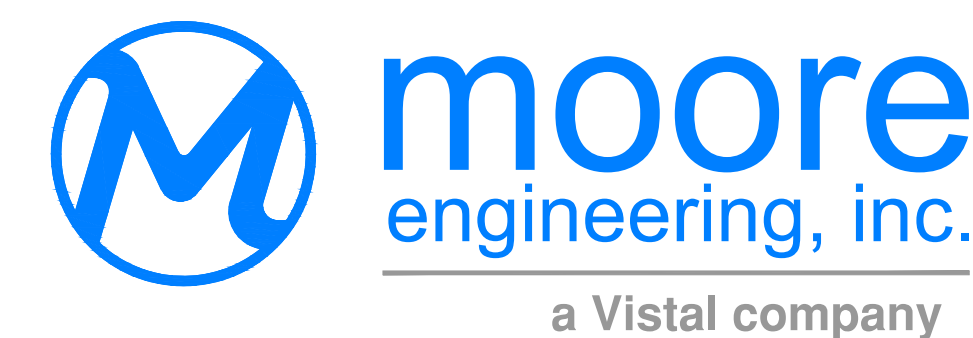


PARK N FLY

**ROSA DEVELOPMENT
COMPANY, LLC**

CUP APPLICATION



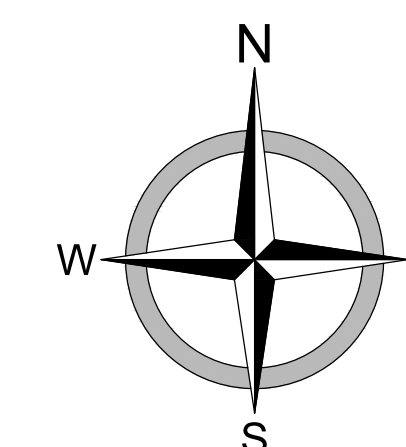
BLOOMINGTON, MINNESOTA HENNEPIN COUNTY

TABLE OF CONTENTS			
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		C-602	MASSING CUP PLAN
		C-603	PERIMETER LANDSCAPE PLAN
		C-604	LANDSCAPE NOTES AND DETAILS
		C-605	FUTURE BUFFERING PLAN

VICINITY MAP



PROJECT LOCATION



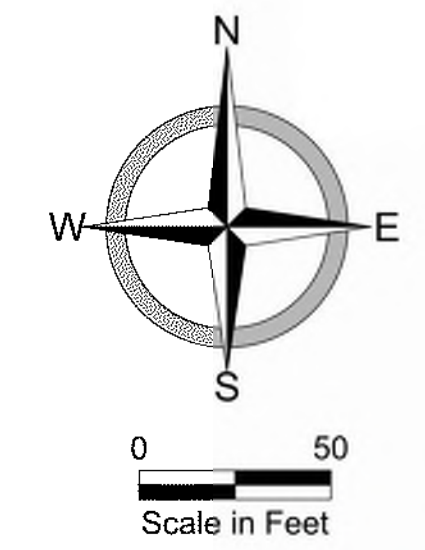
PROJECT No. 31324

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Chad E. Feigum
CHAD E. FEIGUM

DATE: 04.14.26 LIC. NO. 48508

FILE LOCATION: O:\Projects\31000\31300\31324_Park\N Fly\Development\ConceptPlan\CAD\C3D\Production\31324_Site.dwg



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Chad E. Feig
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 DATE: 04.14.26 LIC. NO. 46508

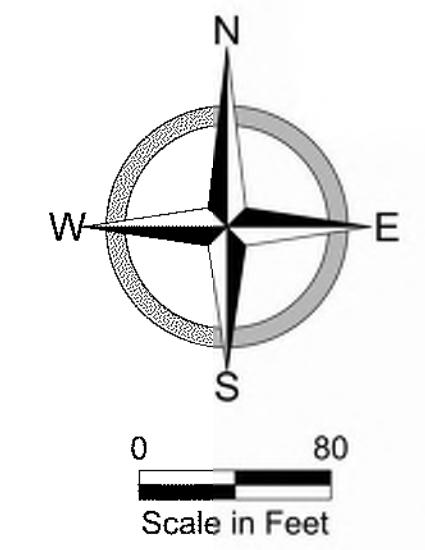
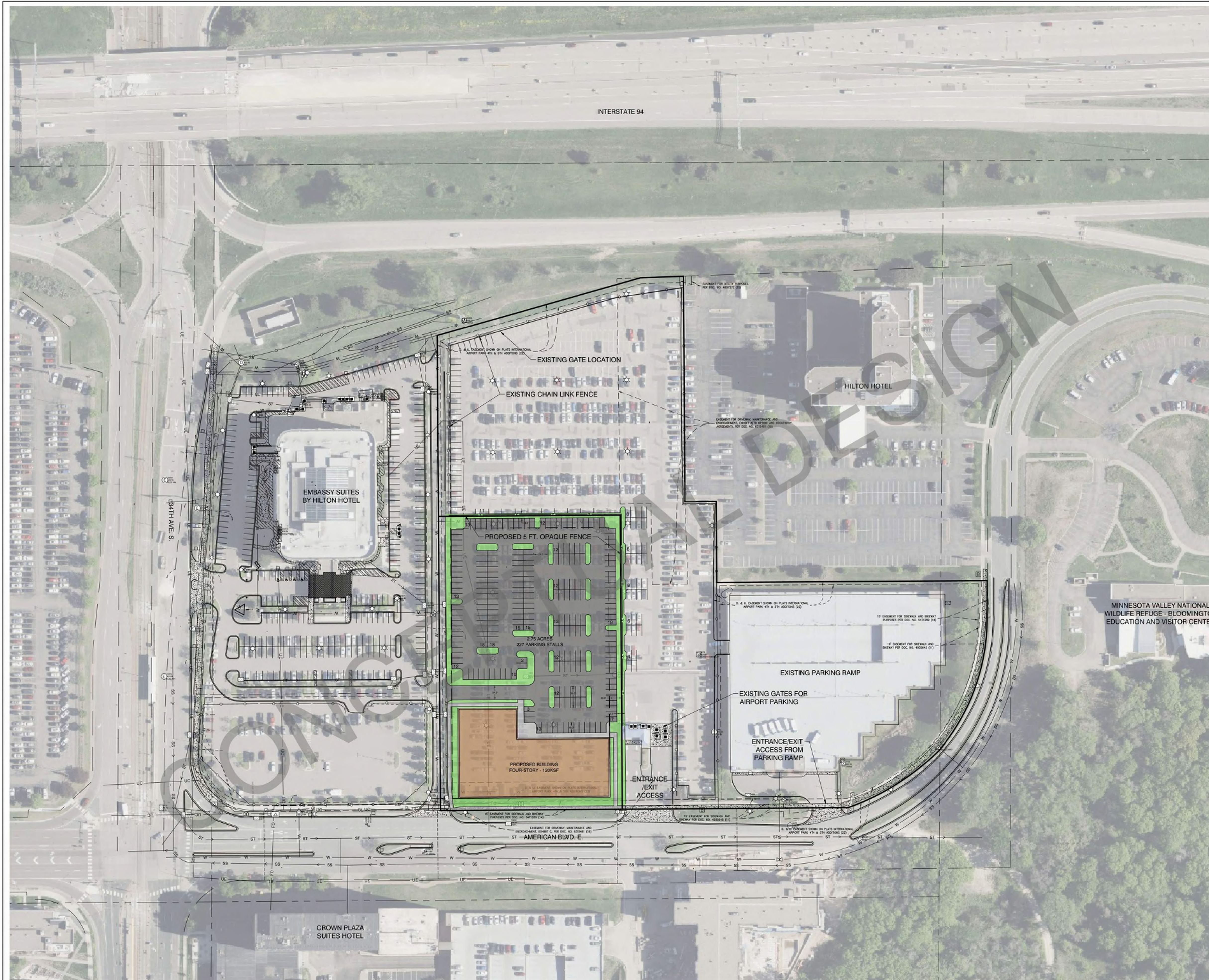


