

(Per First American Title Insurance Company Commitment for Title Insurance commitment No. NCS-741963-KCTY, commitment date July 01, 2015)

Lot I, Block I, Control Data Addition.

8, 1967 as Document No. 896173.

Hennepin County, Minnesota Torrens Property-Certificate of Title No. 1371868

Parcel 2: Exclusive easement for pedestrian and vehicular traffic, ingress and egress, as contained in Quit claim Deed dated September 12, 1967, recorded December

Non-exclusive appurtenant easements as contained in Party Wall Agreement dated September 28, 1967, recorded December 27, 1967 in Book 2620 of Deeds, page 563 as Document No. 3695086 and in Party Wall Agreement

dated June 19, 1969, recorded December 3, 1969 as Document No. 3807279.

PLAT RECORDING INFORMATION

The plat of Control Data Addition was filed of record on October 24, 1985, as Document No. 1680509.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance commitment No. NCS-741963-KCTY, commitment date July 01, 2015, was relied upon as to matters of record.

13.) Subject to drainage and utility easements as shown on the plat of Control Data Addition. (Shown as a recital on the Certificate of Title)

14.) Subject to Party Wall Agreements as contained in CR Book 2620 of Deeds, Page 563, as Doc. No. 3695086 and in Doc. No. 3807279; (Now as to above land, except that part thereof embraced within the plat of Prairie Village 3rd Addition) (Shown as a recital on the Certificate of Title) [shown

15.) Subject to an easement in favor of Northern States Power Company contained in CR Book 2603 of Deeds, page 179, Doc. No. 3675962, over those portions of above described premises described as follows: The South 10 feet of the West 365 feet and a 10-foot strip of land being 5 feet on each side of the following described centerline: Commencing at the Southwest corner of above described premises; thence Easterly along the South line of said premises, a distance of 144 feet; thence deflecting to the left at an angle of 90 degrees, a distance of 35 feet and there terminating; (Now as to above land, except that part thereof embraced within the plat of Prairie Village 3rd Addition) (Shown as a recital on the Certificate of Title) [shown on survey]

16.) Subject to a limitation on the right of access to Interstate Highway No. 35W as contained in instrument recorded in CR Book 2186 of Deeds, page 393, as Doc. No. 3144585; (Now as to above land except that part thereof embraced within the plat of Prairie Village 3rd Addition) (Shown as a recital on the Certificate of Title) [shown on survey]

22.) Easement for drainage and utility purposes in favor of the City of Bloomington as contained in the followina: a) Notice of Lis Pendens recorded November 16, 2001 as Document No. b) Findings of Fact, Conclusions of Law, and Order Transferring Title and

c) First Amended Findings of Fact, Conclusions of Law, and Order Transferring Title and Possession recorded August 8, 2002 as Document No. 3586257. d) Findings of Fact, Conclusions of Law, and Order Amending Takings and Extending Commissioners Appointment recorded May 10, 2004 as Document No. 3958763. [shown on survey)]

Possession recorded March 1, 2002 as Document No. 3509120.

24.) The following matters disclosed by an ALTA/ACSM survey made by Sunde Land Surveying, dated June 13, 2013, last revised August 7, 2013, designated as Job No. 82-198-0AK: a) Concrete stairs on north property line; b) Wood fence near southeast property corner;

c) Wood fence running along the south and east property lines. 26.) Terms and conditions of Resolution No. 2013-86 by the City of Bloomington granting a variance dated August 19, 2013, recorded August 27, 2013 as Document No. T5110582. [shown on survey]

27.) Terms, conditions and restrictions in favor of the Nine Mile Creek

December 19, 2013 as Document No. T5140921. [shown on survey]

Watershed District as contained in Declaration dated September 24, 2013, recorded September 27, 2013 as Document No. T5119902. [not shown on

28.) Terms and conditions of Agreement as to Conditional Approval for Encroachment Into Public Easements dated November 26, 2013, recorded

Parking: Front = 20 feet; 3.3 feet per variance sidewalk construction or repairs. Per the Hennepin County Side/Rear abutting Street = 20 feet Highway Right of Way Department and the City of Side/Rear = 5 feetBloomington Engineering Department, there are no Building Size: proposed changes in street right of way lines. Maximum Building Height or Stories: 60 feet/4 Stories

6.) There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill. Building Site Area Requirements: Minimum Lot Width: 100 feet

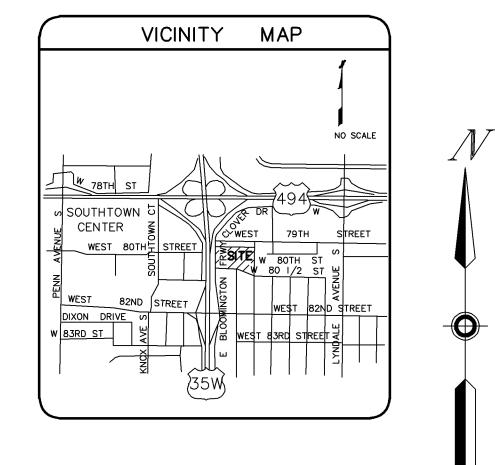
<u>UTILITY NOTES</u>

I.) 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.

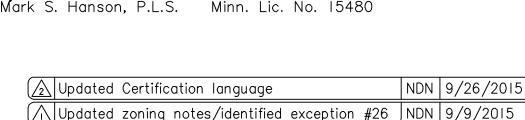
3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 151762992.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.



was completed on July 7, 2015. Dated this 3rd day of September, 2015

SUNDE LAND SURVEYING, LLC. 1/lak & / Yanson



revious survey dated August 16, 2013 ALTA/ACSM LAND TITLE SURVEY FOR: OAK STREET REAL ESTATE CAPITAL, LLC 8001 EAST BLOOMINGTON FREEWAY



File: 821980AK1001R1.dwa

9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526) West Office: Mandan, North Dakota 701—663—5562

www.sunde.com Project: 82-198-OAKI Bk/Pg: 749/28 09/03/2015 ownship: 27 Range: 24 Section: 4 Sheet: 1 of 1

448 Total Spaces <u>AREA</u>

Area = 338,602 square feet or 7.773 acres

2.) Parking: 439 Regular Spaces

Building Density Formula: None Required

Floor Area (121,781 / 285 = 427)

Parking Space Formula: I space per 285 Square Feet of Gross

Restrictions (i.e., building setbacks, height and bulk restrictions,

etc.) shown hereon are based on information provided and are

subject to interpretation. We cannot certify to a restriction on

the basis of an interpretation or the opinion of another party as

stated in note under "Table A" of "Minimum Standard Detail

Parking Spaces Required: 427 Total Parking Spaces

Requirements for ALTA/ACSM Land Title Surveys".

9 Handicap Spaces