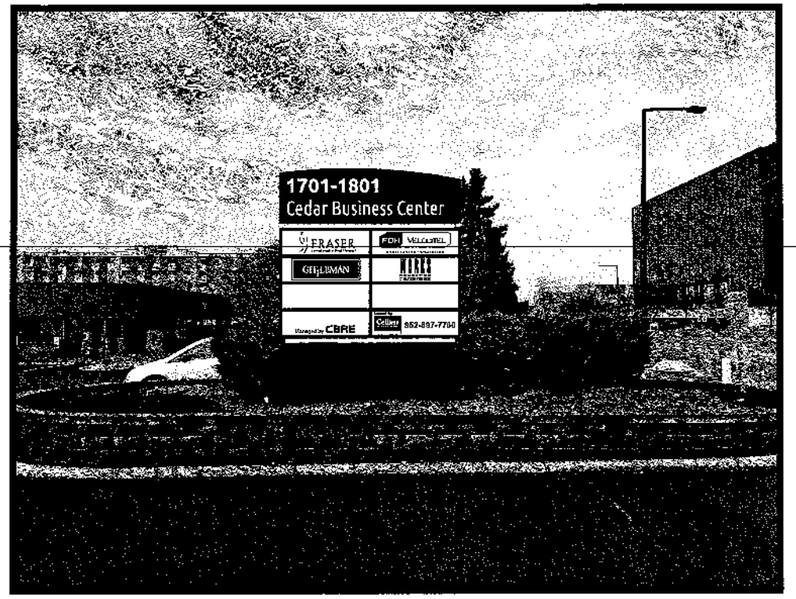


① **Proposed Monument Sign Elevation**

Scale: 1/8"=1'-0"

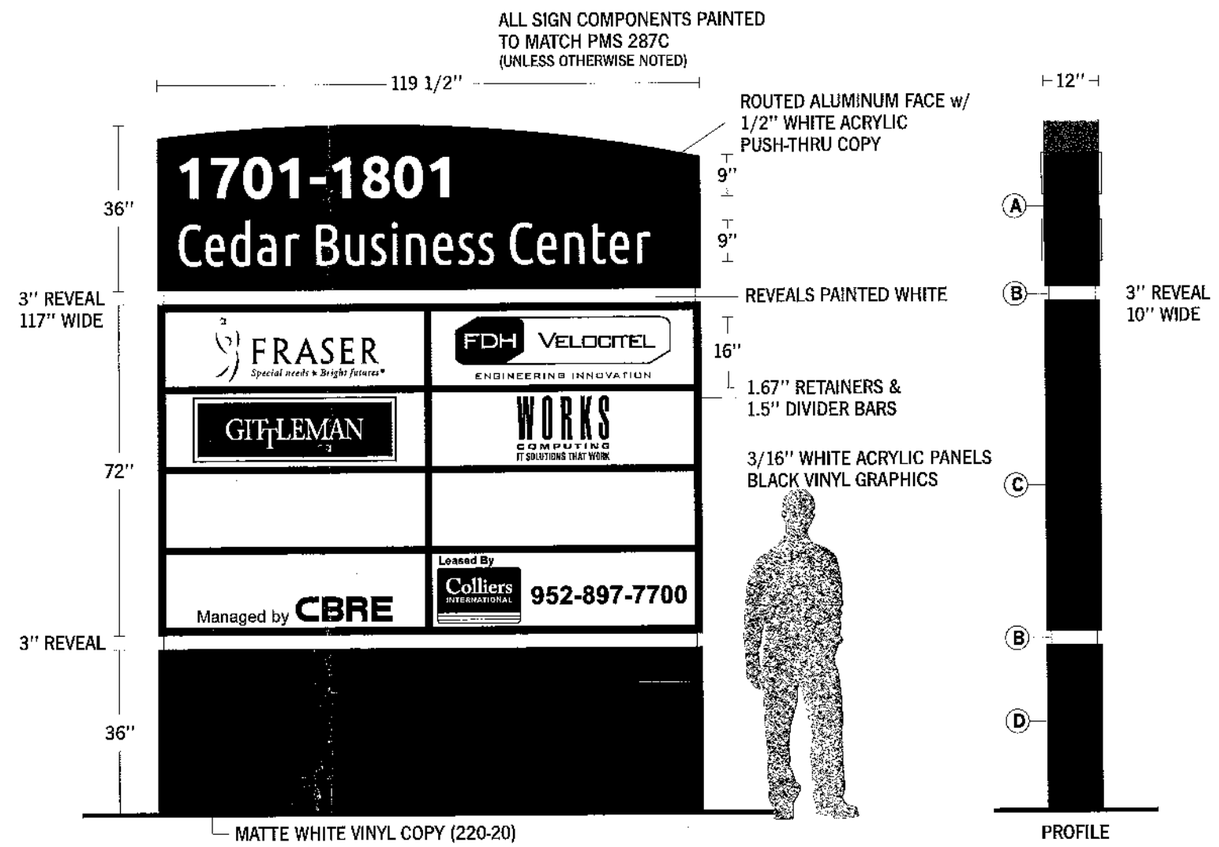
D/F Monument / Tenant Sign

Ⓐ **Top Cabinet**
ALUMINUM ANGLE FRAME
ROUTED .125" ALUMINUM FACES
PAINTED TO MATCH PMS 287C
1/2" WHITE ACRYLIC PUSH-THRU COPY
WHITE L.E.D. ILLUMINATION

Ⓑ **Reveals**
1" X 3" ALUMINUM CHANNEL PAINTED WHITE
INSET APPROXIMATELY 1" ON ALL SIDES

Ⓒ **Middle Cabinet**
SIGNCOMP D/F EXTRUDED CABINET
1.67" RETAINERS & 1.5" DIVIDERS
PAINTED TO MATCH PMS 287C
3/16" WHITE ACRYLIC FACES
MATTE BLACK VINYL TENANT GRAPHICS (220-22)
WHITE L.E.D. ILLUMINATION

Ⓓ **Pole Cover**
ALUMINUM ANGLE FRAME
.125" ALUMINUM FACES
PAINTED TO MATCH PMS 287C



② **D/F Monument / Tenant Sign**

93.33 SQFT

Scale: 3/8"=1'-0"

Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: DG
Job Number: 101152
Date: 03.14.16

Rev. 1: 03.22.16
Rev. 2: 04.19.16
Rev. 3: 04.26.16
Rev. 4: 05.06.16
Rev. 5: 05.19.16
Rev. 6: 05.26.16
Rev. 7: 08.08.16
Rev. 8: 09.16.16

archetype

9635 Girard Ave S.
Minneapolis, Minnesota 55431

952 641 9600

archetypesign.com

Contact:
Brad Babcock
952 641 9606
bradb@archetypesign.com

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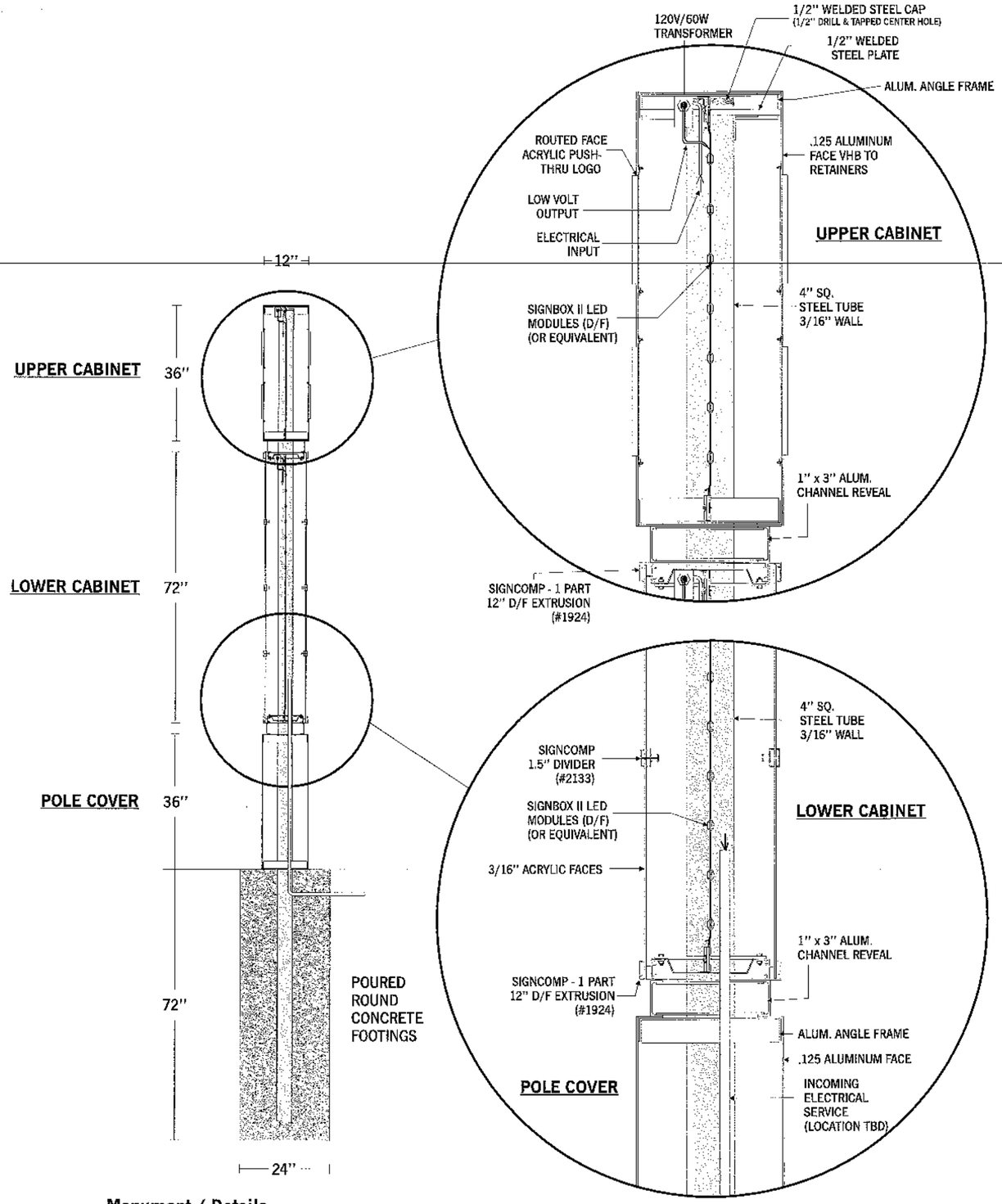
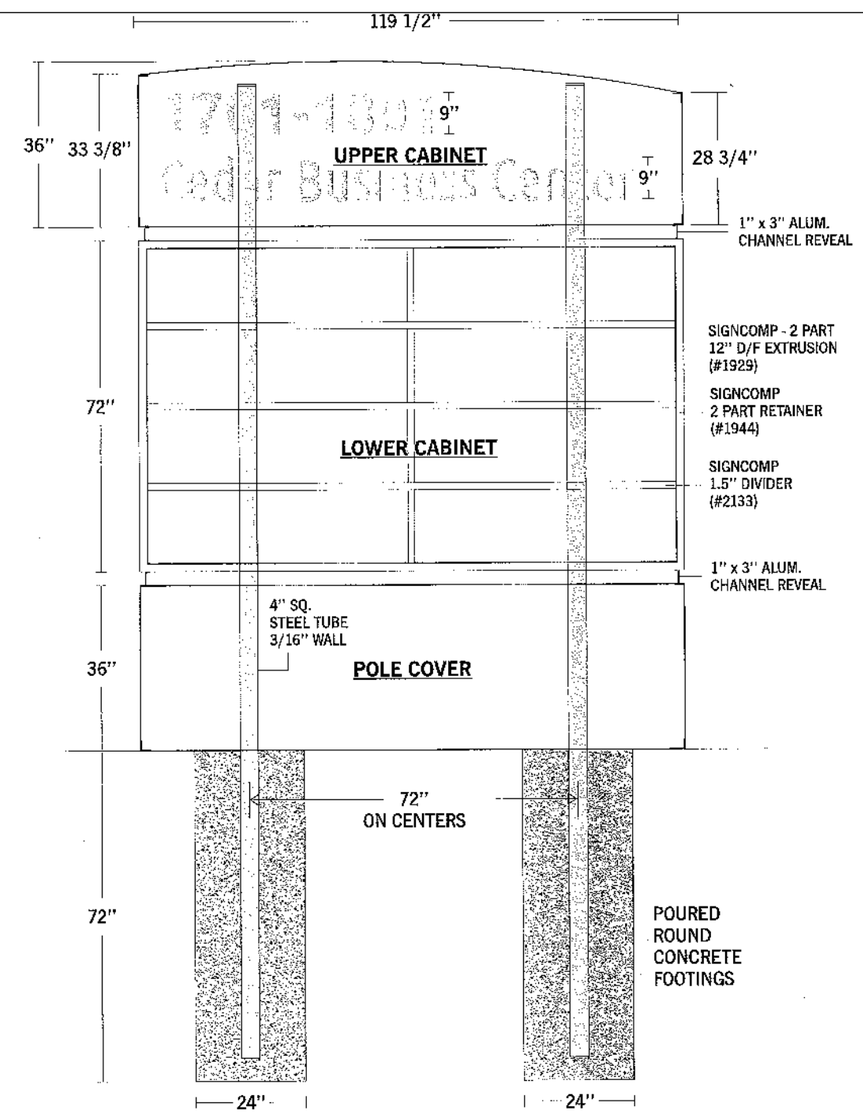
Approved:

Type:

Description:
Monument Sign





3 **Monument / Details**

Scale: 3/8"=1'-0"

Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: DG
Job Number: 101152
Date: 03.14.16

