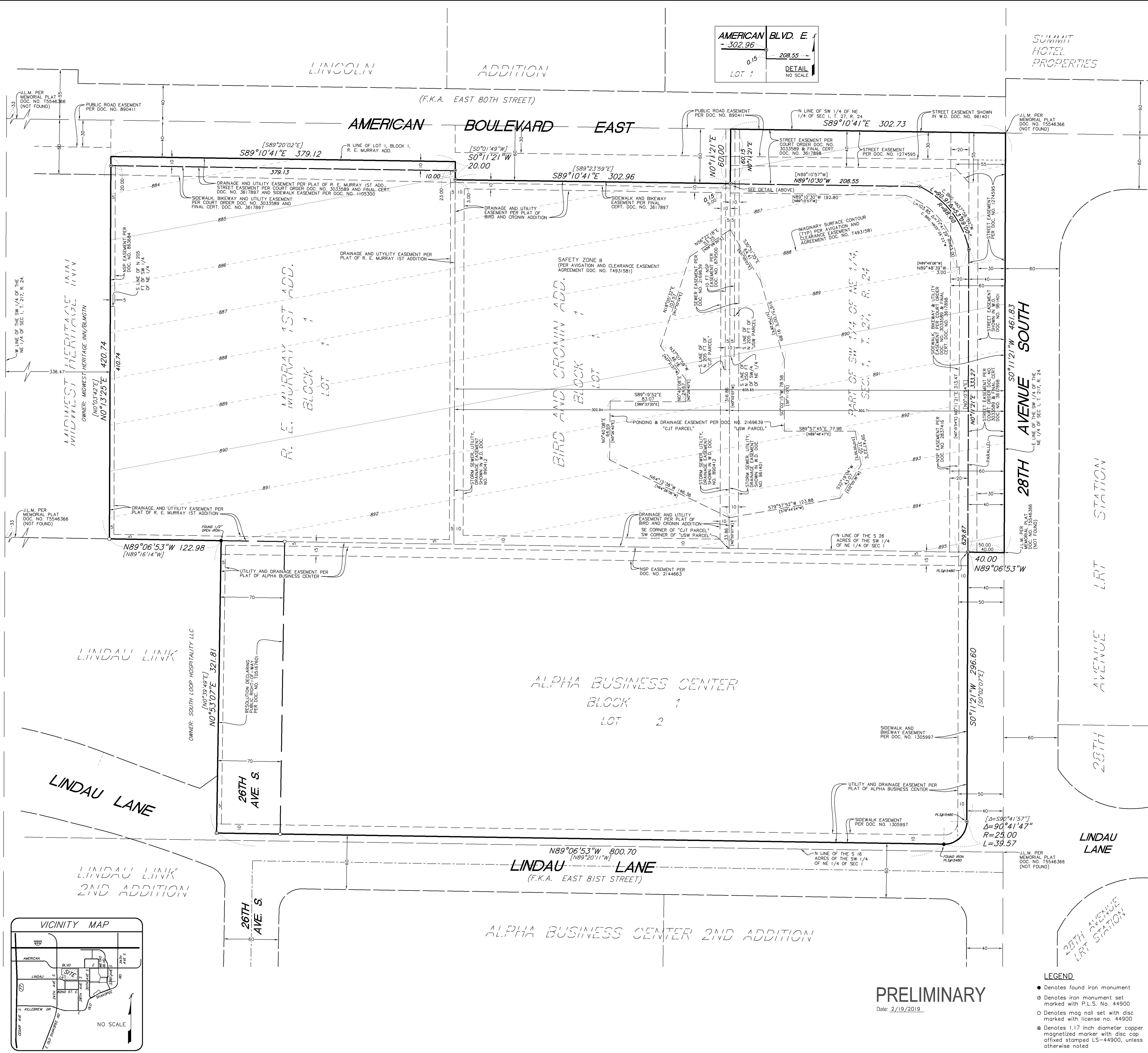




DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 1372660 - Hennepin County, Minnesota)
Lot 2, Block 1, Alpha Business Center
Subject to utility and drainage easements as shown on the plat;
And
(Per Certificate of Title No. 1347057 - Hennepin County, Minnesota)
Lot 1, Block 1, R. E. Murray 1st Addition
The North and South lines of the above described tract have been judicially determined and have been marked by Judicial Landmarks pursuant to Tarrens Case, No. 3819;
Subject to drainage and utility easements as shown on the plat;
And
(Per Certificate of Title No. 1347376 - Hennepin County, Minnesota)
Lot 1, Block 1, Bird And Cronin Addition,
Subject to an easement for the installation and maintenance of storm sewer, utility and drainage facilities over, upon, under and across the East 10 feet and the West 10 feet of the plot of Bird And Cronin Addition as shown in deed Doc. No. 890412, Files of Registrar of Titles;
Subject to drainage and utility easements as shown on the plots;
The boundaries of the above described plot have been judicially determined pursuant to order entered herein;
And
(Per Certificate of Title No. 1347056 - Hennepin County, Minnesota)
The East 302.71 feet of the following described tract: All of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 27, Range 24 West of the 4th P. M. except the South 26 acres thereof.

PLAT RECORDING INFORMATION
The plot of ALPHA BUSINESS CENTER was filed of record on November 2, 1978, as R. T. Document No. 1301864 and on November 3, 1978 as C. R. Document No. 4426256.
