

LEGEND

- Denotes found iron monument
- Denotes found 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-15480 unless otherwise noted
- AIS Denotes advertisement/informational sign
- BE Denotes building entrance
- BTCL Denotes beavertail curb
- CB Denotes catch basin
- CB Denotes cast iron pipe
- COL Denotes clean out
- COB Denotes building column
- DB Denotes drain grate
- DIP Denotes ductile iron pipe
- EMH Denotes electric manhole
- EO Denotes electric outlet
- FH Denotes fire hookup
- GM Denotes gas meter
- GRDL Denotes ground light
- HCPB Denotes handicap door push button
- HCR Denotes disabled ramp
- HHC Denotes communication hand hole
- HHE Denotes electric hand hole
- HYD Denotes fire hydrant
- LA Denotes landscaping
- LP Denotes light pole
- (P) Denotes per plan
- MH Denotes manhole
- PEP Denotes polyethylene pipe
- PCE Denotes playground equipment
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STAT Denotes statue
- TAD Denotes truncated dome
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- UGP Denotes underground pipe
- W Denotes water line
- WF Denotes water fountain
- WV Denotes water valve
- BAS Denotes Basswood tree
- BR Denotes Birch tree
- GNK Denotes Ginkgo tree
- SPR Denotes Spruce tree
- TR Denotes deciduous tree

GENERAL NOTES

- Survey coordinate and bearing basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.
- Adjoining ownership information shown hereon was obtained from [the Hennepin County Property Tax Information web site.]

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, 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.
- 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 those utility companies whose locators responded to our Gopher State One Call, ticket numbers 241312553 and 241312622.
- 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

- 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 No. 27053C0476F, dated November 4, 2016, Community No. 275230. This information was obtained from the FEMA Map Service Center web site.

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.

Possible encroachments are indicated on survey with boxed letters as listed below.

- Fencing, patio, and concrete steps over easement on west side of property
- Hydrants on south side of property

ZONING NOTES

- Zoning information shown hereon is per Zoning Letter & Information Report dated May 14, 2024, prepared by GRS Group on NVS Company for JLL Capital Markets
- Existing zoning classification: HX-R (High Intensity Mixed Use with Residential) District with a PD (Planned Development) Overlay. The Comprehensive Plan Land Use Plan designation is South Loop Mixed Use (SLMU).

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.

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company National Commercial Services Commitment for Title Insurance File No. NCS-1230749-MPLS, commitment date August 12, 2024)

Real property in the City of Bloomington, County of Hennepin, State of Minnesota, described as follows:

Lot 1, Block 1, BLOOMINGTON CENTRAL STATION 4TH ADDITION, Hennepin County, Minnesota.

(Abstract Property)

PLAT RECORDING INFORMATION

The plat of BLOOMINGTON CENTRAL STATION 4TH ADDITION was filed of record on December 22, 2014, as Document No. 10147074.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company National Commercial Services Commitment for Title Insurance File No. NCS-1230749-MPLS, commitment date August 12, 2024, was relied upon as to matters of record.

Schedule B Exceptions:

- Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

15.) Terms, conditions, easements and obligations as contained in the Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Bloomington Central Station Residential Condominium as evidenced and affected by the following:

a. Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Bloomington Central Station Residential Condominium, dated March 17, 2005, recorded March 29, 2005, as Document No. 8552482; and

b. Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Bloomington Central Station Residential Condominium, dated June 16, 2014, recorded June 18, 2014, as Document No. A10088910. [not shown-blanket easements]

16.) Terms and conditions of the Easement Agreement, dated March 31, 2005, recorded May 25, 2005, as Document No. 8588255; as amended by Amendment to Easement Agreement, dated December 8, 2008, recorded December 19, 2008, as Document No. 9301758. [Shown on survey]

17.) Terms, conditions and easements, including any incidental rights, as contained in and affected by the following:

a. Declaration of Easements, dated July 11, 2005, recorded October 6, 2005, as Document No. 8668780;

b. Amendment to Declaration of Easements, dated June 4, 2007, recorded August 8, 2007, as Document No. 9021314;

c. Second Amendment to Declaration of Easements, dated December 18, 2014, recorded December 22, 2014, as Document No. A10147077;

d. Third Amendment to Declaration of Easements, dated February 7, 2017, recorded February 9, 2017, as Document No. A10410843; and

e. Notice of Termination of Easements, dated December 11, 2018, recorded December 14, 2018, as Document No. A10620495.

