

# ALTA/NSPS LAND TITLE SURVEY FOR: Colliers Engineering & Design

## LEGAL DESCRIPTION:

Parcel B1:

Par 1: That part of Lot 3, Block 1, Oxboro Development 1st Addition, lying West of the East line of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 15, Township 27, Range 24 and lying between the North and South lines, and the Easterly extensions thereof, of Lot 34, Auditor's Subdivision No. 331, Hennepin County, Minnesota.

Par 2: Lot 4, Block 1, Oxboro Development 1st Addition, Hennepin County, Minnesota.

(Certificate of Title No. 1446422)

Parcel B2:

Lot 3, Block 1, Oxboro Development 1st Addition, except that part thereof lying West of the East line of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 15, Township 27, Range 24 and lying between the North and South lines, and the Easterly extensions thereof, of Lot 34, Auditor's Subdivision No. 331, Hennepin County, Minnesota.

(Abstract property)

Parcel B3:

Non-exclusive easements over Lots 1 and 2, Block 1, Oxboro Development 1st Addition, as contained in the Mutual Easement, Construction, and Maintenance Agreement, dated July 17, 1985, recorded July 18, 1985, in the office of the Registrar of Titles as Doc. No. 1658799, and recorded July 23, 1985, in the office of the County Recorder as Doc. No. 5015684.

Parcel B4:

Non-exclusive easements over Lot 1, Block 1, Oxboro Development 1st Addition, as contained in the Drainage and Storm Sewer Easement Agreement, dated July 17, 1985, recorded July 18, 1985, in the office of the Registrar of Titles as Doc. No. 1658800, and recorded July 23, 1985, in the office of the County Recorder as Doc. No. 5015685.

Parcel B5:

Non-exclusive easement for roadway purposes over Lot 1, Block 1, 9900 Shoppes, as contained in the Driveway Construction, Use and Maintenance Agreement, dated July 24, 1985, recorded July 30, 1985, in the office of the County Recorder as Doc. No. 5018333.

Parcel B6:

Non-exclusive easement for maintenance, replacement, and repair purposes over Lot 2, Auditor's Subdivision No. 331, as contained in the Driveway Construction, Use and Maintenance Agreement, dated November 18, 1985, recorded June 30, 1986, in the office of the County Recorder as Doc. No. 5125369.

Additional land contained in the provided Commitment for Title Insurance not included on this survey.

## GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS-1234458-CH2 dated September 11, 2024 at 7:30 AM. (Contains other lands not included in this survey)
- The angular rotation measured clockwise from record bearings depicted on the plat of Oxboro Development 1st Addition to this survey is 00 degrees 05 minutes 39 seconds.
- The surveyed property has direct access to Lyndale Avenue South and West 98th Street, both being public right of ways.
- No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the fieldwork.
- This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

## OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 501 98th Street West, Bloomington, Minnesota 55420.
- The property described hereon lies within Flood Zone "X" (areas of minimal flood hazard) per Federal Insurance Rate Map No. 27053C 0458 F, dated November 4, 2016.
- The total area of the property described hereon is 394,943 square feet or 9.06664 acres.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 242783013. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- Per client request, the utility marks provided pursuant to the Gopher State One Call utility request fulfill the requirements of Table A Item 11(b).
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.

## GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 242783013.


ARWG	GIGAPOWER LLC
BLOOMINGTON SCHOOLS ISD 271	HENNEPIN COUNTY PUBLIC WORKS
BLOOMINGTON LIGHT / IRRIGATION	LEVEL 2 NOW LUMEN
CENTER POINT ENERGY	MCI
CITY OF BLOOMINGTON UTILITIES	SPRINT / COGEN COMMUNICATIONS
CITY OF BLOOMINGTON TRAFFIC	XCEL ENERGY
COMCAST	ZAYO BANDWIDTH
CONSOLIDATED COMMUNICATIONS I	

## CERTIFICATION:

To Oxboro Bloomington Retail Center, LLC, a Minnesota limited liability company, and First American Title Insurance Company National Commercial Services:

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, 8, 11(a), 11(b), 16 and 17 of Table A thereof. The fieldwork was completed on October 29, 2024.

Date of Plat or Map: February 6, 2024.

  
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croeser@efnsurvey.com



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## SURVEY ITEMS PER SCHEDULE B:

ITEM 12: Terms, conditions, and easements, as contained in the following:

(a) Mutual Easement and Maintenance Agreement, dated November 24, 1986, recorded November 25, 1986, as Doc. No. 5190558; and

(b) Amendment to Mutual Easement and Maintenance Agreement, dated September 15, 1988, recorded October 20, 1988, as Doc. No. 5467359.

Said terms, conditions, and easements do not affect the surveyed property and are not depicted hereon.

ITEM 13: Terms, conditions, and easements, as contained in the following:

(a) Mutual Access and Parking Easement and Maintenance Agreement, dated November 24, 1986, recorded November 25, 1986, as Doc. No. 5190561; and

(b) Amendment to Mutual Access and Parking and Maintenance Agreement, dated September 15, 1988, recorded October 20, 1988, as Doc. No. 5467358.

Said terms, conditions, and easements do not affect the surveyed property and are not depicted hereon.

ITEM 14: Utility and drainage easements as shown on the plat of Oxboro Retail Center, recorded November 18, 1987 in the Office of the Hennepin County Recorder as Document No. 5348218.

Said easements do not affect the surveyed property and are not depicted hereon.

ITEM 15: Terms and conditions, including easements, as contained in the Restated Declaration of Common Driveway Easement, dated October 24, 1988, recorded June 16, 1989, as Doc. No. 5545774.

Said terms, conditions, and easements do not affect the surveyed property and are not depicted hereon.

ITEM 16: Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, a Minnesota municipal corporation as contained in the Easement, dated November 21, 1986, recorded December 8, 1986, as Doc. No. 5195712.

Said easement does not affect the surveyed property and is not depicted hereon.

ITEM 17: Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, a Minnesota municipal corporation as contained in the Easement, dated November 18, 1987, recorded November 18, 1987, as Doc. No. 5348513.

Said easement does not affect the surveyed property and are not depicted hereon.

ITEM 18: Terms, conditions and provisions of Master Contract for Private Redevelopment by and between The Housing and Redevelopment Authority in and for the City of Bloomington, a Minnesota public body corporate and politic (Authority) and Oxboro Redevelopment Company, a Minnesota corporation, dated November 27, 1984, recorded March 11, 1986, in the Office of the Hennepin County Registrar of Titles as Document No. 1708949 and in the Office of the Hennepin County Recorder as Document No. 5087876.

The above Contract was amended by Amendment No. 1 to Master Contract for Private Redevelopment, dated June 13, 1985, recorded March 11, 1986, in the Office of the Hennepin County Registrar of Titles as Document No. 1708950 and in the Office of the Hennepin County Recorder as Document No. 5087877.

The above Contract was further amended by Amendment No. 2 to Master Contract for Private Redevelopment, dated July 24, 1985, recorded March 11, 1986, in the Office of the Hennepin County Registrar of Titles as Document No. 1708951 and in the Office of the Hennepin County Recorder as Document No. 5087878.

The above Contract was further amended by Amendment No. 3 to Master Contract for Private Redevelopment, dated November 24, 1986, recorded November 25, 1986, in the Office of the Hennepin County Recorder as Document No. 5190555.

The above Contract was further amended by Amendment No. 4 to Master Contract for Private Redevelopment, dated November 24, 1986, recorded November 25, 1986, in the office of the Hennepin County Recorder as Document No. 5190556.

The above Contract was further amended by Amendment No. 5 to Master Contract for Private Redevelopment, dated November 25, 1987, recorded November 25, 1987, in the office of the Hennepin County Recorder as Document No. 5351481.

Note: The rights of forfeiture held by the Housing and Redevelopment Authority in and for the City of Bloomington, City of Bloomington are released by Certificate of Completion and Release of Forfeiture recorded July 25, 1986, in the office of the Hennepin County Registrar of Titles as Document No. 1741985 and in the office of the Hennepin County Recorder as Document No. 5134886. This title exception is limited only to those obligations that were not released or satisfied by the Certificate of Completion, specifically the obligations contained in Sections 2.2(06), 3.3, 3.4, 4.7 and 10.3 of the Development Contract, as amended.

Said terms, conditions and provisions do not affect the surveyed property and are not depicted hereon.

ITEM 19: Covenants, restrictions, reservations and conditions subsequent including a right of re-entry and forfeiture of title upon default, as contained in Quit Claim Deed recorded July 30, 1985, in the Office of the Hennepin County Registrar of Titles as Document No. 1661391 and in the Office of the Hennepin County Recorder as Document No. 5018331 and as shown by a Recital on the Certificate of Title.

Note: The rights of forfeiture held by the Housing and Redevelopment Authority in and for the City of Bloomington, a Minnesota public body corporate and politic (Authority) are released by Certificate of Completion and Release of Forfeiture recorded July 25, 1986 in the Office of the Hennepin County Registrar of Titles as Document No. 1741985 and in the Office of the Hennepin County Recorder as Document No. 5134886.

Said covenants, restrictions, reservations and conditions affect the surveyed property, no plottable items to depict.

ITEM 20: Utility and drainage easements as shown on the recorded plat of Oxboro Development 1st Addition, recorded July 18, 1985, Office of the Hennepin County Registrar of Titles as Document No. 1658792 and recorded July 23, 1985 in the Office of the Hennepin County Recorder as Document No. 5015675.

Said easements affect the surveyed property and are depicted hereon.

ITEM 21: Easements for sidewalk, bikeway, utility and traffic control device purposes granted to the City of Bloomington, a Minnesota municipal corporation in Easement dated July 16, 1985 and recorded June 18, 1985 in the Office of the Hennepin County Registrar of Titles as Document No. 1658793 and recorded July 23, 1985 in the Office of the Hennepin County Recorder as Document No. 5015678.

Said easements affect the surveyed property and are depicted hereon.

ITEM 22: Mutual Easement, Construction and Maintenance Agreement dated July 17, 1985, recorded July 18, 1985 in the Office of the Hennepin County Registrar of Titles as Document No. 1658799 and recorded July 23, 1985, in the Office of the Hennepin County Recorder as Document No. 5015684.

Said terms, conditions, covenants, obligations and easements affect and benefit the surveyed property. Said easements are undefined. The approximate location of the access easements contained in said document are depicted hereon. The parking easements contained in said document appear to intend to include all parking areas within the development. Refer to the exhibits contained in said document for reference.

## SURVEY ITEMS PER SCHEDULE B:

ITEM 23: Drainage and Storm Sewer Easement Agreement dated July 17, 1985, recorded July 18, 1985 in the Office of the Hennepin County Registrar of Titles as Document No. 1658800 and recorded July 23, 1985, in the Office of the Hennepin County Recorder as Document No. 5015685.

Said easement affects the surveyed property and is depicted hereon.

ITEM 24: Driveway Construction, Use and Maintenance Agreement dated July 24, 1985, recorded July 30, 1985 in the office of the Hennepin County Recorder as Document No. 5018333.

Said easement affects the surveyed property and is depicted hereon.

ITEM 25: Driveway Construction, Use and Maintenance Agreement dated November 18, 1985, recorded June 30, 1986, in the office of the Hennepin County Recorder as Document No. 5125369.

Said easement affects the surveyed property and is depicted hereon.

ITEM 26: Sidewalk and utility easement granted to the City of Bloomington, a Minnesota municipal corporation in Easement dated October 16, 1989, recorded November 8, 1989, in the office of the Hennepin County Recorder as Document No. 5593082.

Said easement affects the surveyed property and is depicted hereon.

ITEM 27: Sidewalk and walkway easement granted to the City of Bloomington, a Minnesota municipal corporation in Easement dated October 16, 1989, recorded November 8, 1989, in the office of the Hennepin County Recorder as Document No. 5593083.

Said easement affects the surveyed property and is depicted hereon.

ITEM 28: Resolution No. 2007-16, adopted February 26, 2007, recorded March 12, 2007, in the office of the Hennepin County Recorder as Document No. 8948935, and recorded March 7, 2007, in the office of the Hennepin County Registrar of Titles as Document No. 4363965.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 29: Resolution No. 2007-140, adopted November 19, 2007, recorded December 3, 2007, in the office of the Hennepin County Recorder as Document No. 9069820, and recorded November 29, 2007, in the office of the Hennepin County Registrar of Titles as Document No. 4450016.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 30: Resolution No. 2008-26, adopted March 17, 2008, recorded April 1, 2008, in the office of the Hennepin County Recorder as Document No. 9115597, and recorded March 27, 2008, in the office of the Hennepin County Registrar of Titles as Document No. 4481664.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 31: Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents executed by Oxboro Bloomington Retail Center, LLC, a Minnesota limited liability company to Bremer Bank, National Association, a national banking association, dated June 27, 2017, recorded June 28, 2017, as Document No. A10453507 in the Office of the County Recorder and Document No. T05454485 in the Office of the Registrar of Deeds of Official Records, securing the original amount of \$14,700,000.00, and any other amounts which may become due and payable under the terms thereof.

Amendment to Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents dated April 01, 2020, recorded May 11, 2020, as Document No. A10784985, in the Office of the County Recorder, and recorded May 7, 2020, as Document No. T05706570 in the Office of the Registrar of Titles.

Note: A satisfaction of the above Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents has been recorded in the office of the Hennepin County Registrar of es on July 26, 2024, as Document No. 6086811, but has not been recorded in the office of the Hennepin County Recorder.

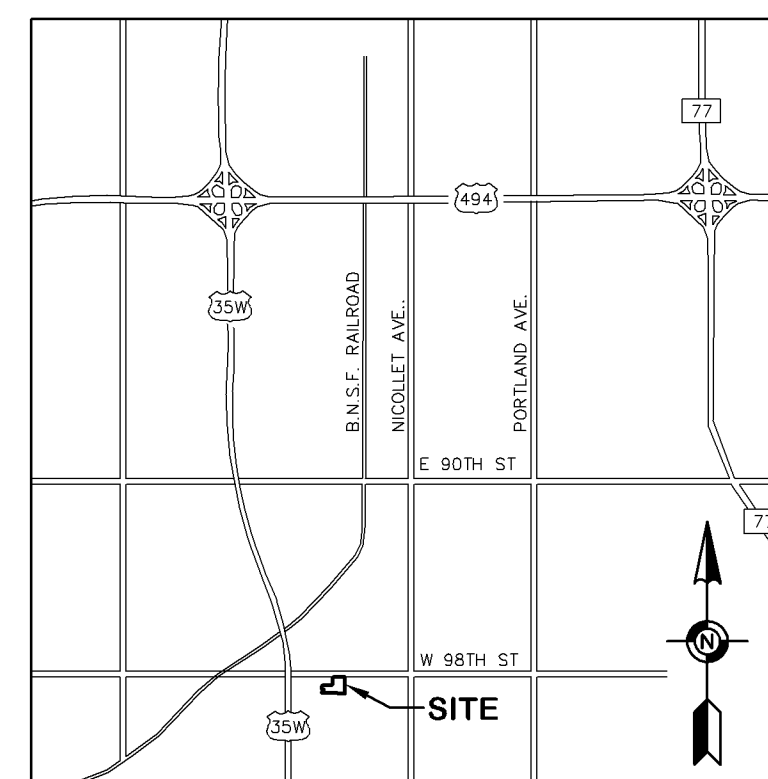
ITEM 32: Terms and provisions as contained in the Planning Commission Resolution No. 2022-6, dated July 14, 2022, recorded July 29, 2022, as Document No. 11133232 in the Office of the County Recorder, and recorded July 27, 2022, as Document No. 5962151 in the Office of the Registrar of Titles.

Said terms and provisions affect the surveyed property. No plottable items to depict.

ITEM 33: UCC Financing Statement recorded June 14, 2024, as Document No. 11291840, in the office of the Hennepin County Recorder, between Totally Tan, Inc., Debtor, and KLC Financial, LLC, Secured Party.

Note: Encumbers Parcel A1 only.

ITEM 34: Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents dated June 25, 2024, recorded June 27, 2024, as Document No. 11294601, in the office of the Hennepin County Recorder, and recorded June 25, 2024 as Document No. 6081208, in the office of the Hennepin County Registrar of Titles, executed by Oxboro Bloomington Retail Center, LLC, a Minnesota limited liability company, in favor of Old National Bank, a national banking association, in the original principal amount of \$12,500,000.00.



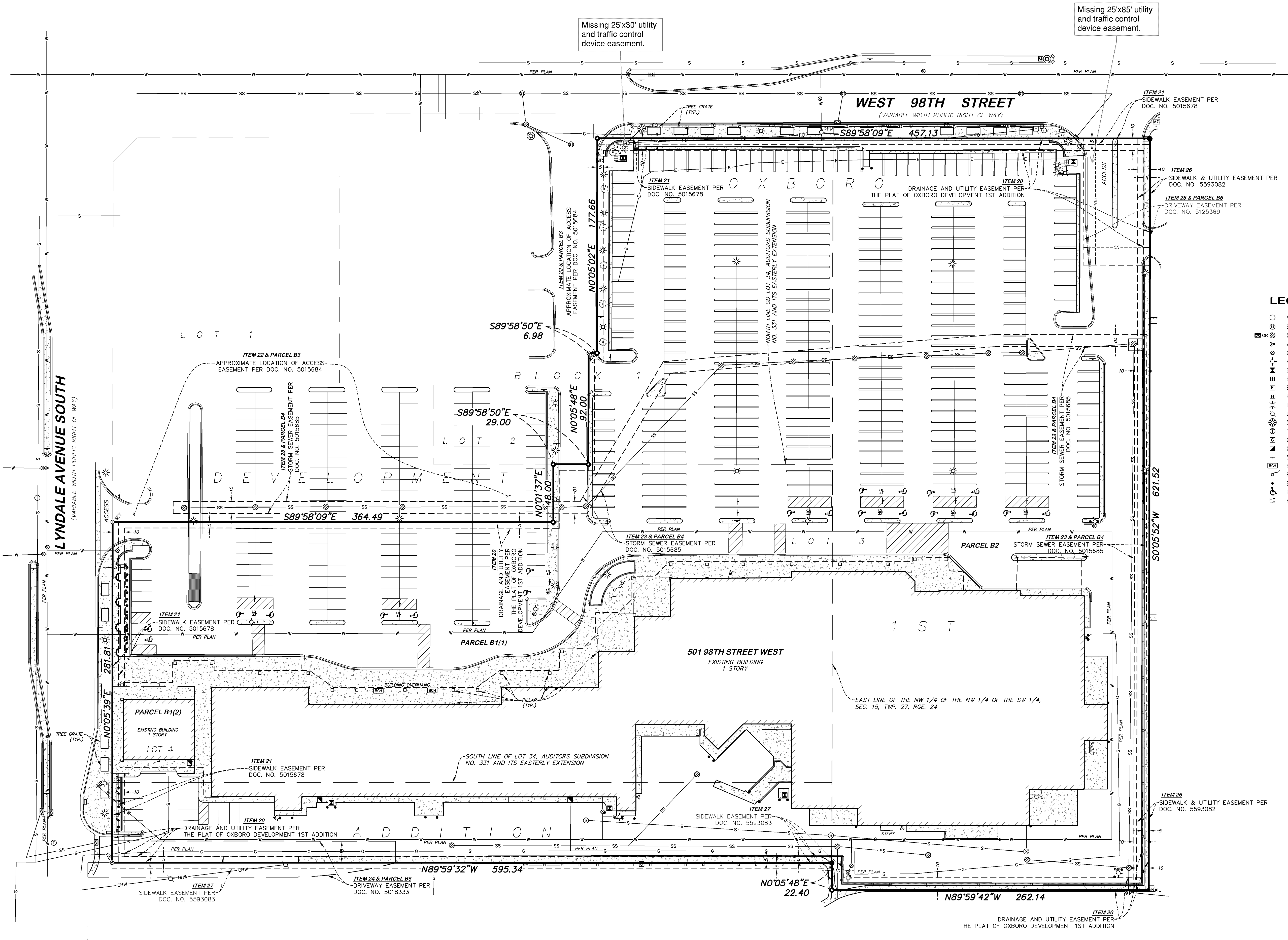
**VICINITY MAP**  
NOT TO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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		CHECKED BY: EAR			
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JOB NO. 42288					
FILE NO. 5831					

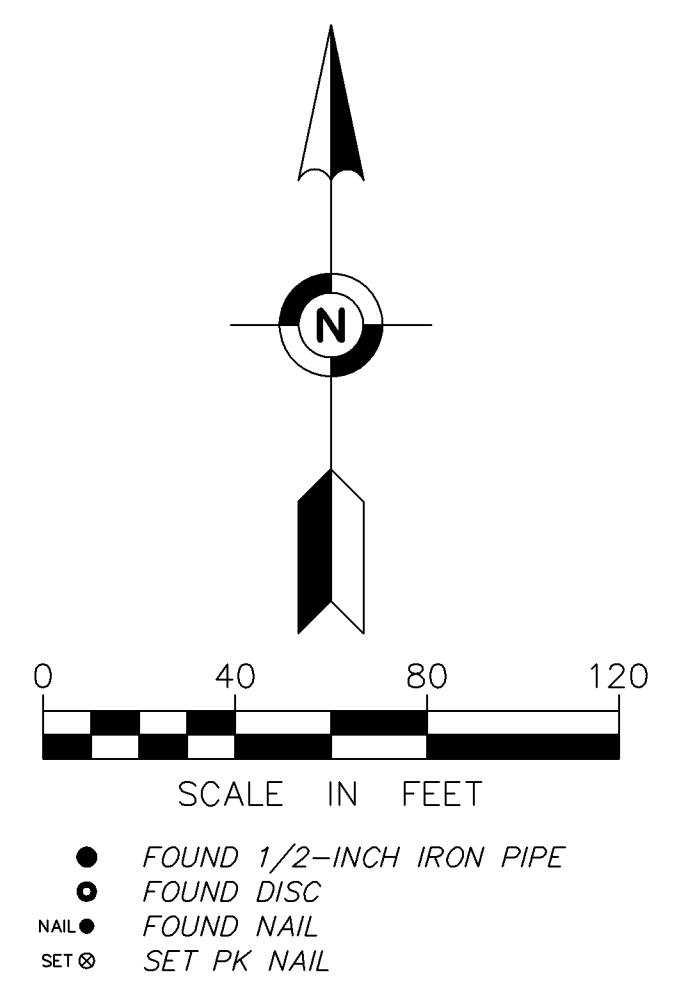
# ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:  
**Colliers Engineering & Design**

PROPERTY ADDRESS:  
**501 98th Street West  
Bloomington, Minnesota 55420**



- LEGEND:**
- MANHOLE
  - ⊙ STORM MANHOLE
  - ⊕ CATCH BASIN
  - ⊙ AUTO SPRINKLER
  - ⊕ GATE VALVE
  - ⊙ HYDRANT
  - ⊕ ELECTRIC BOX
  - ⊙ ELECTRIC METER
  - ⊕ ELECTRIC OUTLET POST
  - ⊙ HANDHOLE
  - ⊕ LIGHT
  - ⊙ UTILITY POLE
  - ⊕ SEMAPHORE
  - ⊙ TELEPHONE MANHOLE
  - ⊕ COMMUNICATION BOX
  - ⊙ GAS METER
  - ⊕ SIGN
  - ⊙ BENCH
  - ⊕ FLAGPOLE
  - ⊙ BOLLARD
  - ⊕ HANDICAPPED PARKING SPACE
  - ⊙ HANDICAPPED PARKING SIGN
  - METAL FENCE
  - WOOD FENCE
  - UNDERGROUND ELECTRIC
  - OVERHEAD WIRE
  - UNDERGROUND FIBER OPTIC
  - SANITARY SEWER
  - STORM SEWER
  - WATERMAIN
  - UNDERGROUND GAS
  - RETAINING WALL
  - BITUMINOUS SURFACE
  - CONCRETE SURFACE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE

DRAWING NAME: 42288.dwg  
JOB NO. 42288  
FILE NO. 5831

CHECKED BY: EAR

**ALTA/NSPS  
LAND TITLE SURVEY**

SURVEY FOR:  
**Colliers Engineering & Design**

PROPERTY ADDRESS:  
**501 98th Street West  
Bloomington, Minnesota 55420**

**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

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