Request for Qualifications

SHINGLE CREEK REGIONAL TRAIL, SHINGLE CREEK NEIGHBORHOOD PARK, CREEKVIEW NEIGHBORHOOD PARK AND BOHANON PARK

Design, Construction Documentation and Construction Administration Services for Parks Improvements

Issued by the Minneapolis Park and Recreation Board (MPRB)

Release date:	December 15, 2025
Qualifications due:	January 12, 2026 3:00 pm Central Time

CONTENTS

Part 1 General Information
Part 2 Project Information
Part 3 Request for Qualifications
Part 4 Additional Information

PART 1 GENERAL INFORMATION

1.1 REQUEST FOR QUALIFICATIONS

This Request for Qualifications is intended to solicit responses from qualified consultants or consultant teams for:

- Development of program and scope
- Completion of preliminary through final design, preparation of construction documents, including cost estimates and construction administration for park improvements at Shingle Creek Regional Trail, Shingle Creek Neighborhood Park, Creekview Neighborhood Park and Bohanon Park
- Assistance to the Minneapolis Park and Recreation Board staff in community engagement, reviews and submittals to permitting authorities and other agencies with jurisdiction, and
- Performance of construction contract administration services oriented to compliance with documents and implementation schedules

This Request for Qualifications is offered through the Minneapolis Park and Recreation Board (MPRB), which will be the contracting authority for work resulting from this request.

This Request for Qualifications is organized around the following core elements:

Part 1 General Information
Part 2 Project Information
Part 3 Request for Qualifications
Park 4 Additional Information

All information related to this Request for Qualifications shall be obtained as described in Section 1.2. The Minneapolis Park and Recreation Board is the sole authority to speak to issues related to this Request for Qualifications.

This Request for Qualifications is open to all qualified firms and individuals. As described in Section 4.1, there will be requirements for participation from small and underutilized businesses. Lead consultants shall choose subconsultants as prescribed in the City of Minneapolis Small and Underutilized Business Program (SUBP) portion of the contract requirements. SUBP information is contained in Attachment A and goals will be provided via addendum.

A Scope of Work and a fee for services will be negotiated with the successful responder.

1.2 CONTACT INFORMATION

The MPRB has assigned staff to manage the Request for Qualifications process, including any needs related to clarifications or questions. Any communications related to this request shall be directed VIA EMAIL ONLY to:

Julie Aldrich
JAldrich@minneapolisparks.org

No other staff is authorized to respond to questions or requests for clarification of this Request for Qualifications. Failure to follow this instruction may be cause for disqualification.

Questions or requests for clarification must be received by the date indicated in Section 1.3 Responses will be provided to known responders via email by the date indicated in Section 1.3.

Responses to questions or requests for clarifications will be posted to the MPRB's website under MPRB Business Opportunities

1.3 REQUEST FOR QUALIFICATIONS SCHEDULE

The Project Partners will pursue the following schedule related to this Request for Qualifications and the engagement of a consultant or consultant team:

• Release of Request for Qualifications	15 Dec 2025
• Questions or requests for clarifications due	29 Dec 2025
• Last Addenda, including MPRB responses posted	5 Jan 2026
• Qualifications due	3:00 pm, 12 Jan 2026
• Interview notifications, if required	Jan 15 2026
• Interviews, if required	(tentative) 21-22 Jan 2026

Updates to the schedule will occur only via an addendum to this Request for Qualifications.

PART 2 PROJECT INFORMATION

2.1 BACKGROUND

Shingle Creek Regional Trail

Shingle Creek Regional Trail is the primary park amenity in the northernmost section of Minneapolis. It connects to the Three Rivers Park District portion of the Shingle Creek Regional Trail at the northern city limit and travels southeasterly along Shingle Creek to North Mississippi Regional Park and Victory Memorial Parkway at Webber Park. It includes lands on either side of Shingle Creek and a paved multi-use trail that crosses the creek at numerous locations. Shingle Creek Regional Trail has an MPRB- and Metropolitan Council-adopted long-range plan that was prepared as part of the North Service Area Parks Plan. It is considered a "destination regional trail," as it includes numerous facilities that draw people to it, and features land area beyond the trail corridor itself.

The park has three main use areas: the Creek Corridor, Creekview Neighborhood Park and Shingle Creek Neighborhood Park. Bohanon Park, while outside the boundary of Shingle Creek Regional Trail, is proximate to it and warrants inclusion in this project scope. The overall concept for Shingle Creek Regional Trail makes some targeted changes in the three use areas, without fundamentally changing the character of the park itself. The park is a hybrid of

regional and neighborhood park facilities (recognized by MPRB's capital equity metrics, which evaluate the regional park as a whole and also the Shingle Creek and Creekview parks as separate neighborhood parks). While the parks are separated by name and funding type, their connectivity through adjoining green space and trail system, are intended to be used and "read" seamlessly. Potential improvements may include but are not limited to: trails, wayfinding, bridge renovations, water quality and habitat improvements, vegetation management and new creek public access points. A portion of the funding allocated for Shingle Creek Regional Trail can be applied towards the rehabilitation of certain existing facilities at Creekview and Shingle Creek neighborhood parks.

Creek Corridor

Shingle Creek flows southeasterly, and its trails follow it, through Shingle Creek Regional Trail from the City's northern limit at 53rd Avenue, past Creekview Recreation Center at Creekview Park, past Webber Park (where the Regional Trail unit officially ends), and eventually into the Mississippi River. At Creekview Park it connects with the 49th Avenue corridor, part of North Mississippi Regional Park, which extends eastward to the river. Several pedestrian bridges span the creek and connect to neighborhoods on the south side of the watercourse. Throughout the creek corridor, the landscape features woodland along the creek, with heavy vegetation (some invasive including dense buckthorn) that prevents visibility of the creek itself. Few opportunities exist to interact with the creek, beyond views from the pedestrian bridges. The whole of the woodland along the creek corridor is identified in the MPRB's Natural Areas Plan and has been identified as one of the MPRB's Managed Natural Areas as part of the 2023-2026 Budget Actions. The current main focus of this restoration is between the Bubble Bridge and 52nd Avenue.

Shingle Creek itself is currently impaired for five pollutants, one of which is chloride, primarily found in road salt. Fish and macroinvertebrate communities in Shingle Creek and its tributary Bass Creek have been found to be impacted by several stressors, resulting in a lack of species diversity. The design for the creek corridor itself retains and improves the basic geography of the creekway and its adjacent trails. The development concept for Shingle Creek Regional Trail calls specifically for the implementation of riffles and pools in the Minneapolis portion of the creek, to help accomplish the TMDL plan for this factor.

The City of Minneapolis is contemplating utility and stormwater-related infrastructure improvements at several locations along the creek corridor. There is opportunity to coordinate and combine some of those improvements with creek corridor improvements during this project, which could include shoreline stabilization and improving outfalls and pipe crossings at trails. Schedules may necessitate that some of this work occur in 2027 versus 2028. The MPRB has received a grant through the Environment and Natural Resources Trust Fund (ENRTF), funding which comes from the state lottery and is managed by the Legislative and Citizen Commission on Minnesota Resources (LCCMR), to support water quality and habitat enhancements along the corridor. Water resources are a joint effort between MPRB, Shingle Creek Watershed Management Commission (SCWMC), and the City of Minneapolis and will require coordination with the Shingle Creek Watershed Management Commission and Minneapolis Department of Public Works.

Creekview Neighborhood Park

Creekview Neighborhood Park is located between 49th Avenue and 51st Avenue on the east side of the creek. The park is centered around a neighborhood recreation center and adjacent Olsen Middle School, which is located within the regional park boundary. The center is surrounded by play areas, a multiuse ball diamond (without enough space for a true outfield), and a skate park. A large hill in the eastern portion of the park is used regularly in winter for sledding. An important pedestrian bridge connects this area to Shingle Creek Park on the other side, but trails do not extend further on this side of the creek. Creekview sits at a hub of trails on which bicyclists can make large interconnected loops in several directions, including up into adjacent cities.

Creekview will remain organized mainly as it is today, with the addition of a few specialized facilities. Potential improvements to the park may include, but are not limited to, new sport courts and athletic fields, shade shelter(s), playground renovation and expansion, outdoor classroom space, a new skate park, and public art enhancements at the existing pedestrian bridges. Funding for this park's improvements will come from a portion of the Shingle Creek Regional Trail allocation, meaning that only regionally eligible assets could be implemented under this project. These vary across the metro and are determined by the Metropolitan Council on a park-by-park basis. In Creekview Neighborhood Park, the only non-eligible assets are the athletic fields and the recreation center building itself. Any other elements of the long-range plan could be included in this project scope.

Creekview is likely to become the site of a premier girls fastpitch softball diamond and access path, replacing the existing diamond in the southeast corner of the park. Site improvements for this diamond will be coordinated between MPRB and Minneapolis Public Schools with construction intended to begin in summer 2026. This amenity will be partially funded separate of this rfq's project budget and will be constructed separate of this rfq's project scope.

Shingle Creek Neighborhood Park

Shingle Creek Neighborhood Park is located on the west side of the creek, opposite Creekview Park, and stretches from 49th Avenue northwards to the intersection of Penn Avenue and 52nd. It consists generally of three triangle shaped areas created from the angles of the creek and street grid. The southernmost is home to a single multiuse diamond. The northernmost, just north of Kipp Minnesota School, is home to a premier baseball diamond. The middle triangle, adjacent to 50th Avenue, features a play area, wading pool, restroom building, full court basketball court, and two multi-use ballfields.

Shingle Creek Neighborhood Park will see minimal change under the proposed design. The design for this part of the park invests in the existing facilities to ensure they provide a high-quality park experience. A second girls fastpitch softball diamond is currently being contemplated for the southern area of the park's existing open green space. In terms of

funding, because Shingle Creek Neighborhood Park has both regional and neighborhood funding as part of this project, any of the elements of the long-range plan could be included in the project scope.

