PROPERTY DESCRIPTION

Description as provided in Old Republic National Title Insurance Company Commitment. No. 07907445024 supplement No. 2 which has an effective date of June 27, 2018 at 9:00 A.M.

Lot 2, Block 5, Kidwell Crossings according to the recorded plat hereinafter, situated in Hennepin County, Minnesota.

Address and Termination

The title description is more particularly described as follows:

That part of Lot 2, Block 5, Kidwell Crossings, including the following-described land:

That part of Lot 2, Block 5, Kidwell Crossings, being a trapezoidal-shaped area, bounded as follows:

Beginning at a point on the West line of said Lot 2, 126.4 feet from the Northwest corner of said Lot 2, 90.0 feet from the Southeast corner of said Lot 2, 49.8 feet from the Northeast corner of said Lot 2, 49.8 feet from the Southwest corner of said Lot 2, 90.0 feet from the Southeast corner of said Lot 2, and 49.8 feet from the Northwest corner of said Lot 2, 126.4 feet from the Southeast corner of said Lot 2, and 49.8 feet from the Northeast corner of said Lot 2, and 49.8 feet from the Northwest corner of said Lot 2, 126.4 feet from the Southeast corner of said Lot 2, and 49.8 feet from the Northwest corner of said Lot 2.

NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B - 2 as provided in Old Republic National Title Insurance Company Commitment No. G07907445024 supplement No. 2 which has an effective date of June 27, 2018 at 9:00 A.M.

Items 1-7 and 11-12 are not survey related and are not addressed herein.

Item 8: This survey is based on the 90% contour on the 1984 National Elevation Data Base. Any errors, omissions, or inaccuracies in the data used in the preparation of this survey are not covered by this survey.

Item 9: The above instrument was used in the office of the Register of Titles on January 23, 2013 as Document No. 5952369. The survey was completed on April 23, 2014 as Document No. 5952369.

Item 10: No easements are shown herein.

TABLE "A" OPTIONAL ITEMS

1. Property corner monuments were placed as shown.
2. Property address: 1301 Sannberg Street, St. Paul, MN 55119.
3. Flood zone classification: This property is located in Zone A of the FEMA flood insurance Rate Map Number 7025/0412/00, which has an effective date of November 14, 2016.
5. Property situs: The property is located at the approximate center of the subject property.
6. Surveyor: No survey report or letter was provided by the client.
7. Property: The subject property is the property described in Schedule B - 2.
8. The survey was completed on April 23, 2014 as Document No. 5952369.
9. No easements are shown herein.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following possible encroachment notices are intended to draw the same attention to the survey area. The surveyor does not guarantee that the items noted below are actual encroachments or that all possible encroachments are noted.

1. Rock landscaping, shrubs, etc. may encroach property to the northwest.
2. Shared driveway property lines or agreements/agrees across the subject property from the original property to the northwest.

CERTIFICATION

In the State of Minnesota, I, a registered subdivision platting surveyor, Sworn to and subscribed to this map and the survey are in accordance with the 2003 Minnesota Subdivision Code Requirements for A/T/A/NSP and A/T/A/NSP Land Title Surveys, jointly reestablished and adopted by AIA and NSP, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 of AIA A-101.

Date of Survey: April 23, 2014

GENERAL NOTES

1. Boundary corner monuments are based on the Hennepin County Surveyor System relative to the WOTMS/10 Control System.
2. Easements and certain deed items were established with 180.4 feet and are noted in the deed title record.
**CAMBRIDGE TOWER APARTMENTS**

**LANDSCAPE ARCHITECT:**

**KAIAS WILSON ARCHITECTS**

**4931 W. 35th Street, Suite 200**

**St. Louis Park, MN  55416**

**612-615-0060**

civilsitegroup.com

**NOTES:**

1. **IRRIGATION NOTES:**
   - **Irrigation Main:**
     - 1" Diameter Schedule 40 PVC valve box and valve installed in accordance with the irrigation system specifications.
     - All automatic remote control valves will have 3" minimum depth of 3/4" washed gravel underneath to ensure proper backfill-to-root contact.

