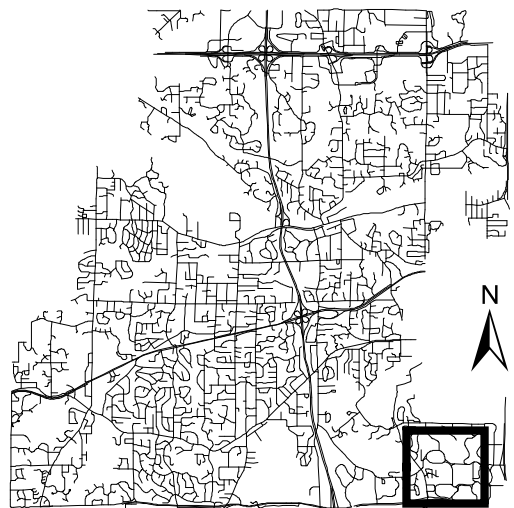




Location Map

Dominium
Address: 11001 Bren Rd E



This map is for illustrative purposes only.

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

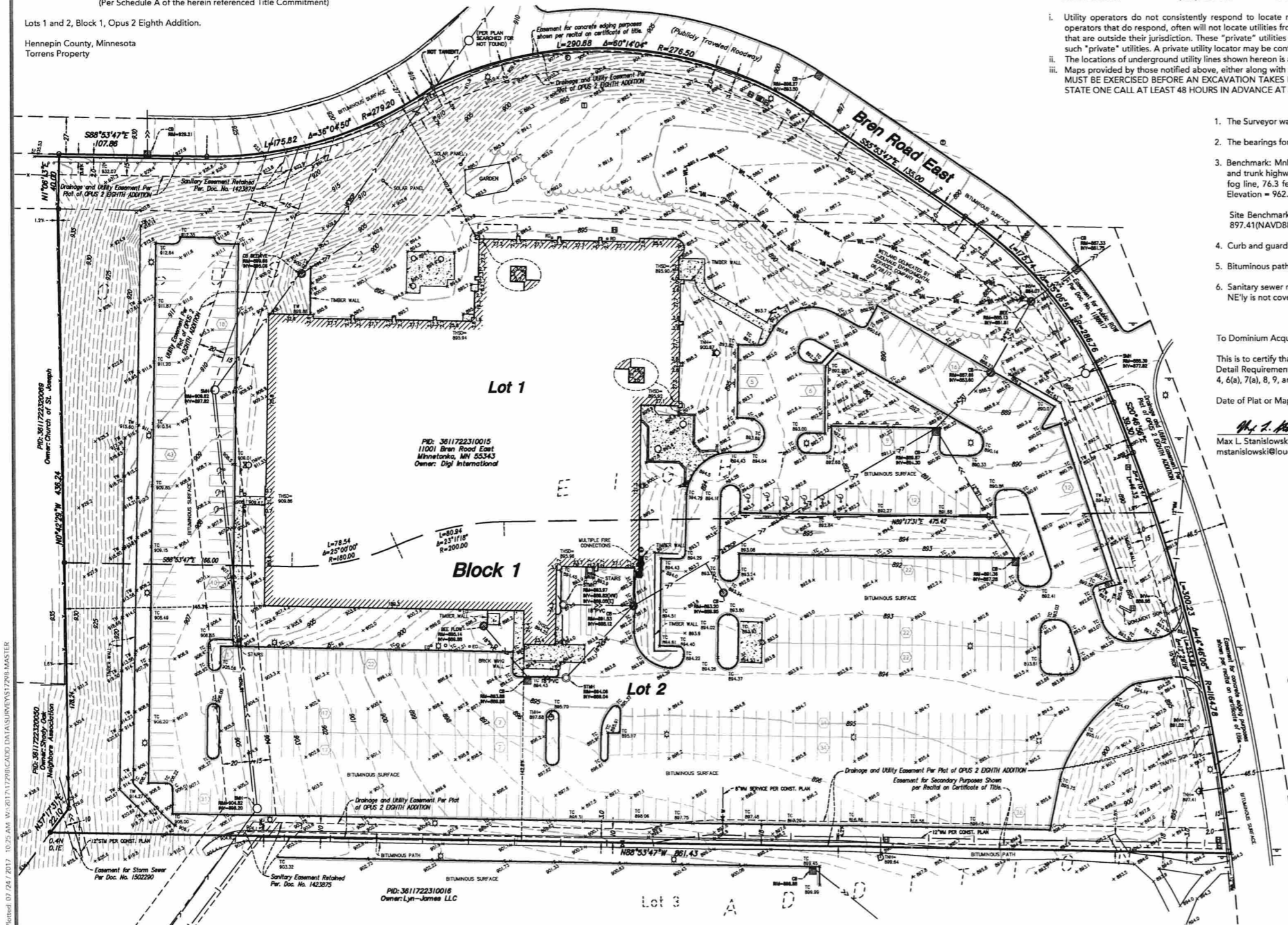
The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 53041, effective date May 19, 2017. The numbers below correspond to those in the title commitment.

