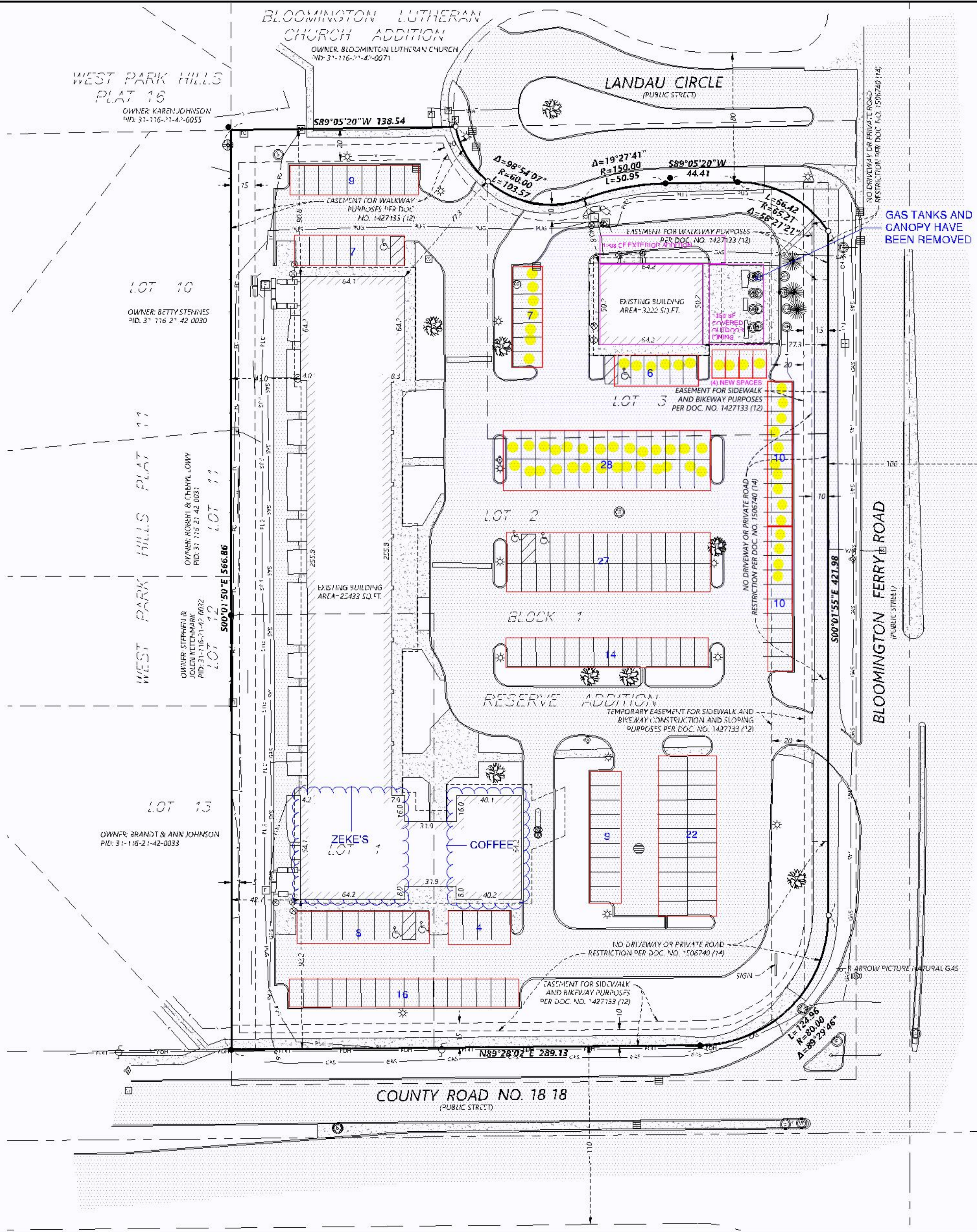


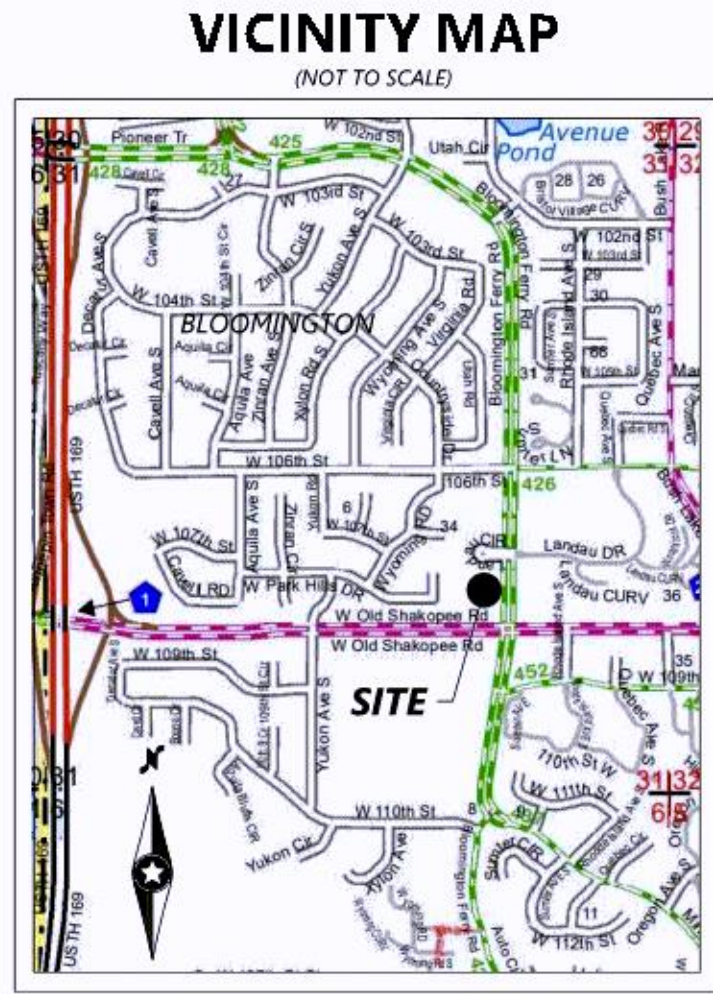
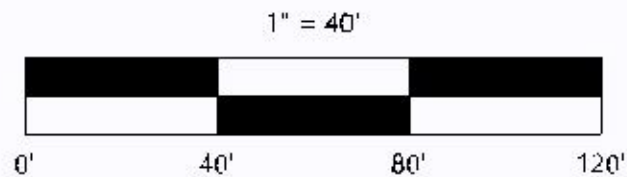


177 EXISTING PARKING SPACES
-OPTION TO ADD AT LEAST 4 NEW SPACES

● = 59 SPACES REQUIRED FOR PROPOSED
PROJECT PER BLOOMINGTON ZONING CODE

LEGEND

⊙	SEWAGE MANHOLE	⊗	STEEL/WOOD POST
⊕	SEWER CLEANOUT	⊙	SIGN
⊙	STORM MANHOLE	⊙	HANDICAPPED STALL
⊕	BETHUS CATCH BASIN	⊙	CONIFEROUS TREE
⊕	CATCH BASIN	⊙	DECIDUOUS TREE
⊕	CATCH BASIN MANHOLE	—	BOUNDARY LINE
⊕	HYDRANT	—	RIGHT-OF-WAY LINE
⊕	GATE VALVE	—	LOT LINE
⊕	CURB STOP BOX	—	EASEMENT LINE
⊕	WATER MANHOLE	—	SECTION LINE
⊕	ELECTRIC BOX	—	CAS
⊕	ELECTRIC MANHOLE	—	PAH
⊕	STREET LIGHT	—	PU3
⊕	POWER POLE	—	W41
⊕	MAS. ARM	—	FO
⊕	HAND HOLE/UNCTION BOX	—	F
⊕	FIBER OPTIC MANHOLE	—	CONTRILLED ACCESS
⊕	FIBER OPTIC PEDESTAL	—	CURB & GUTTER
⊕	NATURAL GAS METER	—	CONCRETE SURFACE
⊕	NATURAL GAS VALVE	—	BILLUMINOUS SURFACE
⊕	UNKNOWN MANHOLE	●	FOUND MONUMENT
		○	SET MONUMENT



PL202400033
PL2024-33

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. NCS-1088871-MPLS)

Lots 1, 2 and 3, Block 1, Reserve Addition, Hennepin County, Minnesota.

