BY: Design: Title Engineering & Land Surveying 3339 W. 25. German, Suite 250, St. Cloud, MN, 56301 Tele: (320) 217-8557 Fax: (320) 217-8597										
DRAWN BY: <u>DSB</u> CHECKED BY: <u>DSB</u> JOB NO: <u>21020007</u>										
SURVEYOR'S CERTIFICATION: I hereby certify to Crown Castle and Fidelity National Title Insurance Company: SURVEYOR NAME: <u>Jonathan D. Schuette</u>										
										
LEASE AREA ZONING: R-1 - Single Dwelling Unit										
LEASE AREA FLOOD NOTE: ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27023C026 IF, EFFECTIVE NOVEMBER 04, 2014, AND NOT A SPECIAL FLOOD HAZARD AREA.										
BASIS OF NORTH: Assumed North, Bearing of North 89°03'06" West on the North line of the Southeast Quarter of Sec. 29, T117N, R21W, Hennepin County, MN.										
NOTES: 1. SURVEY PERFORMED ON 3/13/2020. 2. DATA PROJECTED IN HENNEPIN COUNTY COORDINATE SYSTEM, NAD 83 (2011 ADJ.), WITH NAVD 88 VERTICAL DATUM. 3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES BY GPSR, INC. ON 3/13/2020. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE AND THOSE LOCATED BY GPSR, INC. 4. NOT ALL SYMBOLS ARE IDENTICAL TO LOCUS. 5. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PARCEL. 6. AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.										
<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRWN</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>ISSUED</td> <td>DSB</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	DRWN	1		ISSUED	DSB		
REV	DATE	DESCRIPTION	DRWN							
1		ISSUED	DSB							
SITE INFORMATION: Name: Highland Park BUN: 824532 Address: 5200 Doncaster Way Edina, MN 55438 County: HENNEPIN COUNTY										
SITE LOCATED IN: SECTION 29, TOWNSHIP 117 NORTH, RANGE 21 WEST										
AS-BUILT SURVEY										
SHEET TITLE: LEGAL DESCRIPTIONS										
SHT NAME: V-07 SHT NO: 7 OF 7										

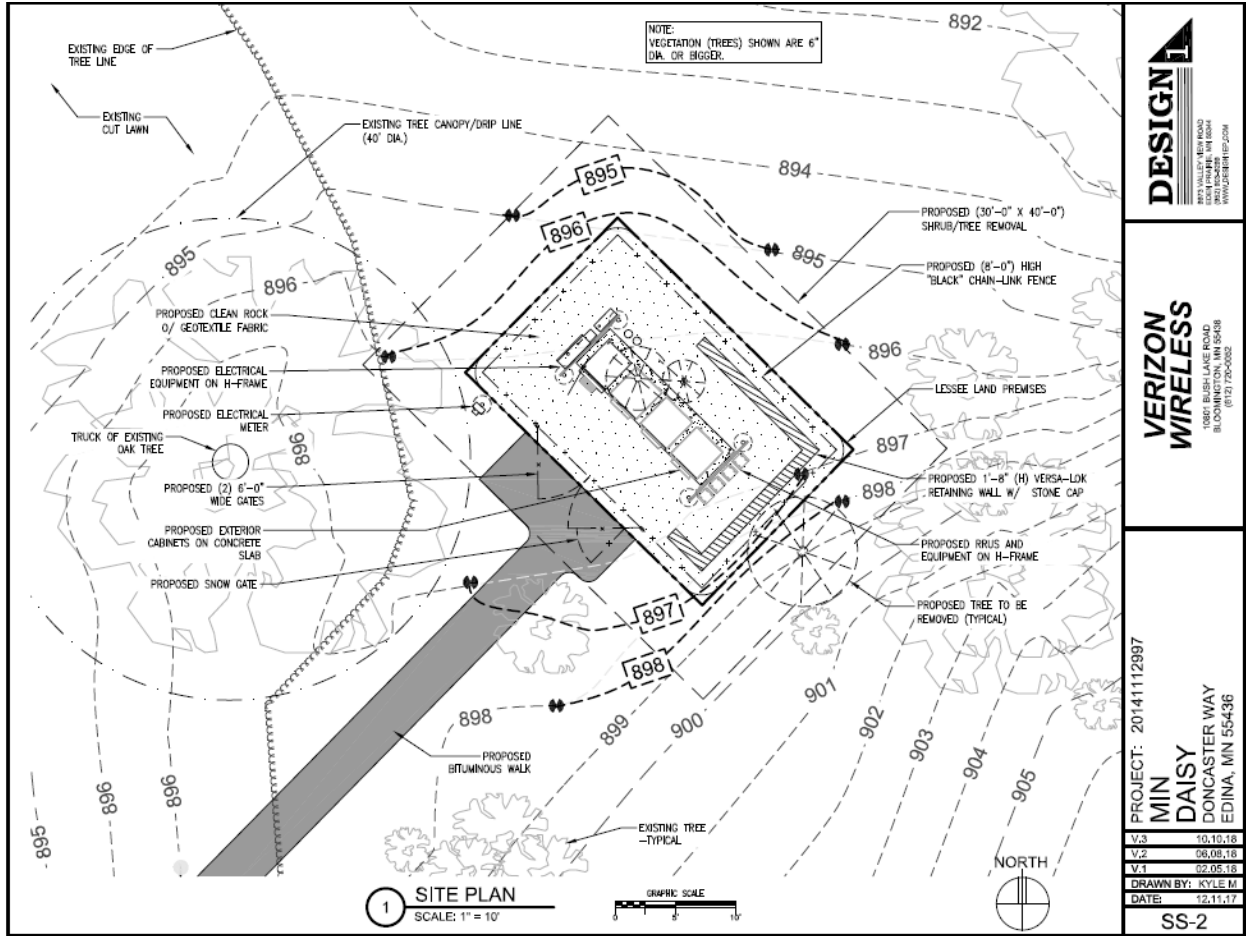


SS-1

PROJECT: 20141112997
MIN DAISY
 DONCASTER WAY
 EDINA, MN 55436

VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 (612) 720-0052

DESIGN 1
 9973 VALLEY VIEW ROAD
 Eagan, MN 55124
 (952) 934-9299
 WWW.DESIGN1EPC.COM



DESIGN 1
 1000 VALLEY VIEW ROAD
 EDINA, MINN. 55424
 WWW.DESIGN1INC.COM

VERIZON WIRELESS
 10807 BUSH LAKE ROAD
 EDINA, MN 55436
 (612) 720-2032

PROJECT: 2014112897
MIN DAISY
 DONCASTER WAY
 EDINA, MN 55436

V.3	10.10.18
V.2	08.08.18
V.1	02.05.18
DRAWN BY:	KYLE M
DATE:	12.11.17

SS-2