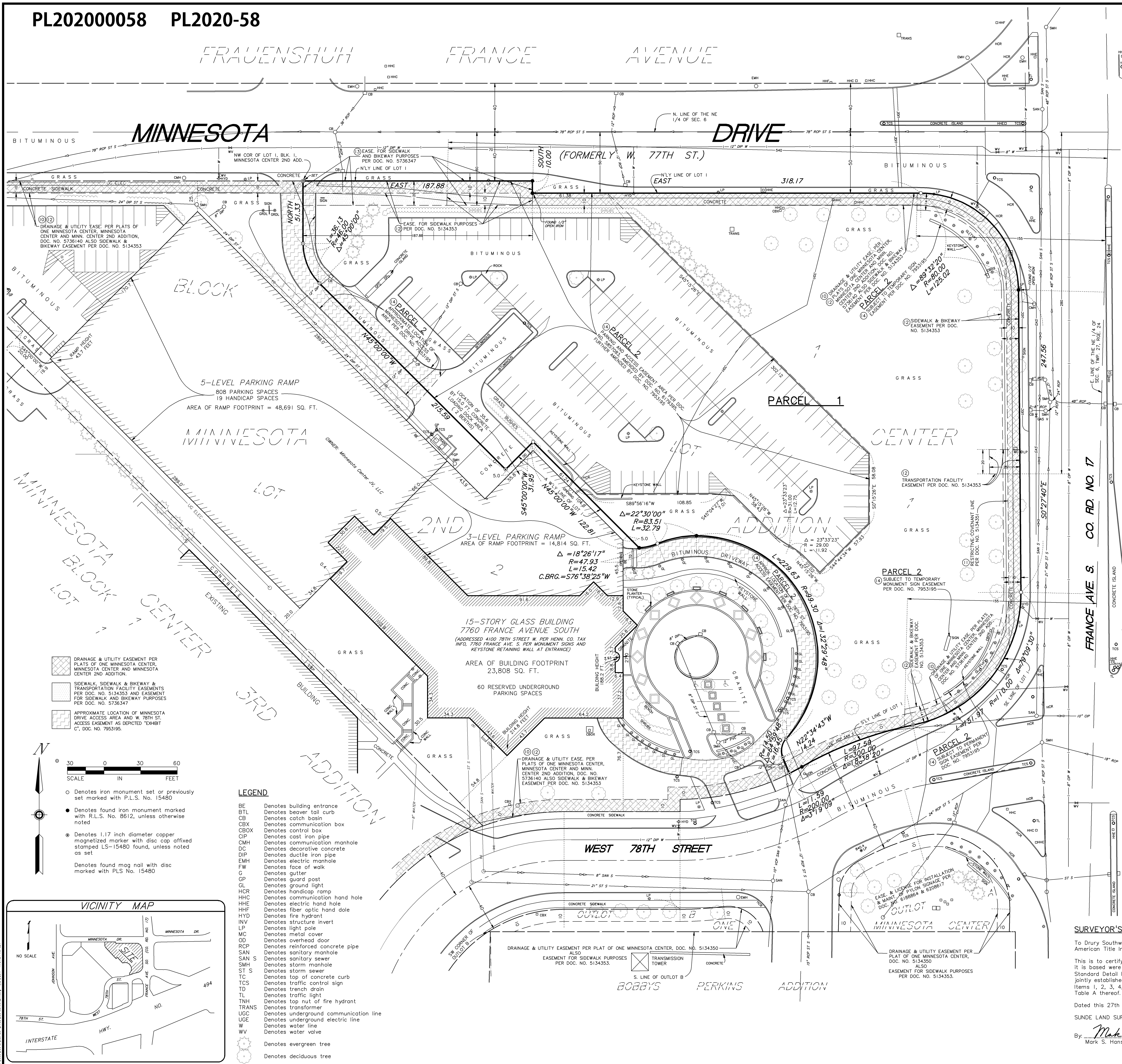


PL202000058 PL2020-58



DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-851683-SNANT, Commitment Date May 15, 2017)

PARCEL 1:
Lot 1, Block 1, Minnesota Center 2nd Addition, Hennepin County, Minnesota.

