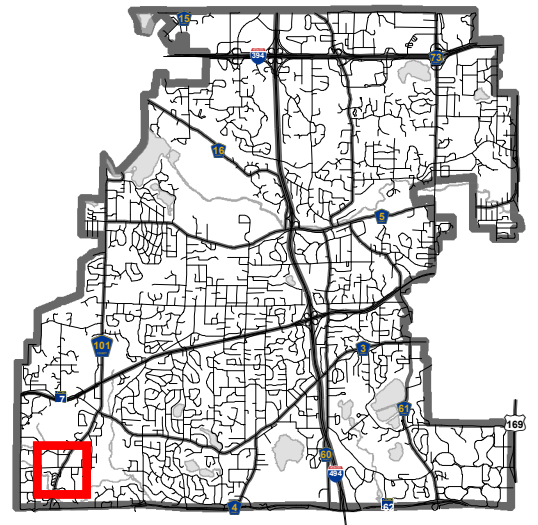
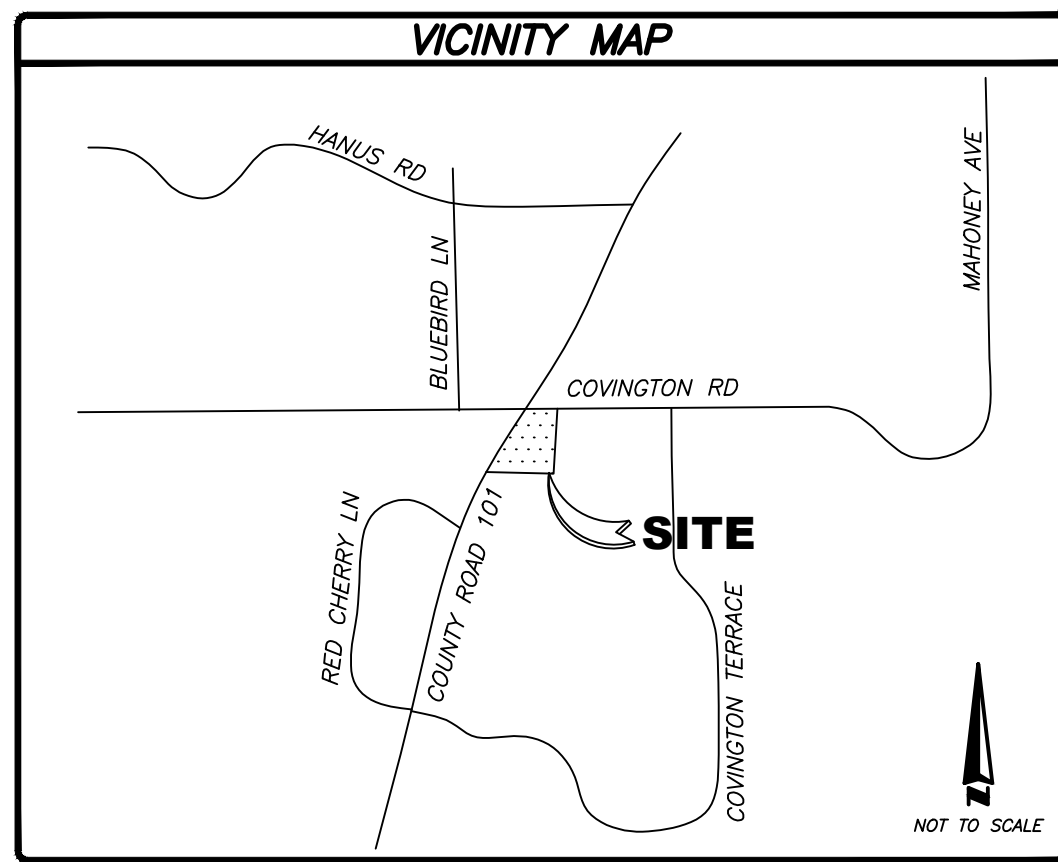




### Location Map

Project: Mtka Heights Apts office  
Address: 18393 Covington Road





**SURVEYOR'S NOTES**

PER TABLE A ITEM 1; MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS OTHERWISE SHOWN HEREON.

