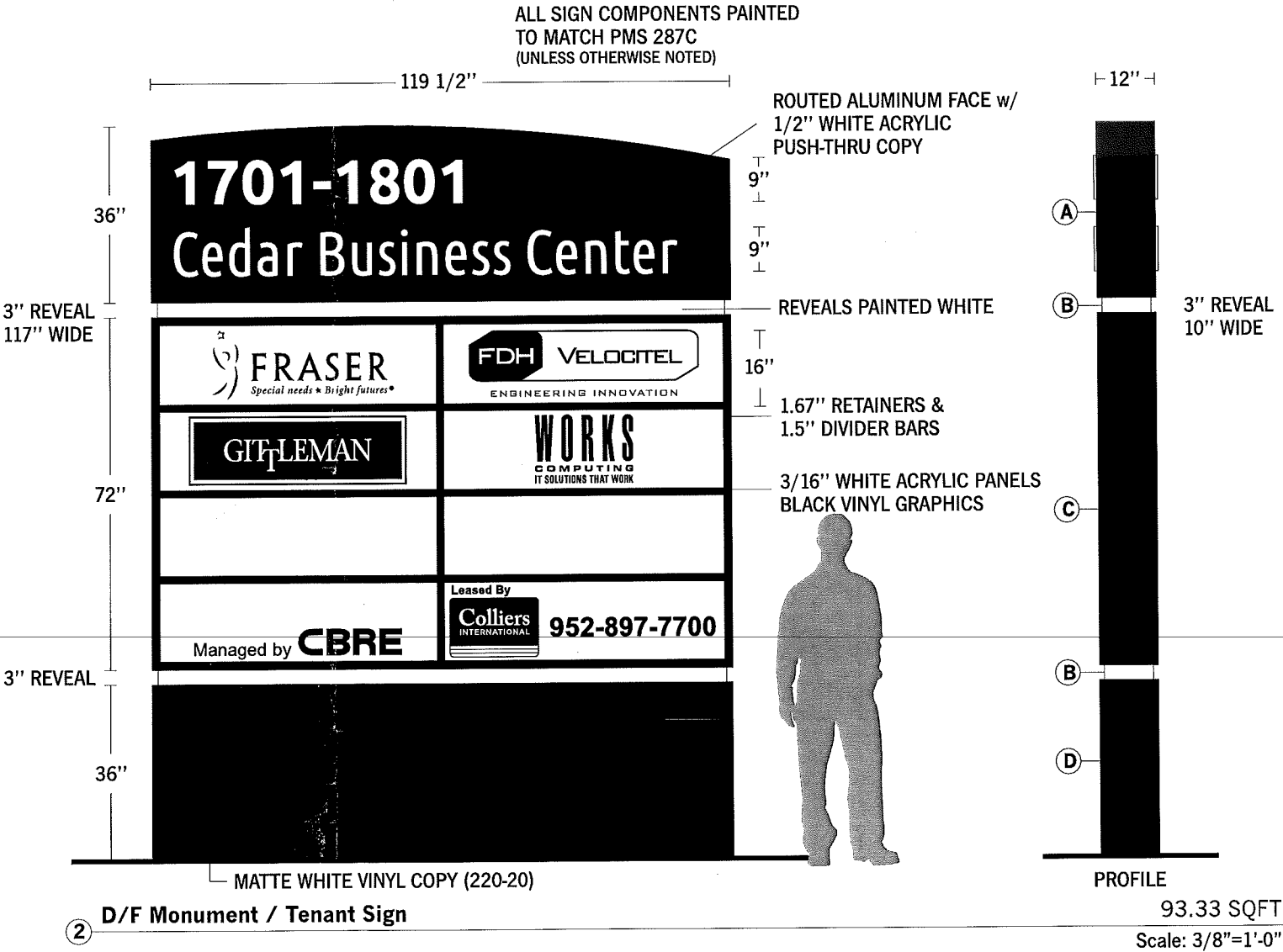




1 Proposed Monument Sign Elevation

Scale: 1/8"=1'-0"



D/F Monument / Tenant Sign

- A Top Cabinet**
ALUMINUM ANGLE FRAME
ROUTED .125" ALUMINUM FACES
PAINTED TO MATCH PMS 287C
1/2" WHITE ACRYLIC PUSH-THRU COPY
WHITE L.E.D. ILLUMINATION
- B Reveals**
1" X 3" ALUMINUM CHANNEL PAINTED WHITE
INSET APPROXIMATELY 1" ON ALL SIDES
- C Middle Cabinet**
SIGNCOMP D/F EXTRUDED CABINET
1.67" RETAINERS & 1.5" DIVIDERS
PAINTED TO MATCH PMS 287C
3/16" WHITE ACRYLIC FACES
MATTE BLACK VINYL TENANT GRAPHICS (220-22)
WHITE L.E.D. ILLUMINATION
- D Pole Cover**
ALUMINUM ANGLE FRAME
.125" ALUMINUM FACES
PAINTED TO MATCH PMS 287C

Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: **DG**
Job Number: **101152**
Date: **03.14.16**

Rev. 1: **03.22.16**
Rev. 2: **04.19.16**
Rev. 3: **04.26.16**
Rev. 4: **05.06.16**
Rev. 5: **05.19.16**
Rev. 6: **05.26.16**
Rev. 7: **08.08.16**
Rev. 8: **09.16.16**



