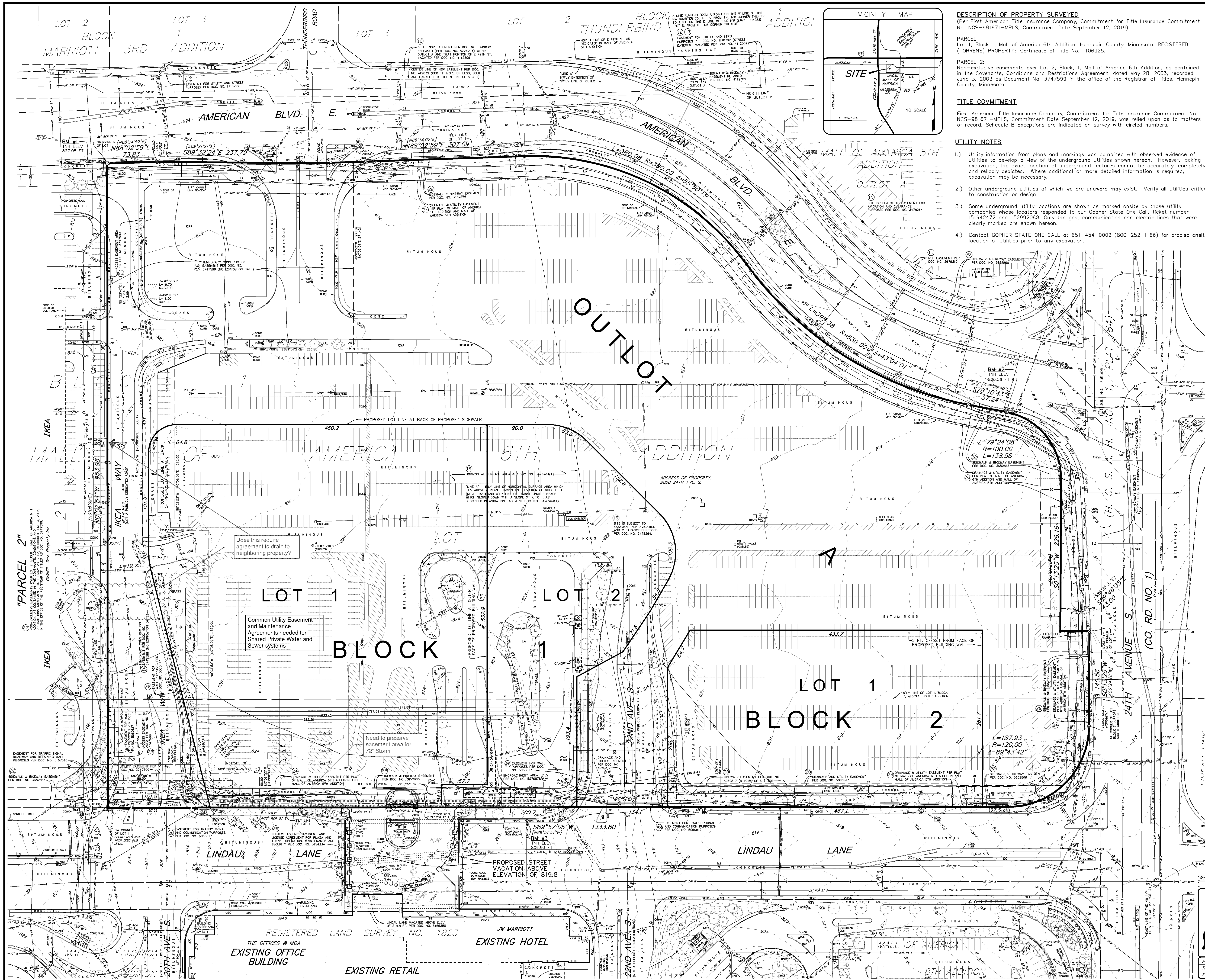




DESCRIPTION OF PROPERTY SURVEYED
(Per First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-981671-MPLS, Commitment Date September 12, 2019)

PARCEL 1:
Lot 1, Block 1, Mall of America 6th Addition, Hennepin County, Minnesota. REGISTERED (TORRENS) PROPERTY: Certificate of Title No. 1106925.

PARCEL 2:
Non-exclusive easements over Lot 2, Block 1, Mall of America 6th Addition, as contained in the Covenants, Conditions and Restrictions Agreement, dated May 28, 2003, recorded June 3, 2003 as Document No. 3747599 in the office of the Registrar of Titles, Hennepin County, Minnesota.

TITLE COMMITMENT
First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-981671-MPLS, Commitment Date September 12, 2019, was relied upon as to matters of record. Schedule B Exceptions are indicated on survey with circled numbers.