PER TABLE A ITEM 2; 18393 COVINGTON RD, MINNETONKA MN WAS DISCLOSED IN DOCUMENTS PROVIDED AND OBSERVED AS POSTED AT THE TIME OF THE SURVEY.

PER TABLE A ITEM 4; PROPERTY CONTAINS: 0.62 ACRES (27,364 SQ. FT.) OF GROSS LAND AREA.

PER TABLE A ITEM 8; SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

PER TABLE A ITEM 13; ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE HENNEPIN COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.

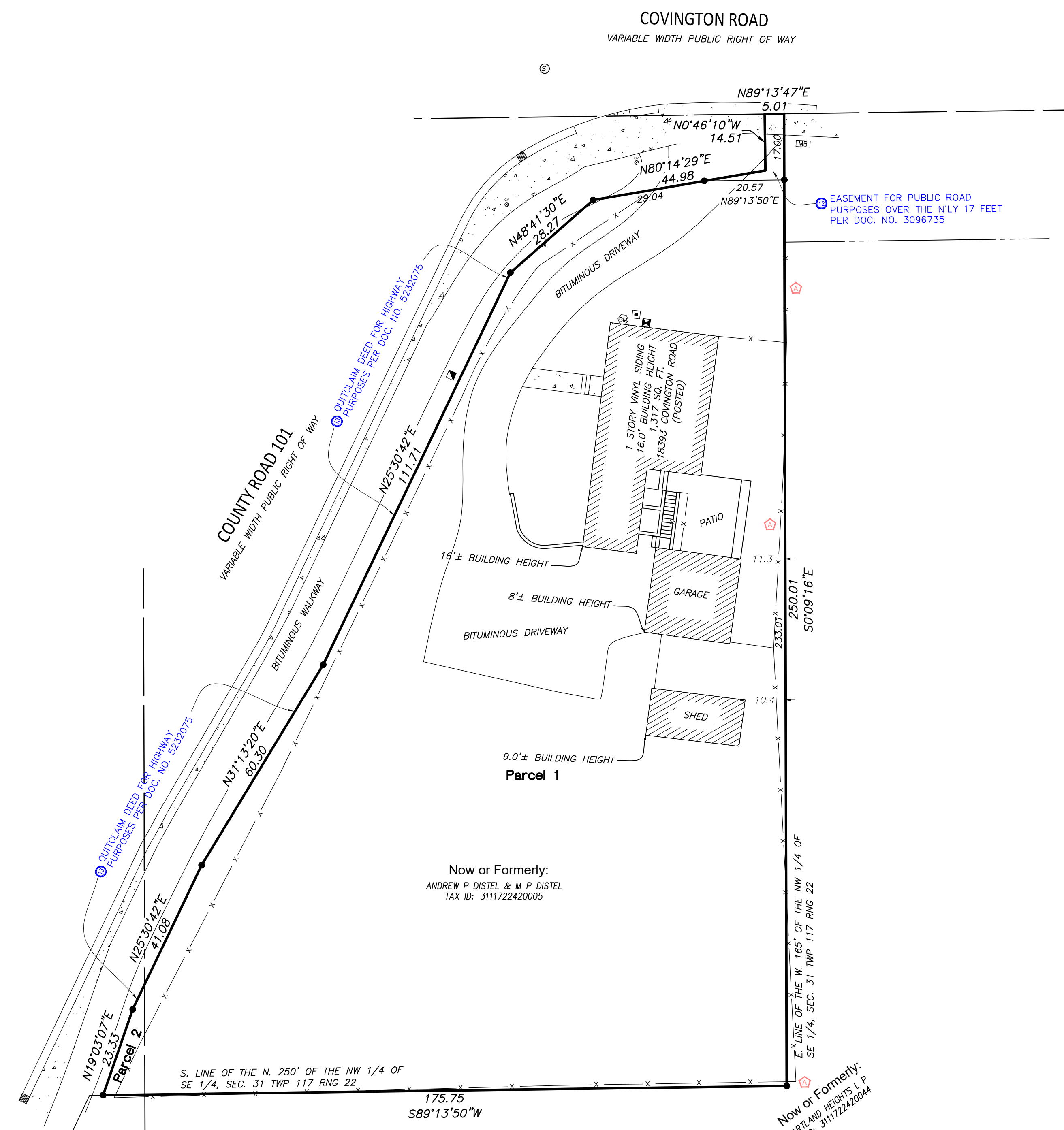
PER TABLE A ITEM 16; THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.