Rev. 1: 03.22.16
Rev. 2: 04.19.16
Rev. 3: 04.26.16
Rev. 4: 05.06.16
Rev. 5: 05.19.16
Rev. 6: 05.26.16
Rev. 7: 08.08.16
Rev. 8: 09.16.16

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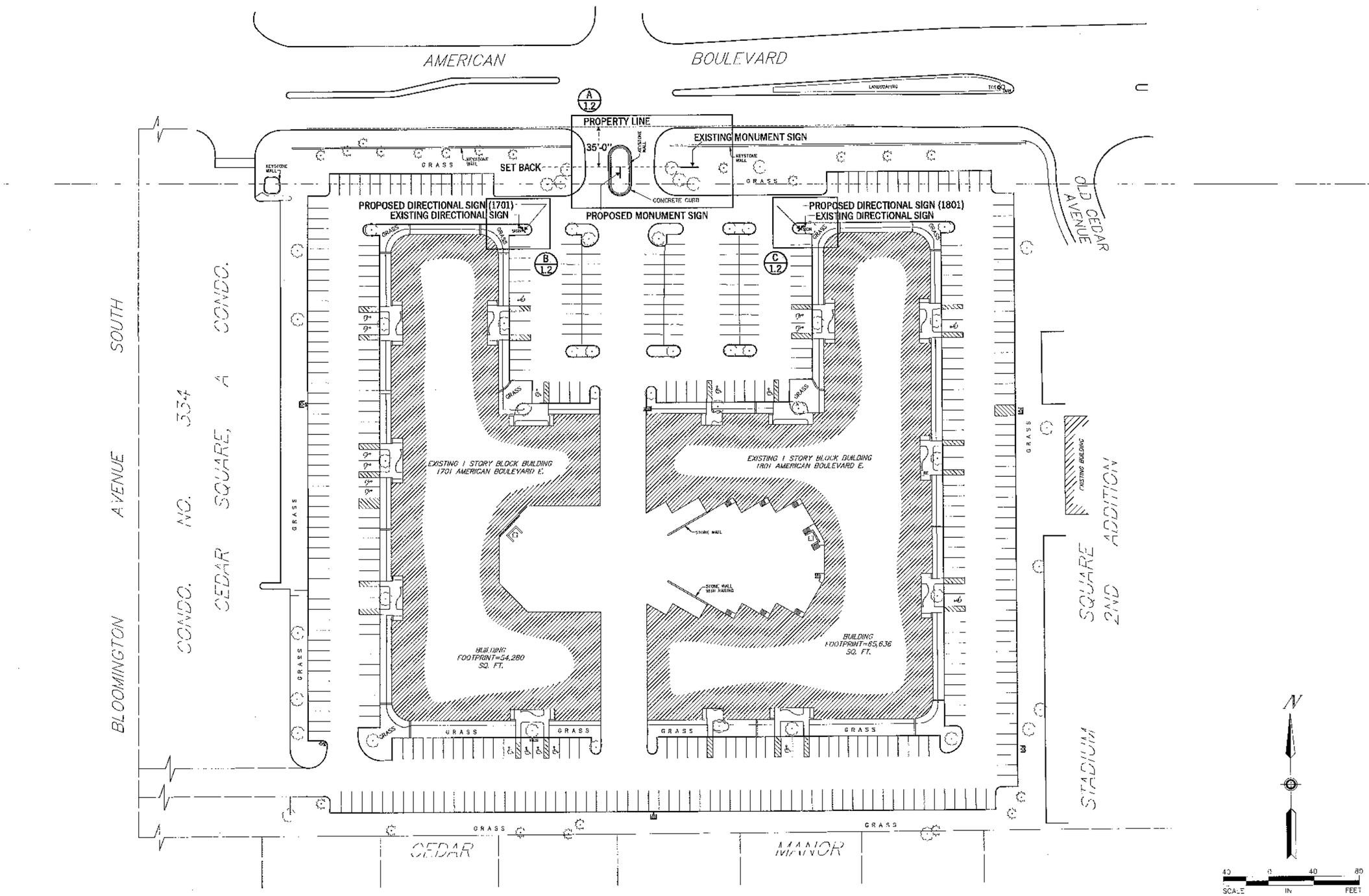
Approved:

Type:

Description:
Monument Sign



1 **Plat Map | Sign Locations**

Scale: 1"=1000"

Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: **DG**
Job Number: **101152**
Date: **09.16.16**

Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:
Rev. 6:
Rev. 7:
Rev. 8:

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Minneapolis, Minnesota 55431

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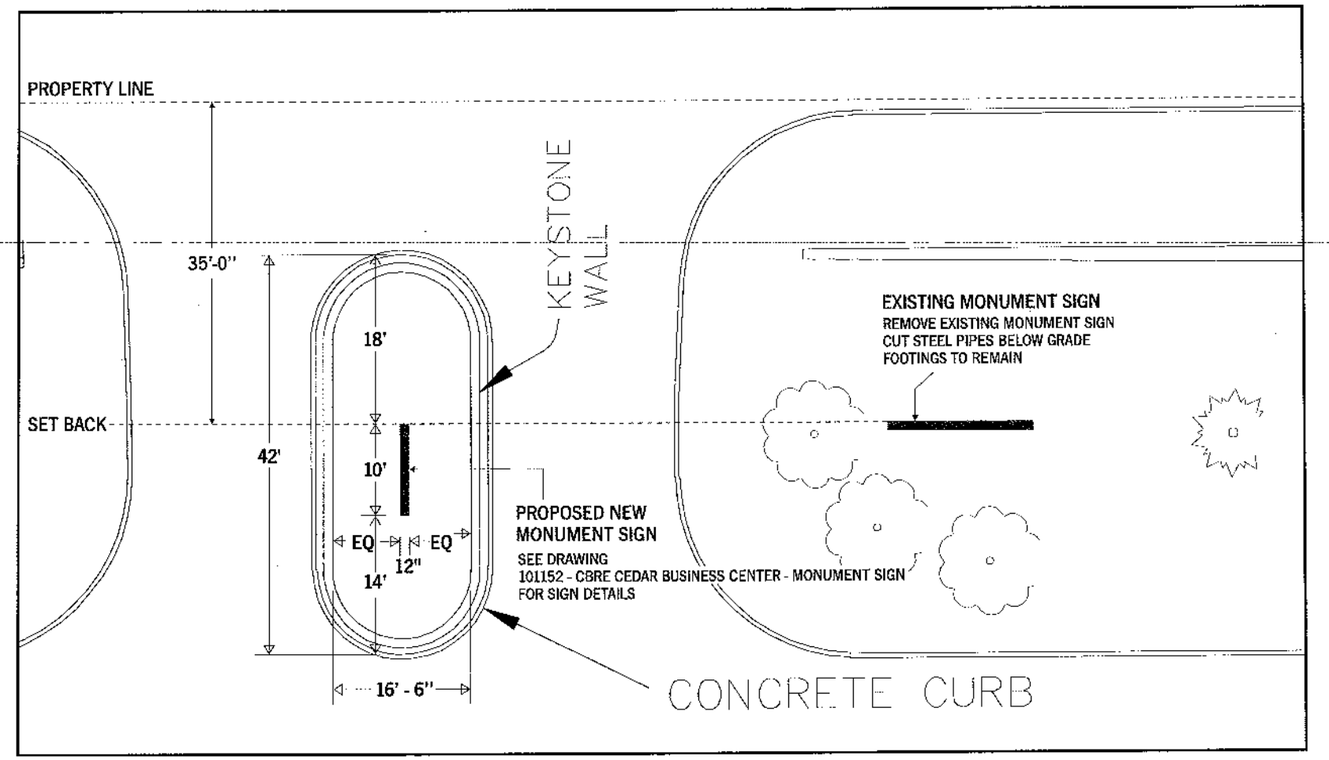
Approved:

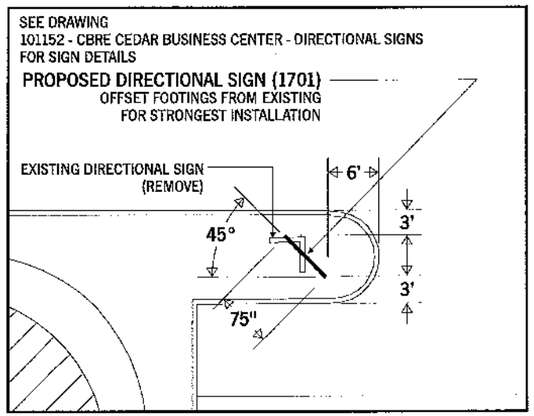
Type:

Description:
Plat Map Detail



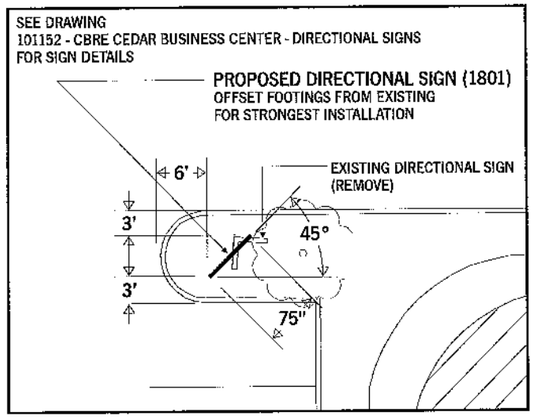
Ⓐ **Plat Map Monument Detail**

Scale: 1/16" = 1'-0"



Ⓑ **Plat Map 1701 Directional Detail**

Scale: 1/16" = 1'-0"



Ⓒ **Plat Map 1801 Directional Detail**

Scale: 1/16" = 1'-0"

Project:
CBRE
Cedar Business Center
1701-1801 American Blvd
Bloomington, MN 55425

Designer: **DG**
Job Number: **101152**
Date: **09.16.16**

Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:
Rev. 6:
Rev. 7:
Rev. 8:

archetype

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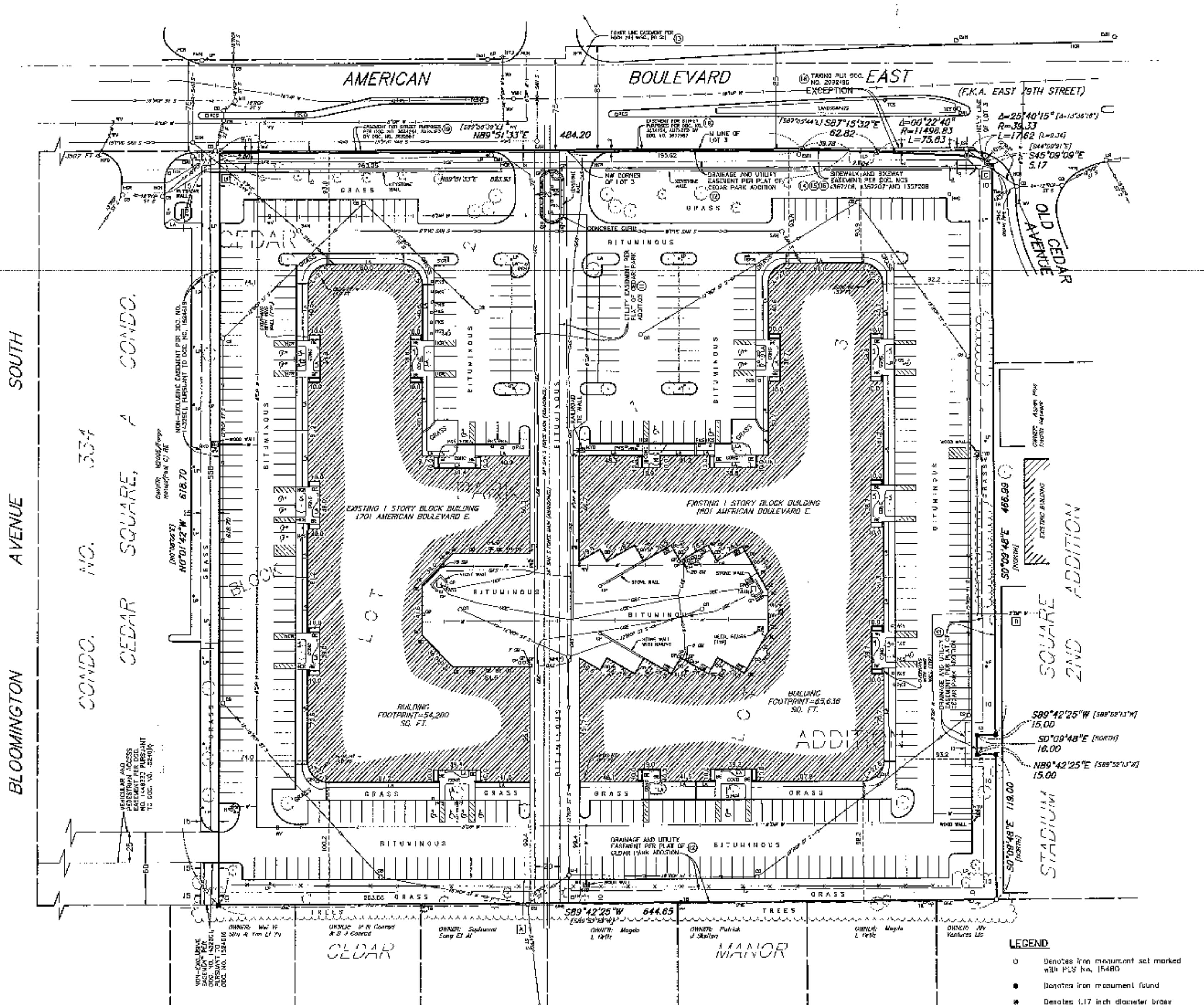
Approved:

Type:

Description:
Plat Map Detail



LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

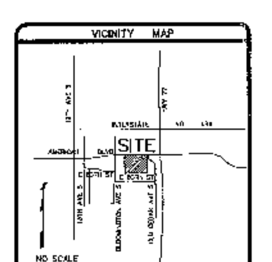
[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A) Storm sewer running southerly from the subject property on the south side appears to be without an easement.

