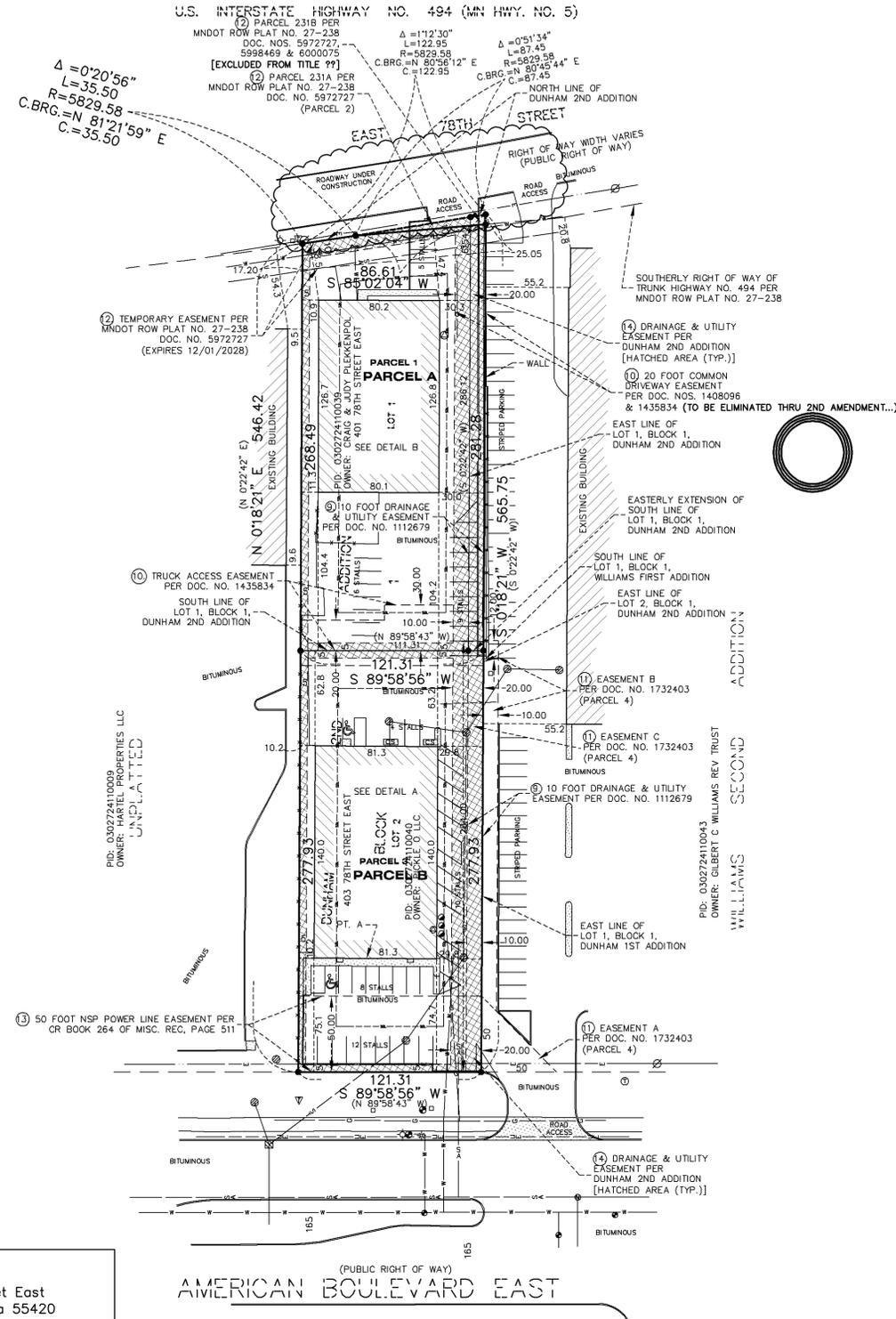


LOT LINE ADJUSTMENT



EXISTING LEGAL DESCRIPTIONS:

- Parcel 1:
Lot 1, Block 1, Dunham 2nd Addition, except that part shown as Parcel 231A on Minnesota Department of Transportation Right of way Plat No. 27-238.
Hennepin County, Minnesota
Torrens Property
- Parcel 2:
That part of Lot 1, Block 1, Dunham 2nd Addition, shown as Parcel 231A on Minnesota Department of Transportation Right of way Plat No. 27-238.
Hennepin County, Minnesota
Torrens Property
- Parcel 3:
Lot 2, Block 1, Dunham 2nd Addition.
Hennepin County, Minnesota
Torrens Property
- Parcel 4:
Ingress and egress easement contained in Mutual Easement Agreement dated May 2, 1986, filed June 19, 1986, as Document No. 1732403.