PER TABLE A ITEM 17; THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

1. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES, BURIAL GROUNDS, OR INDIVIDUAL GRAVE SITES.
2. BASED ON OBSERVED EVIDENCE ONLY THERE IS NO EVIDENCE OF LAKES, CREEKS OR STREAMS WITHIN SUBJECT PROPERTY.
3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
4. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.
5. THIS BEARING SYSTEM IS BASED ON HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT.
6. PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO AND FROM COVINGTON RD A DULY DEDICATED PUBLIC RIGHT OF WAY.

**FLOOD INFORMATION**

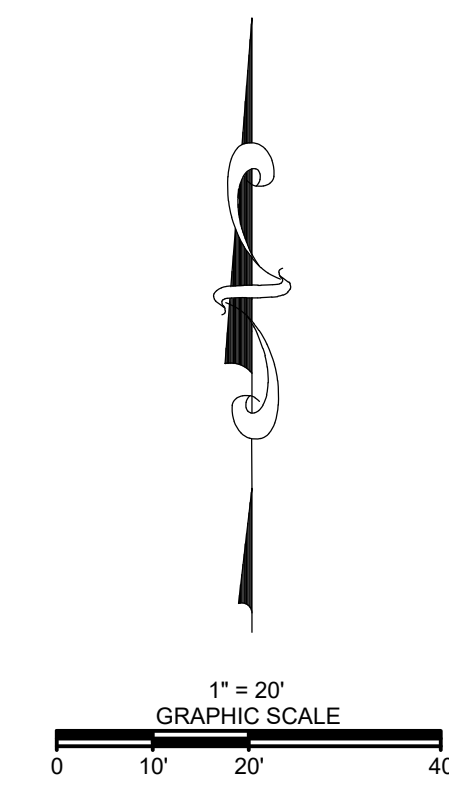
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27053C0318F, WHICH BEARS AN EFFECTIVE DATE OF 11/4/2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



**SIGNIFICANT OBSERVATIONS**

FENCE LINE CROSS ONTO AND OFF OF SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT (OWNERSHIP UNKNOWN)

- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. 57070
- ⊠ ELECTRIC METER
- ⊠ UTILITY PEDESTAL
- ⊠ AC UNIT
- ⊠ LIGHT POLE
- ⊠ GAS METER
- ⊠ MAIL BOX
- ⊠ UNKNOWN MANHOLE
- ⊠ STORM INLET SQUARE
- ⊠ SANITARY MANHOLE



**TITLE DESCRIPTION**

Par 1: That part of the north 250 feet of the west 165 feet of the Northwest Quarter of the Southeast Quarter of Section 31, Township 117, Range 22, Hennepin County, Minnesota, which lies southeasterly of the center line of State Trunk Highway No. 101.

Par 2: That part of the north 250 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 117, Range 22, Hennepin County, Minnesota, which lies easterly of the center line of State Trunk Highway No. 101.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON BURNET TITLE INSURANCE COMPANY COMMITMENT NO. 2164023-05316 HAVING AN EFFECTIVE DATE OF 6/8/2023 AT 7:00 A.M.

**NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**

12. The following appear(s) as recital(s) on the Certificate of Title: Subject to a Mortgage in favor of Lakeland Mortgage Corporation, dated December 13, 1996 and recorded January 7, 1997 as County Recorder Document No. 6882999 to secure the principal sum of \$99,591.00 which Mortgage has been assigned in favor of Norwest Mortgage, Inc., a California corporation by an instrument recorded on January 28, 1997, as county Recorder Document No. 6692502.

