

# ALTA/NSPS LAND TITLE SURVEY FOR: Kimley-Horn and Associates Inc.

## LEGAL DESCRIPTION:

Lot 1, Block 1, National School Studios Addition, according to the recorded plat thereof, Hennepin County, Minnesota.  
Abstract and Torrens Property - Certificate of Title No. 863624

## REGISTERED LAND IS DESCRIBED AS FOLLOWS:

The registered land is described as follows: Beginning at a point on the Easterly line of Lot 15, Block 2, Brookland Hills, distant 50.32 feet Northerly, as measured along said Easterly line, from the Southeast corner of said Lot 15; thence West parallel to the South line thereof a distance of 203.5 feet; thence North, deflecting to the right 90 degrees, a distance of 120 feet; thence East, deflecting to the right 90 degrees, a distance of 244.5 feet more or less, to the Easterly line of said Lot 15; thence Southerly to the point of beginning.

## GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 301619, Amendment No. 1 dated March 13, 2019 at 7:00 AM.
- See Sheet 2 of 2 for Existing Conditions.

## OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
  - The address of the property described hereon is 7800 Picture Drive Bloomington, Minnesota 55439
  - The property described hereon lies within Flood Zone X (Area determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27056C 0451 F, dated November 04, 2016.
  - The total area of the property described hereon is 401,633 square feet or 9.22022 acres.
  - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "2785 DJ"  
GSID Station #100841  
Elevation = 813.42 feet. (NAVD88)
- SITE BENCHMARK: Top Nut of Hydrant  
Elevation = 852.74 feet. (NAVD88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
  - Exterior building dimensions are depicted hereon.
  - The exterior building footprint area at ground level is depicted hereon.
  - The measured building heights are depicted hereon.
  - Substantial features observed in the process of conducting the fieldwork are depicted hereon.
  - As of the date of this survey the property described hereon contains a total of 328 parking spaces of which 319 are standard spaces and 9 are handicapped spaces.
  - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 190861462. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and 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.
  - The names of adjoining owners according to current tax records are depicted hereon.
  - 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.
  - The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
  - No wellhead delineation markers were observed during the process of conducting the fieldwork.
  - The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

## SURVEY ITEMS PER SCHEDULE B:

- ITEM 12:** Snow fences easements and limitation on the rights of access to Trunk Highway No. 5 and Trunk Highway Legislative Route No. 390, as shown in Book 2470 of Deeds, Page 1, Document No. 3539188, as shown as a recital on the Certificate of Title.  
Said easement affects the surveyed property and is depicted hereon.
- ITEM 13:** Electric transmission line easement granted to Northern States Power Company over the South 50 feet of Lot 15, Block 2, Brookland Hills, as shown in Book 2484, Page 91, as Document No. 3527965, as shown as a recital on the Certificate of Title.  
Said easement affects the surveyed property and is depicted hereon.
- ITEM 14:** Easement, dated October 30, 1923, for electric transmission line purposes granted to Northern States Power Company, a Minnesota corporation, recorded November 5, 1923, as Document No. 1179131.  
Said easement was partially released by Deed dated July 27, 1953, recorded August 5, 1953, as Document No. 2826227, and Order and Decree of Registration recorded July 1, 1966, as Document No. 850972.  
Said easement no longer affects the surveyed property by Order and Decree of Registration.
- ITEM 15:** Easement for utilities purposes over part of the premises as reserved in Covenants and Restrictions dated April 4, 1952, recorded April 10, 1952, as Document No. 2745737.  
Said Covenants and Restrictions expired on January 1, 1977 and no longer affect the surveyed property.
- ITEM 16:** Underground easement, dated June 7, 1968, for underground electric transmission line purposes granted to Northern States Power Company, a Minnesota corporation, recorded June 13, 1968, as Document No. 911259.  
Said easement affects the surveyed property and is depicted hereon.
- ITEM 17:** Terms and conditions of Encroachment License by Northern States Power Company, dated February 20, 1976, recorded August 17, 1976, as Document No. 1187336.  
Said easement affects the surveyed property and is depicted hereon.
- ITEM 18:** Drainage and utility easements as shown on and dedicated by the plat of National School Studios Addition.  
Said easement affects the surveyed property and is depicted hereon.
- ITEM 19:** Easement for utility and drainage purposes over part of the premises granted to the City of Bloomington as evidenced by Deed dated August 17, 1979, recorded August 29, 1979, as Document No. 1345296.  
Said easement affects the surveyed property and is depicted hereon.
- ITEM 20:** Terms and conditions of Permanent and Temporary Easements dated April 14, 1982, recorded July 17, 1984, as Document No. 1589424.  
Said easement affects the surveyed property and is depicted hereon.
- ITEM 21:** Terms and conditions of Agreement dated June 14, 1966, recorded July 11, 1966, as Document No. 851760.  
Said restrictions affect the surveyed property but are not mathematically defined and therefore not depicted hereon.
- ITEM 22:** Possible gaps between historic underlying legal descriptions contained in Deeds filed as Document Nos. 2826229, 3527609 and 3700976. Any survey of the premises must specifically locate said descriptions to each other and to the registered portion of the premises described in Schedule A hereof. If a gap exists, the interest of The Stow Company, a Minnesota corporation, would be outstanding.

