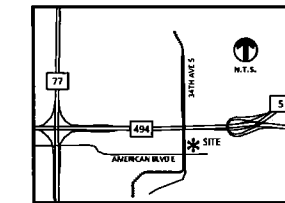


VICINITY MAP



LEGEND

- FOUND MONUMENT
- SET MONUMENT
- MARKED L521729
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- TRANSFORMER
- LIGHT
- GROUND LIGHT
- GUARD POST
- SIGN
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- FLAG POLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- DEED DISTANCE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- RETAINING WALL
- SPOT ELEVATION
- CONTOUR
- EASEMENT LINE
- TREE LINE
- CONCRETE CURB
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- BRICK PAVEMENT SURFACE
- LANDSCAPE MULCH SURFACE
- GRAVEL SURFACE
- NO PAVING SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- REGULAR PARKING
- STALL COURT

SURVEY NOTES

- The bearing system for this survey is based on the east line of Lot 1, Block 1, INTERNATIONAL AIRPORT PARK ADDITION having an assumed bearing of South 00 degrees 23 minutes 30 seconds East.
- This survey was prepared without the benefit of a title commitment or abstract and the surveyor has made no independent search for encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate title search may disclose. Therefore, this survey may be revised by showing that which would be cited in a title commitment and then illustrated on the survey.
- A Gopher State One Call (GSCOC) request was placed on 01/27/2017, under Ticket Number 170270554 for utility locates on this site. The underground utility locations, shown herein, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantee that the underground utilities shown complete all such utilities in the area, either in service or abandoned. Utility information shown herein, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown herein, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to M.S. 216.02 contact Gopher State One Call at (651) 454-0007 prior to any excavation.
- Field work was completed on 02/13/2017.
- The building(s) and exterior dimensions of the outcave wall at ground level are shown on the survey. It may not be the foundation wall.

DESCRIPTION

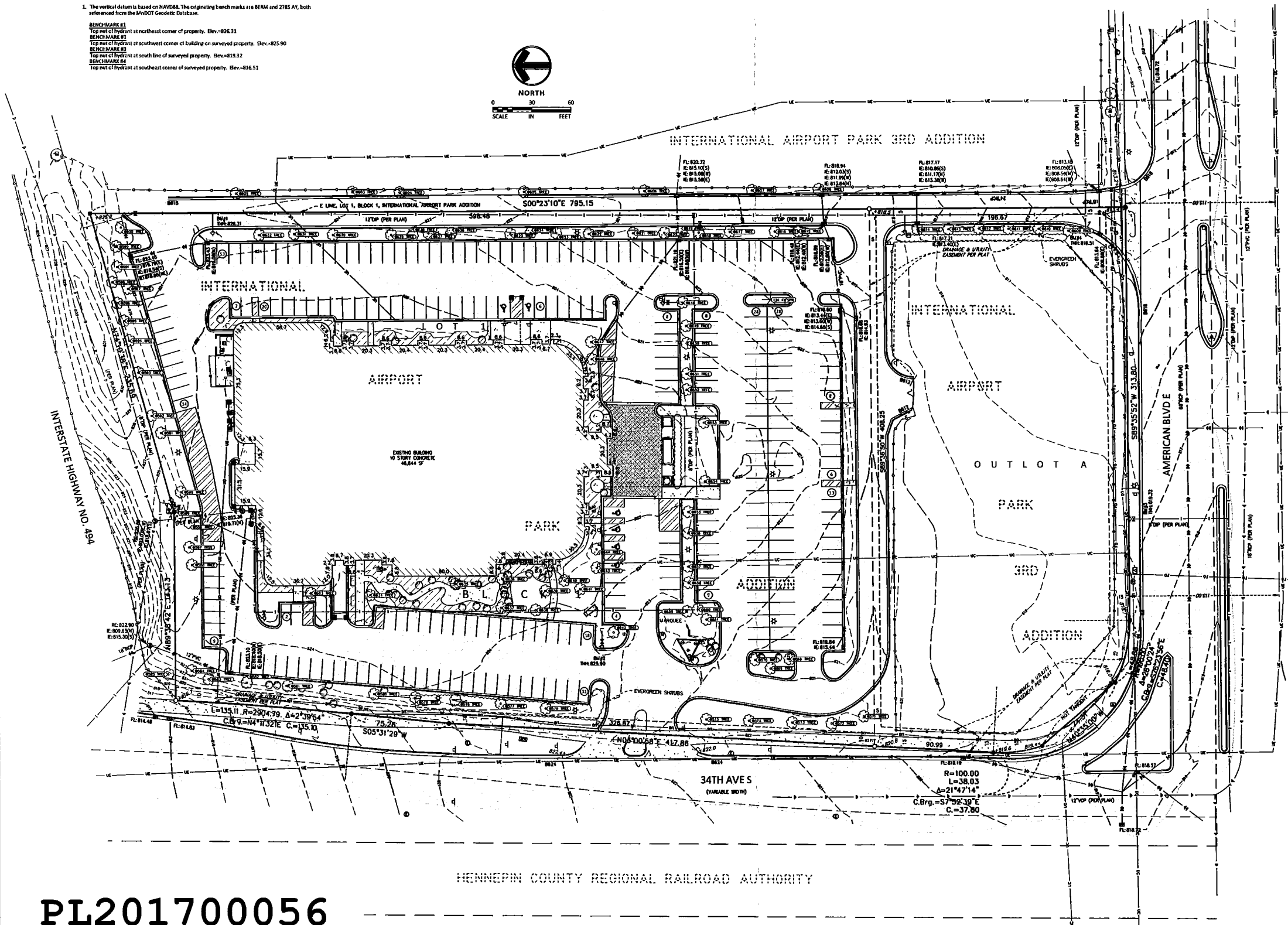
Lot 1, Block 1, INTERNATIONAL AIRPORT PARK ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
TOGETHER WITH
Outlot A, INTERNATIONAL AIRPORT PARK 3RD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

