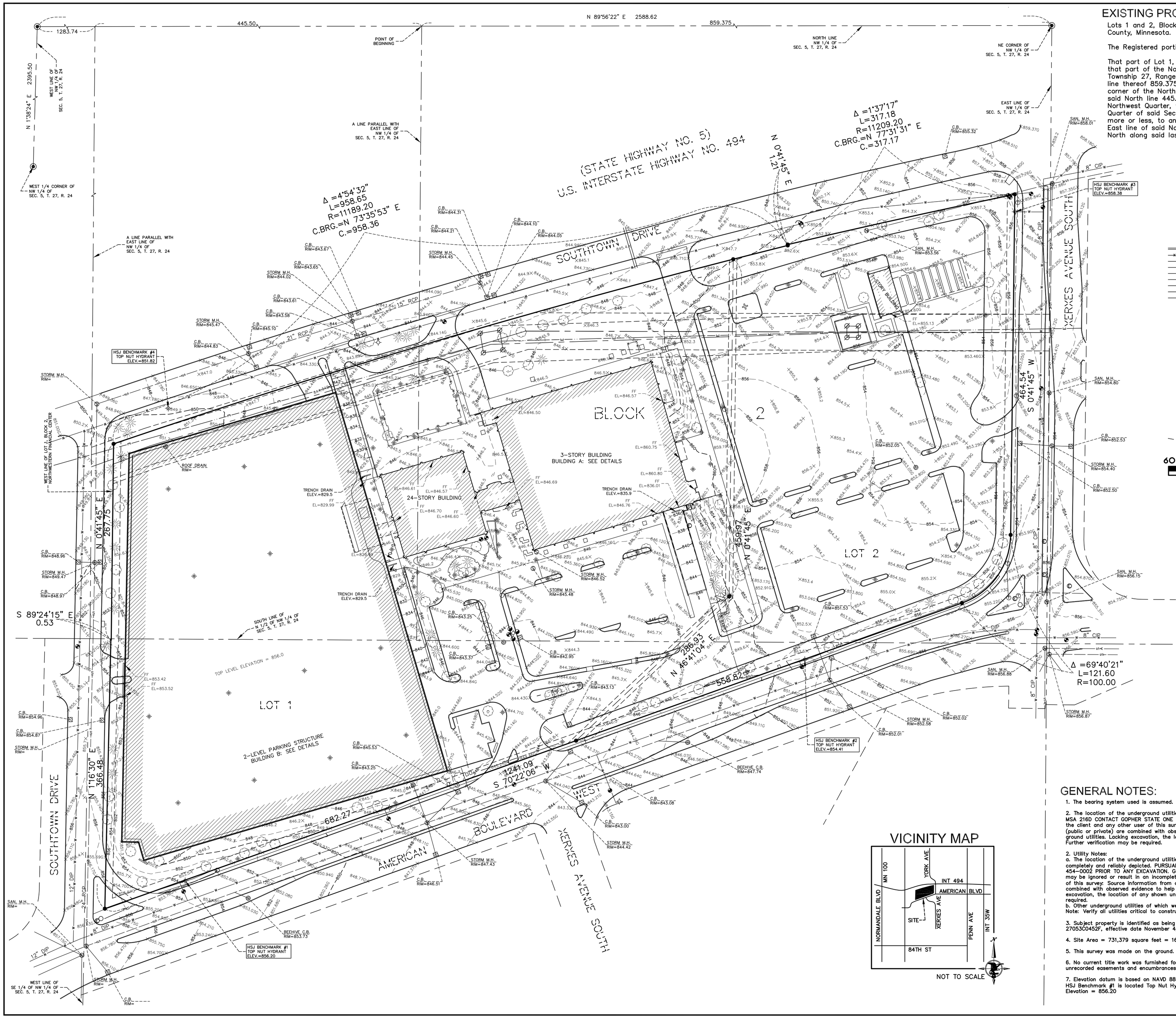

EXISTING PROPERTY DESCRIPTION:

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.

LEGEND

- Property Corner
- 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
- Guard Post
- Telephone Manhole
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- Flag Pole
- 16" Deciduous Tree (Dia. in In.)
- 8" Coniferous Tree (Dia. in In.)
- 854 Existing Contour
- X 851.62G Existing Spot Elev. Gutter
- X 853.7 Existing Spot Elevation

60 30 0 60 120 180

SCALE IN FEET

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. 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. Lacking excavation, the location of any shown underground feature is approximate. Further verification may be required.

2. 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 MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher 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.

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. This survey was made on the ground.

6. No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

7. Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY)
Elevation = 856.20

VICINITY MAP

NOT TO SCALE

N

SCALE: 1 INCH = 60 FEET

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
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Bloomington, MN. 55437
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