TO BE SUBDIVIDED AS:

- PARCEL A:
Lot 1, Block 1, Dunham 2nd Addition, except that part shown as Parcel 231A on Minnesota Department of Transportation Right of Way Plat No. 27-238 and that part of Lot 2, Block 1, Dunham 2nd Addition, lying north of the easterly extension of the south line of said Lot 1, Block 1, Dunham 2nd Addition, except that part shown as Parcel 231B on Minnesota Department of Transportation Right of Way Plat No. 27-238.
All in Hennepin County, Minnesota.
AREA: 33,443 SQUARE FEET = 0.768 ACRES.
- PARCEL B:
That part of Lot 2, Block 1, Dunham 2nd Addition, lying south of the easterly extension of the south line of Lot 1, Block 1, Dunham 2nd Addition.
All in Hennepin County, Minnesota.
AREA: 33,715 SQUARE FEET = 0.774 ACRES.

[Note: Area information and parcel designations are informational only and NOT an integral part of the property descriptions.]

SUBDIVISION SUMMARY:

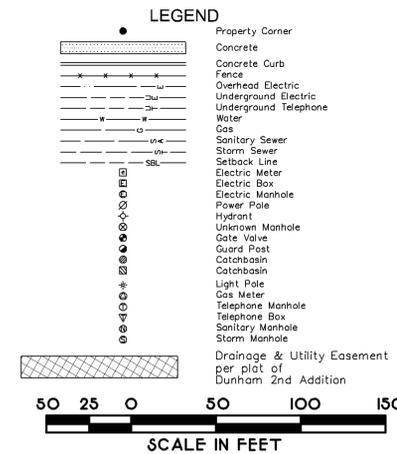
The total number of Lots is equal to 2.
The total area is 67,158 square feet = 1.542 acres.

NOTES CORRESPONDING TO EASEMENTS:

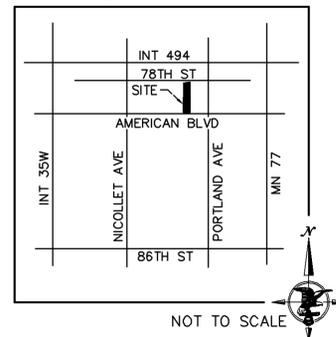
- Easement for utility and drainage purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in Quit Claim Deed dated April 15, 1974, filed July 12, 1974, as Document No. 1112679. (Parcel 3) (AS SHOWN ON SURVEY)
- Terms and conditions of and easements contained in Agreement Creating Easement for Common Driveway and Common Parking dated December 17, 1980, filed December 18, 1980, as Document No. 1408096. (Parcels 1 and 3) Amended by Amendment to Agreement Creating Easement for Common Driveway and Common Parking dated April 29, 1981, filed August 10, 1981, as Document No. 1435834. (AS SHOWN ON SURVEY)
- Terms and conditions of and easements contained in Mutual Easement Agreement dated May 2, 1986, filed June 19, 1986, as Document No. 1732403. (Parcels 1 and 3) (AS SHOWN ON SURVEY)
- Rights, access restrictions and easements for trunk highway purposes in favor of the State of Minnesota, acquired in Condemnation, as evidenced by Notice of Lis Pendens dated February 1, 2023, filed February 7, 2023, as Document No. 5998469, as amended by Amended Notice of Lis Pendens dated February 14, 2023, filed February 17, 2023, as Document No. 6000075, and Notice of Lis Pendens dated March 14, 2023, filed March 27, 2023, as Document No. 6004999, and shown on Minnesota Department of Transportation Right of Way Plat No. 27-238 filed September 15, 2022, as Document No. 5972727. (Parcels 1, 2 and 3) (AS SHOWN ON SURVEY)
- Subject to perpetual electric power line easement and all incidental rights connected therewith in favor of Northern States Power Company contained in Judgment and Decree of the District Court of the State of Minnesota for the Fourth Judicial District dated April 6, 1927, filed for record on May 23, 1927, in CR Book 264 of Miscellaneous Records at Page 511. (Parcel 3) (AS SHOWN ON SURVEY)
- Easements for drainage and utilities as shown on the plat of Dunham 2nd Addition. (Parcels 1, 2 and 3) (AS SHOWN ON SURVEY)
- Rights, access restrictions and easement for highway purposes in favor of the State of Minnesota, acquired in Condemnation, as evidenced by Final Certificate dated August 28, 1963, filed November 8, 1963, as Document No. 747524. (Parcels 1 and 2) (DOCUMENT NOT AVAILABLE AT TIME OF SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.



VICINITY MAP



SITE ADDRESS
401 & 403 78th Street East
Bloomington, Minnesota 55420

OWNER
Pickle O LLC
CONTACT
Steve Schoeben (612) 759-4992
403 78th Street East
Bloomington, Minnesota 55420

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420

BUILDING DETAILS:

BUILDING A:
403 78TH STREET EAST
1-STORY CONCRETE BUILDING
FOOTPRINT AREA = 11,388 SQ. FT.

BUILDING B:
401 78TH STREET EAST
1-STORY CONCRETE BUILDING
FOOTPRINT AREA = 10,154 SQ. FT.