**SITE PLANS
 PARK N FLY
 CUP APPLICATION
 BLOOMINGTON, MINNESOTA
 CONCEPT PLAN WITH AERIAL**

DATE:	04.14.26
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	31324
MANAGER:	LM
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	---

C-601

FILE LOCATION: O:\Projects\31000\31300\31324_ParkFlyDevelopmentConceptPlan\CAD\C3D\Production\31324_Site.dwg



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Chad E. Feigum
 CHAD E. FEIGUM
 DATE: 04.14.26 LIC. NO. 46508

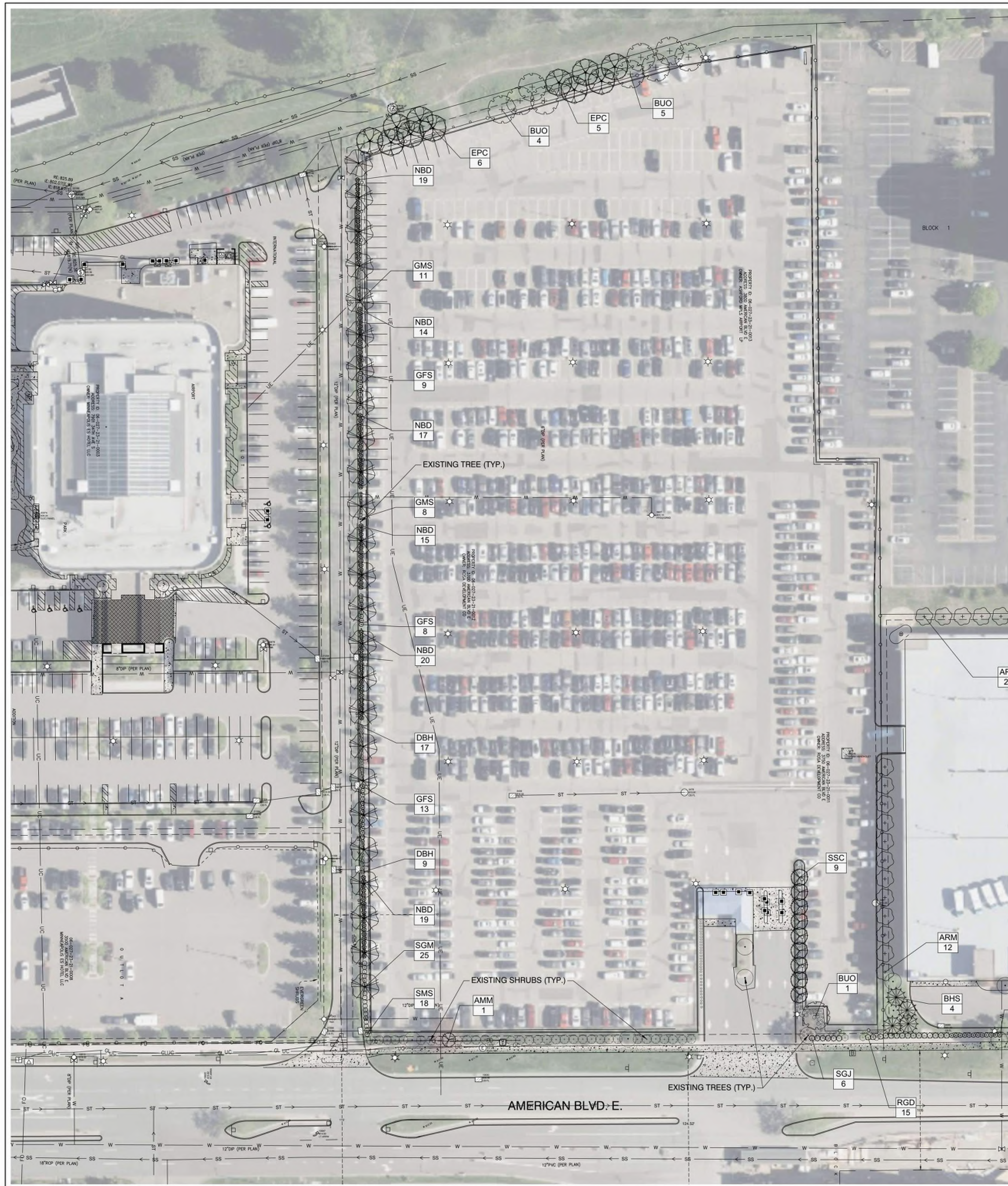


SITE PLANS
 PARK N FLY
 CUP APPLICATION
 BLOOMINGTON, MINNESOTA
 MASSING CUP PLAN

DATE:	04.14.26
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	31324
MANAGER:	LM
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	---

