

ALTA/ACSM LAND TITLE SURVEY

PROPERTY ADDRESSES: #8901 & #8845 LYNDALE AVENUE
#515-#516 HALSEY LANE, BLOOMINGTON, MN

AMERCO ENTITY #726065

EXISTING LEGAL DESCRIPTION:

File No.: NCS-931551-PHX1 Policy No.:
Real property in the City of Bloomington, County of Hennepin, State of Minnesota, described as follows:

Parcel 1:
Lot 2, Block 1, A T and T Addition, Hennepin County, Minnesota, Registered Property, Certificate of Title No. 1092252.

Parcel 2:
Lot 2, Block 1, A T and T 2nd Addition, Hennepin County, Minnesota, Registered Property, Certificate of Title No. 1452786.

Parcel 3:
Lot 3, Halsey Lane Addition, Hennepin County, Minnesota, Registered Property, Certificate of Title No. 1339438.

File No.: NCS-931551A-PHX1
U-Haul Parcel:
Lot 1, Block 1, U-Haul Addition, Hennepin County, Minnesota, (Torners property, Certificate of Title No. 1094577)

ALTA "TABLE A" NOTES:

- Monuments found and set as shown
- Addresses as shown above
- Per City of Bloomington, Parcel 3 is located with in a 100 Year floodplain with an approximate flood elevation of 823.8, as shown. Also the property is flood Zone X-shaded (0.2% annual chance floodplain), per FIRM Map No.2705304050F effective date 11/4/2016.
- Gross land area = 173,174± sq. ft. (43.99 acres)
- One foot contours shown based on field data, vertical datum is based on City of Bloomington Benchmarks, NAVD88.
- Nothing provided to surveyor.
- As shown hereon.
- 7b(1). Building areas are 22,778± sq. ft.
- Elevation of Buildings as shown hereon.
- Substantial features shown hereon.
- There were 49 regular and 1 handicapped parking spaces as shown hereon.
- (a). There are no division or party walls with respect to adjoining properties.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location prior to excavation.
- As shown hereon.
- As shown hereon.
- There was no evidence of recent earth moving work, building construction, or building additions observed.
- There was no information provided to surveyor of changes in right of way lines. There was no evidence of recent street or sidewalk repairs.
- No evidence of wetland flags was observed in the process of conducting the fieldwork. No designated wetlands area per national wetlands inventory GIS site.
- None observed.

SCHEDULE B-2 SURVEY RELATED EXCEPTIONS:

NOTE: BELOW EXCEPTION #'S CORRESPOND TO EXCEPTION #'S LISTED IN TITLE COMMITMENT
(PER TITLE COMMITMENT FILE NO. NCS-931551-PHX1)

- Drainage and utility easements as shown on the recorded plat of A T and T Addition, recorded March 7, 2002, as Document No. 3511670. (Parcel 1) (Shown as a recital on the certificate of title)
- Easement for driveway purposes as contained in Driveway Easement, dated November 14, 2000, recorded March 7, 2002, as Document No. 3511671. (Parcels 1 and 2)
- Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, as contained in Easement dated November 14, 2000, recorded March 7, 2002, as Document No. 3511672. (Parcel 1)
- Drainage and utility easements as shown on the recorded plat of A T and T Addition 2nd Addition, recorded October 17, 2017, as Document No. T05483006. (Parcel 2) (Shown as a recital on the certificate of title)
- Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, as contained in Easement dated August 21, 2017, recorded October 17, 2017, as Document No. T05483007. (Parcel 2)
- Easement for driveway purposes as contained in Driveway Easement dated July 20, 2017, recorded October 17, 2017, as Document No. T05483010. (Parcel 2)
- Easement for utility purposes as contained in Grant of Permanent Utility Easement dated November 21, 2017, recorded November 28, 2017, as Document No. T05493349. (Parcel 2)
- Memorial plat regarding location of Judicial Landmarks, dated May 3, 1946, recorded July 18, 2018, as Document No. T0545372. (Parcels 2 and 3)
- Discrepancy in plat of Halsey Land Addition, as contained in Proceeding Subsequent to Initial Registration of Land, dated August 24, 1961, recorded August 29, 1961, as Document No. 667029. (Parcel 3)
- Easement for telecommunications purposes, in favor of U S West Communications, Inc., as contained in Easement dated June 4, 1993, recorded July 20, 1993, as Document No. 2400440. (Parcel 3)