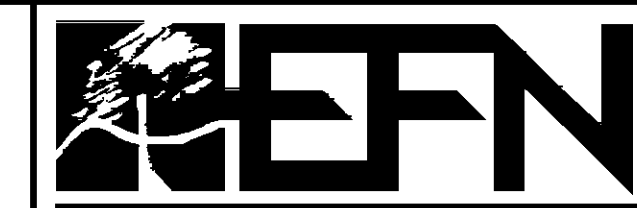
## CERTIFICATION:

To Lifaugh National School Studios Inc., a Minnesota corporation, Commercial Partners Title, LLC, 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 2016 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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on April 08, 2019.

Date of Plot or Map: April 15, 2019

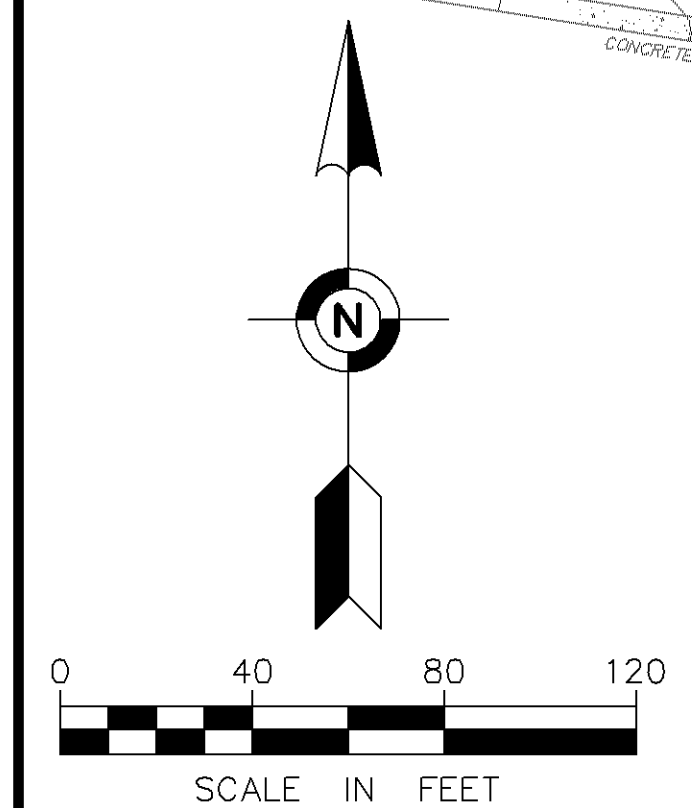
