



(Per Schedule A of the herein referenced Title Commitment)

Parcel 1:

Parcel 1:
Lot 1, Block 1, Welcome Community Home, Hennepin County, Minnesota.

Certificate of Title No. 1107352

Parcel 2:
The South 133.5 feet of Lot 29, AUDITOR'S SUBDIVISION NO. 331, Hennepin County, Minnesota
Abstract Property

Parcel 3:
That part of Lot 28, AUDITOR'S SUBDIVISION NO. 331, lying West of the East 266.27 thereof, Hennepin County,
Minnesota,
Abstract Property

Parcel 4:
The North 80 feet of the West 191.25 feet of the South 1/2 of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 15, Township 27, Range 24.
Torrens Property
Certificate of Title No. 1107353

Parcel 5:
The North 80 feet of the East 140.28 feet of the West 331.53 feet of the South 1/2 of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 15, Township 27, Range 24.
Torrens Property
Certificate of Title No. 1107353

Parcel 6:
Lot 1, Block 1, BEVIER ADDITION, Hennepin County, Minnesota
Abstract Property

(The following items refer to Table A optional survey responsibilities and specifications

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
2. The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 9955, 10001, 10009, 10017, 10027 & 10029 Lyndale Avenue South, Bloomington, Minnesota 55420.
3. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0458F, Community Panel No. 2752300458F, effective date of November 4, 2016.
4. The Gross land area is 173,213 +/- square feet or 3.98 +/- acres.
The Right of Way area is 2,640 +/- square feet or 0.06 +/- acres.
The Net land area is 170,573 +/- square feet or 3.92 +/- acres.
6. (a) Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Bloomington Zoning Map and City Code, on September 30, 2025, information for the subject property is as follows:

Zone B-2 (9955 Lyndale Avenue South)

Setbacks: Front 35 feet, Side 10 feet, Rear 15 feet, abutting residential 50 feet;

Zone R-1 (10001, 10009, 10017, 10027 & 10029 Lyndale Avenue South)

Setbacks: Front 30 feet, Side 10 feet (5 feet for garages and accessory buildings not connected to water or sanitary sewer), Rear 30 feet;

(b) The zoning setback requirement

surveyor and should be verified.

(a) Exterior dimensions of all buildings are shown at ground level

(b)(1) Square footage is the exterior footprint of all buildings at ground level

8. Substantial features observed in the process of conducting fieldwork, are shown hereon.

9. Stripping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 74 Regular + 2 Disabled = 76 Total Parking Stalls.
10. The client has not designated driveway or party walls for their relationships and locations with respect to adjoining properties to be shown hereon.
11. (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 252231611, 252231612, 252231613, 252231614, 252231616, 252231745 & 252231746. The following utilities and municipalities were notified:

ARVIG	(218)346-8174	BLOOMINGTON SCHOOLS ISD 271	(218)346-8174
CITY OF BLOOMINGTON UTILITIES	(952)727-2236	CITY OF BLOOMINGTON TRAFFIC	(952)563-8773
CENTER POINT ENERGY	(608)222-2014	CENTURYLINK	(800)778-9140
COMCAST	(800)778-9140	XCEL ENERGY	(800)848-7558
ZAYO BANDWIDTH	(800)961-6500		
- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
13. The names of the adjoining owners, as shown hereon, are based on information obtained from current tax records.
16. We are not aware of any recent earth moving work, building construction or building additions observed in the process of conducting our field work.
17. We are not aware of any proposed street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting our field work.
18. Plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor are shown hereon.

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
3. Originating Benchmark: MNDOT Benchmark DONALD, located in Bloomington, at the junction of West Bloomington Freeway and West 90th Street in Bloomington, 283.3 feet south of West 90th Street, 20.5 feet west of West Bloomington Freeway, 37.7 feet northeast of a fire hydrant, 1.5 feet east of a witness post.
Elevation = 838.22 feet (NGVD29)

Site Benchmark: Top nut of fire hydrant at the northwest corner of the site as shown hereon.
Elevation = 829.04 feet (NGVD29)
4. There is no observable evidence that the property was used as a solid waste dump, sump, or sanitary landfill. Field work for this Survey was performed on the ground.
5. The total area of the property improved (buildings, driveways, and parking lot) is 41,426± Square Feet.

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Stewart Title Insurance Company, File No. 01040-25573 amended commitment issued August 21, 2025, effective date August 21, 2025. The numbers below correspond to those in the title commitment.

1-9, 11, 13, 16-17 & 20 do not require comment.