- 1-8 do not require comment.
- 9. Subject to an easement for sanitary sewer purposes in favor of the City of Minnetonka as contained in CR Book 73, Page 3995823. Partially vacated by Resolution No. 81-6541 adopted April 20, 1981, filed May 6, 1981, as Document No. 1423875. [Partially vacated easements. Shown hereon as drainage and utility easements per the plat of OPUS 2 EIGHTH ADDITION.]
- 10. Together with the right of the owner of that part of Lots 1 and 2, Block 1, Opus 2 Eighth Addition embraced within Outlots D, G and F, The Townhouses of Shady Oak to an easement for road purposes over Ferndale Drive as provided in Document No. 1086026 (See Order Document No. 1293383), as shown by recital on the Certificate of Title. [Undefined area on property, Ferndale Drive is shown on available maps, west of the property, Not Shown hereon.]
- 11. Subject to a 30 foot sanitary sewer easement in favor of the City of Minnetonka as described in Parcel No. 25 in instrument filed January 12, 1973, as CR Document No. 3995823 (Now as to part of Lot 1), as shown by recital on the Certificate of Title. Partially vacated by Resolution No. 81-6541 adopted April 20, 1981, filed May 6, 1981, as Document No. 1423875. [Partially vacated easements. Shown hereon as drainage and utility easements per the plat of OPUS 2 EIGHTH ADDITION.]
- 12. Subject to a reservation unto Clover Drive, Inc., and its successors and assigns, of an easement for secondary road purposes. [Located along the south property line in the Southeast corner of the site, Shown hereon.]
- 13. Subject to a reservation unto Clover Drive, Inc., its successors and assigns, of an easement 2.00 feet in width for concrete edging purposes over, under and across that portion of said Lots 1 and 2 lying adjacent to the public right-of-way designated as Bren Road West and Bren Road on the recorded plat of Opus 2 Eighth Addition, as shown by recital on the Certificate of Title. [Along the easterly and northerly property lines Shown hereon.]
- 14. Easements for utilities and drainage as shown on the recorded plat of Opus 2 Eighth Addition. [Located along the south, easterly and northerly property lines, Shown hereon.]
- 15. Easement for public right-of-way purposes, in favor of the City of Minnetonka, a municipal corporation, as created in document dated May 27, 1976, filed August 30, 1976, as Document No. 1188617. [Located in the Northeast side of the property, Shown hereon.]
- 16. Permanent easement reserved in Declaration of Industrial Standards and Protective Covenants dated April 7, 1981, filed April 8, 1981, as Document No. 1420987. Assigned as shown by Assignment dated September 6, 1983, filed April 3, 1984, as Document No. 1570465. [Easements defined per plat]
- 17. Easement for storm sewer purposes, in favor of the City of Minnetonka, a Minnesota municipal corporation, as created in document dated October 12, 1982, filed February 23, 1983, as Document No. 1502290. [Located at the southwest corner of the property, Shown hereon.]

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Lots 1 and 2, Block 1, Opus 2 Eighth Addition.

Hennepin County, Minnesota
Torrens Property



ALTA/NSPS OPTIONAL TABLE A NOTES
(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, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 11001 Bren Road East, Minnetonka, MN 55343.
- 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. 27053C0343F, Community Panel No. 0343F, effective date of November 4, 2016.
- 4. The Gross land area is 409,223 +/- square feet or 9.39 +/- acres.
- 6. (a) Any current zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, are per a report or letter provided to the surveyor by the City of Minnetonka dated 7/13/2017, for the subject property are as follows:
Zone I-1, Industrial;
Setback requirements were not provided in the letter by the client.
- 7. (a) Exterior dimensions of all buildings are shown at ground level.
- 8. Substantial features observed in the process of conducting fieldwork, are shown hereon.
- 9. Striping 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: 427 Regular + 9 Disabled = 436 Total Parking Stalls.
- 11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 171592945, 171592952 and 171841569. The following utilities and municipalities were notified:
CITY OF MINNETONKA (952)988-8400 COMCAST (800)762-0592 CENTURYLINK (855)742-6062
CENTER POINT ENERGY (406)541-9571 SPRINT/LONG DISTANCE (800)521-0579 LEVEL3COMMUNICATIONS (877)366-8344
XCEL ENERGY (800)848-7558 ZAYO BANDWIDTH (888)267-1063

- 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. The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.
- iii. 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.