9635 Girard Ave S.
Minneapolis, Minnesota 55431
952 641 9600
archetypesign.com

Contact:
Brad Babcock
952 641 9606
bradb@archetypesign.com

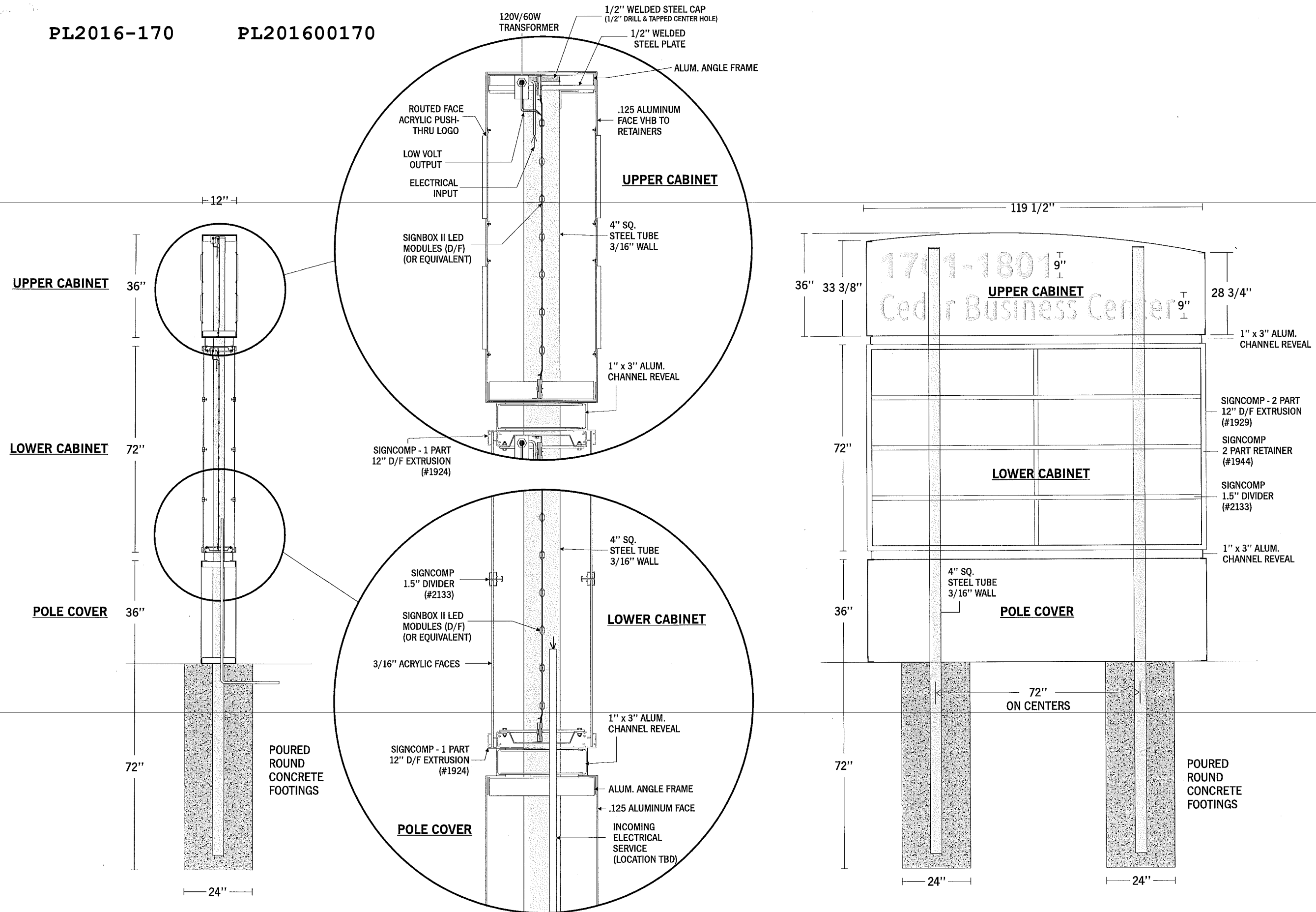
This print is meant as a representation of a sign show via consideration of being manufactured by Archetype. Materials may influence final result. Samples available upon request. Graphic Design time is included in the total purchase price. Designs contained herein are not meant to be exhibited to others outside of included parties and employees. Designs received from Archetype may not be manufactured by others without reimbursement for time spent in the creation of these designs or any resemblance. Drawings may contain elements considered artistic intellectual property of Steve Carpenter, owner. ©Archetype

Approved:

Type:
Description:
Monument Sign

PL2016-170

PL201600170



Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: DG
Job Number: 101152
Date: 03.14.16
Rev. 1: 03.22.16
Rev. 2: 04.19.16
Rev. 3: 04.26.16
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archetype
9635 Girard Ave S.
Minneapolis, Minnesota 55431
952 641 9600
archetypesign.com
Contact:
Brad Babcock
952 641 9606
bradb@archetypesign.com

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Approved: _____

Type:
Description:
Monument Sign

Scale: 3/8"=1'-0"

Page: 1.2

PL2016-170

PL201600170

Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: DG
Job Number: 101152
Date: 09.16.16

Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:
Rev. 6:
Rev. 7:
Rev. 8:



archetype

9635 Girard Ave S.
Minneapolis, Minnesota 55431

952 641 9600

archetypedesign.com

Contact:
Brad Babcock
952 641 9606
bradb@archetypedesign.com

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designs or any resemblance. Drawings may contain
elements considered artistic intellectual property of
Steve Carpenter, owner. ©Archetype

Approved:

Type:
Description:
Plat Map Detail

BLOOMINGTON AVENUE SOUTH

CONDO. NO. 334
CEDAR SQUARE, A CONDO.

AMERICAN

BOULEVARD

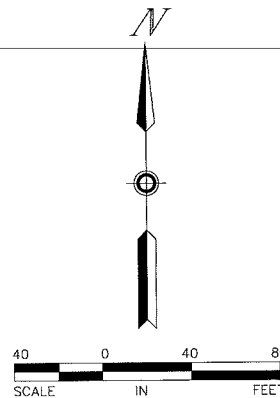
OLD CEDAR
AVENUE

SQUARE
2ND
ADDITION

STADIUM

CEDAR

MANOR



Scale: 1"=1000"

Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: DG
Job Number: 101152
Date: 09.16.16

Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:
Rev. 6:
Rev. 7:
Rev. 8:



9635 Girard Ave S.
Minneapolis, Minnesota 55431

952 641 9600

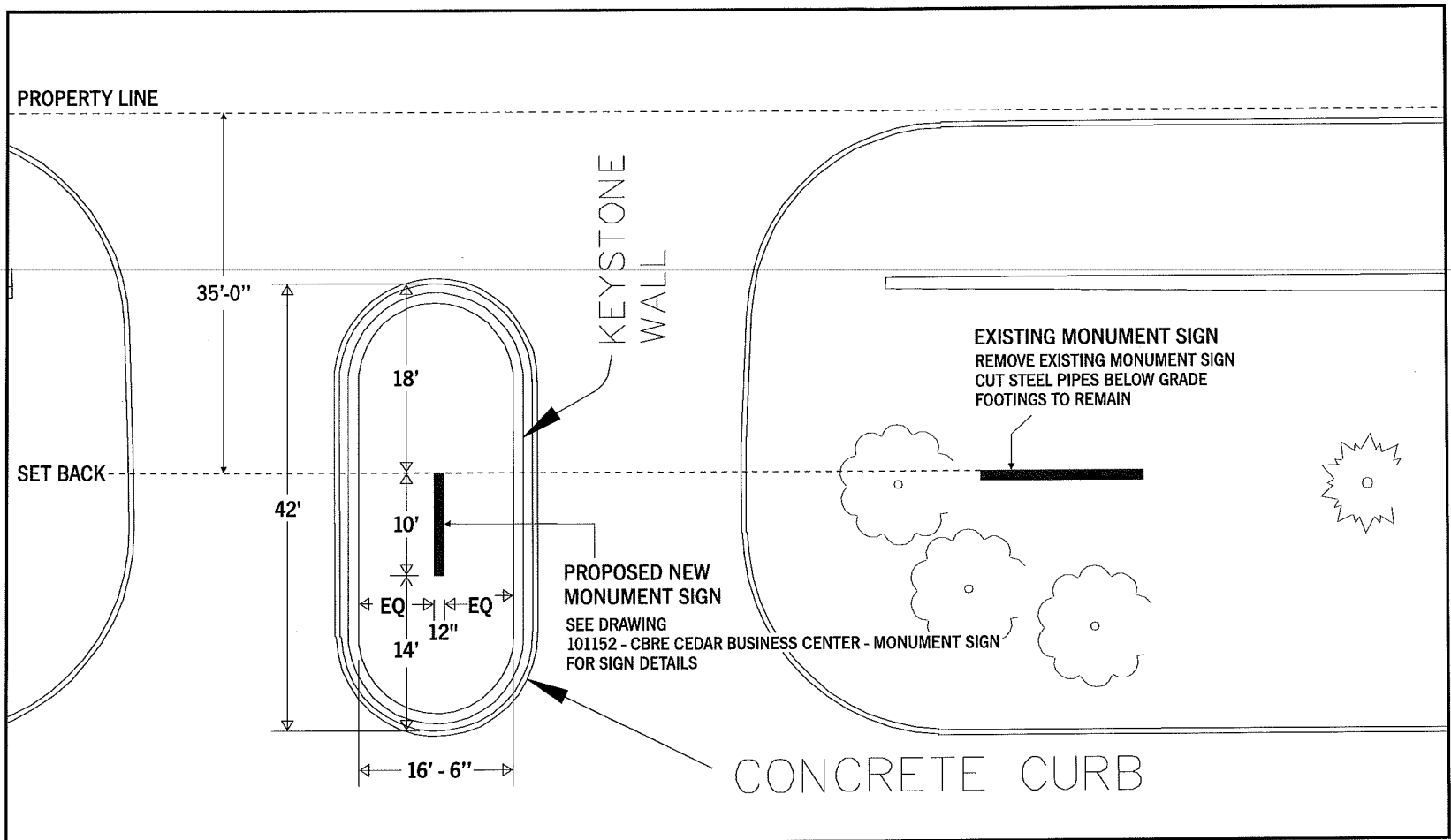
archetypesign.com

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vin consideration of being manufactured by Archetype.
Materials may influence final result. Samples available
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Archetype may not be manufactured by others without
reimbursement for time spent in the creation of these
designs or any resemblance. Drawings may contain
elements considered artistic intellectual property of
Steve Carpenter, owner. ©Archetype

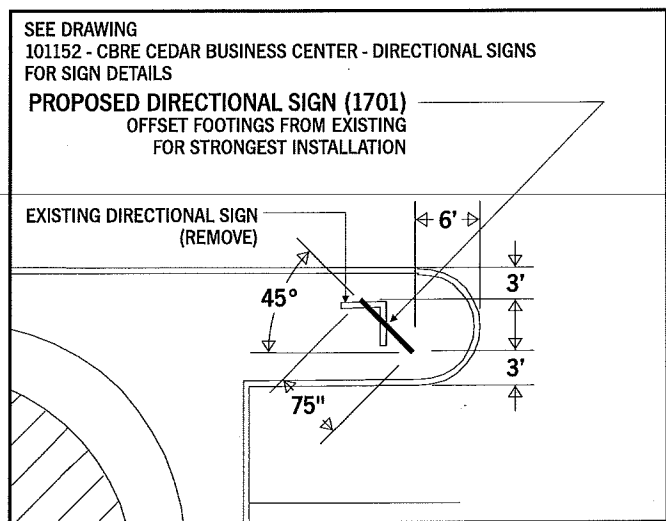
Approved:

Type:
Description:
Plat Map Detail



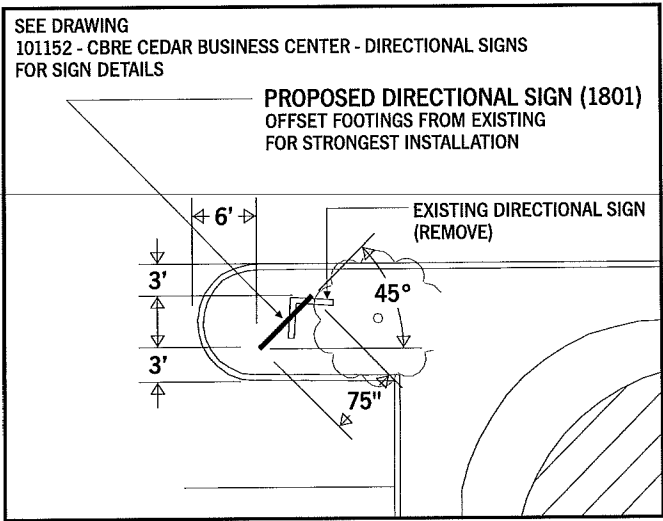
A Plat Map Monument Detail

Scale: 1/16" = 1'-0"



