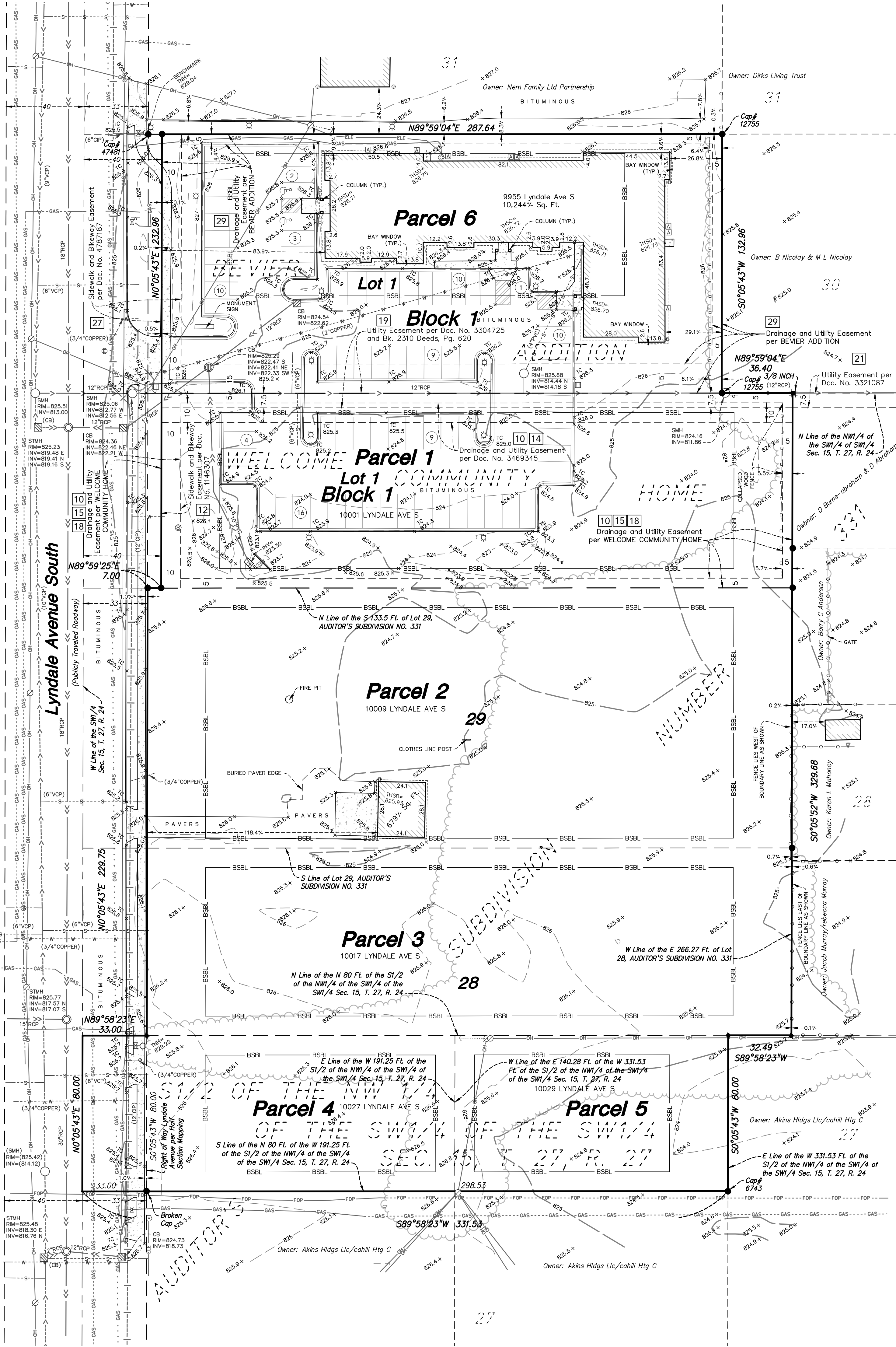


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DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

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

ALTA/NSPS OPTIONAL TABLE A NOTES

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

- 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.
- 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.
- 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.
- 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.
- (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 requirements shown hereon for the subject property require an interpretation by the 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.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- 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.
- The client has not designated division or party walls for their relationships and locations with respect to adjoining properties to be shown hereon.
- (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 252231611, 252231612, 252231613, 252231614, 252231615, 252231745 & 252231746. The following utilities and municipalities were notified:

ARVIG (218)346-8174
CITY OF BLOOMINGTON UTILITIES (952)217-2236
CENTER POINT ENERGY (608)223-2014
COMCAST (800)778-9140
ZAYO BANDWIDTH (800)961-6500

BLOOMINGTON SCHOOLS ISD 271 (218)346-8174
CITY OF BLOOMINGTON TRAFFIC (952)563-8773
CENTURYLINK (800)778-9140
XCEL ENERGY (800)848-7558

- 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.
- 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.
- The names of the adjoining owners, as shown hereon, are based on information obtained from current tax records.
- We are not aware of any recent earth moving work, building construction or building additions observed in the process of conducting our field work.
- 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.
- Plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor are shown hereon.

SURVEY REPORT

- The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
- The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
- Originating Benchmark: MNDOT Benchmark DONALD, located in Bloomington, at the junction of West Bloomington Fairway and West 90th Street in Bloomington, 283.3 feet south of West 90th Street, 20.5 feet west of West Bloomington Fairway, 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)
- 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.
- The total area of the property improved (buildings, driveways, and parking lot) is 41,426± Square Feet.

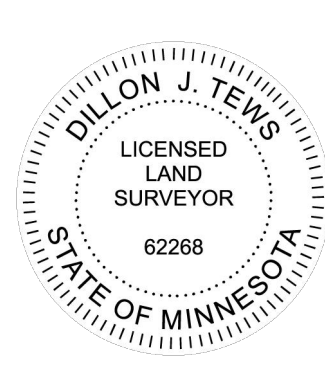
TITLE COMMITMENT EXCEPTIONS

(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.
- 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.**
- 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.**
- 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.**
- 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 June 28, 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 appurtenances within the public easements per BEVIER ADDITION, WELCOME COMMUNITY HOME, and per Document No. 3469345.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**

CERTIFICATION



To Real Estate Equities; Bloomington AH I, LLP; 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

Dillon J. Tew

Dillon J. Tew, PLS Minnesota License No. 62268
dtew@louisinc.com

LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—>—> STORM SEWER
◆ FOUND PINCH TOP	—>—> SANITARY SEWER
✱ FOUND REBAR	--->--- MAPPED SANITARY SEWER
⊞ CATCH BASIN	--->--- MAPPED SANITARY SEWER SERVICE
⊙ STORM MANHOLE	--->--- MAPPED WATERMAIN
○ SANITARY MANHOLE	--->--- MAPPED WATER SERVICE
⊕ HYDRANT	--->--- UNDERGROUND ELECTRIC
⊗ GATE VALVE	--->--- UNDERGROUND FIBER OPTIC
⊞ AIR CONDITIONING UNIT	--->--- MAPPED UNDERGROUND FIBER OPTIC
⊞ CURB STOP	--->--- UNDERGROUND GAS
⊞ DISABLED PARKING STALL	--->--- MAPPED UNDERGROUND GAS
⊞ ELECTRIC METER	--->--- ABANDONED UNDERGROUND GAS
⊞ GAS METER	--->--- OVERHEAD UTILITY
⊞ GUARD POST	--->--- CHAIN LINK FENCE
⊞ GUY WIRE	--->--- CONCRETE CURB
⊞ HAND HOLE	--->--- RETAINING WALL
⊞ LIGHT POLE	--->--- CONCRETE
⊞ POWER POLE	--->--- NO PARKING
⊞ ROOF DRAIN	--->--- EXISTING BUILDING OVERHANG
⊞ SERVICE CLEANOUT	--->--- CONTOUR
⊞ SIGN	--->--- SPOT ELEVATION
⊞ TELEPHONE PEDESTAL	--->--- TREE LINE / DRIP LINE
⊞ TRAFFIC SIGNAL	ⓧ SCHEDULE B II ITEM
⊞ UTILITY VALVE	() INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
ⓧ PARKING STALL COUNT	--->--- TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
	--->--- BUILDING SETBACK LINE



0 30 60
SCALE IN FEET

LYNDALE APARTMENTS

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

REAL ESTATE EQUITIES

579 SELBY AVENUE
SAINT PAUL, MN 55102

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Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant 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
09/30/25 REV PER COMMENTS

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. Tew
Dillon J. Tew - 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



ALTA/NSPS LAND TITLE SURVEY

1 OF 1