

**LEGEND**

- FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- FOUND CAST IRON MONUMENT
- FOUND STONE WITH BRASS DISC
- ▲ FOUND PK NAIL
- ◆ FOUND PINCH TOP
- [ ] RECORD DOCUMENT
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TC TOP OF CURB
- TNH TOP NUT HYDRANT
- 1 SCHEDULE B II ITEM
- RM-97.5 INV=962.5-SW INV=962.5-SW
- AS ASH
- EL ELM
- HB HACKBERRY
- HL HONEY LOCUST
- LO LOCUST
- PI PINE
- SP SPRUCE
- TL TREE LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- HAND HOLE
- LIGHT POLE
- PARKING STALL COUNT SIGN
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- MAPPED STORM SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- MAPPED UNDERGROUND ELECTRIC
- MAPPED UNDERGROUND GAS
- MAPPED UNDERGROUND TELEPHONE
- MAPPED UNDERGROUND FIBER OPTIC
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- STAMPED CONCRETE
- NO PARKING
- EXISTING BUILDING
- CONTOUR
- SPOT ELEVATION

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Schedule A of the herein referenced Title Commitment)  
 Lot 2, Block 1, Appletree Square 5th Addition, according to the recorded plat thereof, Hennepin County, Minnesota.  
 Being Registered land as evidenced by Certificate of Title No. 1371350. (Also covers other land.)

**TITLE COMMITMENT EXCEPTIONS**

- (Per Schedule B, Part II of the herein referenced Title Commitment)
- The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc. as agent for Old Republic Title Insurance Company, File No. 65770, issued on August 19, 2020. The numbers below correspond to those in the title commitment.
- 1-4 do not require comment.
  5. Drainage and utility easement(s) over the Land as shown on the recorded plat of Appletree Square 5th Addition. **Shown hereon along the south, west, and north property lines.**
  6. Public, pedestrian access easement(s) over the Land in favor of the City of Bloomington, as created in Document No. 1101611. **Shown hereon along the westerly and southerly side of the subject property.**
  7. Sidewalk and bikeway easement(s) over the Land in favor of the City of Bloomington, as created in Document No. 1339004. **Shown hereon along the westerly side of the subject property.**
  8. Utility services and access easement(s) over the Land as evidenced by Document No(s). 1354759. Said instrument was amended by Document Nos. 1573249 and 1575596. **Shown hereon along the northerly side of the subject property. Easement covers portions of other properties northeasterly of the subject property.**
  9. Terms and conditions of Parking Easement Agreement by and between Robert F. Jacobsen, Douglas G. Wolfangle, Donald C. G. Nelson, H. William Nara and Wilton L. Wyatt, as Trustees of the Trust created under Ellerbe, Inc. and Affiliated Companies Profit Sharing Trust, and Apple Development Company, dated April 23, 1984, filed April 23, 1984, as Document No. 1573793. **Not shown hereon, covers property northeast of the subject property.**

**ALTA/NSPS OPTIONAL TABLE A NOTES**

- (The following items refer to Table A optional survey responsibilities and specifications)
1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
  2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 8131 34th Avenue South.
  3. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0476F, Community Panel No. 275300476F, effective date of 11/04/16.
  4. The Gross land area is 107,950 +/- square feet or 2.48 +/- acres.
  5. a) Zoning information was not provided by the client. Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Minneapolis Zoning Map and City Code, on 09/11/20 information for the subject property is as follows: Planned Development (PD) Active, High Intensity Mixed Use with RES (HX-R) Active, Bluff Development (BP) Active, Bluff Development (BP-2) Historic, and Commercial Office 1.0 (CO-1) Historic.
  6. (a) There are no observable buildings on this site.
  7. Substantial features observed in the process of conducting fieldwork, are shown hereon.
  8. Striping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 110 Regular Parking Stalls.
  11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 202524565 and 202524592. The following utilities and municipalities were notified:

ARVIG	(218)346-8248	City of Bloomington Utilities	(952)563-8777
Comcast	(800)778-9140	City of Bloomington Traffic	(952)563-8773
Century Link	(800)778-9140	Metro Transit - Trash/Power	(612)373-3333
Comcast	(800)778-9140	Metro Transit - Signals	(612)373-3333
Health Partners Inc	(952)967-6089	MCI	(800)624-9675
Center Point Energy	(612)321-4421	Spring/Long Distance	(800)521-0579
Level 3 is Now Century Link	(877)366-8344	XCEL Energy	(800)895-4999
Zayo Bandwidth	(888)364-6033		

- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.**

**SURVEY REPORT**

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
3. This survey was performed without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
4. Benchmark #1 Top nut of hydrant: Located on the East side of 34th Ave. S.; approximately 100± feet south of site entrance. Elevation = 822.45 (NGVD29)  
 Site Benchmark #2 Top nut of hydrant: Located on the West side of 34th Ave S.; across from the site entrance. Elevation = 822.98 (NGVD29)
5. The trees shown hereon were identified and field located to sub-meter accuracy by Stephen Nicholson, a Certified Arborist and Forester with TreeBiz on 09/21/2020.