Subject to an easement in favor of the City of Minnetonka for public road purposes over the Northernly 17 feet of Parcel 1, as determined in Torrens Case No. 20197, Order Doc. No. 3096735. Subject to a highway easement in favor of the County of Hennepin for County State Aid Highway No. 101. Subject to right or encumbrances which may be subsisting, specified in Section 508.25, Chapter 508, Minnesota Statutes, and all acts amendatory thereof. (PLOTTED AND SHOWN HEREON)

13. The following appear(s) as a memorial(s) on the certificate of Title: Order and Decree of Registration, filed December 15, 1998 as document No. 3096735, Directing registration of above land pursuant to Minnesota Statutes, Chapter 508 on all acts amendatory thereof. Quit claim deed filed February 5, 2015 as Document No. 5232075, county of Hennepin. Granting an easement for highway purposes over a part of above land and a temporary easement for construction purposes over a part of above land. Said temporary easement to begin May 1, 2015 and expire on June 30, 2017 with an option to extend for 2 successive 6 month periods. Parcel 73 (PLOTTED AND SHOWN HEREON)

**ALTA/NSPS Land Title Survey**

for  
**18393 Covington Rd**  
 NWS Project No. 23660  
 18393 Covington Rd  
 Minnetonka, MN 55345

BASED UPON TITLE COMMITMENT NO. 2164023-05316  
 OF BURNET TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF 06/08/2023

Surveyor's Certification

To: Burnett Title Insurance Company; Heartland Heights Limited Partnership:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 7a, 7b1, 7c, 8, 13, 16, and 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/06/2023.

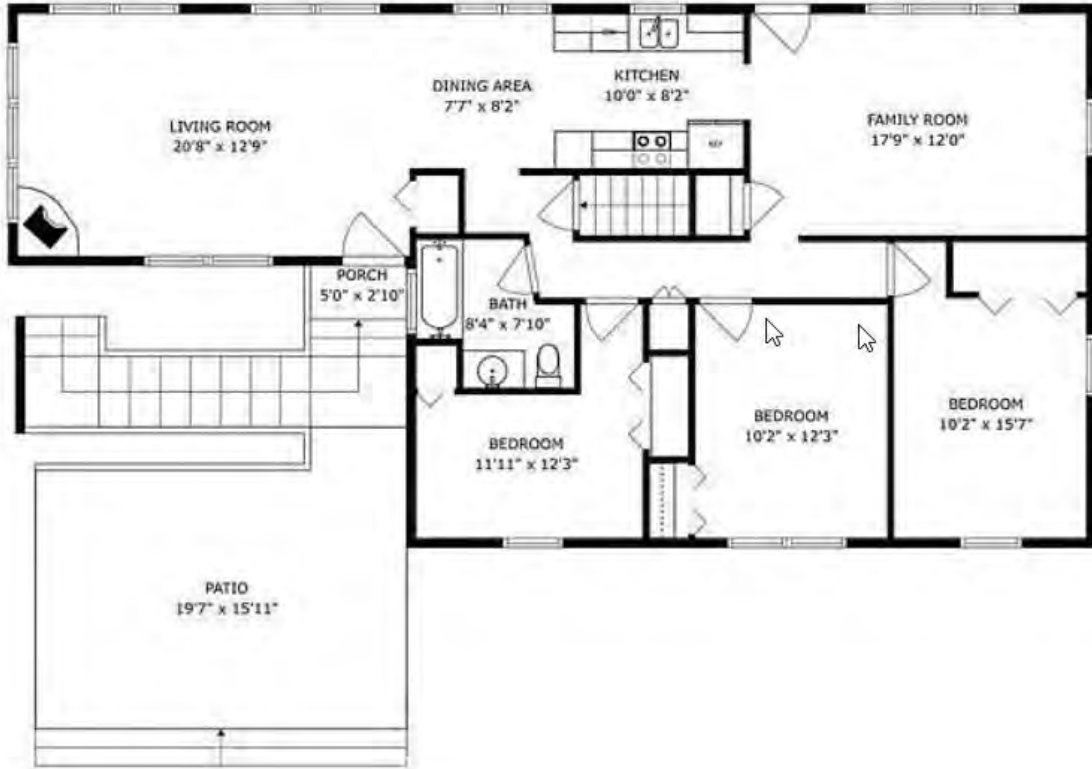
KALEB J. KADELBACH  
 LICENSE NO.: 57070  
 DATE OF FIELD SURVEY: 6/27/2023  
 DATE OF LAST REVISION:  
 NWS PROJECT NO.: 23660

