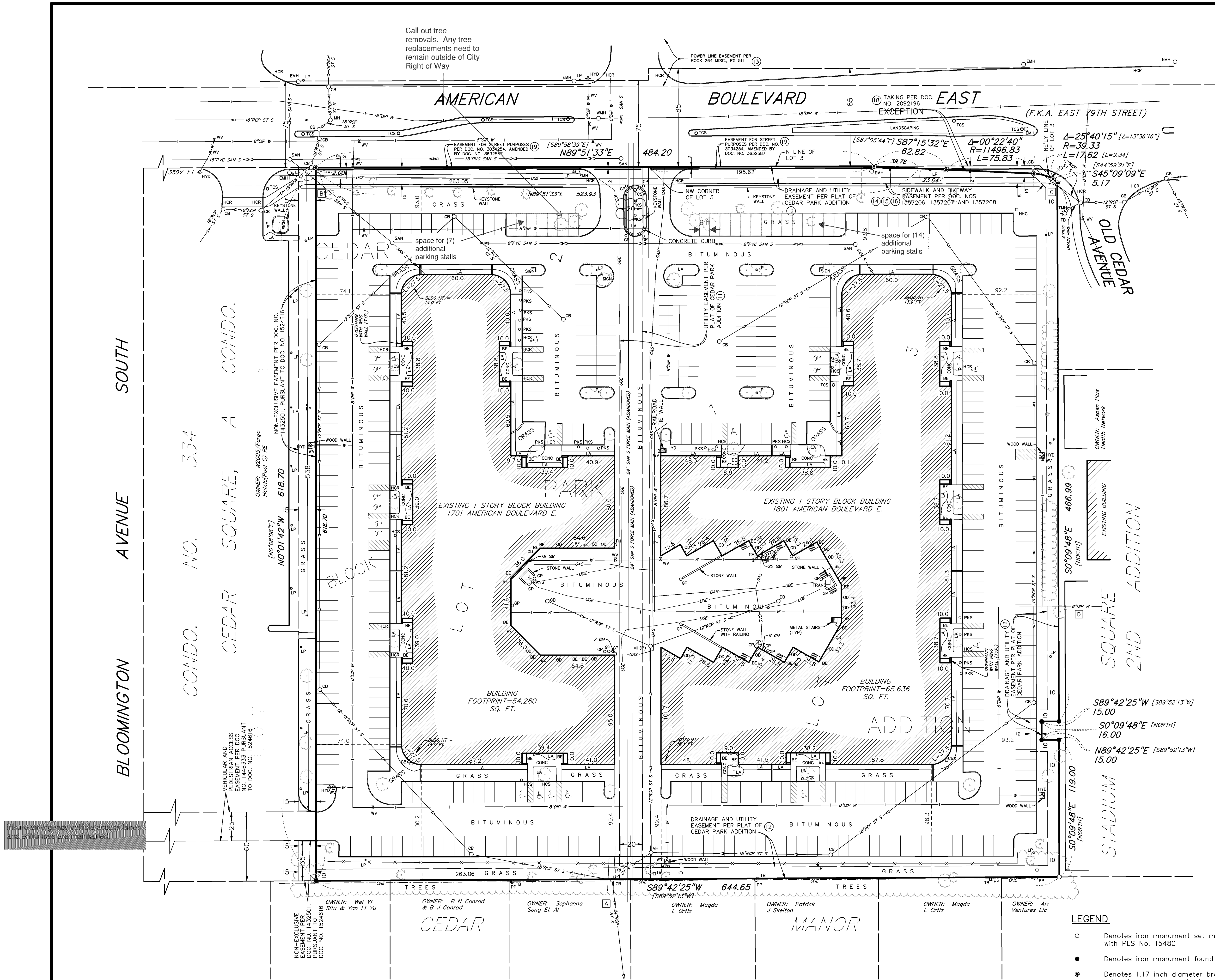


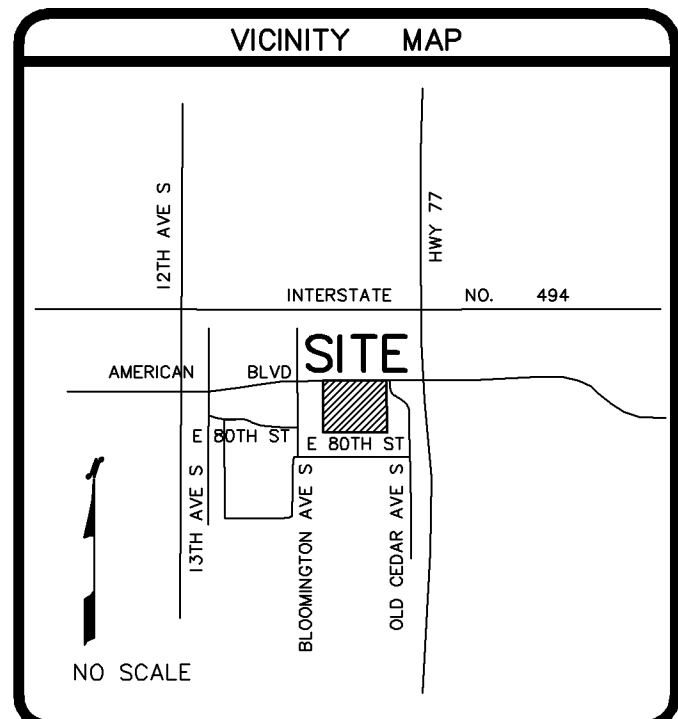


Insure emergency vehicle access lanes and entrances are maintained.

#### LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A Possible encroachments are indicated on survey with boxed letters as listed below.
- Storm sewer running southerly from the subject property on the south side appears to be without an easement.
  - Keystone wall in the northwest corner runs onto adjoining property to the west.
  - Concrete sidewalk in the northeast corner falls outside of the sidewalk easement.
  - Water line on the east side of the subject property appears to be without an easement.



#### LEGEND

- Denotes iron monument set marked with PLS No. 15480
- Denotes iron monument found
- Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480 set
- BE Denotes building entrance
- CB Denotes catch basin
- CP Denotes cast iron pipe
- DIP Denotes ductile iron pipe
- EMH Denotes electric manhole
- TH Denotes fire hookup
- GM Denotes gas meter
- GP Denotes guard post
- HCR Denotes handicap ramp
- HCS Denotes handicap parking sign
- HHC Denotes communication hand hole
- HYD Denotes fire hydrant
- LA Denotes landscaping
- LP Denotes light pole
- MH Denotes manhole
- OD Denotes overhead door
- OHE Denotes overhead electric line
- OP Denotes post plan
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PP Denotes power pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- TB Denotes telephone box
- TCS Denotes traffic control sign
- TMH Denotes telephone manhole
- TRANS Denotes transformer
- USE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- Denotes shrub
- Denotes evergreen tree
- Denotes deciduous tree

#### DESCRIPTION OF PROPERTY SURVEYED

(Per Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 235882, effective date May 29, 2014)