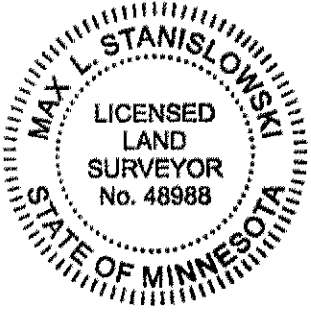
**CERTIFICATION**

To Roers Companies, LLC, Pars Properties LLC, Guaranty Commercial Title, Inc., and Old Republic 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on September 24, 2020.

Date of Plat or Map: October 2, 2020

*Max L. Stanislawski*  
 Max L. Stanislawski, PLS Minnesota License No. 48988  
 mstanislawski@loucksinc.com



**34TH AVE APARTMENTS**  
 8131 34TH AVENUE SOUTH  
 BLOOMINGTON, MN 55424

**ROERS COMPANIES**  
 110 CHESHIRE LANE, SUITE 120  
 MINNETONKA, MN 55305

**LOUCKS**  
 PLANNING  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 7200 Hemlock Lane, Suite 300  
 Maple Grove, MN 55369  
 763.424.5505  
 www.loucksinc.com

**CADD QUALIFICATION**  
 CADD files prepared by the Consultant for this project are statements of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional errors, omissions, or deletions to these CADD files shall be made at the full risk of the party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**  
 10/02/20 SURVEY ISSUED

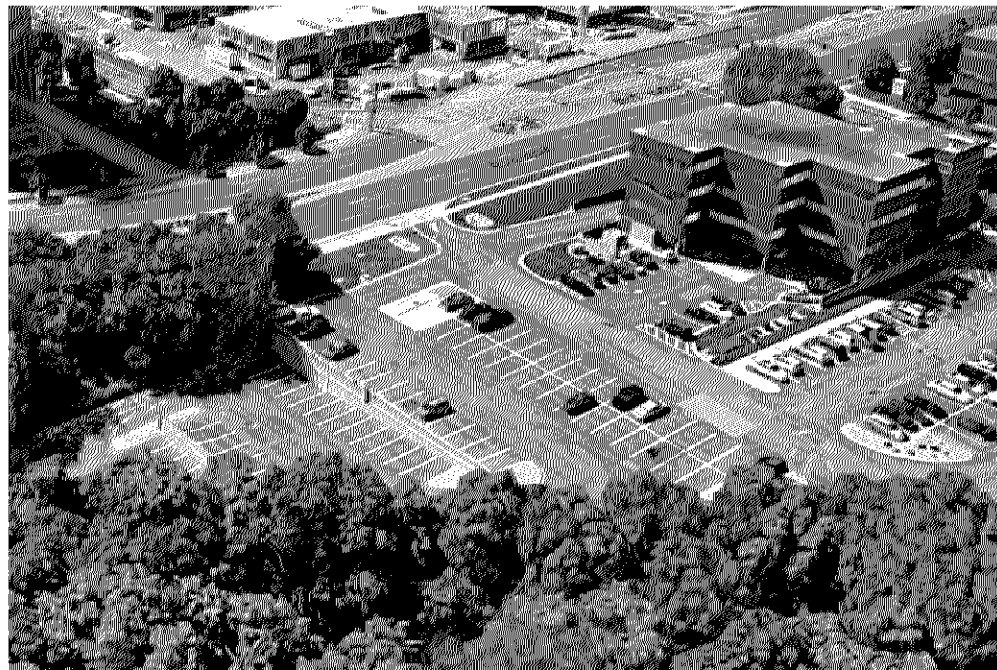
**PROFESSIONAL SIGNATURE**  
 I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
*Max L. Stanislawski*  
 Max L. Stanislawski, PLS  
 License No. 48988  
 Date 10/02/20

**QUALITY CONTROL**  
 Loucks Project No. 20458  
 Project Lead MS  
 Drawn By NL  
 Checked By MS  
 Field Crew SS,CS,BS