PARCEL 2:
Non-exclusive appurtenant access easements as contained in the Declaration of Parking and Access Easement, recorded as Document No. 5857083; as amended by the First Amendment to Parking and Access Easement, recorded as Document No. 6179395; and as further amended by the Second Amendment to Parking and Access Easement, recorded as Document No. 7953195.

PLAT RECORDING INFORMATION

The plat of Minnesota Center 2nd Addition was filed of record on December 31, 1990, as Document No. 5736140 (abstract) and on December 28, 1990, as Document No. 2145661 (Torrens).

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-851683-SNANT, Commitment Date May 15, 2017, was relied upon as to matters of record.

Schedule B Exceptions:

Exceptions are indicated on survey with circled numbers unless otherwise noted.

1-9 [standard exceptions and/or are not survey related]

10. Easements for drainage and utility purposes as shown on the recorded plat of Minnesota Center 2nd Addition, recorded December 31, 1990 as Document No. 5736140.

11. Terms, conditions, covenants, and restrictions as contained in the Declaration of Covenants and Restrictions, dated July 11, 1986, recorded July 24, 1986, as Document No. 5134351.

12. Easement for sidewalk and bikeway purposes, together with any incidental rights, in favor of the City of Bloomington, as contained in the Easement, dated July 16, 1986, recorded July 24, 1986, as Document No. 5134353.

13. Easement for sidewalk and bikeway purposes, together with any incidental rights, in favor of the City of Bloomington, as contained in the Easement, dated December 31, 1990, recorded December 31, 1990, as Document No. 5736347.

14. Terms, conditions, covenants, restrictions, obligations, provisions, and easements as contained in the Declaration of Parking and Access Easement, dated December 17, 1991, recorded December 19, 1991, as Document No. 5857083; as amended by the First Amendment to Parking and Access Easement, dated September 2, 1993, recorded November 9, 1993, as Document No. 6179395; and as further amended by the Second Amendment to Parking and Access Easement, dated December 27, 2002, recorded February 20, 2003, as Document No. 7953195.

15. Terms, conditions, covenants, restrictions, obligations, and provisions as contained in the Declaration of Minnesota Center Restrictive Covenants, dated December 27, 2002, recorded February 20, 2003, as Document No. 7953196. [not survey related]

GENERAL NOTES

1.) Survey coordinate basis: Assumed
Survey bearing basis: Plat of Minnesota Center 2nd Addition
Vertical relief per ground survey

2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

3.) There are no proposed changes in street right of way lines per the City of Bloomington Engineering Department and the Hennepin County Highway Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

4.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

5.) There were no buildings observed on Parcel 1 property in the process of conducting the fieldwork.

6.) Address of subject property per Hennepin County Property Tax information web site: 3901 Minnesota Drive.

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.) No utility locations were marked onsite in response to our Gopher State One Call, ticket number 171630429.

4.) Contact GOPHER STATE ONE CALL at 851-454-0002 (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 No. 27523004527, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTES

Zoning information shown hereon is per zoning letter dated June 29, 2017, prepared by Elizabeth O'Day, Planning Technician, City of Bloomington Community Development - Planning Division.

The subject property is zoned: CS-1 (PD) Commercial Service 1.0 (Planned Development) and is subject to applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Office. The adjoining property use, zoning and Comprehensive Plan designations are:

East-	France Place, zoned CS-1, Commercial Service 1.0, guided Community Commercial
North-	Edina, MN
West-	Southdale 494 Center, zoned CR-1 (PD) Regional Commercial (Planned Development), guided Regional Commercial
South-	Minnesota Center Outlot A and B, zoned CS-1 (PD), Commercial Service (Planned Development), guided Community Commercial

Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(a) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.

