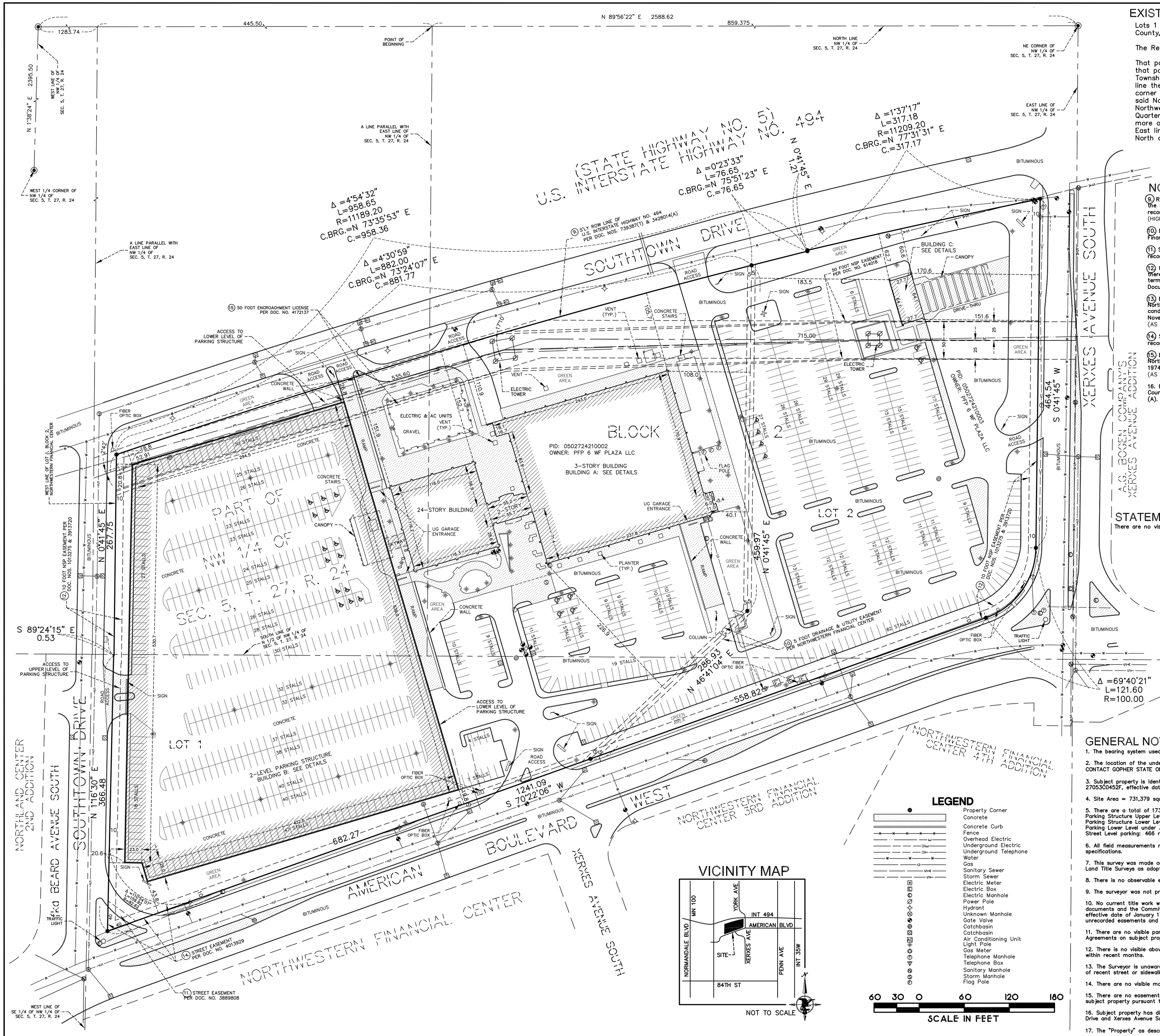

EXISTING PROPERTY DESCRIPTION:

Lots 1 and 2, Block 2, NORTHWESTERN FINANCIAL CENTER, Hennepin County, Minnesota.

The Registered portion being described as follows:

That part of Lot 1, Block 2, Northwestern Financial Center embraced within that part of the North Half of the Northwest Quarter of Section 5, Township 27, Range 24, described as beginning at a point on the North line thereof 859.375 feet West along said North line from the Northeast corner of the Northwest Quarter of said Section 5; thence West along said North line 445.5 feet; thence South, parallel to the East line of said Northwest Quarter, to the South line of the North Half of the Northwest Quarter of said Section 5; thence East along said South line 445.5 feet, more or less, to an intersection with a line drawn South, parallel to the East line of said Northwest Quarter from the point of beginning; thence North along said last described parallel line to the point of beginning.