SURVEY REPORT

- 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. Benchmark: MnDOT name HEART, in Minnetonka, 1.0 mile west along trunk highway 62 from the junction of trunk highway 62 and trunk highway 169 in Eden Prairie, at trunk highway 62 mile point 104.75, 45.0 feet north of the westbound trunk highway 62 fog line, 76.3 feet south of the ramp from shady oak road to westbound trunk highway 62, 1.5 feet south of the witness post. Elevation = 962.095 (NAVD88)
Site Benchmark: Top nut of fire hydrant located south of the entrance to the site on the west side of Bren Road. Elevation = 897.41(NAVD88)
- 4. Curb and guard rail falls on the property along Bren Road E.
- 5. Bituminous path falls on the property along the south line.
- 6. Sanitary sewer runs through the west side of the property. The sewer running S'y is covered by an easement. The sewer running NE'y is not covered by an easement.

CERTIFICATION

To Dominion Acquisition, LLC; Digi International Inc. Commercial Partners Title, LLC; and Old Republic 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 - 4, 6(a), 7(a), 8, 9, and 11 of Table A thereof. The field work was completed on July 06, 2017.

Date of Plat or Map: July 24, 2017

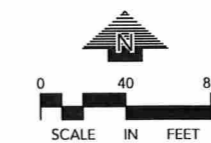
Max L. Stanislawski

Max L. Stanislawski, PLS Minnesota License No. 48988
mstanislawski@loucksinc.com



SURVEY LEGEND

AS ASH	◇ HYDRANT	— STORM SEWER
BA BASSWOOD	⊗ GATE VALVE	— SANITARY SEWER
BO BOXELDER	⊗ POWER POLE	— WATERMAIN
CO COTTONWOOD	⊗ LIGHT POLE	— CULVERT
EL ELM	⊗ YARD LIGHT	— CITY UNDERGROUND CABLE TV
FR MISC FRUIT	⊗ GUY WIRE	— ELE UNDERGROUND ELECTRIC
LO LOCUST	⊗ SIGN	— FO UNDERGROUND FIBER OPTIC
PI PINE	⊗ SPOT ELEVATION	— GAS UNDERGROUND GAS
SP SPRUCE	⊗ ELECTRIC TRANSFORMER	— TEL UNDERGROUND TELEPHONE
TR TREE (GEN)	⊗ TELEPHONE PEDESTAL	— UTL UNDERGROUND UTILITY
⊗ CATCH BASIN	⊗ ELECTRIC MANHOLE	— OH OVERHEAD UTILITY
⊗ STORM MANHOLE	⊗ GAS VALVE	— FM FORCE MAIN
⊗ SANITARY MANHOLE	⊗ TELEPHONE MANHOLE	— X CHAIN LINK FENCE
⊗ FIBER MANHOLE	⊗ ELECTRIC METER	— CONCRETE CURB
⊗ GUARDPOST	⊗ GAS METER	— CONCRETE
⊗ ROOF DRAIN	⊗ HAND HOLE	— 672 CONTOUR
⊗ FIRE CONNECTION	⊗ POST INDICATOR VALVE	— GUARDRAIL
⊗ ELECTRIC OUTLET		



- ⊗ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"
- DENOTES IRON MONUMENT FOUND
- △ DENOTES NAIL MONUMENT FOUND

11001 BREN ROAD EAST

MINNETONKA, MN 55343

DOMINIUM DEVELOPMENT AND ACQUISITIONS, LLC.

2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MN 55441

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project. For additional information, or for verification of this project by others without written approval by the Consultant, please contact the Consultant. All information is provided for information and reference only. All structural or mechanical requirements, additions, or deletions to these CADD files shall be made in the field and shall be made in accordance with the Consultant's drawings and specifications, and shall be made in accordance with the Consultant's drawings and specifications, and shall be made in accordance with the Consultant's drawings and specifications.

SUBMITTAL/REVISIONS

07-14-17	SURVEY ISSUED
07-24-17	REVISED UTILITY ESMT

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.

