



**GOLDMAN SACHS**  
6011 Connection Drive  
Irving, Texas 75039

**NORTH**

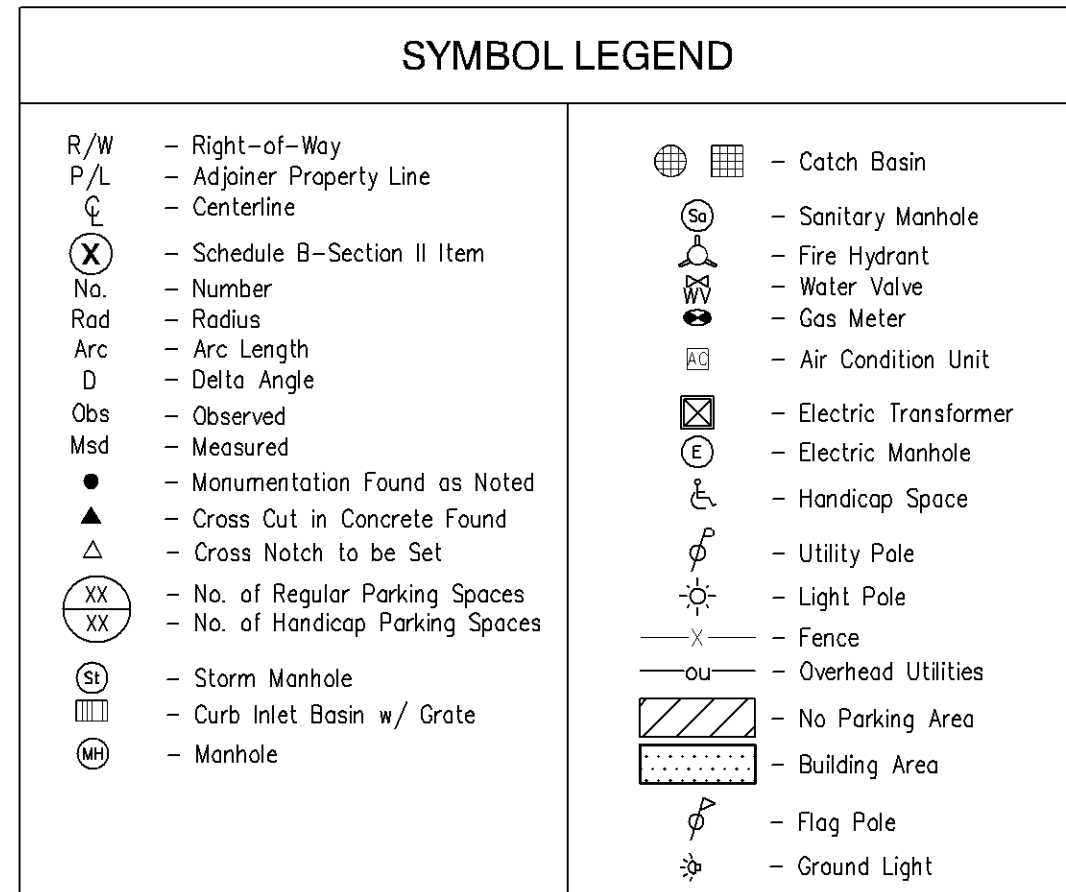
**GRAPHIC SCALE**

0 30 60

1 INCH = 30 FT.

Surveyor's Seal

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**TOTAL LAND AREA:**  
217,800 Square Feet  
5.000 Acres

To: First FSG, LLC, a Delaware limited liability company and Associated Bank National Association, a national banking association, its successors and/or assigns 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 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on January 25, 2017.

Date of Plat or Map: January 26, 2017

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

By: \_\_\_\_\_  
Eric R. Vickaryous \_\_\_\_\_ Date \_\_\_\_\_  
Minnesota Land Surveyor No. 44125  
For and on behalf of Millman National Land Services, Inc..

Sheet No. **1** of **1**

Lot 1, Block 1, Cedar Park Addition, Hennepin County, Minnesota.  
Torrens Property  
Certificate of Title No. \_\_\_\_\_

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

15. Drainage and utility easements as shown on and dedicated by the plat of Cedar Park Addition, recorded November 13, 1979 as Document No. 1357205.  
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

- Zoning Classification: FD-1(PD) (AR-22), Freeway Development (Planned Development) (Airport Runway)  
 Permitted Use: Permitted by Approved Planned Development  
 Building Setbacks:  
 Front=60'  
 Side=60'  
 Rear=25'  
 Side or rear-yard adjoining street=60'  
 Maximum Building Height: Per Approved Site Plan  
 Parking Ratio: 1.1 spaces per room

Source: This zoning information is taken from a zoning report compiled by City of Bloomington, Hannepin, Minnesota, dated March 13, 2017.

At the time of this survey, there was no visible evidence of encroachments or violations.

The meridian for all bearings shown hereon is the East right of way line of Bloomington Avenue South, known as being N0°08'06"E, per Cedar Park Addition Document No. 1357205 of Hennepin County Records.

1. There is direct access to the subject property via East American Boulevard and Bloomington Avenue South, both public right-of-ways.
2. With regard to Table A Item 11, on 811 utility location request was made and markings found at the site, if any have been noted. All underground utilities may not be shown and markings found at the site are not necessarily indicative of underground features. Accurately locating and marking the exact location of all underground features cannot be requested; completely, and reliably depicted. In some jurisdictions, 811 or other similar utility location requests from surveys may be ignored or result in an incomplete response.
3. The posted address on site is 1601 East American Boulevard, Bloomington, Minnesota.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street lighting or proposed, or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown herein is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. 239100 with an effective date of January 27, 2017.
9. The title insurance Policy obtained by Milman National Land Services, Inc. in the minimum amount of \$3,000,000 will be in effect throughout the contract term. Certificate of Insurance #FLOODZONE Requested.
10. There were no wetlands flagged on the subject property at the time of the survey, nor has the ~~topographic position and graphical representation~~ subject property possessing liability potential.

11. Liability Insurance Policy obtained by Milman National Land Services, Inc. in the minimum amount of \$3,000,000 will be in effect throughout the contract term. Certificate of Insurance #FLOODZONE Requested.

Date: 11/04/2016  
City of Hennepin, State of Minnesota Commission Panel No.: 270530A356F, Effective Date: 11/04/2016.