7/10/2023  
 DATE

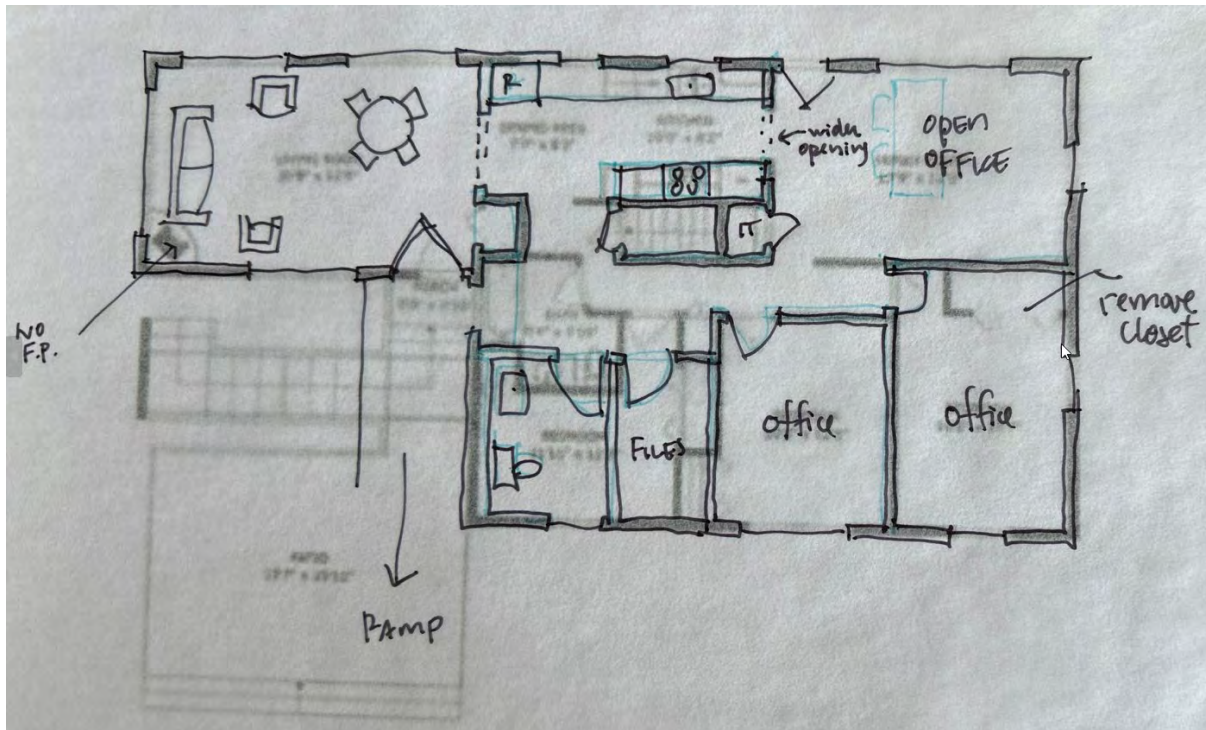
SHEET 1 OF 1

**NORTHWESTERN SURVEYING & ENGINEERING, INC.**

Existing Plans:



Future Plans:



## Purpose of Rezoning:

Heartland Heights Limited Partnership purchased 18393 Covington Rd, Minnetonka, MN 55345 on 7/12/2023. Currently it is classified as residential and zoned R-1. This application request is to update the zoning classification to R-4. Please see below for our written statement on the purpose of this rezoning request.