The plot of R. E. MURRAY 1ST ADDITION was filed of record on December 27, 1973, as R. T. Document No. 1095211.
The plot of BIRD AND CRONIN ADDITION was filed of record on December 31, 1990, as R. T. Document No. 2146163.
[] Bearings and/or dimensions listed within brackets are per plat or record documents.
This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

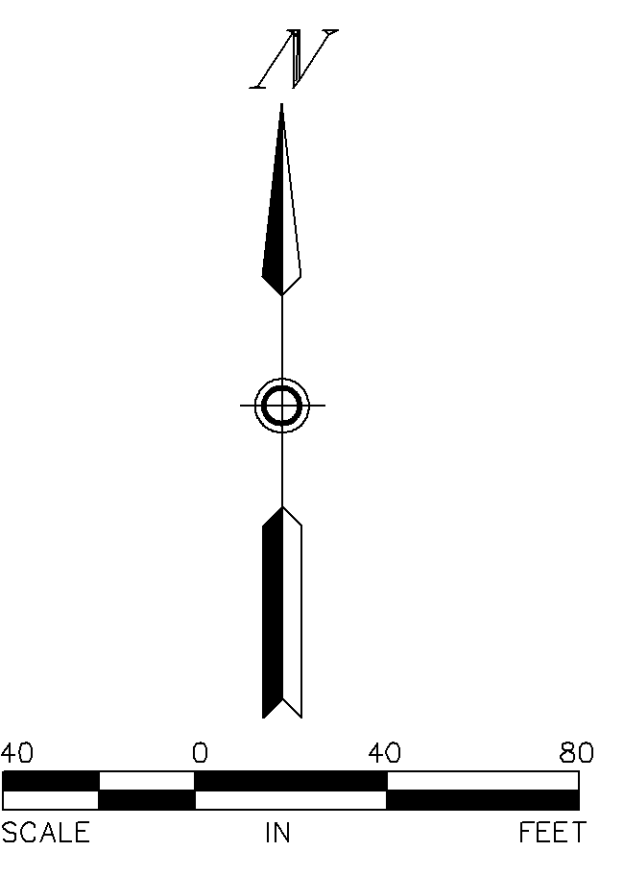
- GENERAL NOTES**
- 1.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 (1986 Adj.)
 - 2.) No Buildings Observed on the surveyed property in the process of conducting the fieldwork.
 - 3.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax information web site.
 - 4.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.
- UTILITY NOTES**
- 1.) 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. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
 - 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 190370101.
 - 4.) 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

- 1.) 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 No. 275230, 0476 F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

AREAS
Gross Area: 686,016 Sq. Ft. or 15,749 Acres
Net Area (Excludes Street easements and "Declared Public Right-of-Way"):
624,180 Square Feet or 14,323 Acres

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this ##?? day of February, 2019
SUNDE LAND SURVEYING, LLC.
By: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900



