

**CASE #PL2020-206**

PROPERTY OWNER: TORO MANUFACTURING CORP.  
PROPERTY ADDRESS: 8201 GRAND AVE. SOUTH  
PARCEL NUMBER: 03-027-24-32-0031

**ALTA/ACSM LAND  
TITLE SURVEY FOR:  
CUSHMAN & WAKEFIELD**

**LEGAL DESCRIPTION:**

Parcel A (Certificate of Title No. 1198307):  
Block 4, Raymond F. McDonald Addition.  
That part of vacated West 83rd Street, as dedicated in Raymond F. McDonald Addition, lying between the Southerly extensions of the West line and the East line of Block 4, in said addition.  
Parcel B:  
Non-exclusive easements for driveway and storm sewer purposes as contained in the Grant of Mutual Easements, dated July 6, 2006, recorded December 7, 2006, in the office of the Hennepin County Registrar of Titles as Doc. No. 4335340.

**NOTES:**

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj).
- The total area of the property described hereon is 54,092 square feet or 1.2418 acres.
- The legal description and easement information used in the preparation of this survey were based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-685831-MPLS, having a commitment date of July 25, 2014 at 7:30 A.M.
- Existing utilities, services and underground structures shown hereon were located based upon observed evidence. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- No zoning report or letter was received from the insurer pursuant to Optional Table A, Item 6(a), as set forth in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
- The property described hereon lies within Flood Zone X (areas determined to be outside of the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053 C 0456 E, dated September 2, 2004.
- As of the date of this survey the property described hereon contains a total of 28 regular striped parking spaces.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- As of the date of this survey there is no observable evidence that the property described hereon is being used as a solid waste dump, sump or sanitary landfill.
- Adjacent property owners, addresses and parcel numbers were obtained from the Hennepin County Property Information Web site.

**SURVEY ITEMS PER SCHEDULE B:**

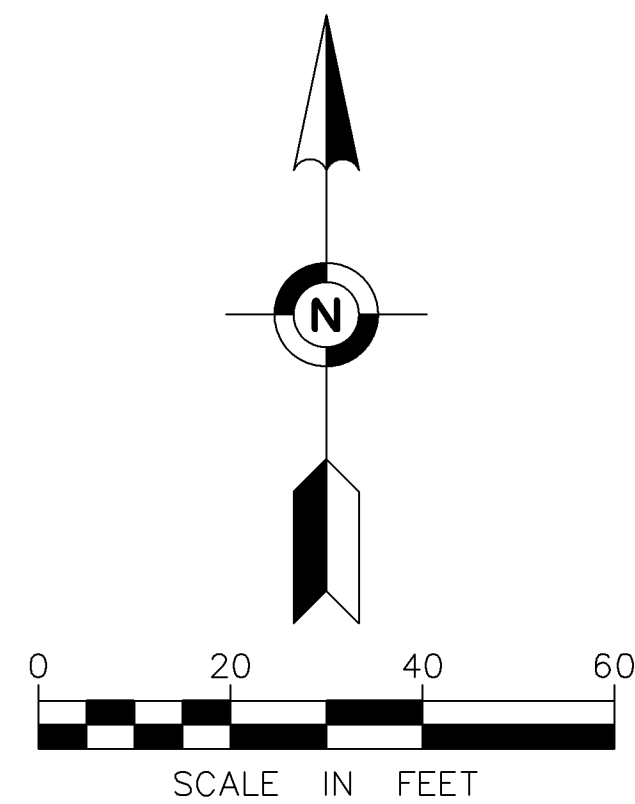
- ITEM 10: Easement for utility purposes in favor of the City of Bloomington, as contained in the Easement, dated August 28, 1992, recorded October 6, 1992, as Doc. No. 2303495.  
The easement referenced in said document affects the property and is depicted on the survey.
- ITEM 11: Terms and conditions, including easements for driveway and storm sewer purposes, as contained in the Grant of Mutual Easements, dated July 6, 2006, recorded December 7, 2006, as Doc. No. 4335340.  
The easements referenced in said document affect the property and are depicted on the survey.

