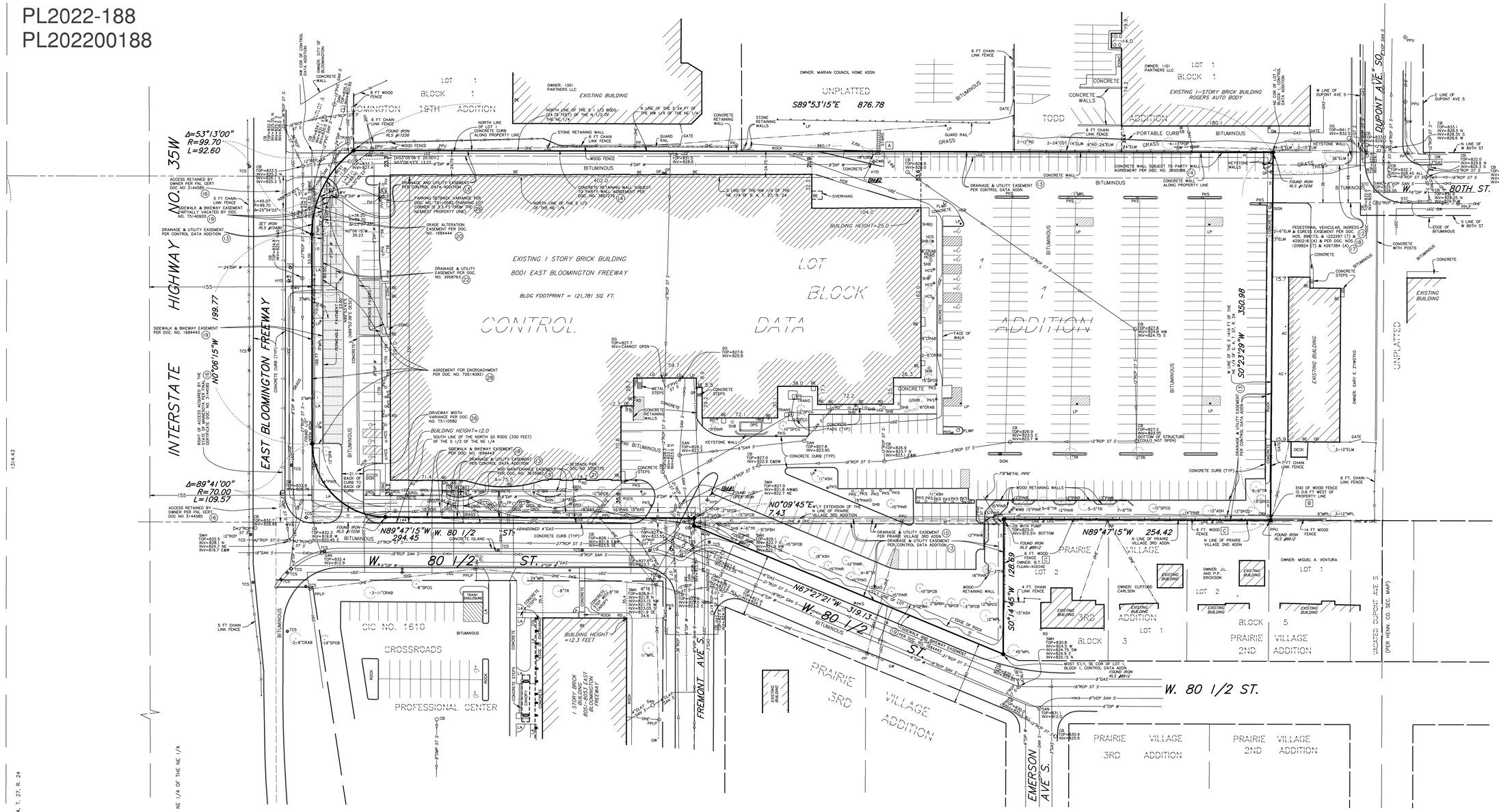
PL2022-188
PL202200188



BENCH MARKS (BM)

1.) Top of top nut of fire hydrant on the north side of West 80 1/2 Street at Fremont Avenue South. Elevation = 831.06 feet

2.) Top of top nut of fire hydrant 62± feet northwest of the northeast corner of the building. Elevation = 833.46 feet

LEGEND

(A)	Denotes Abstract
AC	Denotes air conditioner
AGP	Denotes above ground pipe
BE	Denotes building entrance
BM	Denotes bench mark
CB	Denotes catch basin
CBX	Denotes communications box
CIP	Denotes cast iron pipe
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EB	Denotes electric box
FLWP	Denotes flower planter
FP	Denotes flag pole
GP	Denotes guard post
GRDL	Denotes ground light
GW	Denotes guy wire
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HYD	Denotes fire hydrant
INV	Denotes invert elevation
LA	Denotes landscaping
LD	Denotes loading dock
LP	Denotes light pole
OD	Denotes overhead door
OHE	Denotes overhead electric line
OHC	Denotes overhead communications line
OHU	Denotes overhead utility line
OPC	Denotes outdoor power center
(P)	Denotes per plan/not field verified
PKS	Denotes parking sign
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinyl chloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer line
SMH	Denotes storm manhole
SP	Denotes sign post
ST S	Denotes storm sewer line
(T)	Denotes Torrens
TCS	Denotes traffic control sign
TRANS	Denotes transformer
UGC	Denotes underground communications line
UGE	Denotes underground electric line
W	Denotes water line
WV	Denotes water valve
BAS	Denotes Basswood tree
BIR	Denotes Birch tree
CRAB	Denotes Crabapple tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
PINR	Denotes Red Pine tree
PINS	Denotes Scotch Pine tree
PINW	Denotes White Pine tree
POP	Denotes Poplar tree
RO	Denotes Russian Olive tree
SHB	Denotes shrub
SPBH	Denotes Black Hills Spruce tree
SPCB	Denotes Colorado Blue Spruce tree
SPCG	Denotes Colorado Green Spruce tree
TR	Denotes deciduous tree
●	Denotes iron monument found

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers where applicable.

10.) Subject to drainage and utility easements as shown on plat of Prairie Village 3rd Addition. (Shown as a recital on the Certificate of Title) [shown on survey]

11.) Subject to minerals and mineral rights reserved by the State of Minnesota. (Shown as a recital on the Certificate of Title) [not plottable]

12.) Together with an exclusive easement, 36 feet in width, created by Doc. No. 896173, for ingress and egress, over and across those parts of the South 12.75 feet of the East 1419 feet of the North Half of the Northeast Quarter and the North 23.25 feet of the East 1419 feet of the South Half of the Northeast Quarter, which lie West of the Southerly extension of the West line of Dupont Avenue South, all in Section 4, Township 27, Range 24; (Now as to above land, except that part thereof embraced within the plat of Prairie Village 3rd Addition) (Shown as a recital on the Certificate of Title) [shown on survey]

13.) Subject to drainage and utility easements as shown on the plat of Control Data Addition. (Shown as a recital on the Certificate of Title) [shown on survey]

14.) Subject to Party Wall Agreements as contained in CR Book 2620 of Deeds, Page 563, as Doc. No. 3695086 and in Doc. No. 3807279; (Now as to above land, except that part thereof embraced within the plat of Prairie Village 3rd Addition) (Shown as a recital on the Certificate of Title) [shown on survey]

15.) Subject to an easement in favor of Northern States Power Company contained in CR Book 2603 of Deeds, page 179, Doc. No. 3675962, over those portions of above described premises described as follows: The South 10 feet of the West 365 feet and a 10-foot strip of land being 5 feet on each side of the following described centerline: Commencing at the Southwest corner of above described premises; thence Easterly along the South line of said premises, a distance of 144 feet; thence deflecting to the left at an angle of 90 degrees, a distance of 35 feet and there terminating; (Now as to above land, except that part thereof embraced within the plat of Prairie Village 3rd Addition) (Shown as a recital on the Certificate of Title) [shown on survey]

16.) Subject to a limitation on the right of access to Interstate Highway No. 35W as contained in instrument recorded in CR Book 2186 of Deeds, page 393, as Doc. No. 3144585; (Now as to above land except that part thereof embraced within the plat of Prairie Village 3rd Addition) (Shown as a recital on the Certificate of Title) [shown on survey]

17.) Perpetual, exclusive easement for pedestrian and vehicular traffic, and ingress an egress, as contained in Warranty Deed dated February 18, 1977, recorded February 18, 1977 as Document No. 1209824. [shown on survey]

18.) Perpetual, exclusive easement for pedestrian and vehicular traffic, and ingress an egress, as contained in Warranty Deed dated June 8, 1977, recorded June 8, 1977 as Document No. 1222297. [shown on survey]

19.) Easement for sidewalk and bikeway purposes in favor of the City of Bloomington as contained in Easement dated October 21, 1985, recorded November 12, 1985 as Document No. 1684443. Partially vacated by Ordinance No. 2013-30 by the City of Bloomington dated November 18, 2013, recorded December 19, 2013 as Document No. T5140920. [shown on survey]

20.) Easement for grading purposes in favor of the City of Bloomington as contained in Easement dated October 21, 1985, recorded November 12, 1985 as Document No. 1684444. [shown on survey]

21.) Terms and conditions of City of Bloomington Resolution 2001-4 granting a setback variance recorded February 2, 2001 as Document No. 3356770. [shown on survey]

22.) Easement for drainage and utility purposes in favor of the City of Bloomington as contained in the following:
a) Notice of Lis Pendens recorded November 16, 2001 as Document No. 3460709.
b) Findings of Fact, Conclusions of Law, and Order Transferring Title and Possession recorded March 1, 2002 as Document No. 3509120.
c) First Amended Findings of Fact, Conclusions of Law, and Order Transferring Title and Possession recorded August 8, 2002 as Document No. 3586257.
d) Findings of Fact, Conclusions of Law, and Order Amending Takings and Extending Commissioners Appointment recorded May 10, 2004 as Document No. 3958763.
[shown on survey]]

24.) The following matters disclosed by an ALTA/ACSM survey made by Sunde Land Surveying, dated June 13, 2013, last revised August 7, 2013, designated as Job No. 82-198-OAK:
a) Concrete stairs on north property line;
b) Wood fence near southeast property corner;
c) Wood fence running along the south and east property lines.

26.) Terms and conditions of Resolution No. 2013-86 by the City of Bloomington granting a variance dated August 19, 2013, recorded August 27, 2013 as Document No. T5110582. [shown on survey]

27.) Terms, conditions and restrictions in favor of the Nine Mile Creek Watershed District as contained in Declaration dated September 24, 2013, recorded September 27, 2013 as Document No. T5119902. [not shown on survey]

28.) Terms and conditions of Agreement as to Conditional Approval for Encroachment into Public Easements dated November 26, 2013, recorded December 19, 2013 as Document No. T5140921. [shown on survey]

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance commitment No. NCS-741963-KCTY, commitment date July 01, 2015)

Parcel 1:
Lot 1, Block 1, Control Data Addition.

Hennepin County, Minnesota
Torrens Property-Certificate of Title No. 1371868

Parcel 2:
Exclusive easement for pedestrian and vehicular traffic, ingress and egress, as contained in Quit claim Deed dated September 12, 1967, recorded December 8, 1967 as Document No. 896173.

Parcel 3:
Non-exclusive appurtenant easements as contained in Party Wall Agreement dated September 28, 1967, recorded December 27, 1967 in Book 2620 of Deeds, page 563 as Document No. 3695086 and in Party Wall Agreement dated June 19, 1969, recorded December 3, 1969 as Document No. 3807279.

PLAT RECORDING INFORMATION

The plat of Control Data Addition was filed of record on October 24, 1985, as Document No. 1680509.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance commitment No. NCS-741963-KCTY, commitment date July 01, 2015, was relied upon as to matters of record.

GENERAL NOTES

1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.

2.) Survey coordinate and bearing basis: Hennepin County Coordinates

3.) No indication of wetland delineation by a qualified wetland specialist has been located or observed on site.

4.) There was no observed evidence of current earth moving work, building construction or building additions.

5.) There was no observed evidence of recent street or sidewalk construction or repairs. Per the Hennepin County Highway Right of Way Department and the City of Bloomington Engineering Department, there are no proposed changes in street right of way lines.

6.) There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

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. Where additional or more detailed information is required, excavation 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 151762992.

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. 27523004 56E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTES

1.) The Zoning shown hereon is per zoning report dated August 19, 2015 provided by The Planning and Zoning Resource Company.

Current zoning is I-3 (Industrial District) and R-1 (Single Family Residential District)

The setbacks are:

Building: Front = 35 feeet
Side/Rear abutting Street = 35 feet
Interior Side = 10 feet
Rear = 25 feet

Parking: Front = 20 feet; 3.3 feet per variance
Side/Rear abutting Street = 20 feet
Side/Rear = 5 feet

Building Size:

Maximum Building Height or Stories: 60 feet/4 Stories
50 feet/3 Stories

Building Site Area Requirements: Minimum Lot Width: 100 feet

Density:

Building Density Formula: None Required

Parking:

Parking Space Formula: 1 space per 285 Square Feet of Gross Floor Area ((121,781 / 285 =427)

Parking Spaces Required: 427 Total Parking Spaces

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

2.) Parking: 439 Regular Spaces
9 Handicap Spaces
448 Total Spaces

AREA

Area = 338,602 square feet or 7.773 acres

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

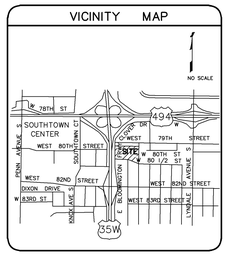
[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Concrete stairs on north property line. Ownership unknown.

B.) Wood fence near southeast property corner. Ownership unknown.

C.) Wood fence running along the south and east property lines. Ownership unknown.

VICINITY MAP



N

SCALE 40 0 40 80 IN FEET

SURVEYOR'S CERTIFICATION

To Oak Street Real Estate Capital, LLC, an Illinois limited liability company, Pearlmark Mezzanine Realty Partners REIT IV and PMRP Co-Investment IV, L.L.C.; First American Title Insurance Company; GNMN002, LLC, a Delaware limited liability company; EverBank, its successors an/or assigns; and Mendota Insurance Company, a Minnesota corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18, 19 and 20(a) of Table A thereof. The field work was completed on July 7, 2015.

Dated this 3rd day of September, 2015

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

MARK S. HANSON REGISTERED LAND SURVEYOR 15480 STATE OF MINNESOTA

Revision	By	Date
1 Updated Certification language	NDN	9/26/2015
2 Updated zoning notes/identified exception #26	NDN	9/9/2015
Previous survey dated August 16, 2013		

Drawing Title:
ALTA/ACSM LAND TITLE SURVEY FOR:
OAK STREET REAL ESTATE CAPITAL, LLC
8001 EAST BLOOMINGTON FREEWAY
BLOOMINGTON, MN

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

Project: 82-198-OAK1 Bk/Pg: 749/28	Date: 09/03/2015
Township: 27 Range: 24 Section: 4	Sheet: 1 of 1
File: 821980AK1001R1.dwg	