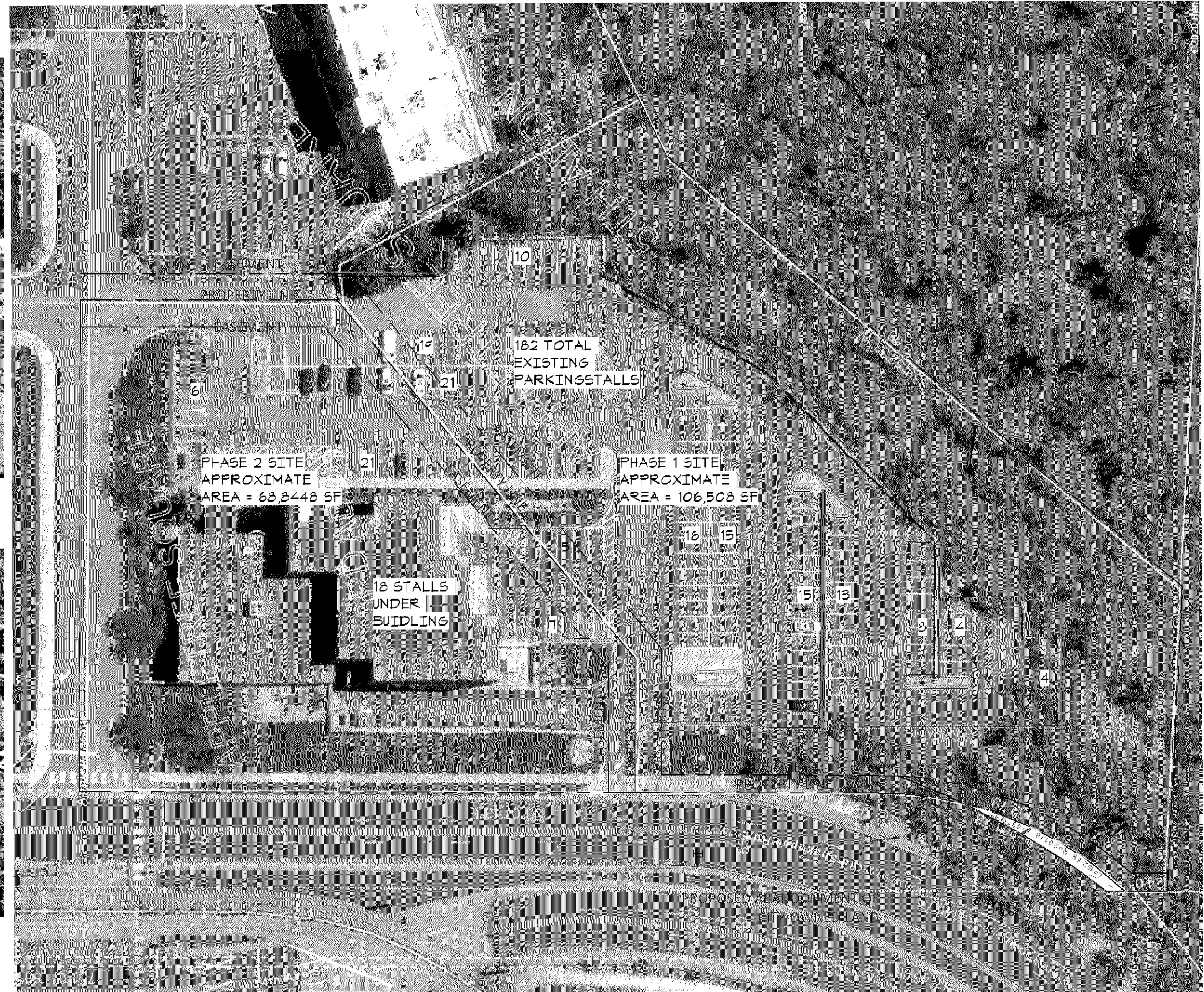
**VICINITY MAP**  
 78th St  
 American Boulevard (NB)  
 American Boulevard (SB)  
 Bloomington Central  
 SITE

**ALTA/NSPS LAND TITLE SURVEY**  
**1 OF 1**

Plotted: 10/02/2020 4:17 PM: W:\2020\20458\CADD DATA\SURVEY\alrg Sheet Files\S20458-ALTA



SITE: 2.48 Acres (107,951sf)



11/09/2020

Scale: 1" = 60'-0" N

esg

Is this access proposed to remain a right out only?