13. Subject to drainage and utility easements as shown on plat. (Parcel 1) (Shown as Recital on Certificate of Title No. 1107352) **Drainage and utility easements per WELCOME HOME ADDITION are shown hereon along the perimeter of Parcel 1.**
12. Easement for bikeway purposes in favor of The City of Bloomington as contained in Quit Claim Deed, dated July 1, 1975, recorded July 18, 1975 as Document No. T1146307. (Parcel 1) **As shown hereon along the west side of Parcel 1.**
14. Easement for drainage and utility purposes in favor of The City of Bloomington as contained in Easement, dated November 6, 2001, recorded December 7, 2001 as Document No. T3469345. (Parcel 1) **As shown hereon along the north side of Parcel 1.**
15. Agreement As to Conditional Approval for Encroachment in Public Easements between Daniel M. Wixon and Lois R. Wixon, married to each other, and the City of Bloomington, dated November 20, 2001, recorded June28, 2002, as to Document No. T3567085 (Parcel One) and recorded December 31, 2001, as Counter Recorder Document No. 7616778. (Parcel 6) **Encroachment agreement area is not shown hereon and is for parking lot and appearances within the public easements per BEVIER ADDITION, WELCOME COMMUNITY HOME, and per Document No. 3469345.**
18. Drainage and utility easements as shown on the recorded plat of WELCOME COMMUNITY HOME ADDITION recorded June 30, 1975, as Document No. 1144049. (Parcel 1). **As shown hereon along the perimeter of Parcel 1.**
19. Easement for utility purposes in favor of The City of Bloomington as contained in Deed of Easement, dated April 10, 1961, recorded August 23, 1961 in Book 2310 Deeds, page 620, as Document No. 3304725. (Parcel 2) **As shown hereon along the north side of Parcel 1.**
21. Easement for utility purposes in favor of Village (now City) of Bloomington as contained in Deed of Easement, dated May 9, 1960, recorded November 24, 1981 in Book 2323 Deeds, page 615, as Document No. 3321087. (Parcel 3) **As shown hereon east of Parcel 1.**
22. Easement for transmission of electrical energy purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Easement, dated March 11, 1966, recorded March 14, 1966 in Book 2537 Deeds, page 69, as Document No. 3594981. (Parcel 3) **Easement lies east of the surveyed property and is not shown hereon.**
23. Easement for transmission of electrical energy purposes in favor of The Village (now City) of Bloomington as contained in Easement, dated March 11, 1966, recorded March 14, 1966 in Book 2537 Deeds, page 69, as Document No. 3594981. (Parcel 3) **Easement lies east of the surveyed property and is not shown hereon.**
24. Easement for transmission of electrical energy purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Easement, dated March 11, 1966, recorded March 14, 1966 in Book 2537 Deeds, page 70, as Document No. 3594982. (Parcel 3) **Easement lies east of the surveyed property and is not shown hereon.**
25. Subject to a reservation of minerals and mineral rights in favor of the State of Minnesota. (Parcel 5) (Shown as a Recital Title No. 1107353) **Reservation of minerals and mineral rights is blanket in nature over Parcel 5 and is not shown hereon.**
27. Easement for sidewalk purposes in favor of City of Bloomington as contained in Easement, dated April 21, 1983, recorded April 21, 1983 as Document No. 4787187. (Parcel 6) **As shown hereon along the west side of Parcel 6.**
28. Terms and conditions of Ordinance No. 85-23, Vacation Certain Streets, Road, Alleys, and Easements dated June 3, 1985, recorded June 21, 1985, as Document No. 5006212. (Parcel 6) **Vacations lie north of the surveyed property and are not shown hereon.**
29. Drainage and utility easements as shown on the recorded plat of BEVIER ADDITION recorded April 21, 1980, as Document No. 4787141. (Parcel 6) **As shown hereon along the perimeter of Parcel 6.**

To Real Estate Equities; Bloomington AH I, LLLP; Daniel Miles Wixon and Stewart Title Guaranty Company :



To Real Estate Equities; Bloomington AH I, LLLP; Daniel Miles Wixon and Stewart Title Guaranty Company :

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), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 16, 17, 18 & 19 of Table A thereof. The field work was completed on August 20, 2025.

Date of Plat or Map: September 30, 2025

William

Dillon J. Tews, PLS Minnesota License No. 62268
dtews@loucksinc.com

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—>>—	STORM SEWER
● FOUND PINCH TOP	—>—>—>—>—	SANITARY SEWER
● FOUND REBAR	-----	MAPPED SANITARY SEWER SERVICE
✱ CATCH BASIN	-----	MAPPED WATERMAIN
◎ STORM MANHOLE	-----	MAPPED WATER SERVICE
○ SANITARY MANHOLE	---ELE---	UNDERGROUND ELECTRIC
○ HYDRANT	---FOP---	UNDERGROUND FIBER OPTIC
⋈ GATE VALVE	-----FOP---	MAPPED UNDERGROUND FIBER OPTIC
Ⓐ AIR CONDITIONING UNIT	-----GAS---	UNDERGROUND GAS
Ⓢ CURB STOP	-----GAS---	MAPPED UNDERGROUND GAS
♿ DISABLED PARKING STALLGAS---	ABANDONED UNDERGROUND GAS
Ⓔ ELECTRIC METER	—OH---	OVERHEAD UTILITY
Ⓔ GAS METER	—O—O—	CHAIN LINK FENCE
Ⓢ GUARD POST	=====	CONCRETE CURB
Ⓢ GUY WIRE	=====	RETAINING WALL
Ⓔ HAND HOLE	[1' 6" x 6" x 6"]	CONCRETE
⊙ LIGHT POLE	[Hatched Box]	NO PARKING
⊙ POWER POLE	[Hatched Box]	EXISTING BUILDING OVERHANG
Ⓢ ROOF DRAIN	~~~~~g12~~~~~	CONTOUR
Ⓢ SERVICE CLEANOUT	~~~~~g12.5~~~~~	SPOT ELEVATION
Ⓢ SIGN	~~~~~	TREE LINE / DRIP LINE
Ⓔ TELEPHONE PEDESTAL	[10]	SCHEDULE B II ITEM
Ⓢ TRAFFIC SIGNAL	()	INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
Ⓔ UTILITY VALVE	0.2% — 0' — 1'	THE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
② PARKING STALL COUNT	—BSBL---	BUILDING SETBACK LINE

9955, 10001, 10009, 10017, 10027
& 10029 LYNDALE AVENUE SOUTH
BLOOMINGTON, MN 55420



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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Plymouth 55441
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08/28/25	SURVEY ISSUED
09/30/25	REV PER COMMENTS

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

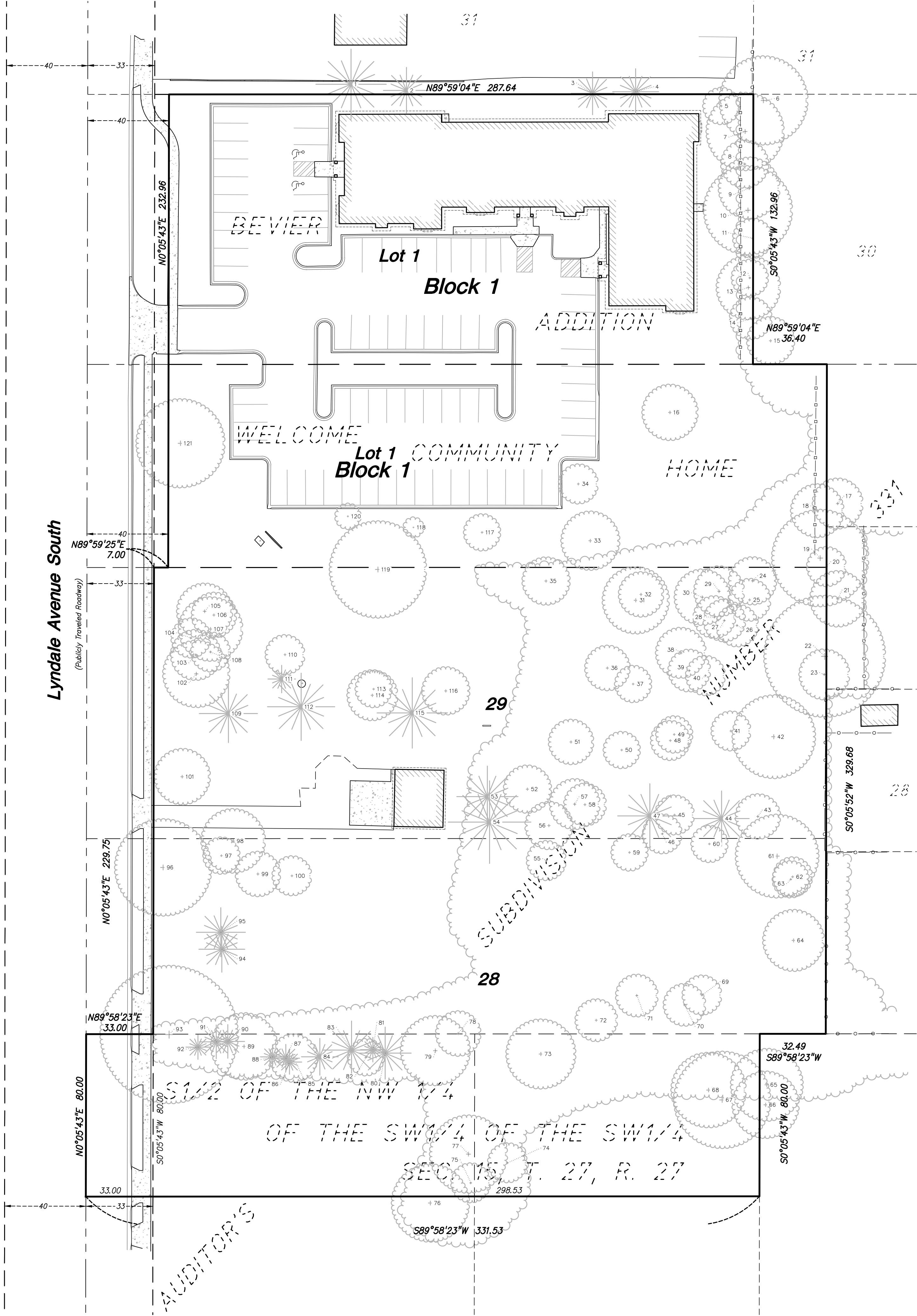
[Signature]

License No. 62268
Date 08/28/25

Loucks Project No. 250438
Project Lead DJT
Drawn By NRS
Checked By DJT
Field Crew CMS/SRK

A detailed street map showing the location of a site, marked with a star. The site is located at the intersection of Lyndale Ave. S. and North Hollen Dr. The map includes surrounding streets such as W. Garfield St., W. 96th St., W. 97th St., W. 98th St., W. 99th St., W. 100th St., W. 101st St., W. 102nd St., W. 103rd St., W. 104th St., W. 105th St., W. 106th St., W. 107th St., W. 108th St., W. 109th St., W. 110th St., W. 111th St., W. 112th St., W. 113th St., W. 114th St., W. 115th St., W. 116th St., W. 117th St., W. 118th St., W. 119th St., W. 120th St., W. 121st St., W. 122nd St., W. 123rd St., W. 124th St., W. 125th St., W. 126th St., W. 127th St., W. 128th St., W. 129th St., W. 130th St., W. 131st St., W. 132nd St., W. 133rd St., W. 134th St., W. 135th St., W. 136th St., W. 137th St., W. 138th St., W. 139th St., W. 140th St., W. 141st St., W. 142nd St., W. 143rd St., W. 144th St., W. 145th St., W. 146th St., W. 147th St., W. 148th St., W. 149th St., W. 150th St.