Bohanon Park

Bohanon Park is located in the northeastern corner of north Minneapolis and shares a block with Jenny Lind Elementary School. Play areas, a hybrid wading pool / splash pad, two tennis courts and one full-court basketball court occupy the mid-section of the park. A landmark on the north side, a 1970s warming house sits along the eastern edge of the park. The southern two-thirds of the park features athletic amenities, including a permanent hockey rink with paved surface and year-round boards, three multi-use ball diamonds, and a large multi-use field that is often used for cricket matches. The fields and open turf areas are sunken below the surrounding streets and remainder of the park and drain poorly. The fields are often wet and dry slowly, impeding their use and quality. One hundred new trees were planted in the park by our Forestry Division in 2009.

Bohanon Park is a wide and open sports-focused park with some typical neighborhood amenities. It sees use from both the school and the surrounding single-family neighborhood, as well as drawing leagues from across the city and region. One of the main goals is to improve the quality of the athletic fields through better stormwater management. Proposed improvements seek to improve quality of recreation for both athletics and unprogrammed play, and may include, though is not limited to: stormwater management features, playgrounds, tennis courts and basketball courts renovations, and new pathways providing better access and connectivity to the surrounding neighborhood.

The Shingle Creek Regional Trail, Shingle Creek, Creekview and Bohanon Parks plans were conceptually approved in February 2019 as part of the North Service Area Parks Plan. While the parks are differentiated by name and funding type, their connectivity through adjoining green space and trail system, are intended to be used and “read” seamlessly. The parks plan can be found on its project page under key documents, and in North Service Area Parks Plan links provided at the end of this document.

This project will begin by refining program and determining scope to meet the project budget.

2.2 PROJECT OUTCOMES

The MPRB is not specifying a work plan or detailed Scope of Work as a part of this Request for Qualifications but instead offers Project Outcomes and a General Scope of Work that must be achieved by the consultants as a part of the design process. The successful responder will be responsible for defining and providing a Scope of Work aligned with the Project Outcomes framed below following the selection process and prior to award of an agreement for services.

The MPRB has defined the following as necessary outcomes of design processes:

Facility-related outcomes

- Athletic fields that are safe, multi-functional, and utilize best practices in field design;
- Sport courts that are safe and long lasting;
- Parking lots that are safe, appropriate in size, and utilizes sustainable stormwater best practices to remove pollutants and sediment;
- Natural areas that are restored in accordance with the MPRB's Natural Areas Plan, and as quality habitat for animals as well as the enjoyment of park users;
- Playground spaces that are safe, fun, and engaging for children and their caretakers;
- Trails and sidewalks that allow for easy access throughout the parks;
- A design and construction process that seamlessly integrates with other projects noted in this RFQ;
- A design aligning with the sources and magnitude of funding available for the work and that demonstrates a path to implementation aligned with available funding;
- A design that can be implemented incrementally, if necessary, with respect for future needs and opportunities;
- A design that can be perpetuated with the latest and evolving technologies;
- Reliable opinions of probable cost at various stages previously mentioned, established in year-of-implementation dollars, along with estimates of the costs of ongoing maintenance and operation;
- A design that is efficient and demonstrates ease of operations, even to such a degree that it sustains itself; and
- A design that is compelling for the setting but does not overwhelm the intrinsic character of the park.

Process-related outcomes

- A process that respects the MPRB's Community Engagement Policy;
- A process that encourages innovation and invention, particularly relative to field design and layout, court design, parking lot efficiency and sustainability, natural area restoration, playground design, and trail and sidewalk design;
- Documents communicating a rich understanding of the design by staff and a community that may not be familiar with design processes;
- A vision for the project that can be realized in a relatively short timeframe, demonstrates consistency with input from the public and especially where that input can be elevated to new degrees of potential for the project;
- A design that can be approved by the MPRB and any jurisdictions with authority over the project; and
- A process that keeps MPRB staff assigned to this project at the forefront of interactions with the community.

Community-related outcomes

- A design capable of serving park visitor needs and safe access well into the future without unreasonable interruption for construction activities; and

- A design that is unique, wholly appropriate and represents the recommendations of the North Service Area Parks Plan.

2.3 GENERAL SCOPE OF WORK

The MPRB is soliciting qualifications with the intention of entering into a contract for the preparation of design and construction documents and the performance of construction contract administration services for the park improvements.

The total budget for the constructed project (inclusive of design and engineering fees, MPRB administrative costs, municipal fees) has been established at $5,890,090.

The scope of work, at a minimum, is expected to:

a) Meet with MPRB staff and other agency staff as needed to confirm project scope and schedule;
b) Review of project needs related to the North Service Area Parks Plan recommendations for the parks;
c) Collaborate to develop a program and scope of work for each park, commensurate with prioritization of needs and funding types applicable for each
d) Define additional investigative information needed for the project such as survey, geotechnical;
e) Coordinate with, and attend coordination meetings with, the MPRB, City of Minneapolis, Minneapolis Public Schools, Shingle Creek Watershed Management Commission and Minneapolis Department of Public Works;
f) Attend coordination meetings with MPRB Project Advisory Committee;
g) Support engagement of the public and project stakeholders in conformance with the MPRB's Community Engagement Policy;
h) Prepare designs and design documents, in stages as described in Section 2.4, allowing for incremental reviews and alignment with the project budget;
i) Support MPRB staff-led/coordinated aspects of the project design, specifically playground equipment;
j) Identify and provide supporting materials for agency coordination, permits and approvals, but not necessarily participating in meetings associated with permits and approvals;
k) Provide incremental estimates of construction costs at 30%, 60% and 90%, identify alternates if needed, prepare recommendations for aligning estimated costs with project budget and adjust scope if needed;
l) Develop bidding documents and work with agency procurement requirements;
m) Perform contract administration services; and
n) Perform other services necessary or intended to deliver a compelling project.

The MPRB follows a policy that requires engagement of interested parties and the community for every project. MPRB staff will coordinate the engagement process and facilitate required community engagement meetings. The consultant team will support the engagement process by providing documents (drawings, illustrations, and other graphics) that are in-process. It is

not anticipated that the consultant team will prepare documents beyond those necessary to directly prepare and advance the design.

2.4 PROJECT DEVELOPMENT STAGES

In order to guide the work, the MPRB anticipates deliverables according to logical stages of plan development. To align the work with expectations of staff review and any associated public engagement, the following general thresholds shall be considered by the consultant in defining a Scope of Work as part of a Professional Services Agreement:

At the completion of Preliminary Design/Schematic Design, the work shall be approximately 30 percent complete and:

- The project basis (need, scope, and intent) has been fully articulated;
- Investigations informing project directions and feasibility have been completed or scheduled in concert with other project activities and tasks;
- Key project criteria are defined and documented;
- Major project elements and systems have been defined according to criteria established by the MPRB and the consultant;
- Major project decisions have been made and are demonstrated in initial design drawings;
- Initial estimates of cost can be reasonably achieved;
- Regulatory compliance has been reviewed such that the project can be reasonably achieved;
- Engagement of the public has occurred such that knowledge of the project, its scope, and impacts on the park and neighborhood are understood by members of the public who have chosen to participate in meetings;
- The project has received “concept” approval from the Board of Commissioners, establishing the Preliminary Design as the proper path to implement; and
- A robust initial project development review has been completed with a log of issues and comments recorded.

At the completion of Design Development, the work shall be approximately 60 percent complete and:

- Design of major project elements and systems have been completed and the type, size and location of those elements and systems are fixed relative to the project site and building configuration;
- The relationship of elements and systems of the project can be fully assessed for agreement or conflict;
- The constructability of the project can be fully demonstrated;
- The project’s conformance with standards, regulations, and best practices can be determined;
- Updates to project costs can be reasonably determined;

- Methods of perpetuating the completed project can be reasonably assessed by the MPRB relative to cost, operational parameters, access, and other factors determined through the design process;
- Outline of permits required, the steps, costs and timeframe associated with applying for and obtaining the permits, and support MPRB staff in applying for permits
- Changes to the Preliminary Design in terms of scope, magnitude, cost, and program impacts have been communicated to MPRB staff and, if necessary, from the perspective of MPRB staff, to the public and the Board of Commissioners;
- Issues and comments identified in the initial project development review are resolved; and
- A project development review commensurate with this stage of design has been completed with a log of issues and comments recorded.

At the completion of Final Design and Construction Documents, the work shall be approximately 95 percent complete and:

- Project deliverables necessary to construct the proposed improvements have been substantially demonstrated in a set of drawings and associated specifications;
- Details associated with the construction of elements and systems of the project have been considered for compliance with standards, regulations, and best practices;
- Permits have been defined, obtained or all documentation necessary to obtain permits is in place;
- Issues and comments identified in the project development review are resolved;
- Reviews by functional units within the MPRB have been accomplished with written comments provided to the design and engineering consultants;
- A final estimate of project construction costs can be reasonably delivered; and
- The application of signatures or stamps of responsible professionals can be reasonably assumed to be occurring within two weeks of the review.

2.5 CONTRACTED SERVICES

While the MPRB assumes the above listed tasks as core to the delivery of the project, it also believes that through this solicitation a fully qualified expert will be engaged. As a Scope of Work will be negotiated between the MPRB and the responder determined as most qualified through this solicitation process, it will rely significantly on the qualified expert to deliver the project. In that process, outcomes as indicated in Section 2.2 will need to be fully considered by the selected consultant.

2.6 PROJECT SCHEDULE

The MPRB anticipates a process related to the preparation of design and construction documents allowing for construction to begin in 2028, with the potential for components of

creek corridor work to begin in 2027. Attachment C contains a generalized schedule that is provided as a guide for anticipated work and deliverables.

The consultants selected for an interview, or the selected consultant will have the opportunity to weigh in on the schedule. We anticipate there may be modifications to the schedule pending agency partner project collaboration.