B) Keystone wall in the northwest corner runs onto adjoining property to the west.

C) Concrete sidewalk in the northeast corner falls outside of the sidewalk easement.

D) Water line on the east side of the subject property appears to be without an easement.



LEGEND

○	Denotes iron monument set marked with PLS No. 15480
●	Denotes iron monument found
✱	Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480 set
BE	Denotes building entrance
CB	Denotes catch basin
CIP	Denotes cast iron pipe
DIP	Denotes ductile iron pipe
EMH	Denotes electric manhole
FH	Denotes fire hookup
GM	Denotes gas meter
GP	Denotes guard post
HCR	Denotes handicap ramp
HCS	Denotes handicap parking sign
HHC	Denotes communication hand hole
HYD	Denotes fire hydrant
LA	Denotes landscaping
LP	Denotes light pole
MH	Denotes manhole
OD	Denotes overhead door
OHE	Denotes overhead electric line
(P)	Denotes per plan
PIV	Denotes post indicator valve
PKS	Denotes parking sign
PP	Denotes power pole
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
TB	Denotes telephone box
TCS	Denotes traffic control sign
TMH	Denotes telephone manhole
TRANS	Denotes transformer
UGE	Denotes underground electric line
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
◦	Denotes shrub
	Denotes evergreen tree
	Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

(Per Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 235882, effective date May 29, 2014)

Lots 2 and 3, Block 1, Cedar Park Addition, according to the plat thereof recorded November 13, 1979, EXCEPT the following described property taken by the City of Bloomington by Partial Final Certificate, filed as Document No. 2092198: That part of Lot 3 lying Northerly of the following described line: Commencing at the Northwest corner of said Lot 3; thence South 89 degrees 58 minutes 39 seconds East (assumed bearing) along the North line of said Lot 3 a distance of 195.62 feet to the point of beginning of the line to be described; thence South 87 degrees 05 minutes 44 seconds East a distance of 62.82 feet; thence Easterly along a tangential curve, concave to the North, having a radius of 11496.83 feet, a central angle of 00 degrees 22 minutes 40 seconds, a distance of 75.83 feet; thence Southeasterly a distance of 9.34 feet along a reverse curve, concave to the South, having a radius of 39.33 feet and a central angle of 13 degrees 38 minutes 16 seconds to the intersection with the Northeasterly line of said Lot 3 and there terminating.

Together with a non-exclusive easement for vehicular and pedestrian access over, under and across the North 25 feet of the South 60 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1446333 pursuant to Document No. 1524616.

Together with a non-exclusive easement over, under and across the East 15 feet of the North 558 feet and the South 35 feet of the East 15 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1432501; subject to and together with the obligations and privileges therein specifically set forth, which easement terminates 30 years after June 18, 1984, pursuant to order Document No. 1524616.

Torrens Property
Certificate of Title No. 1367273

PLAT RECORDING INFORMATION

The plat of Cedar Park Addition was filed of record on November 13, 1979, as Document No. 1357205.

TITLE COMMITMENT

Chicago Title Insurance Company Commitment for Title Insurance Commitment No. 235882, effective date May 29, 2014, was relied upon as to matters of record.

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers where applicable.

11. Subject to utility easements as shown on plat; (as to Lot 2) (Shown as a recital on Certificate No. 1367273) [shown on survey]

12. Subject to drainage and utility easements as shown on plat; (Shown as a recital on Certificate No. 1367273) [shown on survey]

13. Subject to a power line easement in favor of the Northern States Power Company as set forth in an instrument of record in Book 264 of Miscellaneous Records, page 51: (now as to that part of Lot 3 embraced within Tract A, Registered Land Survey No 787 and as to Lot 2) (Shown as a recital on Certificate No. 1367273) [Easement lies north of the subject property, as shown on survey]

14. Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357206 [shown on survey]

15. Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357207 [shown on survey]

16. Terms and conditions of easements as contained in Quit Claim Deed, recorded November 13, 1979 as Document No. 1357208 [shown on survey]

17. Terms and conditions of Agreement, dated December 18, 1980, filed January 26, 1983, as Document No. 1499056 [not shown on survey]

18. Terms and conditions of Final Certificate, recorded April 27, 1990 as Document No. 2092196 [shown on survey]

19. Terms and conditions of Final Certificate, dated May 12, 1998, filed May 19, 1998, as Document No. 3034254

Amended by Final Certificate, dated November 15, 2002, filed November 18, 2002, as Document No. 3632587 [shown on survey]

20. Terms and conditions of Resolution, dated December 2, 2002, filed January 9, 2003, as Document No. 3660840. [not shown on survey]

21. Terms and conditions of Resolution, dated December 2, 2002, filed January 9, 2003, as Document No. 3660841. [not shown on survey]

GENERAL NOTES

1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.

2.) Survey coordinate and bearing basis: Hennepin County Coordinates

3.) There was no observed evidence of current earth moving work, building construction or building additions.

4.) There was no observed evidence of recent street or sidewalk construction or repairs. Per the City of Bloomington Engineering Department, there are no proposed changes in street right of way lines.

5.) There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

6.) Physical features shown hereon are as they appeared on May 21, 2014.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 141392219 and 141392210.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 27523C0157E and 27523C0176E, both dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTES

1.) Zoning and setback information shown hereon is per zoning letters dated July 8, 2014, prepared by the City of Bloomington, provided by Onward Investors, LLC.

The subject property is zoned: FD-1 (AR-22) Freeway Development (Airport Runway District Overlay Zone)

The setbacks in the FD-1 Zoning District are:
Front – building / parking (from the Planned Widened Right-of-Way): 60 feet / 20 feet
Side – building / parking: 60 feet / 5 feet
Rear – building / parking: 25 feet / 5 feet
(See said zoning letters for further information on setbacks)

2.) Parking: 424 Regular Spaces
19 Handicap Spaces
443 Total Spaces

AREA

Gross = 396,938 square feet or 9.112 acres
Net (excludes street easement) = 395,930 square feet or 9.089 acres

SURVEYOR'S CERTIFICATION

To ONWARD INVESTORS, LLC, SERIES B, a series of Onward Investors, LLC, a Delaware limited liability company, General Electric Credit Equities, Inc., a Delaware corporation, TCF National Bank, a national banking association, its successors and/or assigns, CRE Cedar, LLC, a Delaware limited liability company and Chicago 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18 and 20(a) of Table A thereof. The field work was completed on May 21, 2014.

