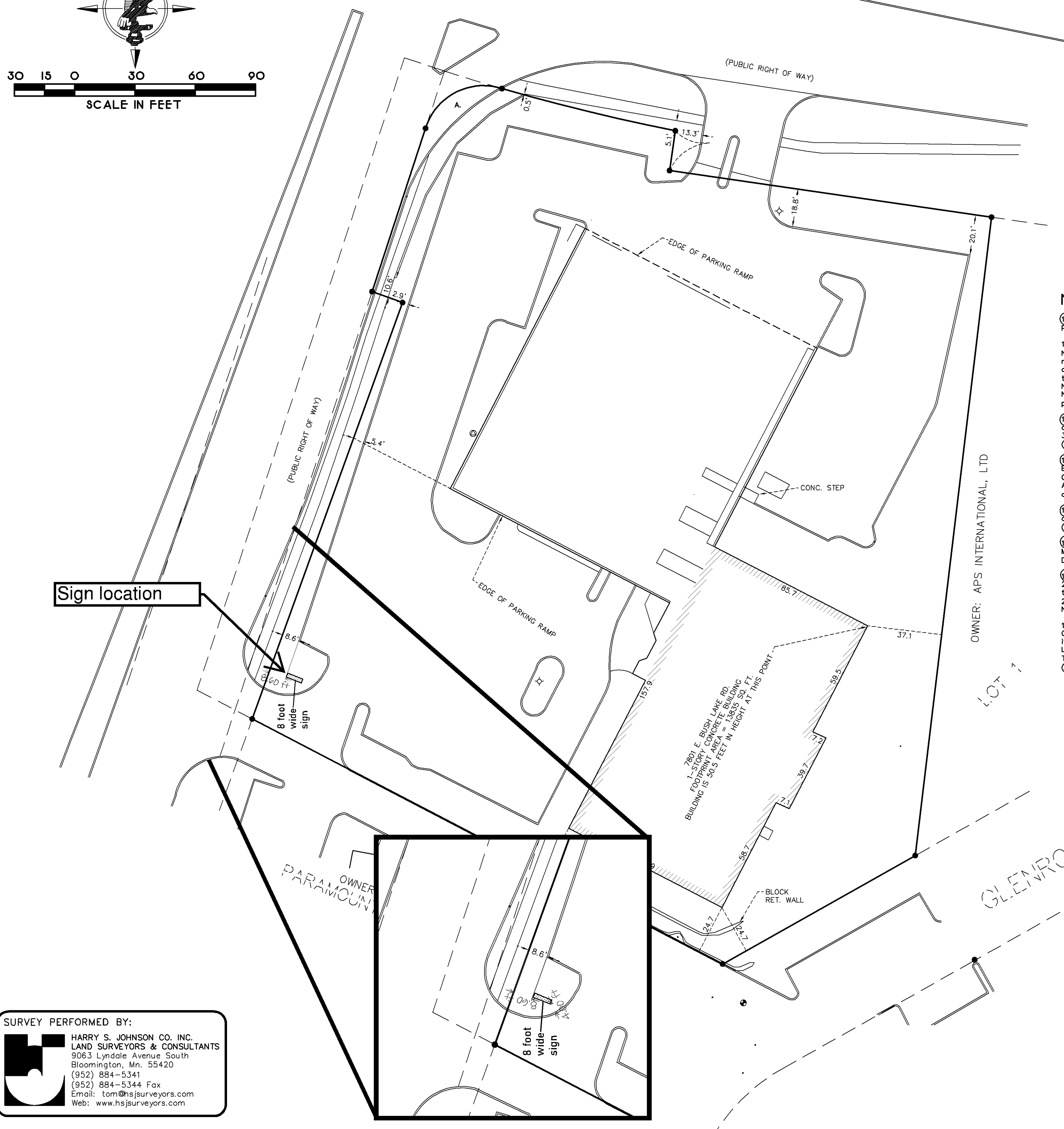


LEGEND

- Property Corner
 - ▬ Concrete
 - ▬ Concrete Curb
 - ▬ Fence
 - ▬ Overhead Electric
 - ▬ Underground Electric
 - ▬ Underground Telephone
 - ▬ Water
 - ▬ Gas
 - ▬ Sanitary Sewer
 - ▬ Storm Sewer
 - ▬ Electric Meter
 - ▬ Electric Box
 - ▬ Electric Manhole
 - ▬ Power Pole
 - ▬ Hydrant
 - ▬ Unknown Manhole
 - ▬ Gate Valve
 - ▬ Catchbasin
 - ▬ Catchbasin
 - ▬ Air Conditioning Unit
 - ▬ Light Pole
 - ▬ Gas Meter
 - ▬ Telephone Manhole
 - ▬ Telephone Box
 - ▬ Water Manhole
 - ▬ Window Well
 - ▬ Sanitary Manhole
 - ▬ Storm Manhole
- 13 EASEMENT (HATCHED) PER DOCS. 1339310, 3119158 & 1522054 (PARCEL 2)



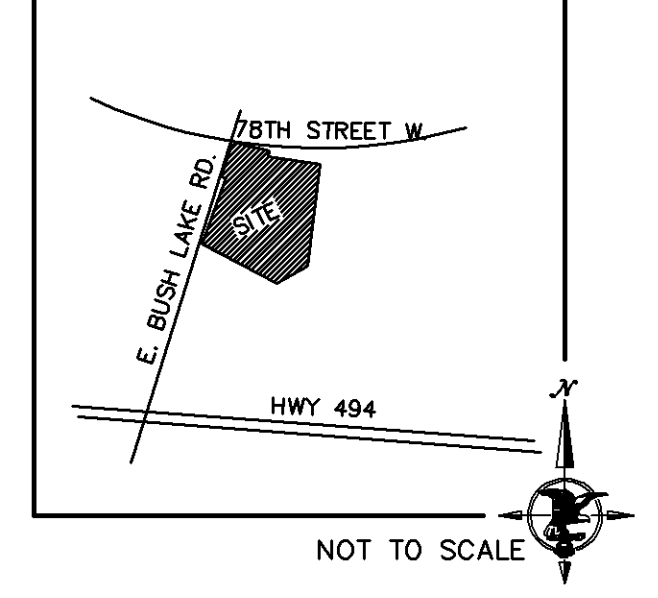
NOTES CORRESPONDING TO SCHEDULE B:

10. Easement for utilities and drainage as shown on the recorded plats of Beaver Brook and Paramount Plaza Addition. (DRAINAGE & UTILITY EASEMENTS ADJOIN PROPERTY AS SHOWN ON SURVEY)
11. Subject to restrictions and easements contained in instrument dated November 16, 1948, filed November 18, 1948, in Book 1690 of Deeds, Page 521, as Document No. 2409798 (Abstract), but free from racial restrictions contained under paragraph 6 thereof, free from residential building and use restrictions contained under paragraphs 2,3 and 5 thereof and free from easements along the rear and side lot lines thereof as contained in paragraph 8, shown as a recital on the certificate of title. (Parcels 1 and 2) NOTE: Instrument and recording information missing from recital on Certificate of Title for Parcel 1. NOTE: The use restrictions contained in paragraph 4 of said instrument have expired by operation of law pursuant to M.S.A. Section 500.20, subd. 2. (NON-SURVEY MATTER)
12. Easement for snow fence purposes in favor of the State of Minnesota as set forth in Final Certificate dated August 3, 1967, filed October 25, 1967, in Book 2608 of Deeds, Page 491, as Document No. 3682821 (Abstract). (Shown as a recital on the Certificates of Title) (Parcels 1 and 2) (AS SHOWN ON SURVEY)
13. Terms and conditions of and easement for driveway purposes created and described in Restated Easement Agreement dated July 19, 1979, filed July 20, 1979, as Document No. 1339310, as directed by Order filed February 5, 1999, as Document No. 3119158. (Shown as a recital on the Certificate of Titles) Amended by Amendment to Restated Easement Agreement executed June 29, 1983, filed July 1, 1983, as Document No. 1522054. (AS SHOWN AS HATCHED ON SURVEY)
14. Easement for street purposes in favor of the City of Bloomington, a Minnesota municipal corporation contained in Quit Claim Deed dated July 16, 1979, filed July 17, 1979, as Document No. 1338653. (Parcels 1 and 2) (AS SHOWN ON SURVEY)
15. Easement for underground drainage and utility purposes in favor of the City of Bloomington, a Minnesota municipal corporation, contained in Quit Claim Deed dated May 6, 1980, filed May 13, 1980, as Document No. 1381060. (Parcels 1 and 2) (AS SHOWN ON SURVEY)
16. Subject to Minnesota Department of Transportation Right of Way Plat No. 27-126 filed January 30, 2003, as Document No. 3673538, as to Parcel 301A, and all rights of access as shown on said plat by the access control symbol evidenced in that certain Final Certificate dated August 5, 2005, filed August 22, 2005, as Document No. 4151658. (Parcels 1 and 2) (AS SHOWN ON SURVEY) NOTE: Temporary easements expired December 1, 2008.
17. Easement for permanent telecommunication purposes in favor of whichever Sprint Communications Company L.P., Qwest Communications Company, LLC, and Mritel Communications, Inc., together with its successors, assigns, and licensees contained in Easement Deed by Court Order in Settlement of Landowner Action, Civil No. 11-3401 dated November 12, 2012, filed October 26, 2015, as Document No. 105304181, as directed by Examiner's directive filed October 26, 2015, as Document No. 105304085. (Parcels 1 and 2) (A BLANKET EASEMENT)

STATEMENT OF POTENTIAL ENCROACHMENTS:

A. Street at northwest corner of site lies within subject property. AS SHOWN ON SURVEY

VICINITY MAP



SURVEY PERFORMED BY:
HARRY S. JOHNSON CO. INC.
 LAND SURVEYORS & CONSULTANTS
 9063 Lyndale Avenue South
 Bloomington, Min. 55420
 (952) 884-5344
 (952) 884-5344 Fax
 Email: tom@hjsurveyors.com
 Web: www.hjsurveyors.com

LEGAL DESCRIPTION

Parcel 1:
 Lot 2, Block 2, "Beaver Brook", except that part thereof lying within the right of way of Interstate Highway No. 494 as described in Book 2608 of Deeds, Page 491, as Document No. 3682821, as to Parcel 201, according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property
 Parcel 2:
 Together with an easement for driveway purposes contained in Restated Easement Agreement dated July 19, 1979, filed July 20, 1979, as Document No. 1339310, as directed by Order filed February 5, 1999, as Document No. 3119158.

Amended by Amendment to Restated Easement Agreement executed June 29, 1983, filed July 1, 1983, as Document No. 1522054.

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0451F, effective date November 4, 2016.
4. Site area = 110256 square feet = 2.531 acres.
5. There are a total of 161 striped aboveground parking stalls on said property, of which there are 4 designated as handicap. Note: Parking count underground, if any, cannot be determined.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
8. There is no observable evidence of cemeteries in the field or of record.
9. Zoning Classification: CO-1, Commercial Office per City of Bloomington
 Note: There is no violation or alleged violations applicable to any zoning, subdivision, building or similar ordinances or regulations applicable to the Project within the past three years, or any pending contemplated enforcement proceedings against the project per zoning letter dated December 19, 2016 and signed by Nick Johnson, Planner.
10. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title, LLC having an effective date of November 21, 2016 and bearing file number 52033A.
11. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
12. There is no observable evidence of recent street or sidewalk construction or repairs.
13. There are no visible markings denoting wetlands as delineated by appropriate authorities.
14. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 19.

LAND TITLE SURVEY
 ALTA/NSPS
 for:
BELLWETHER ENTERPRISE

**SITE: 7801 EAST BUSH LAKE ROAD
 BLOOMINGTON, MINNESOTA**

CERTIFICATION:

To Bell Bank; CCJV, LLC, a Minnesota limited liability company; Carpathian Capital Management, LLC, a Minnesota limited liability company; Commercial Partners Title, LLC and Old Republic National 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, 2, 3, 4, 6(a), 7(a), 7(b1), 7(c), 8, 9, 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on December 28, 2016.
 Date of Plat or Map: January 3, 2017

Thomas E. Hodorff
 Thomas E. Hodorff, L.S.
 Minn. Reg. No. 23677

Revision History
 01/12/17 PER COMMENT LETTER
 01/16/18 PER COMMENT LETTER
 11/2/18 PER A. CAPRA'S EMAIL

Sheet No. **1 OF 1** Book **650** Page **3**
 File No. **1-3-9501** W.P. Number **2016498** CAD Technician **ONI**

HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS & CONSULTANTS
 BLOOMINGTON, MINNESOTA
 PHONE: 952-884-5341 FAX: 952-884-5344 Email: hsjinfo@hjsurveyors.com

Sign graphic

