

LEGAL DESCRIPTION

Real property in the City of Plymouth, County of Hennepin, State of Minnesota, described as follows:

PARCEL 1:

That part of Government Lot 5 and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 as platted in the recorded plat of Bass Lake Highlands and lying Westerly and Southerly of the center line of county State Aid Highway No. 10 as platted in the recorded plat of Hennepin County State Aid Highway No. 10, Plat 8.

PARCEL 2:

That part of the South Half of the Southeast Quarter of Section 34, Township 119, Range 22, Hennepin County, Minnesota, lying Southeasterly of the East line of Interstate Highway 494 as described in warranty Deed filed in Book 2460 of Deeds on page 33, as Document Number 3499559, and lying Southwesterly of the Southerly line of Hennepin County State Aid Highway No. 10 as shown on Highway Plat Document No. 3867013.

PARCEL 3:

That part of the West Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 and lying North and East of Interstate Highway 494 as described in Final certificate filed as Document Number 4040272.

PARCEL 4:

The East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 118, Range 22, lying Northerly and Easterly of the centerline of Hennepin County State Aid Highway No. 10 and its extension Northwesterly; and EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying southerly of the following-described line: Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North along the East line of said East Half of Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence South 55 degrees 14 minutes 12 seconds west, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve concave to the Southeast having a central angle of 7 degrees 34 minutes 44 seconds; thence Westerly 382.11 feet along a non-tangential curve concave to the Southwest having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and a chord bearing North 69 degrees 52 minutes 02 seconds west to the Southerly line of Hennepin County Highway No. 47, Plat 13; thence South 79 degrees 42 minutes 49 seconds West, along said Southerly line and not tangent to last-described curve, 598.08 feet to the west line of said East Half of the Northeast Quarter and there terminating; and also EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, described as commencing at the Southeast corner of said East Half of the Northeast Quarter; thence northerly along the East line of said East Half of the Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence Southwesterly deflecting to the left 124 degrees 45 minutes 48 seconds, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve, concave to the Southeast, having a central angle of 7 degrees 34 minutes 44 seconds, and a radius of 2,865.79 feet; thence Westerly 382.11 feet along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and the chord of said curve deflects to the right 62 degrees 28 minutes 30 seconds to a point on the southerly line of Hennepin county Highway No. 47, Plat 13, on file and of record in the office of the Hennepin County Recorder; thence Northeasterly along said Southerly line and not tangent to last described curve to the East line of said East half of the Northeast Quarter; thence South along said East line to the point of beginning.

All Abstract Property

VICINITY MAP

(NOT TO SCALE)

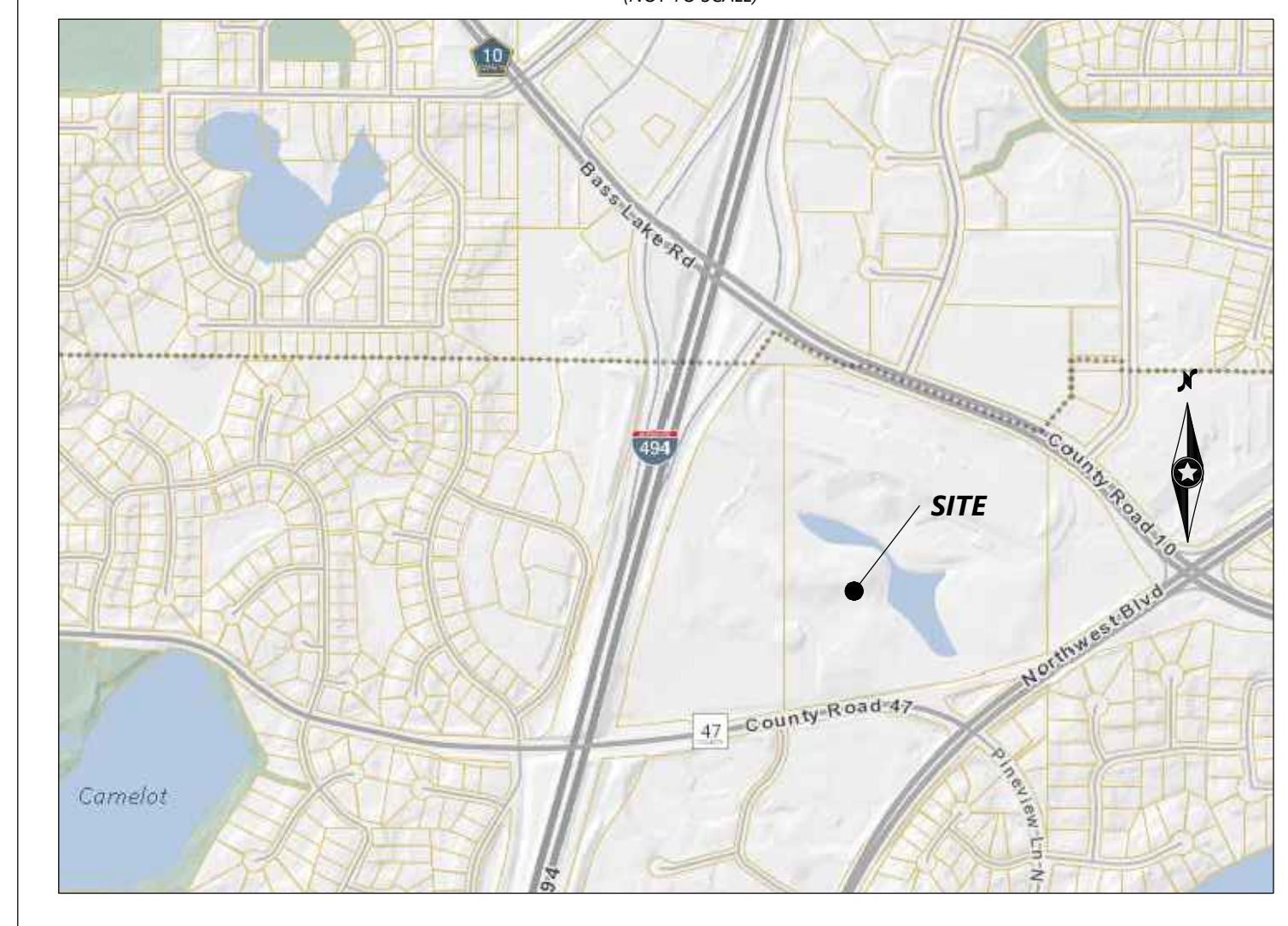


TABLE A OPTIONAL ITEM NOTES

- Monuments have been found or placed as shown hereon
- The address of the surveyed property is 13001 Bass Lake Road, Plymouth, MN 55442.
- The subject property appears to lie within Zone X according to FEMA Flood Insurance Rate Map Community - Panel Number 27053C0180F which has an effective date of 11/4/2016.
- The subject property contains 3,596,303 Sq.Ft. or 82.560 acres
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- Exterior dimensions of buildings are shown hereon and were measured at the exterior facade of the building. There may be eaves, overhangs and canopies which extend beyond the lines shown. Also, there may be underground footings and building space that are not shown on this survey.
- Areas of buildings are shown hereon and are subject to the notes stated in Item 7(a).
- Building Heights are shown hereon at the location indicated, building heights are variable around the perimeter of the footprint.
- The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey. AT THE TIME OF SURVEY THERE WAS SNOW AND ICE COVERING ALL OR PARTS OF THE SUBJECT PROPERTY, FEATURES OBSCURED BY SNOW OR ICE MAY NOT BE SHOWN.
- The subject property contains 1026 regular parking stalls, 28 handicapped stalls, 4 charging stalls and 6 motorcycle stalls.
- The utility lines shown within the subject property are based on plans and/or reports provided by the City of Plymouth, Westwood is not liable for inaccuracies in said plans/reports.
- A private utility marking request was made by the surveyor (One Call Ticket No. 220520235). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned nor do we guarantee the accuracy or completeness of the markings and maps provided.
- Names of adjoining owners are shown according to the Hennepin County GIS Map.
- The subject property lies at the intersection of Bass Lake Road(County Road 10) and Northwest Boulevard(County Road 61) shown hereon.
- On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.
- As of the date of this survey, there are no proposed changes in street right of way lines, based on a conversation with the proper official with the City of Plymouth. On the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs.
- Any plottable offsite easements provided in the Title Insurance Commitment are shown hereon.
- Westwood Professional Services, Inc. has obtained a Professional Liability Insurance policy to be in effect throughout the contract term. A Certificate of Insurance can be furnished upon request.