1 OF 1



Tree Table					
TREE #	SIZE	SPECIES	STEMS	CONDITION	COMMENT
1	23.0	BLUE SPRUCE	1	FAIR	
2	15.0	BLUE SPRUCE	1	FAIR	
3	14.0	EASTERN WHITE PINE	1	GOOD	
4	15.0	AUSTRIAN PINE	1	FAIR	
5	12.0	COMMON HACKBERRY	1	FAIR	
6	31.0	SIBERIAN ELM	1	FAIR	
7	27.0	SIBERIAN ELM	1	FAIR	
8	16.0	SIBERIAN ELM	1	FAIR	
9	21.0	SIBERIAN ELM	1	FAIR	
10	31.0	SIBERIAN ELM	1	FAIR	
11	13.0	SIBERIAN ELM	1	FAIR	
12	12.0	AMERICAN ELM	1	FAIR	
13	22.0	SIBERIAN ELM	1	FAIR	
14	14.0	COMMON HACKBERRY	1	FAIR	
15	16.0	WHITE MULBERRY	1	FAIR	LARGE BROKEN AND HANGING BRANCH
16	19.0	COMMON HACKBERRY	1	GOOD	
17	17.0	COMMON HACKBERRY	1	FAIR	
18	18.0	SIBERIAN ELM	1	FAIR	
19	34.0	SIBERIAN ELM	1	FAIR	
20	13.0	AMERICAN ELM	1	FAIR	
21	19.0	SIBERIAN ELM	1	FAIR	
22	43.0	SIBERIAN ELM	1	POOR	LARGE BASAL CAVITY W/ DECAY
23	17.0	SIBERIAN ELM	1	FAIR	
24	16.0	SIBERIAN ELM	1	FAIR	
25	14.0	SIBERIAN ELM	1	FAIR	
26	14.0	SIBERIAN ELM	1	FAIR	
27	14.0	SIBERIAN ELM	1	FAIR	
28	14.0	SIBERIAN ELM	1	FAIR	
29	17.0	SIBERIAN ELM	1	FAIR	
30	19.0	SIBERIAN ELM	1	FAIR	
31	23.0	SIBERIAN ELM	1	FAIR	
32	15.0	SIBERIAN ELM	1	FAIR	
33	20.0	FLOWERING CRABAPPLE	1	POOR	
34	13.0	COMMON HACKBERRY	1	FAIR	
35	16.0	WHITE MULBERRY	1	FAIR	
36	15.0	SIBERIAN ELM	1	FAIR	
37	12.0	SIBERIAN ELM	1	POOR	EXTENSIVE TRUNK DECAY
38	17.0	SIBERIAN ELM	1	FAIR	
39	14.0	SIBERIAN ELM	1	FAIR	
40	13.0	SIBERIAN ELM	1	FAIR	
41	13.0	SIBERIAN ELM	1	FAIR	
42	29.0	SIBERIAN ELM	1	FAIR	
43	15.0	COMMON HACKBERRY	1	FAIR	
44	18.0	PINE SPP.	1	FAIR	PONDEROSA PINE
45	13.0	SIBERIAN ELM	1	POOR	EXTENSIVE TRUNK CANKERS
46	13.0	SIBERIAN ELM	1	FAIR	
47	21.0	PINE SPP.	1	FAIR	PONDEROSA PINE
48	13.0	SIBERIAN ELM	1	FAIR	
49	12.0	AMERICAN ELM	1	FAIR	
50	12.0	SIBERIAN ELM	1	FAIR	
51	15.0	SIBERIAN ELM	1	FAIR	
52	16.0	SIBERIAN ELM	1	FAIR	
53	20.0	PINE SPP.	1	FAIR	PONDEROSA PINE
54	27.0	PINE SPP.	1	FAIR	PONDEROSA PINE
55	13.0	SIBERIAN ELM	1	POOR	
56	16.0	SIBERIAN ELM	1	FAIR	
57	17.0	SIBERIAN ELM	1	FAIR	
58	14.0	SIBERIAN ELM	1	FAIR	
59	12.0	SIBERIAN ELM	1	FAIR	
60	12.0	SIBERIAN ELM	1	FAIR	
61	29.0	SIBERIAN ELM	1	FAIR	LARGE BROKEN AND HANGING BRANCH

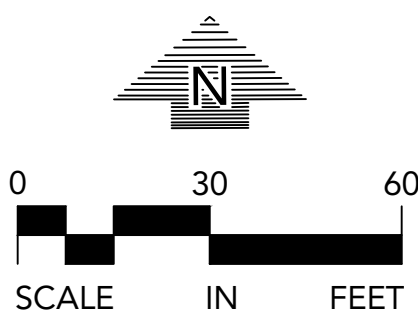
LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- TAG IDENTIFICATION NUMBER
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- EXISTING BUILDING
- DISABLED PARKING STALL
- CHAIN LINK FENCE
- WOOD FENCE

SURVEY REPORT

- The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
- The tree diameters shown hereon were identified and field located to sub-meter accuracy by Davey Resource Group, Inc. on August 18, 2025. Tree diameters shown hereon are measured at breast height in inches.

Tree Table					
TREE #	SIZE	SPECIES	STEMS	CONDITION	COMMENT
62	13.0	SIBERIAN ELM	1	FAIR	
63	12.0	SIBERIAN ELM	1	FAIR	
64	21.0	SIBERIAN ELM	2	FAIR	GRAFTED W/ SILVER MAPLE UNTIL 6FT OFF THE GROUND, 2-STEMS (14", 2")
65	25.0	EASTERN COTTONWOOD	1	FAIR	
66	23.0	EASTERN COTTONWOOD	1	FAIR	
67	34.0	EASTERN COTTONWOOD	1	FAIR	
68	26.0	EASTERN COTTONWOOD	1	FAIR	
69	13.0	SIBERIAN ELM	1	FAIR	
70	14.0	WHITE MULBERRY	1	FAIR	
71	14.0	SIBERIAN ELM	1	FAIR	
72	14.0	SIBERIAN ELM	1	FAIR	
73	24.0	SIBERIAN ELM	1	FAIR	
74	13.0	WHITE MULBERRY	1	FAIR	
75	13.0	AMERICAN ELM	1	FAIR	
76	27.0	WHITE MULBERRY	2	FAIR	2-STEMS (14", 13")
77	27.0	AMERICAN ELM	2	FAIR	2-STEMS (14", 13")
78	15.0	COMMON HACKBERRY	1	FAIR	
79	24.0	SIBERIAN ELM	1	FAIR	
80	17.0	EASTERN REDCEDAR	1	FAIR	
81	8.0	EASTERN REDCEDAR	1	FAIR	
82	12.0	SIBERIAN ELM	1	FAIR	
83	19.0	EASTERN REDCEDAR	1	FAIR	
84	12.0	EASTERN REDCEDAR	1	FAIR	
85	16.0	COMMON HACKBERRY	1	FAIR	
86	8.0	EASTERN REDCEDAR	1	FAIR	
87	9.0	EASTERN REDCEDAR	1	FAIR	
88	8.0	EASTERN REDCEDAR	1	FAIR	
89	23.0	COMMON HACKBERRY	1	FAIR	
90	11.0	EASTERN REDCEDAR	1	FAIR	
91	11.0	EASTERN REDCEDAR	1	FAIR	
92	8.0	EASTERN REDCEDAR	1	FAIR	
93	49.0	COMMON HACKBERRY	3	FAIR	3-STEMS (18", 16", 15")
94	15.0	EASTERN REDCEDAR	1	FAIR	
95	16.0	EASTERN REDCEDAR	1	FAIR	
96	34.0	SIBERIAN ELM	3	FAIR	3-STEMS (13", 12", 9")
97	12.0	FLOWERING CRABAPPLE	1	POOR	BROKEN OUT LEAD
98	22.0	AMERICAN ELM	1	POOR	EARLY SIGNS OF DED
99	15.0	SIBERIAN ELM	1	FAIR	
100	13.0	AMERICAN ELM	1	FAIR	
101	19.0	PIN OAK	1	FAIR	
102	23.0	SIBERIAN ELM	2	FAIR	2-STEMS (12", 11")
103	17.0	HONEYLOCUST	1	FAIR	
104	13.0	HONEYLOCUST	1	POOR	TOP BROKE OUT
105	19.0	SIBERIAN ELM	1	FAIR	
106	15.0	AMERICAN ELM	1	FAIR	
107	22.0	HONEYLOCUST	1	POOR	EXTENSIVE BASAL DECAY
108	13.0	SIBERIAN ELM	1	FAIR	
109	19.0	BLUE SPRUCE	1	POOR	
110	13.0	COMMON HACKBERRY	1	GOOD	
111	9.0	EASTERN WHITE PINE	1	GOOD	
112	22.0	BLUE SPRUCE	1	POOR	
113	12.0	COMMON HACKBERRY	1	FAIR	
114	17.0	AMERICAN ELM	1	FAIR	
115	23.0	BLUE SPRUCE	1	POOR	CODOMINANT LEADERS
116	16.0	AMERICAN ELM	1	FAIR	
117	12.0	SWAMP WHITE OAK	1	FAIR	
118	6.0	AMERICAN HOPHORNBEAM	1	FAIR	
119	34.0	AMERICAN LINDEN	1	FAIR	
120	8.0	SWAMP WHITE OAK	1	POOR	LOST MAIN LEADER
121	31.0	BLACK WALNUT	1	FAIR	



