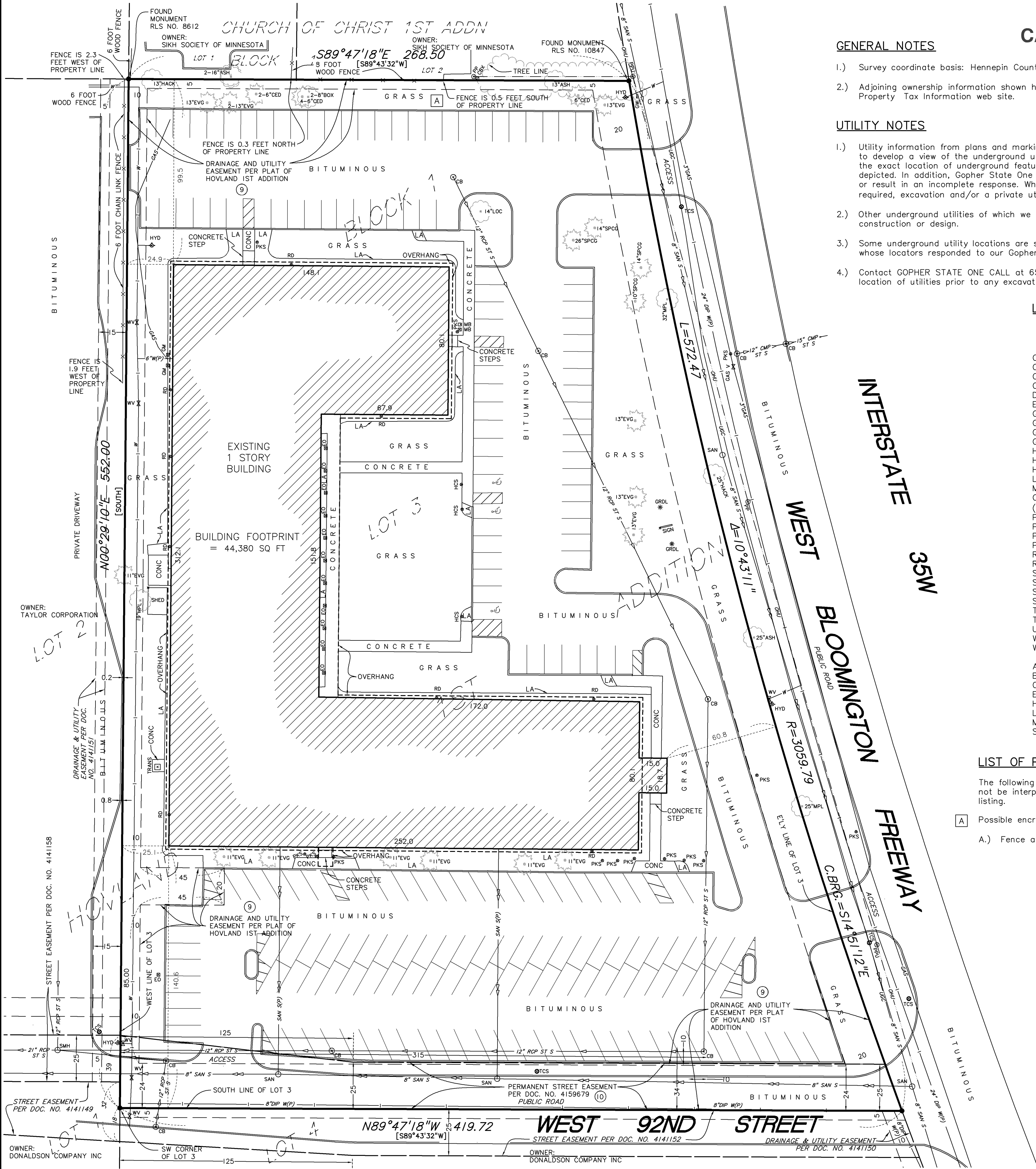




CASE FILE #PL201800067

GENERAL NOTES

- 1.) Survey coordinate basis: Hennepin County Coordinate System.
- 2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 173242207.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

