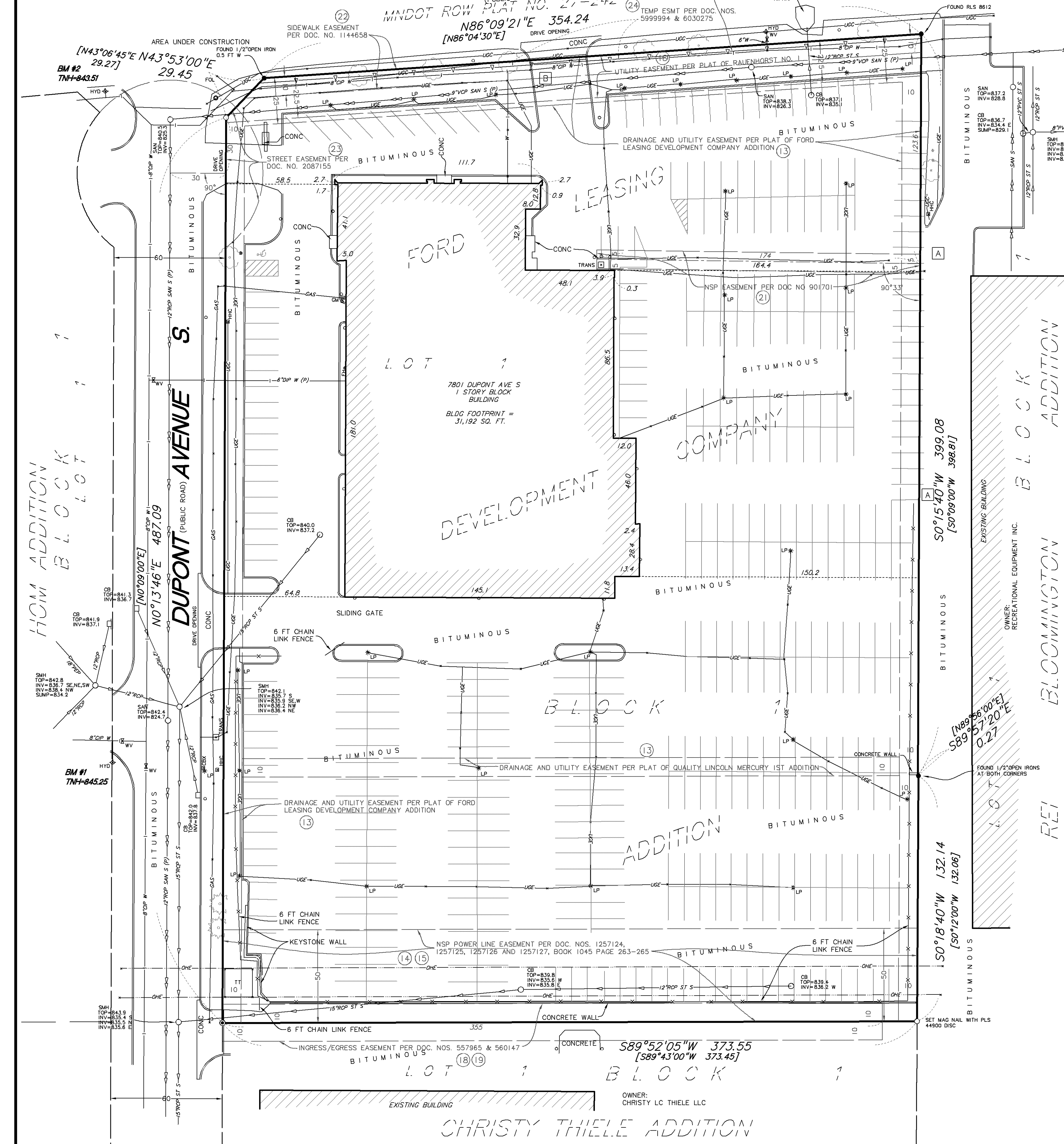


U.S. INTERSTATE HIGHWAY NO. 494



DESCRIPTION OF PROPERTY SURVEYED

(Per Land Title, Inc., as issuing agent for Stewart Title Guaranty Company Commitment for Title Insurance File No. 706146, commitment date November 27, 2024)

Lot 1, Block 1, Ford Leasing Development Company Addition, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No(s): 1188584
Hennepin County, State of Minnesota

PLAT RECORDING INFORMATION

The plat of FORD LEASING DEVELOPMENT COMPANY ADDITION was filed of record on December 28, 1978, as Document No. 1310730.