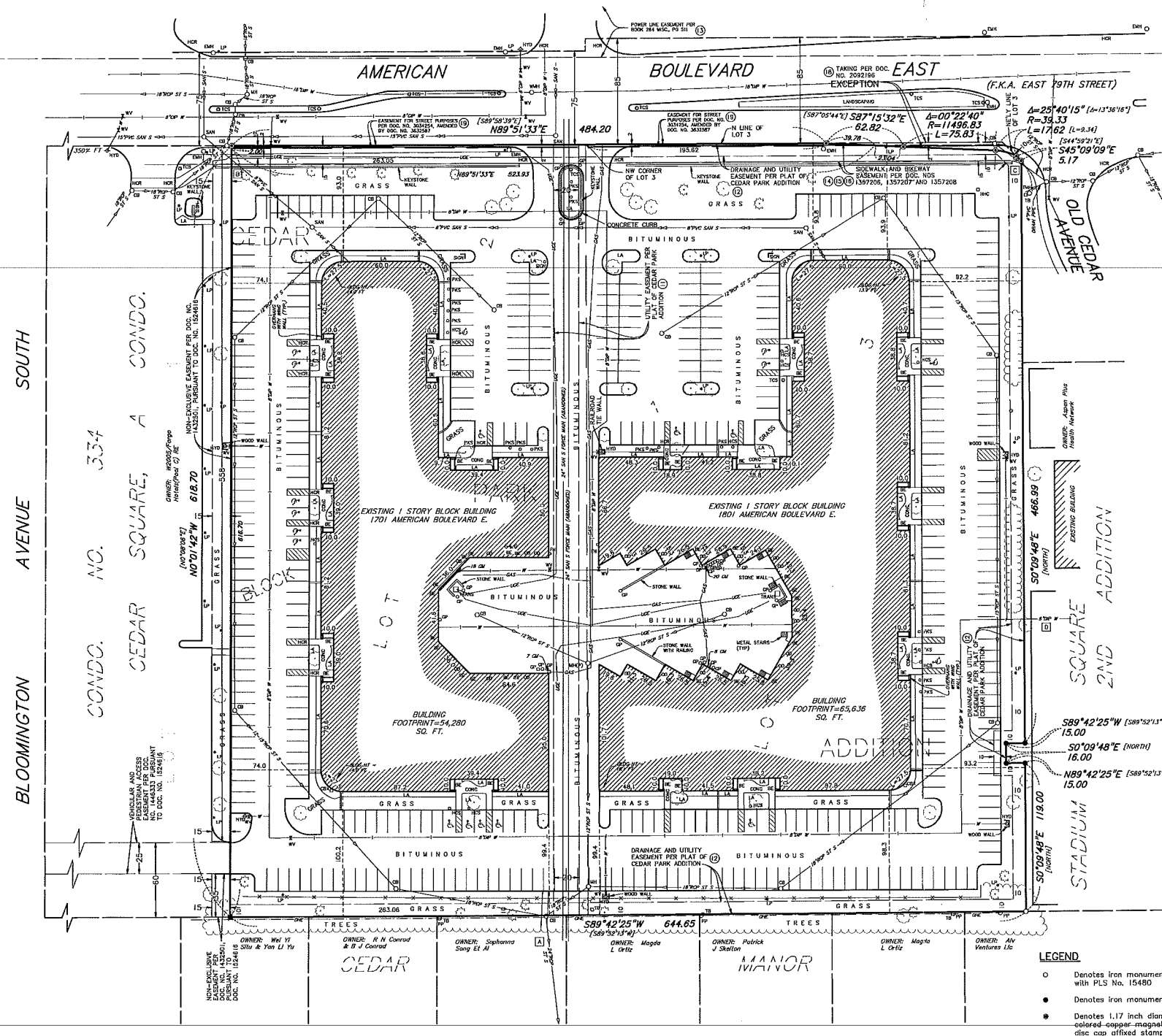
B Plat Map 1701 Directional Detail

Scale: 1/16" = 1'-0"



C Plat Map 1801 Directional Detail

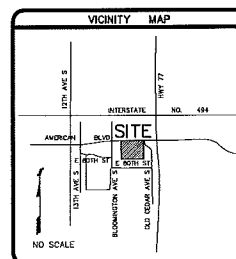
Scale: 1/16" = 1'-0"



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) Storm sewer running southerly from the subject property on the south side appears to be without an easement.
- B) Keystone wall in the northwest corner runs onto adjoining property to the west.
- C) Concrete sidewalk in the northeast corner falls outside of the sidewalk easement.
- D) Water line on the east side of the subject property appears to be without an easement.



LEGEND

- Denotes iron monument set marked with PLS No. 15480
- Denotes iron monument found
- Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480 set
- BE Denotes building entrance
- CB Denotes catch basin
- CIP Denotes cast iron pipe
- DIP Denotes ductile iron pipe
- DE Denotes electric manhole
- FH Denotes fire hookup
- GM Denotes gas meter
- GP Denotes guard post
- HCR Denotes handicap ramp
- HCS Denotes handicap parking sign
- HMC Denotes communication hand hole
- HYD Denotes fire hydrant
- LA Denotes landscaping
- LP Denotes light pole
- MH Denotes manhole
- OD Denotes overhead door
- QHE Denotes overhead electric line
- (P) Denotes per plan
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PP Denotes power pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- TB Denotes telephone box
- TCS Denotes traffic control sign
- TMH Denotes telephone manhole
- TRANS Denotes transformer
- UGE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- Denotes shrub
- Denotes evergreen tree
- Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

(Per Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 235882, effective date May 29, 2014)

Lots 2 and 3, Block 1, Cedar Park Addition, according to the plat thereof recorded November 13, 1979, EXCEPT the following described property taken by the City of Bloomington by Partial Final Certificate, filed as Document No. 2092196: That part of Lot 3 lying Northerly of the following described line: Commencing at the Northwest corner of said Lot 3; thence South 89 degrees 58 minutes 39 seconds East (assumed bearing) along the North line of said Lot 3 a distance of 195.62 feet to the point of beginning of the line to be described; thence South 87 degrees 05 minutes 44 seconds East a distance of 62.82 feet; thence Easterly along a tangential curve, concave to the North, having a radius of 11496.83 feet, a central angle of 00 degrees 22 minutes 40 seconds, a distance of 75.83 feet; thence Southeasterly a distance of 9.34 feet along a reverse curve, concave to the South, having a radius of 38.33 feet and an central angle of 13 degrees 36 minutes 16 seconds to the intersection with the Northeasterly line of said Lot 3 and there terminating.