We are the owners of Minnetonka Heights Apartments (5809 County Rd. 101, Minnetonka, MN 55345) which is the parcel directly south of 18393 Covington Rd, as you'll see in the screenshot included on page 2. Minnetonka Heights Apartments is a 176-unit affordable property that is zoned R-4.

Our ownership group is purchasing the house with the intention to utilize it as an on-site management office and maintenance shop for Minnetonka Heights. We're dedicated to supplying our residents with an exemplary on-site management team for all their needs. However, there isn't a true/dedicated management office or maintenance shop there at this time. The on-site staff is working from one of the apartment units which they are starting to outgrow.

For some more color, we partner with the YMCA to host after school programs for kids living at the property. The existing 'office' and community room does not have enough space for our growing numbers of participants. Utilizing 18393 Covington Rd as an on-site office would allow us to continue to grow the program that Heartland is so passionate about (see attached brief for more information on the YMCA Neighborhood Centers). It also has ample space for our two on-site Community Managers to office out of, as well as additional garages for our on-site maintenance team to use (which they desperately need). We also wanted to mention that there would only be a total of two on-site staff members that would work out of the office, so there will be limited impact on traffic and activity there, if any at all.

There aren't any plans to tear down any of the existing structures or build any brand-new structures. Our plans include:

1. Refit the existing home as the on-site dedicated management office. Please see the attached current and proposed sketches. Details of the future plans are bullet pointed below:
  - a. The future plans outline the addition of an ADA ramp ensuring seamless entry and exit for people using wheelchairs or other mobility aids.
  - b. As the owners of the adjacent parcel behind the home, we'll be utilizing the existing parking lot to add additional parking spaces to comply with any necessary parking requirements.
  - c. The future plans outline the renovation of the upstairs area which include:
    - i. Refitting the existing living room to a small lounge/waiting area for resident reception;
    - ii. Refitting the existing bedrooms to three (3) office spaces;
    - iii. Renovation and finish updates to the bathroom and kitchen.
  - d. The future plans include minor finish updates as needed to the basement.

2. Refit the existing garages as maintenance shops to store supplies, maintenance tools, and general property management equipment (i.e., snow blowers, golf cart, etc.).

We believe that this will benefit all parties involved. Our on-site team will have the necessary space to provide the exemplary management and maintenance service that Heartland is known for. We will also then be able to move out of the existing apartment unit and provide housing to an additional low-income family from our lengthy waitlist!

We met with City officials in April of 2023 and went over our proposed plan laid out above. They indicated that in order to be able to use the home as an office, it would need to be rezoned to R-4. However, they were optimistic that this would obtain approval, since that 18393 Covington Rd parcel is already in the 2030 Comprehensive Plan to be zoned as R-4. Please feel free to reach out to any of the contacts listed below with any questions or if there are additional requests. Thank you for your consideration!

Heartland Heights Limited Partnership

(Enclosures: Applicant contact details, zoning screenshot, YMCA program brief, existing plans, and future plan sketches)

Main POC – Sr. Project Manager: TJ LaDuke ([tladuke@hrii.com](mailto:tladuke@hrii.com))