PARKING

166 Regular Parking Spaces

AREA

PARCEL 1:
165,698 Sq. Ft. or 3.804 Acres

SEE SHEET 2 FOR VERTICAL RELIEF

SURVEYOR'S CERTIFICATION

To Drury Southwest, Inc., a Missouri corporation and First American 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, 5, 6(a), 8, 9, 11, 13, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on June 16, 2014.

Dated this 27th day of June, 2017.

SUNDE LAND SURVEYING, LLC.
By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Min. Lic. No. 15480

Added zoning notes	D.F. 17/24/2017
Revision	By Date

Drawing Title:
ALTA/NSPS LAND TITLE SURVEY FOR:
DRURY SOUTHWEST, INC.
3901 MINNESOTA DRIVE, BLOOMINGTON, MN

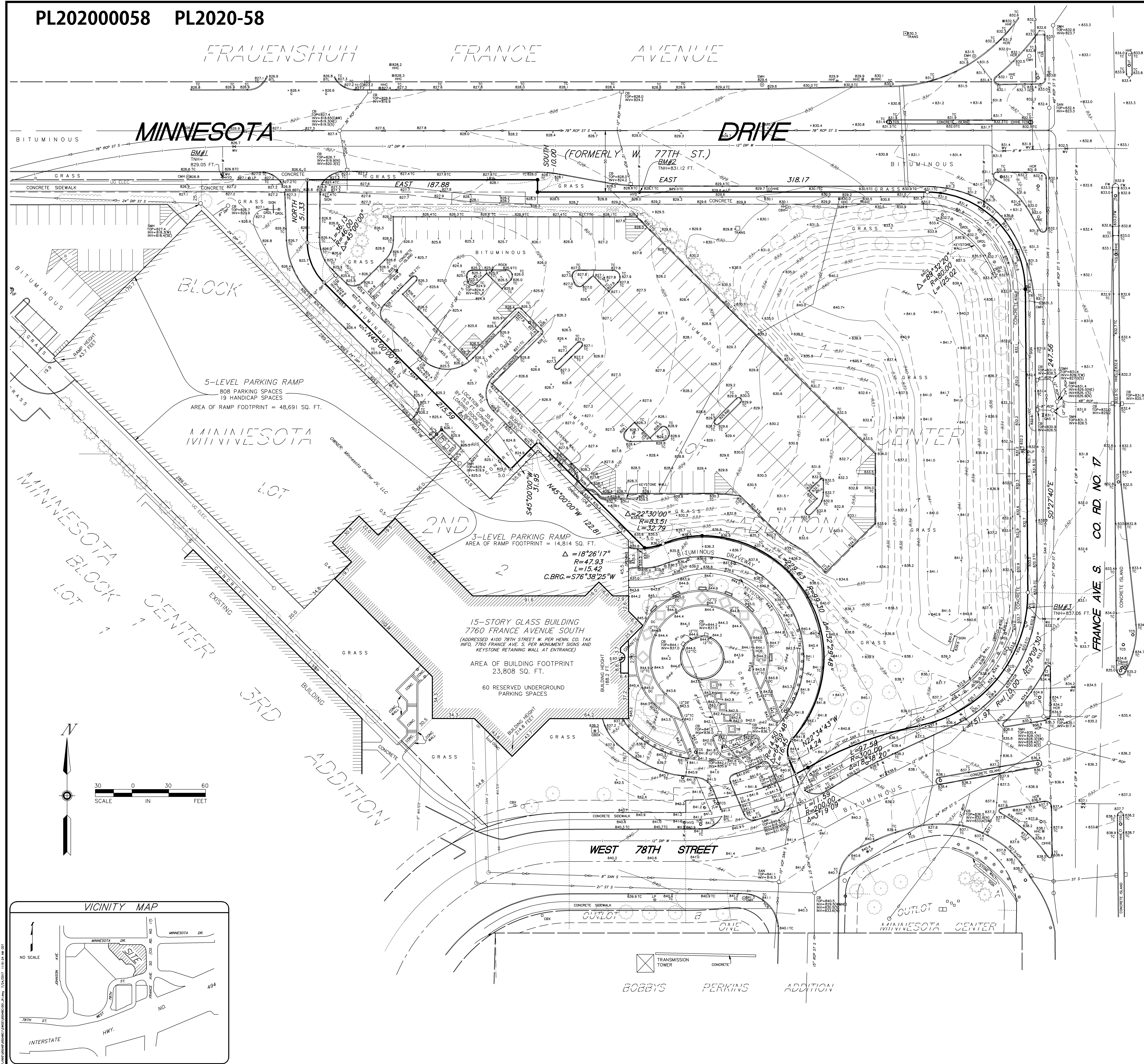
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-1435
952-881-2455 (Fax: 952-888-9526)
Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 95-048-C1 Bk/Pg: 881/14 Date: 6/27/2017
Township: 27 Range: 24 Section: 06 Sheet: 1 of 2
File: 95048C1001-A1.dwg

