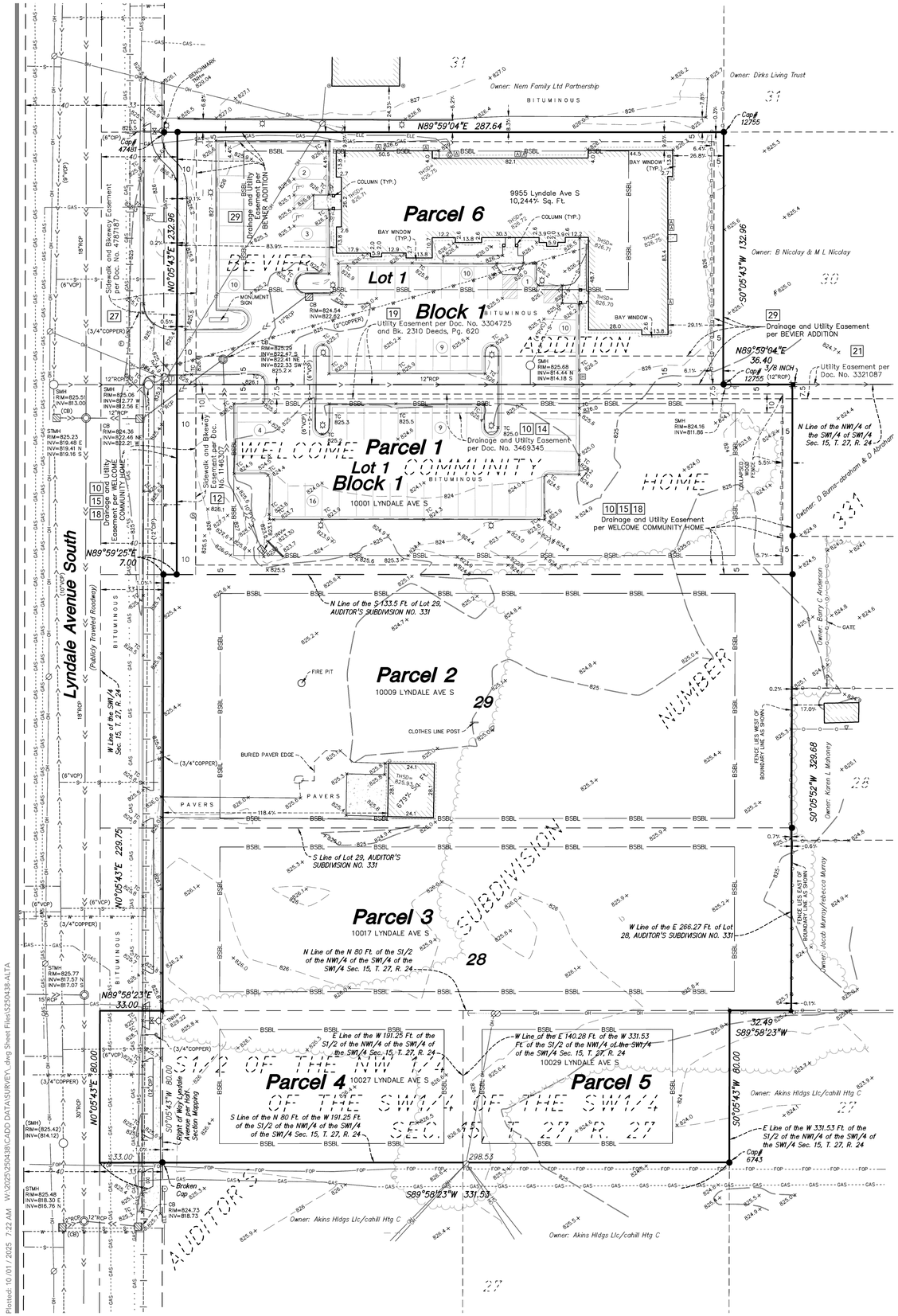


## DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

**Parcel 1:**
Lot 1, Block 1, Welcome Community Home, Hennepin County, Minnesota.
Torrens Property
Certificate of Title No. 1107352

**Parcel 2:**
The South 133.5 feet of Lot 29, AUDITOR'S SUBDIVSION NO. 331, Hennepin County, Minnesota.
Abstract Property

**Parcel 3:**
That part of Lot 28, AUDITOR'S SUBDIVSION NO. 331, lying West of the East 266.27 thereof, Hennepin County, Minnesota,
Abstract Property

**Parcel 4:**
The North 80 feet of the West 191.25 feet of the South 1/2 of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 15, Township 27, Range 24.
Torrens Property
Certificate of Title No. 1107353

**Parcel 5:**
The North 80 feet of the East 140.28 feet of the West 331.53 feet of the South 1/2 of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 15, Township 27, Range 24.
Torrens Property
Certificate of Title No. 1107353

**Parcel 6:**
Lot 1, Block 1, BEVIER ADDITION, Hennepin County, Minnesota.
Abstract Property

## ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items refer to Table A optional survey responsibilities and specifications)

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.

2. The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 9955, 10001, 10009, 10017, 10027 & 10029 Lyndale Avenue South, Bloomington, Minnesota 55420.

3. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0458F, Community Panel No. 2752300458F, effective date of November 4, 2016.

4. The Gross land area is 173,213 +/- square feet or 3.98 +/- acres.
   The Right of Way area is 2,640 +/- square feet or 0.06 +/- acres.
   The Net land area is 170,573 +/- square feet or 3.92 +/- acres.

6. (a) Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Bloomington Zoning Map and City Code, on September 30, 2025, information for the subject property is as follows:

   Zone B-2 (9955 Lyndale Avenue South)
   Setbacks: Front 35 feet, Side 10 feet, Rear 15 feet, abutting residential 50 feet;

   Zone R-1 (10001, 10009, 10017, 10027 & 10029 Lyndale Avenue South)
   Setbacks: Front 30 feet, Side 10 feet (5 feet for garages and accessory buildings not connected to water or sanitary sewer), Rear 30 feet;

   (b) The zoning setback requirements shown hereon for the subject property require an interpretation by the surveyor and should be verified.

