

DESCRIPTION OF PROPERTY SURVEYED
 (Per First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-981671-MPLS, Commitment Date September 12, 2019)

PARCEL 1:
 Lot 1, Block 1, Mall of America 6th Addition, Hennepin County, Minnesota. REGISTERED (TORRENS) PROPERTY: Certificate of Title No. 1106925.

PARCEL 2:
 Non-exclusive easements over Lot 2, Block 1, Mall of America 6th Addition, as contained in the Covenants, Conditions and Restrictions Agreement, dated May 28, 2003, recorded June 3, 2003 as Document No. 3747599 in the office of the Registrar of Titles, Hennepin County, Minnesota.

TITLE COMMITMENT
 First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-981671-MPLS, Commitment Date September 12, 2019, was relied upon as to matters of record. Schedule B Exceptions are indicated on survey with circled numbers.

- 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, locking 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 these utility companies whose locators responded to our Gopher State One Call, ticket number 151942472 and 152992068. Only the gas, communication and electric lines that were clearly marked are shown hereon.
 - Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND

AGP	Denotes above ground pipe(s)
AIS	Denotes advertisement/information sign
BIE	Denotes building entrance
BM	Denotes benchmark
BUSS	Denotes business sign
CB	Denotes color curb
CBX	Denotes control box
CC	Denotes communication box
CC	Denotes curb cut
CC	Denotes cast iron pipe
CCM	Denotes communication manhole
CC	Denotes cleanout
CC	Denotes building column hole
CC	Denotes decorative concrete
DC	Denotes drain grate
DIP	Denotes drain pipe
EB	Denotes electric box
EM	Denotes electric meter
EMH	Denotes electric manhole
FCAP	Denotes fire cap
FP	Denotes fire hookup
FW	Denotes face of walk top
GAS V	Denotes gas valve
GM	Denotes gas meter
GM	Denotes gas post
GRDL	Denotes ground light
HCRB	Denotes handicap door push button
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HIT	Denotes hand hole
HHC	Denotes communication hand hole
HNE	Denotes electric hand hole
HYD	Denotes fire hydrant
LA	Denotes landscaped area
LL	Denotes light location
LP	Denotes light pole
MM	Denotes manhole
NOELL	Denotes monitoring well
OHE	Denotes overhead electric line
OHU	Denotes overhead utility line
(P)	Denotes per plan/not field verified
PWS	Denotes parking sign
PP	Denotes power pole
PLP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinyl chloride pipe
RCC	Denotes ribbed curb
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SLAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
STAT	Denotes statue
TC BOX	Denotes traffic control box
TCS	Denotes traffic control sign
TD	Denotes trench drain
TL	Denotes traffic light
TRANS	Denotes transformer box
UCC	Denotes underground communication line
UCE	Denotes underground electric line
UCEL	Denotes underground electric for lighting
VCP	Denotes vitrified clay pipe
W	Denotes water line
WHW	Denotes water manhole
WV	Denotes water valve
	Denotes coniferous tree
	Denotes deciduous tree

- Denotes found iron pipe marked PLS 15456, unless otherwise noted.
 - Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed LS-15480 set in concrete.
 - ✕ Denotes found scribed "X", unless otherwise noted.
- SCALE: 1" = 50' FEET
- BENCH MARKS (BM)**
 (NGVD 1929)
- Top of top nut of 2nd fire hydrant west of Thunderbird Rd. on south side of American Blvd. Elevation = 827.03 feet
 - Top of top nut of fire hydrant in southwest quadrant of 24th Ave. S and American Blvd. Elevation = 820.56 feet

SITE ADDRESS
 8000 24th Ave. S, Bloomington, Minnesota.