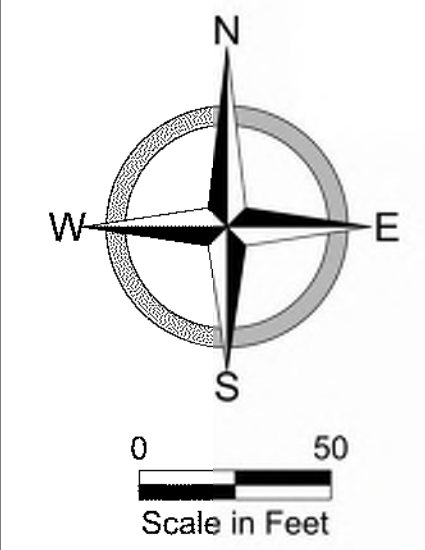
MASSING DATA
 PROPOSED LOT SIZE - 2.75 ACRES
 PROPOSED BUILDING SIZE - 120,000 SF.
 PROPOSED FLOOR TO AREA RATIO - 1.0

C-602



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	BHS	4	BLACK HILLS SPRUCE	<i>Picea glauca densata</i>	6' Ht.	B&B
DECIDUOUS TREES						
	ARM	36	ARMSTRONG MAPLE	<i>Acer rubrum 'Armstrong'</i>	2.5" Cal.	B&B
	ASB	12	AUTUMN SPLENDOR BUCKEYE	<i>Aesculus x arnoldiana 'Autumn Splendor'</i>	2.5" Cal.	B&B
	BUO	10	BURR OAK	<i>Quercus macrocarpa</i>	2.5" Cal.	B&B
	COH	10	COMMON HACKBERRY	<i>Celtis occidentalis</i>	2.5" Cal.	B&B
	EPC	11	KENTUCKY ESPRESSO COFFEETREE	<i>Gymnocladus dioica 'Espresso'</i>	2.5" Cal.	B&B
	RIB	8	RIVER BIRCH	<i>Betula nigra</i>	2.5" Cal.	B&B
	SGM	25	SIENNA GLEN MAPLE	<i>Acer x freemanii 'Sienna'</i>	2.5" Cal.	B&B
ORNAMENTAL TREES						
	AMM	1	AMUR MAPLE	<i>Acer tataricum ginnala</i>	1.5" Cal.	B&B
	SSC	9	SPRING SNOW CRABAPPLE	<i>Malus x 'Spring Snow'</i>	1.5" Cal.	B&B
DECIDUOUS SHRUBS						
	DBH	73	DWARF BUSH HONEYSUCKLE	<i>Diervilla lonicera</i>	5 gal.	Cont.
	GFS	42	GOLDFLAME SPIREA	<i>Spiraea x bumalda 'Goldflame'</i>	5 gal.	Cont.
	GMS	63	GOLDMOUND SPIREA	<i>Spiraea x bumalda 'Goldmound'</i>	5 gal.	Cont.
	NBD	104	NEON BURST DOGWOOD	<i>Cornus alba 'Byboughen'</i>	5 gal.	Cont.
	RGD	49	RED GNOME DOGWOOD	<i>Cornus alba 'Red Gnome'</i>	5 gal.	Cont.
	SMS	18	SNOWMOUND SPIREA	<i>Spiraea nipponica 'Snowmound'</i>	5 gal.	Cont.
EVERGREEN SHRUBS						
	SGJ	6	SEA GREEN JUNIPER	<i>Juniperus chinensis 'Sea Green'</i>	5 gal.	Cont.



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CHAD E. FEIGER
 DATE: 04.14.26 LIC. NO. 46508



LANDSCAPE DATA

EXISTING SHRUBS -	40
EXISTING ORN. GRASSES -	135
EXISTING TREES -	30
PROPOSED SHRUBS -	355
PROPOSED TREES -	126
PROPOSED TREES WITH FUTURE DEVELOPMENT -	56
TOTAL SHRUBS REQUIRED -	530
TOTAL TREES REQUIRED -	212
TOTAL SHRUBS PROVIDED -	530
TOTAL TREES PROVIDED -	212

SITE PLANS
 PARK N FLY
 CUP APPLICATION
 BLOOMINGTON, MINNESOTA
 PERIMETER LANDSCAPE PLAN

DATE:	04.14.26
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	31324
MANAGER:	LM
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	---

FILE LOCATION: O:\Projects\310001324_ParkFlyDevelopment\ConceptPlan\CAD\CAD3D\Production\31324_Site.dwg

LANDSCAPE NOTES:

GENERAL NOTES:
 CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR ANY PLANT SUBSTITUTIONS, CHANGES IN PLANTING DESIGN OR LAYOUT, OR SIGNIFICANT MODIFICATIONS IN THE FIELD DUE TO SOILS OR SITE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION. THESE COULD INCLUDE, BUT ARE NOT LIMITED TO, PLANT SELECTIONS AND SPECIES, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE.

CONTRACTOR SHALL VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE FOR ALL SITE GRADING, SITE IMPROVEMENTS, AND OTHER INSTALLATIONS REQUIRED FOR THE PROJECT CONSTRUCTION.

NO PLANTING SHALL BE INSTALLED IN ANY SITE AREA UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED.

LOCATION OF PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS IS SUBJECT TO FIELD AND SITE CONDITIONS.

CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL (MN) AT 811 TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE IMPROVEMENTS RELATING TO PLANTINGS OR SITE FURNISHINGS.

CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENT, CURBING, TRAILS, TREES TO REMAIN, TREE ROOT SYSTEMS, TURF AREAS, AND OTHER SITE ELEMENTS DURING PLANTING OPERATIONS.

CONTRACTOR SHALL REPAIR, REPLACE, OR PROVIDE TURF ESTABLISHMENT AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION/MATERIAL INSTALLATION BEGINS (MINIMUM TEN (10) FOOT CLEARANCE).

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED, OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

PLANTING NOTES:
 CONTRACTOR SHALL PROVIDE TWO (2) YEAR (TWO (2) FULL GROWING SEASONS) GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST FIVE (5) CANES AT THE SPECIFIED MINIMUM HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN THREE FEET ABOVE ROOT BALL. OVERSTORY AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN FIVE (5) FEET ABOVE FINISHED GRADE. CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES AND WITHOUT ANY PRUNING.

PLANTINGS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLANS. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE NECESSARY, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

STAKING OF TREES AS REQUIRED: REPOSITION, PLUMB, AND RESTAKE IF NOT PLUMB AFTER ONE (1) YEAR.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER PLAN NOTES.

CONTRACTOR SHALL VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE PRIOR TO PLANTING. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

OPEN TOP OF BURLAP ON BB MATERIALS. REMOVE POT ON POTTED PLANTS, AND SPLIT AND BREAK APART PEAT POTS. ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

TREE WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 4 INCH IN SIZE OR ONE (1) INCH GREATER IN CALIPER THAN THE TREE BEING PROTECTED OF QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE ALL WRAPPING AFTER MAY 1.

PROTECT ALL EXISTING OAK TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHALL BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED, OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

ALL SHRUB BED MASSINGS TO RECEIVE FOUR INCH DEEP ROCK MULCH AND FIBER MAT WEED BARRIER. ALL TREES NOT IN PLANTING BEDS TO RECEIVE FOUR INCH DEEP SHREDDED HARDWOOD MULCH WITHIN A THIRTY-SIX (36) INCH DIAMETER MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

CONTRACTOR SHALL BE RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION, AND DISEASE/PEST CONTROL.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ. PER 2.5 INCH CALIPER PER TREE AND 3 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS CONTAINING PERENNIALS, GROUNDCOVERS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF EIGHTEEN (18) INCH DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE, AND 10 PARTS CLEAN SAND.

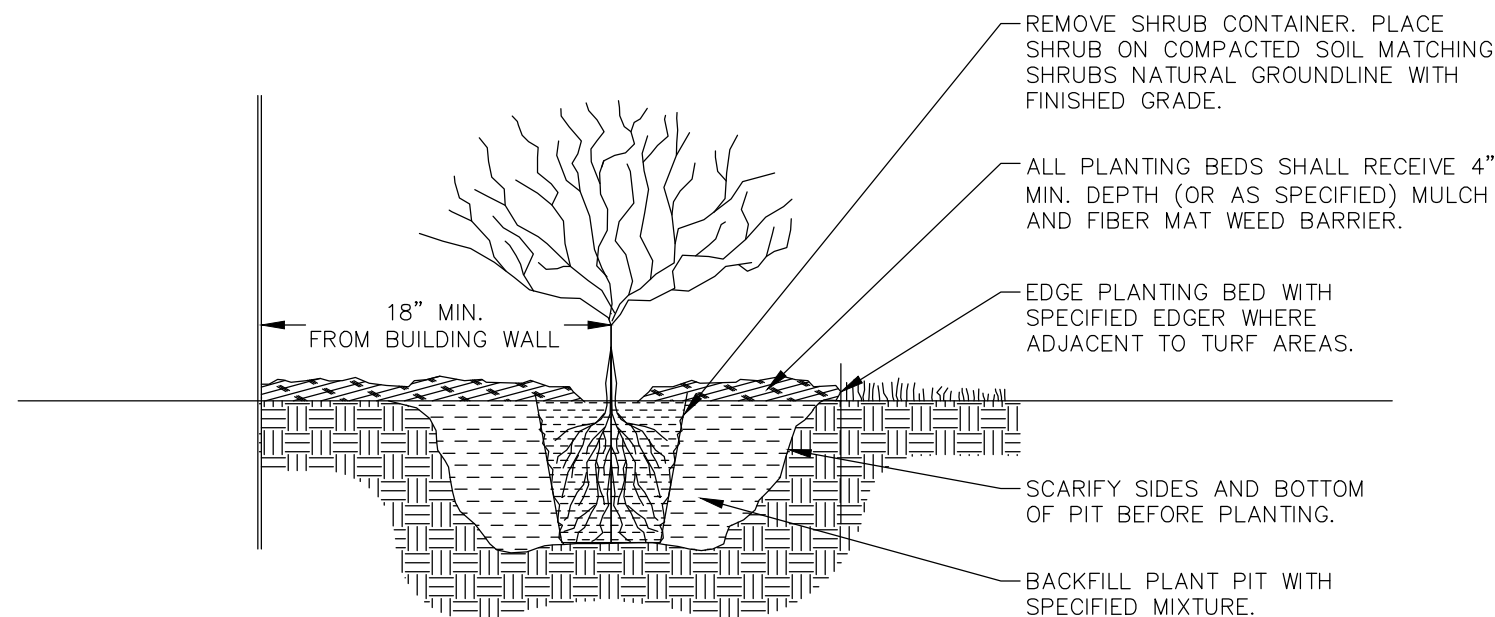
CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

BLACK POLY EDGING TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD UNLESS NOTED OTHERWISE.

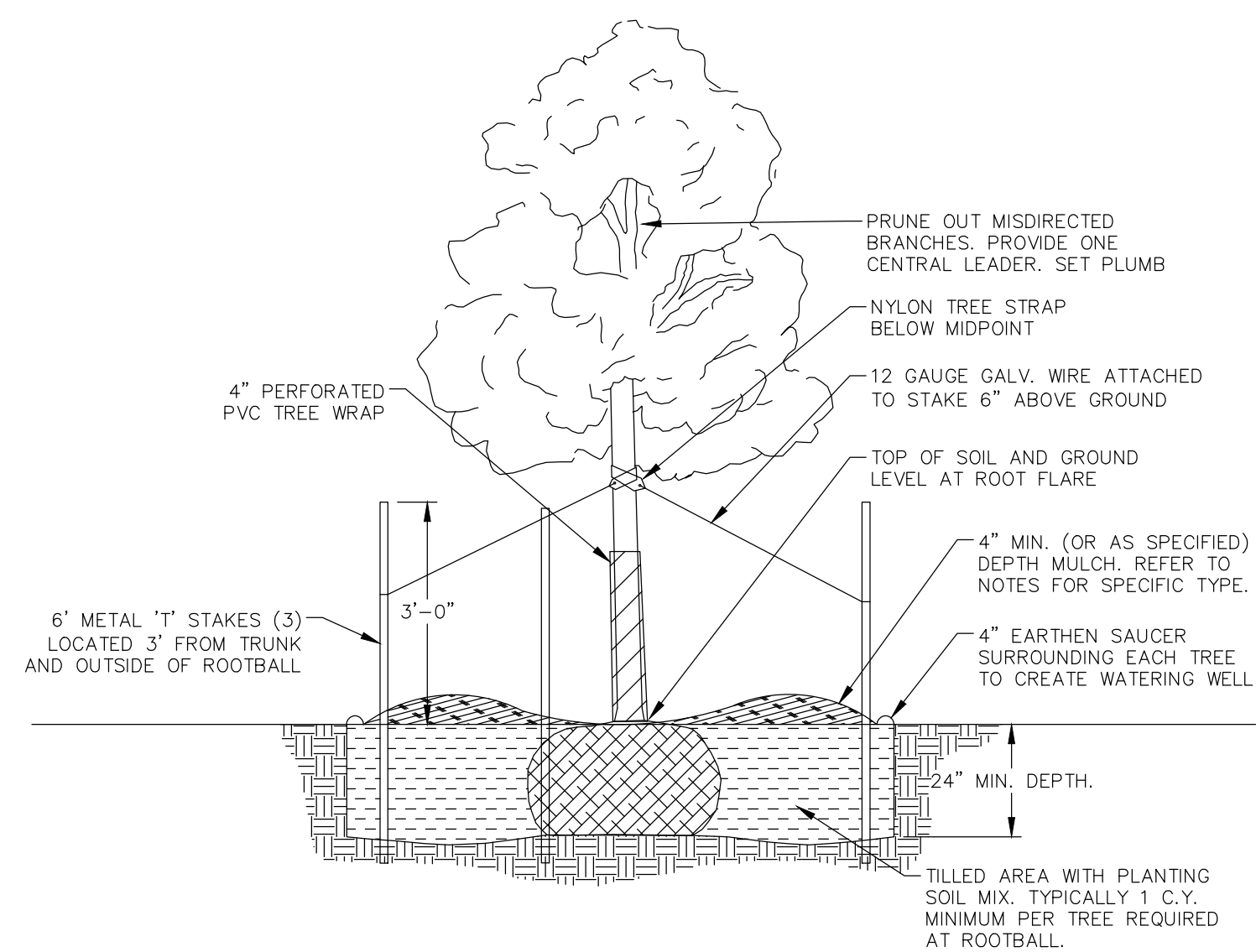
IRRIGATION NOTES:
 CONTRACTOR SHALL VERIFY EXISTING IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE TO ADJUST ANY IRRIGATION SYSTEM LINES, HEADS, OR VALVE BOXES IMPACTED BY NEW LANDSCAPE DESIGN.

PLANTINGS OUTSIDE THE LIMITS OF THE IRRIGATION SYSTEM SHALL BE WATERED REGULARLY UNTIL PLANTINGS HAVE BEEN ESTABLISHED FOR THE PROJECT.

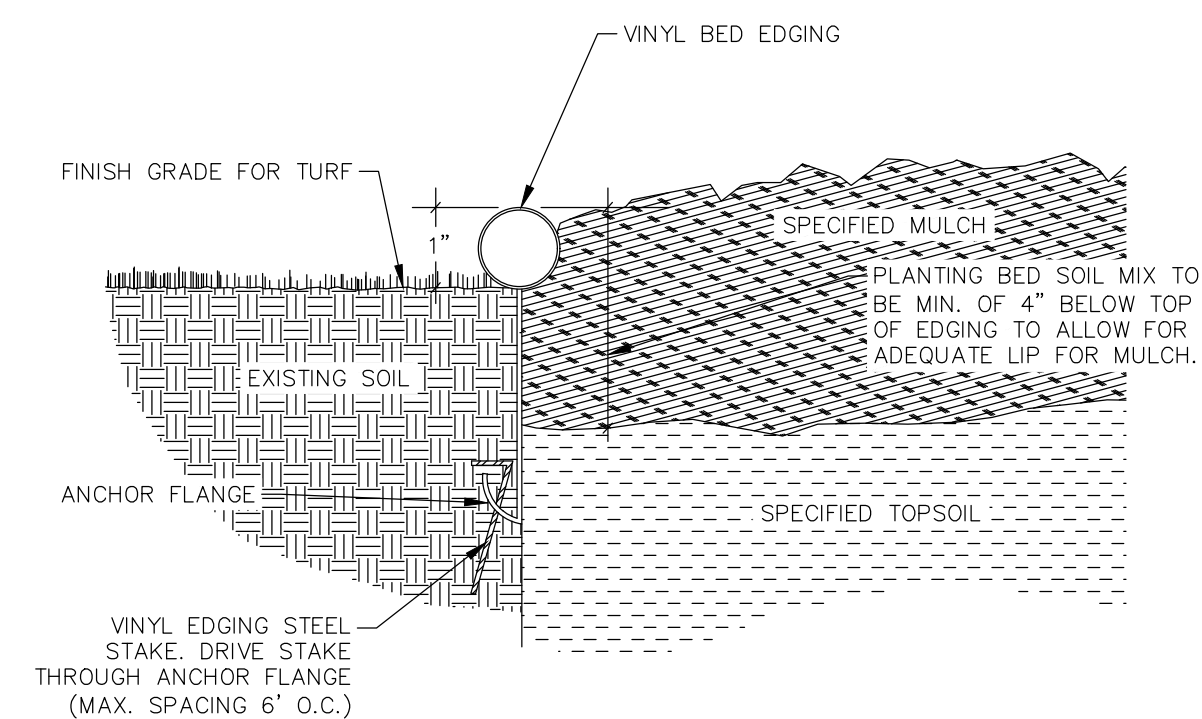


SHRUB PLANTING
 NO SCALE LAND-LA 01.19.24



- NOTES:**
1. REMOVE MIN. TOP 2/3 OF BURLAP FROM ROOTBALL, REMOVE ALL TREATED GREEN BURLAP.
 2. REMOVE ALL WIRE BASKETS.
 3. AFTER TREE IS POSITIONED IN PLACE, REMOVE ALL TWINE, ROPE, PLASTIC, RUBBER, AND WIRE BASKETS.
 4. PLANT ROOTBALL 2" ABOVE SURROUNDING GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.
 5. SPADED TREE IS AN ACCEPTABLE ALTERNATIVE. MULCH RING SHALL EXTEND 12" BEYOND SPADED RING, OTHERWISE ALL TREE REQUIREMENTS SHALL APPLY.
 6. SOIL SHALL BE FREE OF CONSTRUCTION DEBRIS, GRAVEL, AND OTHER WASTE.