7. (a) Exterior dimensions of all buildings are shown at ground level.

   (b)(1) Square footage is the exterior footprint of all buildings at ground level.

8. Substantial features observed in the process of conducting fieldwork, are shown hereon.

9. Striping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 74 Regular + 2 Disabled = 76 Total Parking Stalls.

10. The client has not designated division or party walls for their relationships and locations with respect to adjoining properties to be shown hereon.

11. (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 252231611, 252231612, 252231613, 252231614, 252231616, 252231745 & 252231746. The following utilities and municipalities were notified:

| | | | |
|---|---|---|---|
| ARVIG | (218)346-8174 | BLOOMINGTON SCHOOLS ISD 271 | (218)346-8174 |
| CITY OF BLOOMINGTON UTILITIES | (952)217-2236 | CITY OF BLOOMINGTON TRAFFIC | (952)563-8773 |
| CENTER POINT ENERGY | (608)223-2014 | CENTURYLINK | (800)778-9140 |
| COMCAST | (800)778-9140 | XCEL ENERGY | (800)848-7558 |
| ZAYO BANDWIDTH | (800)961-6500 | | |

   i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
   ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.

13. The names of the adjoining owners, as shown hereon, are based on information obtained from current tax records.

16. We are not aware of any recent earth moving work, building construction or building additions observed in the process of conducting our field work.

17. We are not aware of any proposed street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting our field work.

18. Plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor are shown hereon.

## SURVEY REPORT

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.

2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).

3. Originating Benchmark: MNDOT Benchmark DONALD, located in Bloomington, at the junction of West Bloomington Fairway and West 90th Street in Bloomington, 283.3 feet south of West 90th Street, 20.5 feet west of West Bloomington Fairway, 37.7 feet northeast of a fire hydrant, 1.5 feet east of a witness post.
   Elevation = 838.22 feet (NGVD29)

   Site Benchmark: Top nut of fire hydrant at the northwest corner of the site as shown hereon.
   Elevation = 829.04 feet (NGVD29)

4. There is no observable evidence that the property was used as a solid waste dump, sump, or sanitary landfill. Field work for this Survey was performed on the ground.

5. The total area of the property improved (buildings, driveways, and parking lot) is 41,426± Square Feet.

## TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Stewart Title Insurance Company, File No. 01040-25573 amended commitment issued August 21, 2025, effective date August 21, 2025. The numbers below correspond to those in the title commitment.

1-9, 11, 13, 16-17 & 20 do not require comment.

10. Subject to drainage and utility easements as shown on plat. (Parcel 1) (Shown as Recital on Certificate of Title No. 1107352) **Drainage and utility easements per WELCOME HOME ADDITION are shown hereon along the perimeter of Parcel 1.**

12. Easement for bikeway purposes in favor of The City of Bloomington as contained in Quit Claim Deed, dated July 1, 1975, recorded July 18, 1975 as Document No. T1146307. (Parcel 1) **As shown hereon along the west side of Parcel 1.**

14. Easement for drainage and utility purposes in favor of The City of Bloomington as contained in Easement, dated November 6, 2001, recorded December 7, 2001 as Document No. T3469345. (Parcel 1) **As shown hereon along the north side of Parcel 1.**

15. Agreement As to Conditional Approval for Encroachment in Public Easements between Daniel M. Wixon and Lois R. Wixon, married to each other, and the City of Bloomington, dated November 20, 2001, recorded June28, 2002, as to Document No. T3567085 (Parcel One) and recorded December 31, 2001, as Counter Recorder Document No. 7616778. (Parcel 6) **Encroachment agreement area is not shown hereon and is for parking lot and appurtenances within the public easements per BEVIER ADDITION, WELCOME COMMUNITY HOME, and per Document No. 3469345.**

18. Drainage and utility easements as shown on the recorded plat of WELCOME COMMUNITY HOME ADDITION recorded June 30, 1975, as Document No. 1144049. (Parcel 1). **As shown hereon along the perimeter of Parcel 1.**

19. Easement for utility purposes in favor of The City of Bloomington as contained in Deed of Easement, dated April 10, 1961, recorded August 23, 1961 in Book 2310 Deeds, page 620, as Document No. 3304725. (Parcel 2) **As shown hereon along the north side of Parcel 1.**

21. Easement for utility purposes in favor of Village (now City) of Bloomington as contained in Deed of Easement, dated May 9, 1960, recorded November 24, 1981 in Book 2323 Deeds, page 615, as Document No. 3321087. (Parcel 3) **As shown hereon east of Parcel 1.**

22. Easement for transmission of electrical energy purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Easement, dated March 11, 1966, recorded March 14, 1966 in Book 2537 Deeds, page 69,as Document No. 3594981. (Parcel 3) **Easement lies east of the surveyed property and is not shown hereon.**

23. Easement for transmission of electrical energy purposes in favor of The Village (now City) of Bloomington as contained in Easement, dated March 11, 1966, recorded March 14, 1966 in Book 2537 Deeds, page 69,as Document No. 3594981. (Parcel 3) **Easement lies east of the surveyed property and is not shown hereon.**

24. Easement for transmission of electrical energy purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Easement, dated March 11, 1966, recorded March 14, 1966 in Book 2537 Deeds, page 70,as Document No. 3594982. (Parcel 3) **Easement lies east of the surveyed property and is not shown hereon.**

25. Subject to a reservation of minerals and mineral rights in favor of the State of Minnesota. (Parcel 5) (Shown as a Recital Title No. 1107353.) **Reservation of minerals and mineral rights is blanket in nature over Parcel 5 and is not shown hereon.**

27. Easement for sidewalk purposes in favor of City of Bloomington as contained in Easement, dated April 21, 1983, recorded April 21, 1983 as Document No. 4787187. (Parcel 6) **As shown hereon along the west side of Parcel 6.**

28. Terms and conditions of Ordinance No. 85-23, Vacation Certain Streets, Road, Alleys, and Easements dated June 3, 1985, recorded June 21, 1985, as Document No. 5006212. (Parcel 6) **Vacations lie north of the surveyed property and are not shown hereon.**

29. Drainage and utility easements as shown on the recorded plat of BEVIER ADDITION recorded April 21, 1980, as Document No. 4787141. (Parcel 6) **As shown hereon along the perimeter of Parcel 6.**

## CERTIFICATION

DILLON J. TEWS
LICENSED LAND SURVEYOR
62268
STATE OF MINNESOTA

To Real Estate Equities; Bloomington AH I, LLLP; Daniel Miles Wixon 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 - 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 16, 17, 18 & 19 of Table A thereof. The field work was completed on August 20, 2025.

Date of Plat or Map: September 30, 2025

Dillon Tews

Dillon J. Tews, PLS Minnesota License No. 62268
dtews@loucksinc.com

## LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND PINCH TOP
- FOUND REBAR
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- AIR CONDITIONING UNIT
- CURB STOP
- DISABLED PARKING STALL
- ELECTRIC METER
- GAS METER
- GUARD POST
- GUY WIRE
- HAND HOLE
- LIGHT POLE
- POWER POLE
- ROOF DRAIN
- SERVICE CLEANOUT
- SIGN
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY VALVE
- PARKING STALL COUNT
- STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED SANITARY SEWER SERVICE
- MAPPED WATERMAIN
- MAPPED WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- MAPPED UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- MAPPED UNDERGROUND GAS
- ABANDONED UNDERGROUND GAS
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- EXISTING BUILDING
- OVERHANG
- CONTOUR
- SPOT ELEVATION
- TREE LINE / DRIP LINE
- SCHEDULE B II ITEM
- INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
- TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
- BUILDING SETBACK LINE

N

0 30 60
SCALE IN FEET

# LYNDALE APARTMENTS

9955, 10001, 10009, 10017, 10027 & 10029 LYNDALE AVENUE SOUTH
BLOOMINGTON, MN 55420

REAL ESTATE EQUITIES
579 SELBY AVENUE
SAINT PAUL, MN 55102


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ENVIRONMENTAL

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Plymouth 55441
763.424.5505
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PL202500176
PL2025-176


**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.


**SUBMITTAL/REVISIONS**

| | |
|---|---|
| 08/28/25 | SURVEY ISSUED |
| 09/30/25 | REV PER COMMENTS |

**PROFESSIONAL SIGNATURE**

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.