Dated this 20th day of August, 2014

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson P.L.S. Minn. Lic. No. 15480

N

40 0 40 80
SCALE IN FEET

Revision	By	Date
1 Zoning letter, comments	SMT	08/20/2014

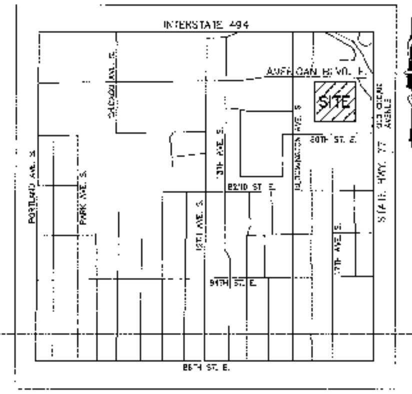
Drawing Title:
ALTA/ACSM LAND TITLE SURVEY FOR:
ONWARD INVESTORS
1701 and 1801 AMERICAN BOULEVARD EAST
BLOOMINGTON, MN

SUNDE LAND SURVEYING
www.sunde.com
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118, Bloomington, Minnesota 55420-3435, 952-881-2455 (Fax: 952-888-9526)
West Office: Mandan, North Dakota 701-663-5562

Project: 97-149-A Bk/Pg: 856/19 Date: 06/27/2014
Township: 27 Range: 24 Section: 2
File: 97149A009.dwg Sheet: 1 of 1

ALTA SURVEY OF
ALIDADE CEDAR I, LLC / ALIDADE CEDAR II, LLC
1701 & 1801 AMERICAN BOULEVARD EAST
CITY OF BLOOMINGTON, HENNEPIN COUNTY, MINNESOTA

SECTION 2, T27N, R24W



VICINITY MAP
(NO SCALE)

NOTES CORRESPONDING TO SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-758053-MICH
DATED OCTOBER 14, 2015

10. DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON PLAT OF CEDAR PARK ADDITION. (APPEARS AS RECITAL ON CERTIFICATE OF TITLE) AFFECT SUBJECT PROPERTY AND ARE PLOTTED AND SHOWN HEREON.

11. UTILITY EASEMENT AS SHOWN ON PLAT OF CEDAR PARK ADDITION. (AS TO LOT 2). (APPEARS AS RECITAL ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

12. POWER LINE EASEMENT IN FAVOR OF NORTHERN STATES POWER COMPANY AS SET FORTH IN AN INSTRUMENT OF RECORD IN BOOK 264 OF MISCELLANEOUS RECORDS, PAGE 511; (NOW AS TO THAT PART OF LOT 3 EMBRACED WITHIN TRACT A, REGISTERED LAND SURVEY NO. 707 AND AS TO LOT 2). (APPEARS AS RECITAL ON CERTIFICATE OF TITLE) SAID EASEMENT LIES NORTH OF SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.

13. TERMS AND CONDITION OF NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS PURPOSE AS CONTAINED IN RELEASE AND GRANT OF EASEMENT DATED JULY 30, 1981, RECORDED NOVEMBER 3, 1981 AS DOCUMENT NO. 1446333, PURSUANT TO ORDER DATED JULY 19, 1984, RECORDED JULY 19, 1983 AS DOCUMENT NO. 1524616. (APPEARS AS RECITAL ON CERTIFICATE OF TITLE) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

14. TERMS AND CONDITIONS OF EASEMENT FOR SIDEWALK AND BIKEWAY PURPOSES AS CONTAINED IN QUIT CLAIM DEED DATED NOVEMBER 8, 1979, RECORDED NOVEMBER 13, 1979 AS DOCUMENT NO. 1357205. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

15. TERMS AND CONDITIONS OF EASEMENT FOR SIDEWALK AND BIKEWAY PURPOSES AS CONTAINED IN QUIT CLAIM DEED DATED NOVEMBER 8, 1979, RECORDED NOVEMBER 13, 1979 AS DOCUMENT NO. 1357207. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

16. TERMS AND CONDITIONS OF EASEMENT FOR SIDEWALK AND BIKEWAY PURPOSES AS CONTAINED IN QUIT CLAIM DEED DATED NOVEMBER 8, 1979, RECORDED NOVEMBER 13, 1979 AS DOCUMENT NO. 1357208. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

17. TERMS AND CONDITIONS OF AGREEMENT BETWEEN CEDAR AVENUE ASSOCIATES AND METROPOLITAN WASTE CONTROL COMMISSION DATED DECEMBER 16, 1980, RECORDED JANUARY 26, 1983 AS DOCUMENT NO. 1499036. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

18. TERMS AND CONDITIONS OF EASEMENTS FOR STREET, ROADWAY, AND UTILITY PURPOSES AS CONTAINED IN PARTIAL FINAL CERTIFICATE DATED FEBRUARY 25, 1990, RECORDED APRIL 27, 1990 AS DOCUMENT NO. 2092196. SUBJECT PROPERTY IS PARCEL 16 OF SAID DOCUMENT. DESCRIBES FEE TAKING OF EXCEPTION TO SUBJECT PROPERTY LEGAL DESCRIPTION SHOWN HEREON. DESCRIBES TEMPORARY CONSTRUCTION EASEMENTS WHICH HAVE EXPIRED. NO PERMANENT EASEMENTS DESCRIBED. DOES NOT AFFECT SUBJECT PROPERTY.

