

Lot 1, Block 1, Hays Penn Avenue 2nd Addition, Hennepin County, Minnesota.

Together with easements and benefits contained in Declaration of Reciprocal Easements dated July 1, 2000, filed July 30, 2000, as Document No. 7318162.
Abstract Property

Lot 2, Block 1, Hays Penn Avenue 2nd Addition, Hennepin County, Minnesota.

Together with easements and benefits contained in Declaration of Reciprocal Easements dated July 1, 2000, filed July 30, 2000, as Document No. 7318162.
Abstract Property

Lot 2, Block 1, Hays Penn Avenue 6th Addition, Hennepin County, Minnesota.

Together with easements and benefits contained in Declaration of Reciprocal Easements dated July 1, 2000, filed July 30, 2000, as Document No. 7318162.

Lot 1, Block 1, Hays Penn Avenue 6th Addition, Hennepin County, Minnesota.

Together with easements and benefits contained in Declaration of Reciprocal Easements dated July 1, 2000, filed July 30, 2000, as Document No. 7318162.

The plat of HAYS PENN AVENUE 2ND ADDITION was filed of record on September 19, 1974, as Document No. 4107344. The plat of HAYS PENN AVENUE 6TH ADDITION was filed of record on , as Document No.

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

Stewart Title Guaranty Company Commitment for Title Insurance File No. 39525 First Supplemental, commitment date December 15, 2015, issued by Commercial Partners Title, LLC, was relied upon as to matters of record.

① Exceptions are indicated on survey with circled numbers where applicable.

10. Easement for street and temporary easement for construction, in favor of the City of Bloomington, as created in document dated May 20, 2004, filed April 21, 2004, as Document No. 8358386, in Document No. 8010431 filed April 11, 2003, and in Document No. 8010432 filed April 11, 2003. (Parcels 1, 2 and 4) [shown on survey]

11. Easement for utilities and drainage as shown on the recorded plat of Hays Penn Avenue 2nd Addition. (Parcel 1)
[shown on survey]

12. Terms and conditions of and easements contained in Declaration of Reciprocal Easements dated July 1, 2000, filed June 30, 2000, as Document No. 7318162. (Parcels 1, 2, 3 and 4) [not shown on survey]

13. Terms and conditions of and easements contained in Access Easement dated June 10, 1975, filed June 13, 1975, as Document No. 4146097. (Parcels 1 and 2) [shown on survey]

14. Easement for sidewalk, in favor of City of Bloomington, as created in document dated October 1, 1974, filed November 1, 1974, as Document No. 4112754. (Parcels 1 and 2) [shown on survey]

15. Easement for street, in favor of City of Bloomington, as created in document dated September 10, 1979, filed February 29, 1980, as Document No. 4547217. (Parcel 1) [shown on survey]

16. Terms and conditions of Development Agreement dated September 15, 1995, filed September 26, 1995, as Document No. 6478299. (Parcel 1) [not shown on survey]

17. Easement for utilities and drainage as shown on the recorded plats of Hays Penn Avenue Addition and Hays Penn Avenue 2nd Addition. (Parcel 2) [shown on survey]

18. Easement for gas pipelines, in favor of Minnegasco, a division of NorAm Energy Corp., a Delaware corporation, as created in document dated June 9, 1998, filed June 29, 1998, as Document No. 6921526. (Parcel 2) [shown on survey]

19. Easement for utilities and drainage as shown on the recorded plat and the recorded plats of Hays Penn Avenue 2nd Addition, Hays Penn Avenue 3rd Addition, Hays Penn Avenue 4th Addition, and Hays Penn Avenue 6th Addition. (Parcels 3 and 4) [shown on survey]

20. Easement for bikeway, in favor of City of Bloomington, as created in document filed October 6, 1975, as Document No. 4168079. (Parcel 4) [shown on survey]

21. Easement for street, in favor of City of Bloomington, as created in document dated July 1, 1977, filed July 22, 1977, as Document No. 4301815. (Parcel 4) [shown on survey]

22. Easement for sidewalk, in favor of City of Bloomington, as created in document dated October 19, 1977, filed October 27, 1977, as Document No. 4328520. (Parcels 3 and 4) [shown on survey]

23. Terms and conditions of Resolution No. 2004-23 filed March 19, 2004, as Document No. 8316291. (Parcel 4)
[not survey related]