(PER TITLE COMMITMENT FILE NO. NCS-931551A-PHX1)

- Easements for drainage and utility purposes as shown on the plat of U-Haul addition, recorded August 7, 1980, as Document No. 1390773.
- Easement for sidewalk and bikeway purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated August 7, 1980, recorded August 21, 1980, as Document No. 1392356.
- Easement for floodgates purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated August 7, 1980, recorded August 21, 1980, as Document No. 1392357.

MEETS AND BOUNDS DESCRIPTION:

(Note: This is not the actual legal description, client requested a meets and bounds description of the surveyed property)

Beginning at the southeast corner of Lot 2, Block 1, A T AND T ADDITION; thence N89°55'23"W, assumed bearing along the south line of said Lot 2, 520.00 feet; thence N00°04'37"E, 164.49 feet; thence 47.12 feet northeasterly along a tangential curve concave to the southeast, having a radius 30.00 feet, central angle of 90 degrees; thence S89°55'23"E, 223.06 feet; thence 40.07 feet southeasterly along a tangential curve concave to the southwest, having a radius of 50.00 feet and central angle of 45°55'15"; thence 56.04 feet southeasterly along a reverse curve, concave to the northeast, having a radius 65.00 feet and central angle of 49°24'07"; thence S28°10'11"E, not tangent to said reverse curve, 83.65 feet; thence S89°55'23"E, 140.79 feet; thence S00°04'37"W, 85.92 feet to the point of beginning.

AND
Beginning at the northwest corner of Lot 1, Block 1, U-HAUL ADDITION; thence S89°55'23"E, assumed bearing along the north line of said Lot 1, 530.00 feet; thence S00°04'37"W, 98.98 feet; thence S61°52'05"W, 161.15 feet; thence 117.00 feet westerly and southwesterly along a nontangential curve concave to the south, having a radius of 65.00 feet and central angle of 103°08'04"; thence N89°55'23"W, 268.00 feet; thence N44°55'23"W, 28.28 feet; thence N00°04'37"E, 174.49 feet to the point of beginning.

CERTIFICATION

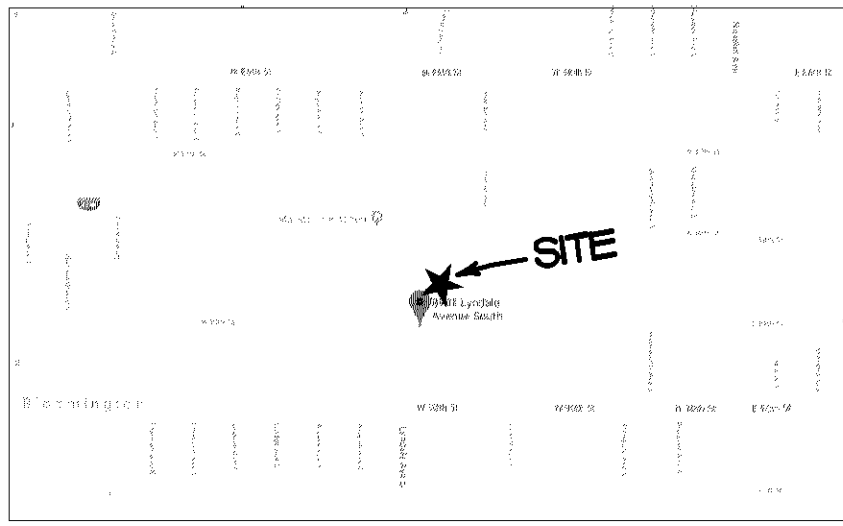
To: First American Title Insurance Company, U-Haul Co. of Minnesota and AMERCO Real Estate Company, a Nevada Corporation, its successors and assigns:

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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6 (a & b) 7(a)(b)(1)(c), 8, 9, 10, 11, 13, 14 16, 17, 18 and 19 of Table A thereof.