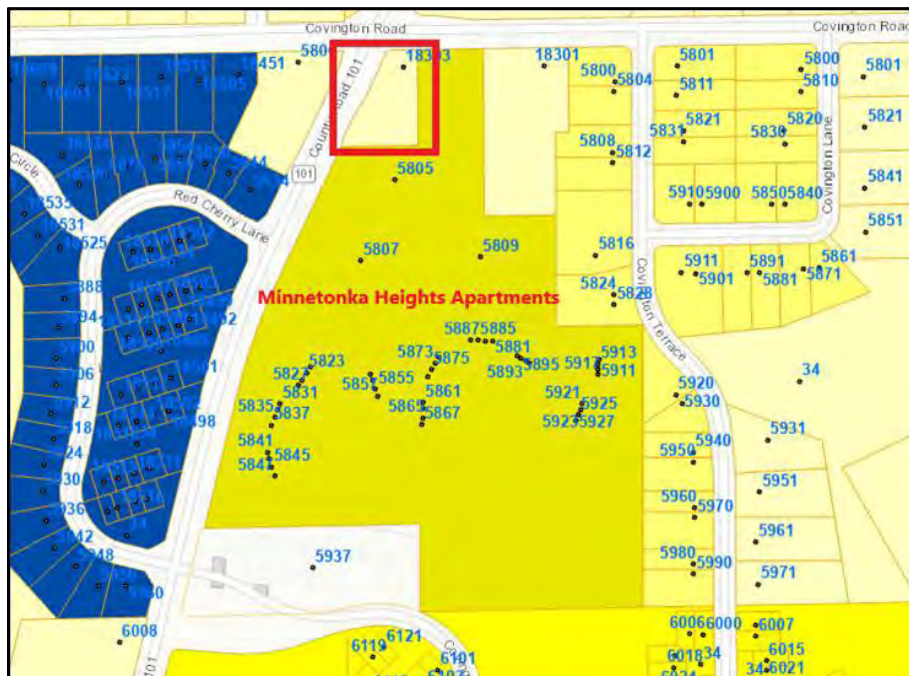
Vice President – Acquisitions: Mat hew Walter ([mwalter@hrii.com](mailto:mwalter@hrii.com))

Vice President – Operations: David Walter ([dwalter@hrii.com](mailto:dwalter@hrii.com))

Director of Project Management: Jenny Anderson ([janderson@hrii.com](mailto:janderson@hrii.com))

CFO: Steven Perkins ([sperkins@hrii.com](mailto:sperkins@hrii.com))

Regional Property Manager: Sarah Walter ([swalter@hrii.com](mailto:swalter@hrii.com))



## Neighborhood Centers

YMCA Neighborhood Centers were created with community in mind. During a time when many government entities were focused on bringing services to the community and partnering with the community, the Y stepped up and developed cutting edge youth programming that would be provided inside affordable housing complexes across the Twin Cities, thus eliminating transportation and financial barriers to participation for those most in need. Over the past 18 years these community-based programs have been strategically developed with a multi-generational approach to serve entire families, providing an unparalleled opportunity to meet basic needs and position families for a long-term path out of poverty. This is done by focusing on supporting families in the areas of critical needs, education, postsecondary & employment pathways, health & wellbeing, civic engagement, social capital and economic assets.

At the onset of the COVID-19 pandemic the response at Neighborhood Centers has been fast and powerful. Each of our Neighborhood Centers shifted into a Community Resource Hub providing families with cleaning supplies, paper products, hygiene items, and fresh food. In collaboration with local school districts students were offered virtual tutoring, academic support materials, school supplies, and take home enrichment activities. Adult residents were supported with assistance applying for unemployment and submitting housing/government paperwork, as well as job and career readiness resources.

The Neighborhood Centers have always journeyed with youth and families during times of crisis and trauma. Team members are all provided training in Trauma Informed Care, Adverse Childhood Experiences, Dimension of Diversity & Cultural Lenses, as well as hands on experience at the YMCA Equity Innovation Center.

Acknowledging the murder of George Floyd and the subsequent uprising in our community, we know that once again the Neighborhood Centers will provide an important role in these communities. As we move forward our approach will consist of healing, rebuilding, and advocacy. All of this will be led by the community and done in partnership with the youth and families.

**Healing:** sharing circles, meditation, movement, arts

**Rebuilding:** basic needs, equity education, job/career development, volunteer projects

**Advocacy:** systems analysis, community and systemic change, local action groups



On site monthly food shelves provide families with the opportunity to receive fresh meat, produce, dairy, and shelf stable food items



Generous donations of books and board games provided families with fun things to do together



Reminding families that we support them and their lives matter