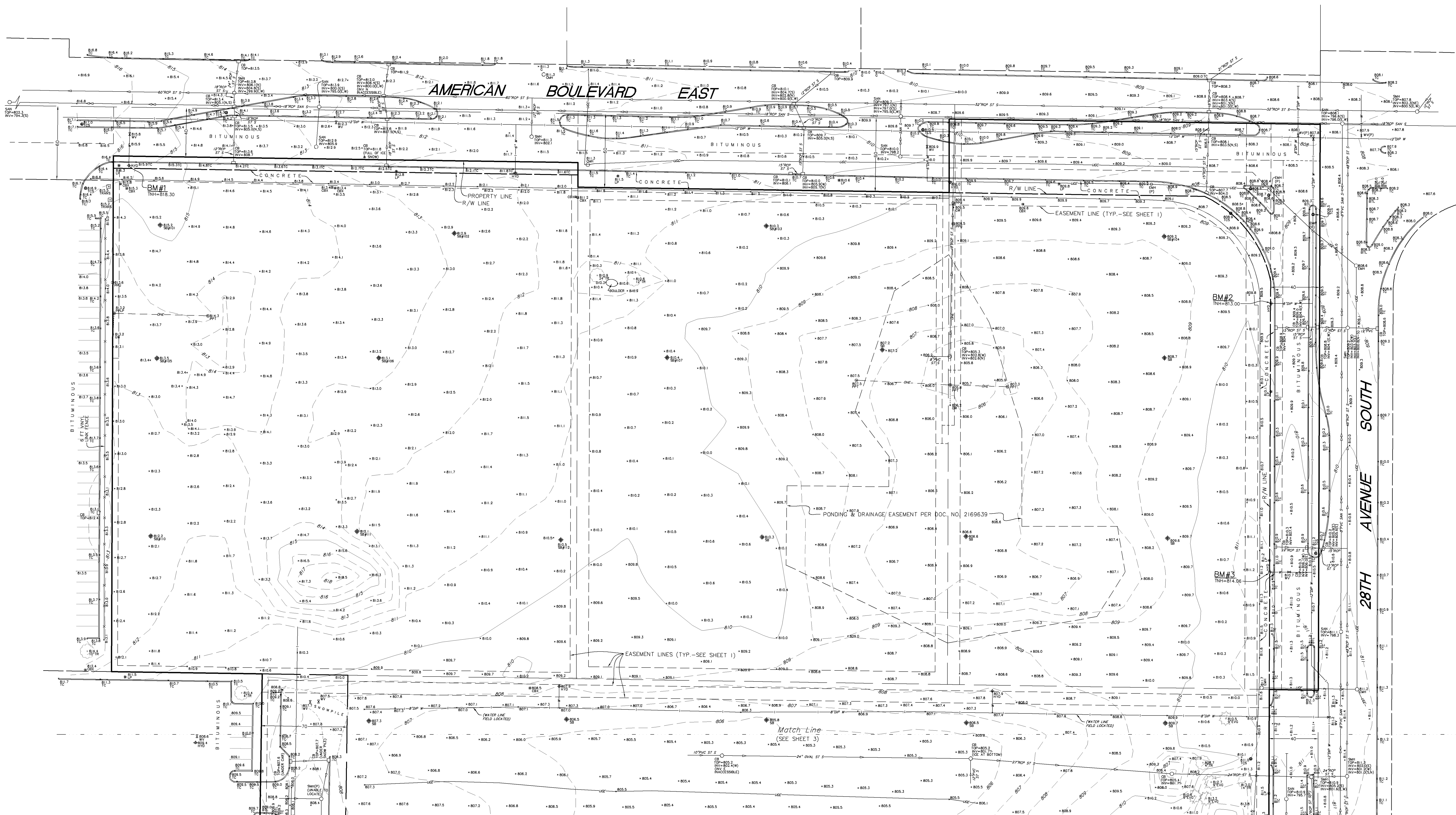
Revision	By	Date

Drawing Title:
BOUNDARY, TOPOGRAPHIC, LOCATION AND UTILITY SURVEY FOR:
SICK, Inc.