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD 83 - 1986 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet
- Elevations and ground contours shown hereon are relative to the NAVD88
- Field data collection on which this map is based was performed while snow was covering all or part of the subject property. There is a possibility that existing improvements that would normally be observable without the snow cover may exist.

POSSIBLE ENCROACHMENTS

- I-494 STORMWATER POND LIES ON SUBJECT PROPERTY
- PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
- FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

SCHEDULE B II TITLE ITEM NOTES (Commitment No. NCS-11096565-CHI2)

The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment. Items 1-8 are not survey matters.

- Interest of James Harvey Proehl as created by Trustees' Deed dated May 19, 1986, filed June 10, 1986, as Document Number 5117722; and Interest of Jean Louise Neumann formerly Jean Louise Proehl (married to Bruce E. Neumann) as created by Trustees' Deed dated March 28, 1988, filed August 11, 1988, as Document Number 5441637.

NOTE: Decree of Distribution in the matter of the estate of Harold Charles Proehl, deceased, dated February 19, 1982, filed April 22, 1982, as Document Number 4712289, vested the interest of said decedent in Jean Louise Proehl and Richard J. Gunn, as Trustees, for the uses and purposes as set forth in the Will of the deceased as to that part of the west Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying south and East of Interstate Highway No. 494. Said decree of distribution was dated and filed after the conveyance by said decedent of the land described in Parcel 3 hereof. Said trustees then conveyed an undivided one-half interest in said land to James Harvey Proehl by deed filed as Document Number 5117722; and an undivided one-half interest in said land to Jean Louise Neumann by deed filed as Document Number 5441637. James Harvey Proehl, single, and Jean Louise Neumann (formerly Jean Louise Proehl) and Bruce E. Neumann, her husband, conveyed that portion of the property described above lying South of the center line of County Road No. 47 by deed filed as Document Number 5450105. (as to Parcel 3) **(PARCEL 3 AS SHOWN ON SURVEY)**

- Interest of Blysc, Inc., a Minnesota corporation, as acquired by deeds dated December 22, 1976, filed January 5, 1977, as Document Numbers 4258481, 4258482, 4258486, and 4258487. Said interest was not conveyed by Quit Claim Deed dated December 22, 1976, filed January 4, 1977, as Document Number 4258039. (as to Parcel 4) **(PARCEL 4 AS SHOWN ON SURVEY)**
- Highway and drainage easements conveyed to the County of Hennepin as set forth in Quit Claim Deed dated July 20, 1992, filed August 19, 1992, as Document Number 5957258. (as to Parcels 1, 2 and 4) **(SHOWN ON SURVEY)**
- Numerous easements conveyed to the City of Plymouth as set forth in Easement dated May 6, 1985, filed May 10, 1985, as Document Number 4992689. (as to all Parcels) **(SHOWN ON SURVEY)**
- Right of way for public roadway as set forth in Hennepin County State Aid Highway No. 10, Plat 8, filed as Document Number 3867013. (as to Parcels 1, 2 and 4) **(SHOWN ON SURVEY)**
- Right of way for public roadway as set forth in Hennepin County Highway No. 47, Plat 13, filed as Document Number 3933700.(as to Parcels 1, 3 and 4) **(SURVEY ON SURVEY)**
- Reservation of 50 percent of all minerals and mineral rights by The Federal Land Bank of Saint Paul as set forth in conveyance dated September 9, 1941, filed September 18, 1941, in Book 1520 of Deeds on page 10, as Document Number 2107563, and restated as evidenced by Statement of Mineral Ownership dated November 8, 1974, filed December 20, 1974, as Document Number 4120531. (as to Parcel 1) **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT SHOWN)**
- Limitation of access onto Trunk Highway No. 494 and highway easement conveyed to the State of Minnesota, as set forth in warranty Deed dated August 27, 1964, filed September 22, 1964, in Book 2460 of Deeds on page 33 as Document Number 3499559; and as acquired by the State of Minnesota as set forth in Final Certificate dated April 27, 1973, filed September 6, 1973, as Document Number 4040272. By Quit Claim Deed dated June 29, 1984, filed March 17, 1989, as Document Number 5516228, executed by the State of Minnesota, in favor of the City of Plymouth, a portion of the land taken for highway purposes was conveyed to the City of Plymouth reserving access restrictions. (as to Parcels 2 and 3) **(SHOWN ON SURVEY)**
- Snow-fence easement conveyed to the County of Hennepin as set forth in Highway Easement dated March 18, 1929, filed March 20, 1929, in Book 1184 of Deeds on page 200, as Document Number 1531703. (as to Parcel 3 and 4) **(EASEMENT NOT ON SUBJECT PROPERTY)**
- Undefined transmission line easement in favor of Northern States Power Company as referenced by recital in Warranty Deeds filed as Document Numbers 4260055 and 4260057. (as to Parcel 3) **(EASEMENT UNDEFINED, AFFECTS SUBJECT PROPERTY, NOT SHOWN)**
- Terms, conditions and restrictions as set forth in Warranty Deed dated June 28, 1991, recorded December 11, 1991, as Document No. 5853936. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT SHOWN)**
- Interest of Jerome P. Begin and Elizabeth A. Begin, husband and wife, as created in Warranty Deed dated April 22, 1971, and filed May 10, 1971, as Document Number 3882914, conveying the land described in Parcel 2 of Schedule C hereof.

Note: The interest conveyed by Jerome P. Begin and Elizabeth A. Begin, husband and wife, in favor of Blysc, Inc., a Minnesota corporation, by deed dated December 22, 1976, filed January 3, 1977, as Document Number 4257427, incorrectly described the document establishing the northwest lot line as being described in Document Number 4040272 rather than Document Number 3499559. **(PARCEL 2 AS SHOWN ON SURVEY)**

SURVEYOR'S CERTIFICATE

To: Prudential Insurance Company of America, a New Jersey corporation, Scannell Properties, LLC, an Indiana limited liability company, 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 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)(b), 7(b)(1), 7(c) 8, 9, 11(a), 13, 14, and 16-19 of Table A thereof. The fieldwork was completed on March 9, 2022.

Date of Plat or Map: 04/12/22

Christopher Ambourn
Christopher Ambourn No. 43005
chris.ambourn@westwoodps.com

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DESIGNED: _____
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DRAWN: JMM/BJX
CREW: JFW/SSL/MVG/BD/A/KCS

INITIAL ISSUE: 04/04/2022
REVISIONS: _____

PREPARED FOR:

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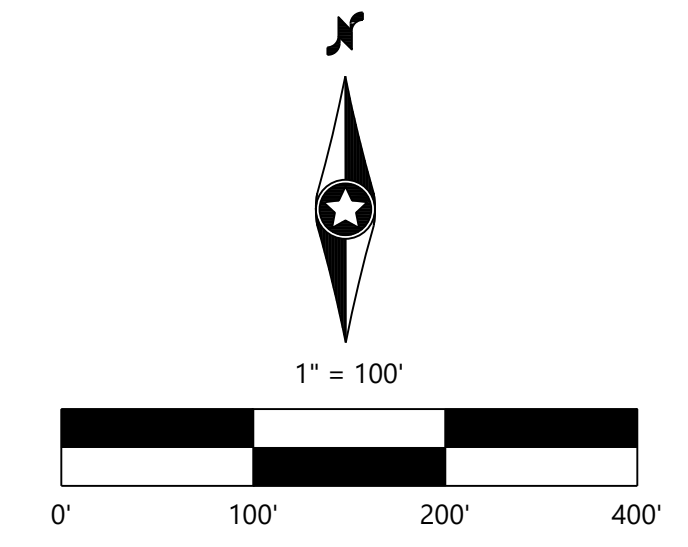
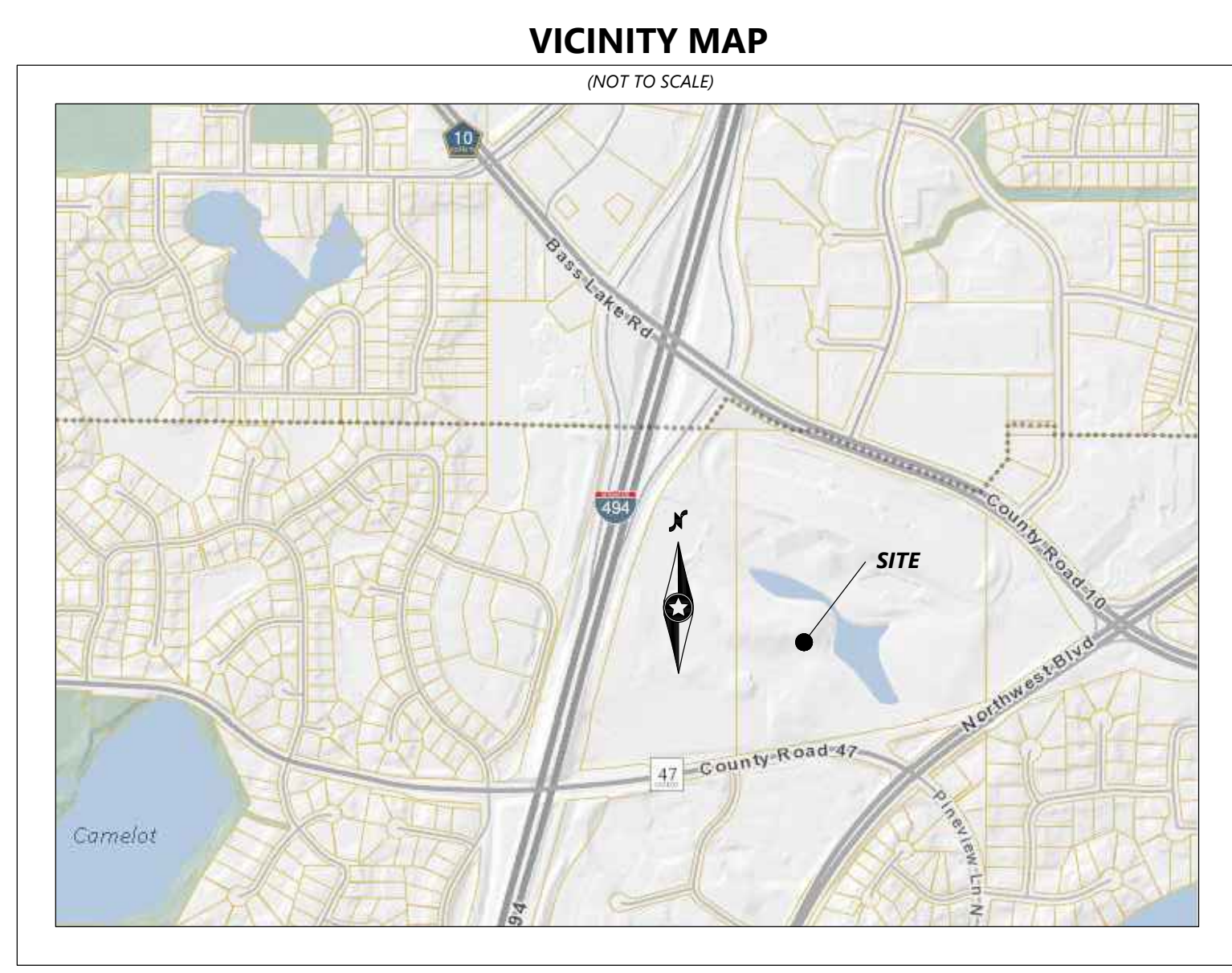
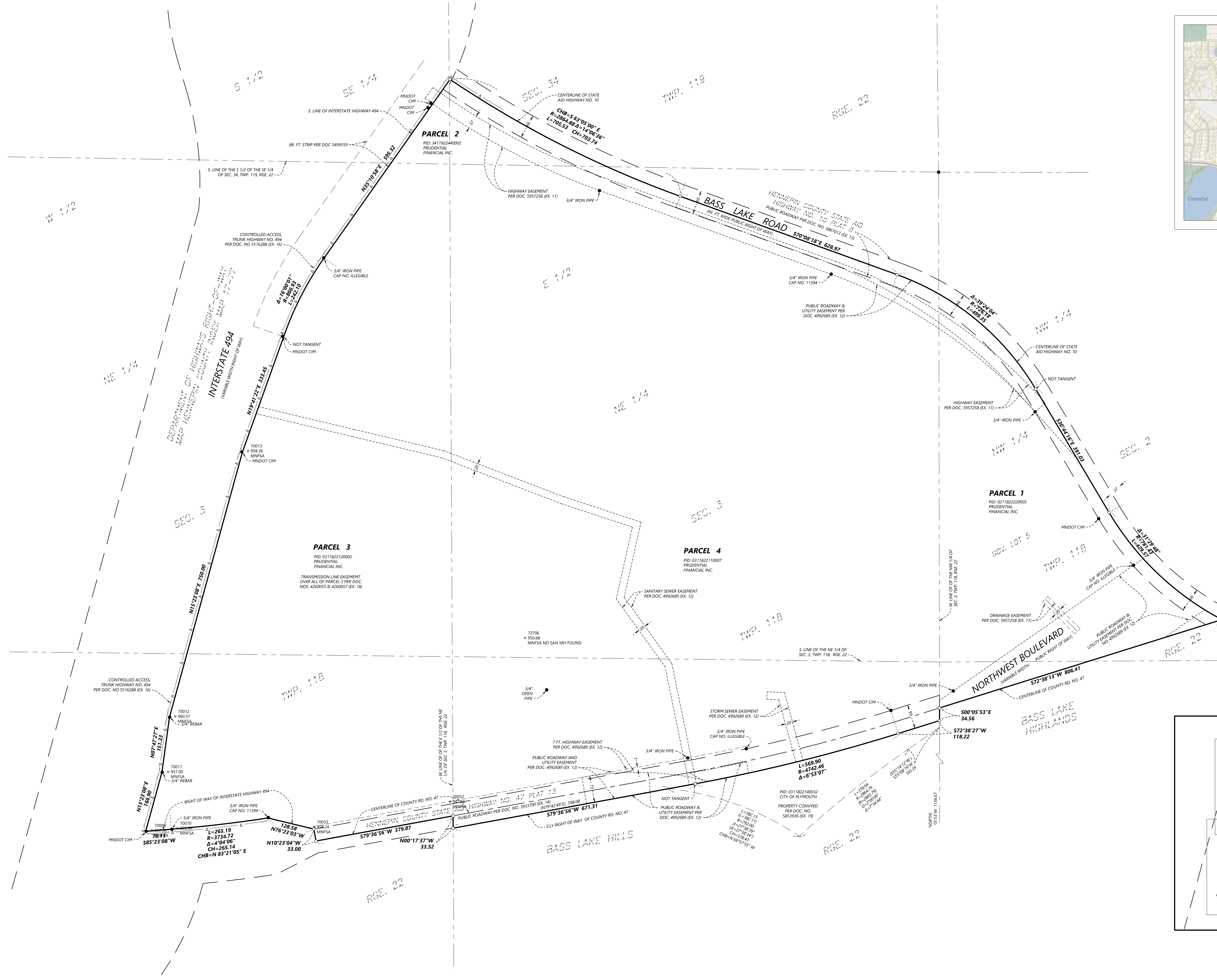
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite 8300
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 6