Dillon Tews

Dillon J. Tews - PLS

| | |
|---|---|
| License No. | 62268 |
| Date | 08/28/25 |

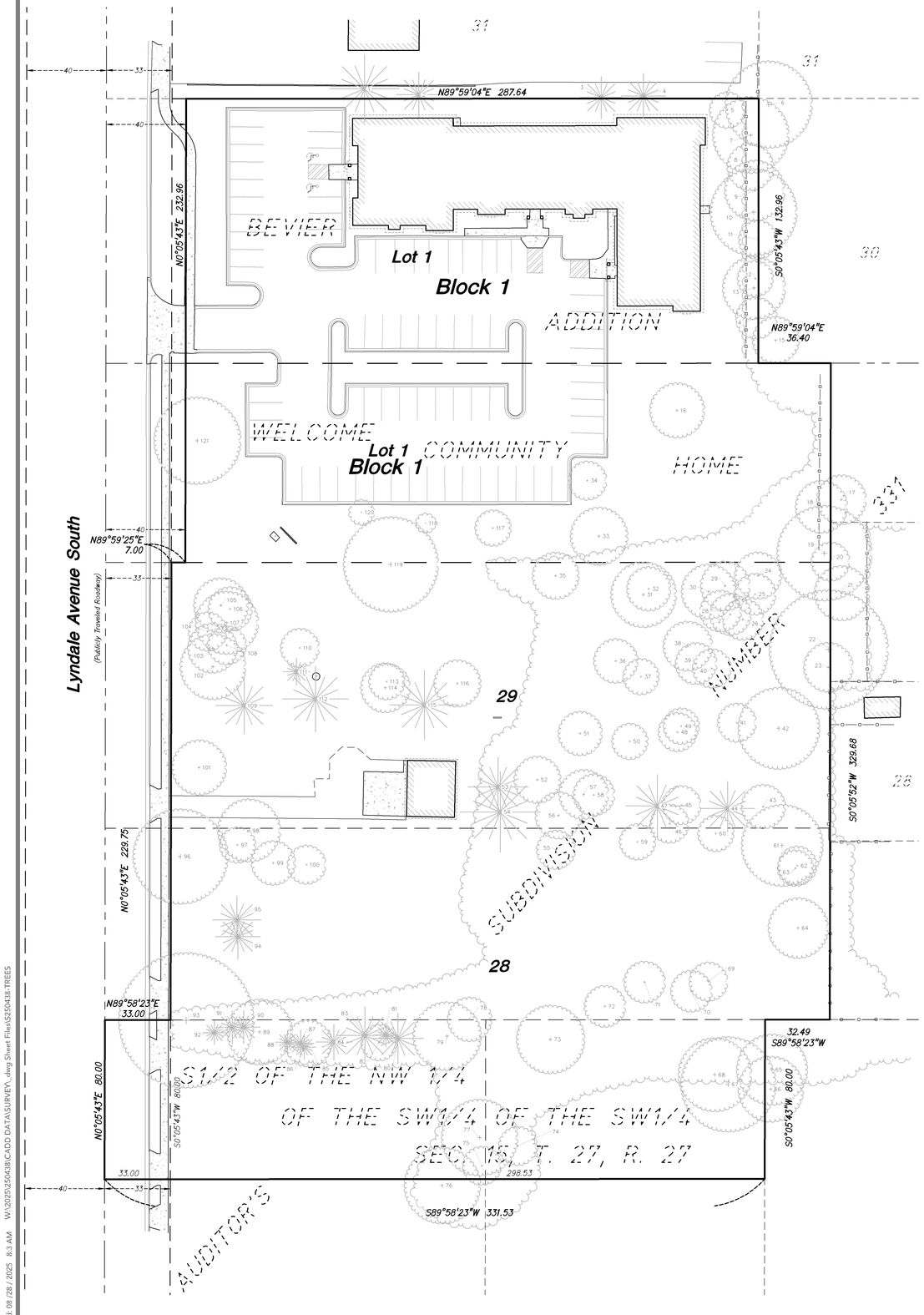
**QUALITY CONTROL**

| | |
|---|---|
| Loucks Project No. | 250438 |
| Project Lead | DJT |
| Drawn By | NRS |
| Checked By | DJT |
| Field Crew | CMS/SRK |

**VICINITY MAP**

# ALTA/NSPS LAND TITLE SURVEY

1 OF 1




Tree Table

| TREE # | SIZE | SPECIES | STEMS | CONDITION | COMMENT |
|---|---|---|---|---|---|
| 1 | 23.0 | BLUE SPRUCE | 1 | FAIR | |
| 2 | 15.0 | BLUE SPRUCE | 1 | FAIR | |
| 3 | 14.0 | EASTERN WHITE PINE | 1 | GOOD | |
| 4 | 15.0 | AUSTRIAN PINE | 1 | FAIR | |
| 5 | 12.0 | COMMON HACKBERRY | 1 | FAIR | |
| 6 | 31.0 | SIBERIAN ELM | 1 | FAIR | |
| 7 | 27.0 | SIBERIAN ELM | 1 | FAIR | |
| 8 | 16.0 | SIBERIAN ELM | 1 | FAIR | |
| 9 | 21.0 | SIBERIAN ELM | 1 | FAIR | |
| 10 | 31.0 | SIBERIAN ELM | 1 | FAIR | |
| 11 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 12 | 12.0 | AMERICAN ELM | 1 | FAIR | |
| 13 | 22.0 | SIBERIAN ELM | 1 | FAIR | |
| 14 | 14.0 | COMMON HACKBERRY | 1 | FAIR | |
| 15 | 16.0 | WHITE MULBERRY | 1 | FAIR | LARGE BROKEN AND HANGING BRANCH |
| 16 | 19.0 | COMMON HACKBERRY | 1 | GOOD | |
| 17 | 17.0 | COMMON HACKBERRY | 1 | FAIR | |
| 18 | 18.0 | SIBERIAN ELM | 1 | FAIR | |
| 19 | 34.0 | SIBERIAN ELM | 1 | FAIR | |
| 20 | 13.0 | AMERICAN ELM | 1 | FAIR | |
| 21 | 19.0 | SIBERIAN ELM | 1 | FAIR | |
| 22 | 43.0 | SIBERIAN ELM | 1 | POOR | LARGE BASAL CAVITY W/ DECAY |
| 23 | 17.0 | SIBERIAN ELM | 1 | FAIR | |
| 24 | 16.0 | SIBERIAN ELM | 1 | FAIR | |
| 25 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 26 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 27 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 28 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 29 | 17.0 | SIBERIAN ELM | 1 | FAIR | |
| 30 | 19.0 | SIBERIAN ELM | 1 | FAIR | |
| 31 | 23.0 | SIBERIAN ELM | 1 | FAIR | |
| 32 | 15.0 | SIBERIAN ELM | 1 | FAIR | |
| 33 | 20.0 | FLOWERING CRABAPPLE | 1 | POOR | |
| 34 | 13.0 | COMMON HACKBERRY | 1 | FAIR | |
| 35 | 16.0 | WHITE MULBERRY | 1 | FAIR | |
| 36 | 15.0 | SIBERIAN ELM | 1 | FAIR | |
| 37 | 12.0 | SIBERIAN ELM | 1 | POOR | EXTENSIVE TRUNK DECAY |
| 38 | 17.0 | SIBERIAN ELM | 1 | FAIR | |
| 39 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 40 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 41 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 42 | 29.0 | SIBERIAN ELM | 1 | FAIR | |
| 43 | 15.0 | COMMON HACKBERRY | 1 | FAIR | |
| 44 | 18.0 | PINE SPP. | 1 | FAIR | PONDEROSA PINE |
| 45 | 13.0 | SIBERIAN ELM | 1 | POOR | EXTENSIVE TRUNK CANKERS |
| 46 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 47 | 21.0 | PINE SPP. | 1 | FAIR | PONDEROSA PINE |
| 48 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 49 | 12.0 | AMERICAN ELM | 1 | FAIR | |
| 50 | 12.0 | SIBERIAN ELM | 1 | FAIR | |
| 51 | 15.0 | SIBERIAN ELM | 1 | FAIR | |
| 52 | 16.0 | SIBERIAN ELM | 1 | FAIR | |
| 53 | 20.0 | PINE SPP. | 1 | FAIR | PONDEROSA PINE |
| 54 | 27.0 | PINE SPP. | 1 | FAIR | PONDEROSA PINE |
| 55 | 13.0 | SIBERIAN ELM | 1 | POOR | |
| 56 | 16.0 | SIBERIAN ELM | 1 | FAIR | |
| 57 | 17.0 | SIBERIAN ELM | 1 | FAIR | |
| 58 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 59 | 12.0 | SIBERIAN ELM | 1 | FAIR | |
| 60 | 12.0 | SIBERIAN ELM | 1 | FAIR | |
| 61 | 29.0 | SIBERIAN ELM | 1 | FAIR | LARGE BROKEN AND HANGING BRANCH |

