

CERTIFICATION:

To: VMC Lender LLC, a Delaware limited liability company, its successors and/or assigns; Voya Retirement Insurance and Annuity Company, a Connecticut corporation, and its successors; assigns and participants as their interests may appear; NorthMarq Capital, LLC, Commercial Partners Title, LLC; and Old Republic National Title Insurance Company.

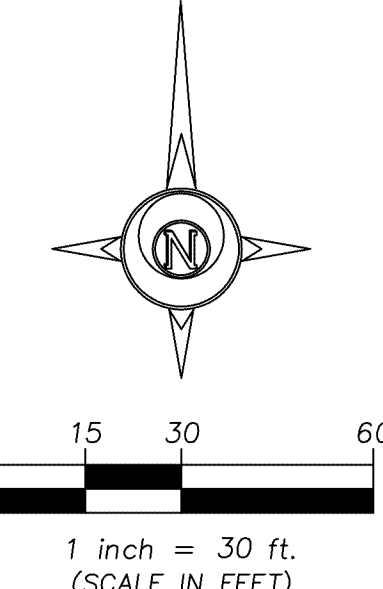
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) and (b), 7(c), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 19, 20, and 21 of Table A thereof. The field work was completed on 06/01/2017.

Craig Johnson, LS
Minnesota License No. 44530

Dated 06/28/2017

LEGEND:

- Found Cast Iron Monument (CIM)
- Set 1/2 inch by 14 inch iron pipe with Plastic Cap inscribed with License No. 44530
- Found Iron Pipe
- Found Scribed "X"
- Boundary Line
- Right-of-Way Line
- Building Line
- Concrete Surface
- Curb Line
- Fence Line
- Overhead Utility Line
- Underground Electric Line
- Underground Cable/TV Line
- Underground Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Utility Line
- (M) Denotes Measured Distance
- (R) Denotes Distance Per Recorded Document
- (P) Denotes Distance Per Recorded Plat
- N# Note Number
- KV Irrigation Control Valve
- Hand Hole
- Electric Manhole
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin Manhole
- Catch Basin Baffle
- Catch Basin AREA DRAIN
- Gas Valve
- Water Valve
- Post Indicator Valve
- Water Shut-off/Curb Stop
- Fire Conn./Standpipe
- Fire Hydrant
- Cleanout
- Down Spout
- Roof Drain
- Utility pedestal
- Electric Meter
- Gas Meter
- Utility Pole
- Ballast/Guard Post
- Light Pole
- Denotes Right-of-Way
- Top Nut Hydrant
- Structure Rim Elevation
- Structure Invert Elevation
- Structure Flow Line Elevation



LEGAL DESCRIPTION:

Per Title Commitment No. 53009, dated May 15, 2017 that Commercial Partners Title, LLC has provided information as follows:

Parcel 1A
Lot 1, Block 1, M.C.M.I. 2nd Addition, Hennepin County, Minnesota.
Abstract Property
Parcel 1B
A perpetual easement for ingress and egress and parking purposes over and across Lot 2, Block 1, M.C.M.I. 2nd Addition, created and described in Declaration of Easements dated June 30, 1980, filed July 27, 1980, as Document No. 4576576.
Parcel 1C
Easements for parking ramp encroachment, parking ramp use, building encroachment, and use of Common Corridors and Common Areas, created and described in Easement, Use and Option Agreement dated October 16, 1984, filed October 23, 1984, as Document No. 4936722.
Parcel 2A
Lot 2, Block 1, M.C.M.I. 2nd Addition, Hennepin County, Minnesota
Abstract Property
Parcel 2B
A perpetual easement for ingress and egress and parking purposes over and across Lot 1, Block 1, M.C.M.I. 2nd Addition, created and described in Declaration of Easements dated June 30, 1980, filed July 27, 1980, as Document No. 4576576.
Parcel 2C
Easements for parking ramp use and use of the Common Corridors and Common Areas, created and described in Easement, Use and Option Agreement dated October 16, 1984, filed October 23, 1984, as Document No. 4936722.
Parcel 2D
Easements for sanitary, sewer, drainage and utility purposes, created and described in Warranty Deed dated March 31, 1980, filed April 1, 1980, as Document No. 4553813.
Parcel 3
Outlot B, Bloomington 31st Addition, Hennepin County, Minnesota.
Torrens Property
Torrens Certificate No. 731388