SUNDE LAND SURVEYING
www.sunde.com

Project: 2019-014 Bk/Pg: 76.1/72 Date: 2/19/2019
Township: 27 Range: 24 Section: 01 Sheet: 1 of 3

- LEGEND**
- Denotes found iron monument
 - Denotes iron monument set marked with P.L.S. No. 44900
 - Denotes mag nail set with disc marked with license no. 44900
 - Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900, unless otherwise noted

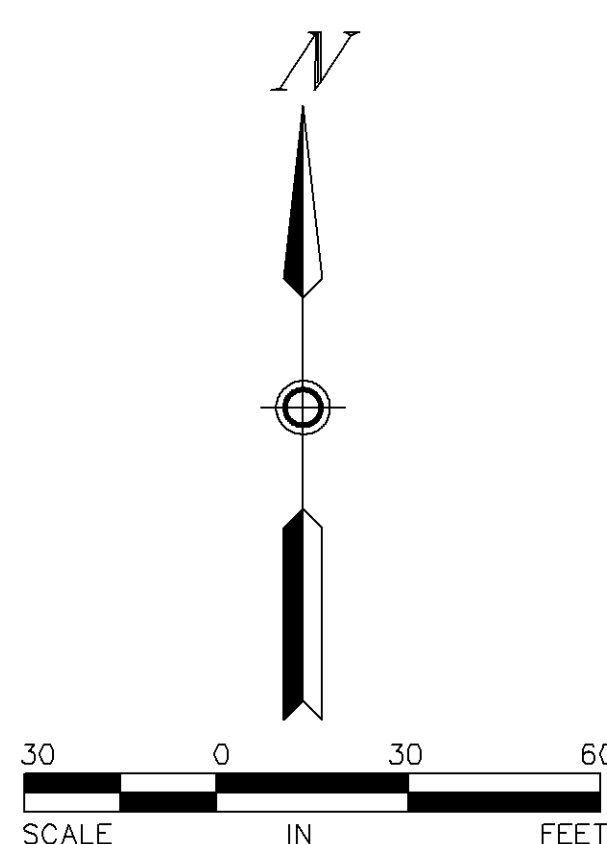


BENCHMARKS (BM)
(NGVD 29)

- 1.) Top of top nut of first fire hydrant east of 24th Ave. S.
on south side of American Blvd.
Elevation = 818.30 feet
- 2.) Top of top nut of first fire hydrant south of American
Blvd. on west side of 28th Ave. S.
Elevation = 813.00 feet
- 3.) Top of top nut of second fire hydrant south of American
Blvd. on west side of 28th Ave. S.
Elevation = 814.06 feet

LEGEND

BM	Denotes benchmark	PPL	Denotes power and light pole
BT	Denotes top of bituminous curb	PPT	Denotes power pole with transformer
BTCL	Denotes beaver tail curb	PPU	Denotes power pole with underground utility
CB	Denotes catch basin	PVC	Denotes polyvinyl chloride pipe
CBX	Denotes communication box	RCP	Denotes reinforced concrete pipe
CMH	Denotes communication manhole	SAN	Denotes sanitary manhole
DIP	Denotes ductile iron pipe	SAN S	Denotes sanitary sewer
EMH	Denotes electric manhole	SB	Denotes soil boring
EVG	Denotes electric gutter	SMH	Denotes storm manhole
GW	Denotes guy wire	SIC	Denotes storm sewer
HCR	Denotes handover ramp	TC	Denotes top of concrete curb
HYD	Denotes fire hydrant	TCS	Denotes traffic control sign
INV	Denotes structure invert	TIN	Denotes top of top nut of fire hydrant
JLM	Denotes Judicial Landmark	TR	Denotes deciduous tree
LP	Denotes light pole	TRANS	Denotes transformer box
MH	Denotes manhole	UGC	Denotes underground communication line
OHE	Denotes overhead electric line	UGE	Denotes underground electric line
(P)	Denotes per plan/not field verified	UGG	Denotes underground gas
PKS	Denotes parking sign	W	Denotes water line
PP	Denotes power pole	WV	Denotes water valve