Tree Table

| TREE # | SIZE | SPECIES | STEMS | CONDITION | COMMENT |
|---|---|---|---|---|---|
| 62 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 63 | 12.0 | SIBERIAN ELM | 1 | FAIR | |
| 64 | 21.0 | SIBERIAN ELM | 2 | FAIR | GRAFTED W/ SILVER MAPLE UNTIL 6FT OFF THE GROUND, 2-STEMS (14",7") |
| 65 | 25.0 | EASTERN COTTONWOOD | 1 | FAIR | |
| 66 | 23.0 | EASTERN COTTONWOOD | 1 | FAIR | |
| 67 | 34.0 | EASTERN COTTONWOOD | 1 | FAIR | |
| 68 | 26.0 | EASTERN COTTONWOOD | 1 | FAIR | |
| 69 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 70 | 14.0 | WHITE MULBERRY | 1 | FAIR | |
| 71 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 72 | 14.0 | SIBERIAN ELM | 1 | FAIR | |
| 73 | 24.0 | SIBERIAN ELM | 1 | FAIR | |
| 74 | 13.0 | WHITE MULBERRY | 1 | FAIR | |
| 75 | 13.0 | AMERICAN ELM | 1 | FAIR | |
| 76 | 27.0 | WHITE MULBERRY | 2 | FAIR | 2-STEMS (14", 13") |
| 77 | 27.0 | AMERICAN ELM | 2 | FAIR | 2-STEMS (14", 13") |
| 78 | 15.0 | COMMON HACKBERRY | 1 | FAIR | |
| 79 | 24.0 | SIBERIAN ELM | 1 | FAIR | |
| 80 | 17.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 81 | 8.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 82 | 12.0 | SIBERIAN ELM | 1 | FAIR | |
| 83 | 19.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 84 | 12.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 85 | 16.0 | COMMON HACKBERRY | 1 | FAIR | |
| 86 | 8.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 87 | 9.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 88 | 8.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 89 | 23.0 | COMMON HACKBERRY | 1 | FAIR | |
| 90 | 11.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 91 | 11.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 92 | 8.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 93 | 49.0 | COMMON HACKBERRY | 3 | FAIR | 3-STEMS (18",16",15") |
| 94 | 15.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 95 | 16.0 | EASTERN REDCEDAR | 1 | FAIR | |
| 96 | 34.0 | SIBERIAN ELM | 3 | FAIR | 3-STEMS (13",12",9") |
| 97 | 12.0 | FLOWERING CRABAPPLE | 1 | POOR | BROKEN OUT LEAD |
| 98 | 22.0 | AMERICAN ELM | 1 | POOR | EARLY SIGNS OF DED |
| 99 | 15.0 | SIBERIAN ELM | 1 | FAIR | |
| 100 | 13.0 | AMERICAN ELM | 1 | FAIR | |
| 101 | 19.0 | PIN OAK | 1 | FAIR | |
| 102 | 23.0 | SIBERIAN ELM | 2 | FAIR | 2-STEMS (12",11") |
| 103 | 17.0 | HONEYLOCUST | 1 | FAIR | |
| 104 | 13.0 | HONEYLOCUST | 1 | POOR | TOP BROKE OUT |
| 105 | 19.0 | SIBERIAN ELM | 1 | FAIR | |
| 106 | 15.0 | AMERICAN ELM | 1 | FAIR | |
| 107 | 22.0 | HONEYLOCUST | 1 | POOR | EXTENSIVE BASAL DECAY |
| 108 | 13.0 | SIBERIAN ELM | 1 | FAIR | |
| 109 | 19.0 | BLUE SPRUCE | 1 | POOR | |
| 110 | 13.0 | COMMON HACKBERRY | 1 | GOOD | |
| 111 | 9.0 | EASTERN WHITE PINE | 1 | GOOD | |
| 112 | 22.0 | BLUE SPRUCE | 1 | POOR | |
| 113 | 12.0 | COMMON HACKBERRY | 1 | FAIR | |
| 114 | 17.0 | AMERICAN ELM | 1 | FAIR | |
| 115 | 23.0 | BLUE SPRUCE | 1 | POOR | CODOMINANT LEADERS |
| 116 | 16.0 | AMERICAN ELM | 1 | FAIR | |
| 117 | 12.0 | SWAMP WHITE OAK | 1 | FAIR | |
| 118 | 6.0 | AMERICAN HOPHORNBEAM | 1 | FAIR | |
| 119 | 34.0 | AMERICAN LINDEN | 1 | FAIR | |
| 120 | 8.0 | SWAMP WHITE OAK | 1 | POOR | LOST MAIN LEADER |
| 121 | 31.0 | BLACK WALNUT | 1 | FAIR | |

## LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- 12 TAG IDENTIFICATION NUMBER
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- EXISTING BUILDING
- DISABLED PARKING STALL
- CHAIN LINK FENCE
- WOOD FENCE

## SURVEY REPORT

1. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
2. The tree diameters shown hereon were identified and field located to sub-meter accuracy by Davey Resource Group, Inc. on August 18, 2025. Tree diameters shown hereon are measured at breast height in inches.

N

0 30 60

SCALE IN FEET

# LYNDALE APARTMENTS

9955, 10001, 10009, 10017, 10027 & 10029 LYNDALE AVENUE SOUTH
BLOOMINGTON, MN 55420

REAL ESTATE EQUITIES

579 SELBY AVENUE
SAINT PAUL, MN 55102

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

PL202500176
PL2025-176

### CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

### SUBMITTAL/REVISIONS

08/28/25 SURVEY ISSUED

### PROFESSIONAL SIGNATURE

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.