SCHEDULE B EXCEPTIONS

- 1-2 NOT SURVEY RELATED MATTERS.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by accurate and complete land survey of the land. SURVEYOR IS NOT AWARE OF ANY
4. Easements for claims of easements not shown by the public records. SURVEYOR IS NOT AWARE OF ANY
- 5-11 NOT SURVEY RELATED MATTERS
12. Easements for utilities and drainage as shown on the recorded plat of M.C.M.I. 2ND Addition. The drainage and utility easements over Lot 1, Block 1, M.C.M.I. 2nd Addition were partially vacated by Ordinance No. 89-20 adopted April 3, 1989, filed June 2, 1989, as Document No. 5540121 (Parcels 1 and 2) AS DEPICTED ON DRAWING
13. Easements for utilities and drainage as shown on the recorded plat of Bloomington 31st Addition (Parcel 3) AS DEPICTED ON DRAWING
14. Easement for sanitary sewer purposes and easement for drainage and utility purposes, for the benefit of Lot 2, Block 1, M.C.M.I. 2nd Addition, as created in document dated March 31, 1980, filed April 1, 1980, AS Document No. 4553813. (Burdens Parcel 1 and benefits Parcel 2) AS DEPICTED ON DRAWING
15. Terms and conditions of and easements contained in Declaration of Easements dated June 30, 1980, filed July 27, 1980, as Document No. 4576576. (Parcels 1 and 2) BLANKET INGRESS EGRESS EASEMENTS FOR VEHICULAR AND FOOT TRAFFIC
16. Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated July 22, 1980, filed July 25, 1980, as Document No. 4573569. (Parcels 1 and 2) AS DEPICTED ON DRAWING
17. Terms and conditions of and easements contained in Easement, Use and Option Agreement dated October 16, 1984, filed October 23, 1984, as Document No. 4936722. (Parcels 1 and 2) AS DEPICTED ON DRAWING
18. Easement for street and utility purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated April 27, 1989, filed May 4, 1989, as Document 5530697. (Parcel 1) AS DEPICTED ON DRAWING
19. Easement for street and utility purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated September 11, 1989, filed October 4, 1989, as Document 5580769. (Parcel 1 & 2) AS DEPICTED ON DRAWING
20. Easement for sidewalk purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated September 11, 1989, filed October 4, 1989, as Document 5580769. (Parcel 1 & 2) AS DEPICTED ON DRAWING
21. NOT A SURVEY RELATED MATTER.
22. Terms and conditions of an unrecorded Communications Site Lease Agreement dated September 9, 1998, as shown by Memorandum of Agreement dated September 9, 1998, filed September 23, 1993, as Document No. 6972671, by and between BLN Office Park Associated II, Limited Partnership, a Minnesota limited partnership, as lessor, and Nextel West Corp., a Delaware corporation, as lessee. (Parcel 1) BLANKET ROOFTOP LEASE AGREEMENT AND INGRESS EGRESS, NEXTEL WEST CORP, CANT BE SPECIFICALLY DEPICTED
23. Terms and conditions of an unrecorded Building and Rooftop Lease Agreement dated April 22, 2004, as shown by memorandum of Building and Rooftop Lease Agreement dated April 22, 2004, as Document No. 8350333, by and between BLN Office Park Associated II Limited Partnership, a Minnesota limited partnership, as lessor, and Verizon Wireless (VW) LLC, as lessee. Amended as shown by Memorandum of Amendment No. 1 to Building and Rooftop Lease Agreement dated August 15, 2008, filed August 26, 2008, as Document No. 9175711. (Parcel 1) BLANKET ROOFTOP LEASE AGREEMENT VERIZON WIRELESS, CANT BE SPECIFICALLY DEPICTED.
24. Easement for sidewalk purposes in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated April 27, 1989, filed May 3, 1989, as Document No. 2009837. (Parcel 3) AS DEPICTED ON DRAWING
25. Terms and conditions of and easements contained in Memorandum of Agreement dated February 5, 2015, filed April 30, 2015, as Document No. A10187863. (Parcels 1a, 1b, and 1c) APPEARS TO AFFECT SUBJECT PROPERTY, CANT BE SPECIFICALLY DEPICTED.
26. The following documents appear as memorials on the Certificate of Title but do not otherwise affect the land. The loan policy to be issued will provide affirmative coverage as to the terms and conditions of the documents, but neither Commercial Partners Title, LLC, nor Old Republic National Title Insurance Company will be responsible for detecting the memorials from the Certificate of Title:
- a. Easement dated July 7, 1961, filed July 27, 1961, as Document No. 663928. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY
 - b. Quit Claim Deed granting sidewalk and bikeway easement dated February 2, 1979, filed February 8, 1979, as Document No. 1317161. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY
 - c. Quit Claim Deed granting sidewalk and bikeway easement dated November 21, 1978, filed February 8, 1979, as Document No. 1317162. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY
 - d. Agreement dated February 16, 1989, filed May 11, 1992, as Document No. 225210. NOT A SURVEY RELATED MATTER
 - e. Agreement dated November 1, 1989, filed May 11, 1992, as Document No. 225211. (Parcel 3) NOT A SURVEY RELATED MATTER

GENERAL NOTES:

1. Background information is based on a survey on the ground performed by Clark Engineering Corporation on December 1997 and updated December 2012 & Updated June 2014 & Updated June 2017 exclusively for this project.
2. All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
3. At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.
4. For the purpose of this survey the south line of M.C.M.I. 2nd Addition is assumed to bear WEST and is the basis of bearing for this survey.
5. For the purposes of this survey, Title Commitment No. 53009, prepared by Commercial Partners Title LLC, as agent for Old Republic National Title Insurance Company, with an effective date of May 15, 2017 at 7:00 AM was relied upon as to matters of record.
6. Underground utilities shown on survey were obtained from a combination of field observations, markings from a Gopher State One-Call boundary survey locate ticket (Nos 171520874, 171520903, 171520928), previous surveys by Clark Engineering, and available maps/as-built drawings. Private utility locations were not identified as part of this survey. Clark makes no guarantee that all existing underground utilities are shown.
7. The surveyor observed no evidence of current earth moving work, building construction, or building addition on subject property.
8. The surveyor is not aware of any proposed changes in street right of way lines.
9. Property benefits from access to public right-of-way. As shown on this survey, The adjoining public access is shown because it appears that both parties mutually use both public access points, the driveway on Killebrew Drive.
10. Clark has professional liability insurance of 2,000,000 per occurrence, a certificate of insurance is available upon request.

PROPERTY INFORMATION:

Present Property Address is 2001, 2051 and 2101 Killebrew Drive, Bloomington, MN P.I.D. Nos. 0102724330008, 0102724330007 & 0102724340060

FLOOD ZONE:

According to FEMA Flood Insurance Rate Map, No. 27053C0476F (Effective Date: 11/4/2016), the subject property is located entirely within the following zone:
Zone: X (Area of Minimal Flood Hazard)

AREA SUMMARY:

Total Area - 429,303± sq. ft. or 9.85± acres

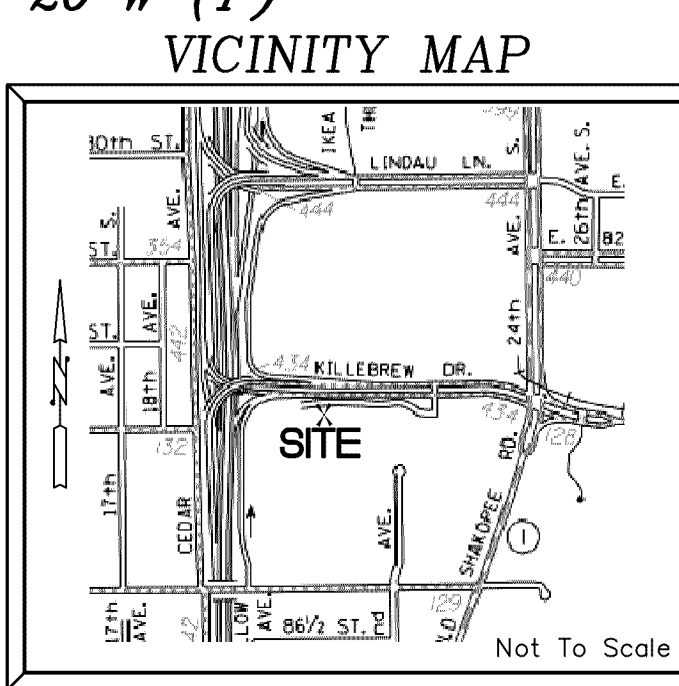
PARKING STALL INFORMATION:

Existing Marked Parking Stalls	
Regular	1365
Handicap	18
Total	1383

ZONING AND SETBACKS:

Zoning District information provided by the City of Bloomington, Planning and Economic Development Division in a letter dated June 23, 2017.

- C-4 (PD) Freeway Office District Planned Development Overlay within the Airport Height Limit
- Minimum lot area: 120,000 square feet
- Minimum lot width: 200 feet
- Minimum setback, along public streets: 35 feet
- Minimum setback, side / rear: 20 feet; 30 feet for buildings over 4 stories
- Maximum structure height: As regulated by Section 21.301.01 of this code (Airport Height)
- Maximum impervious coverage: 90% (Existing = (approximately) 87%, Per. PZR)
- Building Density Formula: Minimum (FAR) 0.4, Maximum (FAR) 2.0, (Existing = 0.78)
- Parking Spaces Required: 1,180, (Existing Spaces = 1,383 including 18 handicap)



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CLARK ENGINEERING

Sec. 01, Twp. 27, Rng. 24
Hennepin County, Minnesota

ALTA/NSPS SURVEY
NorthMarq Capital, LLC
BLN Office Park I and II
2001, 2051, 2101 Killebrew Drive - Bloomington, Minnesota

DATE	06/28/2017
DRAWN BY	Cody J.
CHECKED BY	Craig J.
DATE	06/28/2017
PROJECT NO.	C17539
SHEET NO.	1