2.7 PROJECT FUNDING

Shingle Creek Regional Trail; also applicable to Creekview Neighborhood Park and Shingle Creek Neighborhood Park

$600,000	2023 O&M Lottery Proceeds
$1,400,000	2024 Parks and Trails Legacy Funds
$8,000	Shingle Creek Regional Trail Park Dedication Funds
$2,008,000	**Total**

Shingle Creek – Creek Corridor

$1,100,000	Environment and Natural Resources Trust Fund (ENRTF), authorized through the Legislative-Citizen Commission on Minnesota Resources (LCCMR)
$1,100,000	**Total**

Shingle Creek Neighborhood Park

$162,000	2025 Neighborhood Capital Levy
$1,097,000	2024 / 2025 NPP20
$3,090	Park Dedication Funds
$1,262,090	**Total**

Bohanon Park

$210,000	2023 / 2024 Neighborhood Capital Levy
$920,000	2023 NPP20
$390,000	2024 Play Area and Site Improvements
$1,520,000	**Total**

Total: $5,890,090

2.8 PROJECT BUDGET

The MPRB has established a budget for the improvements of $5,890,090, which shall include all project costs. On a preliminary basis, the budget might generally be directed to the park improvements project as follows:

Uses		% of total	% of construction
Construction, Permitting and Construction Contingency	$4,712,072	80%	100%
Landscape architectural design and engineering (this RFQ's consulting fees)	$589,009	10%	12.5%
Survey (complete)	$134,200	2.27%	2.8%
Geotechnical services (not in RFQ scope)	$58,901	1%	1.3%
Project management, community engagement, and administration (not in RFQ scope)	$235,604	4%	5%
Miscellaneous expenses (not in RFQ scope)	$159,032	2.7%	3.4%
	$5,890,090	100%	

In contracting for services related to preparation of design and construction and the conduct of construction administration services, the MPRB must recognize the value paid for consulting services relative to the funds available to implement the project.

2.9 PROJECT GUIDANCE

In addition to coordination of project activities provided by a consultant through MPRB staff, the design process is anticipated to include engagement and review by staff groups and partnering agencies, and Shingle Creek Regional Trail, Shingle Creek, Creekview and Bohanon Park Neighborhood stakeholders as noted in the Community Engagement Plan, Attachment 4. Such engagement and review will be led by MPRB staff with support, as appropriate and necessary, by the consultant. The frequency and timing for engagement sessions and project reviews will be determined in concert with the selected consultant or consultant team, but MPRB staff will be primarily responsible for this work.

2.10 ORIGINAL WORK

The MPRB is a major urban recreation provider with unique responsibilities to users of one of the country's most extensive and recognized park systems. In seeking a consultant or consulting team to assist in delivering studies, reports, plans or professional services intended to serve Minneapolis park users, the MPRB requires that the consultant or consulting team deliver original work for all phases of a project. This work includes research and investigations; designs as demonstrated in graphics and narrative; models for programming, staffing, and operations based on the MPRB's service delivery capabilities; and other deliverables, all targeted specifically to the effort described in the solicitation.

The MPRB will not accept work and will not compensate a consultant or consultant team for work previously performed for other organizations that has been copied, in whole or in part,

from other reports or studies, unless the provision of such is noted in the consultant's or consulting team's original response for the provision of professional services. If such "liberated" materials are proposed in the original responses to be used, the original source must be cited fully.

PART 3 REQUEST FOR QUALIFICATIONS

3.1 RESPONSES, IN GENERAL

A response to this Request for Qualifications shall contain information in the order indicated in the chart in Section 3.2. Where responses to questions are required, the responder shall prepare a narrative response that may include graphic information, diagrams, or other means of communicating key messages. The MPRB anticipates a creative, unique response specific to this request such that all aspects demonstrate a clear relationship to the effort of designing the improvements at Bryn Mawr Meadows Park. Standardized or "boilerplate" information, including firm descriptions, personnel resumes, and project narratives shall not be provided as a part of a response.

Failure to follow the requirements for content and format may result in disqualification of the response.

3.2 FORMAT AND CONTENT OF RESPONSES

A response to this request shall be provide in PDF format, delivered digitally as noted in Section 3.4. Responders shall direct particular attention to the order and requirements of information to be included in a response as indicated in the following chart:

Section	***Description***	***Requirements***
1	Cover letter	• There is no limitation on the content presented as part of this section. • This section shall be limited to one page.
2	Team identification	• The respondent shall provide the following information: *1) The name, address, and telephone number of the lead consultant, and/or the office location from which the work would be conducted for a lead consultant not located in the Twin Cities area;* *2) The name, address, and telephone number of other members of the consultant team, and/or the office location from which the work would be conducted if the consultant team member is not located in the Twin Cities area; and* *3) The name, title, email address, and telephone number of the person who is primarily responsible for preparation of the response.*

		• This section shall contain no descriptive information about the consultant or consultant team other than the information requested. • This section shall be limited to two pages.
3	Project understanding	• The respondent shall respond to the following information: *4) Beyond information contained in this Request for Qualifications, describe the consultant's or consultant team's understanding of the need and intent of this project.* *5) How will the lead consultant ensure the work of this request is fully responsive to the outcomes identified in this request?* • No other information shall be included in this section. • This section shall be limited to two pages.
4	Skills and experience of the lead consultant	• The respondent shall respond to the following information: *6) What single project performed by the lead consultant is most similar to the focus of this request and what role did the lead consultant play in the project? Provide narrative, graphic, and pictorial support for that project.* *7) What role did the Key Personnel play in the referenced project and how did their performance contribute to the project's success?* *8) Who may be contacted as a reference for detailed questions about the project identified as relevant similar experience?* *9) What other projects demonstrate the lead consultant's capacity to perform the work? Provide abbreviated narrative, graphic, and pictorial support for those projects.* • No other information shall be included in this section. • This section shall be limited to three pages.
5	Skills and experience of other consultant team members	• The respondent shall respond to the following information: *10) What single project performed by each member of the consultant team is most similar to the focus of this request and what role did the consultant*

		member play in the project? Provide narrative, graphic, and pictorial support for that project. *11) What role did the Key Personnel play in the referenced projects?* *12) Who may be contacted as a reference for detailed questions about each project identified as relevant similar experience in the response?* • No other information shall be included in this section. • This section shall be limited to five pages.
6	Key Personnel	• The respondent shall respond to the following information: *13) What roles or areas of expertise are needed to fully satisfy the requirements of the requested work?* *14) Which members of the consultant or consultant team will be assigned to those roles or areas of expertise? Why are those individuals best positioned to perform those roles or address the areas of expertise?* *15) Provide a summary of projects or other experience demonstrating capacity for performing this work for each Key Personnel.* *16) What roles necessary to perform this work has the consultant or consultant team not included as part of its team?* • Key Personnel shall be those individuals responsible for assuming significant tasks and assuring the quality of key deliverables. • In submitting a response and identifying Key Personnel, the MPRB assumes the individuals have sufficient time to fully serve in their respective roles. Substitutions after the project has commenced shall require review and confirmation by the MPRB. In the event of a departure of any Key Personnel, the consultant or consultant team assumes all responsibilities related to "onboarding," gaps of information, delays of the project, or other similar issues resulting from a transition in high level project personnel. • No other information shall be included in this section. • This section shall be limited to four pages.

7	Approach	• The respondent shall respond to the following information: *17) In general terms, describe the general approach that will be pursued in the consultant's or consultant team's design process. Describe approaches that encourage a high degree of interaction between the MPRB, the consultant or consultant team, and the public. Highlight milestones and primary checkpoints in the consultant's or consultant team's design process. Frame the description in ways that the outcomes shared in this Request for Qualifications might be realized. Outline the general deliverables that will be important in demonstrating directions of the design at various stages of this process.* *18) What tasks will be directed to the MPRB as a part of anticipated deliverables?* • No other information shall be included in this section. • This section shall be limited to three pages.
8	Schedule	• The respondent shall respond to the following information: *19) What are the key points for the consultant's or consultant team's deliverable and any incremental reviews by the MPRB?* • No other information shall be included in this section. • This section shall be limited to two pages.
9	Quality management	• The respondent shall respond to the following information: *20) What methods will be used to ensure the quality, completeness, and timeliness of interim and final deliverables?* • No other information shall be included in this section. • This section shall be limited to one page.
10	Review of standard agreement for professional services	• The respondent shall respond to the following information: *21) What components of the MPRB's standard agreement for professional services are not*

		acceptable to the consultant or consultant team (AIA B101 Attached)? • No other information shall be included in this section. • This section shall be limited to one page.
13	Certification	• The respondent shall respond to the following information: *22) The consultant or consultant team shall provide and agree to the following statement, executed by an individual with authority to represent fully the activities and interests of the responder:* I hereby certify that I am a duly authorized representative of the company and that the information contained within this response to the Minneapolis Park and Recreation Board's Request for Proposal is current, true and correct to the best of my knowledge. I hereby authorize and request any person, agency or firm to furnish any pertinent information requested by MPRB deemed necessary to verify the statements made in this application. (Signature) (Title) (Date) • No other information shall be included in this section. • This section shall be limited to one page.

In additional to the requirements indicated in the chart above, responders shall note the following:

- In the requirements outlined above, the term "page" shall refer to the face of each page, such that one page is equal to one face (side) of a sheet of paper;
- No page shall be larger than 8-1/2 inches by 11 inches;
- No text shall be smaller than 11 point for any portion of the primary narrative or smaller than 9 point for any other text; and
- No other material or information shall be appended to a response.

Responses shall be reviewed using the following criteria:

- Clarity and directness of the response: 10 percent
- Experience of the consultant or consultant team, particularly with regard to Key Personnel: 30 percent
- Demonstrated understanding of the project: 20 percent

- Coherency of approach to the work, especially directed to design process, interactions with project staff, and appropriateness of anticipated deliverables: 30 percent
- Acknowledgement and understanding of project risks, the need for managing quality of the work, and the timeliness of milestones leading to full delivery: 10 percent

No consideration will be given to proposals failing to follow the response format.