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

TITLE COMMITMENT

Stewart Title Guaranty Company Commitment for Title Insurance File No. 706146, commitment date November 27, 2024, was relied upon as to matters of record.

Schedule B Exceptions:

- ① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- 13.) Subject to drainage and utility easement as shown on plat. (shown as recital) (shown on survey)
- 14.) Block 1, South Bend Terrace is subject to the power line easement and incidental rights connected therewith as created by instruments of record in Book 1045 of Deeds, page 263-265 (now as to part of the subject property). (shown as recital) (shown on survey)
- 15.) Subject to a Power Line Easement and incidental rights connected therewith, in favor of Northern States Power company, granted by deeds recorded in Book 1045 of Deeds, page 263-265 inclusive, as Document Number 1257124, 1257125, 1257126, and 1257127, affecting the South 50 feet of said Lot 6, as shown on the plat of said addition (now as to part of the subject property). (shown as recital) (shown on survey)
- 16.) Subject to utility easement as shown on plat of Rauenhorst No. 1 (now as to part of the subject property). (shown as recital) (shown on survey)
- 17.) Final Certificate filed January 10, 1952 as Document Number 358943.
- 18.) Easement filed May 14, 1958 as Document Number 557965. (shown on survey)
- 19.) Easement filed June 11, 1958 as Document Number 560147. (shown on survey)
- 20.) Final Certificate filed November 8, 1963 as Document Number 747524.
- 21.) Easement in favor of Northern States Power Company dated January 31, 1968, filed February 13, 1968 as Document Number 901701. (shown on survey)
- 22.) Easement in favor of the City of Bloomington dated June 11, 1975, filed July 3, 1975 as Document Number 1144658. (shown on survey)
- 23.) Easement in favor of the City of Bloomington dated February 7, 1990, filed April 9, 1990 as Document Number 2087155. (shown on survey)
- 24.) Minnesota Department of Transportation Right of Way Plat No. 27-242 filed February 21, 2023 as Document Number 5999994. (shown on survey)
- 25.) Notice of Lis Pendens filed August 15, 2023 as Document Number 6030275.

GENERAL NOTES

- 1.) Survey coordinate and bearing basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.
- 2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.
- 3.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

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.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 243380104 and 243302373.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 5.) Private utilities are shown as marked by Hance Locating Services, Inc. on December 10, 2024. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

SURVEYOR'S CERTIFICATION

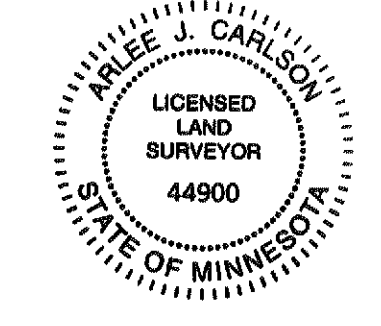
To Bloomington Lincoln Mercury Real Estate, LLC, a Minnesota limited liability company, Land Title, Inc. and Stewart Title Guaranty Company:

This is to certify that this map or plat 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, 5, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on December 27, 2024.

Date of Plat or Map: 3rd day of January, 2025.

SUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S., Minn. Lic. No. 44900



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 No. 27053C0456F, dated November 4, 2016, Community No. 275230. This information was obtained from the FEMA Map Service Center web site.