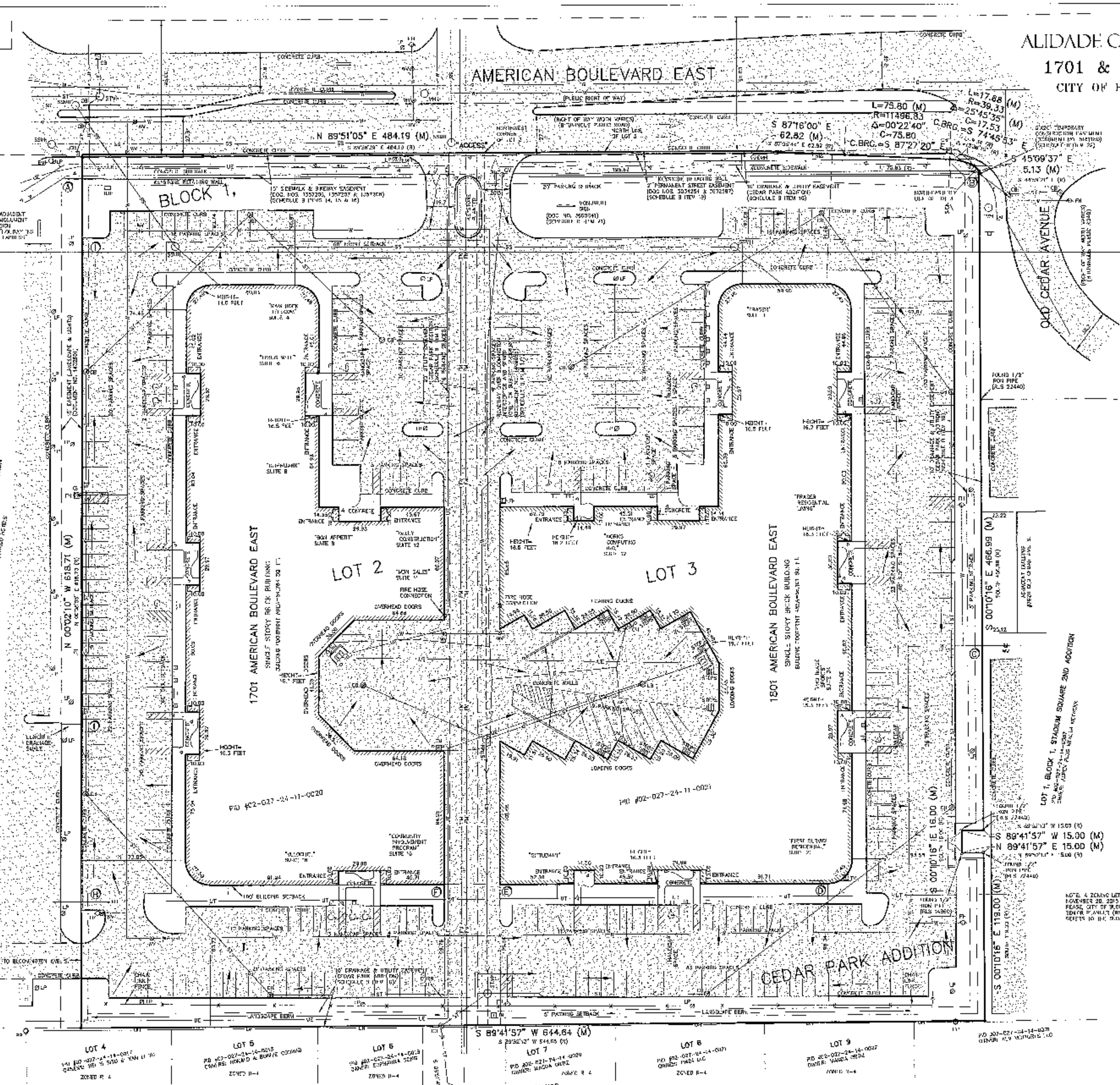
19. TERMS AND CONDITIONS OF EASEMENTS AS CONTAINED IN FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER TRANSFERRING TITLE AND POSSESSION DATED MAY 17, 1995, RECORDED MAY 19, 1995 AS DOCUMENT NO. 3034254. AS AMENDED BY TERMS AND CONDITIONS OF EASEMENTS FOR PUBLIC RIGHT OF WAY, DRAINAGE, AND UTILITY IMPROVEMENT PURPOSES AS CONTAINED IN FINAL CERTIFICATE PARCELS 97-43 & 97-44 DATED NOVEMBER 15, 2002, RECORDED NOVEMBER 19, 2002 AS DOCUMENT NO. 3635287. AFFECT SUBJECT PROPERTY AND ARE SHOWN HEREON.

20. TERMS AND CONDITIONS OF RESOLUTION GRANTING VARIANCE AS CONTAINED IN RESOLUTION NO. 2002-172, DATED DECEMBER 2, 2002, RECORDED JANUARY 9, 2003 AS DOCUMENT NO. 3660640. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

21. TERMS AND CONDITIONS OF RESOLUTION GRANTING VARIANCE AS CONTAINED IN RESOLUTION NO. 2002-173, DATED DECEMBER 2, 2002, RECORDED JANUARY 9, 2003 AS DOCUMENT NO. 3660641. APPROVES A VARIANCE TO REDUCE THE FRONT SETBACK OF A FREESTANDING SIGN FROM THE PLANNED AMERICAN RIGHT-OF-WAY FROM 20 FEET TO 10 FEET ON THE SUBJECT PROPERTY. AFFECTS SUBJECT PROPERTY, SAID SIGN PLOTTED AND SHOWN HEREON.

22. CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF HENNEPIN COUNTY, MINNESOTA, UNDER CASE NO. 27 CV 14-4420, IN THE MATTER OF CITY OF BLOOMINGTON, A MINNESOTA CORPORATION UNDER MINNESOTA LAW V. HAZEL C. MATIAS, ET AL., AS DISCLOSED BY NOTICE OF LIS PENDENS FILED APRIL 1, 2014, AND RECORDED IN DOCUMENT NO. 5181160. ATTEMPTED DISCHARGE OF THE ABOVE NOTICE OF LIS PENDENS BY THE FOLLOWING INSTRUMENT: DISCHARGE OF NOTICE OF LIS PENDENS RECORDED FEBRUARY 3, 2015 AS DOCUMENT NO. 5231597, APPEARS TO BE INEFFECTIVE DUE TO AN INCORRECT DOCUMENT NO. REFERENCE IN THE DISCHARGE TO THE NOTICE OF LIS PENDENS AS DISCHARGE IS NOT MEMORIALIZED ON CERTIFICATE OF TITLE. DESCRIBES TEMPORARY CONSTRUCTION EASEMENT OVER PART OF THE SUBJECT PROPERTY, WHICH IS IN EFFECT TO DECEMBER 31, 2015. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

25. MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY SUNDE LAND SURVEYING ON JUNE 27, 2014, DESIGNATED JOB NO. 97-148-A. ENCROACHMENTS PLOTTED AND SHOWN HEREON.



NOTE: A ZONING LETTER DATED NOVEMBER 20, 2015 BY LEIGH PEASE, CITY OF BLOOMINGTON SENIOR PLANNER (952-563-8928) REFERS TO THE SUBJECT PROPERTY.

LEGEND

SSMH ○	SANITARY SEWER MANHOLE	—SS—	SANITARY SEWER
STMH ○	STORM SEWER MANHOLE	—ST—	STORM SEWER
CB	CATCH BASIN	—UE—	UNDERGROUND ELECTRIC LINES
WV	WATER VALVE	UT	UNDERGROUND TELEPHONE LINES
FH	FIRE HYDRANT	—W—	WATER MAIN/SERVICE
LP	LIGHT POLE	—G—	GAS MAIN/SERVICE
PP	POWER POLE	LF	FLOOD MAIN SANITARY SEWER
TMH ○	TELEPHONE MANHOLE	OU	OVERHEAD UTILITY LINES
EMH ○	ELECTRIC MANHOLE	(M)	DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
TR	TELEPHONE RISER	(R)	DENOTES RECORD DIMENSION AS PER RECORDED PLAT OF CEDAR PARK ADDITION
GM	GAS METER		DENOTES BITUMINOUS SURFACING
ET	ELECTRIC TRANSFORMER		DENOTES CONCRETE SURFACING
GV	GAS VALVE	•	DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"
	SIGN		DENOTES DIRECTION OF SURFACE STORMWATER DRAINAGE
o	GUARD POST		
	DENOTES DIRECTION OF TRAFFIC FLOW		

CERTIFICATE OF SURVEY

05071 (0507CERT.DWG)

STATEMENT OF APPARENT ENCROACHMENTS

(A) KEYSTONE RETAINING WALL (OWNERSHIP UNKNOWN) ENCROACHES ONTO ADJACENT PROPERTY A MAXIMUM DISTANCE OF 1.51 FEET.

(B) CONCRETE SIDEWALK ENCROACHES OUTSIDE 15' EASEMENT A MAXIMUM DISTANCE OF 2.0 FEET.