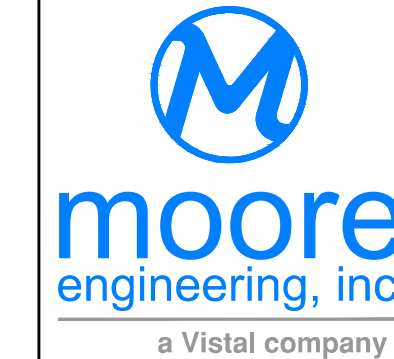
DECIDUOUS TREE PLANTING
 NO SCALE LAND-LA 01.22.24



VINYL PLANTER EDGER
 NO SCALE LAND-LA 07.17.24

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CHAD E. FEIGLEY
 DATE: 04.14.26 LIC. NO. 46508

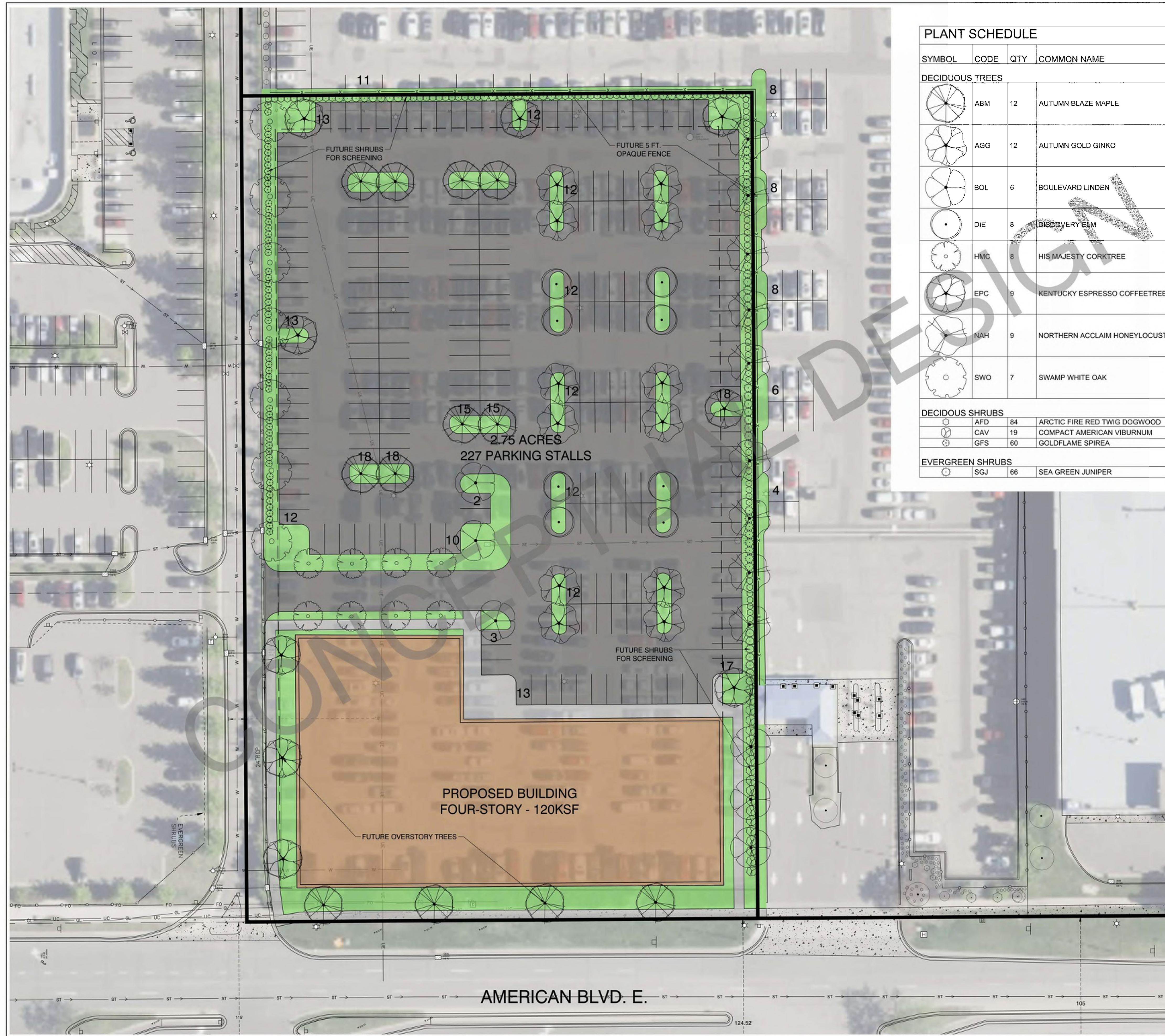


SITE PLANS
 PARK N FLY
 CUP APPLICATION
 BLOOMINGTON, MINNESOTA
 LANDSCAPE NOTES AND DETAILS

DATE:	04.14.26
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	31324
MANAGER:	LM
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	---

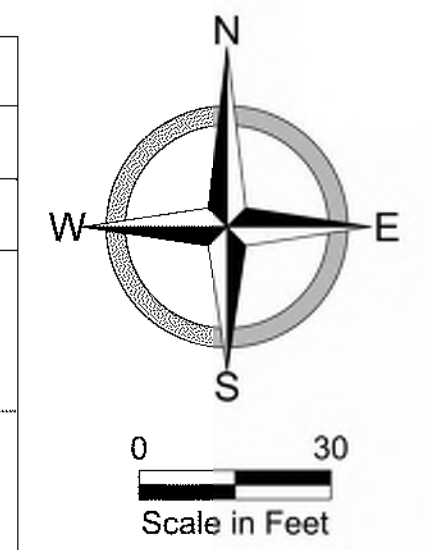
C-604

FILE LOCATION: O:\Projects\31000\31300\31324_Park\N Fly\DevelopmentConcept\Plan\CAD\CAD\Production\31324_Site.dwg



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	ABM	12	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	2.5" Cal.	B&B
	AGG	12	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	2.5" Cal.	B&B
	BOL	6	BOULEVARD LINDEN	Tilia americana 'Boulevard'	2.5" Cal.	B&B
	DIE	8	DISCOVERY ELM	Ulmus davidiana japonica 'Discovery'	2.5" Cal.	B&B
	HMC	8	HIS MAJESTY CORKTREE	Phellodendron x 'His Majesty'	2.5" Cal.	B&B
	EPC	9	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioica 'Espresso'	2.5" Cal.	B&B
	NAH	9	NORTHERN ACCLAIM HONEYLOCUST	Gleditsia triacanthos inermis 'Harve'	2.5" Cal.	B&B
	SWO	7	SWAMP WHITE OAK	Quercus bicolor	2.5" Cal.	B&B
DECIDUOUS SHRUBS						
	AFD	84	ARCTIC FIRE RED TWIG DOGWOOD	Cornus stolonifera 'Farrow'	5 gal.	Cont.
	CAV	19	COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	5 gal.	Cont.
	GFS	60	GOLDFLAME SPIREA	Spiraea x bumalda 'Goldflame'	5 gal.	Cont.
EVERGREEN SHRUBS						
	SGJ	66	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	5 gal.	Cont.