Together with a non-exclusive easement for vehicular and pedestrian access over, under and across the North 25 feet of the South 80 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1446333 pursuant to Document No. 1524616.

Together with a non-exclusive easement over, under and across the East 15 feet of the North 558 feet and the South 35 feet of the East 15 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1432501; subject to and together with the obligations and privileges therein specifically set forth, which easement terminates 30 years after June 18, 1981, pursuant to order Document No. 1524616.

Torrans Property
Certificate of Title No. 1367273

PLAT RECORDING INFORMATION

The plat of Cedar Park Addition was filed of record on November 13, 1979, as Document No. 1357205.

TITLE COMMITMENT

Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 235882, effective date May 29, 2014, was relied upon as to matters of record.

Schedule B Exceptions:

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

1. Subject to utility easements as shown on plat; (as to Lot 2) (Shown as a recital on Certificate No. 1367273) [shown on survey]
2. Subject to drainage and utility easements as shown on plat; (Shown as a recital on Certificate No. 1367273) [shown on survey]
3. Subject to a power line easement in favor of the Northern States Power Company as set forth in an instrument of record in Book 264 of Miscellaneous Records, page 511; (now as to that part of Lot 3 embraced within Tract A, Registered Land Survey No 787 and as to Lot 2) (Shown as a recital on Certificate No. 1367273) [Easement lies north of the subject property, as shown on survey]
4. Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357206 [shown on survey]
5. Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357207 [shown on survey]
6. Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357208 [shown on survey]
7. Terms and conditions of Agreement, dated December 18, 1980, filed January 26, 1983, as Document No. 1499056 [not shown on survey]
8. Terms and conditions of Final Certificate, recorded April 27, 1990 as Document No. 2092196 [shown on survey]
9. Terms and conditions of Final Certificate, dated May 12, 1998, filed May 19, 1998, as Document No. 3034254
10. Terms and conditions of Resolution, dated December 2, 2002, filed January 9, 2003, as Document No. 3660640. [not shown on survey]
11. Terms and conditions of Resolution, dated December 2, 2002, filed January 9, 2003, as Document No. 3660641. [not shown on survey]

GENERAL NOTES

1. 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.
2. Survey coordinate and bearing basis: Hennepin County Coordinates
3. There was no observed evidence of current earth moving work, building construction or building additions.
4. There was no observed evidence of recent street or sidewalk construction or repairs. Per the City of Bloomington Engineering Department, there are no proposed changes in street right of way lines.
5. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
6. Physical features shown hereon are as they appeared on May 21, 2014.

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. Where additional or more detailed information is required, excavation 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 numbers 141392219 and 141392210.
4. 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

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 Nos. 2752300457E and 2752300476E, both dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTES

1. Zoning and setback information shown hereon is per zoning letters dated July 8, 2014, prepared by the City of Bloomington, provided by Onward Investors, LLC.

The subject property is zoned: FD-1 (AR-22) Freeway Development (Airport Runway District Overlay Zone)

The setbacks in the FD-1 Zoning District are:

- Front - building / parking (from the Planned Widened Right-of-Way): 60 feet / 20 feet
- Side - building / parking: 60 feet / 5 feet
- Rear - building / parking: 25 feet / 5 feet

(See said zoning letters for further information on setbacks)

2. Parking: 424 Regular Spaces
19 Handicap Spaces
443 Total Spaces

AREA

Gross = 396,936 square feet or 9.112 acres
Net (excludes street easement) = 395,930 square feet or 9.089 acres

SURVEYOR'S CERTIFICATION

To ONWARD INVESTORS, LLC, SERIES B, a series of Onward Investors, LLC, a Delaware limited liability company, General Electric Credit Equities, Inc., a Delaware corporation, TCF National Bank, a national banking association, its successors and/or assigns, CRE Cedar, LLC, a Delaware limited liability company and Chicago 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes (Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18 and 20(a) of Table A thereof. The field work was completed on May 21, 2014.

Dated this 20th day of August, 2014

SUNDE LAND SURVEYING, LLC.

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

Zoning letter, comments		SMT	08/20/2014
Revision		By	Date
		SMT	08/21/2014

Drawing Title:
**ALTA/ACSM LAND TITLE SURVEY FOR:
ONWARD INVESTORS**
1701 and 1801 AMERICAN BOULEVARD EAST
BLOOMINGTON, MN

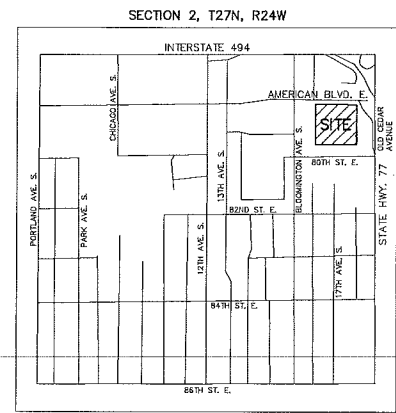
SUNDE LAND SURVEYING
www.sunde.com

Main Office: 9001 East Broadway Avenue (39th) Suite 118
Bloomington, Minnesota 55425-3435
952-881-2435 (Fax: 952-888-5505)
West Office: Warden, North Dakota 581-683-5562

Project: 97-149-A Date: 06/21/2014
Township: 27 Range: 24 Section: 2
File: R71694001R.dwg Sheet: 1 of 1

PL2016-170

PL201600170



SECTION 2, T27N, R24W

VICINITY MAP
(NO SCALE)