Max L. Stanislawski

Max L. Stanislawski, PLS License No. 48988 Date 07-14-17

QUALITY CONTROL

Locks Project No.	17298
Project Lead	MLS
Drawn By	NRS
Checked By	MLS
Field Crew	DJP/BEP

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

1 OF 1



MINNETONKA DEVELOPMENT

SITE CONTEXT
10-09-17



PARKING DATA				
	BUILDING A	BUILDING B	BUILDING C	TOTAL
GARAGE PARKING	75 STALLS	210 STALLS	103 STALLS	388 STALLS
SURFACE PARKING	53 STALLS	16 STALLS	59 STALLS	128 STALLS
TOTAL PARKING	128 STALLS	226 STALLS	162 STALLS	516 STALLS
RATIO PER UNIT	1 : 1.42	1 : .86	1 : 1.30	1 : 1.08
RATIO PER BED	1 : .76	1 : .46	1 : .69	1 : .57

BUILDING DATA				
	BUILDING A	BUILDING B	BUILDING C	TOTAL
1 BEDROOM	31 UNITS = 34.5%	83 UNITS = 32%	40 UNITS = 32%	154 UNITS = 32%
2 BEDROOM	39 UNITS = 43.5%	126 UNITS = 48%	60 UNITS = 48%	225 UNITS = 47%
3 BEDROOM	20 UNITS = 22%	53 UNITS = 20%	25 UNITS = 20%	98 UNITS = 21%
TOTAL UNITS	90 UNITS	262 UNITS	125 UNITS	477 UNITS
TOTAL BEDS	169 BEDS	494 BEDS	235 BEDS	898 BEDS



BREN ROAD DEVELOPMENT - PRELIMINARY MASTER PLAN

SCALE: 1" = 80'-0"

DATE: 10/13/2017



11001 BREN ROAD E

MINNETONKA, MN

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SUBMITTAL/REVISIONS

PROFESSIONAL SIGNATURE

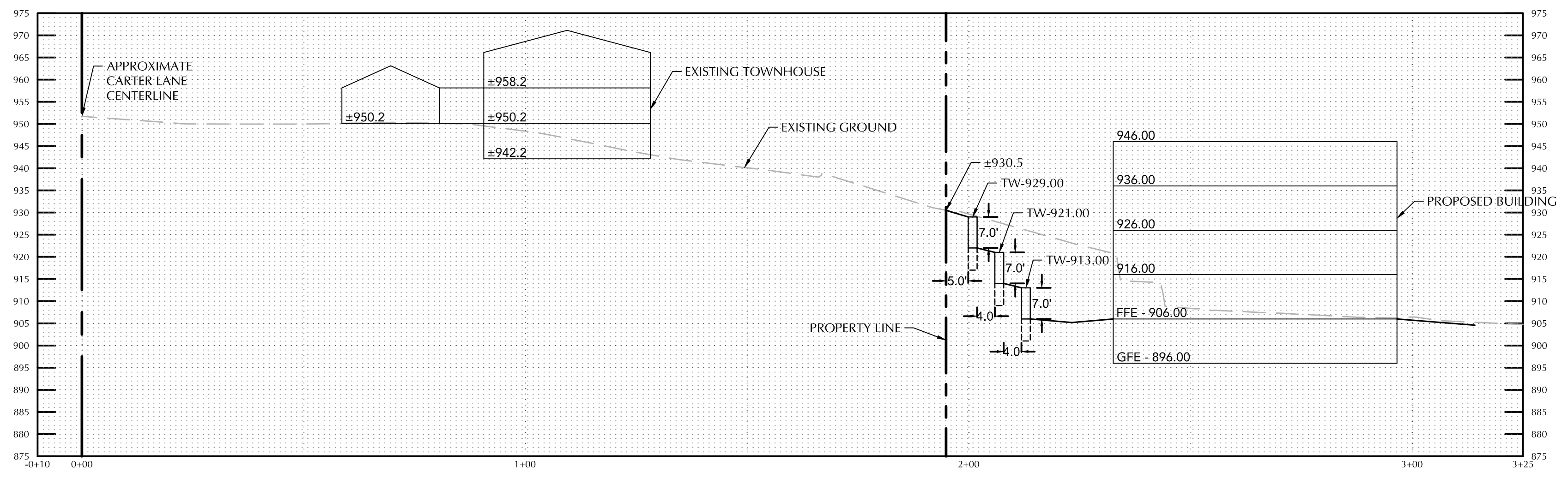
QUALITY CONTROL

CROSS SECTION

10/12/17



11001 BREN ROAD E - CROSS SECTION



Plotted: 10/12/2017 11:24 AM W:\2017\11298A\CADD DATA\CIVIL.dwg Working Files\C17298A-MASTER Cross Section