25. Easement for sidewalk and bikeway, in favor of City of Bloomington, as created in document dated December 22, 1975, filed January 9, 1976, as Document No. 4186115. (Parcel 3) [shown on survey]

26. Easement for drainage and utility, in favor of Bloomington Housing & Redevelopment Authority, as created in document dated August 15, 1977, filed August 30, 1977, as Document No. 4312042; dated August 10, 1977, filed August 30, 1977, as Document No. 4312043; and dated December 29, 1977, filed January 24, 1978, as Document No. 4351087. (Parcel 3) [shown on survey]

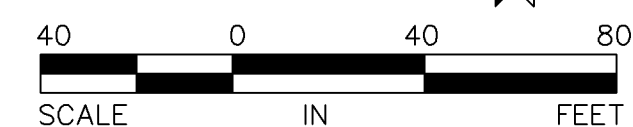
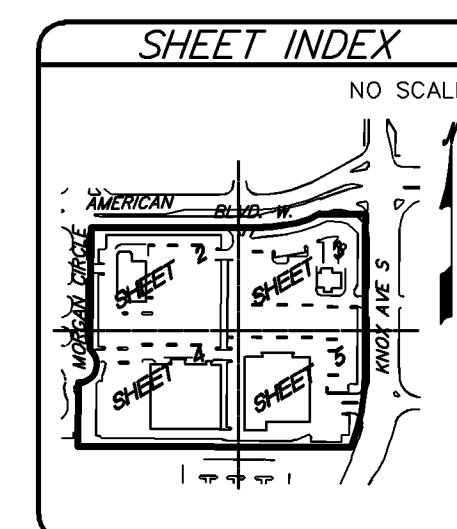
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of March, 2016

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

<i>Revision</i>		<i>By</i>	<i>Date</i>
<i>Drawing Title:</i> BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: STUART DEVELOPMENT CORPORATION Knox Avenue S. & American Blvd.			
 SUNDE LAND SURVEYING www.sunde.com		Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9528) Branch Office: Cloquet, Minnesota 55616-499-8257	
<i>Project:</i> 2016-006	<i>Bk/Pg:</i> 1052/28	<i>Date:</i> 03/18/2016	
<i>Township:</i> 27 Range: 24 Section: 4			
<i>File:</i> 2016006002.dwg		<i>Sheet:</i>	1 of 5



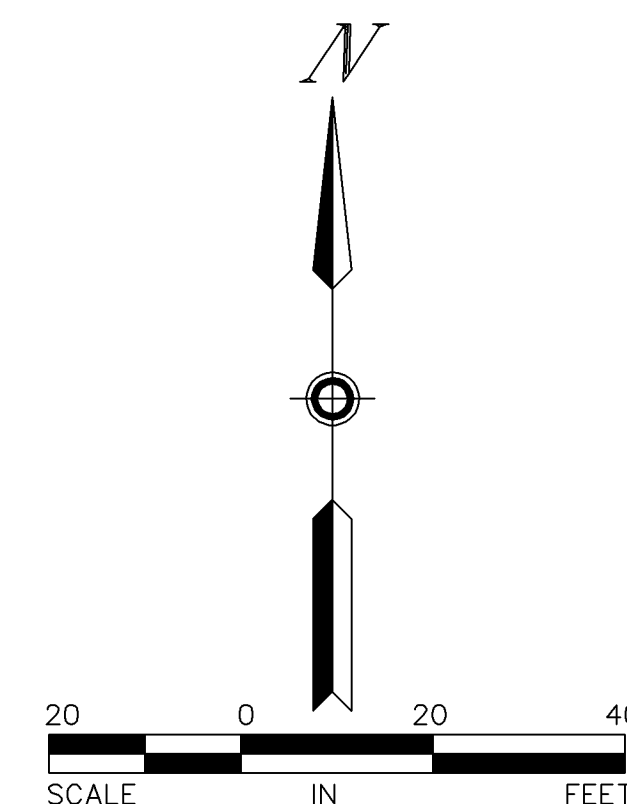
BENCH MARKS (BM)