NOTES CORRESPONDING TO SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-758053-MICH
DATED OCTOBER 14, 2015

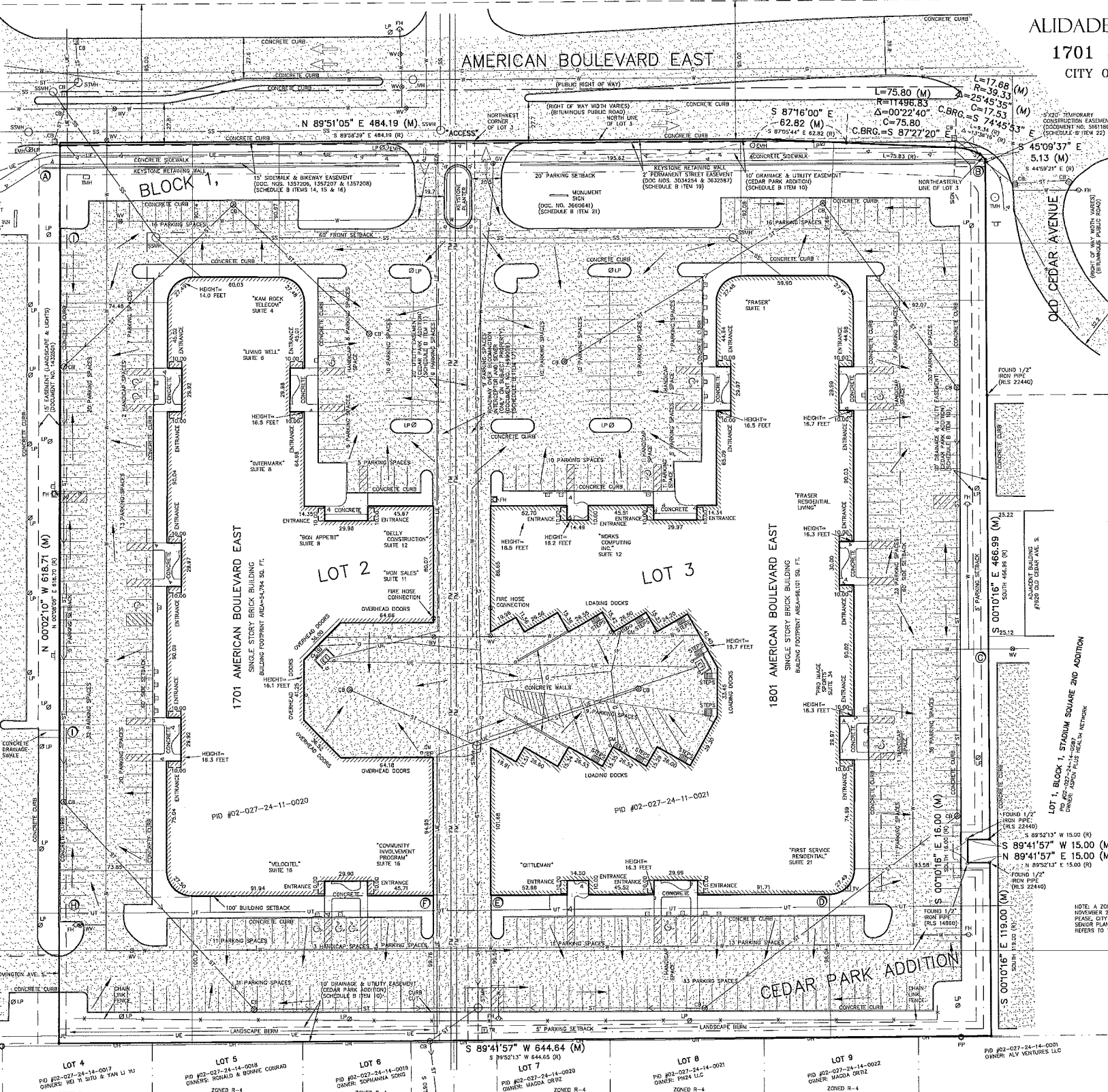
10. EASEMENT AND UTILITY EASEMENTS AS SHOWN ON PLAT OF CEDAR PARK ADDITION (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
11. UTILITY EASEMENT AS SHOWN ON PLAT OF CEDAR PARK ADDITION (AS TO LOT 2). (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
12. POWER LINE EASEMENT IN FAVOR OF NORTHERN STATES POWER COMPANY AS SET FORTH IN AN INSTRUMENT OF RECORD IN BOOK 264 OF MISCELLANEOUS RECORDS, PAGE 5111, (NOW AS TO THAT PART OF LOT 3 EMBRACED WITHIN TRACT A, REGISTERED LAND SURVEY NO. 787 AND AS TO LOT 2 EMBRACED WITHIN TRACT B, REGISTERED LAND SURVEY NO. 787) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
13. TERMS AND CONDITIONS OF NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS PURPOSES AS CONTAINED IN RELEASE AND GRANT OF EASEMENT DATED JULY 20, 1990, RECORDED NOVEMBER 3, 1991, AS DOCUMENT NO. 144633, PURSUANT TO ORDER DATED JULY 19, 1993, RECORDED JULY 19, 1993, AS DOCUMENT NO. 1524618, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
14. TERMS AND CONDITIONS OF EASEMENT FOR SIDEWALK AND BIKEWAY PURPOSES AS CONTAINED IN SUT CLAIM DEED DATED NOVEMBER 8, 1979, RECORDED NOVEMBER 13, 1979, AS DOCUMENT NO. 1337268, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
15. TERMS AND CONDITIONS OF EASEMENT FOR SIDEWALK AND BIKEWAY PURPOSES AS CONTAINED IN SUT CLAIM DEED DATED NOVEMBER 8, 1979, RECORDED NOVEMBER 13, 1979, AS DOCUMENT NO. 1337267, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
16. TERMS AND CONDITIONS OF EASEMENT FOR SIDEWALK AND BIKEWAY PURPOSES AS CONTAINED IN SUT CLAIM DEED DATED NOVEMBER 8, 1979, RECORDED NOVEMBER 13, 1979, AS DOCUMENT NO. 1337268, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
17. TERMS AND CONDITIONS OF AGREEMENT BETWEEN CEDAR AVENUE ASSOCIATES AND METROPOLITAN WASTE CONTROL COMMISSION DATED FEBRUARY 19, 1980, RECORDED JANUARY 26, 1983, AS DOCUMENT NO. 1492056, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
18. TERMS AND CONDITIONS OF EASEMENTS FOR STREET, ROADWAY, AND UTILITY PURPOSES AS CONTAINED IN PARTIAL FINAL CERTIFICATE DATED FEBRUARY 25, 1990, RECORDED MAY 27, 1990, AS DOCUMENT NO. 2092198, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
19. TERMS AND CONDITIONS OF EASEMENTS AS CONTAINED IN FINCHES OF FACT, COVENANTS OF LAKE AND ORDER TRANSFERRING TITLE AND POSSESSION DATED MAY 12, 1998, RECORDED MAY 19, 1998, AS DOCUMENT NO. 300454, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
20. TERMS AND CONDITIONS OF RESOLUTION GRANTING VARIANCE AS CONTAINED IN RESOLUTION NO. 2002-173, DATED DECEMBER 2, 2002, RECORDED JANUARY 8, 2003, AS DOCUMENT NO. 366040, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
21. TERMS AND CONDITIONS OF RESOLUTION GRANTING VARIANCE AS CONTAINED IN RESOLUTION NO. 2002-173, DATED DECEMBER 2, 2002, RECORDED JANUARY 8, 2003, AS DOCUMENT NO. 366040, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
22. CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF HENNEPIN COUNTY, MINNESOTA, UNDER CASE NO. 27-01-14-4028, IN THE MATTER OF CITY OF BLOOMINGTON, A MUNICIPAL CORPORATION UNDER MINNESOTA LAW V. HAZEL G. MATRAS, ET AL., AS DISCLOSED BY NOTICE OF US PROCEEDINGS FILED APRIL 1, 2004, AND RECORDED IN DOCUMENT NO. 518180, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
23. DISCHARGE OF THE ABOVE NOTICE OF US PROCEEDINGS BY THE FOLLOWING INSTRUMENT, DISCHARGE OF NOTICE OF US PROCEEDINGS RECORDED FEBRUARY 3, 2015, AS DOCUMENT NO. 524152, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
24. DISCHARGE OF THE ABOVE NOTICE OF US PROCEEDINGS BY THE FOLLOWING INSTRUMENT, DISCHARGE OF NOTICE OF US PROCEEDINGS RECORDED FEBRUARY 3, 2015, AS DOCUMENT NO. 524152, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
25. MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY SUNDE LAND SURVEYING ON JAN 27, 2014, DESIGNATED JOB NO. 97-149-A, (APPEARS AS RECD. ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