LEGEND

BE	Denotes building entrance
BT	Denotes beaver tail curb
CB	Denotes catch basin
CBX	Denotes communication box
CBXC	Denotes control box
CP	Denotes cast iron pipe
CMH	Denotes communication manhole
DC	Denotes decorative concrete
DIP	Denotes ductile iron pipe
EMH	Denotes electric manhole
FW	Denotes face of walk
G	Denotes gutter
GP	Denotes guard post
GL	Denotes ground light
HCR	Denotes handicap ramp
HHC	Denotes reinforced concrete pipe
HHE	Denotes communication hand hole
HMF	Denotes electric hand hole
HYD	Denotes fiber optic hand hole
INV	Denotes fire hydrant
LP	Denotes structure invert
MC	Denotes light pole
OD	Denotes metal cover
OP	Denotes overhead door
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SMH	Denotes sanitary sewer
ST S	Denotes storm sewer
TCS	Denotes top of concrete curb
TD	Denotes traffic control sign
TL	Denotes trench drain
TN	Denotes traffic light
TRANS	Denotes top out of fire hydrant
UDC	Denotes transformer
UGE	Denotes underground communication line
W	Denotes underground electric line
WV	Denotes water line
	Denotes water valve
	Denotes evergreen tree
	Denotes deciduous tree

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UTILITY NOTES

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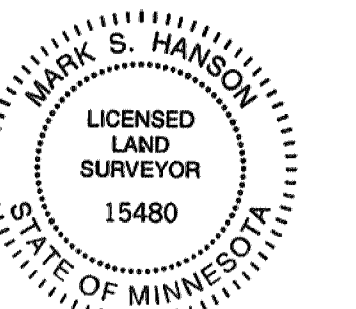
BENCH MARKS (BM)

- Top of top nut of fire hydrant on the south side of Minnesota Drive near most northerly corner of parking ramp. Elevation = 829.05 feet
- Top of top nut of fire hydrant on the south side of Minnesota Drive 300 feet +/- west of France Avenue. Elevation = 831.12 feet
- Top of top nut of fire hydrant at northwest quadrant of France Avenue and West 78th Street. Elevation = 837.06 feet

SEE SHEET 1 FOR GENERAL NOTES, DESCRIPTION OF PROPERTY SURVEYED AND EASEMENT INFORMATION

Dated this 27th day of June, 2017

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



Added zoning notes	D.F. 7/24/2017
Revision	By Date
Drawing Title: ALTA / NSPS LAND TITLE SURVEY FOR: DRURY SOUTHWEST, INC. 3901 MINNESOTA DRIVE, BLOOMINGTON, MN	
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-1435 952-881-2455 (Fax: 952-888-9526) Branch Office: Cloquet, Minnesota 218-499-8267	
Project: 95-048-C1	By: Pg. 88/134
Township: 27	Range: 24
Section: 06	Date: 6/27/2017
File: 95048C1001-A1.dwg	Sheet: 2 of 2