Lots 2 and 3, Block 1, Cedar Park Addition, according to the plat thereof recorded November 13, 1979, EXCEPT the following described property taken by the City of Bloomington by Partial Final Certificate, filed as Document No. 2092196: That part of Lot 3 lying Northerly of the following described line: Commencing at the Northwest corner of said Lot 3; thence South 89 degrees 58 minutes 39 seconds East (assumed bearing) along the North line of said Lot 3 a distance of 195.62 feet to the point of beginning of the line to be described; thence South 87 degrees 05 minutes 44 seconds East a distance of 62.82 feet; thence Easterly along a tangential curve, concave to the North, having a radius of 11496.83 feet, a central angle of 00 degrees 22 minutes 40 seconds, a distance of 75.83 feet; thence Southeasterly a distance of 9.34 feet along a reverse curve, concave to the South, having a radius of 39.33 feet and a central angle of 13 degrees 36 minutes 16 seconds to the intersection with the Northeasterly line of said Lot 3 and there terminating.

Together with a non-exclusive easement for vehicular and pedestrian access over, under and across the North 25 feet of the South 60 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1446333 pursuant to Document No. 1524616.

Together with a non-exclusive easement over, under and across the East 15 feet of the North 558 feet and the South 35 feet of the East 15 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1432501; subject to and together with the obligations and privileges therein specifically set forth, which easement terminates 30 years after June 18, 1981, pursuant to order Document No. 1524616.

Torrens Property Certificate of Title No. 1367273

#### PLAT RECORDING INFORMATION

The plat of Cedar Park Addition was filed of record on November 13, 1979, as Document No. 1357205.