8131 34th Ave Concepts  
Bloomington MN

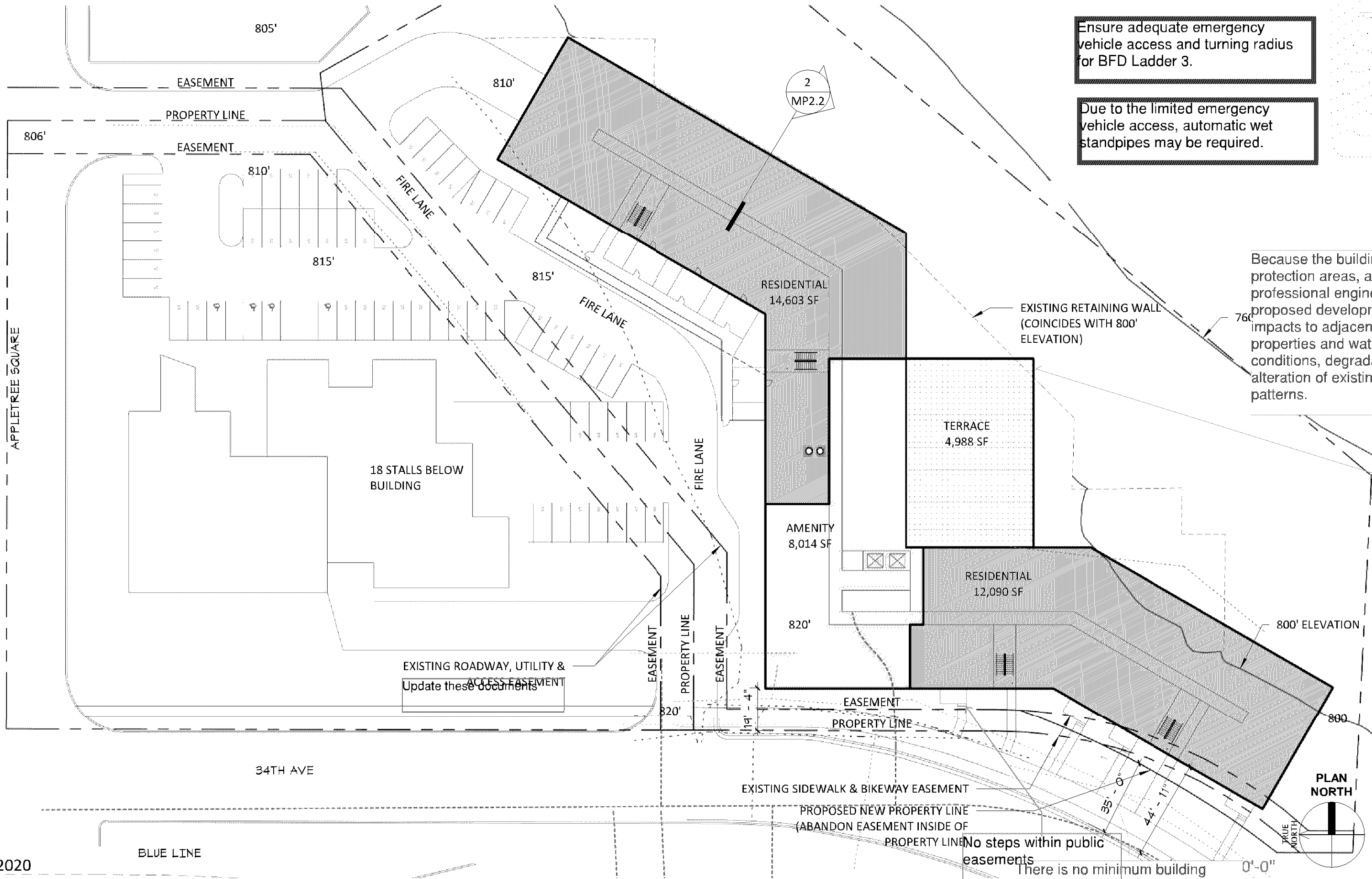
EXISTING SITE

A separate application is needed for the vacation. Please coordinate with Engi

Ensure adequate emergency vehicle access and turning radius for BFD Ladder 3.

Due to the limited emergency vehicle access, automatic wet standpipes may be required.

Because the building encroaches on protection areas, an ar professional engineer must be consulted for proposed development impacts to adjacent and properties and water body conditions, degradation alteration of existing hydro patterns.



11/09/2020

esg

8131 34th Ave Concepts  
Bloomington MN

No steps within public easements  
There is no minimum building setback the HX-R zoning district. The required setback equals the public easement along the property line - existing or as vacated