Any determination relative to the selection of a consultant or consultant team made by the MPRB shall be considered final.

3.3 SELECTION OF CONSULTANT OR CONSULTANT TEAM

Should it be determined after a detailed review of responses that interviews are necessary to determine the best qualified consultant or consultant team, the MPRB will organize interviews as follows:

- The consultant or consultant teams selected for an interview will be notified not less than five calendar days prior to the date scheduled for the interview. Dates identified in Section 1.3 shall be considered due notification.
- Participation in the interview will be limited to four members of the consultant or consultant team and must include project lead;
- The interview format will be provided to those selected for interviews at the time of notification. The MPRB requests that responders selected for an interview allow up to 45 minutes for an interview.
- The interview may require the consultant or consultant team to develop and present an initial scope of work and associated fees. Such presentation may be used in selecting a consultant or consultant team, but the scope and fee shall remain subject to negotiation.

The MPRB reserves the right to negotiate a scope and fee with more than one responder in order to determine the best value for the services requested.

The consultant or consultant teams selected for an interview shall consider information contained in a response to this Request for Qualifications to be read and understood, with no need to repeat or review that information during an interview. Additional information regarding interviews may be provided to the consultant or consultant team at any time up to the start of the interview.

3.4 SUBMITTAL OF RESPONSES

Responses will be accepted only up to the time indicated in this Request for Qualifications. Responses shall be submitted in PDF format. Proposals shall be submitted VIA EMAIL ONLY to:

Julie Aldrich, jaldrich@minneapolisparks.org

The email submittal must clearly state in the subject line that the communication contains:

"Statement of Qualifications for Design, Construction Documentation and Construction Administration Services for Parks Improvements at Shingle Creek Regional Trail, Shingle Creek Neighborhood Park, Creekview Neighborhood Park and Bohanon Parks"

PART 4 ADDITIONAL INFORMATION

4.1 SMALL AND UNDERUTILIZED BUSINESS PROGRAM REQUIREMENTS

The MPRB procures services following requirements of the City of Minneapolis and its Small and Underutilized Business Program. The MPRB is in the process of establishing minimum participation requirements for this project, to be provided via addendum in *Attachment A – SUBP Language and Participation Form.*

4.2 SURVEY

The MPRB has completed a survey of the project extents, contained in *Attachment B - Survey*.

4.3 GENERAL PROJECT SCHEDULE

The MPRB has identified a preliminary generalized schedule for the project as referenced in Section 2.6, contained in *Attachment C – General Project Schedule*.

4.4 COMMUNITY ENGAGEMENT ASSESSMENT AND PLAN

The MPRB has completed a Community Engagement Assessment and Community Engagement Plan, contained in *Attachment D – Community Engagement Assessment and Plan.*

4.4 CONTRACT REQUIREMENTS

A copy of the MPRB standard AIA B101 Professional Service Agreement is contained in *Attachment E – MPRB Standard AIA B101 Professional Service Agreement*. The selected Design Team will be expected to complete the requirements of the agreement and submit signed copies prior to beginning work. The agreement MAY NOT be changed in any way without MPRB Board approval.

4.5 LINKS

North Service Area Parks Plan project page:
https://www.minneapolisparks.org/park_care__improvements/park_projects/current_projects/north_service_area_master_plan/

PDF of Chapter 4:
https://www.minneapolisparks.org/wp-content/uploads/2019/01/NSAMP-4-A-C-Neighborhood-Park-plans.pdf

Shingle Creek Watershed Management Commission
Shingle Creek and West Mississippi Watersheds

4.6 ATTACHMENTS

Attachment A – SUBP Language and Participation Forms (goals to be provided via addendum)
Attachment B – Survey
Attachment C – General Project Schedule
Attachment D – Community Engagement Assessment and Plan
Attachment E – MPRB Standard AIA B101 Professional Service Agreement

ATTACHMENT A - SUPB Language and Participation Forms (goals to be provided by addendum)

Minneapolis
City of Lakes

Memorandum to Bidders and Proposers
Related to changes with required bid documents

There are important changes to City bidding procedures that are effective for all formal bids advertised on or after December 1st, 2018. All bidders must review the bid documents carefully and follow all instructions therein.

Bidders will be required to submit a signed Bidders, Solicitation, and SUBP Commitment List with the bid. Bidders must then submit the Final SUBP Commitment Form and a Letter of Intent to subcontract for each SUBP firm the bidder is committing to utilize on the contract by 5 pm on the day after bid opening. Bidders that do not commit to meeting the SUBP goal(s) must also submit documentation demonstrating good faith efforts no later than 5 pm on the day after bid opening.

Please note that all bidders, including bidders who are not the apparent low bidder, are required to submit documentation by 5 pm on the first business day following bid opening. If the apparent low bidder is not awarded the contract for any reason, only bidders who have submitted their documentation by 5 pm on the first business day following the bid opening will be considered. Failure to adhere to this deadline will result in bid rejection.

Instructions for completion and submission of these documents are detailed in the City's bid publication. Please refer to these documents for more details.

Minneapolis
City of Lakes

Department of Civil Rights
350 S. Fifth St. - Room 239
Minneapolis, MN 55415
TEL 612.673.3000
www.minneapolismn.gov

Notice of Civil Rights Rules and Regulations

This notice advises City of Minneapolis contractors of their commitments under Minneapolis Code of Ordinances section 139.50. All contractors must comply with all provisions of Minneapolis Code of Ordinances Title 7 and with all rules and regulations issued by the Minneapolis Department of Civil Rights ("MDCR") director. Contractors will be subject to a pre-award compliance review. Failure to cooperate may result in denial of contract award.

1. **Non-Discrimination**:[1] The contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, gender identity, disability, age (over the age of 18), marital status, familial status, or status with regard to a public assistance program. The contractor will take affirmative action to ensure that all employment practices are free of such discrimination. Such employment practices include but are not limited to the following: Hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.
2. **Equal Employment Opportunity/Affirmative Action Employer**: The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that it is an equal opportunity or affirmative action employer.
3. **Affirmative Action Plan**: The contractor must have an Affirmative Action Plan approved by MDCR before it may enter into a contract over $100,000 with the City.
4. **Small and Underutilized Business Program (SUBP)**: When applicable, the contractor must comply with the SUBP program, including, but not limited to, making a good faith effort to meet the Minority-Owned Business Enterprises and Women-Owned Business Enterprises goals established on City construction and development projects.
5. **Employment Goals**:[2] The contractor should make a good faith effort to meet the City's aspirational construction workforce goals of **20%** female participation and **32%** minority participation.
6. **Prevailing Wage**:[3] When applicable, the contractor must comply with prevailing wage laws on City construction and development projects. For contracts greater than or equal to $50,000, contractors and subcontractors may be required to submit Certified Payroll Reports, via any software systems specified by MDCR.
7. **HUD Section 3**:[4] When applicable, the contractor must comply with Section 3 of the Housing and Urban Development Act of 1968, as amended. Contractors must incorporate the Section 3 Clause into all subcontracts and to the greatest extent feasible, ensure that employment and other economic activities be directed to low income persons.
8. **Posting Requirement**: The contractor must provide this notice to its trade and labor union or representative of workers and must post the notice in conspicuous places available to employees and applicants for employment.
9. **Reporting:** Reporting may be required in accordance with any of the above-mentioned programs via any software systems specified by MDCR.

[1] Acts of discrimination are defined in the Minneapolis Code of Ordinances, Chapter 139.
[2] See Request for City Council Committee Action, Adopted September 21, 2017; incorporated into section 139.50 as a rule issued by the MDCR director.
[3] See Minneapolis Code of Ordinances section 24.220, CPED Prevailing Wage Policy (adopted by City Council June 8, 2004), and Davis-Bacon and Related Acts; enforcement authority has been delegated to MDCR.
[4] See 24 CFR Section 135.38; enforcement authority has been delegated to MDCR.

City of Minneapolis
Small and Underutilized Business Enterprise Program
Special Provisions - City Bidded Projects

I. Overview

The City of Minneapolis policy is to provide equal opportunities to all businesses, with an effort to redress discrimination in the City's marketplace and in public contracting against minority-owned business enterprises ("MBEs") and women-owned business enterprises ("WBEs"). This is accomplished through the Small and Underutilized Business Program ("SUBP") as detailed in the Minneapolis Code of Ordinances Chapter 423. SUBP applies to any contract over $175,000. SUBP goals are set on projects based on the project scope, subcontracting opportunities and availability of eligible MBEs/WBEs.

The City has set the following SUBP goals to facilitate participation of eligible MBEs and WBEs (MBEs/WBEs) on this contract:

XX% Minority-Owned Business Enterprise (MBE); and
XX% Woman-Owned Business Enterprise (WBE).

Only eligible MBEs/WBEs count towards the SUBP goals. A MBE/WBE is eligible if they are:

1. Certified as a Disadvantaged Business Enterprise (DBE). This is the only MBE/WBE certification accepted by the SUBP.
2. DBE-certified within in the scope of work that they will perform.
3. Performing a commercially useful function. An MBE/WBE performs a commercially useful function when it executes a distinct element of work and carries out its responsibilities by actually performing, managing, and supervising the work involved.
4. Located[1] within the City's marketplace, which includes only the Minnesota Counties of Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Le Sueur, Mille Lacs, Ramsey, Scott, Sherburne, Sibley, Washington, and Wright; and the Wisconsin Counties of Pierce and St. Croix.

Firms certified as both MBE and WBE shall first be counted toward the MBE goal only, if the bidder or contractor has not yet committed to meet the MBE goal. If the bidder or contractor has already committed to meet the MBE goal via the participation of other MBE firms, then firms certified as both MBE and WBE may be counted toward the WBE goal. In no circumstances may the dollars committed to an individual firm be split between the MBE and WBE goal. All dollars committed to an individual firm must be counted entirely toward the MBE goal or entirely toward the WBE goal.