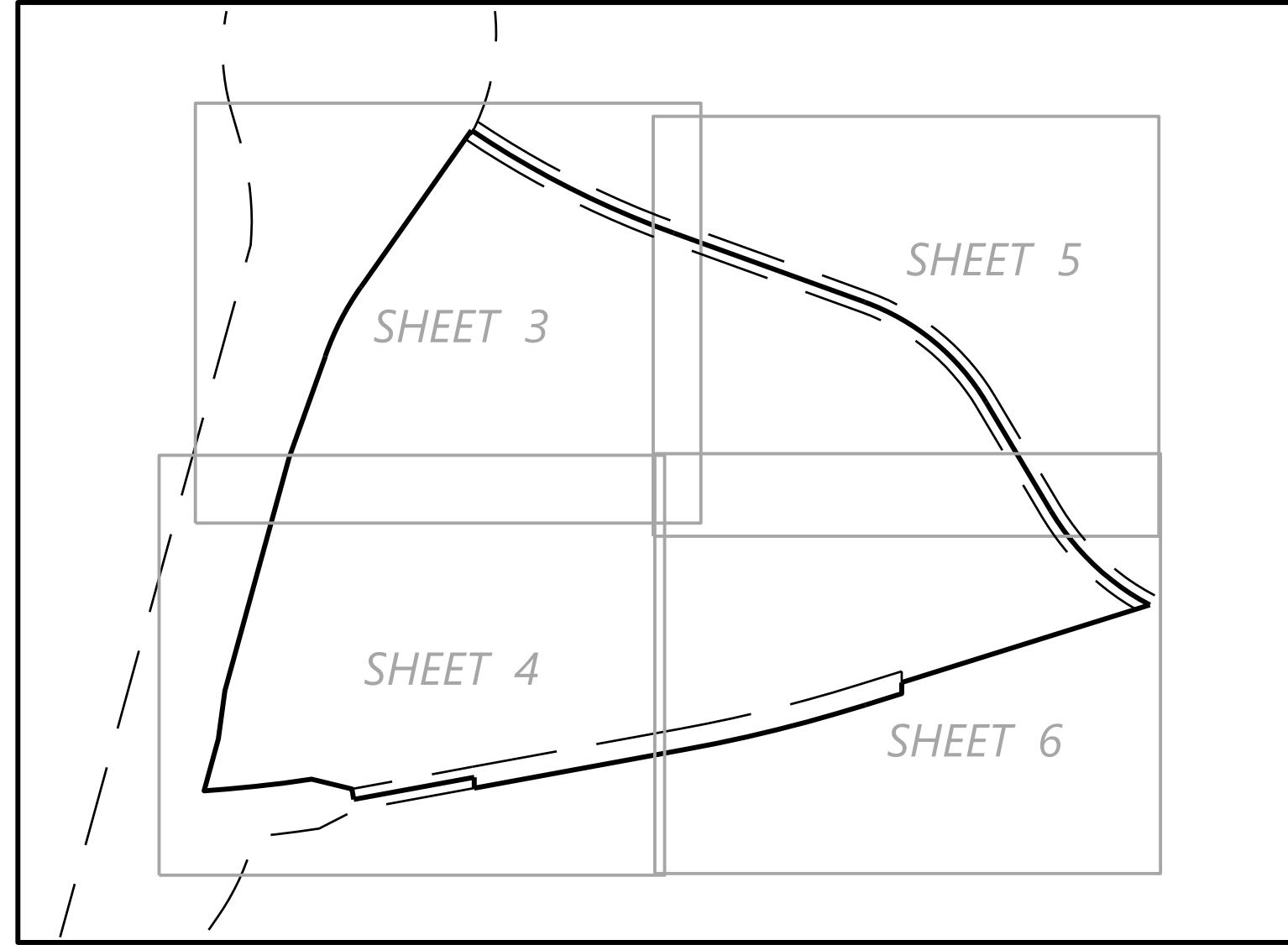
PROJECT NUMBER: 0035764.00 DATE: 04/04/22

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SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

SHEET LEGEND (NOT TO SCALE)



DESIGNED:	CNA
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DRAWN:	JFW/SSL/MVG/BD/CKC
CREW:	

INITIAL ISSUE:	04/04/2022
REVISIONS:	

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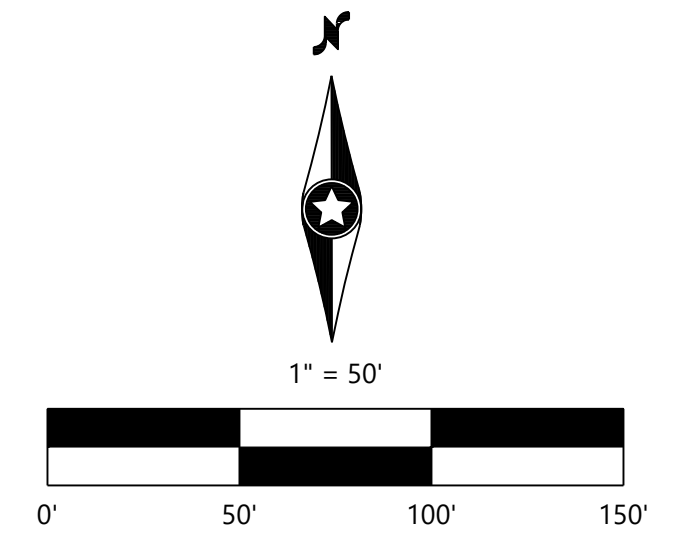


ALTA/NSPS LAND TITLE SURVEY
PROJECT NUMBER: 0035764.00 DATE: 04/04/22
SHEET NUMBER:
2 OF **6**

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POSSIBLE ENCROACHMENTS

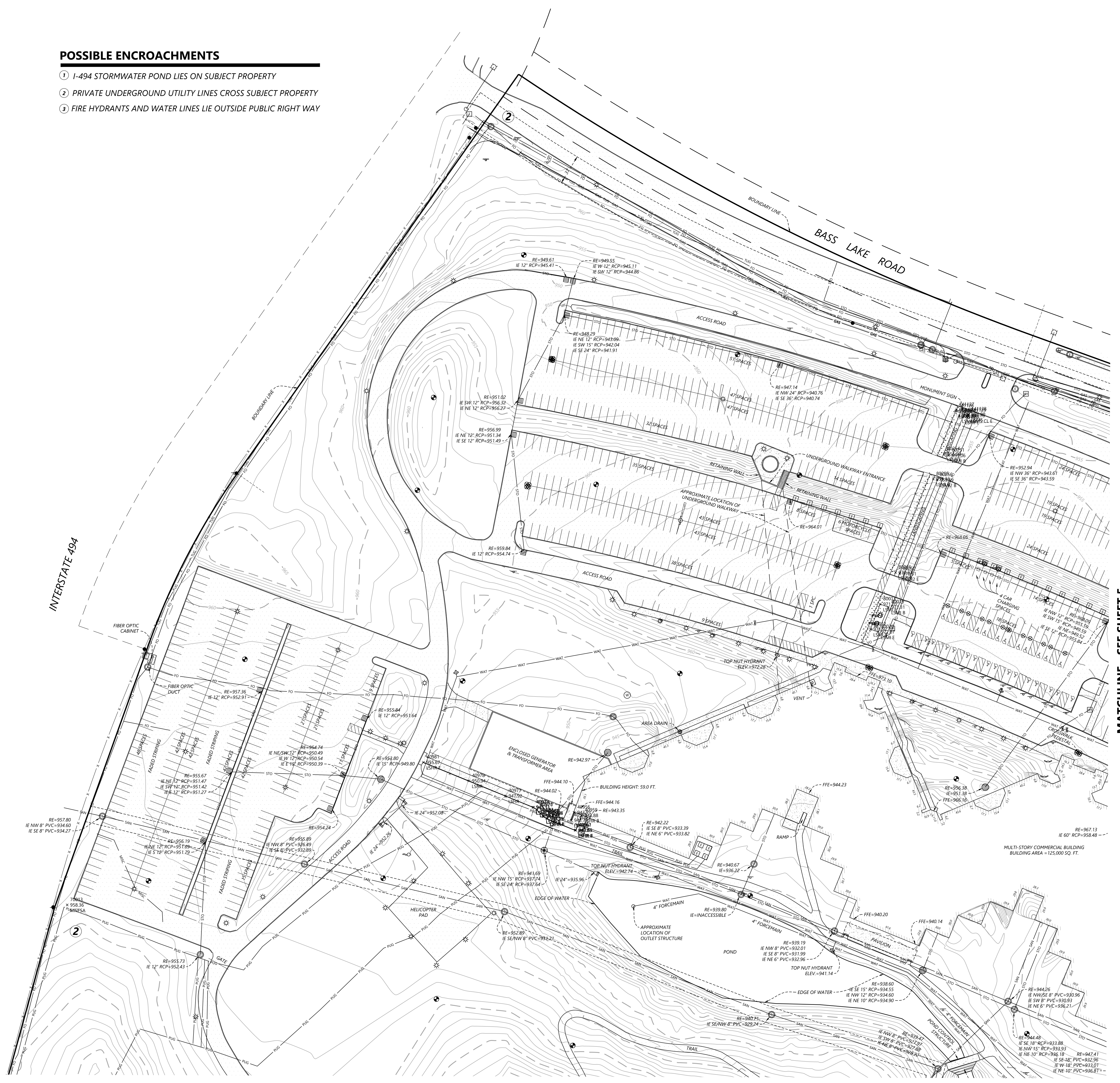
- ① 1-494 STORMWATER POND LIES ON SUBJECT PROPERTY
- ② PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
- ③ FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY



SEE SHEET 2 FOR BOUNDARY & TITLE COMMITMENT INFORMATION
SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

LEGEND

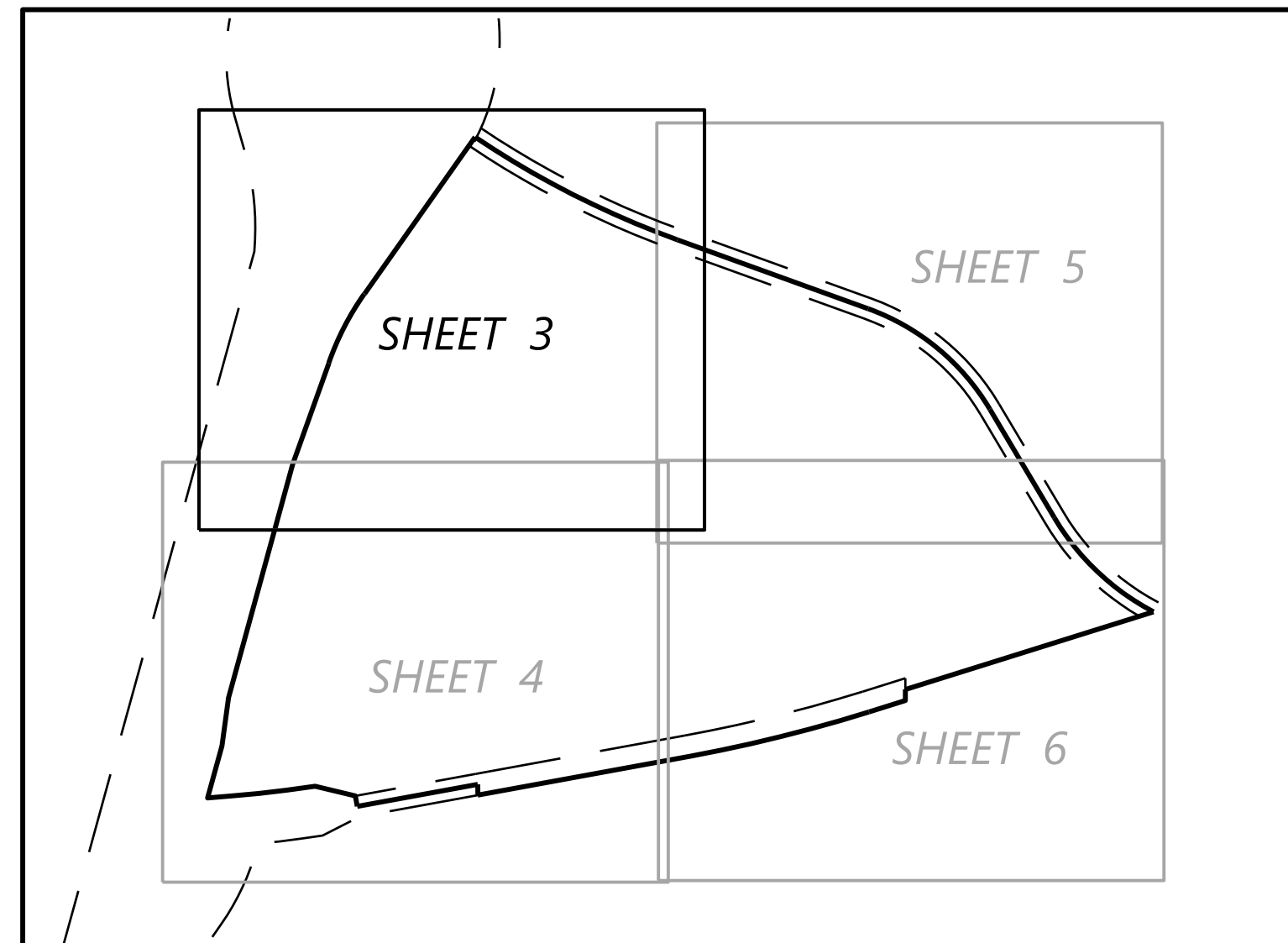
⊙	SANITARY MANHOLE	⊗	STEEL/WOOD POST
⊕	STORM MANHOLE	⊥	SIGN
⊖	BEEHIVE CATCH BASIN	⊘	FLAG POLE
⊗	CATCH BASIN	♿	HANDICAPPED STALL
⊘	FLARED END SECTION	—	BENCH
⊙	CATCH BASIN MANHOLE	—	CABLE TELEVISION LINE
⊕	HYDRANT	—	GAS LINE
⊖	GATE VALVE	—	POWER UNDERGROUND
⊗	FIRE DEPARTMENT CONNECTION	—	SANITARY SEWER
⊙	WELL	—	STORM SEWER
⊕	ELECTRIC BOX	—	TELEPHONE UNDERGROUND
⊖	ELECTRIC MANHOLE	—	WATERMAIN
⊗	LIGHT POLE	—	FIBER OPTIC
⊘	TRAFFIC SIGNAL ARM STOP LIGHT	—	FENCE LINE
⊕	POWER POLE-ARM	△	CONTROLLED ACCESS
⊖	TELEPHONE BOX	—	CURB & GUTTER
⊗	TELEPHONE MANHOLE	▭	CONCRETE SURFACE
⊘	HAND HOLE/JUNCTION BOX	▭	BITUMINOUS SURFACE
⊕	FIBER OPTIC PEDESTAL	▭	GRAVEL SURFACE
⊖	NATURAL GAS METER		
⊗	NATURAL GAS VALVE		
⊘	NATURAL GAS RISER/SERVICE		



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 4

SHEET LEGEND
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CREW: JFW/SSL/MVG/BD/ACKS		PLYMOUTH, MN

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SHHEET NUMBER:

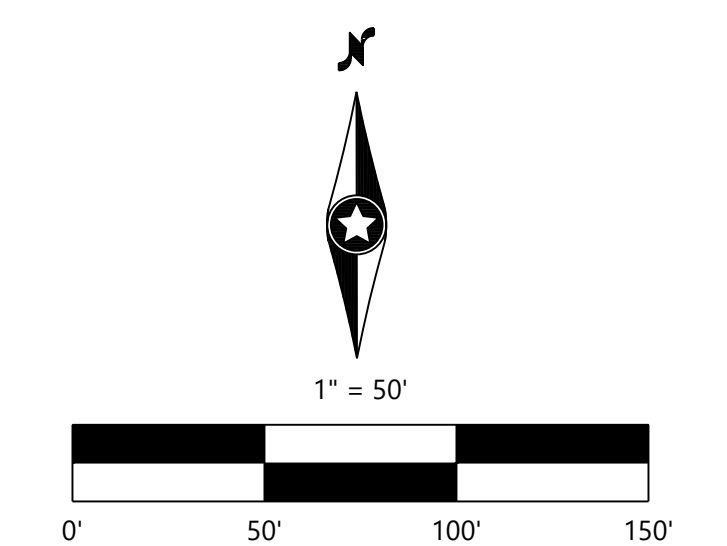
3 OF **6**

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MATCHLINE - SEE SHEET 3



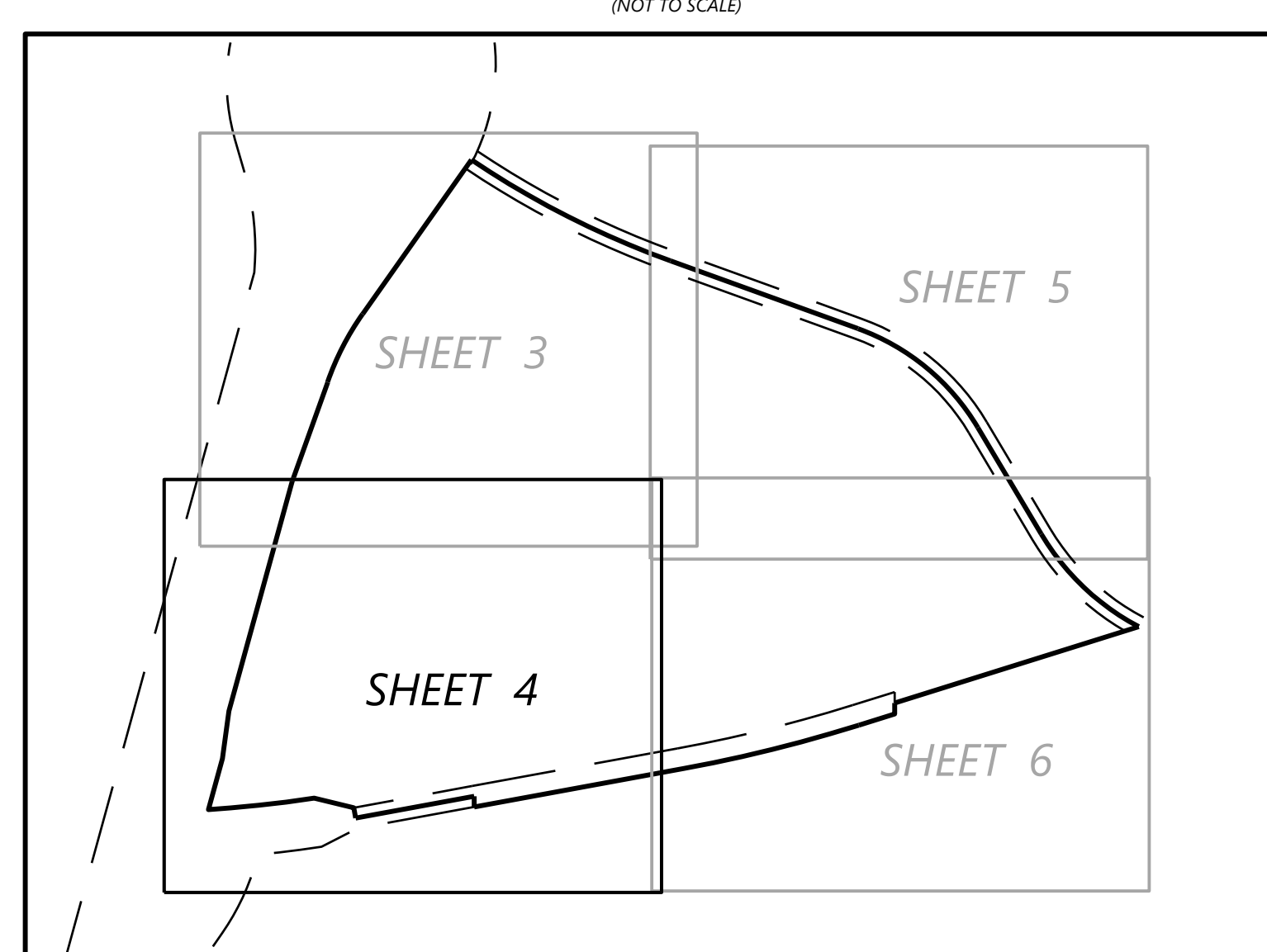
SEE SHEET 2 FOR BOUNDARY & TITLE COMMITMENT INFORMATION
SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

LEGEND

	SANITARY MANHOLE		STEEL/WOOD POST
	STORM MANHOLE		SIGN
	BEEHIVE CATCH BASIN		FLAG POLE
	CATCH BASIN		HANDICAPPED STALL
	FLARED END SECTION		BENCH
	CATCH BASIN MANHOLE		CABLE TELEVISION LINE
	HYDRANT		GAS LINE
	GATE VALVE		POWER UNDERGROUND
	FIRE DEPARTMENT CONNECTION		SANITARY SEWER
	WELL		STORM SEWER
	ELECTRIC BOX		TELEPHONE UNDERGROUND
	ELECTRIC MANHOLE		WATERMAIN
	LIGHT POLE		FIBER OPTIC
	TRAFFIC SIGNAL ARM STOP LIGHT		FENCE LINE
	POWER POLE-ARM		CONTROLLED ACCESS
	TELEPHONE BOX		CURB & GUTTER
	TELEPHONE MANHOLE		CONCRETE SURFACE
	HAND HOLE/JUNCTION BOX		BITUMINOUS SURFACE
	FIBER OPTIC PEDESTAL		GRAVEL SURFACE
	NATURAL GAS METER		
	NATURAL GAS VALVE		
	NATURAL GAS RISER/SERVICE		

MATCHLINE - SEE SHEET 6

SHEET LEGEND
(NOT TO SCALE)



- POSSIBLE ENCROACHMENTS**
- ① I-494 STORMWATER POND LIES ON SUBJECT PROPERTY
 - ② PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
 - ③ FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

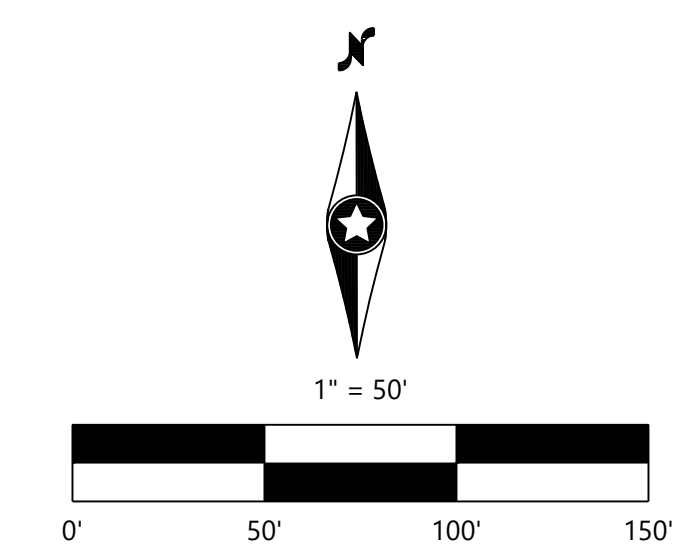
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ALTA/NSPS LAND TITLE SURVEY	SHEET NUMBER: 4 OF 6
PROJECT NUMBER: 0035764.00	DATE: 04/04/22

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POSSIBLE ENCROACHMENTS

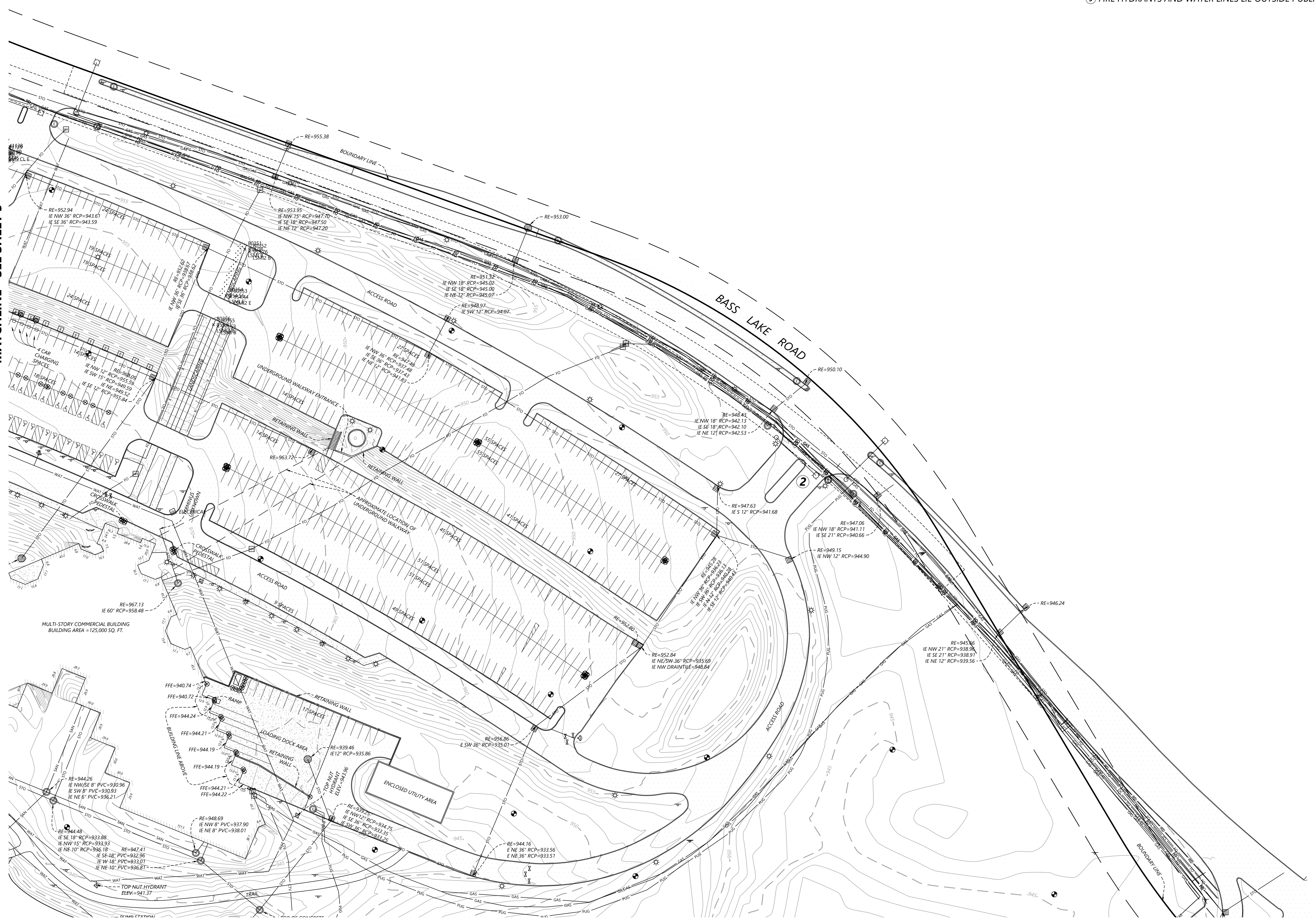
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- ③ FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