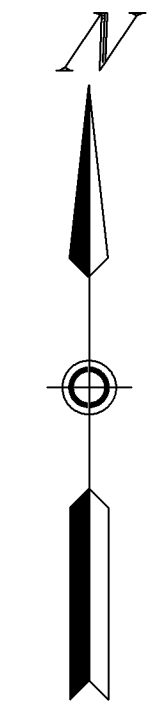
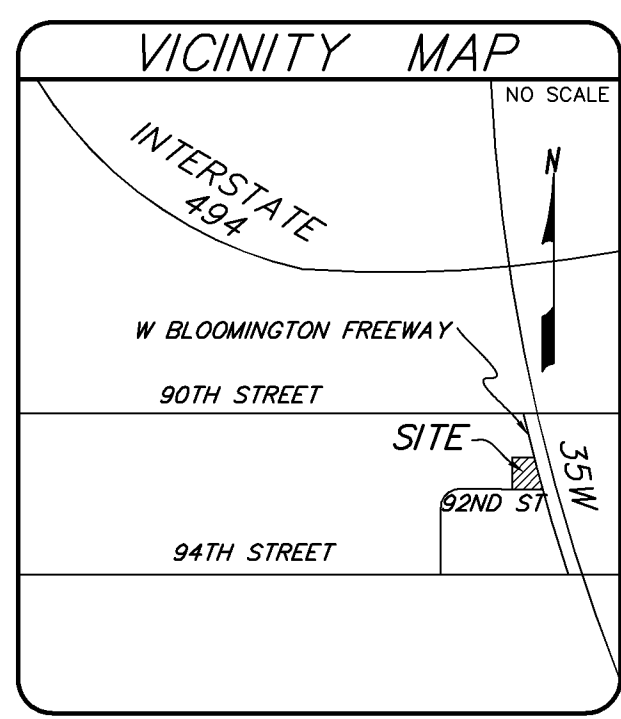
LEGEND

- Denotes found iron monument, R.L.S. #44655 [Unless noted otherwise]
- CB Denotes catch basin
- CBX Denotes communication box
- CMP Denotes corrugated metal pipe
- CONC Denotes concrete flatwork
- DIP Denotes ductile iron pipe
- EO Denotes electric outlet
- GAS V Denotes gas valve
- GM Denotes gas meter
- GRDL Denotes ground light
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HYD Denotes fire hydrant
- LA Denotes landscaping
- MB Denotes mailbox
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- W Denotes water line
- WV Denotes water valve
- ASH Denotes Ash tree
- BOX Denotes Boxelder tree
- CED Denotes Cedar tree
- EVG Denotes evergreen tree
- HACK Denotes Hackberry tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SPCG Denotes Colorado Green Spruce tree

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A Possible encroachments are indicated on survey with boxed letters as listed below.
- A.) Fence at northerly property line



DESCRIPTION OF PROPERTY SURVEYED

(Per Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company Commitment for Title Insurance File No. 53758, Effective Date: October 30, 2017)

Lot 3, Block 1, Hovland 1st Addition, Hennepin County, Minnesota.

Abstract Property

PLAT RECORDING INFORMATION

The plat of Hovland 1st Addition was filed of record on May 4, 1970, as Document No. 3826656.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company Commitment for Title Insurance File No. 53758, Effective Date: October 30, 2017, was relied upon as to matters of record.

Schedule B Exceptions:

- 1 Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- 9.) Easement for utilities and drainage as shown on the recorded plat of Hovland 1st Addition. [shown on survey]
- 10.) Easement for street purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated August 14, 1975, filed August 22, 1975, as Document No. 4159679. [shown on survey]
- 11.) Easement for cable communications and/or telecommunications purposes, in favor of Time Warner Cable, its successors and assigns, as created in document dated December 15, 2003, filed January 7, 2005, as Document No. 8504531. [Blanket easement]

FLOOD ZONE NOTES

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2752300458F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

PARKING

195	Regular Spaces
3	Handicap Spaces
198	Total Spaces

AREA

184,846 square feet or 4.243 acres

SEE SHEET 2 FOR TOPOGRAPHY

SURVEYOR'S CERTIFICATION

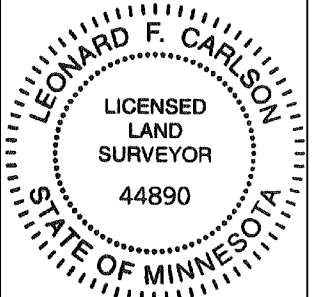
To: Oak Management & Development Company, a Minnesota corporation; Programmed Land, Inc., a Minnesota corporation; Commercial Partners Title, LLC and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a), 7(b)(1), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on November 21, 2017.