**CERTIFICATION:**

To Dakota News Inc., a South Dakota corporation; Kensington Investments II, LLC, a Minnesota limited liability company; and 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 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(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, and 18 of Table A thereof. The field work was completed on September 12, 2014.

Date of Plat or Map: September 12, 2014

*Lee J. Nord*  
Lee J. Nord  
Minnesota License No. 22033



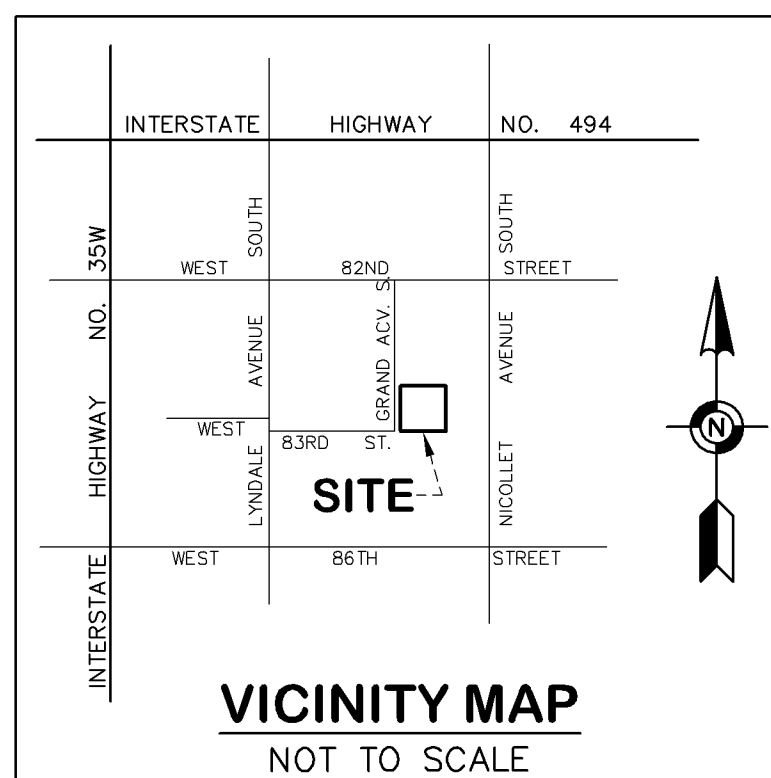
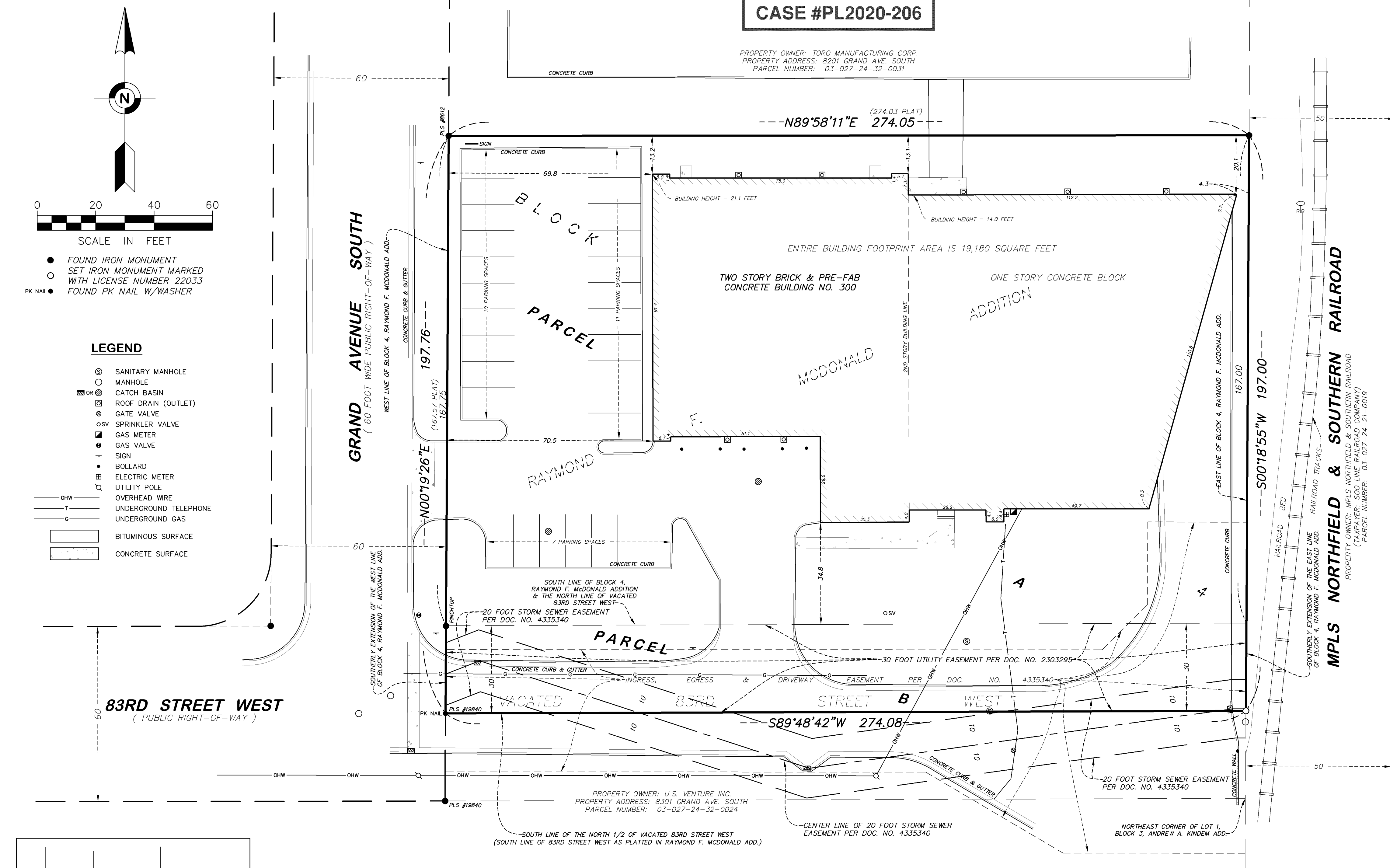
- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 22033
- PK NAIL ● FOUND PK NAIL W/WASHER