PARKING

409 Regular Spaces
1 Disabled Spaces
410 Total Spaces

AREA

Area = 193,720 square feet or 4.447 acres

LEGEND

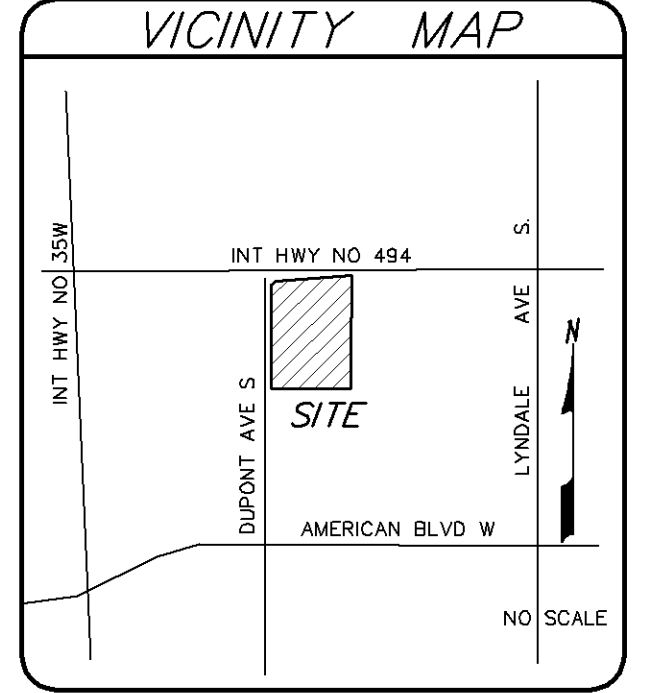
- Denotes iron monument set marked with P.L.S. No. 44900 unless otherwise noted
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set

LIST OF POSSIBLE ENCROACHMENTS

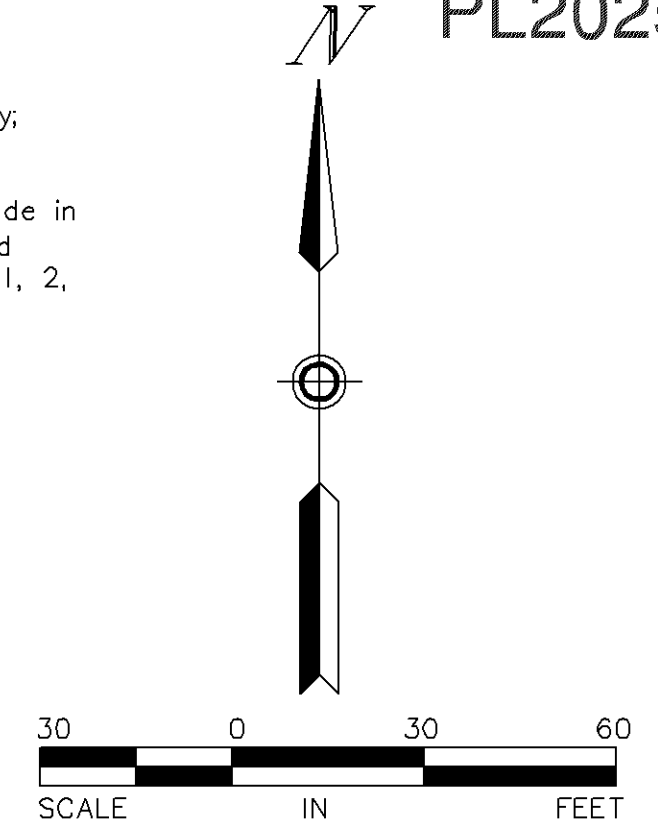
The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

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

- A.) parking spaces 2 ft +/- east of the east property line without benefit of easement
- B.) drive opening crosses "no access" line along north property line



PL202500093
PL2025-93



Revision	By	Date

Drawing Title:
**ALTA / NSPS LAND TITLE SURVEY FOR:
LINCOLN OF BLOOMINGTON
of: 7801 Dupont Ave. S.
Bloomington, MN**

SUNDE
LAND SURVEYING
www.sunde.com

9001 East Bloomington Freeway (35W) - Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 85-225-A Bk/Pg: 1198/15 Date: 01/03/2025
Township: 27 Range: 24 Section: 04
File: 85225A001.dwg Sheet: 1 of 2

Our records show a private sanitary manhole at this approx. location. Please confirm if this is correct.

