

ALTA/ACSM LAND TITLE SURVEY
BLOOMINGTON, MINNESOTA

DESCRIPTION

The following was provided in First American Title Insurance Company, Commitment/Order No.: NCS-621742-PITT, Commitment Date: June 5, 2013 at 7:30 A.M., Schedule A.

PARCEL 1:

Lots 3 and 5, Block 1, Appletree Square 2nd Addition, according to the plat thereof on file and of record in the Hennepin County Recorder's Office and in the Office of the Registrar of Titles.

NOTE: THE FOLLOWING PORTION OF SUBJECT PREMISES IS TORRENS PROPERTY.

That part of Lot 3, Block 1, embraced within that part of the South 134.5 feet of the North 429 feet of the Southeast Quarter of the Northwest Quarter lying East of the West 622.28 feet thereof, all in Section 6, Township 27, Range 23.

That part of Lot 3, Block 1, embraced within that part of the South 64.5 feet of the North 429 feet of the Southeast Quarter of the Northwest Quarter lying West of the East line of the West 622.28 feet all in Section 6, Township 27, Range 23.

That part of Lot 5, Block 1, lying South of the North 364.5 feet of the Southeast Quarter of the Northwest Quarter of Sections 6, Township 27, Range 23.

All in Appletree Square 2nd Addition.

[Abstract and Torrens property: Certificate of Title No. 1174689]

PARCEL 2:

Non-exclusive easements contained in Declaration of Easements dated September 6, 1979, recorded October 24, 1979 as Document No. 4515463 (abstract) and recorded April 18, 1984 as Document No. 1354759 (torrens), as amended.

PARCEL 3:

Non-exclusive easements contained in Reciprocal Easement Agreement dated May 15, 1993, recorded August 30, 1993 as Document No. 2415979 (torrens) and recorded November 22, 1993 as Document No. 6187453 (abstract).

PARCEL 4:

Non-exclusive easements contained in Easement Agreement dated March 30, 1993, recorded June 15, 1993 as Document No. 6097295 (abstract).

NOTES CORRESPONDING TO SCHEDULE B ITEMS

The following were provided in First American Title Insurance Company, Commitment/Order No.: NCS-621742-PITT, Commitment Date: June 5, 2013 at 7:30 A.M., Schedule B, Section Two - Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B, Section Two - Exceptions, and are referenced on survey drawing by item number.

Items 5-9, 18-20, Schedule B, Section Two - Exceptions are not addressed on this survey.

Item 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.

Item 2: Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other fact which a correct survey would disclose, and which are not shown by public records.
- ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, AND SHORTAGES IN AREA ARE NOTED IN THE SURVEYORS NOTES AND ANY ENCROACHMENT OR OVERLAPPING OF IMPROVEMENTS THAT BOLTON & MENK, INC. IS AWARE OF ARE LISTED IN THE POSSIBLE ENCROACHMENTS SECTION OF THIS SURVEY MAP.

Item 3: Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.

Item 4: Easements, claims of easements or encumbrances which are not shown by the public records.
- ONLY THOSE EASEMENTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.

Item 10: Easements for drainage and utility purposes as shown on the plat of Appletree Square 1st Addition, recorded July 6, 1973 as Document No. 4026930 in the records of the County Recorder and also recorded July 5, 1973 as Document No. 1076390 in the records of the Registrar of Titles.
- SAID EASEMENTS ARE SHOWN ON THIS SURVEY MAP.

Item 11: Easements for drainage and utility purposes as shown on the plat of Appletree Square 2nd Addition, recorded July 6, 1973 as Document No. 4026932 in the records of the County Recorder and also recorded July 5, 1973 as Document No. 1076392 in the records of the Registrar of Titles.
- SAID EASEMENTS ARE SHOWN ON THIS SURVEY MAP.

Item 12: Easements, terms, conditions, covenants, restrictions, obligations [including shared maintenance expenses] and provisions contained and more particularly described in Declaration of Easements dated September 6, 1979, recorded October 24, 1979 as Document No. 4515463 in the records of the County Recorder and recorded April 18, 1984 as Document No. 1354759 in the records of the Registrar of Titles. This declaration has been modified by the following recorded documents:

Amendment to Declaration of Easements dated January 25, 1980, recorded April 28, 1980 as Document No. 4558767 in the records of the County Recorder and recorded April 18, 1984 as Document No. 1573249 in the records of the Registrar of Titles; and

Second Amendment to Declaration of Easements dated April 30, 1984, recorded May 2, 1984 as Document No. 4886760 in the records of the County Recorder and recorded May 3, 1984 as Document No. 1575596 in the records of the Registrar of Titles.