GENERAL NOTES:

- The bearing system used is based on Hennepin County Coordinate System.
- Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MEA 2180 CONTACT COPPER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Copper State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist. Note: Verify all utilities critical to construction or design.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0457F, effective date November 4, 2016.
- Zoning = Presently FD-2 (Freewat Development District) per City of Bloomington.
- Setback requirements per City of Bloomington.
Front = 30 feet; Rear = 25 feet; Side = 25 feet
The zoning and setback information shown on this survey are per Bloomington's webpage on September 23, 2025. No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.
- Site Area = 67,158 square feet = 1.542 acres.
- This survey was made on the ground.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Chicago Title Insurance Company and Commercial Partners Title, a division of Chicago Title Insurance Company, having an effective date of September 12, 2025 and bearing file number CP75906.
- Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top Nut Hydrant
(AS SHOWN ON SURVEY)
Elevation = 833.42
- EXISTING IMPERVIOUS AREA DETAILS.
Lot 1, Block 1, DUNHAM 2ND ADDITION Area: 30,635 s.f.
Total Impervious Area: 25,345 s.f.
Building Area: 10,155 s.f.
Paved Areas: 14,958+231= 15,190 s.f.
Percent of Impervious Area: 82.73%
- PROPOSED IMPERVIOUS AREA DETAILS.
Lot 1, Block 1, DUNHAM 3RD ADDITION Area: 33,443 s.f.
Total Impervious Area: 31,277 s.f.
Building Area: 27,205 s.f.
Paved Areas: 16,647+231+172= 16,878 s.f.
Percent of Impervious Area: 81.35%
- Lot 2, Block 1, DUNHAM 2ND ADDITION Area: 36,523 s.f.
Total Impervious Area: 33,137 s.f.
Building Area: 11,388 s.f.
Paved Areas: 21,577+172= 21,749
Percent of Impervious Area: 90.73%
- Lot 2, Block 1, DUNHAM 3RD ADDITION Area: 33,715 s.f.
Total Impervious Area: 31,277 s.f.
Building Area: 11,388 s.f.
Paved Areas: 19,889 s.f.
Percent of Impervious Area: 92.77%



SCALE: 1 INCH = 50 FEET

REVISIONS

Date:	Description:

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

Thomas E. Hodorff
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: September 25, 2025

LOT LINE ADJUSTMENT SURVEY

For:

PICKLE O LLC

SITE:

401 & 403 78TH STREET EAST
BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

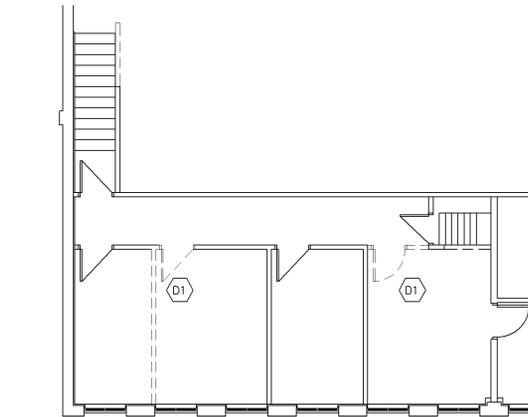
www.hsjurveyors.com

Book 571	File No. 2025-291
Page 56	W.G. Number 2025291
CAD Technician CT	

Sheet No. 2 OF 2

DEMO KEY: EXISTING WALLS/DOOR/FRAMES TO BE REMOVED.

- DEMOLISH EXISTING WALLS/DOORS SHOWN DASHED ON DEMO PLAN. PATCH/MATCH.
- DEMO EXISTING RECEPTION AREA WALL/WINDOW/FRAME.
- DEMO EXISTING SINK- CAP PLUMBING AS PER CODE
- DEMO EXISTING COUNTER/CABINETS
- DEMO EXISTING WALL AT STAIR FOR NEW RAILING. VERIFY WITH OWNER.
- DEMO EXISTING WALL/DOOR/FR. FOR NEW GLASS WALL W/ SLIDING GLASS DOOR - VERIFY



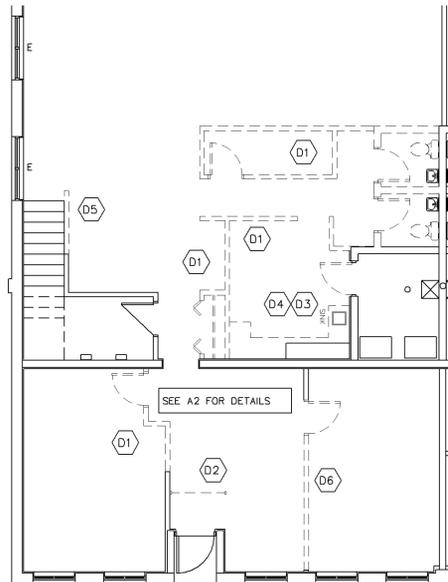
3 MEZZANINE DEMO PLAN
1/8"=1'-0"

CONSTRUCTION KEY:

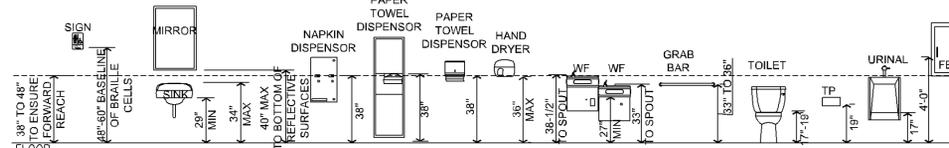
- CONSTRUCT NEW WALLS/DOORS AS SHOWN.
- INSTALL NEW FLOOR TO CEILING GLASS AT EXISTING WALL WITH SLIDING GLASS DOOR. -VERIFY SIZE AND TYPE.
- NEW IT ROOM.
- EXISTING DOOR FRAME TO REMAIN. - VERIFY.
- NEW RECEPTION AREA - VERIFY FURNITURE WITH OWNER.
- NEW CONFERENCE ROOM - VERIFY ANY POWER/AV LOCATIONS & NEEDS WITH TENANT.
- NEW LOWER/UPPER CABINETS/COUNTER/SINK/DISHWASHER/MICROWAVE. VERIFY WITH OWNER.
- EXISTING HVAC SOFFIT TO REMAIN. CONSTRUCT NEW COUNTER/CABINETS AROUND EXISTING SOFFIT VERIFY FINISHES/TYPE WITH OWNER.
- NEW ADA RESTROOM AS PER CODE.
- DEMO WALL AT STAIR TO 'OPEN UP' EXISTING STAIRWAY. INSTALL RAILING AS PER CODE. VERIFY LENGTH WITH OWNER.
- CONSTRUCT NEW DOUBLE DOORS IN NEW DEMISING WALL TO EXISTING ROOF DECK.
- REVERSE DOOR SWING AT EXISTING MECHANICAL ROOM. VERIFY.
- PATCH/MATCH WHERE EXISTING WALLS ARE REMOVED.
- NEW COUNTERTOP FOR DINING. NO CABINET BELOW. POSSIBLE CAB. ABOVE.
- RESTORE EXISTING AREA BACK TO WAREHOUSE CONDITION.
- NEW 30"x60" MIN. ROLL-IN SHOWER. 1/2" MAX. THRESHOLD.

ALTERNATE

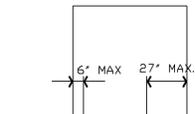
- REPLACE EXISTING DOOR. PROVIDE/INSTALL NEW 36" FRONT DOOR FULL VIEW STEEL DOOR W/ ADA REQUIREMENTS, PRESSURE SWITCH / VERIFY WITH OWNER.
- POSSIBLE NEW 10' WIDE PATIO. OWNER TO VERIFY.



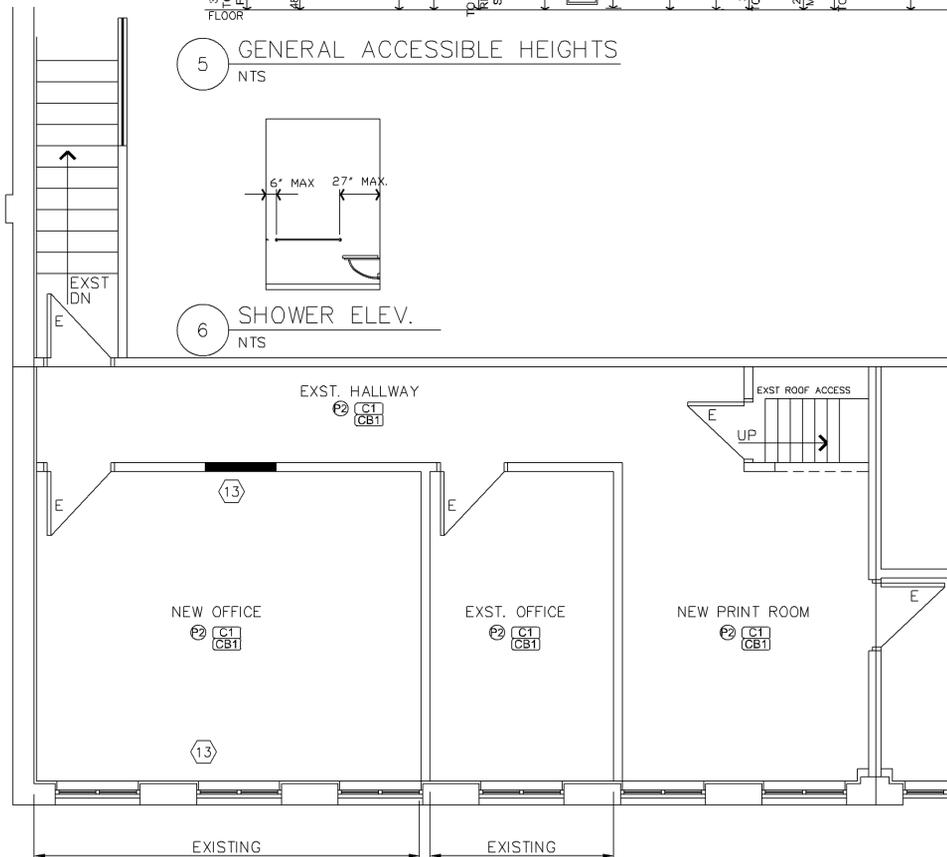
4 MAIN FLOOR DEMO PLAN
1/8"=1'-0"



5 GENERAL ACCESSIBLE HEIGHTS
NTS



6 SHOWER ELEV.
NTS



2 MEZZANINE FLOOR PLAN
1/4"=1'-0"



DRAWING KEY:

- EXISTING WALLS TO REMAIN
- CONSTRUCT NEW OFFICE WALLS AS SHOWN. 20GA STEEL STUDS, 5/8" GYP. BD.
- EXISTING WALLS TO BE REMOVED.
- EXISTING DOOR TO REMAIN - UPDATE HARDWARE AS NEEDED.
- NEW DOOR & FRAME (OR REUSE EXISTING DOORS/FRAMES IF POSSIBLE) VERIFY DOOR FINISH WITH OWNER.
- EXISTING WINDOW TO REMAIN

GENERAL NOTES:

1. NEW BUILDING STANDARD CARPET AS SHOWN - 4" MATCHING CARPET BASE.
2. REPLACE ANY STAINED OR BROKEN CEILING TILE. MATCH BUILDING STANDARDS.
3. RELOCATE AND VERIFY HVAC FOR NEW BUILD-OUT.
4. RELOCATE EXISTING LIGHTING FOR NEW BUILD-OUT. MATCH BUILDING STANDARDS.
5. VERIFY ALL POWER REQUIREMENTS.
6. NEW BUILDING STANDARD PAINT NEEDED. VERIFY WAREHOUSE NEEDS

FINISH SCHEDULE

The following ALLOWANCES shall be included for goods, including taxes and delivery:
 C1: Carpet: \$XX.00 PER YARD FOR GOODS, taxed & delivered.
 Wall covering: Paint throughout, 2 coats.
 Vinyl: \$XX.00 per yard.
 CERAMIC: TBD

FLOOR COVERING: NEW 100% NYLON CARPET, GLUE DIRECT INSTALLATION, MINIMIZE SEAMING AND AVOID PERPENDICULAR SEAMS AT DOORWAYS. PROVIDE SEAM LAYOUT FOR APPROVAL. INCLUDE ALL TAKE-UP, DISPOSAL, AND FLOOR PREP.

- C1 Carpet: 100% nylon carpet, glue direct installation. Color: to be selected.
- CB: Carpet wall base: 4" bound carpet matching adjacent carpet
- CT1: Ceramic tile: COLOR: TBD GROUT: TBD BASE: TBD
- Vinyl Composite Tile & Base- TBD - Verify with Owner.

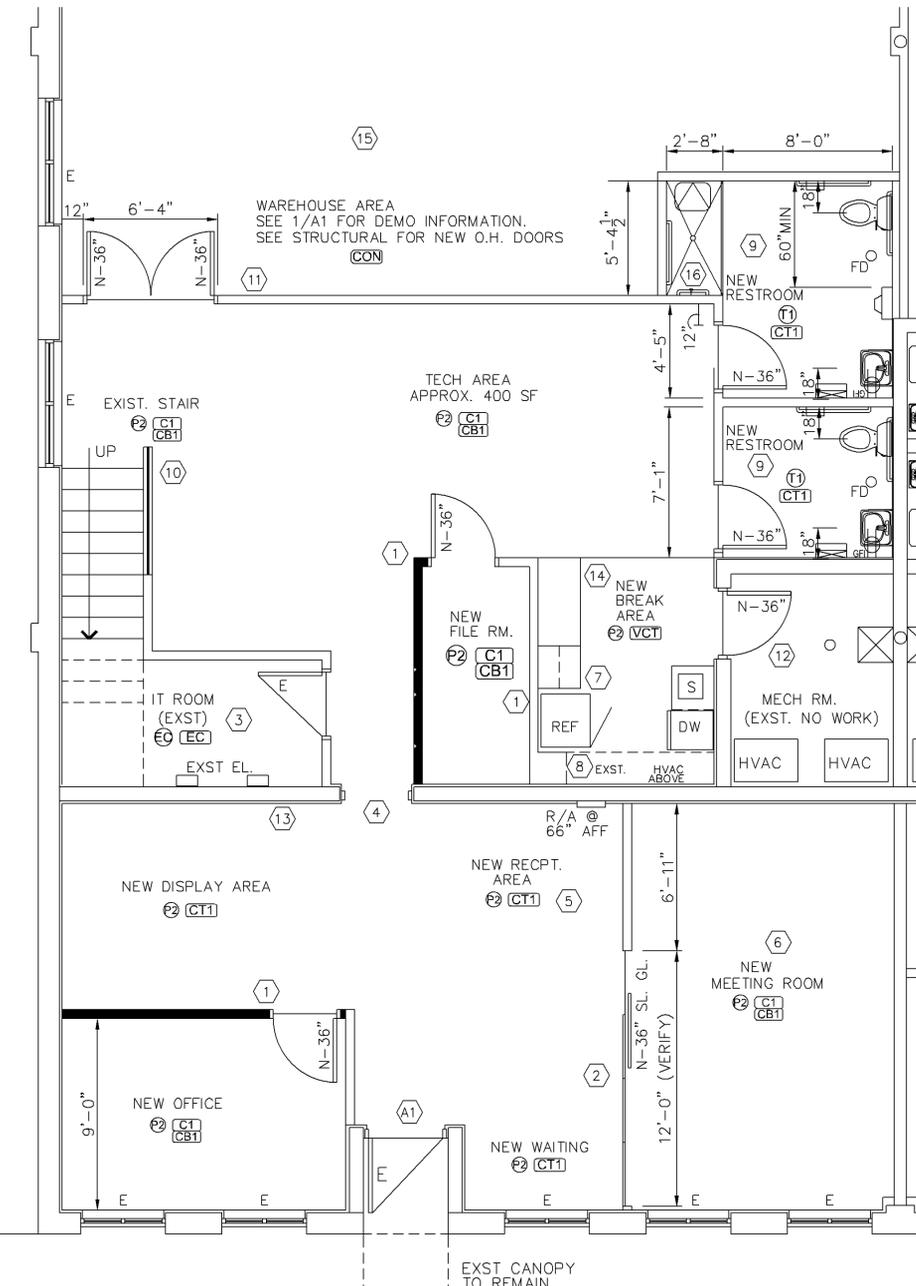
- Existing floor covering to be removed, clean glue off floor and sweep clean.
- EC: Existing floor covering shall remain. Repair for construction damage, and clean following construction.