PRELIMINARY

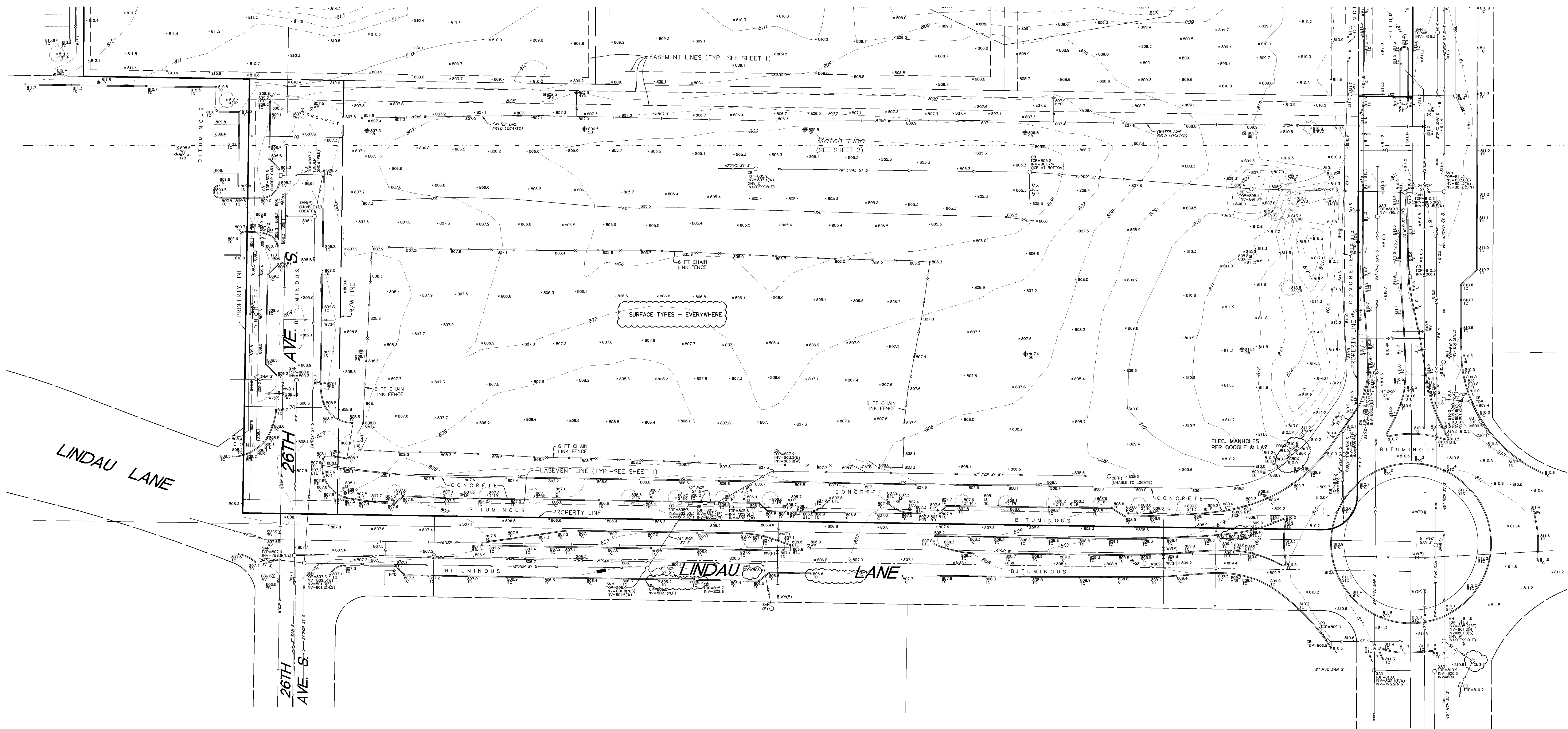
Date: 2/19/2019

Dated this XX day of February, 2019

Certified by: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

SEE SHEET 1 FOR BOUNDARY
AND EASEMENT DETAIL

Revision	By	Date
Drawing Title: BOUNDARY, TOPOGRAPHIC, LOCATION AND UTILITY SURVEY FOR: SICK, Inc.		
SUNDE LAND SURVEYING www.sunde.com		
Main Office: 2001 East Bloomington Freeway (159W) Suite 118 Bloomington, Minnesota 55420-1435 952-861-2455 (Fax: 952-868-9528)		
Project: 2019-014	By: Pg. 76.1/72	Date: 2/19/2019
Township: 27	Range: 24	Section: 01
File: 2019014001.dwg		Sheet: 2 of 3