2. **Lateral lines:**
   - All lateral lines shall be 12" below finished grade and capped.
   - All lateral lines shall be labeled with the lateral number and valve location.

3. **Utilities:**
   - All electrical lines shall be labeled with the utility number and valve location.

4. **Prune:**
   - Prune as directed by the landscape architect or equivalent at the job site.

5. **Sleeve:**
   - Contract shall mark the location of all sleeves and conduit with the sleeving material "ELLED" to the sleeving material.

6. **Backfill:**
   - Backfill all trenches with soil free of sharp objects and debris.

7. **Moisture-proof splice:**
   - Moisture-proof splice and splice only at valves or pull box. Run separate hot and common wire to each valve.

8. **Wires:**
   - Wire shall be threaded through nylon primer and solvent cement formulated for intended type of connection.

9. **Primer:**
   - Primer and solvent cement formulated for intended type of connection.

10. **Cut and remove burlap:**
    - Cut and remove burlap from top 1/3 of rootball.

11. **Backfill:**
    - Backfill as per specification.

12. **Compacted subgrade:**
    - Compacted subgrade.

13. **Existing grade:**
    - Ensure proper backfill-to-root contact.

14. **Meters:**
    - Meters shall be placed in a location that is accessible and visible from the street.

15. **Irrigation water line connection:**
    - Irrigation water line connection size is 1" Schedule 40 PVC.

16. **Riser:**
    - All exposed PVC risers, if any, shall be gray in color.

17. **Prune:**
    - Prune as directed by the landscape architect or equivalent at the job site.

18. **Compressed air:**
    - Compressed air shall be used to clean all piping and fittings.

19. **Splice:**
    - Splice only at pull box. Run separate hot and common wire to each valve.

20. **Cable:**
    - All cable shall be labeled with the cable number and valve location.

21. **Valve and valve box:**
    - Valve and valve box shall have 3" minimum depth of 3/4" washed gravel underneath to ensure proper backfill-to-root contact.

22. **Labels:**
    - Labels shall be placed on all sleeves and conduit with the sleeving material "ELLED" to the sleeving material.

23. **Extends:**
    - Extends 3" beyond perimeter of valve box.

24. **Valve box:**
    - Valve box shall be placed in a location that is accessible and visible from the street.

25. **Campbell valve:**
    - Campbell valve shall be placed in a location that is accessible and visible from the street.

26. **Junction box:**
    - Junction box shall be placed in a location that is accessible and visible from the street.

27. **Metering facilities:**
    - Metering facilities shall be placed in a location that is accessible and visible from the street.

28. **Verify:**
    - Verify with grading plan.

29. **Irrigation shop drawings:**
    - Irrigation shop drawings shall be submitted for review.

30. **Rob L. Binder:**
    - Rob L. Binder, landscape architect, under the supervision and that I am a duly prepared by me or under my direct responsibility.

31. **Certificate:**
    - I hereby certify that this plan, issure/submittal summary, and notes were prepared by me or under my direct responsibility.

32. **Diagram:**
    - Diagram of sectional view above grade.

33. **Plot plan:**
    - Plot plan.

34. **Perennial bed planting:**
    - Perennial bed planting.
CITY OF HOPKINS EROSION CONTROL NOTES:

ALL SPECIFIED EROSION AND SEDIMENT CONTROL, PROCEDURES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

3. ALL SPECIFIED EROSION CONTROL NOTES, DESCRIPTIONS, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

SWPPP EXISTING CONDITIONS:

1. KNOW WHAT'S BELOW BEFORE YOU DIG.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- 1.0' CONTOUR ELEVATION INTERVAL
- SILT FENCE / BIOROLL - GRADING LIMIT
- EROSION CONTROL BLANKET

SWPPP - EXISTING CONDITIONS

- SW1.0

PRELIMINARY NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
LICENSE NO.
06/11/21
CITY OF HOPKINS EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES AND REQUIREMENTS CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUISITES. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP NOTES:

1. ALL UTILITIES SHALL BE LOCATED ACCURATELY AND ACCORDING TO DRAWINGS OR SPECIFICATIONS SUBMITTED TO AND APPROVED BY THE OWNER BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL EXHIBIT AN Accrual SUBMISSION IN THE DISCERNABLE AREA TO THE OWNER.

2. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO AVOID ANY DAMAGE TO EXISTING UTILITIES AND TO PROTECT THEM FROM ANY DAMAGE OR DAMAGE TO ANY PROPERTY OR EQUIPMENT FROM CONSTRUCTION ACTIVITIES.

3. THIS PROJECT IS LESS THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

4. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

6. ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR IS A LEGALLY RESPONSIBLE PERSON (LRP) AND IS REQUIRED TO DEVELOP AND IMPLEMENT A SWPPP TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND POLLUTION PREVENTION MEASURES TO ENSURE CONSTRUCTION SITE ACTIVITIES DO NOT CAUSE WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBD. 4, AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS INTENDED AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO MINIMIZE THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE BASED ON SECTION 4(B) OF THE MINNEHAHA CREEK WATERSHED DISTRICT’S (MCWD) STORMWATER MANAGEMENT RULES. THIS SITE DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.

CONSTRUCTION ACTIVITY REQUIREMENTS:

1. ROUGH GRADING OF SITE
2. STRIP AND STOCKPILE TOPSOIL
3. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
4. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
5. INSTALL SEDIMENT CONTROL Devices TO THE STORM SEWER SYSTEM OR ONTO PAVED ROADS WITHIN THE SITE.
6. INSTALL BMPS DESIGNED TO DECOMPOSE ON SITE, ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR WASTE FROM THE WASHING ACTIVITY PROPERLY.
7. ROUGH GRADING OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. INSTALL BMPS DESIGNED TO DECOMPOSE ON SITE, ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR WASTE FROM THE WASHING ACTIVITY PROPERLY.

SWPPP - NARRATIVE

OWNER:
CAMBRIDGE TOWER APARTMENTS
1301 AMERICAN BLVD. E, SUITE 100, BLOOMINGTON, MN 55425
CONTRACTOR:
KAAS WILSON ARCHITECTS
333 CAMBRIDGE - H O R N E L L, B I L L I N G S
BID SET
06/11/21
TOTAL TRAINING HOURS: 12
TRAINING COURSE: DESIGN OF SWPPP
TOTAL TRAINING HOURS: 12
DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH RAINFALL EVENT.
SUMMARY OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.

SWPPP CONTRACT PERSON:
CAMBRIDGE TOWER APARTMENTS
1301 AMERICAN BLVD. E, SUITE 100, BLOOMINGTON, MN 55425
CONTRACTOR:
KAAS WILSON ARCHITECTS
333 CAMBRIDGE - H O R N E L L, B I L L I N G S
BID SET
06/11/21
TOTAL TRAINING HOURS: 12
TRAINING COURSE: DESIGN OF SWPPP
SWPPP - NARRATIVE
PRELIMINARY: TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF THE SITE, BEST MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH SUBSECTION 3(D); B) FOR SITES THAT ARE BETWEEN ONE ACRE AND FIVE ACRES AND THE PROPOSED ACTIVITY DISTURBS LESS THAN 40 PERCENT OF THE SITE.

PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF THE SITE, BEST MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH SUBSECTION 3(D); B) FOR SITES THAT ARE BETWEEN ONE ACRE AND FIVE ACRES AND THE PROPOSED ACTIVITY DISTURBS LESS THAN 40 PERCENT OF THE SITE.

DATE
RESULT IN NO NET INCREASE IN IMPERVIOUS SURFACE MUST MEET THE FOLLOWING REQUIREMENTS (SEE TABLE 3):

4. REDEVELOPMENT REQUIREMENTS - DECREASE OR NO CHANGE IN IMPERVIOUS SURFACE.
8. MP SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.

PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100.