LEGEND

- | | | | |
|-----|------------------------|-----|--|
| SWH | SANITARY SEWER MANHOLE | SS | SANITARY SEWER |
| STW | STORM SEWER MANHOLE | ST | STORM SEWER |
| CB | CATCH BASIN | UE | UNDERGROUND ELECTRIC LINES |
| WV | WATER VALVE | UT | UNDERGROUND TELEPHONE LINES |
| PH | FIRE HYDRANT | WM | WATER MAIN/SERVICE |
| LP | LIGHT POLE | W | WATER MAIN/SERVICE |
| PP | POWER POLE | FM | FORCE MAIN SANITARY SEWER |
| TM | TELEPHONE MANHOLE | CH | OVERHEAD UTILITY LINES |
| EMH | ELECTRIC MANHOLE | (M) | DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY |
| TR | TELEPHONE RISER | (R) | DENOTES RECORD DIMENSION AS PER RECORDED PLAT OF CEDAR PARK ADDITION |
| CM | CABLE MANHOLE | (S) | DENOTES SURVEY VOLUMENETRIC MARKER "KEMPER 18407" |
| ET | ELECTRIC TRANSFORMER | (A) | DENOTES BITUMINOUS SURFACING |
| GV | GAS VALVE | (C) | DENOTES CONCRETE SURFACING |
| SG | SIGN | (D) | DENOTES DIRECTION OF SURFACE STORMWATER DRAINAGE |
| QP | QUAD POST | | |
| | | | |

CERTIFICATE OF SURVEY

08973 (08/27/2014) C.B. TROD HOLLN



STATEMENT OF APPARENT ENCROACHMENTS

- KEYSTONE RETAINING WALL (OWNERSHIP UNKNOWN) ENCROACHES ONTO ADJACENT PROPERTY A MAXIMUM DISTANCE OF 12.1 FEET.
- CONCRETE SIDEWALK ENCROACHES OUTSIDE 1' EASEMENT A MAXIMUM DISTANCE OF 2.0 FEET.
- NO APPARENT EASEMENT FOR WATER MAIN CROSSING BETWEEN SUBJECT PROPERTY AND ADJACENT PROPERTY TO THE EAST.
- BUILDING ENCROACHES INTO 100-FOOT SETBACK 1.36 FEET.
- BUILDING ENCROACHES OUTSIDE 1' EASEMENT A MAXIMUM DISTANCE OF 0.50 FEET.
- BUILDING ENCROACHES INTO 100-FOOT SETBACK 0.24 FEET.
- PARKING LOT ENCROACHES INTO 5' PARKING SETBACK 4.1 FEET.
- PARKING LOT ENCROACHES INTO 5' PARKING SETBACK 4.1 FEET.
- NO APPARENT EASEMENT FOR STORMWATER DRAINAGE FROM ADJACENT PROPERTY TO THE WEST ONTO SUBJECT PROPERTY.