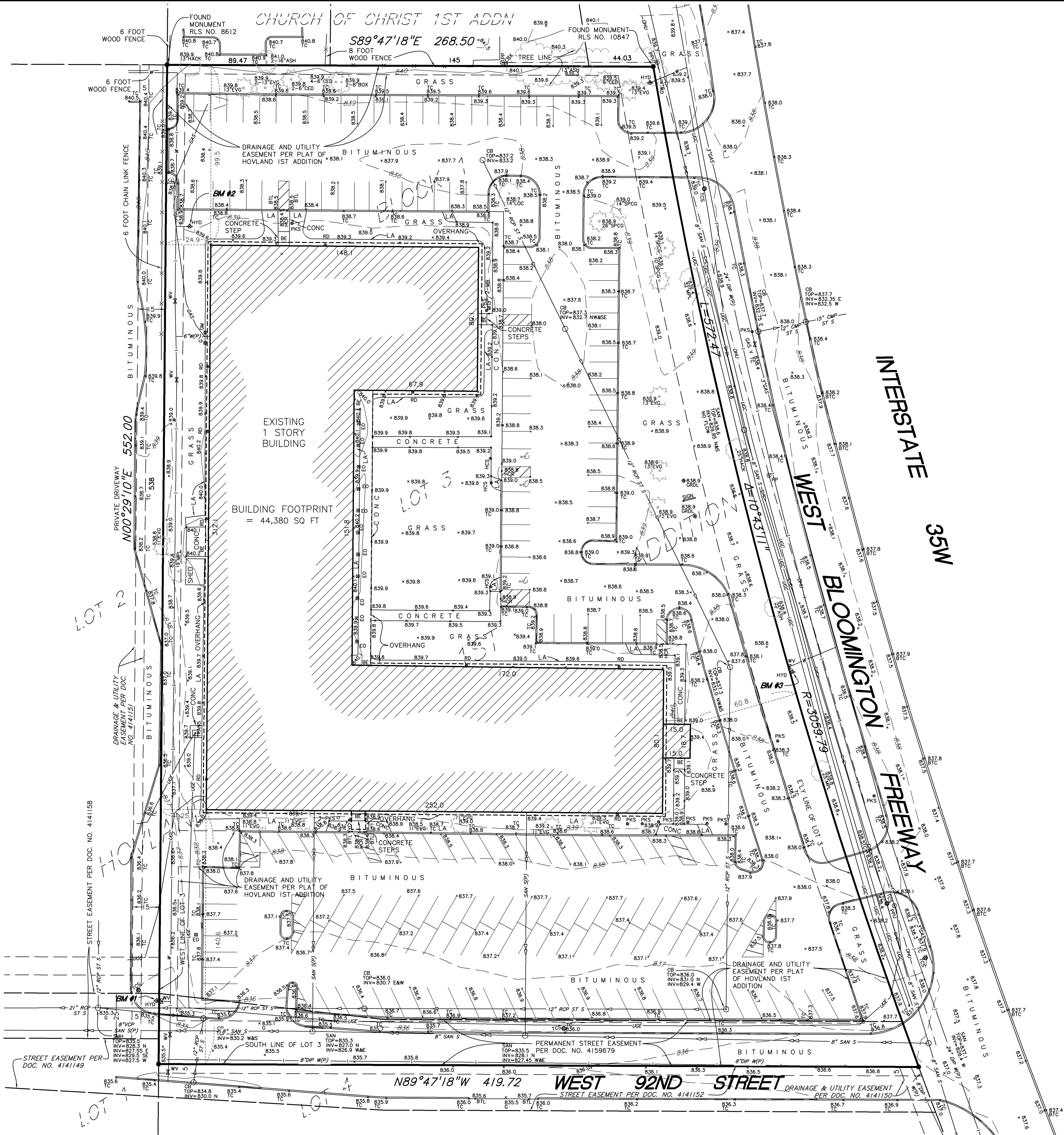
Dated this 14th day of December, 2017.

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
	DPO	
Drawing Title: ALTA / NSPS LAND TITLE SURVEY FOR: OAK MANAGEMENT & DEVELOPMENT CO. 9100 W BLOOMINGTON FREEWAY BLOOMINGTON, MINNESOTA		
SUNDE LAND SURVEYING www.sunde.com		
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526)		Date: 12/14/2017
Project: 2017-221 Bk/Pg: 879/40		Sheet: C-002
Township: 027 Range: 24 Section: 09		
File: 2017221001-ALTA.dwg		



LEGEND

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- HACK Denotes Hackberry tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SPCG Denotes Colorado Green Spruce tree

BENCH MARKS (BM)

(NAVD 88)

- 1.) Top of top nut of fire hydrant at SW corner of site
Elevation = 837.95 feet
- 2.) Top of top nut of fire hydrant near NW building corner
Elevation = 841.79 feet
- 3.) Top of top nut of fire hydrant west of W. Bloomington Freeway, first hydrant north of 92nd Street
Elevation = 840.51 feet



30 0 30 60
SCALE IN FEET

Dated this 14th day of December, 2017

Certified by: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date
	DPO	

Drawing Title:
**ALTA / NSPS LAND TITLE SURVEY FOR:
OAK MANAGEMENT & DEVELOPMENT CO.
9100 W BLOOMINGTON FREEWAY
BLOOMINGTON, MINNESOTA**

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2017-221	Bk/Pg: 879/40	Date:
Township: 027	Range: 24	Section: 09
File: 2017221001.dwg		Sheet: C-003