- SAID UTILITY AND ACCESS EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENTS ARE SHOWN ON THIS SURVEY MAP.

Item 13: Easements, terms, conditions, covenants, restrictions, obligations [including shared maintenance expenses] and provisions contained and more particularly described in the Reciprocal Easement Agreement dated May 15, 1993, recorded November 22, 1993 as Document No. 6187453 in the records of the County Recorder and recorded August 30, 1993 as Document No. 2415979 in the records of the Registrar of Titles.
- SAID EASEMENTS ARE SHOWN ON THIS SURVEY MAP.

Item 14: Easements, terms, conditions, covenants, restrictions, obligations [including shared maintenance expenses] and provisions contained and more particularly described in the Easement Agreement dated March 30, 1993, recorded June 15, 1993 as Document No. 6097295 in the records of the County Recorder and recorded August 30, 1993 as Document No. 2415980 in the records of the Registrar of Titles.
- SAID RETAINING WALL EASEMENT CONTAINED WITHIN DOCUMENT IS SHOWN ON THIS SURVEY MAP.

Item 15: Easement for sidewalk and bikeway purposes, together with any incidental rights, in favor of the City of Bloomington, as contained and more particularly described in Easement, dated December 11, 1995, recorded December 29, 1995 as Document No. 6518068 in the records of the County Recorder.
- SAID EASEMENT IS SHOWN ON THIS SURVEY MAP.

Item 16: Easement for skyway and walkway purposes, together with any incidental rights, as set forth and more particularly described in the Warranty Deed, dated November 5, 1979, recorded November 9, 1979 as Document No. 4520260 in the records of the County Recorder.
- SAID EASEMENT IS SHOWN ON THIS SURVEY MAP.

Item 17: Easements, terms, conditions, covenants, restrictions, obligations and provisions contained and more particularly described in the Declaration of Easements dated January 16, 1981, recorded January 21, 1981 as Document No. 4619756 in the records of the County Recorder.
- SAID ENCROACHMENT EASEMENT IS SHOWN ON THIS SURVEY MAP.

Item 21: Rights of tenants under unrecorded leases.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.

POSSIBLE ENCROACHMENTS

The following are possible encroachments that may affect the Subject Property. Bolton & Menk, Inc. does not guarantee that all encroachments have been identified.

Ⓐ Roadway improvements and drainage structure lie outside of easements.

UTILITY AND SITE DATA

All Zoning and Setback information was obtained from the City of Bloomington Planning Division web site (<http://www.ci.bloomington.mn.us/cityhall/dept/commdev/planning/planning.htm>), on August 15, 2013. For detailed zoning information and specific interpretation of code requirements, contact the City of Bloomington Planning Division (952)563-8920.

ZONING: Subject property: C01-PD (Commercial Office District) Subject property is a Planned Development.

MINIMUM BUILDING SETBACKS: (SUBJECT TO PD REVISIONS)
Front 60'
Rear 20' + 0.25' per 1' Height over 60' but not less than 30'
Side 20' + 0.25' per 1' Height over 60'

MINIMUM PARKING SETBACKS:
20' along any street
Side 5'
Rear 5'

MAXIMUM STRUCTURE HEIGHT:
As regulated by Section 21.301.10 of the City Code

MAXIMUM STRUCTURE FLOOR AREA RATIO (FAR): 1.0

FLOOD ZONE: Community Panel No. 27053C0476 E., dated September 2, 2004, of Flood Insurance Rate Maps published by U.S. Department of Housing and Urban Development, shows this site as being located in Zone "X", Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain". (www.fema.gov)

UTILITIES: Only utility lines and structures observed during the course of the field survey of this site together with information from previous surveys prepared by Bolton & Menk, Inc. dated November 28, 2005 & October 31, 2012. The surveyor does not guarantee that there are no other utility lines and structures, active or abandoned, on or adjacent to the subject property.

AREAS:

Floor Area Ratio Tabulation:

1. The ground floor area of the subject Property, calculated in conformance with the zoning ordinance of the City of Bloomington, MN, is as follows:

- Building: 15,773 square feet
- Parking Ramp: 68,230 square feet
- Total structure area: 84,003 square feet

2. The land area of this subject Property is 154,760 square feet.

PARKING:

Parking Tabulation:

- There exist 1,182 regular parking spaces and 30 handicapped parking spaces on the subject Property.
- The zoning ordinance of the City of Bloomington requires that the subject Property with this zoning classification have ____ regular parking spaces and ____ handicapped parking spaces, calculated as follows:

(Note: The subject property is a Planned Unit Development which the City of Bloomington Planning Department noted that most likely part and/or all of the parking spaces on the subject property are jointly used by the subject property and adjoining/adjacent property's. Bolton & Menk, Inc. does not have a copy of the Planned Unit Agreement and since this is a non-survey related matter, Bolton & Menk, Inc. recommends contacting the City of Bloomington's Planning Department for more specific information.