Date of Map: December 11th, 2018

Joshua P. Schneider
JOSHUA P. SCHNEIDER, L.S.#44655

VICINITY MAP

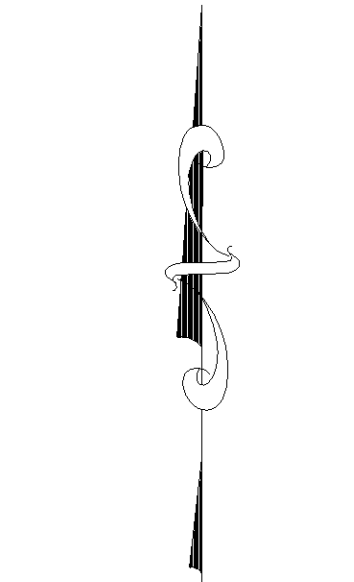


BENCHMARK:

BENCHMARK: TNH ON WEST SIDE OF LYNDALE AVE,
1ST HYD N OF 90 STREET EL=829.630. (NAVD88)

GENERAL NOTES:

- All elevations based on NAVD88 Datum. Benchmarks shown on survey with source.
- No encroachments observed.
- Bearings shown based on the south line of Lot 2, Block 1, A T AND T ADDITION, bears N89°55'23"W.



NORTH

GRAPHIC SCALE

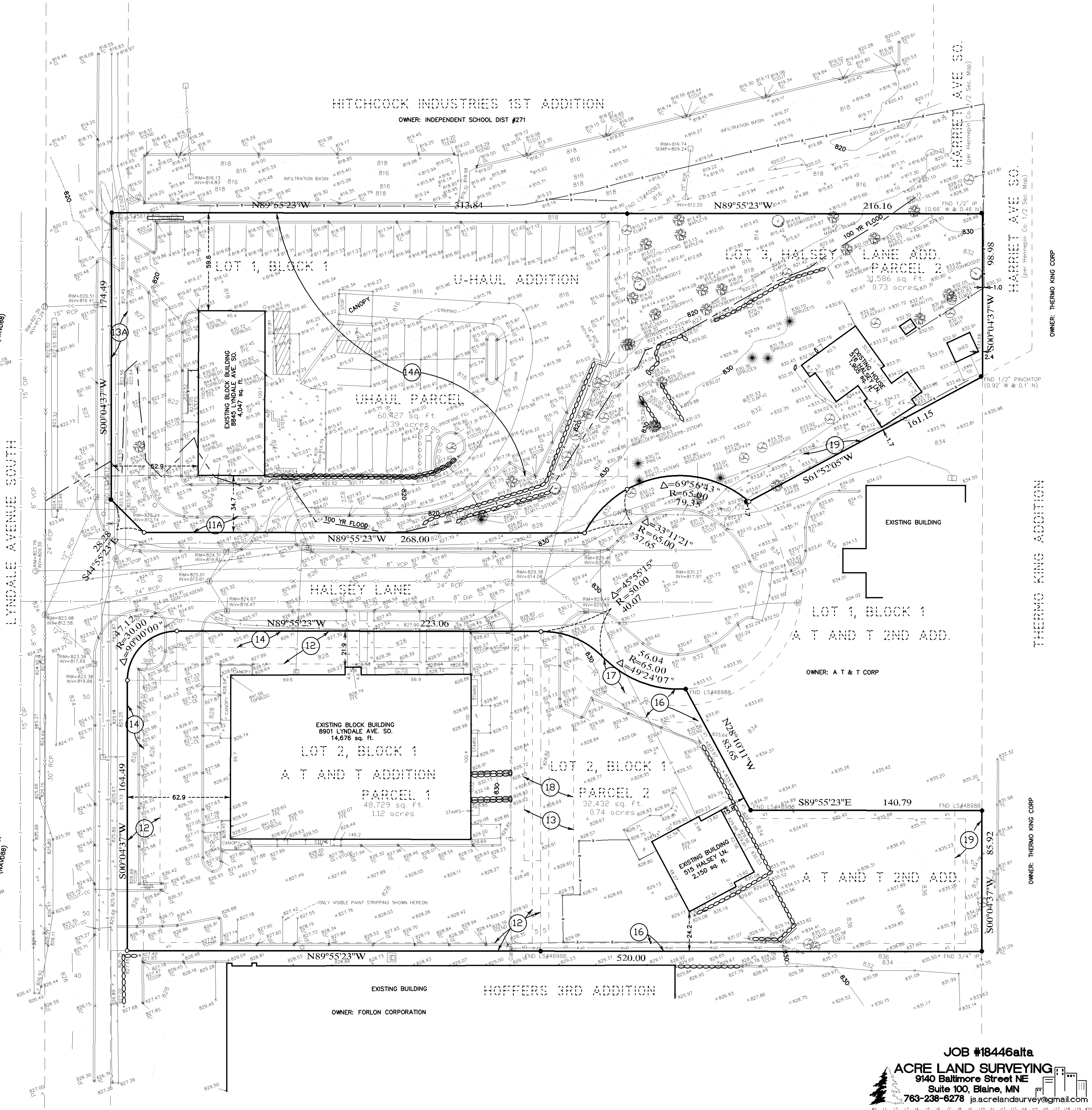


(IN FEET)

1 inch = 30ft.

LEGEND

- | | |
|--|---|
| | DENOTES GRAVEL |
| | DENOTES CONCRETE |
| | DENOTES BITUMINOUS |
| | DENOTES SIGN |
| | DENOTES WATERMAIN |
| | DENOTES SANITARY SEWER |
| | DENOTES STORM SEWER |
| | DENOTES EXISTING FENCE |
| | DENOTES OVERHEAD WIRE |
| | DENOTES EXISTING 1' CONTOUR |
| | DENOTES GATE VALVE |
| | DENOTES ROOF DRAIN |
| | DENOTES GUY WIRE |
| | DENOTES OVERHEAD WIRE |
| | DENOTES UNDERGROUND ELECTRIC |
| | DENOTES UNDERGROUND TELEPHONE |
| | DENOTES UNDERGROUND GAS |
| | DENOTES RETAINING WALL |