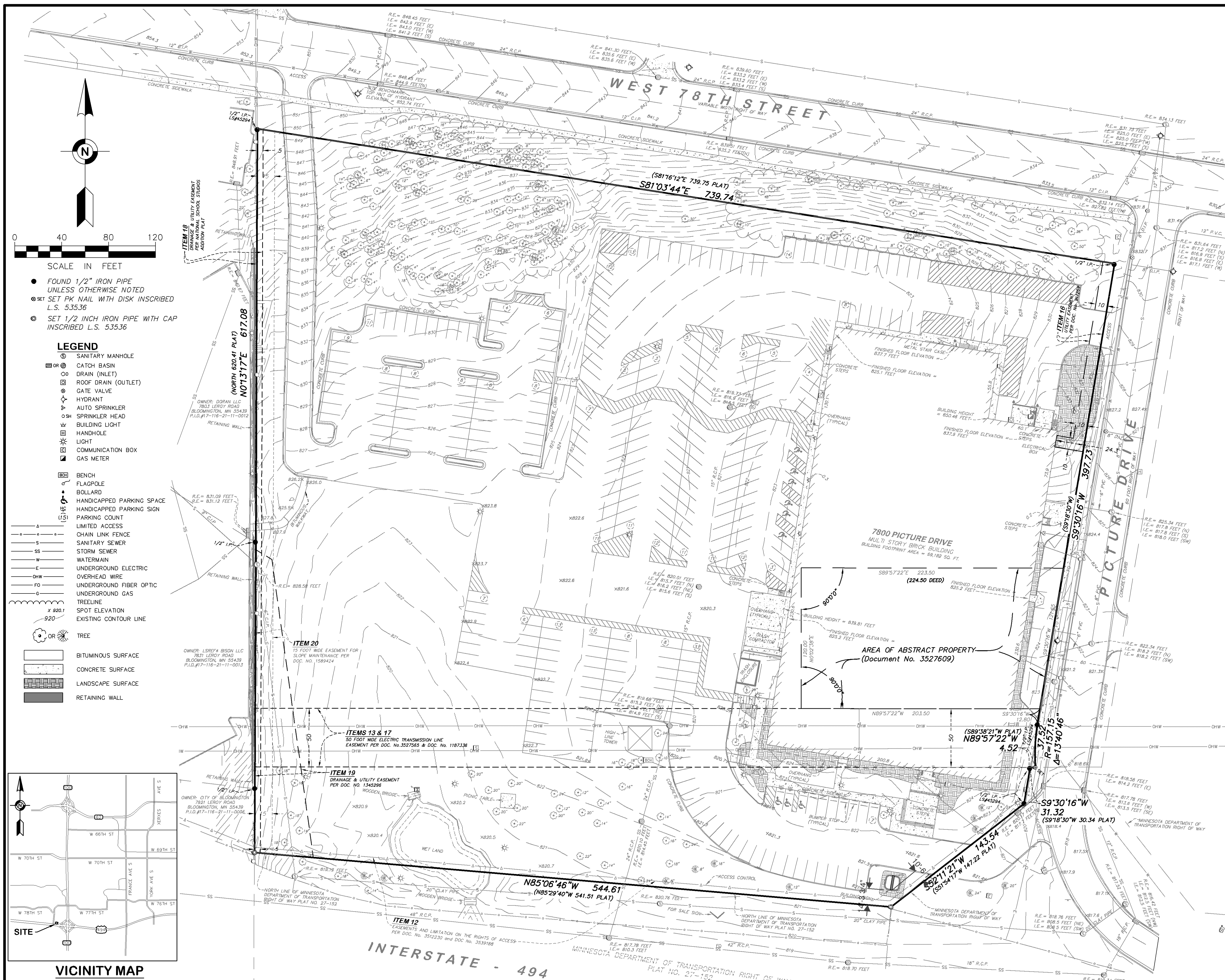
*Christopher A. Terwedo*  
Christopher A. Terwedo  
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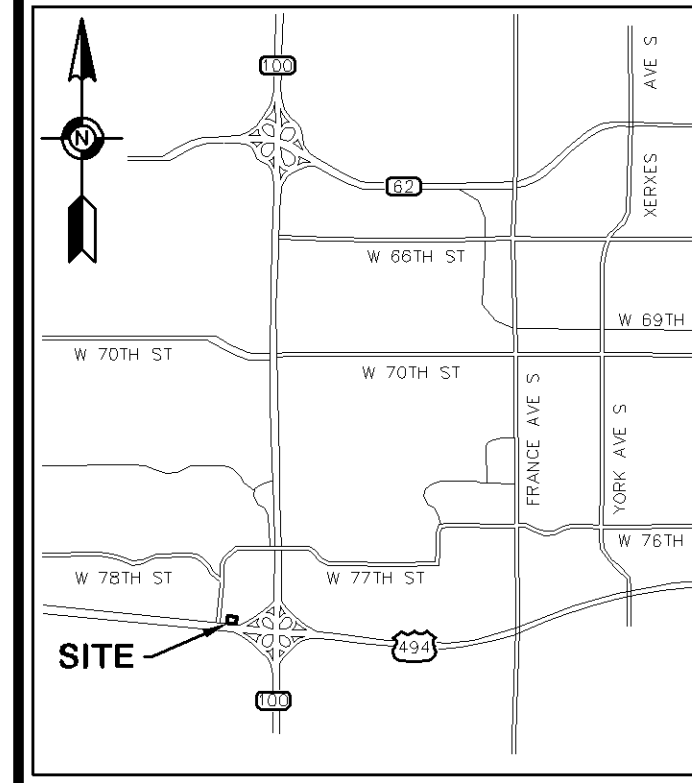
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- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- ⊙ SET PK NAIL WITH DISK INSCRIBED L.S. 53536
- ⊙ SET 1/2 INCH IRON PIPE WITH CAP INSCRIBED L.S. 53536