SURVEYORS NOTES

- Orientation of the bearing system is based upon the east line of Lot 3, Block 1, APPLETREE SQUARE 2ND ADDITION, Hennepin County, Minnesota, which is assumed to bear South 00 degrees 07 minutes 13 seconds West.
- Bolton & Menk, Inc. determined ownership of adjoining platted lands from Hennepin County property information search web site.
- The exterior building lines shown are of the building footprint as measured at ground level. The building foundation, which is not visible, may extend beyond the exterior building lines shown.
- Subject property has constructed vehicular and pedestrian ingress and egress to/from 80th Street East (American Boulevard East) and Private Roadways on North, South, East, and West side of subject property.

SURVEYORS CERTIFICATION

To FWA Riverview Office Tower, LP, a Pennsylvania limited partnership; First American Title Insurance Company; JPMorgan Chase Bank, National Association, and each of their respective successors and assigns:

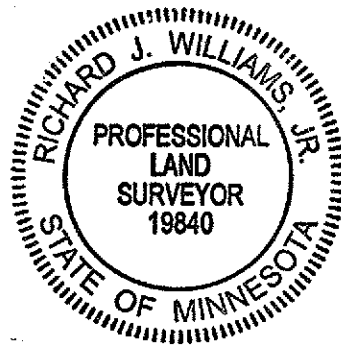
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a)(as to utilities surface matters only) and 13 of Table A thereof, and in accordance with the laws of the State of Minnesota. The field work was completed on August 14, 2013.

Date of Plat or Map: August 21, 2013


Richard J. Williams, Jr.
Registration/License Number 19840

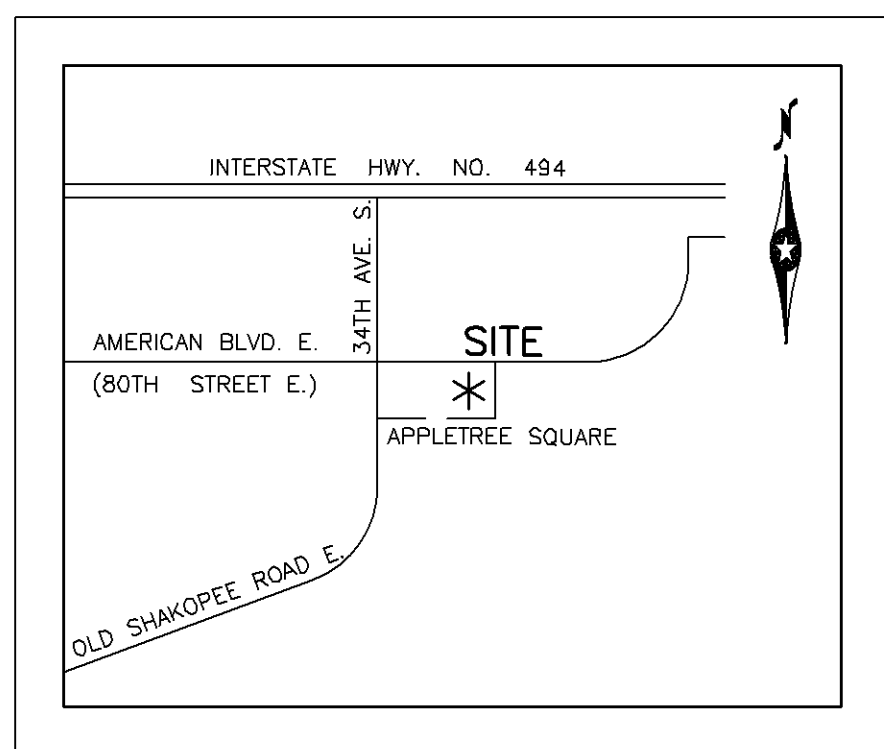
REVISED: DESCRIPTION, CERTIFICATION, OWNER NAMES OF ADJOINING PLATTED LANDS, EASEMENT DESCRIPTIONS 8/29/2013

Note: This certification is made to the parties listed above as a professional opinion based on the knowledge information and belief of the surveyor as of the date of issuance. Over time, survey and title conditions may change from those shown on this survey or in the title commitment. The above parties are advised that updated title documentation and surveys will be required to confirm conditions affecting the subject property after date of issuance of this survey.