Bidders should search for DBE-certified MBE and WBE firms using the Minnesota Unified Certification Program (MnUCP) directory, here: (http://mnucp.metc.state.mn.us/).[2]

II. Good Faith Efforts Evaluation

The bidder must either meet both goals listed above, or demonstrate a Good Faith Effort to do so. A Good Faith Effort means that the bidder made *every necessary and reasonable effort* to subcontract with eligible MBEs/WBEs.

[1] The firm's principal place of business must be located within the City's marketplace at the time of bid opening or solicitation. *Principal place of business* means the primary physical location at which or from which a business performs, is maintained, or operates.

[2] A firm's DBE certification, and business location, should be verified by checking in the online MnUCP Directory. A firm's current profile in that directory is evidence of current DBE certification. If a bidder identifies a business that is not yet certified, but may qualify for certification as MBE/WBE, the bidder should encourage the business to immediately begin the application process for certification with the MNUCP. The bidder should include this in their Good Faith Efforts documentation.

To determine if the bidder demonstrated good faith efforts to meet both SUBP goals, the following list of factors may be considered:

1. Soliciting through all reasonable and available means (attendance at pre-bid meetings, advertising and/or written notices) the interest of all eligible MBEs/WBEs certified in the scopes of work of the contract. The bidder must solicit MBEs/WBEs in sufficient time prior to bid opening to allow MBEs/WBEs time to respond to solicitations. The bidder must determine with reasonable certainty if the MBEs/WBEs are interested by taking appropriate steps to follow up on initial solicitations.
2. Selecting portions of the work to be performed by eligible MBEs/WBEs in order to increase the likelihood that the SUBP goals will be achieved. This includes, where appropriate, breaking out contract work into smaller units to facilitate MBE/WBE participation, even when a bidder might otherwise prefer to perform these work items with its own forces.
3. Providing interested eligible MBEs/WBEs with adequate information about the plans, specifications, and requirements of the contract in a timely manner to assist them in responding to a solicitation.
4. The bidder must negotiate in good faith with interested eligible MBEs/WBEs and provide written documentation of such negotiation with each such business.
5. A bidder should consider a number of factors in negotiating with potential MBE/WBE subcontractors, and should take into consideration an eligible MBE or WBE's price and capabilities and scheduling as well as established contract goals. However, the fact that there may be some additional costs involved in finding and using eligible MBE's/WBE's is not in itself sufficient reason for a bidder's failure to meet the established MBE/WBE goals, as long as such costs are reasonable. The ability or desire to perform the work of a contract with its own organization does not relieve the bidder of the responsibility to make good faith efforts. Bidders are not, however, required to accept higher quotes from eligible MBE's/WBE's if the price difference is excessive or unreasonable.
6. The bidder or proposer must offer information regarding, and make reasonable efforts to assist, solicited eligible MBEs/WBEs in obtaining bonding, lines of credit or insurance as required by the city or by the bidder or proposer; provided that the bidder or proposer need not provide financial assistance toward this effort.
7. Effectively using the services of minority/woman community organizations; minority/woman contractors' groups; local, state and federal business assistance offices; and other organizations as allowed on a case-by-case basis to provide assistance in the solicitation and placement of MBEs/WBEs.
8. Whether the apparent successful bidder met or exceeded the average eligible MBE/WBE participation obtained by other bidders responding to the same City bid.

<u>III. Required Documentation</u>

1. The bidder must thoroughly document its efforts to solicit and incorporate eligible MBE/WBE participation to meet the SUBP goals. The following must be submitted with the bid, prior to the time set for the City's bid opening:
    a. *Bidders, Solicitation, and SUBP Commitment List:* Must include ALL contractors (including your firm), sub-contractors/consultants, suppliers, and service providers that were:
        i. solicited to submit a bid/quote for this project;
        ii. that submitted a bid/quote to your firm without being solicited; OR
        iii. that will be used on the project.

    This completed form should show a complete picture of the prime bidder's solicitation efforts for this bid submittal, including but not limited to MBE and WBE firms that were solicited to meet the SUBP goals. The prime bidder must also list the MBE and WBE participation percentage commitments.
2. No later than 5 pm on the first business day after bid opening, the bidder must submit a *Final SUBP Commitment Form*, listing all contractors, sub-consultants, suppliers, and service providers that will be used on the project. This completed form will be used to determine whether the bidder is committing to meeting the SUBP goals. The commitments listed by the bidder on this form are a material condition of contract award, and constitute minimum commitments on this contract.

3. No later than 5 pm on the first business day after the City bid opening, the bidder must submit one completed *Letter of Intent* for each of the SUBP-eligible MBE and WBE firms listed in the *Final SUBP Commitment Form*. Each *Letter of Intent* must be fully completed, and must be signed by both the bidder and the SUBP-eligible MBE or WBE. If the bidder is unable to obtain a signature from each firm prior to the submission deadline, the bidder must submit a quote from the MBE or WBE firm that matches the amount of the bidder's commitment to each firm.
4. If the *Final SUBP Commitment Form* does not demonstrate verifiable MBE and WBE participation sufficient to meet both SUBP goals, **then the bidder must submit documentation demonstrating that the bidder made sufficient good faith efforts (GFE) to meet both SUBP goals.** If one of the two goal percentages is met and the other is not, then the bidder must submit documentation demonstrating its good faith efforts to meet the goal percentage (MBE or WBE) that has not been met. **This GFE documentation will be due no later than 5 pm on the first business day after the City's bid opening**. This GFE documentation includes:
    a. *Good Faith Efforts Checklist:* A checklist based on the factors that may be considered in determining whether a bidder made good faith efforts to meet the SUBP goals. The bidder must use the checklist during subcontractor bid solicitation to document the efforts the bidder made.
    b. *Supporting Documentation to Demonstrate Good Faith Efforts:* The bidder must submit documentation evidencing the efforts taken to achieve the SUBP goals. The documentation may include, but is not limited to, copies of solicitation emails, bids received, faxes, and phone call logs. Any such documentation of solicitations to MBE/WBE firms must clearly include the identification of the recipient firm(s).
5. The *Final SUBP Commitment Form*, each *Letter of Intent*, and the bidder's GFE documentation, may be submitted:
    a. Via email to SUBPsubmissions@minneapolismn.gov (*preferred*); OR
    b. To make other arrangements to submit this documentation email the Division at: contractcompliance@minneapolismn.gov.
6. If the City determines that the bidder made a good faith effort to meet the SUBP goals, a *Pre-Construction Book* must be submitted prior to contract approval by MDCR.
    a. *Pre-Construction Book:* Collects information related to subcontracts, minority and female employment participation, construction schedules, and required wages.
7. The contract may be monitored through the Contract Compliance Information Management System (CCIMS)/B2Gnow software, or other method specified by MDCR. If specified by MDCR, the prime contractor and its subcontractors and suppliers will be responsible for entering information into the specified software. Such information will include, but may not be limited to, payment amounts made to the prime contractor and payment amounts made to MBE and WBE subcontractors and suppliers. The prime contractor and its subcontractors and suppliers will also be responsible for maintaining the appropriate records to document their compliance and for producing such records if audited.

IV. Post-Award Substitutions

A contractor shall not substitute, reduce participation of, or eliminate MBE/WBE subcontractors listed in the *Final SUBP Commitment Form* without prior written approval of the Minneapolis Department of Civil Rights. A contractor who substitutes, reduces participation of, or removes an MBE/WBE subcontractor listed in the *Final SUBP Commitment Form* without prior written approval shall be subject to a fine of up to $10,000 per violation, or any of the penalties listed below. The contractor must make good faith efforts to replace an MBE/WBE subcontractor that is unable to perform with another MBE/WBE to perform the same scope of work.

V. Penalties for Non-Compliance

Compliance with SUBP is a material condition of the contract. The City may take the following actions wholly, partly, or in any combination:

a) Temporarily withhold cash payments pending correction of the deficiency.

b) Permanently withhold payment for all or part of the activity not in compliance with this chapter if the deficiency cannot be corrected, or the entity refuses to correct the deficiency.
c) Suspend or debar the noncompliant contractor, subcontractor, supplier or vendor as ineligible for all current or potential contracts with the City or supported by City funds.
d) Designate the noncompliant contractor, subcontractor, supplier or vendor as high-risk for future contracts and require of the contractor, subcontractor, supplier or vendor increased reporting requirements, mandatory audits and similar measures.

The City will monitor compliance with the SUBP throughout the contract. Compliance with the MBE/WBE goals and other SUBP requirements will be a material condition of the contract and failure to comply may be deemed a breach of contract.

Please review Minneapolis Code of Ordinances Chapter 423 for more information or contact the City of Minneapolis Department of Civil Rights at (612) 673-2086 or contractcompliance@minneapolismn.gov.

THIS FORM IS DUE BY 5 PM ON THE FIRST BUSINESS DAY AFTER THE CITY BID OPENING.