WALL COVERING: PAINTER SHALL VERIFY THAT PAINT NAME AND NUMBER CORRESPOND AND REPORT ANY DISCREPANCY TO DESIGNER PRIOR TO MIXING PAINT.

- P1 Paint: 1 coat primer, 2 coats washable latex. Remove vinyl wallcovering, prep wall to paint. Color: to be selected.
- P2 Paint: 1 coat primer, 2 coats washable latex. Color: to be selected.
- P3 Paint: Alkyd enamel, satin finish-all steel frames and doors.
- T1 Ceramic tile: Verify with Owner COLOR: TBD GROUT: TBD
- Fiberglass Reinforced Panel; wall base to ceiling, vinyl edge trims, seal all joints with acrylic caulk Color: white nubby
- V1: Type 1, 54" vinyl wall covering from floor to ceiling. Color: TBS
- EC: Existing wall finishes shall remain. Repair for construction damage, and clean following construction.

PLASTIC LAMINATE:
 Horizontal surfaces: high pressure laminate, premium line
 vertical surfaces: high pressure laminate, premium line
 interiors: low pressure laminate, running line.

- WD1: Species, cut, stain and finish: match building standard Clear sealed on all surfaces



1 MAIN FLOOR PLAN
1/4"=1'-0"



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 These drawings, design and concept are the property of RDO Design and shall not be copied, disclosed to others or used in conjunction with any other work without the written permission of RDO Design. Visual contact with this notice shall constitute evidence of these restrictions.