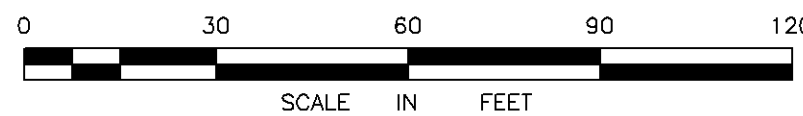
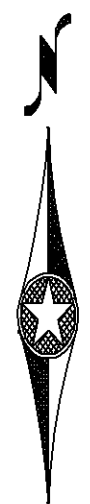
ALTA/ACSM LAND TITLE SURVEY 3601 AMERICAN BLVD. E. & 8009 34TH AVE. S. BOLTON & MENK, INC. Consulting Engineers & Surveyors 12224 NICOLLET AVENUE S, BURNSVILLE, MN 55337 (952) 890-0509 MAHATO, FAIRMONT, SLEEPY EYE, BURNSVILLE, WILLMAR, CHASKA, RANNEY, MAPLEWOOD, BAXTER, ROCHESTER, MINNESOTA & AMES, SPENCER, IOWA		LOT 3 & 5, BLOCK 1 APPLETREE SQUARE 2ND ADDITION HENNEPIN COUNTY, MN FOR: PWA RIVERVIEW OFFICE TOWER, LP
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ALTA/ACSM LAND TITLE SURVEY
BLOOMINGTON, MINNESOTA



LOCATION MAP

NOT TO SCALE



LEGEND

- MONUMENT FOUND
- ⊙ AS AUTO SPRINKLER
- ⊠ AIR CONDITIONER
- ⊡ CATCH BASIN
- ⊞ ELECTRIC TRANSFORMER
- ⊞ GAS METER
- ⊞ HANDICAPPED PARKING
- ⊞ HYDRANT
- ⊞ LIGHT DECORATIVE
- ⊞ LIGHT POLE
- ⊞ MANHOLE
- ⊞ CATV PEDESTAL
- ⊞ WATER VALVE
- EU — ELECTRIC UNDERGROUND
- G — GAS LINE
- TU — TELEPHONE UNDERGROUND
- ST — STORM SEWER
- S — SANITARY SEWER
- W — WATER LINE
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- (A) ABSTRACT DOCUMENT NUMBER
- (T) TORRENS DOCUMENT NUMBER

SHEET 2 OF 4 SHEETS

ALTA/ACSM LAND TITLE SURVEY
3601 AMERICAN BLVD. E. & 8009 34TH AVE. S.
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
12224 NICOLLET AVENUE S., BURNSVILLE, MN 55337 (952) 890-0509
MANKATO, FAIRMONT, SLEEPY EYE, BURNSVILLE, WILLMAR, CHASKA, RAMSEY,
MAPLEWOOD, BAXTER, ROCHESTER, MINNESOTA & AMES, SPENCER, IOWA
FOR: PWA RIVERVIEW OFFICE TOWER, LP

ALTA/ACSM LAND TITLE SURVEY
BLOOMINGTON, MINNESOTA
EASEMENT DESCRIPTIONS

EASEMENT DESCRIPTIONS CORRESPONDING TO SCHEDULE B, SECTION TWO EXCEPTION ITEMS

The following were provided in First American Title Insurance Company, Commitment/Order No.: NCS-621742-PITT, Commitment Date: June 5, 2013 at 7:30 A.M., Schedule B, Section Two – Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B, Section Two – Exceptions, and are referenced on survey drawing by item number.

Item 10 (Doc. No. 4026930 (A) & 1076390 (T)):
Drainage and utility easements as delineated and dedicated in APPLETREE SQUARE 1ST ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Item 11 (Doc. No. 4026932 (A) & 1076392 (T)):
Drainage and utility easements as delineated and dedicated in APPLETREE SQUARE 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Item 12 (Doc. No. 4886760 (A) & 1575596 (T)):
Utility & Access Easements:
The East 25 feet of Lots 1 and 6, Block 1, Appletree Square 2nd Addition.

The South 30 feet of Lot 6, Block 1, Appletree Square 2nd Addition and that part of said Lot 6 described as follows: Commencing at the Southwest corner of Lot 6; thence north along the West line of Lot 6 a distance of 30 feet to the actual point of beginning; thence North along said West line a distance of 10 feet; thence East at right angles a distance of 15 feet; thence South at right angles a distance of 10 feet; thence West to the point of beginning.