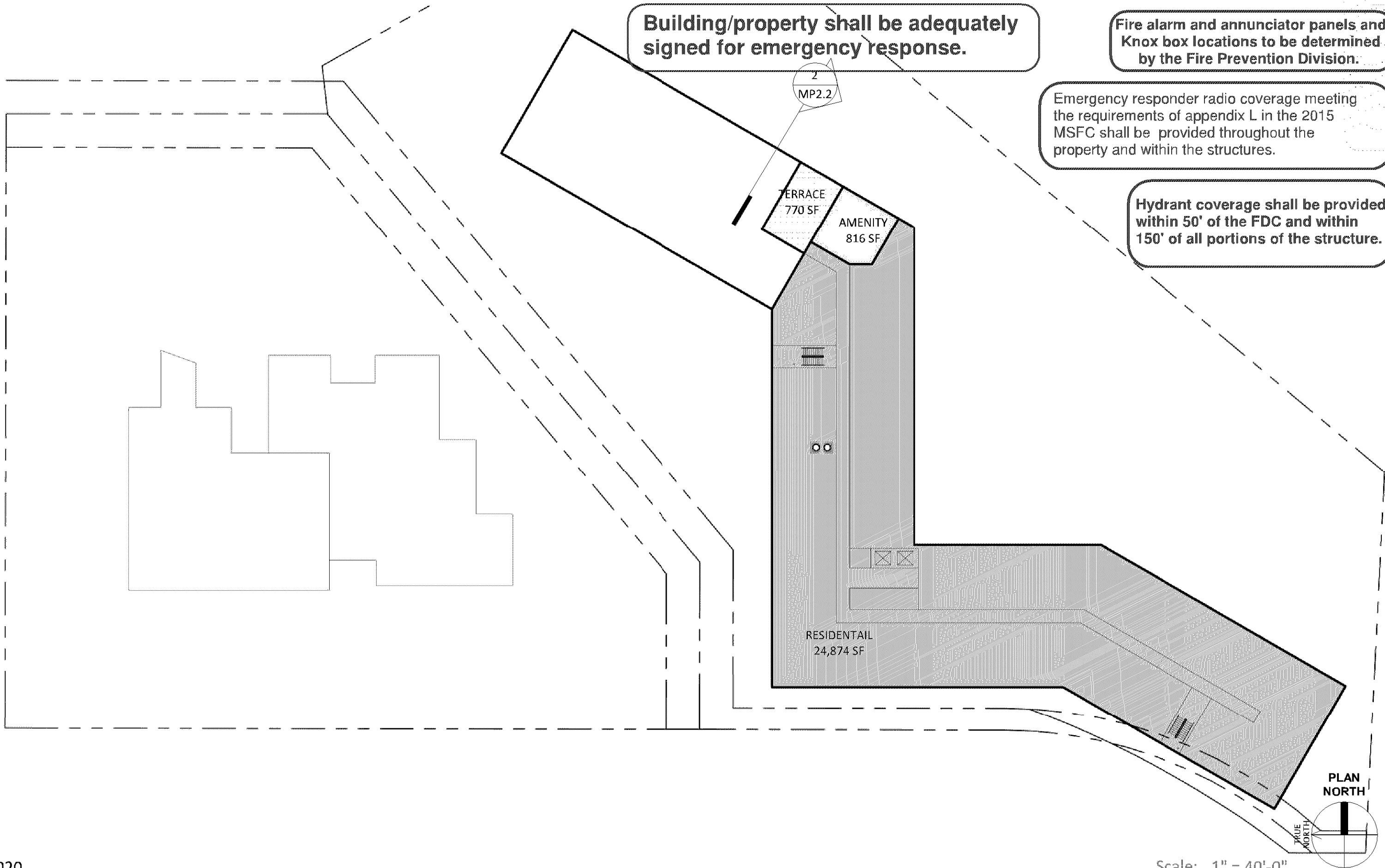
TREET LEVEL PLAN

**Building/property shall be adequately signed for emergency response.**

**Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.**

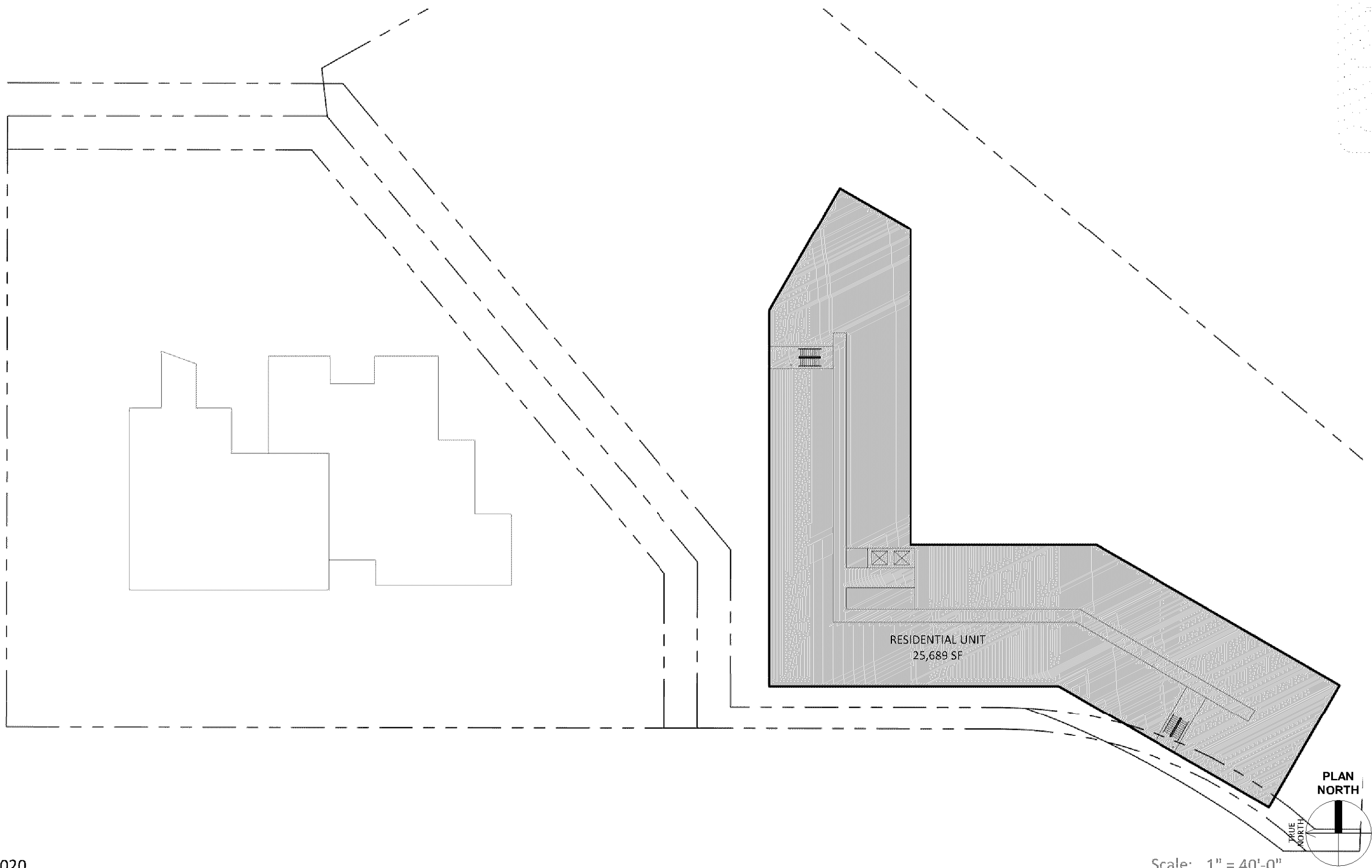
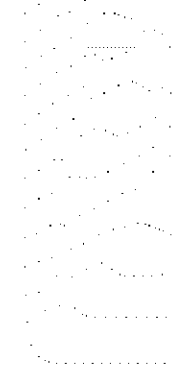
**Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.**

**Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.**



11/09/2020

Scale: 1" = 40'-0"