| | DENOTES UNDERGROUND FIBEROPTIC |
| | DENOTES FLOOD LINE PER CITY |
| | DENOTES AIRCONDITIONING UNIT |
| | DENOTES HAND HOLE |
| | DENOTES GAS METER/BOX |
| | DENOTES IRON MONUMENT SET |
| | DENOTES IRON MONUMENT FOUND |
| | DENOTES UTILITY POLE |
| | DENOTES LIGHT POLE |
| | DENOTES ELECTRIC METER/BOX |
| | DENOTES TELEPHONE BOX |
| | DENOTES FIRE HYDRANT |
| | DENOTES WATER SHUTOFF |
| | DENOTES MISCELLANEOUS MANHOLE |
| | DENOTES SANITARY SEWER MANHOLE |
| | DENOTES STORM SEWER MANHOLE |
| | DENOTES CATCH BASIN |
| | DENOTES BOLLARD |
| | DENOTES TOP BACK CURB |
| | DENOTES CURB CUT |
| | DENOTES GUTTERLINE |
| | DENOTES CONCRETE EDGE |
| | DENOTES FIRST FLOOR ELEVATION |
| | DENOTES LOWEST FLOOR |
| | DENOTES FLOOR DRAIN |
| | DENOTES OVERHEAD DOOR |
| | DENOTES ENTRANCE DOOR |
| | DENOTES LOADING DOCK |
| | DENOTES CLEANOUT |
| | DENOTES GARAGE FLOOR |
| | DENOTES MAIL BOX |
| | DENOTES TOP NUT HYDRANT BENCHMARK (NAV88) |



JOB #18446alta

ACRE LAND SURVEYING
9140 Baltimore Street NE
Suite 100, Blaine, MN
763-238-6278 js.acrelandsurvey@gmail.com