(C) NO APPARENT EASEMENT FOR WATER MAIN CROSSING BETWEEN SUBJECT PROPERTY AND ADJACENT PROPERTY TO THE EAST.

(D) BUILDING ENCROACHES INTO 100-FOOT SETBACK 1.36 FEET.

(E) BUILDING ENCROACHES INTO 100-FOOT SETBACK 0.50 FEET.

(F) BUILDING ENCROACHES INTO 100-FOOT SETBACK 0.84 FEET.

(G) PARKING LOT ENCROACHES INTO 5' PARKING SETBACK 1.2 FEET.

(H) PARKING LOT ENCROACHES INTO 5' PARKING SETBACK 4.1 FEET.

(I) NO APPARENT EASEMENT FOR STORMWATER DRAINAGE FROM ADJACENT PROPERTY TO THE WEST ONTO SUBJECT PROPERTY.

PARKING SUMMARY

431 STANDARD PARKING STALLS
12 HANDICAP STALLS
443 TOTAL PARKING STALLS

FLOOD ZONE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 27053C 0457 E AND 27053C 0476 E, DATED SEPTEMBER 2, 2004, HENNEPIN COUNTY, MINNESOTA.

NOTES

1. OUR SURVEY WAS CONDUCTED WITH A LEICA RCS 1201 TOTAL STATION AND LEICA 1200 GPS SYSTEM.
2. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR RADIALLY TO SAID PROPERTY LINES.
3. ALL DRIVEWAY AND STREET THROAT DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
4. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
5. THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING ON OR RUNNING THROUGH SUBJECT PROPERTY.
6. UTILITIES SHOWN HEREON ARE AS PER ABOVE GROUND EVIDENCE AND AVAILABLE UTILITY PLANS.
7. ACCESS IS GAINED TO THE SUBJECT PROPERTY VIA AMERICAN BOULEVARD EAST, WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY, AND BLOOMINGTON AVENUE SOUTH, A DEDICATED PUBLIC RIGHT-OF-WAY VIA VEHICULAR AND PEDESTRIAN EASEMENT.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
12. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

BASIS FOR BEARINGS

HENNEPIN COUNTY COORDINATE SYSTEM (NAD83, 1986 ADJUSTMENT) (AS PER REAL TIME GPS MEASUREMENTS TO HENNEPIN COUNTY MONUMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS REFERENCE SYSTEM)

1 INCH EQUALS 40 FEET

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-758053-MICH
DATED OCTOBER 14, 2015

Lots 2 and 3, Block 1, Cedar Park Addition, according to the plat thereof recorded November 13, 1979. EXCEPT the following described property taken by the City of Bloomington by Partial Final Certificate, filed as Document No. 2092196: That part of Lot 3 lying Northerly of the following described line: Commencing at the Northwest corner of said Lot 3; thence South 89 degrees 58 minutes 30 seconds East (assumed bearing) along the North line of said Lot 3 a distance of 195.62 feet to the point of beginning of the line to be described; thence South 87 degrees 05 minutes 44 seconds East a distance of 62.82 feet; thence Easterly along a tangential curve, concave to the North, having a radius of 11496.83 feet, a central angle of 00 degrees 22 minutes 40 seconds, a distance of 75.83 feet; thence Southeasterly a distance of 9.34 feet along a reverse curve, concave to the South, having a radius of 39.33 feet and a central angle of 13 degrees 36 minutes 16 seconds to the intersection with the Northeasterly line of said Lot 3 and there terminating.

Together with a non-exclusive easement for vehicular and pedestrian access over, under and across the North 25 feet of the South 80 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1446333 pursuant to Document No. 1524616.

Together with a non-exclusive easement over, under and across the East 15 feet of the North 558 feet and the South 35 feet of the East 15 feet of Lot 1, Block 1, Cedar Park Addition, which is now described as Condominium No. 334, Cedar Square, a condominium located in the County of Hennepin, which is for the benefit of Lots 2 and 3, Block 1, Cedar Park Addition, which easement was granted in Document No. 1432501; subject to and together with the obligations and privileges therein specifically set forth, which easement terminates 30 years after June 18, 1981, pursuant to order Document No. 1524616.

Registered Land
Certificate of Title No. 1367273

AREA SUMMARY

TOTAL DESCRIBED PROPERTY AREA = 396,833 SQ. FT. OR 9.1123 ACRES

ZONING & SETBACK REQUIREMENTS

ZONED FD-1 – FREEWAY DEVELOPMENT DISTRICT
SUBJECT TO AR-22 – AIRPORT RUNWAY OVERLAY DISTRICT

OFFICE BUILDING IS A PERMITTED USE

MINIMUM LOT AREA – 3 ACRES

MAXIMUM BUILDING COVERAGE – 30%

BUILDING SETBACKS:
FRONT – 80 FEET
SIDE – 60 FEET
REAR – 25 FEET (ANY OTHER SETBACK, UNLESS FRONT, IN THE INDUSTRIAL, FREEWAY DEVELOPMENT, GENERAL BUSINESS DISTRICTS SHALL BE NOT LESS THAN 100 FEET FROM A RESIDENTIAL DISTRICT)

PARKING SETBACKS:
FRONT – 20 FEET
SIDE – 5 FEET
REAR – 5 FEET

PARKING REQUIREMENTS:
1 SPACE PER 285 SQ. FT. OF GROSS FLOOR AREA (OFFICE)
1 SPACE PER 500 SQ. FT. OF GROSS FLOOR AREA (MANUFACTURING)
1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA (WAREHOUSING)

(AS PER CITY OF BLOOMINGTON ZONING CODE)

SURVEYOR'S CERTIFICATE

To Alidade Cedar I, LLC, a Minnesota limited liability company;
Alidade Cedar II, LLC, a Minnesota limited liability company;
Alidade Olympia I, LLC, a Minnesota limited liability company;
Alidade Eden Woods I, LLC, a Minnesota limited liability company;
Alidade Eden Woods II, LLC, a Minnesota limited liability company;
Alidade Eden Woods III, LLC, a Minnesota limited liability company;
Alidade Minneapolis Tech II, LLC, a Michigan limited liability company;
Alidade Capital Fund III, LP, a Delaware limited partnership;
Alidade Capital GP II, LLC, a Delaware limited liability company;
Alidade Capital, LLC;
CRE Cedar, LLC, a Delaware limited liability company;
CRE Olympia, LLC, a Delaware limited liability company;
CRE Edenwoods, LLC, a Delaware limited liability company;
Associated Bank, National Association, as Administrative Agent, its successors and/or assigns;
First American Title Insurance Company;
Dickinson Wright PLLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was re-verified on November 4, 2015.

Date: DECEMBER 8, 2015

Mark D. Kemper

Mark D. Kemper, Professional Land Surveyor
Minnesota Registration No. 18407
Kemper & Associates, Inc.
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MARK D. KEMPER
PROFESSIONAL LAND SURVEYOR
18407
STATE OF MINNESOTA

KEMPER & ASSOCIATES, INC. ©