11/09/2020

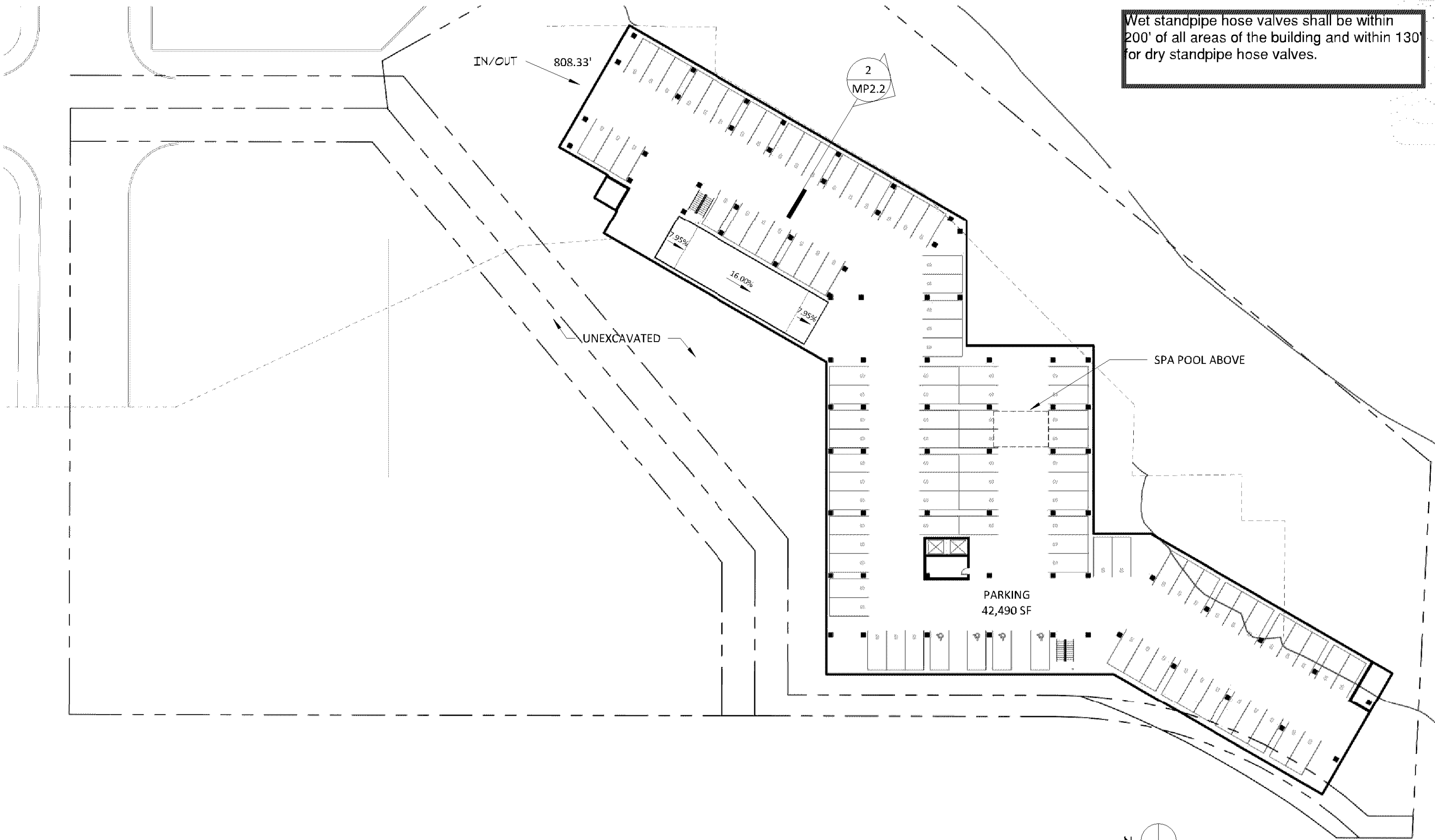
Scale: 1" = 40'-0"

esg

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LEVEL 3 PLAN (LEVELS 4 - 6 SIMILAR)

Wet standpipe hose valves shall be within 200' of all areas of the building and within 130' for dry standpipe hose valves.



11/09/2020

esg

8131 34th Ave Concepts  
Bloomington MN

MINUS 1 LEVEL PLAN  
(PHASE 1 MINUS 2 LEVEL PLAN SIMILAR)