Dillon Lews

Dillon J. Tews - PLS

License No. 62268
Date 08/28/25

### QUALITY CONTROL

| | |
|---|---|
| Loucks Project No. | 250438 |
| Project Lead | DJT |
| Drawn By | NRS |
| Checked By | DJT |
| Field Crew | CMS/SRK |

### VICINITY MAP

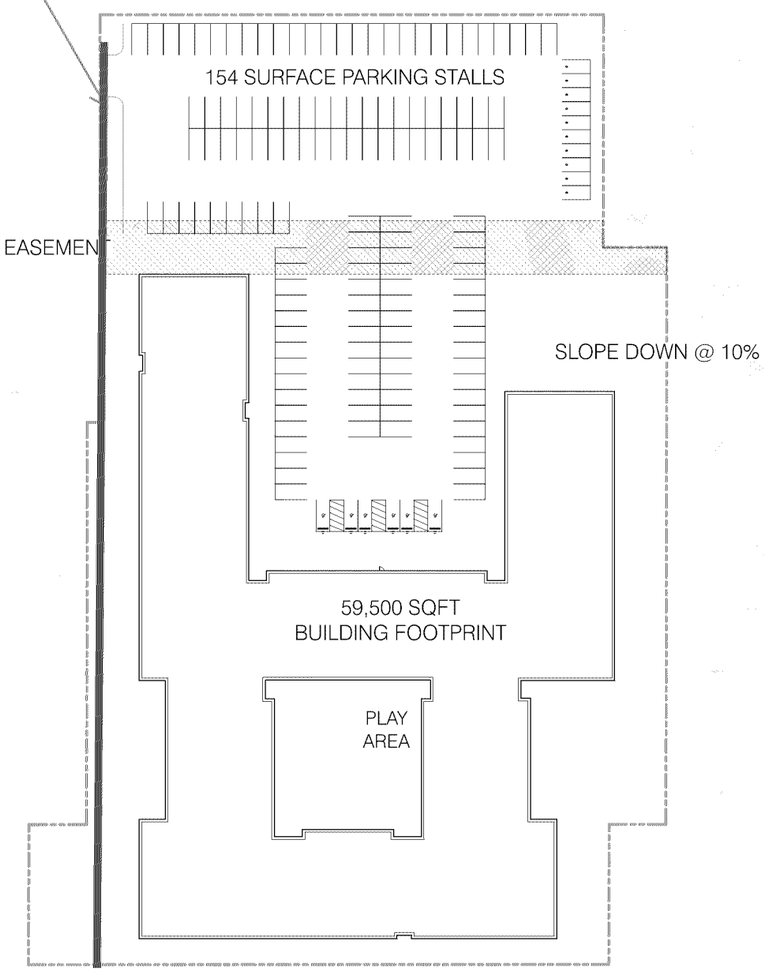
# TREE INVENTORY SURVEY

1 OF 1

Plotted: 08 /28 / 2025 8:3 AM W:\2025\250438\CADD DATA\SURVEY_dwg Sheet Files\S250438-TREES

# SITE

Incorporate a 20-foot landscape yard between Lyndale Avenue and surface parking lot.




8-foot concrete sidewalk must be installed along Lyndale Avenue S. Also provide a sidewalk connection from public sidewalk to main entrance.

**PARKING SUMMARY**

154 SURFACE PARKING
165 STRUCTURED PARKING
319 TOTAL
1.77 STALLS/UNIT

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

Building plans must be signed by a MN licensed architect.

When plans are 80% complete please contact Building & Inspections to set up a Building Code review.

Must meet 2024 MN Energy Code and any testing/commissioning requirements.

SAC review by MET council will be required.

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.

All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.

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.

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

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

Building/property shall be adequately signed for emergency response.

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

Lack of emergency vehicle access is a concern.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

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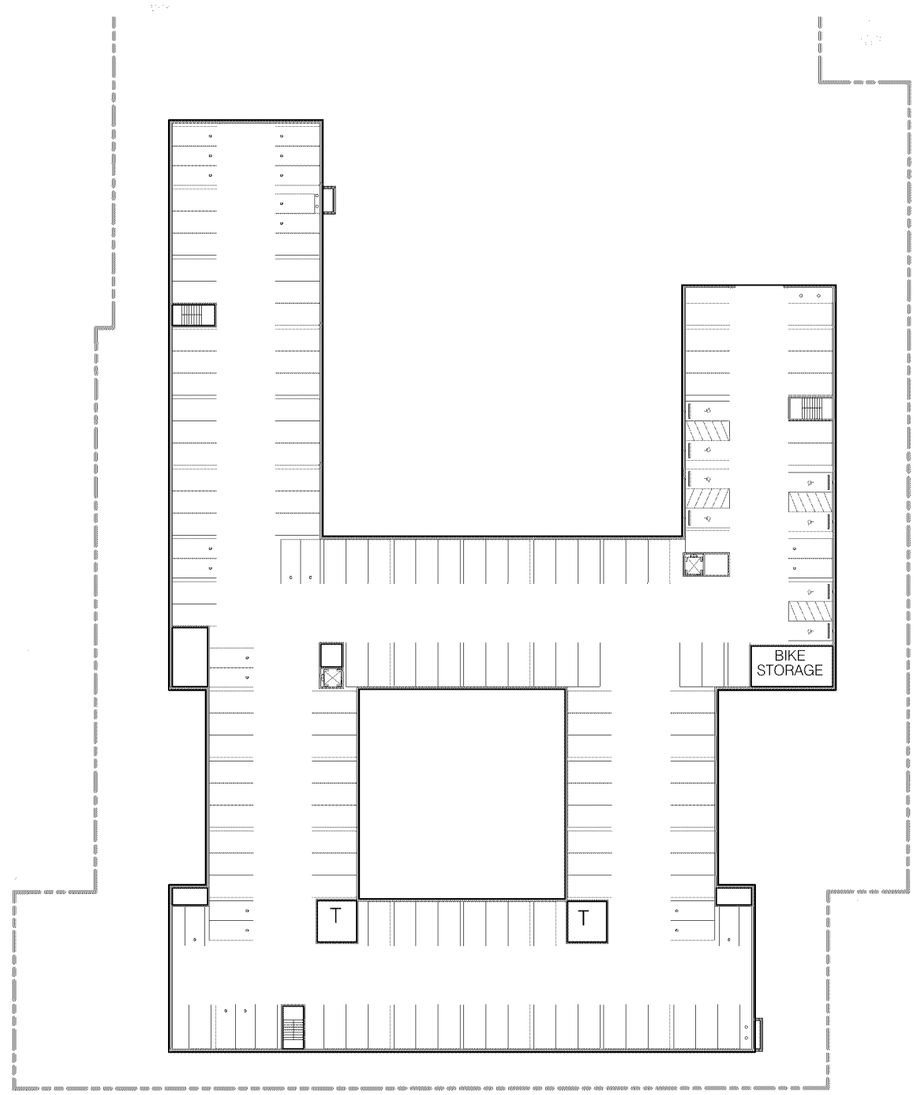
PL2025-176