18.) Terms, conditions, covenants, restrictions, reservations and easements as contained in the Declaration of Easements, Reservations and Covenants, dated July 25, 2006, recorded August 16, 2006, as Document No. 8846507; as amended by the Amendment to Declaration of Easements, Reservations and Covenants, dated December 8, 2008, recorded December 19, 2008, as Document No. A9301754.

19.) Terms, conditions, easements and obligations as contained in the Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Lot 1, Block 1, Bloomington Central Station Addition as evidenced and affected by the following:

a. Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Lot 1, Block 1, Bloomington Central Station, dated June 4, 2007, recorded August 8, 2007, as Document No. 9021313;

b. Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Lot 1, Block 1, Bloomington Central Station Addition, dated June 16, 2014, recorded June 18, 2014, as Document No. A10088909;

c. Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Lot 1, Block 1, Bloomington Central Station Addition, dated December 18, 2014, recorded December 22, 2014, as Document No. A10147070;

d. Third Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Lot 1, Block 1, Bloomington Central Station Addition, dated December 11, 2018, recorded December 14, 2018, as Document No. A10620495;

e. Fourth Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Lot 1, Block 1, Bloomington Central Station Addition, dated April 21, 2022, recorded April 28, 2022, as Document No. A11102890. [not shown-blanket easements]

20.) Terms, conditions, easements and obligations as contained in the Easement and Maintenance Agreement, by and between the Port Authority for the City of Bloomington, Minnesota, a public body corporate and politic, and MG Bloomington, LLC, a Delaware limited liability company, as evidenced and affected by the following:

a. Easement and Maintenance Agreement, dated August 18, 2008, recorded August 26, 2008, as Document No. 9175656;

b. Amendment to Easement and Maintenance Agreement, dated June 16, 2014, recorded June 18, 2014, as Document No. A10088907; and

c. Second Amendment to Easement and Maintenance Agreement, dated April 21, 2022, recorded April 29, 2022, as Document No. A11103614. [Shown on survey]

21.) Terms, conditions and easements as contained in the Easement and License Agreement, by and between the Port Authority for the City of Bloomington, Minnesota, and Bloomington Central Station LLC, dated October 27, 2005, recorded December 19, 2008, as Document No. 9301745. [not shown-Modular building does not exist anymore]

22.) Terms and conditions of Resolution No. 2008-131, dated October 6, 2008, recorded December 19, 2008, as Document No. 9301745.

23.) Terms, conditions, easements and obligations as contained in the Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Hotel Property as evidenced and affected by the following:

a. Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Hotel Property, dated June 16, 2014, recorded June 18, 2014, as Document No. A10088908;

b. Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Hotel Property, dated December 18, 2014, recorded December 22, 2014, as Document No. A10147071; and

c. Second Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Hotel Property, dated April 21, 2022, recorded April 28, 2022, as Document No. A11102893. [not shown-blanket easements]

24.) Easements for drainage and utility purposes as shown on the recorded plat of Bloomington Central Station 4th Addition, dated November 17, 2014, recorded December 22, 2014, as Document No. 10147074. [Shown on survey]

25.) Easement for sidewalk and bikeway purposes as contained in the Easement, dated December 18, 2014, recorded December 22, 2014, as Document No. A10147075. [Shown on survey]

27.) Terms, conditions, easements and obligations as contained in the Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to Apartment Property, dated December 18, 2014, recorded December 22, 2014, as Document No. A10147078. [not shown-blanket easements]