CITY OF MINNEAPOLIS – DEPARTMENT OF CIVIL RIGHTS

FINAL SUBP[1] COMMITMENT FORM

INSTRUCTIONS:

- List **all** contractors (including your company), sub-consultants, suppliers, and service providers **that will be used on the project**.
- Make additional copies of this form as necessary.
- This completed form should show how the prime bidder intends to include minority-owned and women-owned business enterprises (MBEs and WBEs) to meet the SUBP goal(s). **By completing this form you are committing to using the MBE and WBE firms listed for at least the dollar amounts that you listed in this form. The bidder must submit one completed *Letter of Intent* for each of the SUBP-eligible MBE and WBE firms listed in this Final SUBP Commitment Form.**
- A contractor shall not substitute, reduce participation of, or eliminate MBE/WBE subcontractors listed in this form without prior written approval of the Minneapolis Department of Civil Rights. A contractor who substitutes or removes an MBE/WBE subcontractor listed in this form without prior written approval shall be subject to a fine of up to $10,000 per violation, or other penalties listed in ordinance §423.120.
- Only MBEs and WBEs certified as Disadvantaged Business Enterprise (DBE)[2] count toward the SUBP goal(s). Place a mark "x" in the appropriate column below if a firm is DBE-certified as an MBE or WBE.
    - To count toward the SUBP goal(s), the MBE/WBE must be DBE certified in the scope of work it will perform, and the MBE/WBE must have its principal place of business located within the Minnesota counties of Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Le Sueur, Mille Lacs, Ramsey, Scott, Sherburne, Sibley, Washington, and Wright, and the Wisconsin counties of Pierce and St. Croix.
- Firms certified as both MBE and WBE shall first be counted toward the MBE goal only, if the bidder or contractor has not yet committed to meet the MBE goal. If the bidder or contractor has already committed to meet the MBE goal via the participation of other MBE firms, then firms certified as both MBE and WBE may be counted toward the WBE goal. In no circumstances may the dollars committed to an individual firm be split between the MBE and WBE goal. All dollars committed to an individual firm must be counted entirely toward the MBE goal or entirely toward the WBE goal.
- If an MBE/WBE subcontracts work to a non-MBE/WBE, the value of that work will not count toward the SUBP goal(s).
- An MBE/WBE must perform a commercially useful function to count toward the SUBP goals. An MBE/WBE performs a commercially useful function when it executes a distinct element of work and carries out its responsibilities by performing, managing, and supervising the work.
- This form is due no later than 5 pm on the first business day after the City bid opening. This form may be submitted via email to SUBPsubmissions@minneapolismn.gov; OR to make other arrangements email the Division at: contractcompliance@minneapolismn.gov.
- **Failing to complete, sign, and submit this form, or indicating "not applicable," will result in a non-responsive bid.**

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[1] For more information about the Small and Underutilized Business Program (SUBP) goals, see the SUBP Special Provisions published with this bid, and review Minneapolis Ordinances Chapter 423.

[2] A firm's DBE certification, and business location, should be verified by checking in the online MnUCP Directory: http://mnucp.metc.state.mn.us/. A firm's current profile in that directory is evidence of current DBE certification.

THIS FORM IS DUE BY 5 PM ON THE FIRST BUSINESS DAY AFTER THE CITY BID OPENING.

CITY OF MINNEAPOLIS – DEPARTMENT OF CIVIL RIGHTS

FINAL SUBP COMMITMENT FORM

Company Name	City, State	Phone & Email	Contact Method (fax, phone, email)	Date of Solicitation	Scope of Work	Bid/Quote Amount	MNUCP MBE	MNUCP WBE
YOUR FIRM HERE >								

THIS FORM IS DUE BY 5 PM ON THE FIRST BUSINESS DAY AFTER THE CITY BID OPENING.

Company Name	City, State	Phone & Email	Contact Method (fax, phone, email)	Date of Solicitation	Scope of Work	Bid/Quote Amount	MNUCP MBE	MNUCP WBE

Check here if your company intends to self-perform all work and DOES NOT intend to subcontract out any work for this project: ☐

Checking this box means that your company will need to demonstrate good faith efforts (GFE) to meet the SUBP goals, in order to be awarded the contract. All GFE documents and supporting evidence will be due no later than 5 pm on the first business day after the City's bid opening date.

The bidder certifies that the foregoing is correct, and that all contractors (including your company), sub-contractors, sub-consultants, suppliers, and service providers that will be used on the project are listed herein.

Failure to complete, sign, and submit this form will result in your bid being deemed non-responsive.

Bidder Company Name	Contact Name & Title	Phone & Email	Date	Signature

THIS FORM IS DUE NO LATER THAN 5 PM ON THE FIRST BUSINESS DAY AFTER THE CITY BID OPENING.

Bidder must submit one completed Letter of Intent for each of the SUBP-eligible MBE and WBE firms listed in the Final SUBP Commitment Form.

CITY OF MINNEAPOLIS – DEPARTMENT OF CIVIL RIGHTS

LETTER OF INTENT

Bidder:	OP Number:	Project Name:

SUBP Firm Name: _____Phone:_____

Address: _____City:_____ State:_____ Zip:_____

Participating as: ___ Prime Contractor ___Subcontractor ___Supplier/Manufacturer

Work to be performed by SUBP firm:		
Description	SUBP Bid Amount	Dollar Amount for SUBP Credit

1. This is a letter of intent between the bidder on this project and an SUBP firm to perform subcontract work on this project.
2. By signing below, the bidder is committing to utilize the above-named SUBP firm to perform the work described above.
3. By signing below, the above-named SUBP firm is committing to perform the work described above.[1]

Affirmation: I hereby affirm that the information above is true and correct.

Bidder Representative Name: _____Title:_____Date:_____
Bidder Representative Signature: _____

SUBP Firm Representative Name: _____Title:_____Date:_____
SUBP Firm Representative Signature: _____

[1] If a bidder is unable to obtain the SUBP firm's signature, it may submit a copy of the accepted SUBP firm quote in lieu of this document. The quote must match the bidder's commitment to the SUBP firm.

THIS FORM IS DUE NO LATER THAN 5 PM ON THE FIRST BUSINESS DAY AFTER THE CITY BID OPENING.

CITY OF MINNEAPOLIS
SMALL AND UNDERUTILIZED BUSINESS PROGRAM (SUBP)
GOOD FAITH EFFORTS CHECKLIST

If the SUBP goal(s) for the project have not been met, then a Good Faith Efforts Review will be conducted by the Department of Civil Rights Contract Compliance Division (CCD) prior to contract award. The following checklist should be used during bid solicitation to document the efforts that were made to meet the SUBP goal(s). This checklist must be submitted to CCD if the *Final SUBP Commitment Form* does not demonstrate verifiable MBE/WBE participation sufficient to meet the SUBP goal(s). This checklist is due no later than 5 pm on the first business day after the City's bid opening.

This checklist may be submitted:

- Via email to SUBPsubmissions@minneapolismn.gov (preferred);
- Via fax to 612-673-2427; OR
- In person at the City of Minneapolis Department of Civil Rights:
  350 South 5th St. (City Hall), room 239, Minneapolis, MN 55415.

Date:	
Company Name:	
Completed By:	
Title:	
Signature:	

Checklist Instructions:

- All factors listed below ***may*** be considered.[1] Some factors may not be applicable to all projects or situations.
- Check all actions that were taken and enter comments for each factor explaining the actions taken. Submit supporting documentation as instructed in each factor.
- Along with this form, the bidder must submit documentation evidencing the efforts taken to achieve the SUBP goals. The documentation may include, but is not limited to, copies of solicitation emails, bids received, faxes, and phone call logs. Any such documentation of solicitations to MBE/WBE firms must clearly include the identification of the recipient MBE/WBE firm(s).
- Use additional sheets if necessary to supplement the responses and attach them to this form.

1. **Solicited through all Reasonable and Available Means:** As stated in City ordinance §423.90(c)(1), the department may consider whether the bidder or proposer solicited *through all reasonable and available means (attendance at pre-bid meetings, advertising and/or written notices) the interest of all eligible MBEs/WBEs certified in the scopes of work of the contract. The bidder or proposer must solicit MBEs/WBEs in sufficient time prior to bid opening or the proposal deadline to allow MBEs/WBEs to respond to solicitations. The bidder or proposer must determine with reasonable certainty if the MBEs/WBEs are interested by taking appropriate steps to follow up on initial solicitations*.

   ☐ Solicited to all firms listed on the MnUCP report provided by CCD that listed MBEs/WBEs certified in scopes of work related to the project. (Submit copies of phone logs, emails, fax sheets, etc.) **If no, please explain here:**
   _____
   _____

   ☐ Utilized the Online MnUCP Directory[2] to identify additional MBEs/WBEs that have the capability to perform the work of the contract.

   ☐ Attended Pre-Bid Meeting to learn about the project and SUBP goals. **Date attended: _____**

[1] Per City ordinance (Chapter 423), there are eight factors that may be considered to determine whether or not the bidder or proposer made good faith efforts to meet the contract goals.

[2] Link to MnUCP Online Directory: http://mnucp.metc.state.mn.us/

- ☐ Reviewed bid documents or RFP for SUBP goals and policies regarding solicitation and utilization of MBEs/WBEs.
- ☐ Solicited MBEs/WBEs in sufficient time prior to bid opening or proposal due date to allow MBEs/WBEs to respond to the bid solicitation (CCD recommends 2 weeks prior to bid opening). **Date solicited: _____**
- ☐ Followed up with the MnUCP certified MBEs/WBEs to confirm interest in participation. (Submit log of follow-up activities.)
- ☐ Other: _____

Comments:_____
_____
_____
_____

2. **Broke the Contract Work into Smaller Units:** As stated in §423.90(c)(2), the department may consider whether the bidder or proposer selected *portions of the work to be performed by eligible MBEs/WBEs in order to increase the likelihood that the contract goals will be achieved. This includes, where appropriate, breaking out contract work into smaller units to facilitate MBE/WBE participation, even when a contractor might otherwise prefer to perform these work items with its own forces.*

- ☐ Broke the contract into smaller, economically feasible units of work in order to facilitate MBE/WBE participation. Please list the scopes that were broken into smaller units:
  _____
  _____
- ☐ Subcontracted/solicited scopes of work that could have been self-performed. Please list these scopes:
  _____
  _____
- ☐ Other: _____

Comments:_____
_____
_____

3. **Provided MBEs/WBEs with Adequate Information:** As stated in §423.90(c)(3), the department may consider whether the bidder or proposer provided *interested eligible MBEs/WBEs with adequate information about the plans, specifications, and requirements of the contract in a timely manner to assist them in responding to a solicitation.*

- ☐ Bid invitations/advertisement included adequate information about the scope of work, contract requirements, deadline to submit a bid, etc. (Submit copy of invite/advertisement.)
- ☐ Provided MBEs/WBEs adequate project information and access to the plans and specifications.
- ☐ Other: _____

Comments:_____
_____

4. **Negotiated in Good Faith:** As stated in §423.90(c)(4), the department may consider whether the bidder or proposer negotiated *in good faith with interested eligible MBEs/WBEs and provide(d) written documentation of such negotiation with each such business.*

- ☐ Negotiations with MBEs/WBEs are conducted fairly.
- ☐ Communication to MBEs/WBEs regarding pricing, scheduling and capability requirements are consistent with project plans and requirements. Communications and project information provided is the same to all potential bidders.