GENERAL NOTES

- This survey was prepared using First American Title Insurance Company, Title Commitment Number NCS-1088871-MPLS having an effective date of August 16, 2021 at 1:30 P.M.
- Address of subject property: 10700 Bloomington Ferry Road, 10700 Bloomington Ferry Road, 7700 West Old Shakopee Road, Bloomington, MN 55438. (Table A, Item 2)
- Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community Panel Number 27053C04425, dated 11/04/2016. (Table A, Item 3)
- Subject property contains 198,557 Sq. Ft. or 4.56 acres. (Table A, Item 4)
- Zoning information not provided by Client. (Table A, Item 6 (6)(5))
- All building dimensions shown are exterior dimensions at ground level. (Table A, Item 6(6))
- Subject property contains 175 total marked parking stalls, 6 of which are handicapped stalls. (Table A, Item 9)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher One Call ticket number: 212711375 and 212711376). (Table A, Item 11)
- Adjacent ownership information shown per Hennepin County GIS website. (Table A, Item 13)
- There was no observable evidence of earth moving works or outside building construction at the time of this survey. (Table A, Item 16)
- As of the date of this survey, there are no proposed changes in street right of way lines, per City of Bloomington Road Closures current project list. As of the date of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A, Item 17)
- Based on the information contained within the title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown herein. (Table A, Item 18)

EXCEPTIONS (PER TITLE COMMITMENT NO. NCS-1088871-MPLS)

The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment:

- Easement for drainage and utility purposes as disclosed by the plat of Reserve Addition, recorded November 30, 1979, as Document No. 1360203, and shown as a record on Certificate of Title No. 1530176, (SHOWING ON SURVEY).
- Easement for sidewalk, roadway and utility purposes, together with any incidental rights, in favor of City of Bloomington, a Municipal/municipal corporation, as contained in Quit Claim Deed, dated December 28, 1979, recorded June 04, 1981, as Document No. 1427133, (SHOWING ON SURVEY).
- Terms and conditions of an unrecorded lease dated July 1, 1962, executed by The Reserve Company, a Minnesota partnership, as lessor, and EDH Development Co., a Minnesota partnership, as lessee, as disclosed by a Memorandum of Ground Lease, recorded March 7, 1983, as Document No. 1503680, (NOT PLOTTABLE).
- Covenants, conditions and restrictions as contained in Declaration of Covenants and Restrictions, dated December 28, 1979, recorded March 29, 1983, as Document No. 1506740. 15. Regulation No. 2011, governing a conditional use permit, adopted April 15, 2011, recorded April 27, 2011, as Document No. 14612654, (Affects Lots 1 and 2). (DRIVEWAY AND PRIVATE ROAD RESTRICTION, SHOWN ON SURVEY).
- Mortgage executed by Reserve Company, LLC, a Minnesota limited liability company to Think Mutual Bank, a Minnesota banking corporation, dated July 20, 2015, recorded July 22, 2015, as Document No. 10575444, securing the original amount of \$850,000.00, and any other amounts which may become due and payable under the terms thereof. (NOT PLOTTABLE).
- Assignment of Rents and Leases executed by Reserve Company, LLC, a Minnesota limited liability company, as assignor, to Think Mutual Bank, a Minnesota banking corporation, as assignee, dated July 20, 2015, recorded July 22, 2015, as Document No. 10575445, (NOT PLOTTABLE).
- The following records and/or memorials shall remain on the Certificate of Title, and all subsequent Certificates of Title, until an Examiner's Directive is obtained and recorded authorizing the Registrar of Titles to Remove them: (NOT A SURVEY MATTER)
 - Quit Claim Deed, dated November 22, 1989, recorded December 06, 1989, as Document No. 2058680.
 - Assignment of Mortgage and Assignment of Assignment of Rents and Leases dated November 27, 1985, recorded December 10, 1985, as Document No. 1690896.
 - Financing Statement recorded April 18, 2003, as Document No. 3721993.
 - Financing Statement Amendment recorded April 18, 2003, as Document No. 3721994.
 - Financing Statement Continuation recorded April 18, 2003, as Document No. 3721995.
 - Financing Statement Continuation recorded October 30, 2007, as Document No. 4440972.

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY, STEADY COUNTY, MINN.: LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a)(b), 6(a)(c), 8, 9, 11, 12, 13, 16, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 11, 2021.

Christopher R. Foley
CHRISTOPHER R. FOLEY, LS
MN LICENSE NO. 55343, EXPIRATION 06/30/2022
CHRIS.FOLEY@WESTWOODPS.COM
DATE 02/15/22



DESIGNED: _____
CHECKED: CRF
DRAWN: TWB
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: _____

INITIAL ISSUE: 10/18/21
REVISIONS: 1-15-22 Updated Certification per comments TWB

PREPARED FOR:

Stinson, LLP

Countryside Center

Bloomington, MN

Westwood

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Fax (320) 358-2001 St. Cloud, MN 56303
Toll Free (320) 270-9485 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS
LAND TITLE SURVEY

PROJECT NUMBER: 0034087.00

SHEET NUMBER:

1

OF

1

DATE: 10/18/21