PROPOSED TENANT IMPROVEMENT

PROPOSED NEW OFFICE PLAN
 COMMON GROUND ELECTRIC LLC.
 396 AMERICAN BLVD. EAST
 BLOOMINGTON, MINNESOTA 55420

PROJECT 18018
 DRAWN RDQ
 DATE 11/16/18

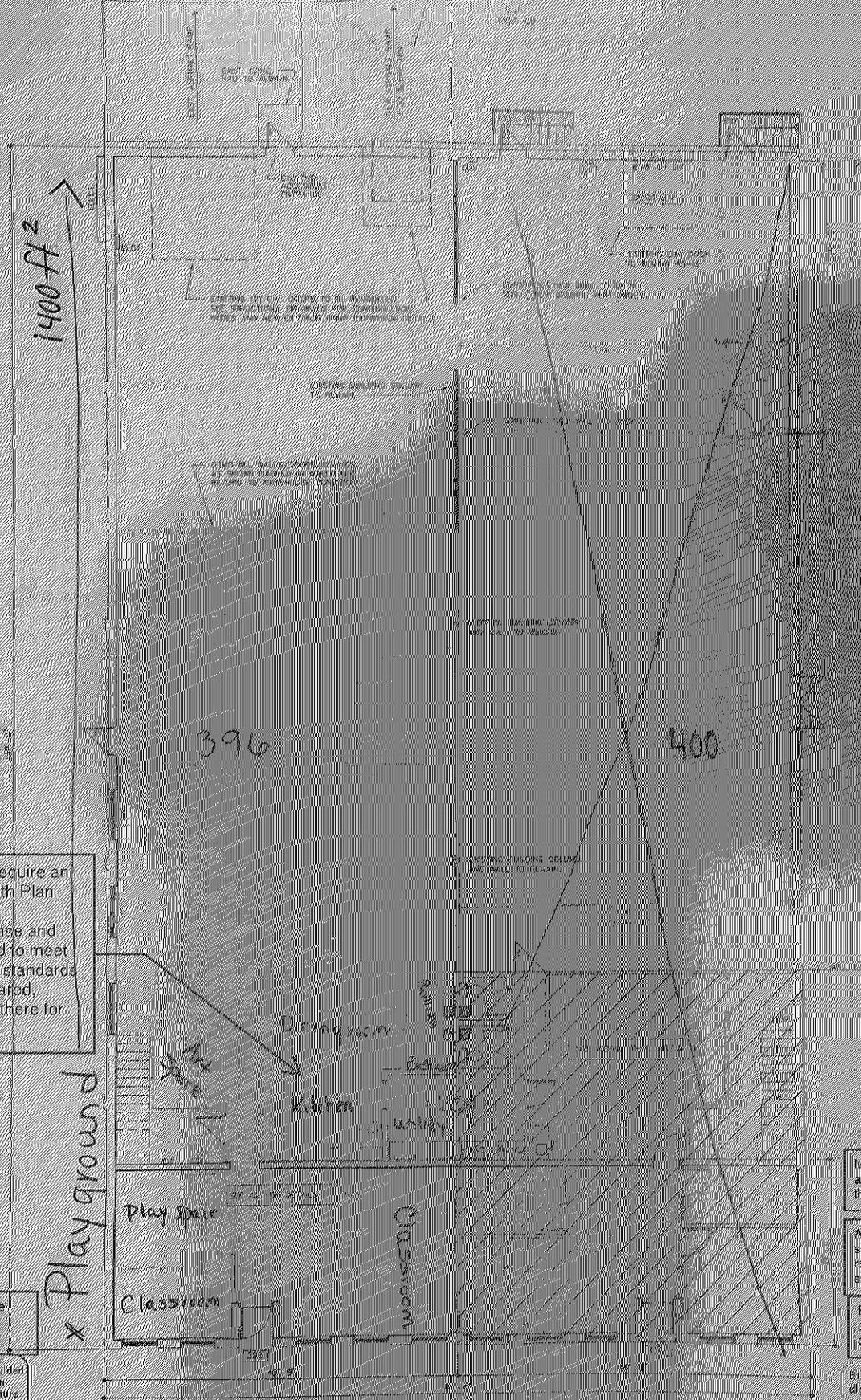
REVISED

A2

RDO
 DESIGN GROUP
 (612) 242-3957
 www.rdoesign.com
 randy@quinnellrdoesign.com

REVISIONS:

CONTROLLED CLIPPING WALL
NEW FLOOR TO MATCH EXISTING SLOPE ADJUSTED



Kitchen space will require an Environmental Health Plan Review and Food Establishment License and must be constructed to meet commercial kitchen standards if food is to be prepared, portioned or stored there for students.

Entire space(s) shall have fully complying sprinkler protection.

Hydrant coverage shall be provided within 30' of the FDC and within 150' of all portions of the structure.

Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors

Maintain emergency vehicle access and circulation throughout the property

A looped water supply feeding a single combined water service is required for the domestic and sprinkler system water demand

Ensure fire alarm system is code compliant for the designated occupancy

Building property shall be adequately signed for emergency response

Emergency responder radio coverage meeting the requirements of appendix F in the 2020 MSFC shall be provided throughout the property and within the structures

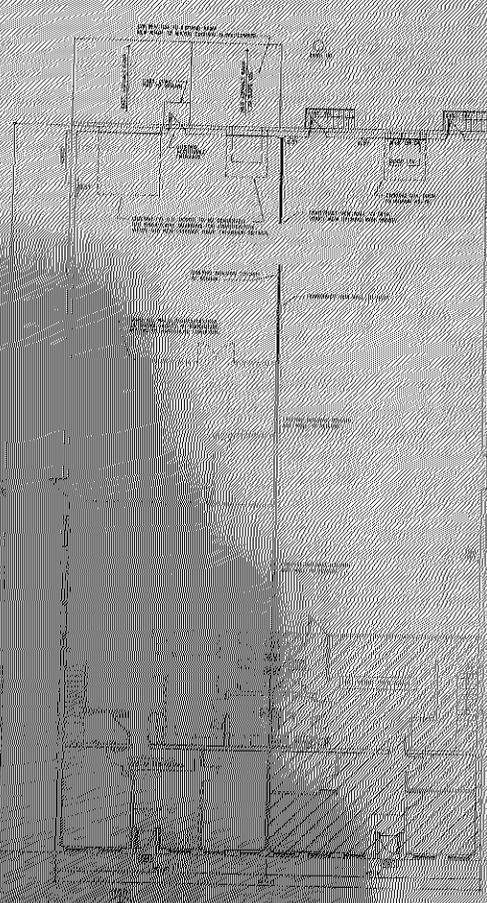


EXISTING / WAREHOUSE



NEW TENANT IMPROVEMENT

COMMON GROUND ELECTRIC LLC
396 AMERICAN BLVD.
BLOOMINGTON, MN 55408



RDC
DESIGN GROUP

PROPOSED TENANT IMPROVEMENTS

DATE: 01/25/25

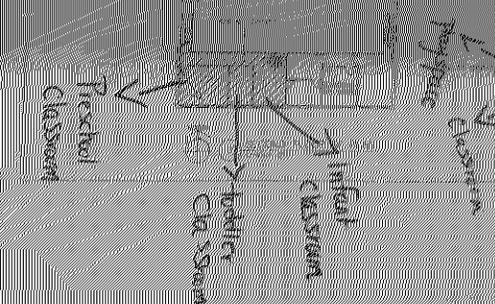
PROJECT: COMMON GROUND ELECTRIC LLC

1

Are you using the warehouse space?