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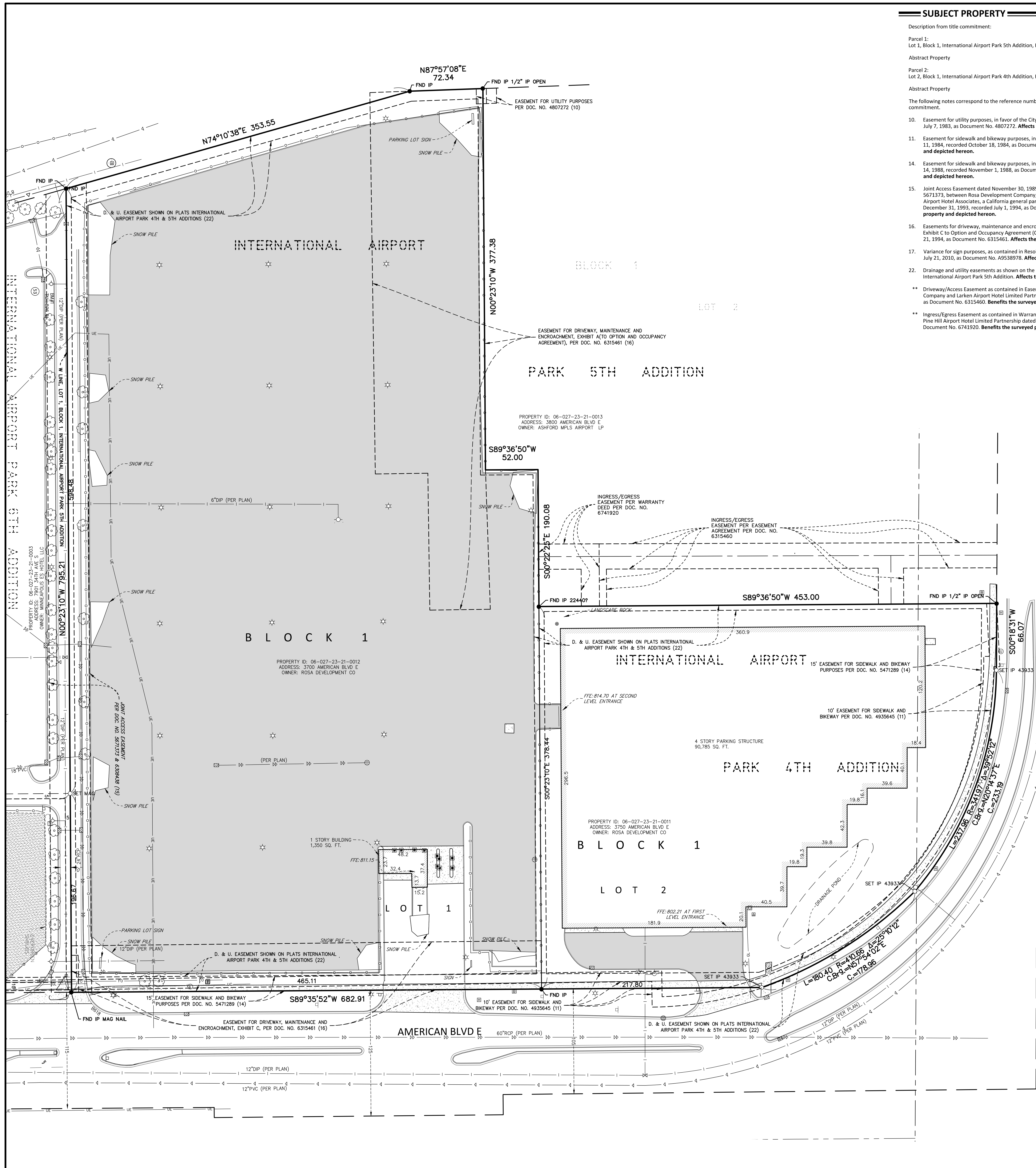


LANDSCAPE DATA
 ANTICIPATED LANDSCAPE DESIGN WHEN THE FUTURE DEVELOPMENT IS CONSTRUCTED.

SITE PLANS
 PARK N FLY
 CUP APPLICATION
 BLOOMINGTON, MINNESOTA
 FUTURE LANDSCAPE PLAN

DATE:	04.14.26
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	31324
MANAGER:	LM
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	---

C-605



SUBJECT PROPERTY

Description from title commitment:
 Parcel 1:
 Lot 1, Block 1, International Airport Park 5th Addition, Hennepin County, Minnesota.
 Abstract Property
 Parcel 2:
 Lot 2, Block 1, International Airport Park 4th Addition, Hennepin County, Minnesota.
 Abstract Property
 The following notes correspond to the reference numbers listed in Schedule B, Section 2 of the title commitment.
 10. Easement for utility purposes, in favor of the City of Bloomington, dated June 29, 1983, recorded July 7, 1983, as Document No. 4807272. **Affects the surveyed property and depicted hereon.**
 11. Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, dated October 11, 1984, recorded October 18, 1984, as Document No. 4935645. **Affects the surveyed property and depicted hereon.**
 14. Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, dated October 14, 1988, recorded November 1, 1988, as Document No. 5471289. **Affects the surveyed property and depicted hereon.**
 15. Joint Access Easement dated November 30, 1989, recorded June 15, 1990, as Document No. 5671373, between Rosa Development Company, a Minnesota limited partnership, and Minneapolis Airport Hotel Associates, a California general partnership. Consent to Joint Access Agreement dated December 31, 1993, recorded July 1, 1994, as Document No. 6308438. **Affects the surveyed property and depicted hereon.**
 16. Easements for driveway, maintenance and encroachment, as contained in Easement Agreement, Exhibit C to Option and Occupancy Agreement (Option expired) dated July 13, 1994, recorded July 21, 2010, as Document No. 6315461. **Affects the surveyed property and depicted hereon.**
 17. Variance for sign purposes, as contained in Resolution No. 2010-53, dated July 12, 2010, recorded July 21, 2010, as Document No. A9538978. **Affects the surveyed property and depicted hereon.**
 22. Drainage and utility easements as shown on the plat of International Airport Park 4th Addition and International Airport Park 5th Addition. **Affects the surveyed property and depicted hereon.**
 ** Driveway/Access Easement as contained in Easement Agreement between Rosa Development Company and Larken Airport Hotel Limited Partnership dated July 13, 1994, recorded July 21, 1994 as Document No. 6315460. **Benefits the surveyed property as shown hereon.**
 ** Ingress/Egress Easement as contained in Warranty Deed between Rosa Development Company and Pine Hill Airport Hotel Limited Partnership dated December 31, 1996, recorded June 5, 1997 as Document No. 6741920. **Benefits the surveyed property as shown hereon.**