- ### LEGEND
- SANITARY MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ DRAIN (INLET)
  - ⊙ ROOF DRAIN (OUTLET)
  - ⊙ GATE VALVE
  - ⊙ HYDRANT
  - ⊙ AUTO SPRINKLER
  - ⊙ SPRINKLER HEAD
  - ⊙ BUILDING LIGHT
  - ⊙ HANDHOLE
  - ⊙ LIGHT
  - ⊙ COMMUNICATION BOX
  - ⊙ GAS METER
  - ⊙ BENCH
  - ⊙ FLAGPOLE
  - ⊙ BOLLARD
  - ⊙ HANDICAPPED PARKING SPACE
  - ⊙ HANDICAPPED PARKING SIGN
  - ⊙ PARKING CUP
  - ⊙ LIMITED ACCESS
  - ⊙ CHAIN LINK FENCE
  - ⊙ SANITARY SEWER
  - ⊙ STORM SEWER
  - ⊙ WATERMAIN
  - ⊙ UNDERGROUND ELECTRIC
  - ⊙ OVERHEAD WIRE
  - ⊙ UNDERGROUND FIBER OPTIC
  - ⊙ UNDERGROUND GAS
  - ⊙ TREENLINE
  - ⊙ SPOT ELEVATION
  - ⊙ EXISTING CONTOUR LINE
  - ⊙ TREE
  - ⊙ BITUMINOUS SURFACE
  - ⊙ CONCRETE SURFACE
  - ⊙ LANDSCAPE SURFACE
  - ⊙ RETAINING WALL



VICINITY MAP  
NOT TO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
2842	22	RRR	NO.	DATE	DESCRIPTION
DRAWING NAME:		1	5/21/2019	UPDATED TITLE COMMITMENT	
JOB NO. 38465		2	6/17/2019	ADDED STORM STRUCTURE INFORMATION	
FILE NO. 5278		3	7/2/2019	REVISED AREAS	
CHECKED BY:					
CAT					

# ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:  
**KIMLEY-HORN AND ASSOCIATES**

PROPERTY ADDRESS:  
**7800 PICTURE DRIVE  
BLOOMINGTON, MINNESOTA 55439**

**EFN**  
Egan, Field & Nowak, Inc.  
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