OWNER:
 MOAC Lend Holdings LLC
 C/O Larkin Hoffman
 8300 Norman Center Drive - Suite 1000
 Minneapolis, MN 55437-1060
 Attn: William Griffith (952-896-3290)

APPLICANT:
 MOA WP Development
 211 Lindau Lane - Suite 500
 Bloomington, MN 55425
 Attn: Kurt Hogen (952-883-8742)

AREAS

Lot 1, Block 1, MALL OF AMERICA 6TH ADDITION
 1,200,106 sq. ft. or 27.551 acres

PROPOSED LOTS:

Lot 1, Block 1:
 264,986 sq. ft. or 6.083 acres

Lot 2, Block 1:
 111,017 sq. ft. 2.549 acres

Lot 1, Block 2:
 121,412 sq. ft. or 2.787 acres

Outlot A:
 702,691 sq. ft. or 16.132 acres

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 29th day of October, 2019

SUNDE LAND SURVEYING, LLC.
 By: *Alice J. Carlson*
 Alice J. Carlson, P.L.S. Minn. Lic. No. 44900

Drawing Title: PRELIMINARY PLAT OF:
MALL OF AMERICA 9TH ADDITION

SUNDE LAND SURVEYING
 Main Office: 8001 East Bloomington Freeway (25th) & Suite 118
 Bloomington, Minnesota 55420-1435
 952-861-2455 (Fax: 952-888-8528)
 www.sunde.com

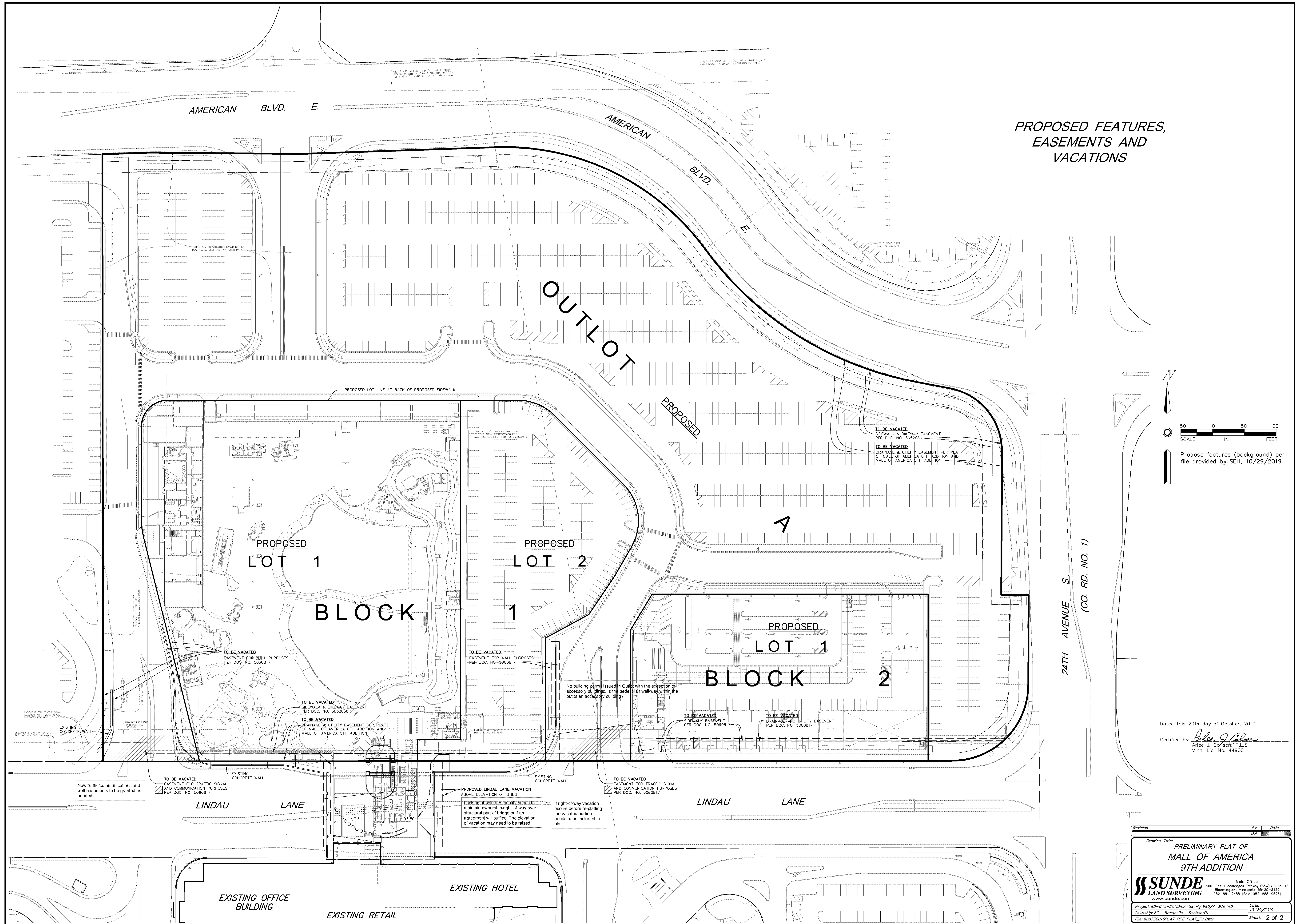
Project: 90-013-2019PLAT/Pg. 990/4, 916/49 Date: 10/29/2019
 Township: 27 Range: 24 Section: 01
 File: 900732019PLAT PRE PLAT_R1.DWG Sheet: 1 of 2