# SUBLEVEL

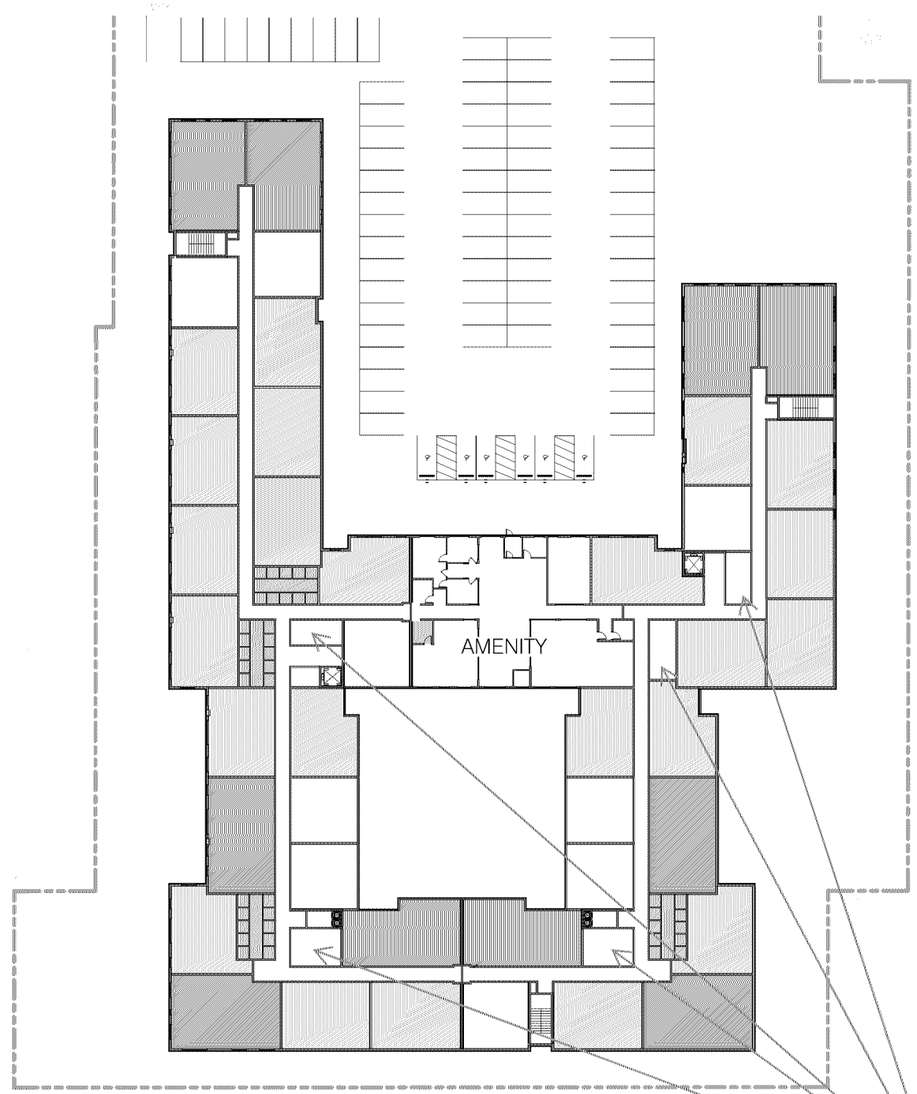



**PARKING SUMMARY**

162 SURFACE PARKING
165 STRUCTURED PARKING
319 TOTAL
1.77 STALLS/UNIT

PL202500176
PL2025-176

# LEVEL 1




**ONE-BEDROOMS**

**TWO-BEDROOMS**

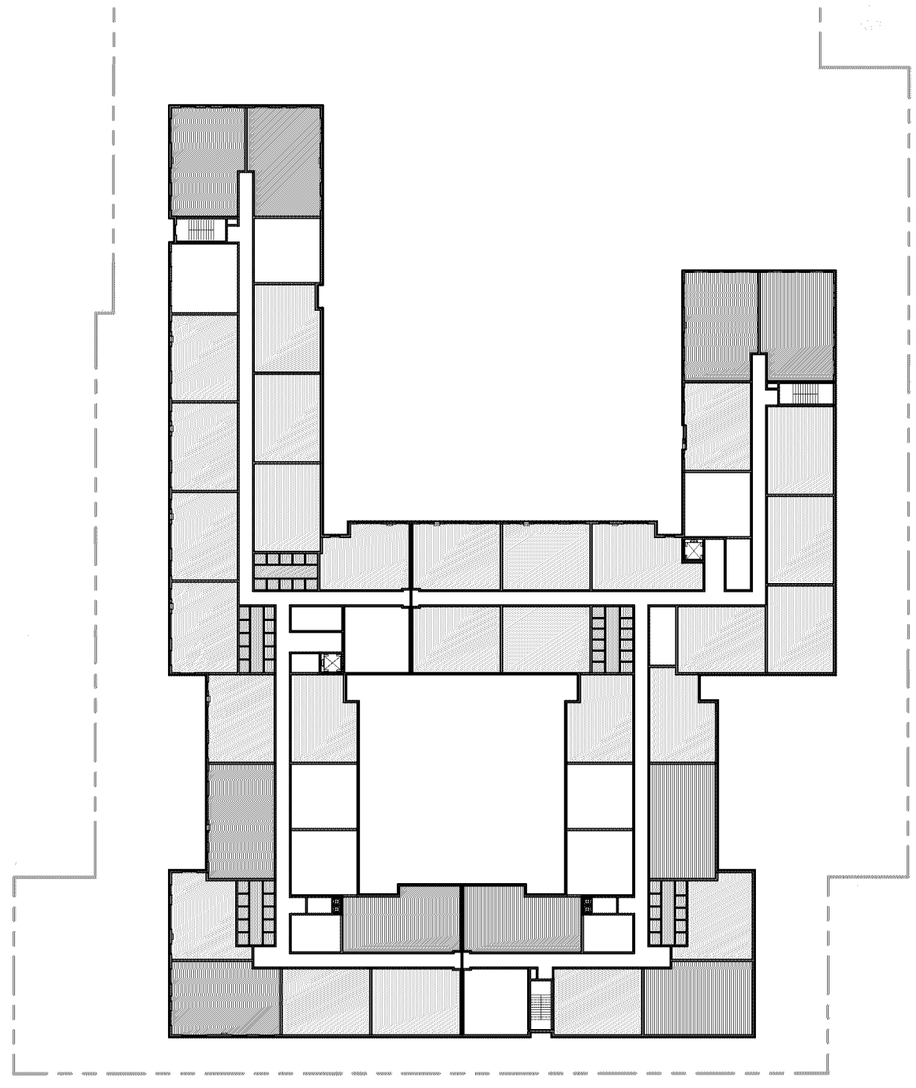
**THREE-BEDROOMS**

Are these spaces tenant storage spaces?
Please identify the dimensions and quantity
of storage units in order to review for code
compliance.

PL202500176

PL2025-176

# LEVEL 2



ONE-BEDROOMS

TWO-BEDROOMS

THREE-BEDROOMS

PL202500176

PL2025-176

# DEVELOPMENT SUMMARY - OPTION C

| DESCRIPTION | | TOTAL | PARKING | | | | COMMERCIAL | RESIDENTIAL | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Gross SF | Parking GSF | Structured Parking | Surface Parking | Total Parking | Commercial GSF | Residential GSF | Amenity | NLSF | Efficiency | Residential Parking | Residential Units |
| S2 | Sublevel Parking | - | - | - | | - | | - | | | | - | |
| S1 | Sublevel Parking | 59,500 | 59,500 | 165 | | 165 | | - | | | | 165 | |
| 1 | Lobby / Parking / Units | 59,500 | | | 154 | 154 | - | 59,500 | 5,500 | 42,660 | 72% | 154 | 42 |
| 2 | Units / Amenity | 59,500 | | | | | | 59,500 | - | 47,005 | 79% | | 46 |
| 3 | Units | 59,500 | | | | | | 59,500 | - | 47,005 | 79% | | 46 |
| 4 | Units | 59,500 | | | | | | 59,500 | - | 47,005 | 79% | | 46 |
| 5 | Units | - | | | | | | - | - | - | #DIV/0! | | - |
| | | **297,500** Gross SF | **59,500** Parking GSF | **165** Structured Parking | **154** Surface Parking | **319** Total Parking | **0** Commercial GSF | **238,000** Residential GSF | **5,500** Amenity | **183,675** NLSF | **77%** Efficiency | **319** Residential Parking | **180** Residential Units |

## METRICS

| | | |
|---|---|---|
| Site SF | 170,549 | SF |