**LEGEND**

- ⊙ SANITARY MANHOLE
- MANHOLE
- ⊕ CATCH BASIN
- ⊖ ROOF DRAIN (OUTLET)
- ⊗ GATE VALVE
- ⊙ SPRINKLER VALVE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- OHW OVERHEAD WIRE
- T UNDERGROUND TELEPHONE
- G UNDERGROUND GAS
- ▭ BITUMINOUS SURFACE
- ▭ CONCRETE SURFACE

**GRAND AVENUE SOUTH**  
(60 FOOT WIDE PUBLIC RIGHT-OF-WAY)

**MPLS NORTHFIELD & SOUTHERN RAILROAD**  
PROPERTY OWNER: MPLS NORTHFIELD & SOUTHERN RAILROAD  
(TAXPAYER: SOO LINE RAILROAD COMPANY)  
PARCEL NUMBER: 03-027-24-21-0019



| FIELD BOOK      | PAGE | FIELDWORK CHIEF: | REVISIONS   |      |
|-----------------|------|------------------|-------------|------|
| 2734            | 48   | S.W.             | NO.         | DATE |
| DRAWING NAME:   |      |                  | DESCRIPTION |      |
| JOB NO. 36016   |      |                  |             |      |
| FILE NO. 5335   |      |                  |             |      |
| DRAWN BY: kgf   |      |                  |             |      |
| CHECKED BY: LJN |      |                  |             |      |

**ALTA/ACSM LAND  
TITLE SURVEY**

**SURVEY FOR:  
CUSHMAN & WAKEFIELD**

**PROPERTY ADDRESS:  
300 WEST 83RD STREET  
BLOOMINGTON, MN 55431**



**Egan, Field & Nowak, Inc.**  
Land surveyors since 1872

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