PROPERTY SUMMARY

- Subject property's addresses and property identification numbers are:
Lot 1, Block 1: 7901 34th Ave S 06-027-23-21-0003
Outlot A: 3500 American Blvd E 06-027-23-21-0008
- The gross area of the subject property is 6.775 Acres or 295,138 Square Feet. Areas of individual lots are:
Lot 1, Block 1: 4.970 Acres 216,493 Square Feet
Outlot A: 1.805 Acres 78,645 Square Feet
- The subject property is zoned I-2-R, High Intensity Mixed Use with Residential, per City of Bloomington zoning map dated 01/24/2017.

BENCHMARKS

- The vertical datum is based on NAVD83. The originating bench marks are BIRM and 2785 AT, both referenced from the MNDOT Geodetic Database.
- BENCHMARK #1**
Top of monument at northeast corner of property. Elev. = 826.33
BENCHMARK #2
Top of monument at southwest corner of building on surveyed property. Elev. = 825.90
BENCHMARK #3
Top of monument at south line of surveyed property. Elev. = 819.32
BENCHMARK #4
Top of monument at southeast corner of surveyed property. Elev. = 816.51



Tree Number	Size	Tree Name
285	4	Spruce - Colorado (Picea pungens)
286	4	Spruce - Colorado (Picea pungens)
270	4	Spruce - Colorado (Picea pungens)
271	4	Pine - Red (Pinus resinosa)
272	3	Locust - Honey (Gleditsia macracarpa)
273	6	Locust - Honey (Gleditsia macracarpa)
274	9	Locust - Honey (Gleditsia macracarpa)
275	9	Locust - Honey (Gleditsia macracarpa)
276	13	Locust - Honey (Gleditsia macracarpa)
277	13	Locust - Honey (Gleditsia macracarpa)
278	13	Locust - Honey (Gleditsia macracarpa)
279	13	Locust - Honey (Gleditsia macracarpa)
280	14	Locust - Honey (Gleditsia macracarpa)
281	24	Locust - Honey (Gleditsia macracarpa)
282	24	Pine - Red (Pinus resinosa)
283	24	Pine - Red (Pinus resinosa)
284	12	Pine - Red (Pinus resinosa)
285	16	Pine - Red (Pinus resinosa)
286	11	Pine - Red (Pinus resinosa)
287	12	Pine - Red (Pinus resinosa)
288	12	Pine - Red (Pinus resinosa)
289	14	Pine - Red (Pinus resinosa)
290	26	Basswood (Tilia americana)
291	11	Crab Apple (Malus spp.)
292	13	Crab Apple (Malus spp.)
293	22	Ash - Green (Fraxinus pennsylvanica)
294	13	Pine - Red (Pinus resinosa)
295	12	Pine - Red (Pinus resinosa)
296	12	Pine - Red (Pinus resinosa)
297	12	Pine - Red (Pinus resinosa)
298	12	Pine - Red (Pinus resinosa)
299	14	Pine - Red (Pinus resinosa)
300	13	Pine - Red (Pinus resinosa)
301	26	Basswood (Tilia americana)
302	6	Aspen - Quaking (Populus tremuloides)
303	6	Aspen - Quaking (Populus tremuloides)
304	6	Aspen - Quaking (Populus tremuloides)
305	12	Aspen - Quaking (Populus tremuloides)
306	6	Aspen - Quaking (Populus tremuloides)
307	4	Aspen - Quaking (Populus tremuloides)
308	7	Aspen - Quaking (Populus tremuloides)
309	3	Maple - Red (Acer rubrum)
310	3	Maple - Red (Acer rubrum)
311	6	Maple - Red (Acer rubrum)
312	6	Maple - Red (Acer rubrum)
313	6	Maple - Red (Acer rubrum)
314	3	Maple - Red (Acer rubrum)
315	13	Basswood (Tilia americana)
316	7	Maple - Red (Acer rubrum)
317	13	Ash - Green (Fraxinus pennsylvanica)
318	4	Crab Apple (Malus spp.)
319	14	Pine - Red (Pinus resinosa)
320	14	Pine - Red (Pinus resinosa)
321	8	Crab Apple (Malus spp.)
322	13	Pine - Red (Pinus resinosa)
323	14	Basswood (Tilia americana)
324	13	Basswood (Tilia americana)
325	13	Basswood (Tilia americana)
326	12	Pine - Red (Pinus resinosa)
327	16	Pine - Red (Pinus resinosa)
328	11	Pine - Red (Pinus resinosa)
329	11	Pine - Red (Pinus resinosa)
330	13	Ash - Green (Fraxinus pennsylvanica)
331	13	Crab Apple (Malus spp.)
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HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY