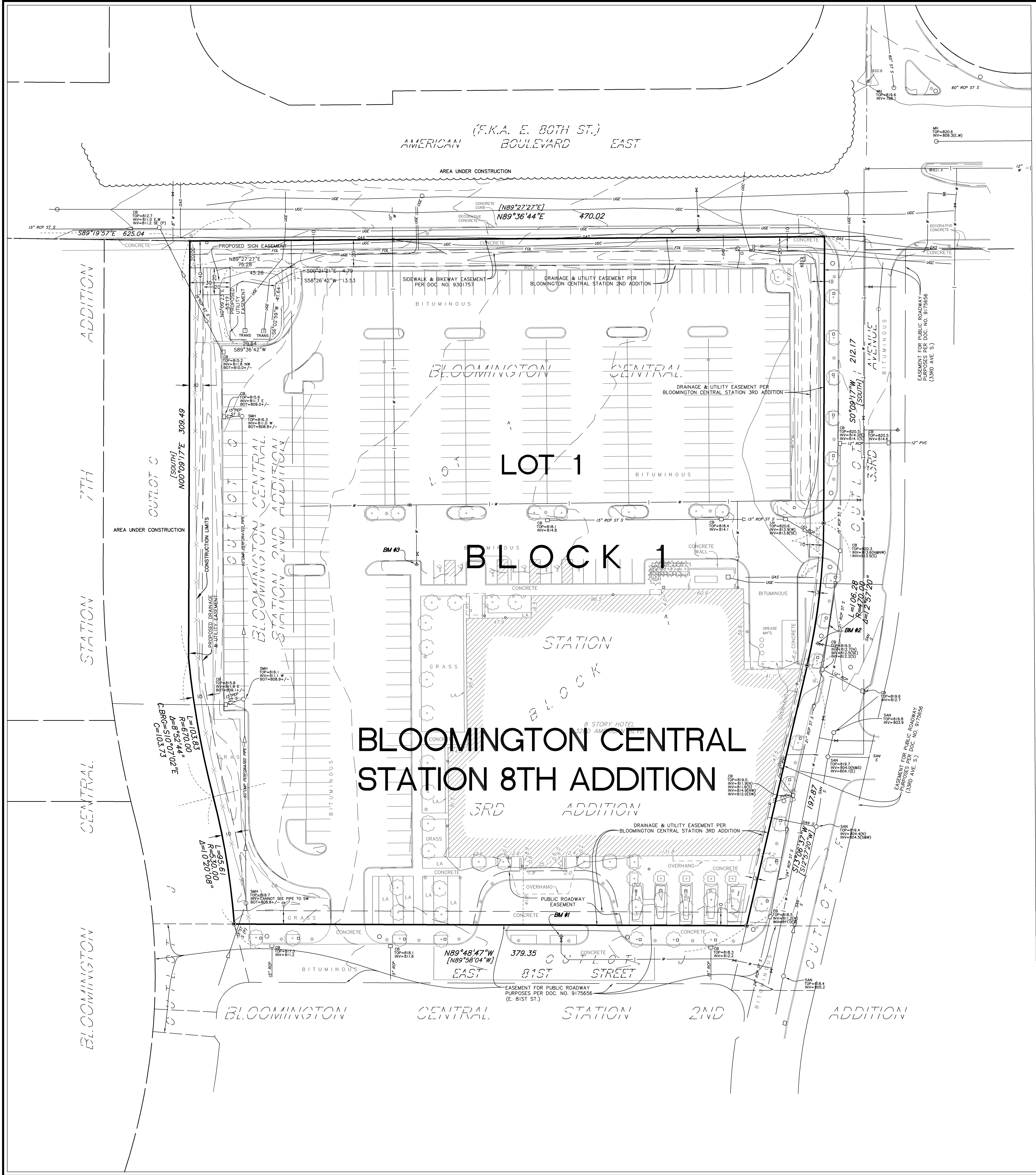




DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-1089851-MPLS, commitment date July 17, 2022)

Parcel 1:
Outlot I, Bloomington Central Station Addition, Hennepin County, Minnesota.
(Abstract Property)

Parcel 2:
Outlot K, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.
(Abstract Property)

Parcel 3:
Outlot V, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.
(Abstract Property)

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-1138892-MPLS, Commitment date July 17, 2022)

Parcel 1:
Lot 1, Block 1, Bloomington Central Station 3rd Addition, Hennepin County, Minnesota.
(Abstract Property)

Parcel 2:
Outlot Q, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.
(Abstract Property)

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS-1089851-MPLS, commitment date July 17, 2022, and Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-1138892-MPLS, Commitment date July 17, 2022 were relied upon as to matters of record.

PLAT RECORDING INFORMATION

The plat of Bloomington Central Station Addition was filed of record on December 30, 2004, as Document Nos. 4059422 and 8500627.

The plat of Bloomington Central Station 2nd Addition was filed of record on December 19, 2008, as Document Nos. 4601115 and 8301750.

The plat of Bloomington Central Station 3rd Addition was filed of record on June 18, 2014, as Document No. 100885913.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

GENERAL NOTES

1.) Survey coordinate basis: Hennepin County Coordinate System

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 153032462.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Proposed Lot 1, Block 1 = 228,350 sq. ft. or 5,242 acres
30th Avenue = 81,966 sq. ft. or 1,882 acres

BENCH MARKS (BM)

- 1.) Top of top nut of fire hydrant south of main entrance to building at 3200 American Boulevard on north side of East 81st Street.
Elevation = 822.12 feet
- 2.) Top of top nut of fire hydrant near northeast building corner at 3200 American Boulevard on west side of 33rd Avenue.
Elevation = 823.21 feet
- 3.) Top of top nut of fire hydrant 50 feet +/- northwest of northwest building corner at 3200 American Boulevard.
Elevation = 822.50 feet

NOTE: Elevations shown are based on City of Bloomington benchmarks (1929 datum)

OWNER

Bloomington Central Station, LLC
[Outlot Q, BLOOMINGTON CENTRAL STATION 2ND ADDITION]

BCS GD West, LLC
[Outlot V, BLOOMINGTON CENTRAL STATION 2ND ADDITION]

BCS Management, LLC
[Outlot I, BLOOMINGTON CENTRAL STATION ADDITION, Outlot K, BLOOMINGTON CENTRAL STATION 2ND ADDITION]

HOTEL BLOOMINGTON 3200 E 81ST, LLC
[Lot 1, Block 1, BLOOMINGTON CENTRAL STATION 3RD ADDITION]

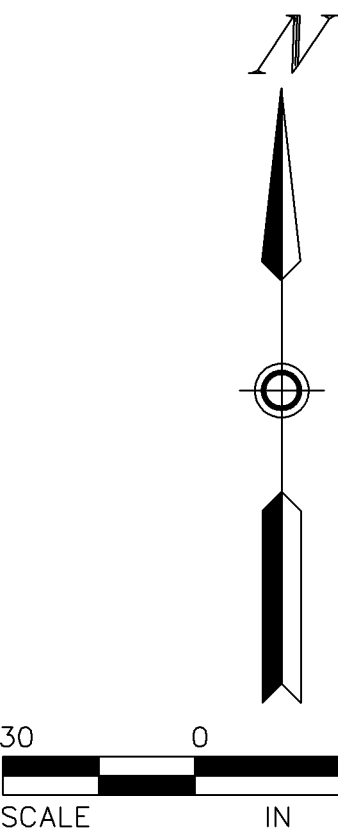
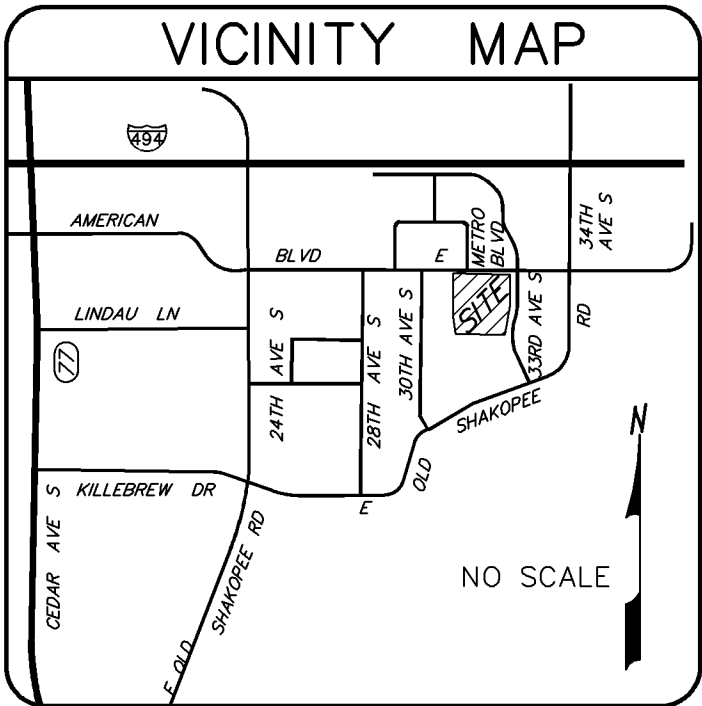
APPLICANT

Kimley-Horn and Associates, Inc.
767 N Eustis Street
Suite 100
St. Paul, MN 55114

Attn: Thomas Lincoln
Phone: 651-645-4197

SITE ADDRESS

3200 81st St. E.,
Bloomington, Minnesota



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 22nd day of September, 2022

SUNDE LAND SURVEYING, LLC
By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revised proposed utility easement	KDK	9/28/2022
Revision	By	Date
	KDK	

Drawing Title:
Preliminary Plat Of:
BLOOMINGTON CENTRAL STATION 8TH ADDITION

SUNDE
LAND SURVEYING
www.sunde.com
9001 East Bloomington Freeway (30W) • Suite 118
Bloomington, Minnesota 55420-3435
952-861-2405 (Fax: 952-868-3505)

Project: 85-161-R116 Bk/Pg: 1124/54 Date: 09/21/2022
Township: 27 Range: 23,24 Section: 6(R.23) and 1(R.24)
File: 8516-R116-PREPLAT Sheet: 1 of 3