Must meet 2020 MN State Building Code

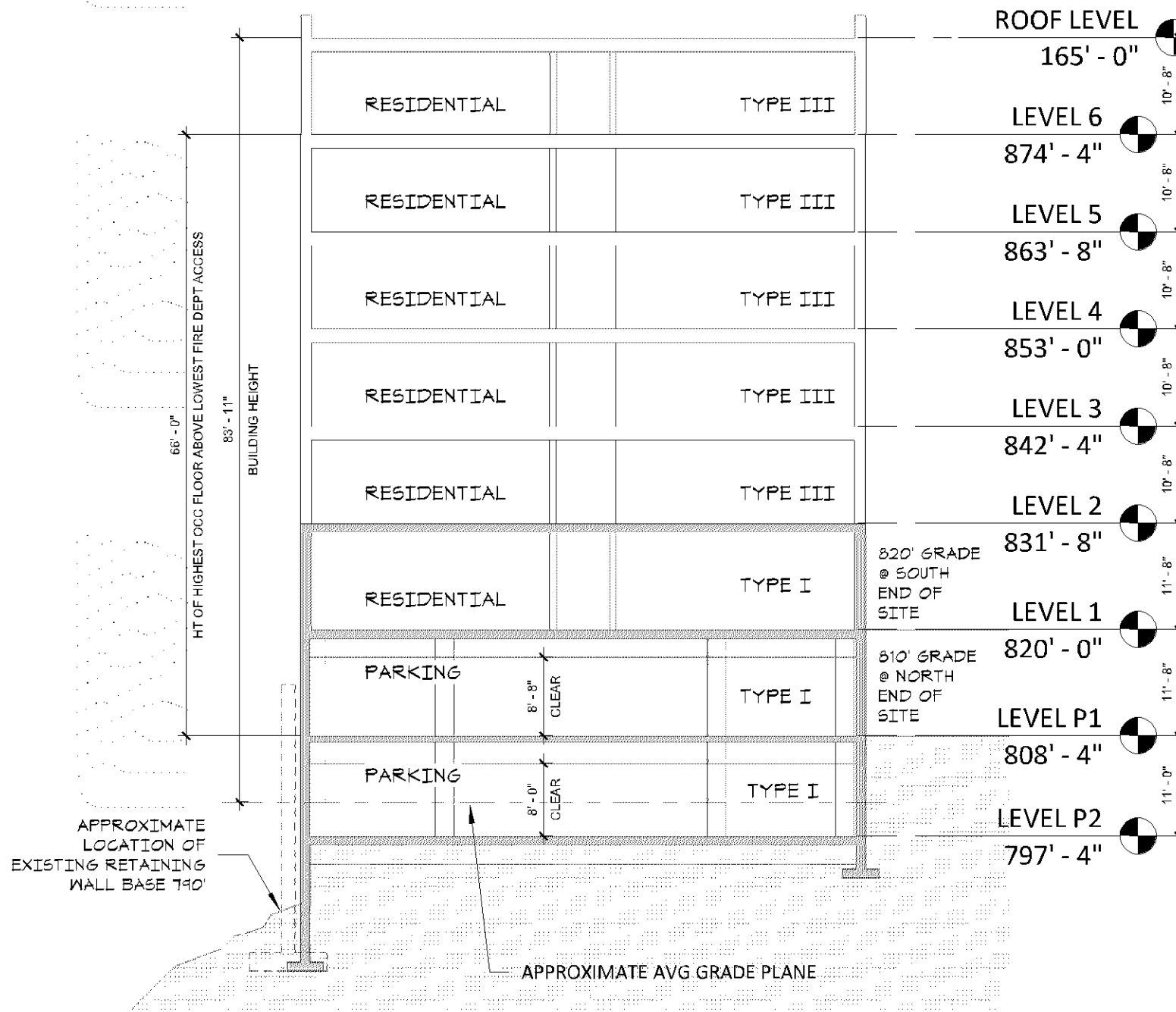
Must meet 2020 MN Accessibility Code

Provide a code analysis with the plans.

SAC review by MET council will be required.

After City Council approval - please call Building and Inspections to schedule Pre-Permit meetings.

VERIFY THAT PROPOSED CONSTRUCTION IS CONCIDENT WITH LOWER MINNESOTA RIVER WATERSHED DISTRICT'S STEEP SLOPE REQUIREMENTS ([http://lowermnriverwd.org/application/files/2615/8430/0365/LMRWD\\_FinalRules\\_19Feb2020\\_RuleF.pdf](http://lowermnriverwd.org/application/files/2615/8430/0365/LMRWD_FinalRules_19Feb2020_RuleF.pdf))



**PARKING LEVEL SECTION AT BLUFF**

Roers - 8131 34th  
11/9/2020

Existing Office Building	Use	Construction Type	Total GSF	Existing Original Building	Existing Addition	Existing Surface Parking stalls
Minus 1	Office	NA	7,550	7,550		
Level 1	Office	NA	8,940	8,150	790	
Level 2	Office	NA	14,880	7,710	7,170	
Level 3	Office	NA	8,370		8,370	
Level 4	Office	NA	8,370		8,370	
<b>Total</b>			<b>48,110</b>	<b>23,410</b>	<b>24,700</b>	<b>182</b>

Phase 1 Development 7-story wood frame	Use	Construction Type	Total GSF	Parking/ Utilities	Structured Parking stalls	Office	Total Residential GSF	GSF	RSF	Amenity	Units	Plaza over structure (not incl in totals)
Minus 2	Parking	Concrete	42,490	42,490	101		0					
Minus 1	Parking	Concrete	42,490	42,490	101		0					
Level 1	Residential	Concrete	34,707				34,707	26,693	25,525	8,014	27	4,988
Level 2	Residential	Wood	25,690				25,690	24,874	21,143	816	23	
Level 3	Residential	Wood	25,689				25,689	25,689	21,836		23	
Level 4	Residential	Wood	25,689				25,689	25,689	21,836		23	
Level 5	Residential	Wood	25,689				25,689	25,689	21,836		23	
Level 6	Residential	Wood	25,689				25,689	25,689	21,836		23	
Roof		Wood	0	1,500								
<b>Total</b>			<b>248,133</b>	<b>86,480</b>	<b>202</b>	<b>0</b>	<b>163,153</b>		<b>134,011</b>	<b>8,830</b>	<b>142</b>	<b>4,988</b>

Surface stalls after phase 1 complete

76

RSF/Unit 944  
GSF/Unit 1,149

Total Parking provided Phase 1 complete	278
Required residential stalls (base zoning = 1.5 stalls /unit)	213
Required office stalls (base zoning = 1 stall/285 sf)	169
Total required stalls (base zoning)	382
Percentage of required parking provided	73%

Staff believes this site is compatible with shared parking between the residential and office land uses. However, the level of parking reduction requires an independent, third-party parking study. An alternative is to increase the level of housing affordability - an independent parking study may not be necessary.

Please provide expected trip generation numbers