LYNDALE APARTMENTS

9955, 10001, 10009, 10017, 10027 & 10029 LYNDALE AVENUE SOUTH BLOOMINGTON, MN 55420

REAL ESTATE EQUITIES

579 SELBY AVENUE SAINT PAUL, MN 55102

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/28/25 SURVEY ISSUED

PROFESSIONAL SIGNATURE

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.

Dillon J. Teas - PLS
License No. 62268
Date 08/28/25

QUALITY CONTROL

Loucks Project No. 250438
Project Lead DJT
Drawn By NRS
Checked By DJT
Field Crew CMS/SRK

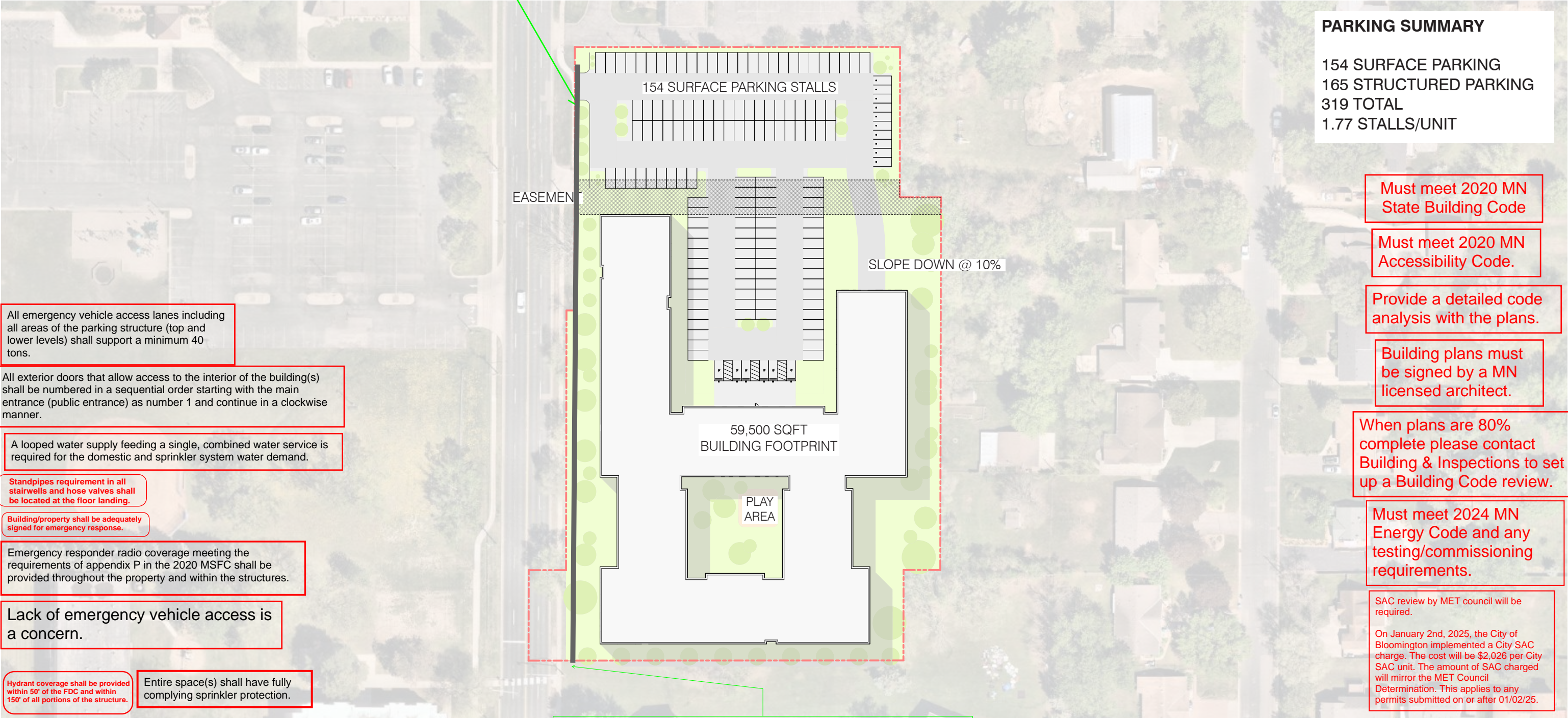
VICINITY MAP

TREE INVENTORY SURVEY

1 OF 1

SITE

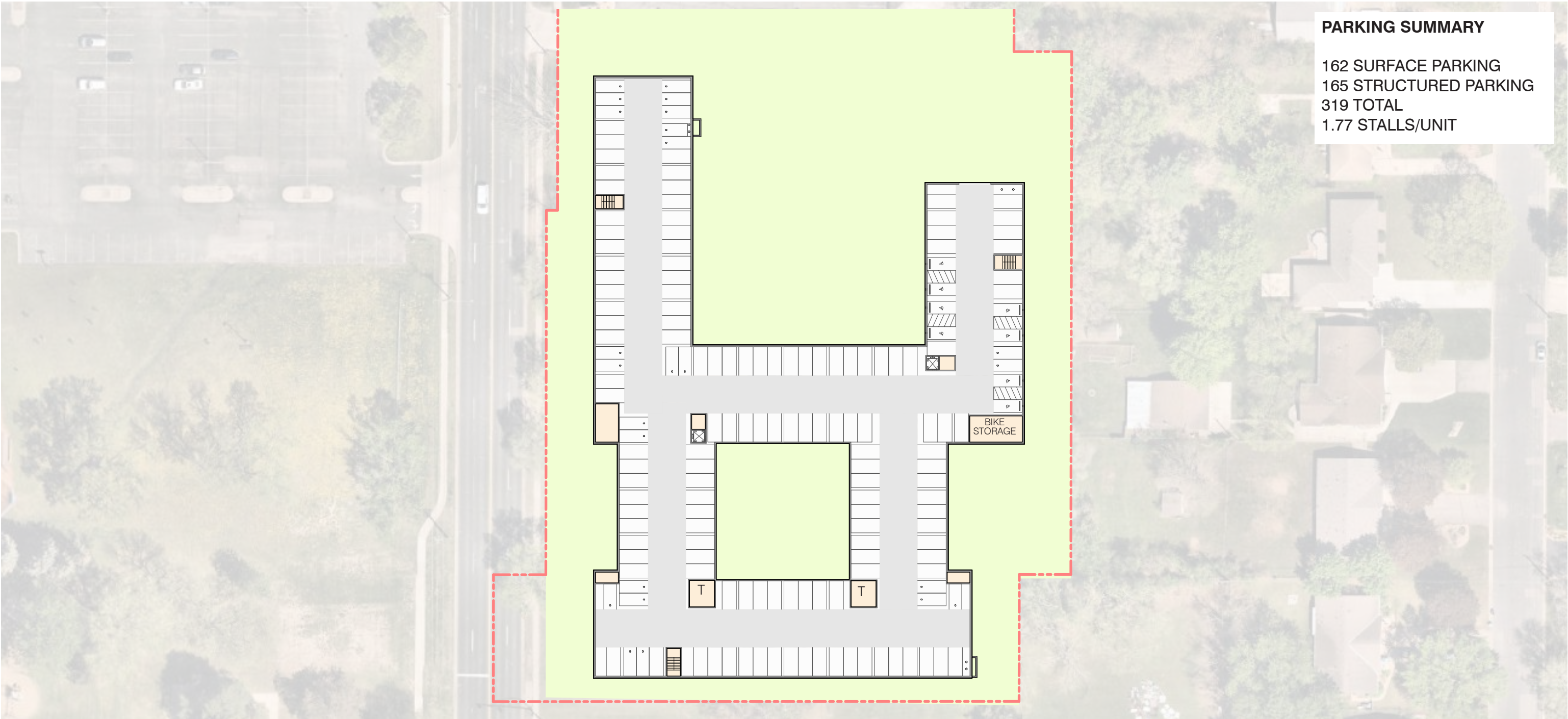
Incorporate a 20-foot landscape yard between Lyndale Avenue and surface parking lot.



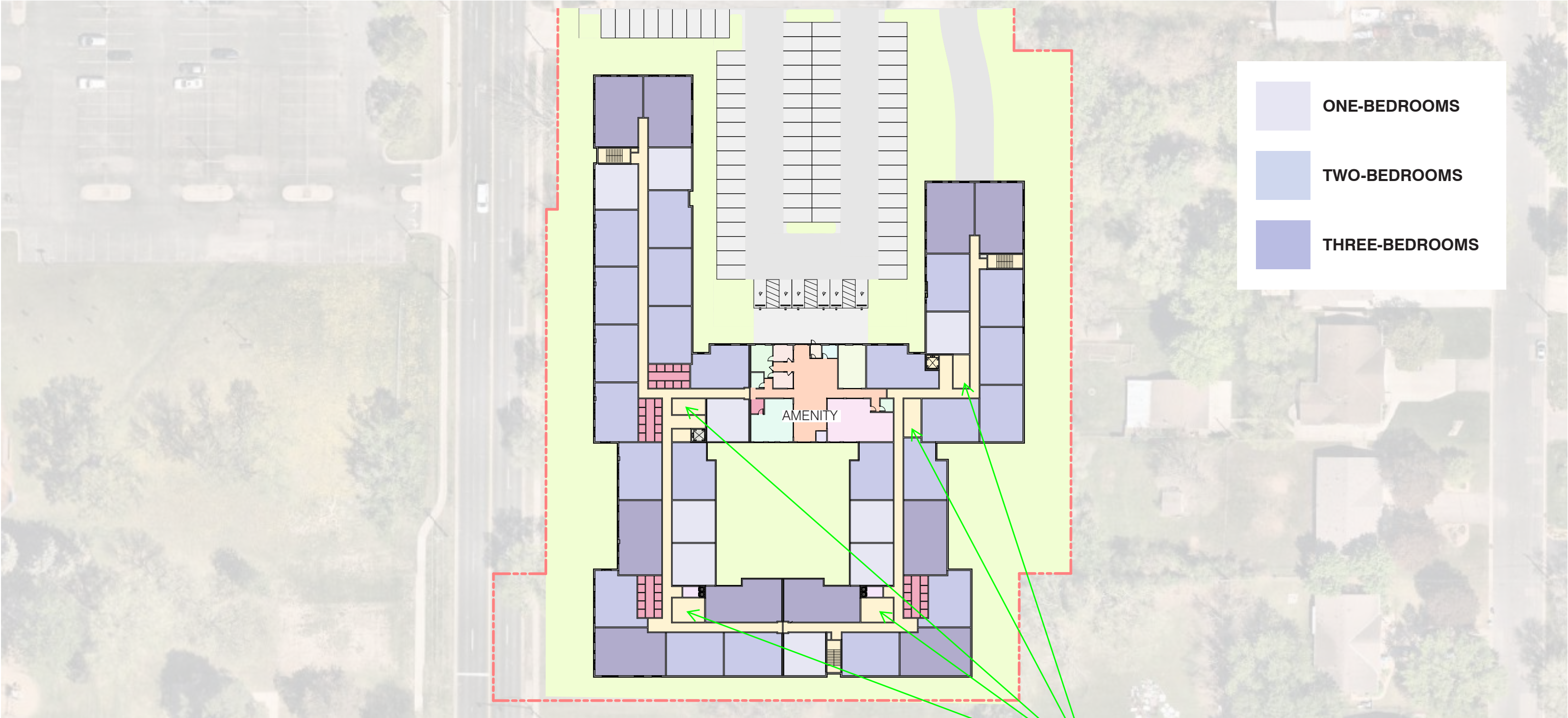
8-foot concrete sidewalk must be installed along Lyndale Avenue S. Also provide a sidewalk connection from public sidewalk to main entrance.