U.S. INTERSTATE HIGHWAY NO. 494

MNDOT ROW PLAT NO. 27-242

DOC. NO. 5999994 DENOTES NO ACCESS PER DOC. NO. 5999994 AREA UNDER CONSTRUCTION

Add water, sanitary, and stormwater line types to legend.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900 unless otherwise noted
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CIP Denotes cast iron pipe
- DIP Denotes ductile iron pipe
- FH Denotes fire hookup
- FOL Denotes fiber optic line
- FP Denotes flag pole
- FW Denotes face of walk
- G Denotes gutter elevation
- GM Denotes gas meter
- GP Denotes guard post
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HH Denotes handhole
- HHC Denotes communication handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWT Denotes keystone wall top
- LP Denotes light pole
- OD Denotes overhead door
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PKS Denotes parking sign
- 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
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- TT Denotes transmission tower
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve
- MPL Denotes Maple tree
- PIN Denotes Pine tree
- SHB Denotes shrub

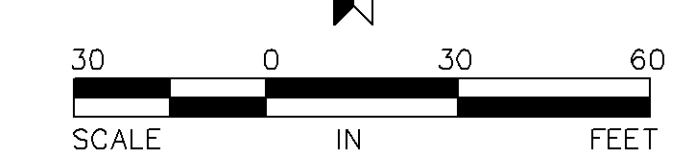
BENCHMARKS (BM) (NGVD 29)

- 1.) Top of top nut of fire hydrant on the west side of Dupont Ave, southwest of the southerly entrance to Lincoln dealership. Elevation = 845.25 feet
- 2.) Top of top nut of fire hydrant in the southwest quadrant of Dupont Ave and Clover Dr. (most northerly end of Dupont Ave.) Elevation = 843.51 feet

PL202500093
PL2025-93

Date of Plat or Map: 3rd day of January, 2025.

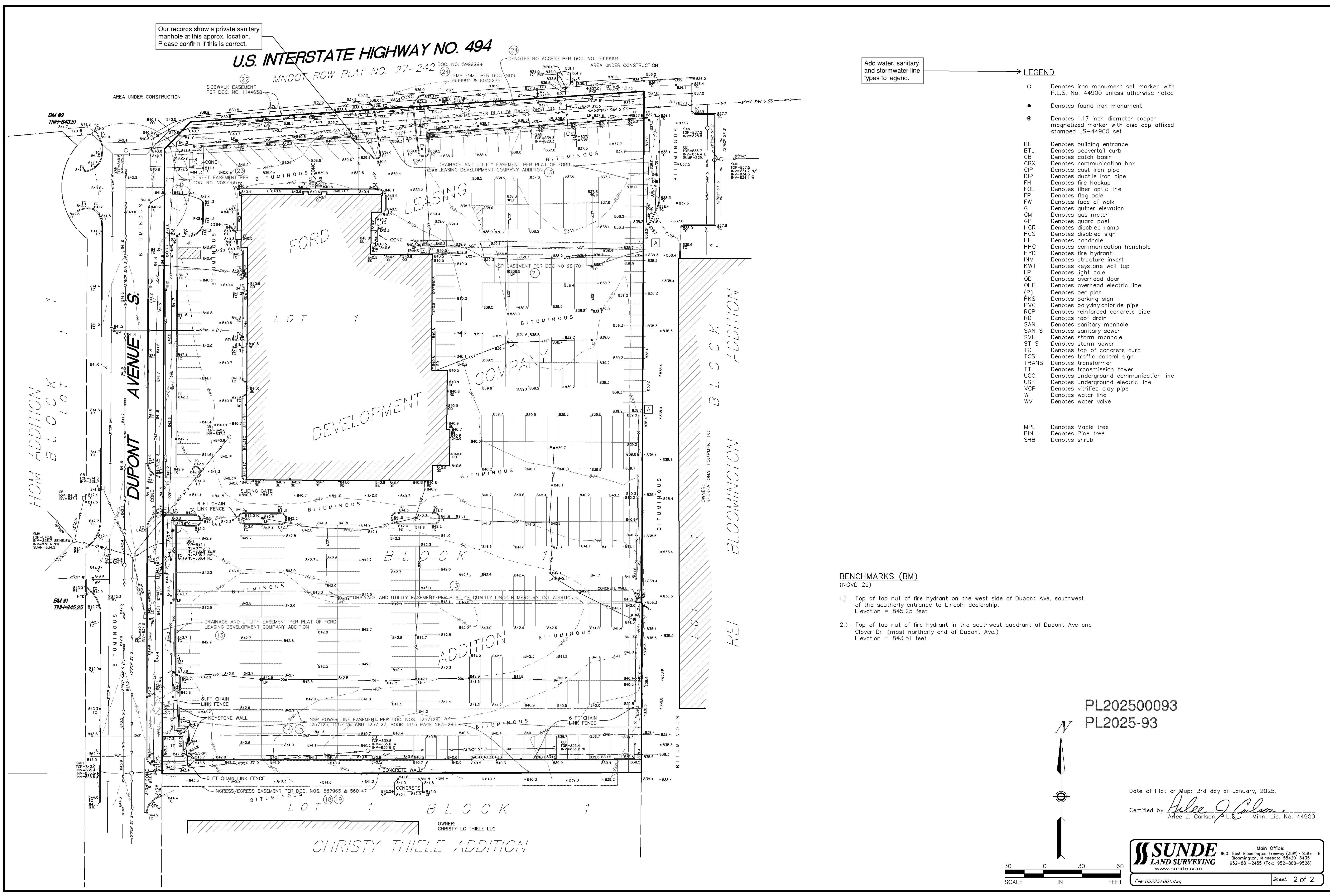
Certified by: *Ailee J. Carlson*
Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900