SEE SHEET 2 FOR BOUNDARY & TITLE COMMITMENT INFORMATION

SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

MATCHLINE - SEE SHEET 3

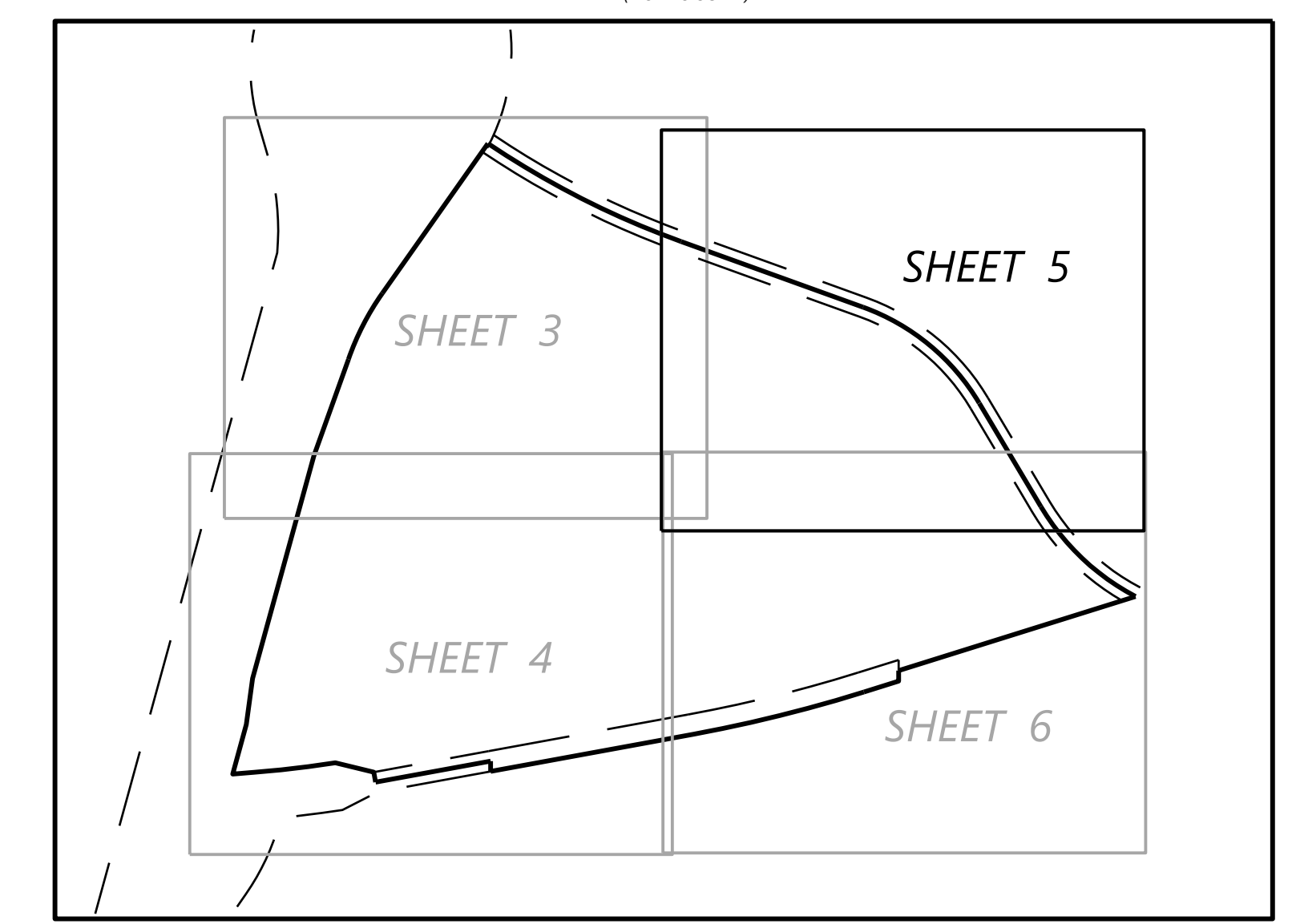
MATCHLINE - SEE SHEET 6



LEGEND

⊙	SANITARY MANHOLE	⊙	STEEL WOOD POST
⊕	STORM MANHOLE	⊕	SIGN
⊕	BEEHIVE CATCH BASIN	⊕	FLAG POLE
⊕	CATCH BASIN	♿	HANDICAPPED STALL
⊕	FLARED END SECTION	—	BENCH
⊕	CATCH BASIN MANHOLE	—	CABLE TELEVISION LINE
⊕	HYDRANT	—	GAS LINE
⊕	GATE VALVE	—	PLUG
⊕	FIRE DEPARTMENT CONNECTION	—	POWER UNDERGROUND
⊕	WELL	—	SAN
⊕	ELECTRIC BOX	—	SANITARY SEWER
⊕	ELECTRIC MANHOLE	—	STO
⊕	LIGHT POLE	—	STORM SEWER
⊕	TRAFFIC SIGNAL ARM STOP LIGHT	—	TUG
⊕	POWER POLE ARM	—	TELEPHONE UNDERGROUND
⊕	TELEPHONE BOX	—	WAT
⊕	TELEPHONE MANHOLE	—	WATERMAIN
⊕	HAND HOLE/JUNCTION BOX	—	FO
⊕	FIBER OPTIC PEDESTAL	—	FIBER OPTIC
⊕	NATURAL GAS METER	—	FENCE LINE
⊕	NATURAL GAS VALVE	—	CONTROLLED ACCESS
⊕	NATURAL GAS RISER/SERVICE	—	CURB & GUTTER
		—	CONCRETE SURFACE
		—	BITUMINOUS SURFACE
		—	GRAVEL SURFACE

SHEET LEGEND
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CREW: JFW/SSL/MVG/BD/ACKS

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REVISIONS: _____

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PLYMOUTH, MN

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Fax (952) 937-5822 Minneapolis, MN 55343
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Westwood Professional Services, Inc.

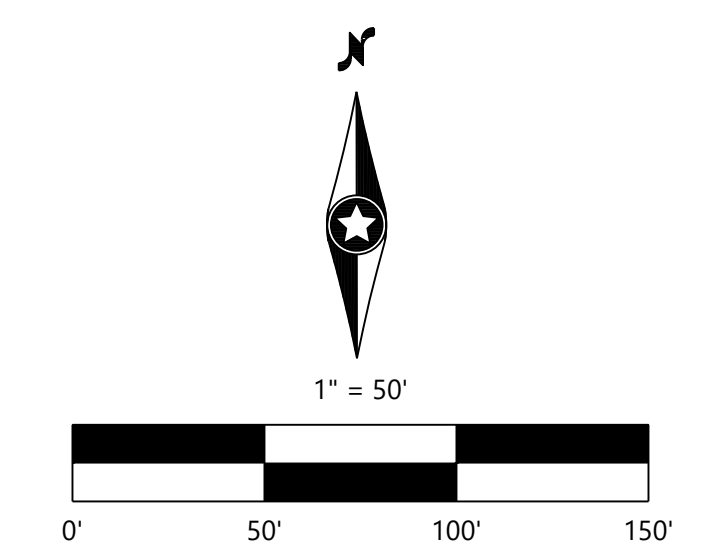
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
5 OF **6**