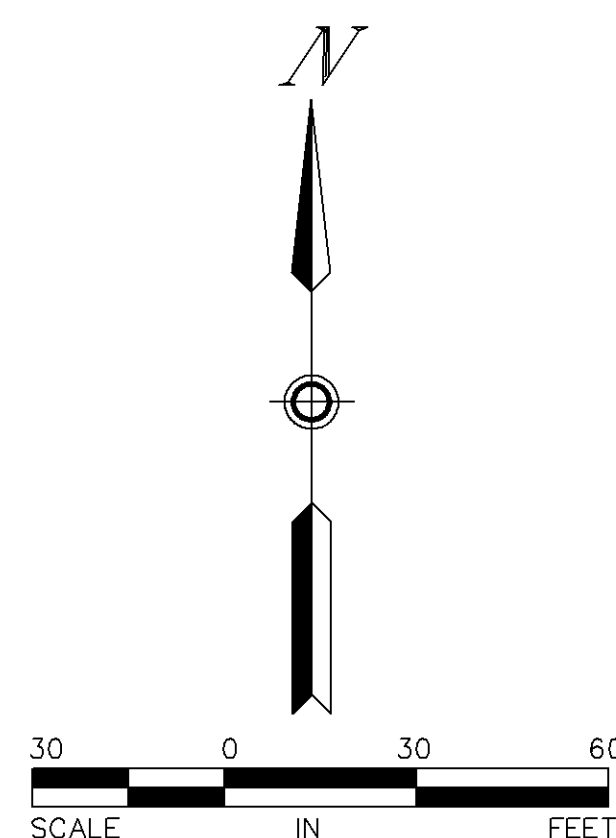


BENCHMARKS (BM)
(NGVD 29)

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Elevation = 818.30 feet
- Top of top nut of first fire hydrant south of American Blvd. on west side of 28th Ave. S.
Elevation = 813.00 feet
- Top of top nut of second fire hydrant south of American Blvd. on west side of 28th Ave. S.
Elevation = 814.06 feet

LEGEND

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CBX	Denotes communication box	SAN	Denotes sanitary manhole
CMH	Denotes communication manhole	SAN S	Denotes sanitary sewer
DIP	Denotes ductile iron pipe	SB	Denotes soil boring
EMH	Denotes electric manhole	SMH	Denotes storm manhole
EVG	Denotes evergreen tree	ST S	Denotes storm sewer
G	Denotes gutter	SIC	Denotes top of surmountable curb
GW	Denotes guy wire	TC	Denotes top of concrete curb
HCR	Denotes handcar ramp	TCS	Denotes traffic control sign
HYD	Denotes fire hydrant	TRH	Denotes top of top nut of fire hydrant
INV	Denotes structure invert	TR	Denotes deciduous tree
JLM	Denotes Judicial Landmark	TRANS	Denotes transformer box
LP	Denotes light pole	UGC	Denotes underground communication line
MH	Denotes manhole	UGE	Denotes underground electric line
OHE	Denotes overhead electric line	UGG	Denotes underground gas
(P)	Denotes per plan/not field verified	W	Denotes water line
PKS	Denotes parking sign	WV	Denotes water valve
PP	Denotes power pole		



PRELIMINARY

Date: 2/19/2019

Dated this XX day of February, 2019

Certified by: Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900

SEE SHEET 1 FOR BOUNDARY AND EASEMENT DETAIL

Revision	By	Date
Drawing Title: BOUNDARY, TOPOGRAPHIC, LOCATION AND UTILITY SURVEY FOR: SICK, Inc.		
SUNDE LAND SURVEYING www.sunde.com		
Main Office: 2001 East Bloomington Freeway (154W) Suite 118 Bloomington, Minnesota 55420-1435 952-861-2455 (Fax: 952-868-9528)		
Project: 2019-014	Bk/Pg: 76.1/72	Date: 2/19/2019
Township: 27	Range: 24	Section: 01
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