#### TITLE COMMITMENT

Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 235882, effective date May 29, 2014, was relied upon as to matters of record.

#### Schedule B Exceptions:

① Exceptions are indicated on survey with circled numbers where applicable.

- Subject to utility easements as shown on plat; (as to Lot 2) (Shown as a recital on Certificate No. 1367273) [shown on survey]
- Subject to drainage and utility easements as shown on plat; (Shown as a recital on Certificate No. 1367273) [shown on survey]
- Subject to a power line easement in favor of the Northern States Power Company as set forth in an instrument of record in Book 264 of Miscellaneous Records, page 511; (now as to that part of Lot 3 embraced within Tract A, Registered Land Survey No 787 and as to Lot 2) (Shown as a recital on Certificate No. 1367273) [Easement lies north of the subject property, as shown on survey]
- Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357206 [shown on survey]
- Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357207 [shown on survey]
- Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357208 [shown on survey]
- Terms and conditions of Agreement, dated December 18, 1980, filed January 26, 1983, as Document No. 1499056 [not shown on survey]
- Terms and conditions of Final Certificate, recorded April 27, 1990 as Document No. 2092196 [shown on survey]
- Terms and conditions of Final Certificate, dated May 12, 1998, filed May 19, 1998, as Document No. 3034254  
Amended by Final Certificate, dated November 15, 2002, filed November 18, 2002, as Document No. 3632587 [shown on survey]
- Terms and conditions of Resolution, dated December 2, 2002, filed January 9, 2003, as Document No. 3660640. [not shown on survey]
- Terms and conditions of Resolution, dated December 2, 2002, filed January 9, 2003, as Document No. 3660641. [not shown on survey]

#### GENERAL NOTES

- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- Survey coordinate and bearing basis: Hennepin County Coordinates
- There was no observed evidence of current earth moving work, building construction or building additions.
- There was no observed evidence of recent street or sidewalk construction or repairs. Per the City of Bloomington Engineering Department, there are no proposed changes in street right of way lines.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Physical features shown hereon are as they appeared on May 21, 2014.

#### UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 141392219 and 141392210.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

#### FLOOD ZONE NOTE

- The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 2752300457E and 2752300476E, both dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

#### ZONING NOTES

- Zoning and setback information shown hereon is per zoning letters dated July 8, 2014, prepared by the City of Bloomington, provided by Onward Investors, LLC. The subject property is zoned: FD-1 (AR-22) Freeway Development (Airport Runway District Overlay Zone)

The setbacks in the FD-1 Zoning District are:

- Front - building / parking (from the Planned Widened Right-of-Way): 60 feet / 20 feet
  - Side - building / parking: 60 feet / 5 feet
  - Rear - building / parking: 25 feet / 5 feet
- (See said zoning letters for further information on setbacks)

- Parking: 424 Regular Spaces  
19 Handicap Spaces  
443 Total Spaces

#### AREA

Gross = 396,938 square feet or 9.112 acres  
Net (excludes street easement) = 395,930 square feet or 9.089 acres

#### SURVEYOR'S CERTIFICATION

To ONWARD INVESTORS, LLC, SERIES B, a series of Onward Investors, LLC, a Delaware limited liability company, General Electric Credit Equities, Inc., a Delaware corporation, TCF National Bank, a national banking association, its successors and/or assigns, ONE Cedar, LLC, a Delaware limited liability company and Chicago 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 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18 and 20(a) of Table A thereof. The field work was completed on May 21, 2014.

Dated this 20th day of August, 2014

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson P.L.S. Minn. Lic. No. 15480

|                         |     |            |
|-------------------------|-----|------------|
| Zoning letter, comments | SMT | 08/20/2014 |
| Revision                | By  | Date       |
|                         | SMT |            |

Drawing Title:  
**ALTA/ACSM LAND TITLE SURVEY FOR:  
ONWARD INVESTORS  
1701 AND 1801 AMERICAN BOULEVARD EAST  
BLOOMINGTON, MN**

Main Office:  
9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-1435  
952-881-2455 (Fax: 952-888-9526)  
West Office:  
Mandan, North Dakota 58501-663-5562

**SUNDE LAND SURVEYING**  
www.sunde.com

Project: 97-149-A Bl/Pp: 856/18 Date: 08/22/2014  
Township: 27 Range: 24 Section: 2 Sheet: 1 of 1  
File: 97-149A001R.dwg