

SCALE (IN FEET)
ORIENTATION OF THIS BEARING SYSTEM IS
BASED THE HENNEPIN COUNTY
COORDINATE SYSTEM NAD83 (1986 ADJ.)

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON
PIPE MONUMENT SET AND MARKED LS 46698
- ⊗ = DENOTES CHISELED "X" IN CONCRETE

ALTA/NSPS LAND TITLE SURVEY

LOT 31, HARRISON HOMESTEAD, HENNEPIN COUNTY, MINNESOTA

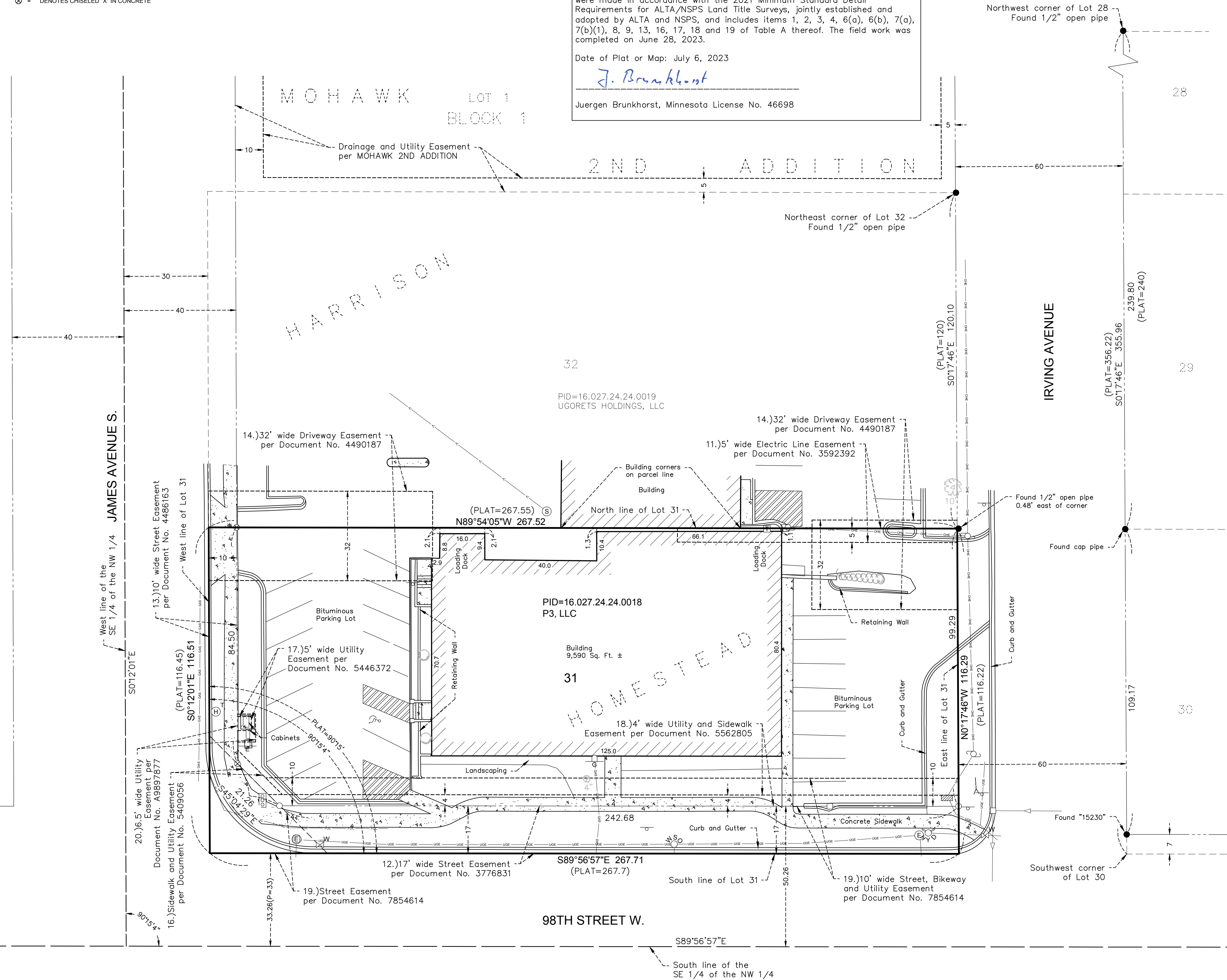
To Bremer Bank, National Association, a national banking association, and its successors and/or assigns, Bloomington Industrial LLC, a Minnesota limited liability company, and Stewart Title Guaranty Company:

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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on June 28, 2023.

Date of Plat or Map: July 6, 2023

J. Brunkhorst

Juergen Brunkhorst, Minnesota License No. 46698



Surveyor Notes:

Parcel 1 is the subject parcel.

The easement per Parcel 2 is addressed in Item 15 of the Schedule "B" Exceptions.

Parent Parcel Description (per Stewart Title Guaranty Company Commitment No. 01040-24351, Revision No. 1, dated May 15, 2023)

Parcel 1:

Lot 31, Harrison Homestead, Hennepin County, Minnesota.

