

ALTA/ACSM LAND TITLE SURVEY

1494

Clover Drive

Dupont Avenue South

Fremont Avenue South

Hollinbeck Enterprises Addition

Lot 1

Existing Block Building
50,084 Sq. Ft. +/- Footprint (Lot 1)
Lot Area = 154,835 Sq. Ft. +/-

Block 1

Lot 2
(Not Included)

VICINITY MAP
NO SCALE

SCALE 1" = 30'

GRAPHIC SCALE

LEGEND

- DENOTES FOUND IRON PIPE MONUMENT, TYPE AS INDICATED
- ⊗ DENOTES FIRE HYDRANT.
- CB DENOTES STORM CATCH BASIN.
- MH DENOTES STORM/SANITARY MANHOLE
- ⊥ DS DENOTES DOWNSPOUT
- CO DENOTES CLEANOUT
- ⊙ LP DENOTES LIGHT POLE
- ⊙ DENOTES POWER POLE (OVERHEAD ELECTRICAL LINES)
- ⊙ 99 DENOTES PARKING STALL COUNT
- DENOTES EXISTING BITUMINOUS SURFACE
- DENOTES EXISTING CONCRETE SURFACE

NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF HOLLINBECK ENTERPRISES ADDITION, HENNEPIN COUNTY, MINNESOTA.

First American Title Insurance Company

Commitment No.: NCS-707569-MPLS

SCHEDULE A - The land referred to in this Commitment is situated in the City of Bloomington, County of Hennepin, State of Minnesota and described as follows:

Lot 1, Block 1, Hollinbeck Enterprises Addition, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No. 848883.

SURVEYOR'S NOTES:

This survey was based on information contained in the ALTA Title Insurance First American Title Insurance Company, Commitment No. NCS-707569-MPLS, Effective Date: December 4, 2014, at 7:30am.

No abstract of title or other results of title searches were furnished to the surveyor. Other documents of record may exist that would affect this parcel. The surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that may not be contained in the above mentioned commitment.

Building areas shown are measured on exterior walls at ground level.

The locations of underground utilities are not shown, other than visible surface indications as shown on the map.

The surveyed property has direct access to Clover Drive, Fremont Avenue South and Dupont Avenue South, as shown on the map.

There are currently 204 parking stalls striped on the parking lot surface, which includes six handicap stalls.

Elements of an underground irrigation system on the surveyed property and adjoining properties were observed, and located as found on the map.

There is no observable evidence of earth work, building construction or building additions.

There is no observable evidence of street or sidewalk construction or repairs.

There is no observable evidence of site use as a solid waste dump or landfill.

There are no wetland areas on the subject property.

Schedule B - Part 2 Exceptions:

- Easements for drainage and utility purposes, as shown on the plat of Hollinbeck Enterprises Addition, recorded December 27, 1996, as Document No. 2772874.
- Easement for power line, and incidental rights therewith, as granted to Northern States Power Company, a Minnesota corporation, and created in instruments dated January 2, 1925, recorded January 3, 1925, in Book 1045 of Deeds, page 263, as Document No. 1257124, in Book 1045 of Deeds, page 264, as Document No. 1257125, and in Book 1045 of Deeds, page 265, as Document No. 1257127; and shown as a recital on the certificate of title.
- Easement for alley purposes, as stated in deed dated February 15, 1955, recorded February 21, 1955, as Document No. 452117; and as shown as a recital on the certificate of title.
- Easement for power line, and incidental rights therewith, as granted to Northern States Power Company, a Minnesota corporation, and created in instrument December 31, 1923, recorded January 5, 1924, in Book 967 of Deeds, page 244; and shown as a recital on the certificate of title. (THIS IS NOT LOCATED ON SUBJECT PROPERTY).
- Easement for trunk highway purposes and the right to erect snow fences, together with all right of access to Trunk Highway 65, as acquired by the State of Minnesota in Final Certificate dated February 1, 1951, recorded January 10, 1952, as Document No. 358943; and shown as a memorial on the certificate of title.
- Easement for utility purposes, as granted to the Village of Bloomington, a municipal corporation, in deed dated August 11, 1960, recorded March 7, 1962, as Document No. 685551; and shown as a memorial on the certificate of title.
- Permanent easement for utility purposes, as granted to the Village of Bloomington, a Minnesota corporation, in deed dated August 16, 1960, recorded July 28, 1966, as Document No. 853402; and shown as a memorial on the certificate of title.
- Easement for sidewalk purposes over and across the most easterly 10.00 feet of the land, as granted to the City of Bloomington, a Minnesota municipal corporation, in instrument dated November 5, 1996, recorded December 31, 1996, as Document No. 2774883.
- Covenants and agreements set forth under reciprocal non-exclusive Easement for driveway purposes and parking, as contained and described in instrument dated September 13, 1996, recorded January 23, 1997, as Document No. 2780552.
- Covenants and agreements set forth under reciprocal non-exclusive Easement over and across the 20-foot wide mutual driveway access easement, allowing for access purposes and ingress and egress over and across the easement area, as contained and described in instrument dated November 5, 1996, recorded January 23, 1997, as Document No. 2780553.
- Requirements and conditions set forth under Resolution No. 2013-98, recorded October 2, 2013, as Document No. T05121650, for a variance reducing the setback in location of a new pylon sign in a yard adjoining a public street. Covenants and conditions set forth under Agreement dated November 19, 2013, recorded November 26, 2013, as Document No. T05135410, by and between the City of Bloomington, a Minnesota municipal corporation, and Freeway Properties, Inc., a Minnesota corporation, allowing for placement of a pylon sign.

ALTA/ACSM CERTIFICATION:

To Wayne Johansen, an Individual and First American Title Insurance Company .

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7, 8, 9, 11(a), 16, 17, 18, and 19 of Table A thereof. The field work was completed on May 4, 2015.

Paul A. Johnson, LS
Minnesota License No. 10938

Date