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

SUBLEVEL



LEVEL 1



ONE-BEDROOMS

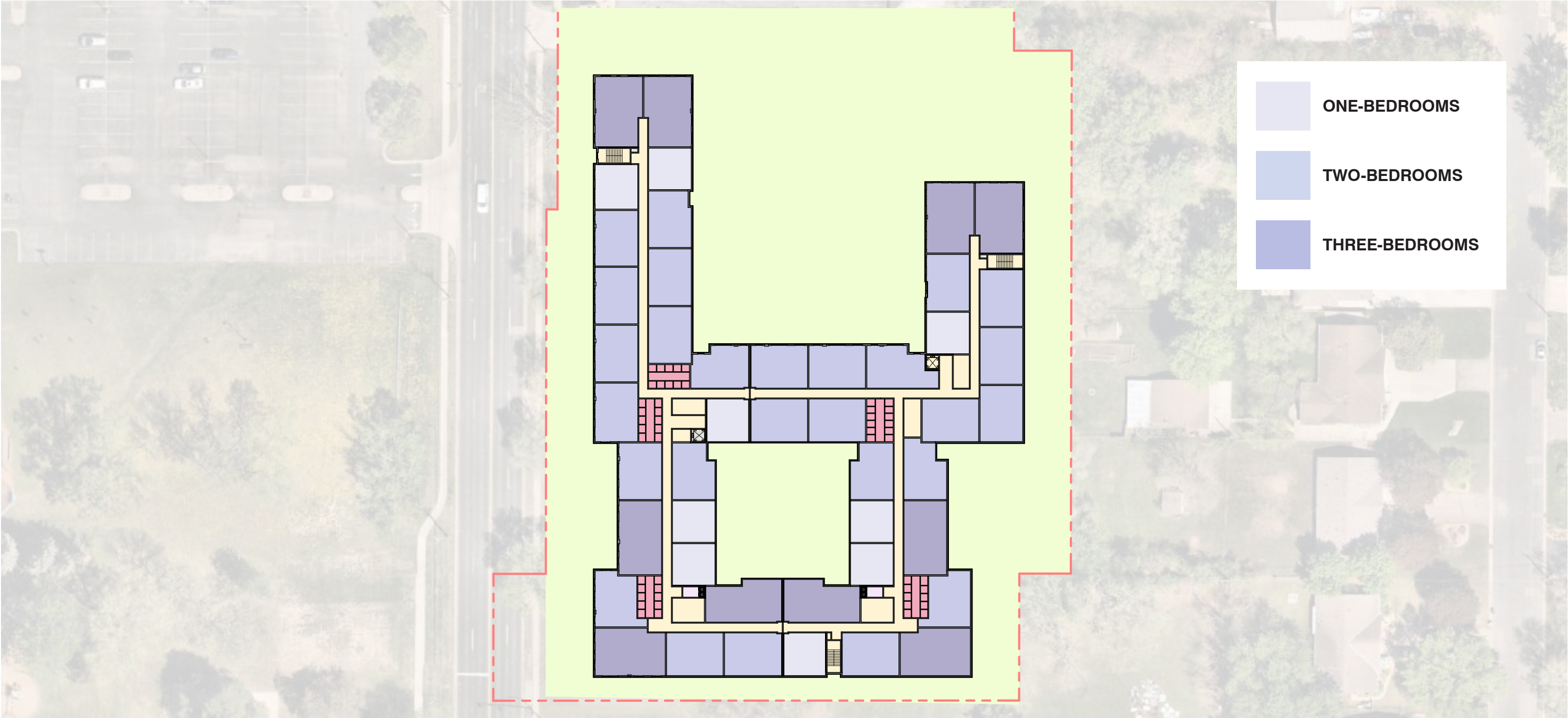
TWO-BEDROOMS

THREE-BEDROOMS

Are these spaces tenant storage spaces?
Please identify the dimensions and quantity
of storage units in order to review for Code
compliance.