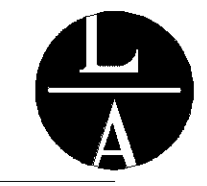


SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55425-3435
952-881-2455 (Fax: 952-888-9526)

File: 85225A001.dwg Sheet: 2 of 2





LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lmpert@lmpert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION



Commercial Design and Construction
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0202
Fax: 651-681-0203

BLOOMINGTON LINCOLN
1001 Clover Drive, Bloomington, MN

Copyright 2024
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

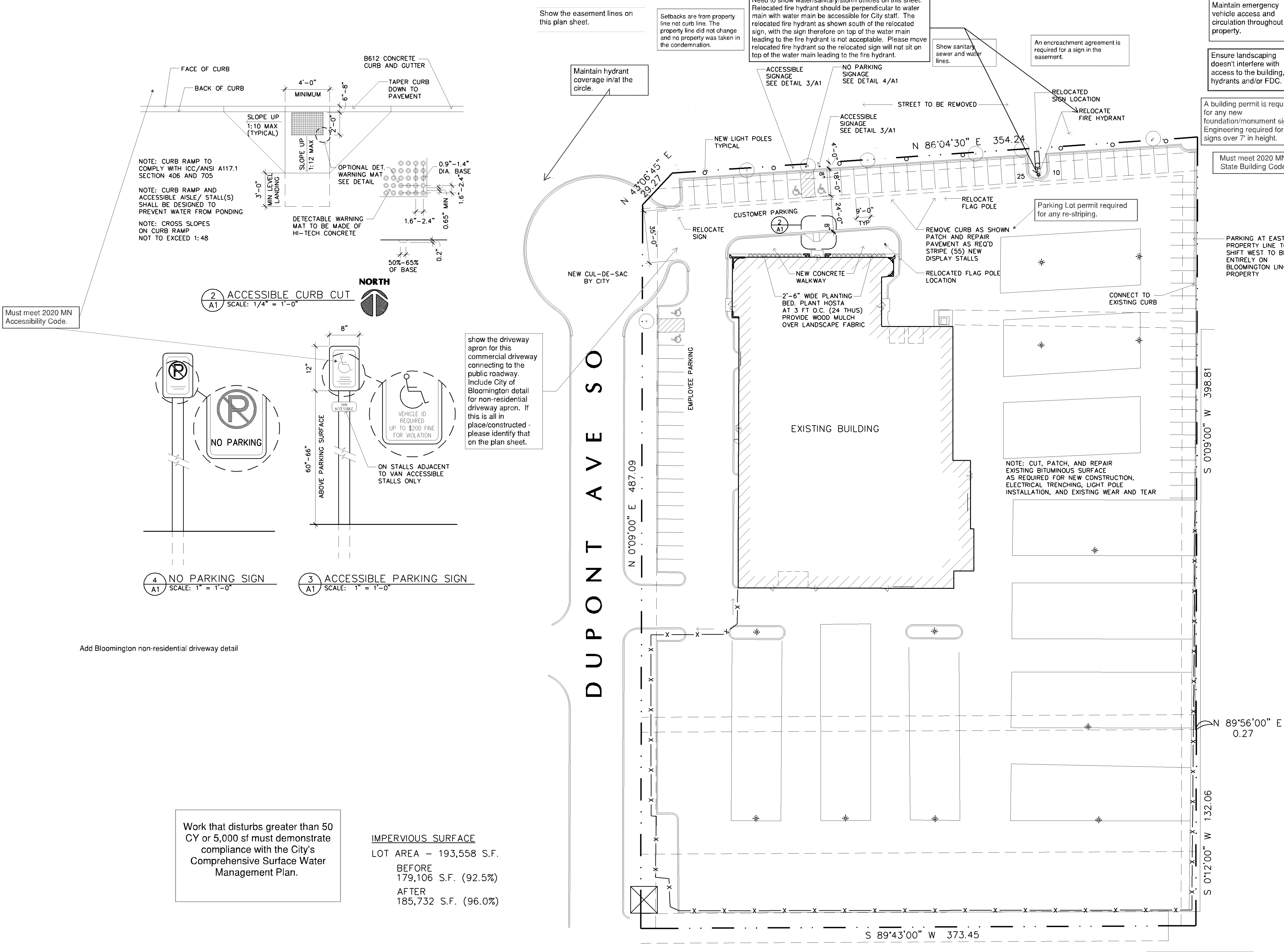
1/28/25 PRELIMINARY

SITE PLAN

Sheet Number

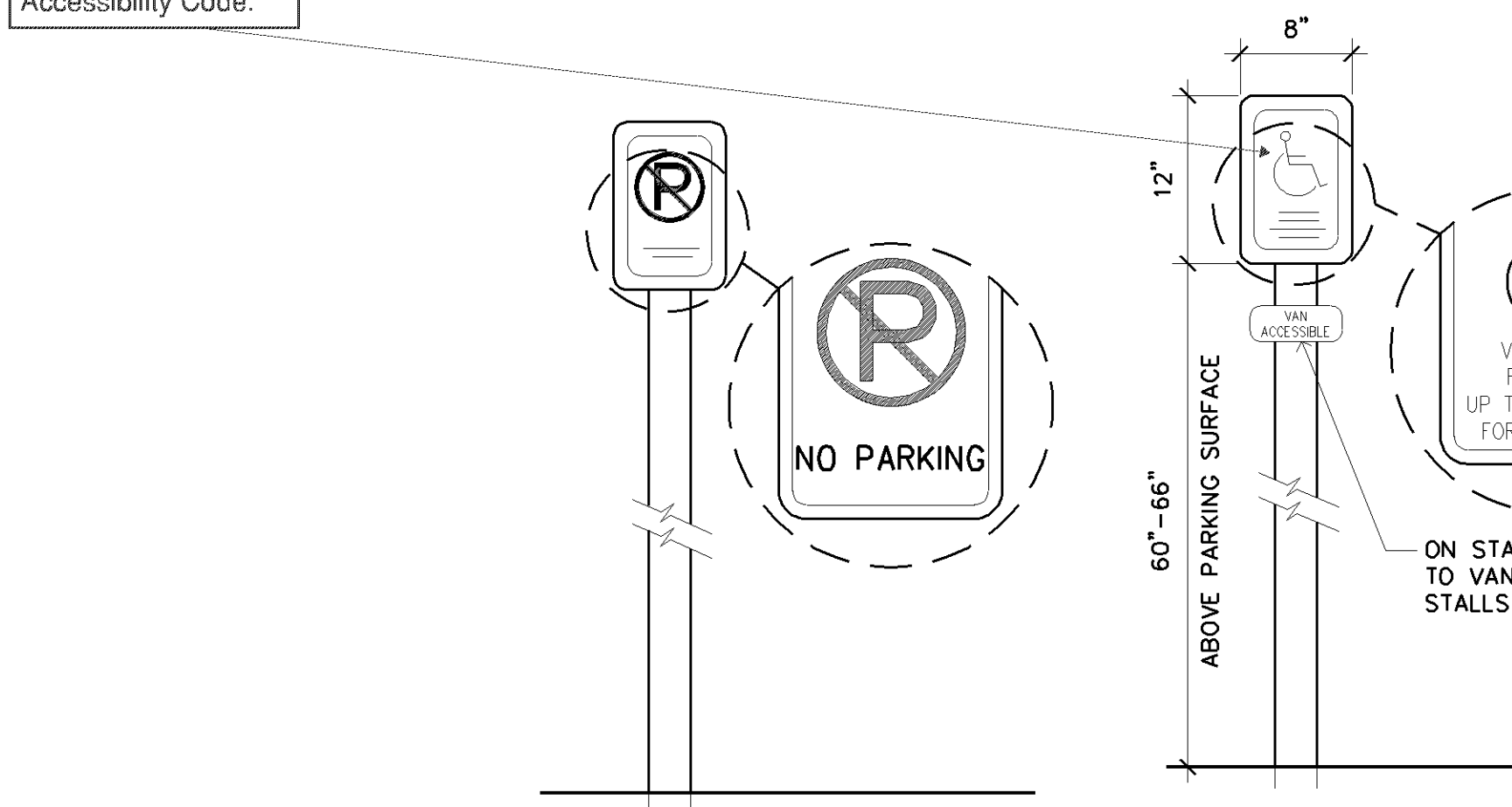
A1

Project No. 110701-1



NOTE: CURB RAMP TO COMPLY WITH ICC/ANSI A117.1 SECTION 406 AND 705
NOTE: CURB RAMP AND ACCESSIBLE AISLE/ STALL(S) SHALL BE DESIGNED TO PREVENT WATER FROM PONDING
NOTE: CROSS SLOPES ON CURB RAMP NOT TO EXCEED 1:48

2 ACCESSIBLE CURB CUT
SCALE: 1/4" = 1'-0"