The West 30 feet and the South 15 feet of Lot 2, Block 1, Appletree Square 2nd Addition.

The northerly 485 feet, as measured at right angles, of the most westerly 80 feet, as measured at right angles, of Lot 1, Block 1, Appletree Square 4th Addition.

The North 20 feet; the West 30 feet and the South 30 feet of Lot 5, Block 1, Appletree Square 2nd Addition.

That part of Lot 3, Block 1, Appletree Square 2nd Addition described as follows: Commencing at a point in the West line of said Lot 3 where it intersects with the South line of Lot 2, Block 1, Appletree Square 2nd Addition; thence South along the said West line of said Lot 3 a distance of 20 feet to the actual point of beginning of the tract of land to be described, thence North along said West line of said Lot 3 a distance of 35 feet; thence East at right angles a distance of 20 feet, more or less, to the West wall of the automobile parking ramp now being constructed on said Lot 3; thence South along the said West wall a distance of 35 feet; thence West in a straight line to the point of beginning.

The North 30 feet of Lot 1, Block 1, Appletree Square 3rd Addition, except the Easterly 15 feet thereof.

A 30 foot roadway the centerline of which is described as follows:

Commencing at the northwest corner of Lot 1, Block 1, Appletree Square 3rd Addition; thence South 89 degrees 52 minutes 47 seconds East on an assumed bearing along the most northerly line of said Lot 1, a distance of 277.00 feet to the point of beginning of the line to be described, thence South 0 degrees 07 minutes 13 seconds West a distance of 144.78 feet, thence South 50 degrees 14 minutes 59 seconds West a distance of 262.41 feet; thence North 89 degrees 52 minutes 47 seconds West a distance of 75.60 feet to the west line of said Lot 1 and there terminating.

The most northerly 30.00 feet, as measured at right angles, of Lot 1, Block 1, Appletree Square 5th Addition.

Item 13 (Doc. No. 6187453 (A) & 2415979 (T)):

Tunnel Easements:

The North 8.0 feet of the South 139.33 feet of Lot 5, Block 1, APPLETREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, lying between elevation 787.15 and elevation 801.19 (U.S.G.S. Datum).

That part of Lot 6, Block 1, APPLETREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, between elevation 787.15 and elevation 801.19 (U.S.G.S. Datum), beginning at a point 131.33 feet northerly of the Southeast Corner of said Lot 6 as measured along the easterly line thereof; thence North 89 degrees 52 minutes 47 Seconds West, 40.88 feet (the East lot line of said Lot 6 is assumed to bear North 0 degrees 07 minutes, 13 seconds East); thence North 0 degrees 07 minutes seconds East, 10.00 feet; thence South 89 degrees 52 minutes 47 seconds East, 1.0 feet; thence South 81 degrees 40 minutes 00 seconds East, 14.00 feet; thence South 89 degrees 52 minutes 47 seconds East, 27.02 feet to the East line of said Lot 6; thence South 0 degrees 07 minutes 13 seconds West, 8.00 feet along said East line to the point of beginning.

That part of Lot 4, Block 1, APPLETREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, between elevation 787.15 and elevation 801.19 (U.S.G.S. Datum), beginning at a point of 58.56 feet Southerly of the Northwest corner of said Lot 4 as measured along the West line thereof; thence South 89 degrees 52 minutes 47 seconds East, 20.98 feet (the West line of said Lot 4 is assumed to bear South 0 degrees 07 minutes 13 seconds East); thence North 0 degrees 07 minutes 13 seconds East, 58.56 feet to the North lot line of said Lot 4; thence South 89 degrees 52 minutes 47 seconds East along said North lot line, 9.80 feet; thence South 0 degrees 07 minutes 13 seconds West, 74.30 feet; thence North 89 degrees 52 minutes 47 seconds West, 9.80 feet; thence North 0 degrees 07 minutes 13 seconds East, 7.74 feet; thence North 89 degrees 52 minutes 47 seconds West, 20.98 feet to the West lot line of said Lot 4; thence North 0 degrees 07 minutes 13 seconds East along said West lot line 8.0 feet to the point of beginning.

Electrical Easements:

A 2.0 foot wide access easement across that part of Lot 5, Block 1, APPLETREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, lying between elevation 787.15 and elevation 801.19 (U .S.G.S. Datum), the center line being described as follows:

Commencing at a point 139.33 feet North of the Southeast corner of said Lot 5, as measured along the East line thereof (said East line is assumed to bear North 0 degrees 07 minutes 13 seconds East); thence North 89 degree, 52 minutes 47 seconds West, 44.10 feet to the point of beginning of the center line to be described; thence North 89 degrees 52 minutes 47 seconds West, 10.00 feet and there terminating.

A 2.0 foot wide access easement across that part of Lot 5, Block 1, APPLETREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, lying between elevation 787.15 and elevation 801.19 (U.S.G.S. Datum), the center line being described as follows:

Commencing at a point 139.33 feet North of the Southeast corner of said Lot 5, as measured along the East line thereof (said East line is assumed to bear North 0 degrees 07 minutes 13 seconds East); thence North 89 degrees 52 minutes 47 seconds West, 87.10 feet to the point of beginning of the center line to be described; thence North 89 degrees 52 minutes 47 seconds West, 5.4 feet and there terminating.

A 2.0 foot wide easement across that part of Lot 5, block 1, APPLE TREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, the center line being described as follows:

Commencing at a point 139.33 feet North of the Southeast corner of said Lot 5, as measured along the East line thereof (said East line is assumed to bear North 0 degrees 07 minutes 13 seconds East); thence North 89 degrees 52 minutes 47 seconds West, 75.29 feet; thence North 0 degrees 07 minutes 13 seconds East 6.9 feet to the point of beginning of the center line to be described; thence South 45 degrees 07 minutes 13 seconds West, 5.66 feet; thence North 89 degrees 52 minutes 47 seconds West, 14.71 feet; thence South 0 degrees 07 minutes 13 seconds West, 3.00 feet; thence North 89 degrees 52 minutes 47 seconds West, 19.88 feet; thence South 0 degrees 07 minutes 13 seconds West, 8.00 feet and there terminating.

Elevator Easement:

That part of Lot 5, Block 1, APPLE TREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, described as follows:

Commencing at a point 131.33 feet North of the Southwest corner of said Lot 5, as measured along the West line thereof (said West line is assumed to bear North 0 degrees 07 minutes 13 seconds East); thence South 89 degrees 52 minutes 47 seconds East, 37.72 feet to the point of beginning; thence South 89 degrees 52 minutes 47 seconds East, 10.67 feet; thence South 0 degrees 07 minutes 13 seconds West, 12.65 feet; thence North 89 degrees 52 minutes 47 seconds West, 10.67 feet; thence North 0 degrees 07 minutes 13 seconds East, 12.65 feet to the point of beginning.

Load Dock Easement:

That part of Lot 5, block 1, APPLE TREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, beginning at the Southwest corner thereof; thence Northerly along the West line of said Lot 5 a distance of 139.33 feet, thence Easterly to a point on the East lot line of said Lot 5 distant 139.33 feet Northerly as measured along said East lot line from the Southeast corner thereof; thence Southerly along said Easterly line to the Southeast corner of said Lot 5; thence Westerly along the South line of said Lot 5, to the point of beginning.

Ramp Access Easement:

All those portions of Lot 3, Block 1, APPLETREE SQUARE SECOND ADDITION, Hennepin County, Minnesota, upon which there now or hereafter exists a parking ramp.

Item 14 (Doc. No. 6097295 (A) & 2415980 (T)):

Retaining Wall Easement:

That portion of Lot 4, Block 1 Appletree Square Second Addition lying northerly of the easterly extension of the south line of Lot 5, Block 1, Appletree Square Second Addition, and westerly of the following described line:

Commencing at the northwest corner of said Lot 4, thence South 89 degrees 52 minutes 47 seconds east, plat bearing, a distance of 24.00 feet along the north line of said Lot 4 to the point of beginning of the line to be described; thence South 0 degrees 07 minutes 13 seconds West a distance of 198.25 feet to said easterly extension of the south line of Lot 5, said Block 1, Appletree Square Second Addition and said line there terminating.

Item 15 (Doc. No. 6518068 (A)):

Sidewalk & Bikeway Easement:

An easement for sidewalk and bikeway purposes over and across the north 15.00 feet of:

Lot 3, Block 1, APPLETREE SQUARE 2ND ADDITION

Also an easement for sidewalk and bikeway purposes over and across the north 20.00 feet of the west 10.00 feet of said Lot 3.