- 1.) Top of top nut of fire hydrant in curb island northwest of northwest building corner 8049 Morgan Circle
Elevation = 834.14 feet
- 2.) Top of top nut of fire hydrant in curb island northeast of northeast building corner 8049 Morgan Circle
Elevation = 833.58 feet
- 3.) Top of top nut of fire hydrant in the northwest quadrant of Knox Ave and 81st St.
Elevation = 830.37 feet
- 4.) Top of top nut of fire hydrant in the southwest quadrant of American Boulevard and Knox Ave.
Elevation = 831.72 feet
- 5.) Top of top nut of fire hydrant on the east side of Morgan Circle, first hydrant south of American Boulevard.
Elevation = 834.91 feet

LEGEND

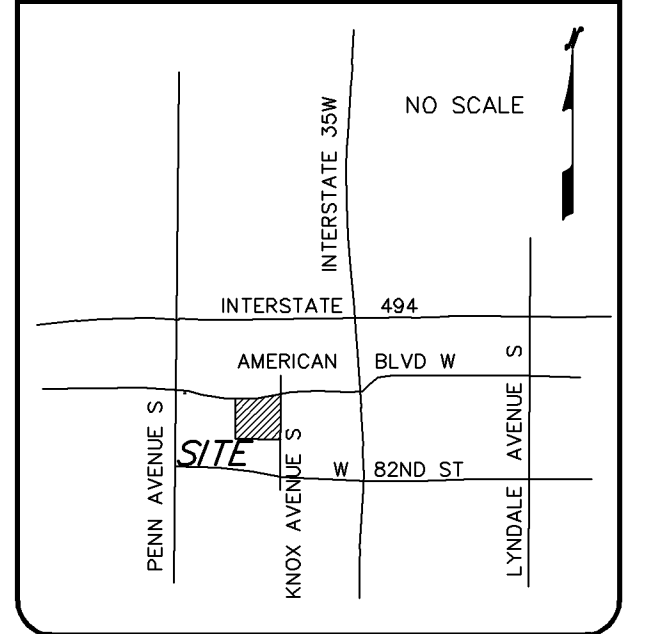
•	Denotes found iron monument
AIS	Denotes sign
ANT	Denotes antennae
BE	Denotes building entrance
BITL	Denotes beaver tail curb
BWB	Denotes brick wall base
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CIP	Denotes cast iron pipe
CMH	Denotes communication manhole
CO	Denotes cleanout
COL	Denotes column
CS	Denotes curb stop
CWB	Denotes concrete wall base
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
EMH	Denotes electric manhole
FH	Denotes fire hookup
FOL	Denotes fiber optic line
FP	Denotes flag pole
FW	Denotes face of walk
G	Denotes gutter
GM	Denotes gas meter
GP	Denotes guard post
GRDL	Denotes ground light
HCR	Denotes disabled ramp
HCS	Denotes disabled sign
HH	Denotes hand hole
HHC	Denotes communication hand hole
HHE	Denotes electric hand hole
HHF	Denotes fiber optic hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
KWB	Denotes keystone wall base
KWT	Denotes keystone wall top
LA	Denotes landscaping
LD	Denotes loading dock
LP	Denotes light pole
MH	Denotes manhole
MOWELL	Denotes monitor well
OD	Denotes overhead door
(P)	Denotes per plan
PCCP	Denotes prestressed concrete cylinder pipe
PKS	Denotes parking sign
PVC	Denotes polyvinylchloride pipe
RC	Denotes concrete ribbon curb
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SANC	Denotes sanitary cleanout
SMH	Denotes storm manhole
ST S	Denotes storm sewer
SWB	Denotes stone wall base
SWT	Denotes stone wall top
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TL	Denotes traffic light
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
V	Denotes vent
VCP	Denotes vitrified clay pipe
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
BAS	Denotes Basswood tree
COT	Denotes Cottonwood tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
PNL	Denotes Pine tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

Dated this 18th day of March, 2016

 Certified by: Mark S. Hanson
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480


CASE FILE #PL201800255

VICINITY MAP



GENERAL NOTES

- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- Survey coordinate and bearing basis: Hennepin County Coordinates

UTILITY NOTES

- 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. Where additional or more detailed information is required, excavation may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 160120538.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 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. 2752300456E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTE

- Zoning information obtained from the City of Bloomington web site on January 14, 2016.
The subject property is zoned C-5 (PD), Freeway Mixed Use (Planned Development)

AREAS

Gross = 424,492 square feet or 9.745 acres
Net (excludes right-of-ways) = 419,442 square feet or 9.629 acres