4 NO PARKING SIGN
SCALE: 1" = 1'-0"

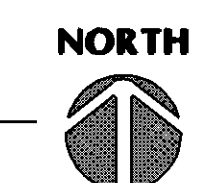
3 ACCESSIBLE PARKING SIGN
SCALE: 1" = 1'-0"

Add Bloomington non-residential driveway detail

Work that disturbs greater than 50 CY or 5,000 sf must demonstrate compliance with the City's Comprehensive Surface Water Management Plan.

IMPERVIOUS SURFACE
LOT AREA - 193,558 S.F.
BEFORE 179,106 S.F. (92.5%)
AFTER 185,732 S.F. (96.0%)

1 SITE PLAN
SCALE: 1" = 30'-0"



PL202500093
PL2025-93

Add water, sanitary and stormwater pipes to this sheet.

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Show the easement lines on this plan sheet.

Setbacks are from property line not curb line. The property line did not change and no property was taken in the condemnation.

Need to show water/sanitary/storm utilities on this sheet. Relocated fire hydrant should be perpendicular to water main with water main accessible for City staff. The relocated fire hydrant as shown south of the relocated sign, with the sign therefore on top of the water main leading to the fire hydrant is not acceptable. Please move relocated fire hydrant so the relocated sign will not sit on top of the water main leading to the fire hydrant.

Show sanitary sewer and water lines.

An encroachment agreement is required for a sign in the easement.

Maintain emergency vehicle access and circulation throughout the property.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

A building permit is required for any new foundation/monument signs. Engineering required for any signs over 7' in height.

Must meet 2020 MN State Building Code

PARKING AT EAST PROPERTY LINE TO SHIFT WEST TO BE ENTIRELY ON BLOOMINGTON LINCOLN PROPERTY

show the driveway apron for this commercial driveway connecting to the public roadway. Include City of Bloomington detail for non-residential driveway apron. If this is all in place/constructed please identify that on the plan sheet.