"PARCEL 2"
 8000 24th Ave. S, Bloomington, Minnesota 55425
 MOAC Lend Holdings LLC
 C/O Larkin Hoffman
 8300 Norman Center Drive - Suite 1000
 Minneapolis, MN 55437-1060
 Attn: William Griffith (952-896-3290)

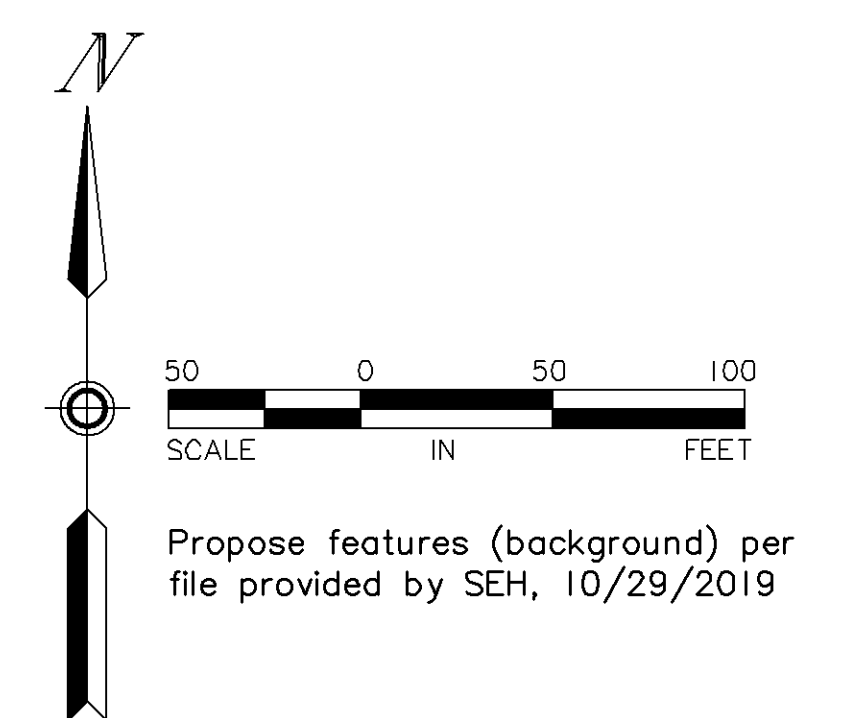
REGISTERED LAND SURVEY NO. 1823
 THE OFFICES OF MOA
 EXISTING OFFICE BUILDING

JW MARIOTT
 EXISTING HOTEL

EXISTING RETAIL



**PROPOSED FEATURES,
EASEMENTS AND
VACATIONS**



Dated this 29th day of October, 2019
 Certified by: *Arlee J. Carlson*
 Arlee J. Carlson, P.L.S.
 Minn. Lic. No. 44900

Revision	By	Date

Drawing Title:
**PRELIMINARY PLAT OF:
 MALL OF AMERICA
 9TH ADDITION**

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 www.sunde.com

Project: 90-013-2019/PLAT/Pg. 990/4, 916/40 Date: 10/29/2019
 Township: 27 Range: 24 Section: 01 File: 90073201/PLAT PRE PLAT_R1.DWG Sheet: 2 of 2