- 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 these utility companies whose locators responded to our Gopher State One Call, ticket number 151942472 and 152992068. Only the gas, communication and electric lines that were clearly marked are shown hereon.
 - Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND	
AGP	Denotes above ground pipe(s)
AS	Denotes advertisement/information sign
BIE	Denotes building entrance sign
BM	Denotes benchmark
BUSS	Denotes business sign
CB	Denotes catch basin
CBX	Denotes control box
CC	Denotes communication box
CC	Denotes curb cut
CP	Denotes cast iron pipe
CH	Denotes communication manhole
CO	Denotes cleanout
COL	Denotes communication column
DC	Denotes decorative concrete
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
EMH	Denotes electric manhole
FCAP	Denotes filler cap
FM	Denotes fire manhole
FP	Denotes flag pole
FW	Denotes face of walk top
GAS V	Denotes gas valve
GM	Denotes gas meter
GP	Denotes guard post
GRDL	Denotes ground level
HCR	Denotes handrail
HCR	Denotes handrail
HCS	Denotes handrail sign
HHT	Denotes hand hole
HHC	Denotes hand communication hand hole
HLC	Denotes hand communication hand hole
HYD	Denotes fire hydrant
LA	Denotes landscaped area
LD	Denotes light location
LP	Denotes light pole
MD	Denotes manhole
NOVELL	Denotes monitoring well
OHE	Denotes overhead electric line
OHU	Denotes overhead utility line
OW	Denotes power pole
PP	Denotes parking sign
PLP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinyl chloride pipe
RC	Denotes reinforced concrete pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
STA	Denotes storm sewer
TC BOX	Denotes traffic control box
TCS	Denotes traffic control sign
TD	Denotes trench drain
TL	Denotes traffic light
TRANS	Denotes transformer box
UGC	Denotes underground communication line
UGE	Denotes underground electric line
UGEL	Denotes underground electric for lighting
VCP	Denotes vitrified clay pipe
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
	Denotes coniferous tree
	Denotes deciduous tree

● Denotes found iron pipe marked
PE 16456, unless otherwise noted.

⊙ Denotes 1.17 inch diameter copper
magnetized marker with disc cap
affixed LS-15480 set in concrete.

⊙ Denotes found scribed "X", unless
otherwise noted.

SCALE 0 50 100
IN FEET

BENCH MARKS (BM)
(NGVD 1929)

- Top of top nut of 2nd fire hydrant
west of Thunderbird Rd. on south
side of American Blvd.
Elevation = 827.03 feet
- Top of top nut of fire hydrant in
southwest quadrant of 24th Ave. S.
and American Blvd.
Elevation = 820.56 feet

SITE ADDRESS
8000 24th Ave. S.
Bloomington, Minnesota.

OWNER:
MOAC Land Holdings LLC
C/O Larkin Hoffman
8300 Norman Center Drive - Suite 1000
Minneapolis, MN 55437-1060
Attn: William Griffith (952-896-3290)

APPLICANT:
MOA WP Development
2131 Lindaue Lane - Suite 500
Bloomington, MN 55425
Attn: Kurt Hagen (952-883-8742)

AREAS
Lot 1, Block 1, MALL OF AMERICA 6TH ADDITION
1,200,106 sq. ft. or 27.551 acres

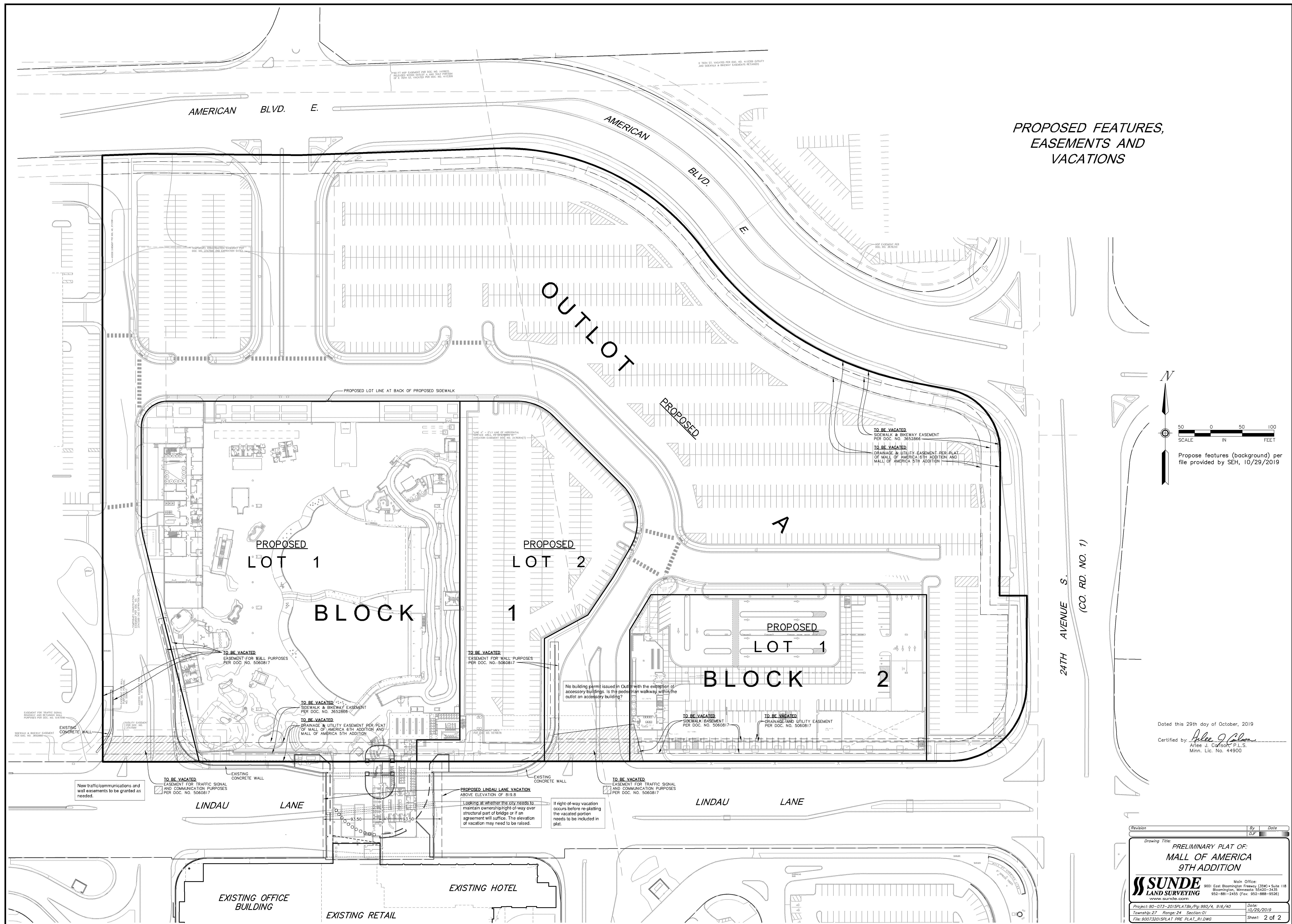
PROPOSED LOTS:
Lot 1, Block 1:
264,986 sq. ft. or 6.083 acres
Lot 2, Block 1:
111,017 sq. ft. or 2.549 acres
Lot 1, Block 2:
121,412 sq. ft. or 2.787 acres
Outlot A:
702,691 sq. ft. or 16.132 acres