Item 16 (Doc. No. 4520260 (A)):

Walkway & Skyway Easement:

Together with a perpetual and exclusive appurtenant easement in favor of the owners of the Subject Property for the purpose of constructing and maintaining, pursuant to all applicable building codes, a walkway or skyway over the following described property:

That part of Lot 3, Block 1, Appletree Square 2nd Addition described as follows: Commencing at a point in the West line of said Lot 3 where it intersects with the South line of Lot 2, Block 1, Appletree Square 2nd Addition; thence North along the said West line of said Lot 3 a distance of 15 feet to the actual point of beginning of the tract of land to be described; thence North along said West line of said Lot 3 a distance of 20 feet; thence East at right angles a distance of 20 feet, more or less, to the West wall of the automobile parking ramp now constructed on said Lot 3; thence South along the said West wall a distance of 20 feet; thence West in a straight line to the point of beginning;

Item 17 (Doc. No. 4619756 (A)):

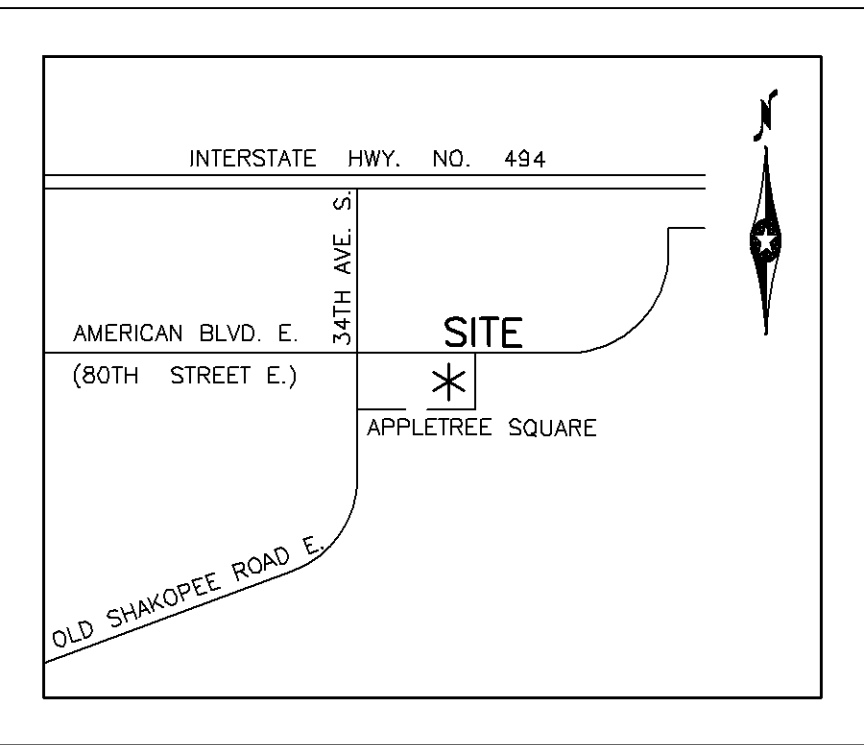
Encroachment Easement:

The North one-half (1/2) foot of the West 150 feet of Lot 6, Block 1, Appletree Square 2nd Addition, Hennepin County, Minnesota; and

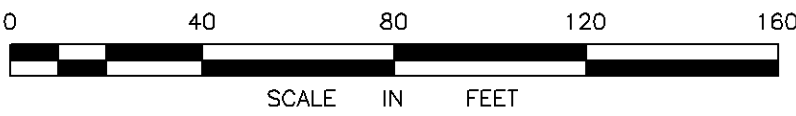
The West one-half (1/2) foot of the South 45 feet of the North 135 feet of Lot 3, Block 1, Appletree Square 2nd Addition, Hennepin County, Minnesota (the north 135 feet of Lot 3 being measured from the most northerly line of said Lot 3).