Dated this 18th day of March, 2016

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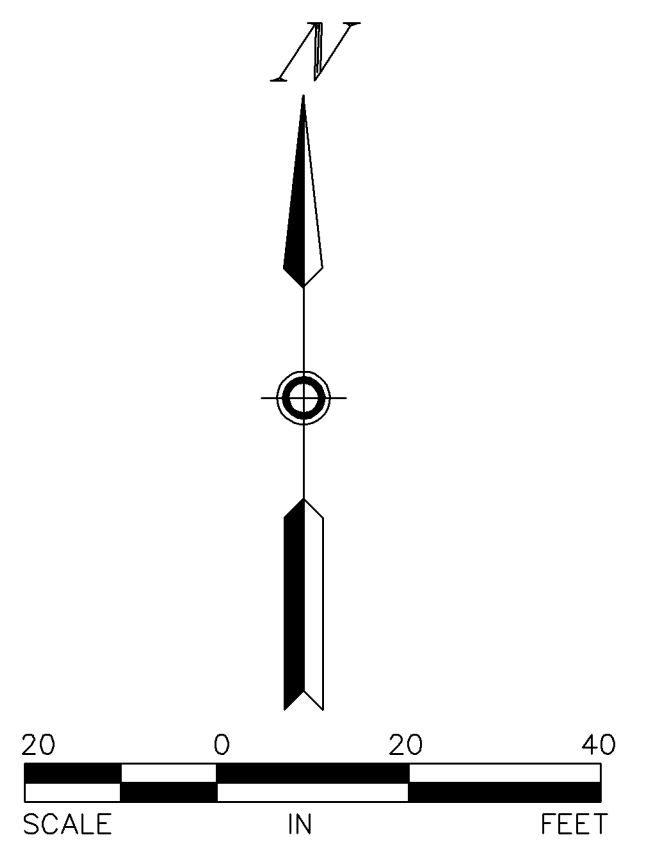
Sheet: 3 of 5