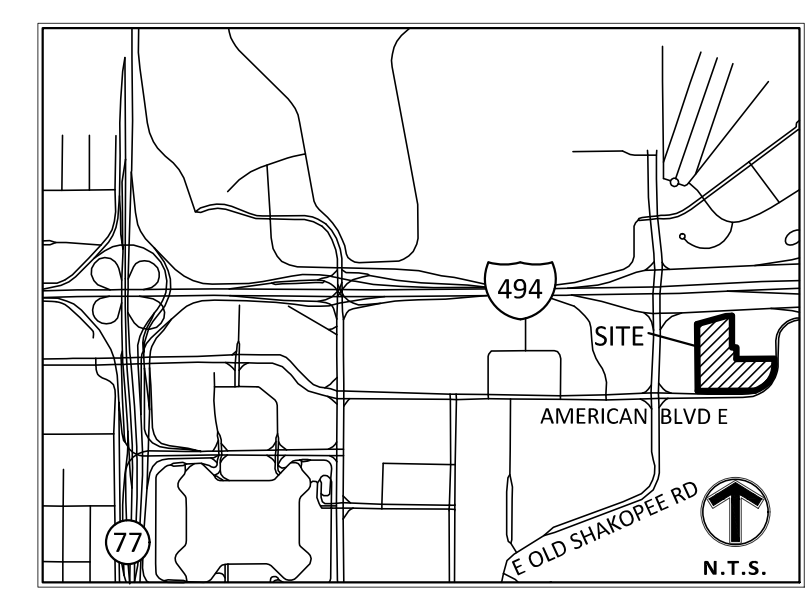
SURVEY NOTES

1. This survey was prepared utilizing the First American Title Insurance Company Title Commitment No. NCS-950509-MPLS, bearing an effective date of 03/06/2019.
 2. The bearing system is based on the Hennepin County coordinate system, NAD83 (1986 Adjust.).
CERTIFICATION
 To Rosa Development Company, a Minnesota limited partnership & First American 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(b)(1), 8, 9 and 13 of Table A thereof. The field work was completed on 02/20/2019.
 Dated this 8th day of July, 2019.
 Sambatek, Inc.
 Mark R. Salo, LS
 Minnesota License No. 43933
 msalo@sambatek.com

LEGEND

● FOUND MONUMENT	--- BOUNDARY LINE	--- EASEMENT LINE
○ FOUND CAST IRON MONUMENT	--- RIGHT-OF-WAY LINE	--- SETBACK LINE
○ FOUND RIGHT-OF-WAY MONUMENT	--- UNDERLYING / ADJACENT LOT LINE	--- RESTRICTED ACCESS
○ SET MONUMENT MARKED LS 21729	--- TIE LINE	--- CONCRETE CURB
⊗ GATE VALVE / HYDRANT	--- SECTION LINE (100.00)	--- BUILDING LINE
⊗ SANITARY MANHOLE	--- DEED DISTANCE	--- BUILDING CANOPY
⊗ CLEAN OUT	--- WATERMAIN	--- BITUMINOUS SURFACE
⊗ STORM MANHOLE	--- SANITARY SEWER	--- CONCRETE SURFACE
⊗ STORM CATCH BASIN	--- STORM SEWER	--- DECIDUOUS TREE
⊗ FLARED END SECTION	--- UNDERGROUND ELECTRIC	--- CONIFEROUS TREE
⊗ TRANSFORMER	--- UNDERGROUND TELEPHONE	--- SPOT ELEVATION
☆ LIGHT	--- UNDERGROUND GAS	--- CONTOUR
☆ GUY ANCHOR	--- OVERHEAD ELECTRICAL WIRE	--- SOIL BORING
☆ UTILITY POLE	--- CHAIN LINK FENCE	--- REGULAR PARKING
☆ GUARD POST	--- WOOD FENCE	--- STALL COUNT
☆ SIGN	--- WIRE FENCE	--- TRAFFIC MARKERS
☆ GAS METER	--- WET LAND	
☆ GAS MANHOLE	--- RETAINING WALL	
☆ ELECTRIC MANHOLE	--- BLOCK RETAINING WALL	
☆ HAND HOLE	--- STONE RETAINING WALL	
☆ TELEPHONE PEDESTAL	--- POND / WATER LINE	
☆ CABLE TV BOX	--- FEMA FLOOD ZONE LINE	
☆ COMMUNICATIONS MANHOLE		
☆ UNKNOWN MANHOLE		

VICINITY MAP



"TABLE A" NOTES

- The surveyor has depicted the property corner monuments, or the witness to the corner that were found during the field work, and set property corner monuments, or witnesses to the corner, at the locations where there did not appear to be any evidence of an existing monument.
- The property address is shown on the graphical portion of the survey.
- The subject property lies within Flood Plain Zone X, as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 27053C0476F and 27053C0477F both dated 11/04/2016.
- The gross land area of 3700 American Blvd E is 8.68 Acres or 378,124 Square Feet. The gross land area of 3750 American Blvd E is 3.481 Acres or 151,664 Square Feet.
- The zoning information has not been provided by the client.
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey, which may or may not be the foundation wall.
- The square footage of the buildings, measured at ground level, are depicted on the survey.
- Visible substantial features observed in the process of conducting the fieldwork are shown hereon. Snow covered the ground surface at the time the field data was collected. Additional improvements that were obscured by snow cover may exist.
- There are a total of 1063 parking stalls per Park 'N Fly operations.
- The names of adjoining land owners according to the current county tax records are shown on the survey.

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Client
ROSA DEVELOPMENT

334 NE 1st Avenue
 Delray Beach, Florida 33444

Project
PARK N FLY

Location
EAST BLOOMINGTON
 3700 & 3750 AMERICAN BLVD

Certification

Summary
 Designed: - Drawn: PLF
 Approved: MMS Book / Page: -
 Phase: ALTA Initial Issued: 04/04/2019

Revision History
 No. Date By Submittal / Revision
 A 7/8/19 MS Add Docs not in title

Sheet Title
ALTA/NSPS LAND TITILE SURVEY

Sheet No. Revision
1/1 A

Project No. 21730