Parcel 2:

Together with the rights in that Cross Parking Easement dated October 2, 1979, filed October 11, 1979, as Document No. 4512055.

Being Abstract Land.

Schedule "B" Exceptions (per Stewart Title Guaranty Company Commitment No. 01040-24351, Revision No. 1, dated May 15, 2023)

1-10) Not related to the survey.

11) Terms and conditions of Easement dated February 21, 1966, filed February 23, 1966, as Document No. 3592392, in favor of Northern States Power Company, a Minnesota corporation.

This document describes a 5' wide easement for electric line purposes. This easement is shown on the survey.

12) Terms and conditions of Quit Claim Deed, including easement dated September 4, 1968, filed May 28, 1969, as Document No. 3776831, in favor of the City of Bloomington, a Minnesota municipal corporation.

This document describes a 17' wide easement for street purposes. This easement is shown on the survey.

13) Terms and conditions of Quit Claim Deed, including easement dated July 3, 1979, filed May 28, 1969, as Document No. 4486163, in favor of the City of Bloomington, a Minnesota municipal corporation.

This document describes a 10' wide easement for street purposes. This easement is shown on the survey.

14) Terms and conditions of Driveway Easement dated July 19, 1979, filed July 26, 1979, as Document No. 4490187. This document describes two 32' wide easements for driveway purposes. These easements are shown on the survey.

15) Terms and conditions of Cross Parking Easement dated October 2, 1979, filed October 11, 1979, as Document No. 4512055.

The cross parking easement is over Lots 31 and 32. This is the same easement as Parcel 2 in the parcel description above. The easement is blanket in nature. It is not shown on the survey.

16) Terms and conditions of Easement dated May 16, 1988, filed May 17, 1988, as Document No. 5409056 in favor of the City of Bloomington, a Minnesota municipal corporation.

This document describes an easement for sidewalk and utility purposes. This easement is shown on the survey.

17) Terms and conditions of Easement dated August 9, 1988, filed August 23, 1988, as Document No. 5446372 in favor of Northwestern Bell Telephone Company, an Iowa corporation.

This document describes a 5' wide easement for utility purposes. This easement is shown on the survey.

18) Terms and conditions of Easement dated August 2, 1989, filed August 11, 1989, as Document No. 5562805 in favor of the City of Bloomington, a Minnesota municipal corporation.

This document describes a 4' wide easement for utility and sidewalk purposes. This easement is shown on the survey.

19) Terms and conditions of Easement dated July 10, 2022, filed November 6, 2002, as Document No. 7854614.

This document describes an easement for street purposes and a 10' wide easement for street, bikeway and utility easement. These easements are shown on the survey.

20) Terms and conditions of Easement Agreement dated January 8, 2013, filed January 22, 2013, as Document No. A9897877 in favor of Qwest Corporation, a Colorado corporation.

This document describes an easement for utility purposes. This easement is shown on the survey.

TABLE A

The following notes correspond to the numbered items listed in Table A optional survey responsibilities and specifications:

- Monuments are as shown on the survey.
- Property address: 9741 James Avenue S., Bloomington, MN 55431
- The parcel is in Zone X (areas determined to be outside the 0.2% annual chance floodplain) or Zone D (areas in which flood hazards are undetermined, but possible), as depicted on FEMA Flood Insurance Rate Map 27053C0458F, dated 11/4/2016.
- The area of the parcel is 0.715 acres $\pm$.
- (a) A zoning report was not provided to the surveyor. The City of Bloomington Zoning Map, dated 10/12/2022, indicates that the parcel is located in Zoning District I-3 (General Industrial).
(b) The setbacks are not shown on the survey
- (a) The exterior dimensions of the building are shown on the survey.
(b)(1) The square footage of the building is 9,590 $\pm$ square feet at ground level.
- Substantial features are shown on the survey.
- 22 regular parking spaces (from striping)
1 disabled parking space (from striping)
- Names of adjoining owners are shown on the survey.
- There is no evidence of recent earth work.
- No information about proposed changes in street right of way lines was made available.
- No plottable offsite easements were disclosed in the title documents.
- Certificate of Insurance is available upon request.

LEGEND

HANDICAP SYMBOL		TELE PEDESTAL		QUARTER LINE
SIGN POST		GAS METER		SIXTEENTH LINE
GUY ANCHOR		CURB STOP		PARCEL BOUNDARY LINE
SHRUB		HYDRANT		LOT LINE
DECIDUOUS TREE		WATER VALVE		EASEMENT LINE
ELEC POLE		EDGE OF WOODS		RIGHT OF WAY LINE
ELEC MANHOLE		OVERHEAD ELECTRIC		SETBACK LINE
ELEC METER		UNDERGROUND FIBER		BUILDING HATCH
ELEC PEDESTAL		UNDERGROUND GAS		CONCRETE SURFACE
ELEC SIGNAL		SANITARY SEWER		
ELEC TRANSFORMER		STORM SEWER		
SANITARY MANHOLE		WATERMAIN		
CATCH BASIN				
TELE HANDHOLE				

Surveyor:
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Alexandria, MN 56308
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WIDSETH
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