LEGEND

- Denotes found iron monument
- AIS Denotes sign
- ANT Denotes antennae
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- BWB Denotes brick wall base
- CB Denotes catch basin
- CBOX Denotes control box
- CBX Denotes communication box
- CIP Denotes cast iron pipe
- CMH Denotes communication manhole
- CO Denotes cleanup
- COL Denotes column
- CS Denotes curb stop
- CWB Denotes concrete wall base
- DG Denotes drain grate
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- FH Denotes fire hookup
- FOL Denotes fiber optic line
- FP Denotes flag pole
- FW Denotes face of walk
- G Denotes gutter
- GM Denotes gas meter
- GP Denotes guard post
- GRDL Denotes ground light
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HH Denotes hand hole
- HHC Denotes communication hand hole
- HHE Denotes electric hand hole
- HHF Denotes fiber optic hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall base
- KWT Denotes keystone wall top
- LA Denotes landscaping
- LD Denotes loading dock
- LP Denotes light pole
- MH Denotes manhole
- MOWELL Denotes monitor well
- OD Denotes overhead door
- (P) Denotes per plan
- PCCP Denotes prestressed concrete cylinder pipe
- PKS Denotes parking sign
- PVC Denotes polyvinylchloride pipe
- RC Denotes concrete ribbon curb
- RCP Denotes reinforced concrete pipe
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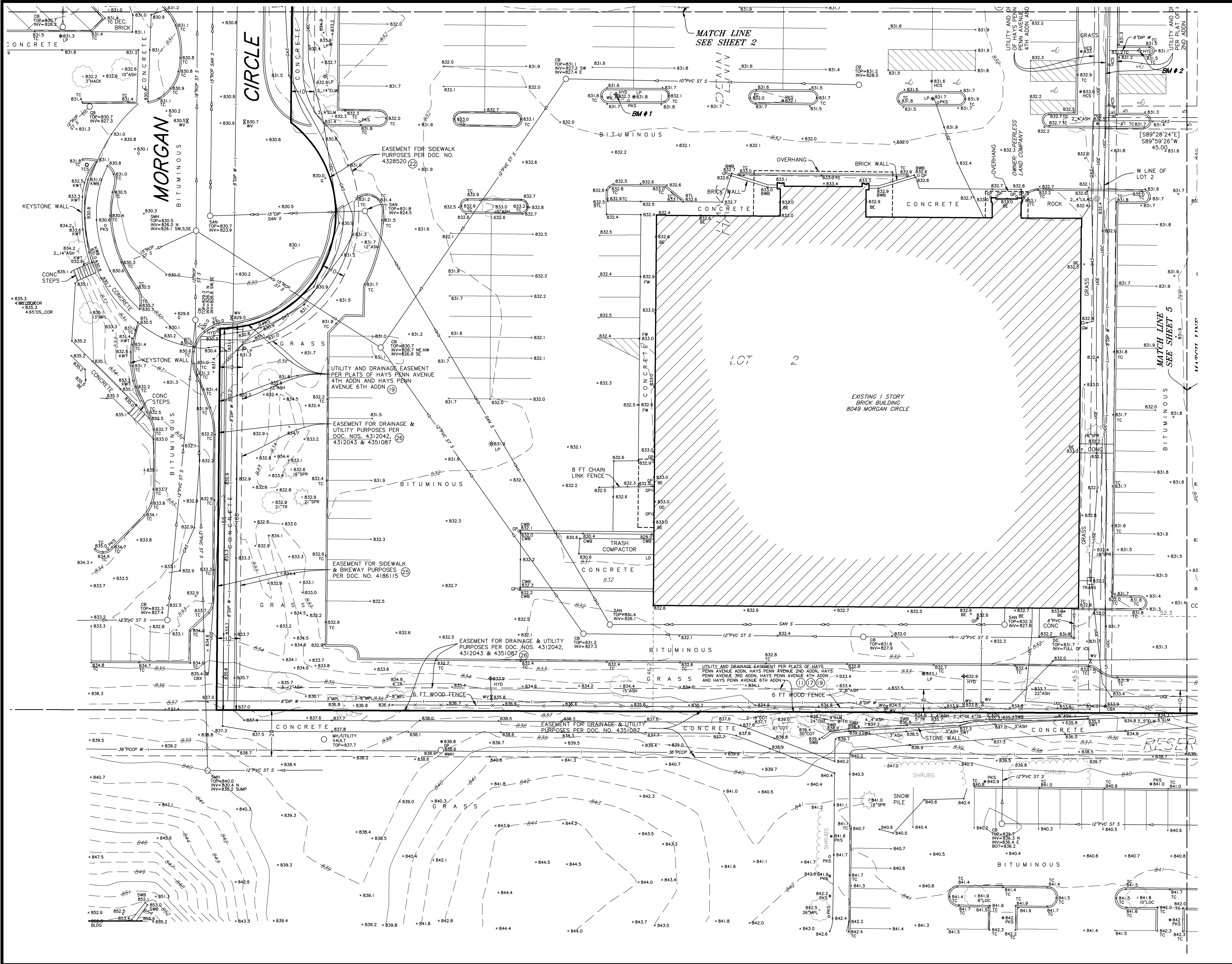
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CASE FILE #PL201800255