31.) Terms and conditions of the Agreement as to Conditional Approval for Encroachment into Public Easements, dated February 2, 2015, recorded February 27, 2015, as Document No. A10166717. [Shown on survey]

32.) Terms, conditions and obligations of the Stormwater Facility Maintenance Agreement, dated July 14, 2015, recorded July 21, 2015, as Document No. A10216547. [not plottable]

35.) Terms and conditions of the Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to West Parking Ramp Property, dated February 7, 2017, recorded February 9, 2017, as Document No. A10410837; as amended by the First Amendment to Declaration of Easements, Rules and Regulations, and Architectural Standards Relating to West Parking Ramp Property, dated December 11, 2018, recorded December 14, 2018, as Document No. A10620499. [not shown-blanket easements]

PARKING

- 590 Regular Spaces
- 13 Compact Spaces
- 17 Disabled Spaces
- 15 Electric Vehicle Spaces
- 1 Disabled Electric Vehicle Space
- 6 Motorcycle Spaces
- 642 Total Spaces

AREA

Area = 168,054 square feet or 3.858 acres

SURVEYOR'S CERTIFICATION

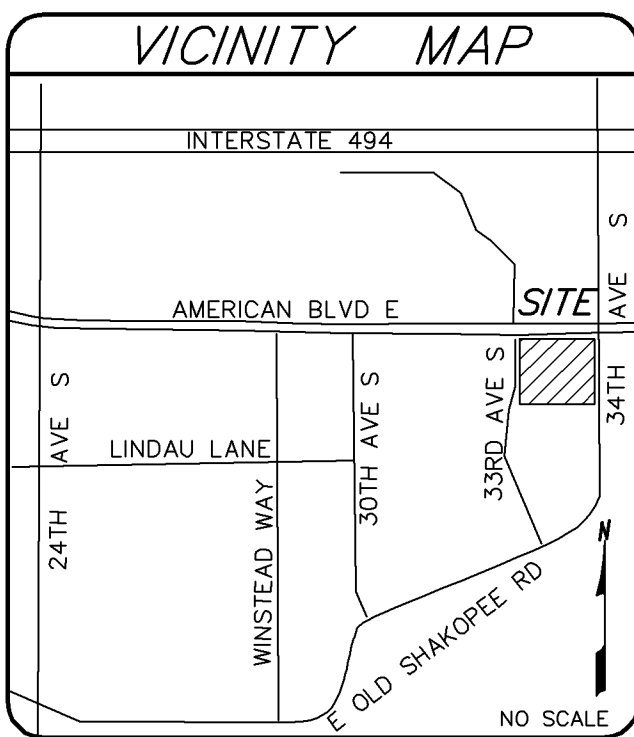
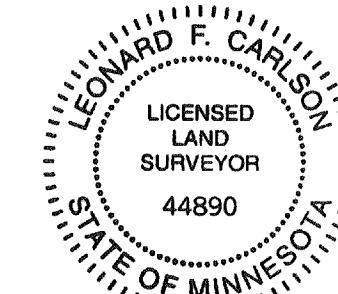
To Timberland Partners, Inc., a Minnesota corporation; LMC Bloomington Holdings, LLC, a Delaware limited liability company and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 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), 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on May 28, 2024.

Dated this 28th day of August, 2024.

SUNDE LAND SURVEYING, LLC.

By *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



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SCALE IN FEET

Revision	By	Date
	NON	
Drawing Title: ALTA / NSPS LAND TITLE SURVEY FOR: TIMBERLAND PARTNERS OF: INDIGO AT BLOOMINGTON CENTRAL STATION 8001 33rd Avenue South, Bloomington, MN		
SUNDE LAND SURVEYING www.sunde.com		
Project: 2017-120-B Township: 027 File: 20171200001.dwg	By: PJP:1125/30 Range: 23 Section: 06	Date: 08/28/2024 Sheet: 1 of 1