PARKING SUMMARY

431 STANDARD PARKING STALLS
12 HANDICAP STALLS
443 TOTAL PARKING STALLS

FLOOD ZONE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 270503-0457 AND 270503-0476, DATED SEPTEMBER 2, 2004, HENNEPIN COUNTY, MINNESOTA

NOTES

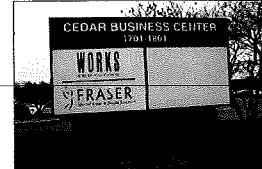
- THIS SURVEY WAS CONDUCTED WITH A LEICA 1201 TOTAL STATION AND LEICA 1200 GPS SYSTEM.
- ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR RADIAL TO SAID PROPERTY LINES.
- ALL DRIVEWAY AND STREET THROAT DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
- THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING OR ON RUNNING THROUGH SUBJECT PROPERTY.
- UTILITIES SHOWN HEREON ARE AS PER ABOVE GROUND EVIDENCE AND AVAILABLE UTILITY PLANS.
- ACCESS IS GAINED TO THE SUBJECT PROPERTY VIA AMERICAN BOULEVARD EAST, WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY, AND BLOOMINGTON AVENUE SOUTH, A DEDICATED PUBLIC RIGHT-OF-WAY VIA VEHICULAR AND PEDESTRIAN EASEMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE, SLUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE OF POTENTIAL WETLANDS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

ALTA SURVEY OF
ALIDADE CEDAR I, LLC / ALIDADE CEDAR II, LLC
1701 & 1801 AMERICAN BOULEVARD EAST
CITY OF BLOOMINGTON, HENNEPIN COUNTY, MINNESOTA

BASIS FOR BEARINGS

HENNEPIN COUNTY COORDINATE SYSTEM
(NAD83, 1996 ADJUSTMENT)
(AS PER REAL TIME GPS MEASUREMENTS
TO HENNEPIN COUNTY MONUMENTS
UTILIZING MINNESOTA DEPARTMENT OF
TRANSPORTATION VRS REFERENCE SYSTEM)

0 20 40
1 INCH EQUALS 40 FEET



LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-758053-MICH
DATED OCTOBER 14, 2015

Lots 2 and 3, Block 1, Cedar Park Addition, according to the plat thereof recorded November 13, 1979, EXCEPT the following described property taken by the City of Bloomington by Partial Final Certificate, filed as Document No. 2092198: That part of Lot 3 lying Northerly of the following described line: Commencing at the Northwest corner of said Lot 3, thence South 89 degrees 58 minutes 39 seconds East (assumed bearing) along the North line of said Lot 3 a distance of 195.82 feet to the point of beginning of the line to be described; thence South 87 degrees 05 minutes 44 seconds East a distance of 62.82 feet; thence Easterly along a tangential curve, concave to the North, having a radius of 11456.83 feet, a central angle of 00 degrees 22 minutes 40 seconds, a distance of 75.83 feet; thence Southeasterly a distance of 9.34 feet along a reverse curve, concave to the North, having a radius of 39.33 feet and a central angle of 13 degrees 36 minutes 16 seconds to the intersection with the Northeasterly line of said Lot 3 and there terminating. Together with a non-exclusive easement for vehicular and pedestrian access over, under and across the North 25 feet of the South 60 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1446333 pursuant to Document No. 1524618. Together with a non-exclusive easement over, under and across the East 15 feet of the North 558 feet and the South 35 feet of the East 15 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1432501; subject to and together with the obligations and privileges therein specifically set forth, which easement terminates 30 years after June 18, 1981, pursuant to order Document No. 1524618. Registered Land Certificate of Title No. 1367273

AREA SUMMARY

TOTAL DESCRIBED PROPERTY AREA =
396,333 SQ. FT. OR 9.1123 ACRES

ZONING & SETBACK REQUIREMENTS

ZONED FD-1 - FREEDAY DEVELOPMENT DISTRICT
SUBJECT TO AR-22 - AIRPORT RUNWAY OVERLAY DISTRICT
OFFICE BUILDING IS A PERMITTED USE
MINIMUM LOT AREA - 3 ACRES
MAXIMUM BUILDING COVERAGE - 30%
BUILDING SETBACKS:
FRONT - 60 FEET
SIDE - 25 FEET
REAR - 25 FEET (ANY OTHER SETBACK, BESIDES FRONT, IN THE INDUSTRIAL, FREEDAY DEVELOPMENT, GENERAL BUSINESS DISTRICTS SHALL BE NOT LESS THAN 100 FEET FROM A RESIDENTIAL DISTRICT)
PARKING SETBACKS:
FRONT - 20 FEET
SIDE - 5 FEET
REAR - 5 FEET
PARKING REQUIREMENTS:
1 SPACE PER 285 SQ. FT. OF GROSS FLOOR AREA (OFFICE)
1 SPACE PER 500 SQ. FT. OF GROSS FLOOR AREA (MANUFACTURING)
1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA (WAREHOUSING)
(AS PER CITY OF BLOOMINGTON ZONING CODE)

SURVEYOR'S CERTIFICATE

To Alidade Cedar I, LLC, a Minnesota limited liability company.
Alidade Cedar II, LLC, a Minnesota limited liability company.
Alidade Olympia I, LLC, a Minnesota limited liability company.
Alidade Eden Woods I, LLC, a Minnesota limited liability company.
Alidade Eden Woods II, LLC, a Minnesota limited liability company.
Alidade Eden Woods III, LLC, a Minnesota limited liability company.
Alidade Minneapolis Tech II, LLC, a Michigan limited liability company.
Alidade Capital Fund III, LP, a Delaware limited partnership.
Alidade Capital GP III, LLC, a Delaware limited liability company.
Alidade Capital, LLC.
CRE Cedar, LLC, a Delaware limited liability company.
CRE Olympia, LLC, a Delaware limited liability company.
CRE Edenwoods, LLC, a Delaware limited liability company.
Associated Bank, National Association, as Administrative Agent, its successors and/or assigns.
First American Title Insurance Company.
Dickinson Wright PLLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was re-verified on November 4, 2015.

Date: DECEMBER 8, 2015

Mark D. Kemper
Mark D. Kemper, Professional Land Surveyor
Minnesota Registration No. 18407
Kemper & Associates, Inc.
721 Old Highway 9 N.W.
New Brighton, Minnesota 55112
Phone 651-631-0351
Fax 651-631-8805
email: kemper@pra-mn.net



KEMPER & ASSOCIATES, INC.