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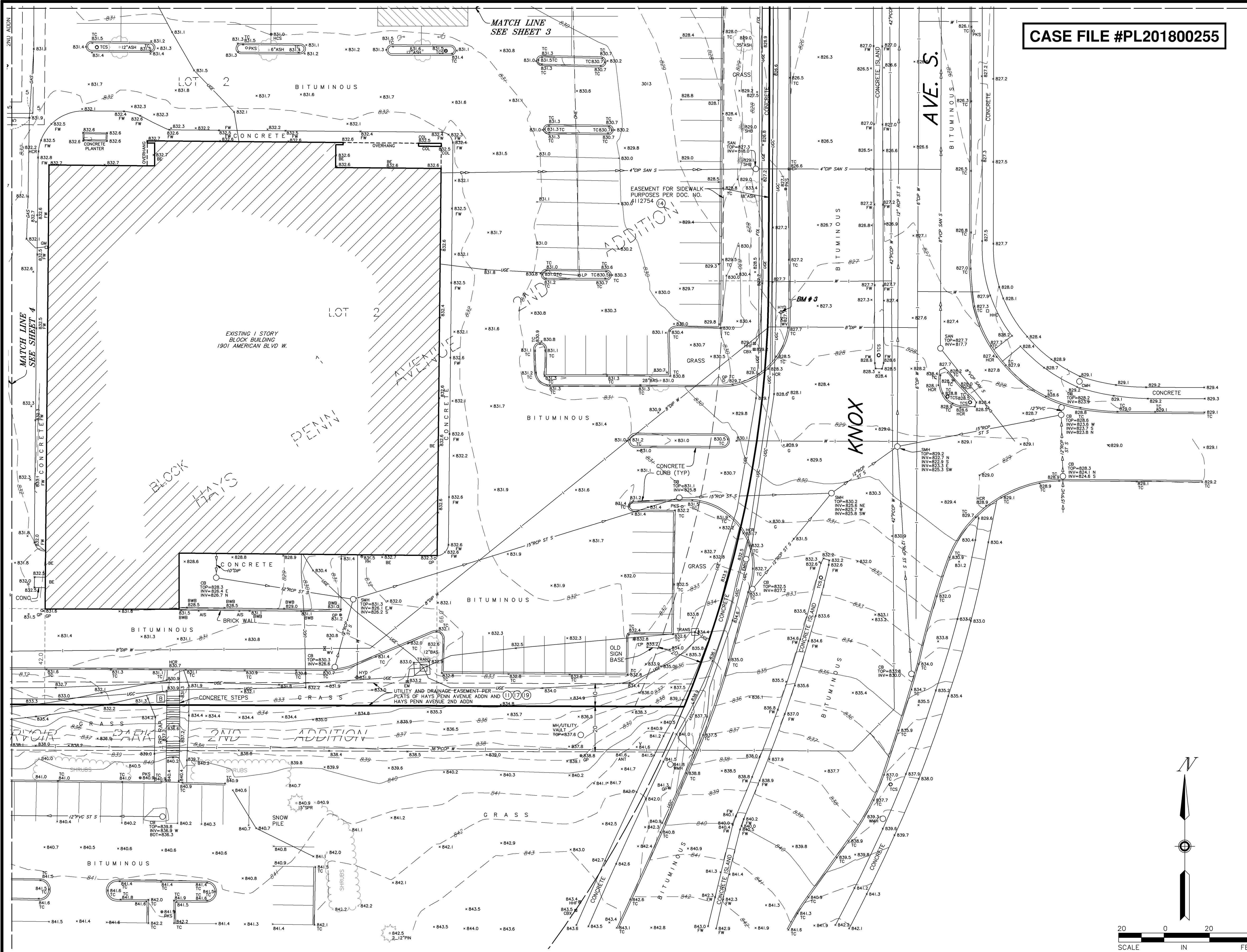
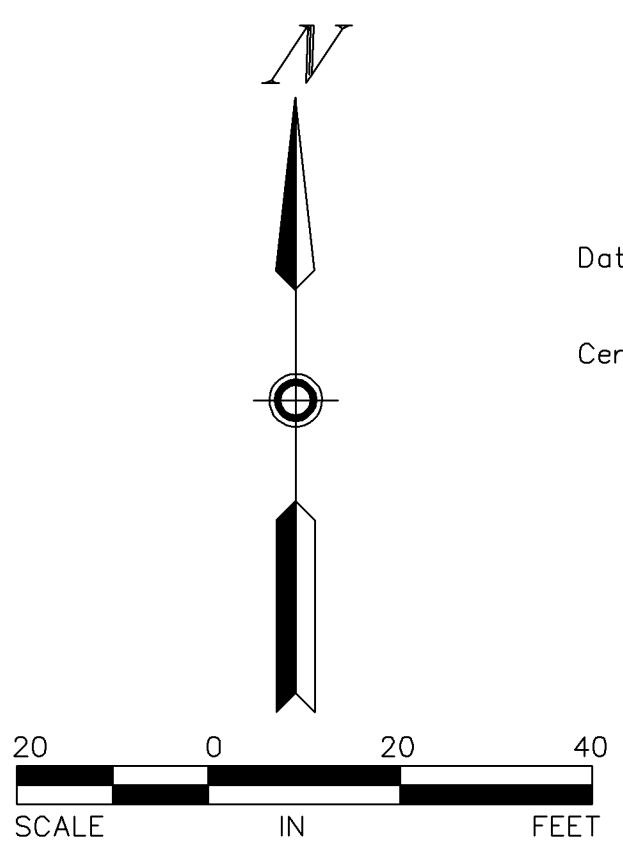
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