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.

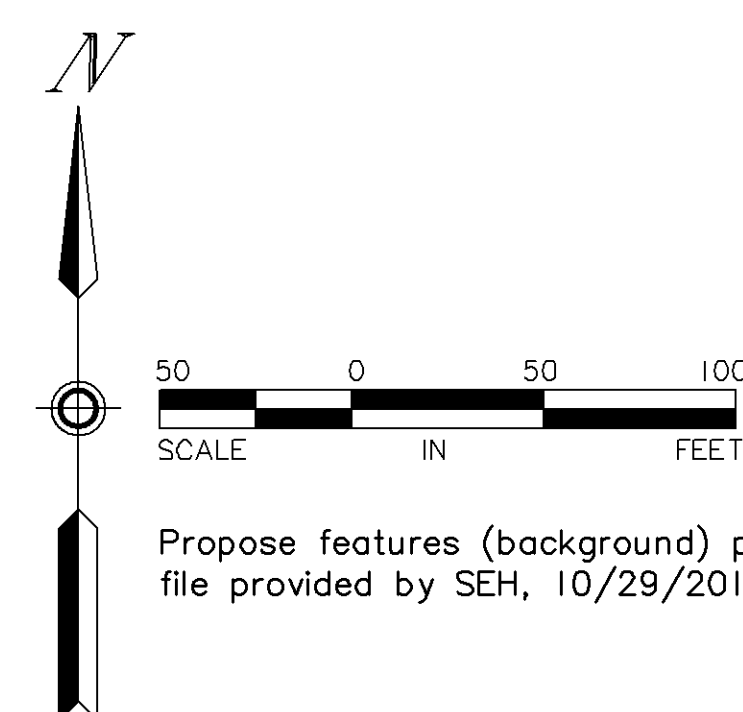
Dated this 29th day of October, 2019

SUNDE LAND SURVEYING, LLC.
By *A. J. Carlson*
A. J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
Drawing Title:	PRELIMINARY PLAT OF: MALL OF AMERICA 9TH ADDITION	
SUNDE LAND SURVEYING www.sunde.com		
Project: 90-073-2019/PLAT/Pg. 990/4, 916/40	Date:	10/29/2019
Township: 27 Range: 24 Section: 01	Sheet: 1 of 2	
File: 900732019PLAT PRE PLAT_R1.DWG		



PROPOSED FEATURES,
EASEMENTS AND
VACATIONS



Dated this 29th day of October, 2019
Certified by: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S.
Minn. Lic. No. 44900

Revision	By	Date

Drawing Title:
**PRELIMINARY PLAT OF:
MALL OF AMERICA
9TH ADDITION**

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
3001 East Bloomington Freeway (159th) Suite 118
Bloomington, Minnesota 55420-1435
952-861-2455 (Fax: 952-868-9528)

Project: 90-073-2015PLATB/Pg. 990/4, 916/40 Date: 10/29/2019
Township: 27 Range: 24 Section: 01
File: 900732015PLAT PRE PLAT_R1.DWG Sheet: 2 of 2