LEVEL 2



DEVELOPMENT SUMMARY - OPTION C

DESCRIPTION	TOTAL	PARKING				COMMERCIAL	RESIDENTIAL					
	Gross SF	Parking GSF	Structured Parking	Surface Parking	Total Parking	Commercial GSF	Residential GSF	Amenity	NLSF	Efficiency	Residential Parking	Residential Units
S2 Sublevel Parking	-	-	-	-	-	-	-				-	
S1 Sublevel Parking	59,500	59,500	165		165		-				165	
1 Lobby / Parking / Units	59,500			154	154		59,500	5,500	42,660	72%	154	42
2 Units / Amenity	59,500						59,500	-	47,005	79%		46
3 Units	59,500						59,500	-	47,005	79%		46
4 Units	59,500						59,500	-	47,005	79%		46
5 Units	-						-	-	-	#DIV/0!		-
	297,500 Gross SF	59,500 Parking GSF	165 Structured Parking	154 Surface Parking	319 Total Parking	0 Commercial GSF	238,000 Residential GSF	5,500 Amenity	183,675 NLSF	77% Efficiency	319 Residential Parking	180 Residential Units

METRICS

Site SF	170,549	SF
Site Acreage	3.92	Acres
Dwelling Units	180	DU
Dwelling Unit per Acre	46	DU/Acre
Residential Parking Ratio Per Unit	1.77	Stalls/Unit
Residential Parking Ratio Per Bedroom	0.88	Stalls/Bed
FAR	1.40	

The proposed site area and density are compliant with the RM-50 zoning district.

The OHO does not have a parking reduction incentive for developments with only 60 percent AMI units. If 9 percent of the units are affordable at a 50 percent level, for example, the parking reduction would be 15 percent. The proposed reduction based on the pre-application proposal is approximately 8 percent.

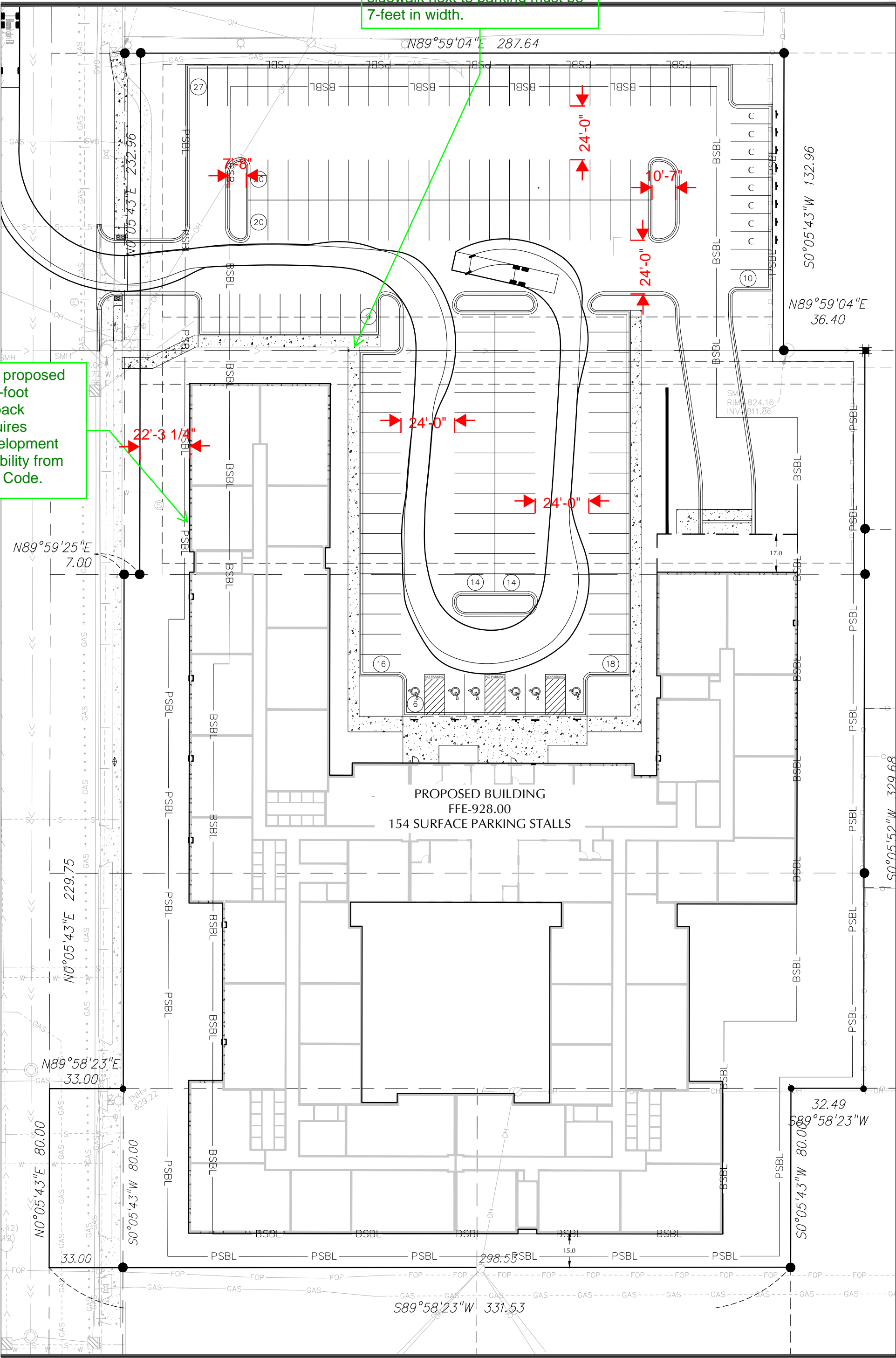
RESIDENTIAL MIX

Unit Type	Mix	Qty	Total Beds	Avg Unit NLSF	Total NLSF
Studio	0%	-	-	500	-
1 BR	20%	36	36	700	25,200
2 BR	58%	104	208	960	108,075
3 BR	22%	40	120	1,260	50,400
4 BR	0%	-	-	-	-
	100%	180	364	974	183,675

Minimum unit size for 1, 2, and 3 bedroom units are 650, 800, and 950 square feet, respectively.

To account for vehicle overhand, sidewalk next to parking must be 7-feet in width.

The proposed ~22-foot setback requires development flexibility from City Code.



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DRAFT SITE PLAN



SCALE IN FEET



LOUCKS

Loucks Project No. 250438.0A