- ☐ It is the bidder's responsibility to make a portion of the work available to DBE subcontractors and suppliers and to select those portions of the work or material needs consistent with the available DBE subcontractors and suppliers, so as to facilitate DBE participation. The bidder must submit evidence of this.
    - Evidence of such negotiation may include the names, addresses and telephone numbers of DBEs that were considered; a description of the information provided regarding the plans and specifications for the work selected for subcontracting; and evidence as to why additional agreements could not be reached for DBEs to perform the work.
- ☐ Bidder did not reject MBEs/WBEs as being unqualified without sound reasons based on a thorough investigation of their capabilities.
    - Were there any MBE/WBE firms that bid to you that you did not consider qualified to perform the work? If yes, explain here:

      _____
      _____
      _____
- ☐ MBE/WBE bids were <u>rejected</u>. Identify the rejected MBE/WBE(s)* and explain the reasons why here:

  _____
  _____
  _____

  * If any MBEs/WBEs were rejected, the prime bidder should submit a copy of those MBE/WBE quotes along with the prime bidder's supporting GFE documentation. If a non-M/WBE firm was awarded the same scope of work that a rejected M/WBE quoted, the prime bidder should also submit a copy of that non-M/WBE firm's quote.
- ☐ Other:_____
  _____

5. **Rejected each quote from MBE/WBE firms only after determining that the cost of using the firms was unreasonable:** As stated in §423.90(c)(5), *A bidder or proposer should consider a number of factors in negotiating with potential MBE/WBE subcontractors, and should take into consideration an eligible MBE or WBE's price and capabilities and scheduling as well as established contract goals. However, the fact that there may be some additional costs involved in finding and using eligible MBE's/WBE's is not in itself sufficient reason for a bidder or proposer's failure to meet the established MBE/WBE goals, as long as such costs are reasonable. The ability or desire to perform the work of a contract with its own organization does not relieve the bidder or proposer of the responsibility to make good faith efforts. Bidders or proposers are not, however, required to accept higher quotes from eligible MBE's/WBE's if the price difference is excessive or unreasonable.*

   - ☐ The prime bidder is not required to accept higher quotes from MBEs/WBEs if the price difference is excessive or unreasonable.
       - If the bidder makes such a determination it should provide a written explanation for this conclusion, along with copies of any accepted non-M/WBE quotes, and copies of any M/WBE quotes that were higher for that same scope of work.

     _____
     _____
     _____
     _____
     _____
     _____

THIS FORM IS DUE NO LATER THAN 5 PM ON THE FIRST BUSINESS DAY AFTER THE CITY BID OPENING.

6. **Provided MBEs/WBEs with Assistance in Meeting City Contracting Requirements:** As stated in §423.90(c)(6), *the bidder or proposer must offer information regarding, and make reasonable efforts to assist, solicited eligible MBEs/WBEs in obtaining bonding, lines of credit or insurance as required by the city or by the bidder or proposer; provided that the bidder or proposer need not provide financial assistance toward this effort.*

   - ☐ Provided reasonable assistance to help MBEs/WBEs obtain bonds, lines of credit, or insurance that is required by the City.
   - ☐ Made and documented efforts to assist interested MBEs/WBEs in obtaining necessary equipment, supplies, materials, or related assistance or services.
   - ☐ Referred MBEs/WBEs in need of financial or technical assistance to City's **Business and Technical Assistance Program** (***B-TAP***). For more information on B-TAP please visit: http://www.minneapolismn.gov/business/B-TAP.
   - ☐ Other: _____

   Comments:_____
   _____
   _____
   _____

7. **Effectively Used Community Organizations:** As stated in §423.90(c)(7), *effectively using the services of minority/woman community organizations; minority/woman contractors' groups; local, state and federal business assistance offices; and other organizations as allowed on a case-by-case basis to provide assistance in the solicitation and placement of MBEs/WBEs.*

   - ☐ Used services of minority/women community organizations.
   - ☐ Used services of minority/women professional organizations.
   - ☐ Other: _____

   Please list the organizations that were used:
   _____
   _____

8. **Other Good Faith Efforts**

   Provide a statement of the prime bidder's overall plan for obtaining MBE/WBE participation, noting barriers or challenges the bidder encountered in obtaining MBE/WBE participation. Include an explanation of any other good faith efforts made by your company not included above. Specifically, detail all necessary and reasonable steps taken to achieve the MBE/WBE goal or other requirements which, by their scope, intensity, and appropriateness to the objective of achieving the MBE/WBE goal, could reasonably be expected to obtain sufficient MBE/WBE participation – even if the bidder was not successful. Examples may include: identifying firms eligible to become MnUCP certified MBEs/WBEs; hosting open houses or networking events; and participation in trainings related to equity and inclusion.

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

ATTACHMENT B – Survey

LEGAL DESCRIPTION:

Parcel 1:

That part of Lots 9, 10, 11, 12, inclusive, and that part of Lots 18, 19, 20, 21, 22, 23, 24 and 25, inclusive, all in Block 1, Englewood, Hennepin County, Minnesota, together with adjacent Easterly one-half of vacated Queen Avenue North, and the adjacent vacated alley, accruing thereto, by reason of vacations thereof, all lying Northwesterly of a line drawn 30 feet Northwesterly of as measured at right angles to the following described line; Beginning at the point of intersection of the center lines of 52nd Avenue North and Queen Avenue North; thence Northeasterly on a curve to the right having a central angle of 66 degrees 39 minutes 54 seconds and a radius of 121.64 feet, a distance of 141.53 feet; thence North 65 degrees 31 minutes 51 seconds East a distance 171.94 feet; thence Northeasterly on a curve to the right having a central angle of 23 degrees 07 minutes 45 seconds and a radius of 244.35 feet, a distance of 98.64 feet to the intersection with the center line of Penn Avenue North and said line there terminating; And

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 26, 27 and 28, inclusive, all in Block 2, Englewood, Hennepin County, Minnesota, including the adjacent Easterly Half of vacated Queen Avenue North and the adjacent Westerly Half of vacated Russell Avenue North, and the adjacent vacated alley, accruing thereto, by reason of vacations thereof; And

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, inclusive, and Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, inclusive, all in Block 3, Englewood, Hennepin County, Minnesota, together with adjacent Easterly Half of vacated Russell Avenue North and the adjacent Westerly Half of vacated Sheridan Avenue North, and the adjacent vacated alley accruing thereto by reason of vacations thereof; And

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, inclusive, and Lots 22, 23, 24, 25, 26, 27, 28, 29 and 30, inclusive, all in Block 4, Englewood, Hennepin County, Minnesota, together with adjacent Easterly Half of vacated Sheridan Avenue North, and the adjacent vacated alley, accruing thereto by reason of vacations thereof.

Abstract and Torrens property

Parcel 2:

That part of the West Half of Lots 8, 9 and 10, Block 5, Camden Gardens, Hennepin County, Minnesota, lying Southwesterly of a line drawn 30 feet Southwesterly of a line as measured at right angles to the following described line:

Commencing at the point of intersection of the center line of Penn Avenue North with the center line of 52nd Avenue North; thence North along the center line of Penn Avenue North 202.60 feet to the actual point of beginning of the line to be described; thence Southeasterly 260.70 feet to the center line of 52nd Avenue North at a point 159.65 feet East of its intersection with the center line of Penn Avenue North, and said line there terminating, including the adjacent Northerly Half of vacated 52nd Avenue North and the adjacent Easterly Half of vacated Penn Avenue North; And

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, all in Block 6, Camden Gardens, Hennepin County, Minnesota, together with the adjacent Southerly Half of vacated 52nd Avenue North and the adjacent Westerly Half of vacated Oliver Avenue North, accruing thereto, by reason of vacation thereof; And

Lots 5, 6, 7, 8, 9 and 10, inclusive, Block 7, Camden Gardens, Hennepin County, Minnesota, and the Westerly Half of Lots 1, 2, and 3, inclusive, Block 7 and that part of Lot 4, Block 7, lying Westerly of a line running from the Northwest corner of the East Half of said Lot 4, to a point in the South line thereof, distant 45 feet East from the Southwest corner of the East Half of said Lot 4, together with adjacent Northerly Half of vacated 51st Avenue North and the adjacent Easterly Half of vacated Oliver Avenue North and the adjacent Westerly Half of vacated Newton Avenue North, accruing thereto, by reason of vacation thereof; And

That part of the Westerly Half of Lot 7, Block 8, Camden Gardens, Hennepin County, Minnesota, lying West of the alley including the adjacent Easterly Half of vacated Newton Avenue North, accruing thereto, by reason of vacation thereof; And

Lots 8, 9 and 10, inclusive, Block 8, Camden Gardens, Hennepin County, Minnesota, together with the adjacent Easterly Half of vacated Newton Avenue North and the adjacent Northerly Half of vacated 51st Avenue North, accruing thereto, by reason of vacations thereof; And

That part of Lots 12, 13, 14, 15, 16, 17 and 18, inclusive, Block 1, Englewood, Hennepin County, Minnesota, together with adjacent Westerly Half of vacated Penn Avenue North, and the adjacent vacated alley, accruing thereto, by reason of vacation thereof, all lying Southeasterly of a line drawn 30 feet Southeasterly of a lien as measured at right angles to the following described line:

Beginning at the point of intersection of the center lines of 52nd Avenue North and Queen Avenue North; thence Northeasterly on a curve to the right having a central angle of 66 degrees 39 minutes 54 seconds and a radius of 121.64 feet, a distance of 141.53 feet; thence North 65 degrees 31 minutes 51 seconds East a distance of 171.94 feet; thence Northeasterly on a curve to the right having a central angle of 23 degrees 07 minutes 45 seconds and a radius of 244.35 feet, a distance of 98.64 feet to the intersection with the center line of Penn Avenue North and said line there terminating.