If there are more than 10 occupants on the mezzanine level - 2 exits required from that level.

Where are your exits located on the first floor?



Must meet 2020 MN State Building Code

SAC review by MET council will be required.

Must meet 2020 MN Accessibility Code.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

Building plans must be signed by a MN licensed architect.

Provide a code analysis with the plans. Include the ages of all of the children in each category; i.e., pre-school, toddler, infant, school-age, etc.

Any daycare must provide specific Minnesota license for facility.

U.S. INTERSTATE HIGHWAY NO. 494 (MN HWY. NO. 5)

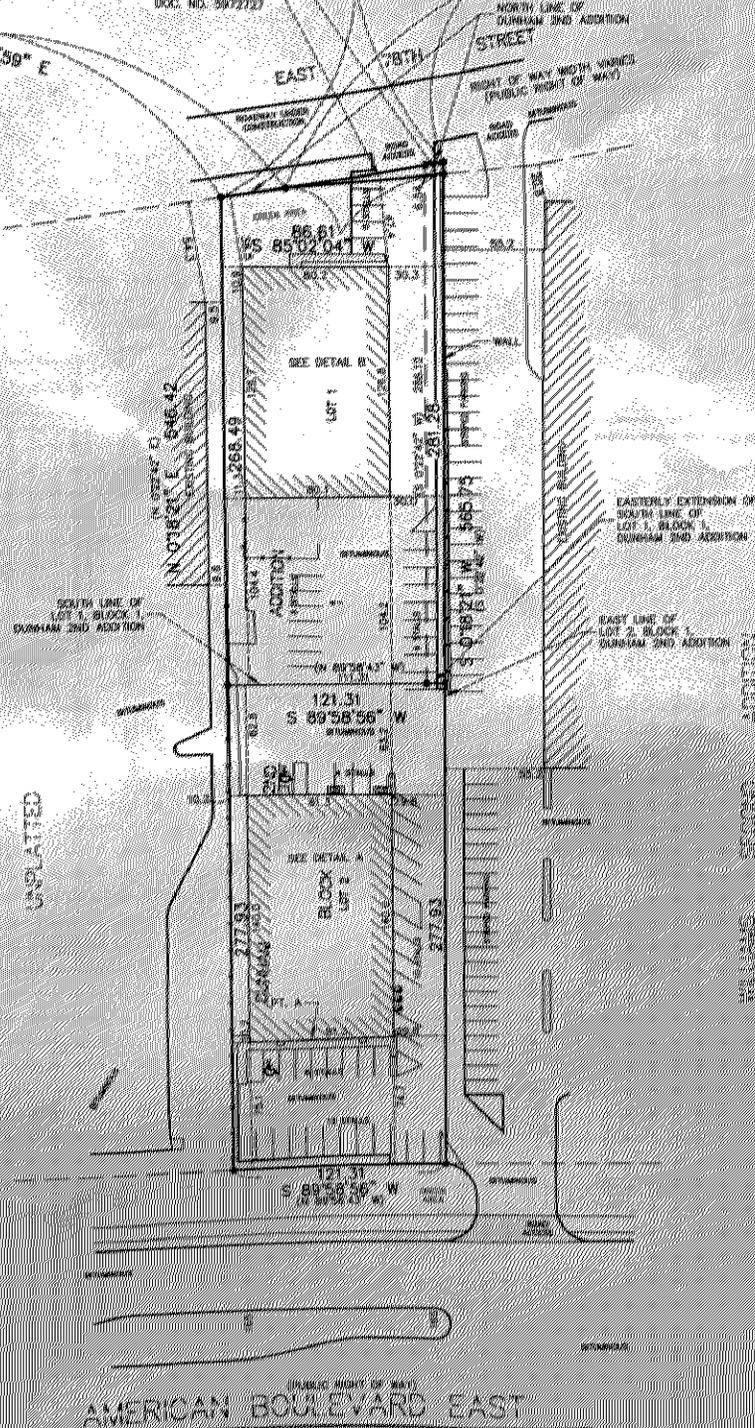
Certificate of Parking

Pickle O, LLC

$A = 0^{\circ}20'56''$
 $L = 35.50$
 $R = 5828.58$
C.B.R.C. = N 81 $^{\circ}21'59''$ E
C. = 35.50

PARCEL 231B PER
MNDOT ROW PLAT NO. 27-238
DOC. NO. 5972727
A = 112 $^{\circ}30'$
L = 122.85
R = 5828.58
C.B.R.C. = N 80 $^{\circ}26'12''$ E
C. = 122.85

PARCEL 231A PER
MNDOT ROW PLAT NO. 27-238
DOC. NO. 5972727
S = 40 $^{\circ}17'34''$
L = 67.45
R = 5828.58
C.B.R.C. = N 45 $^{\circ}44''$ E
C. = 67.45



HARRY S. JOHNSON
LAND SURVEYORS
 9063 Lyndale Ave. So. Bloomington, MN 55420
 phone: 952-884-5341 fax: 952-884-5344

General Notes:
 1. The bearing system used is assumed.
 2. There are a total of 34 striped parking stalls on said property, of which there are 2 designated as handicap.