SHEET 3 OF 4 SHEETS

ALTA/ACSM LAND TITLE SURVEY
BLOOMINGTON, MINNESOTA
EASEMENT MAP



LOCATION MAP
NOT TO SCALE



LEGEND
(A) ABSTRACT DOCUMENT NUMBER
(T) TORRENS DOCUMENT NUMBER

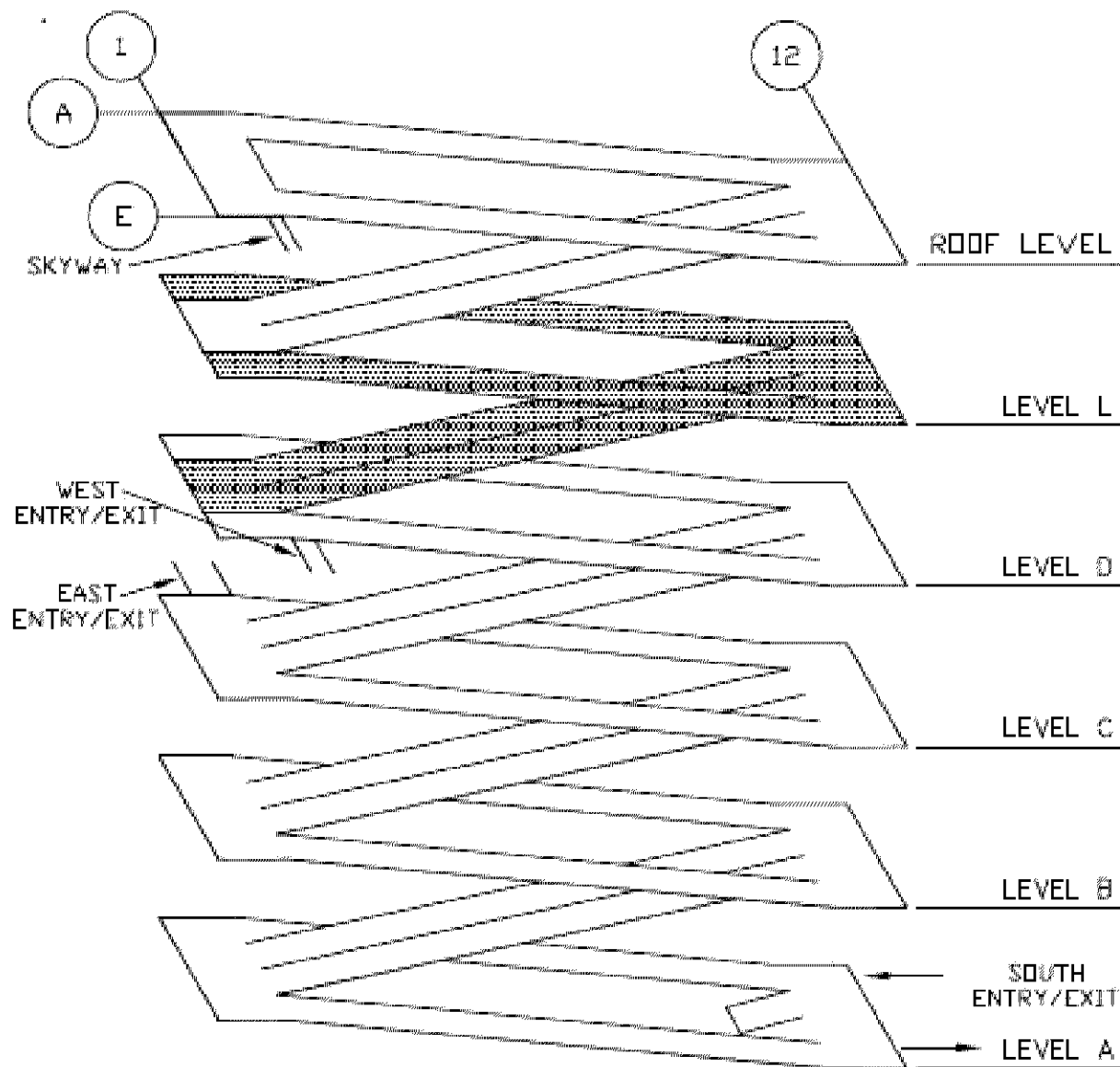
NOTE: SEE SHEET 2 OF 4 SHEETS FOR LOCATION OF IMPROVEMENTS

SHEET 4 OF 4 SHEETS

ALTA/ACSM LAND TITLE SURVEY 3601 AMERICAN BLVD. E. & 8009 34TH AVE. S. BOLTON & MENK, INC. Consulting Engineers & Surveyors 12224 NICOLLET AVENUE S., BURNSVILLE, MN 55337 (952) 890-0509 MANKATO, FAIRMONT, SLEEPY EYE, BURNSVILLE, WILLMAR, CHASKA, RAMSEY, MAPLEWOOD, BAXTER, ROCHESTER, MINNESOTA & AMES, SPENCER, IOWA		LOT 3 & 5, BLOCK 1 APPLETREE SQUARE 2ND ADDITION HENNEPIN COUNTY, MN FOR: PWA RIVERVIEW OFFICE TOWER, LP
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Ensure all life safety systems and related equipment meet applicable building and fire codes.

Access to all standpipes, hose valves and all ramp levels shall be maintained.



ISOMETRIC