PROJECT NUMBER: 0035764.00 DATE: 04/04/22

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MATCHLINE - SEE SHEET 5

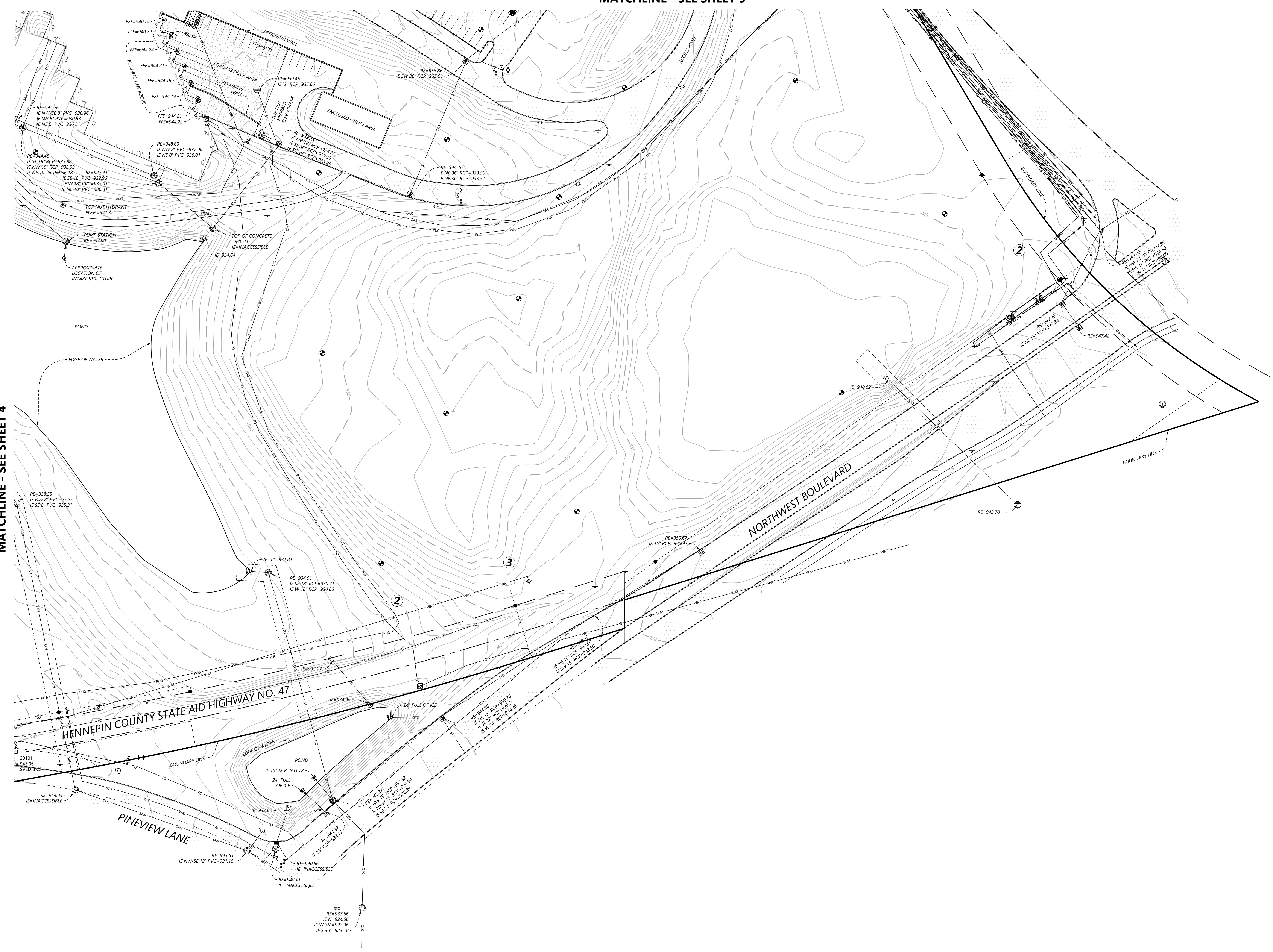


SEE SHEET 2 FOR BOUNDARY & TITLE COMMITMENT INFORMATION
SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

LEGEND

Table with two columns listing symbols and their corresponding utility or site features such as Sanitary Manhole, Storm Manhole, Catch Basin, etc.

MATCHLINE - SEE SHEET 4



POSSIBLE ENCROACHMENTS

- 1 I-494 STORMWATER POND LIES ON SUBJECT PROPERTY
2 PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
3 FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

SHEET LEGEND

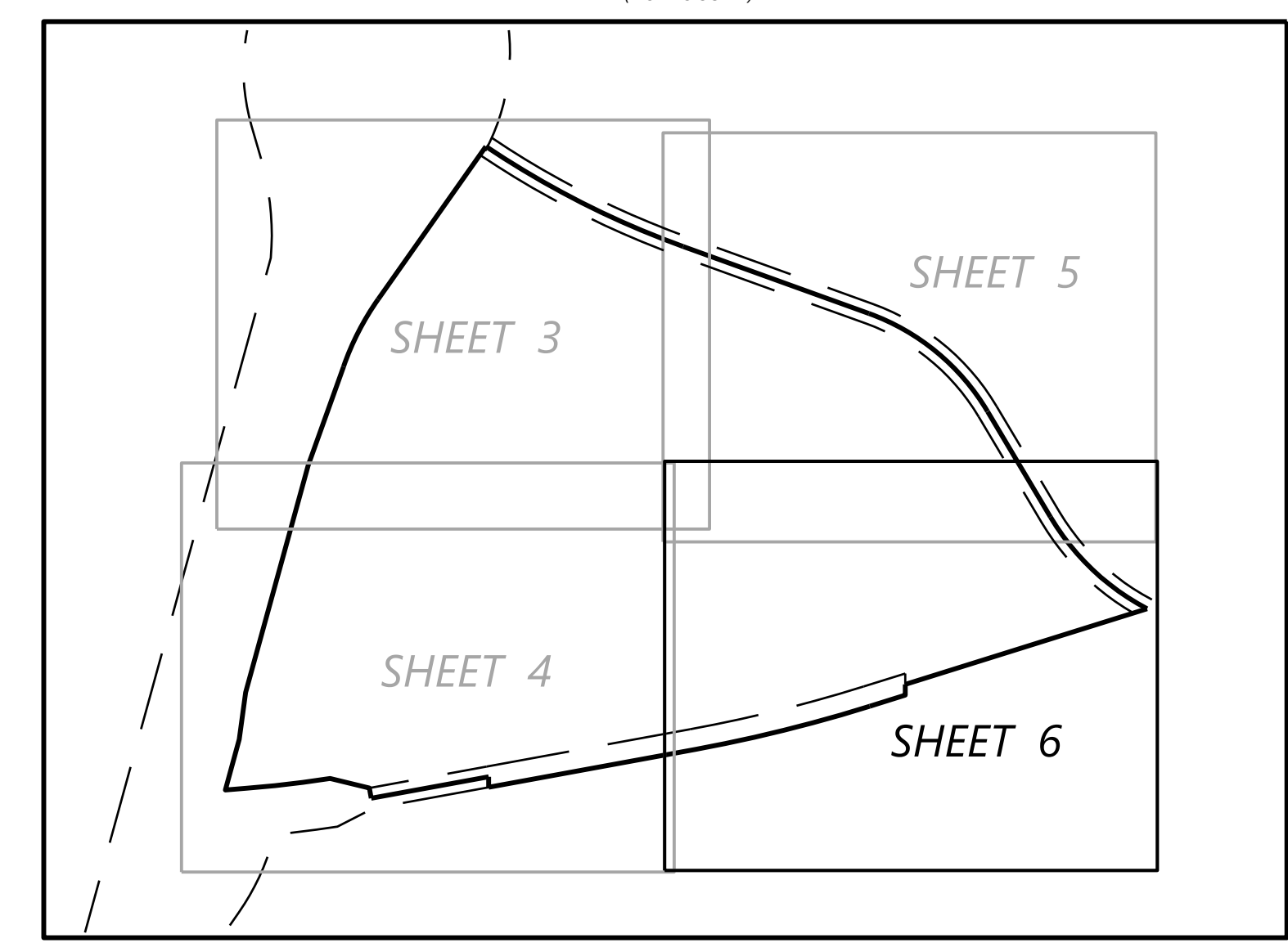


Table with columns for Design, Check, Draw, and Crew, with corresponding initials and dates.

PREPARED FOR: SCANELL PROPERTIES

PRUDENTIAL CAMPUS PLYMOUTH, MN

Westwood logo and contact information including phone, fax, and website.