NOTES CORRESPONDING TO EASEMENTS:

(9) Right to construct and maintain temporary snow fences upon the land adjacent to the highway acquired by the State of Minnesota, as contained in Final Certificate recorded September 5, 1963 as Documents Nos. 3428014 (A) and 739387(T). (HIGHWAY ROW SHOWN ON SURVEY)

(10) Drainage and utility easements as shown on the recorded plat of Northwestern Financial Center. (AS SHOWN ON SURVEY)

(11) Street easement in favor of the City of Bloomington as contained in Deed filed of record June 17, 1971 as Document No. 3889808 (A). (AS SHOWN ON SURVEY)

(12) Underground electric transmission line easement and incidental rights connected therewith in favor of Northern States Power Company, a Minnesota corporation, and terms and conditions as contained in instrument filed of record October 26, 1971 as Document Nos. 3913720 (A) and 1013275 (T). (AS SHOWN ON SURVEY)

(13) Electric transmission line easement and rights connected therewith in favor of Northern States Power Company, a Minnesota corporation, and the covenants and conditions, including Encroachment Agreement, as contained in instrument filed of record November 22, 1971 as Document Nos. 3918211 (A) and 1015676 (T). (AS SHOWN ON SURVEY)

(14) Street easement in favor of the City of Bloomington as contained in Deed filed of record May 4, 1973 as Document No. 4013929 (A). (AS SHOWN ON SURVEY)

(15) Encroachment License and the terms and conditions contained in instrument between Northern States Power Company and Northwestern Financial Center dated December 20, 1974, filed of record October 24, 1975, as Document No. 4172137 (A). (AS SHOWN ON SURVEY)

16. Resolution designating Xerxes Avenue between 78th Street and 88th Street as County State Aid Highway No. 31 filed of record May 3, 1982, as Document No. 4714114 (A). (NON-SURVEY MATTER)

STATEMENT OF POTENTIAL ENCROACHMENTS:

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

BUILDING DETAILS:

BUILDING A:
3400 AMERICAN BOULEVARD WEST
MULTI-STORY BUILDING
FOOTPRINT AREA = 61,244 SQ. FT.

BUILDING B:
NO ADDRESS
2-LEVEL PARKING STRUCTURE
FOOTPRINT AREA = 203,781 SQ. FT.

BUILDING C:
7900 XERXES AVENUE SOUTH
1-STORY BUILDING
FOOTPRINT AREA = 1,824 SQ. FT.

GENERAL NOTES:

1. The bearing system used is assumed.

2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0452F, effective date November 4, 2016.

4. Site Area = 731,379 square feet = 16.790 acres.

5. There are a total of 1732 dedicated parking stalls of which 21 are handicap.
Parking Structure Upper Level: 556 regular + 14 handicap = 570 stalls
Parking Structure Lower Level: 578 regular + 11 handicap = 589 stalls
Parking Lower Level under 3 story building: 97 regular = 97 stalls
Street Level parking: 466 regular + 10 handicap = 476 stalls

6. All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.

7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.

8. There is no observable evidence of cemeteries in the field or of record.

9. The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.

10. No current title work was furnished for the preparation of this survey. I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of January 17, 2019 and bearing file number 3020-945081. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

11. There are no visible party walls and no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10.

12. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.

13. The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.

14. There are no visible markings denoting wetlands as delineated by appropriate authorities.

15. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 19 except as shown.

16. Subject property has direct access to and from West 79th Street, American Boulevard West and Southtown Drive and Xerxes Avenue South, each public right of ways.

17. The "Property" as described is internally contiguous and contains no gaps or gores.

VICINITY MAP

NOT TO SCALE

LEGEND

Property Corner
Concrete
Concrete Curb
Fence
Overhead Electric
Underground Electric
Underground Telephone
Water
Gas
Sanitary Sewer
Storm Sewer
Electric Meter
Electric Box
Electric Manhole
Power Pole
Hydrant
Unknown Manhole
Gate Valve
Catchbasin
Catchbasin
Air Conditioning Unit
Light Pole
Gas Meter
Telephone Manhole
Telephone Box
Sanitary Manhole
Storm Manhole
Flag Pole

60 30 0 60 120 180
SCALE IN FEET

CAD File: 2025186.DWG
Path: J:\2025186\DWG\

SCALE: 1 INCH = 60 FEET

[redacted]

REVISIONS

Date:

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, L.S.
Minnesota Reg. No. 23677

Date: May 21, 2025

BOUNDARY SURVEY WITH TOPOGRAPHY

For:

CITY CENTER
REAL ESTATE SERVICES

SITE:

7900 XERXES AVENUE SOUTH &
3400 AMERICAN BOULEVARD WEST

BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN. 55437
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