| Site Acreage | 3.92 | Acres |
| Dwelling Units | 180 | DU |
| Dwelling Unit per Acre | 46 | DU/Acre |
| Residential Parking Ratio Per Unit | 1.77 | Stalls/Unit |
| Residential Parking Ratio Per Bedroom | 0.88 | Stalls/Bed |
| FAR | 1.40 | |

The proposed site area and density are compliant with the RM-50 zoning district.

The OHO does not have a parking reduction incentive for developments with only 60 percent AMI units. If 9 percent of the units are affordable at a 50 percent level, for example, the parking reduction would be 15 percent. The proposed reduction based on the pre-application proposal is approximately 8 percent.

## RESIDENTIAL MIX

| Unit Type | Mix | Qty | Total Beds | Avg Unit NLSF | Total NLSF |
|---|---|---|---|---|---|
| Studio | 0% | - | - | 500 | - |
| 1 BR | 20% | 36 | 36 | 700 | 25,200 |
| 2 BR | 58% | 104 | 208 | 960 | 108,075 |
| 3 BR | 22% | 40 | 120 | 1,260 | 50,400 |
| 4 BR | 0% | - | - | - | - |
| | 100% | 180 | 364 | 974 | 183,675 |

Minimum unit size for 1, 2, and 3 bedroom units are 650, 800, and 950 square feet, respectively.

PL202500176

PL2025-176

To account for vehicle overhand, sidewalk next to parking must be 7-feet in width.

The proposed ~22-foot setback requires development flexibility from City Code.

N89°59'04"E 287.64

N0°05'43"E 232.96

S0°05'43"W 132.96

N89°59'04"E 36.40

N89°59'25"E 7.00

N0°05'43"E 229.75

N89°58'23"E 33.00

N0°05'43"E 80.00

S0°05'43"W 80.00

32.49 S89°58'23"W

S0°05'43"W 80.00

33.00

298.50

S89°58'23"W 331.53

22'-3 1/4"

24'-0"

10'-7"

PROPOSED BUILDING
FFE-928.00
154 SURFACE PARKING STALLS

PL202500176
PL2025-176

# DRAFT SITE PLAN

N

0 40
SCALE IN FEET

LOUCKS
Loucks Project No. 250438.0A

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