Abstract and Torrens Property

Parcel 3:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 11; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 12; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 13, Camden Gardens, Hennepin County, Minnesota, together with adjacent vacated streets and alley accruing thereto, by reason of vacation thereof; And

That part of the East Half of Lot 1 and the East Half of the North Half of Lot 2, Block 14, Camden Gardens Addition, except that part lying Southwesterly of the following described line:

Beginning at the Southeast corner of the North Half of Lot 2, Block 14, Camden Gardens Addition; thence North along the East line of said Block 14 to the Northeast corner thereof; thence Westerly along the North line of said Block 14, a distance of 37.58 feet; thence Southeasterly in a straight line to the point of beginning, together with adjacent vacated of vacated 51st Avenue North accruing thereto, by reason of vacation thereof.

Abstract Property

Parcel 4:

Lots 13, 14 and 15, Block 4, Thorpe Bros. Maple Leaf Addition;
Lots 1, 2, 3, 4, 5 and 6, Block 3, Shingle Creek Addition;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, all in Block 4, Shingle Creek Addition;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, all in Block 5, Shingle Creek Addition;
Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 6, Shingle Creek Addition;
together with adjacent Half of vacated Streets and alleys accruing thereto, by reason of vacations thereof.

Hennepin County, Minnesota
Abstract and Torrens Property

Parcel 5:

Lot 1, Block 1, Humboldt Greenway Fifth Addition, Hennepin County, Minnesota.

Torrens Property

Parcel 7:

Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4, all in Humboldt Greenway Fifth Addition; And

Lots 14 and 15, Block 10; Lots 14 and 15, Block 11; and Lot 14, except the North 2 1/2 feet thereof, and Lot 15, Block 12, all in Camden Bungalow Addition to Minneapolis. (Per client request this area is considered additional land and is not included in this survey)

Hennepin County, Minnesota
Torrens Property

Parcel 15:

That part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118, Range 21, described as follows:

Beginning at a point 33 feet North and 721.9 feet West of the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North parallel with the East line of the Southeast Quarter of the Northeast Quarter a distance of 132 feet; thence East parallel with the North line of said Southeast Quarter of the Northeast Quarter to the West line of James Avenue; thence south on the West line of said Avenue 132 feet; thence West to the place of beginning, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

Abstract Property

Parcel 16:

That part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118, Range 21, Hennepin County, Minnesota, described as follows:

Commencing at a point 577.86 feet West of a point 33 feet North of the Southeast corner of the Northeast Quarter of Section 11, Township 118, Range 21; thence West 40 feet to the East line of James Avenue North; thence North 132 feet; thence East 40 feet; thence South 132 feet to the point of beginning.

Hennepin County, Minnesota
Abstract Property

AND

That part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118, Range 21, Hennepin County, Minnesota, described as follows:

The West 40 feet of the East 577.86 feet of the North 132 feet of the South 165 feet of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118, Range 21.

Hennepin County, Minnesota
Torrens Property

Parcel 17:

The West 40 feet of the East 537.86 feet of the North 132 feet of the South 165 feet of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118, Range 21, Hennepin County, Minnesota.

Torrens Property

AND

The West 22 feet of the East 497.86 feet of the North 132 feet of the South 165 feet of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118, Range 21, Hennepin County, Minnesota.

Abstract Property

Parcel 18:

That part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118, Range 21, described as follows:

Commencing at a point 417.86 feet West of a point 33 feet North of the Southeast corner of the Northeast Quarter; thence West along 49th Avenue North 80 feet; thence North at right angles 132 feet; thence East parallel with 49th Avenue North 80 feet; thence South 132 feet to the point of commencement, Except the West 22 feet thereof, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota

Abstract Property

Parcel 19:

That part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 118 North, Range Twenty-one 21, West of the 5th Principal Meridian, described as follows:

Commencing at a point 33 North of the Southeast corner of the Northeast Quarter of said section, being the corner of 49th and Humboldt Avenues North; thence 353.93 feet West along 49th Avenue North to point of beginning; thence West along said 49th Avenue North 63.93 feet; thence North at right angles 132 feet; thence East parallel with said 49th Avenue North 63.26 feet; thence South 132 feet to beginning.

Hennepin County, Minnesota
Abstract Property

Parcel 20:

Commencing at the intersection of the North line of 49th Avenue North and the center line of the alley in Block 6, Shingle Creek Addition to Minneapolis, extended; thence West 190.18 feet; thence North 132 feet; thence East to the center line of said alley; thence South to beginning, all being in Section 11, Township 118, Range 21.

Hennepin County, Minnesota
Abstract Property

Parcel 25:

The East 1/2 of Lot 1, Block 7, Camden Gardens Addition to Minneapolis, Minnesota.

Hennepin County, Minnesota
Torrens Property

Parcel 26:

The East 1/2 of Lot 2, Block 7, Camden Gardens Addition to Minneapolis Minnesota.

Hennepin County, Minnesota
Torrens Property

Per client request, Parcels 6, 8–14 & 21–24 are not included in this survey

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

2. The address of the property described hereon is:
Shingle Creek Park 2010 50th Avenue North, Minneapolis, Minnesota 55430

   Parcel 1: 5200 Russell Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–21–0157)
   Parcel 2: 5100 Penn Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–12–0158)
   Parcel 3: 5016 Morgan Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–13–0137)
   Parcel 4: 5001 Irving Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0090)
   Parcel 5: 5008 Irving Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0087)
   Parcel 7: 5000 Humboldt Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0088)
   Parcel 15: 1700 49th Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0010)
   Parcel 16: 1622 49th Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0005)
   Parcel 17: 1610 49th Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0004)
   Parcel 18: 1606 49th Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0003)
   Parcel 19: 1600 1/2 49th Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0008)
   Parcel 20: 1600 49th Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–14–0013)
   Parcel 25: 5159 Newton Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–12–0142)
   Parcel 26: 5151 Newton Avenue North, Minneapolis Minnesota 55430 (PID 11–118–21–12–0147)

3. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Flood Zone AE (Base Flood Elevation determined), Floodway Areas in Zone AE (The floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights) and Other Flood Areas – Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Federal Insurance Rate Map No. 27053 C 0212 F and Map No. 27053 C 0216 F, dated November 4, 2016. The delineation lines between flood zones depicted hereon are subject to map scale uncertainty.

4. The total area of the property described hereon is 2,211,495 square feet or 50.76894 acres.
The area of the property hereon described less areas used for right–of–way purposes is 2,211,083 square feet or 50.75948 acres.

5. 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 "WEBB MNDT" GSID Station #11852
   Elevation = 836.47 feet. (NGVD29)

   SITE BENCHMARKS: See Sheets 3, 6, 10, 15, 22, 23, 24 & 25 for locations of Site Benchmark information.

7a. Exterior building dimensions are depicted hereon.

7c. The measured building heights are depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains no striped parking spaces.

11a. 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. 233461351, Ticket No. 233461324, Ticket No. 233461295, Ticket No. 233461296 and Ticket No. 233461390. 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.

11b. A private utility locate was provided by ZoneOne Locating, on May 28, 2024. 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.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 233461351, Ticket No. 233461324, Ticket No. 233461295, Ticket No. 233461296 and Ticket No. 233461390.

CITY OF BROOKLYN CENTER WATER
BROOKLYN CENTER SANITARY
BROOKLYN CENTER STORM
BROOKLYN CENTER TRAFFIC SIGNAL
BROOKLYN CENTER PARK ELECTRIC
BROOKLYN CENTER STREET LIGHTS
BROOKLYN CENTER IRRIGATION
COMCAST
CITY OF MINNEAPOLIS WATER
CITY OF MINNEAPOLIS TRAFFIC
CITY OF MINNEAPOLIS SEWER
CENTURYLINK – CTLQL
METROPOLITAN COUNCIL (MCES)
CENTER POINT ENERGY
MINNEAPOLIS PARK AND REC
XCEL ENERGY
ZAYO BANDWIDTH

SURVEY ITEMS PER SCHEDULE B:

ITEM 10: Terms of Notice of Special Street Acquisition and Improvement, No. 2511 dated September 28, 1956, filed February 21, 1958, in Book 797 of Misc., Page 535, as Document No. 3106290 (Abstract).

Said notice affected the surveyed property and said right of way as opened on the surveyed property was subsequently vacated per Document No. 223229 and 5869087. (See Item 11) The vacated 14 foot wide alley is depicted hereon.

ITEM 11: Easement rights in favor of the City of Minneapolis, and Northern States Power Company, its successors and assigns, together with right to enter regarding portions of vacated alleys and streets as reserved in Resolution No. 91R–169, vacating various streets and alleys along Shingle Creek Drive, approved April 18, 1991, filed January 27, 1992, as Document No. 2232239 (Torrens) and 5869087 (Abstract). (Parcels 1 and 11)

Said reserved easements affect the surveyed property and are depicted hereon.

ITEM 12: Subject to reservation by the State of Minnesota of minerals and mineral rights, evidenced in Resolution filed July 25, 1958, as Document No. 564205 (Torrens). (Parcel 1)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon. The vacated alley area referenced in said resolution affects the surveyed property and is depicted hereon.

ITEM 13: All minerals and mineral rights reserved by the State of Minnesota set forth in Conveyance of Forfeited Lands dated May 19, 1943, filed May 25, 1943, as Document No. 2184061 (Abstract). (Lots 26 and 27, Block 2 – Parcel 1)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 14: All minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated June 2, 1942, filed June 10, 1942, as Document No. 2144223, (Lot 11, Block 1 – Parcel 1); and in Conveyance of Forfeited Lands dated August 6, 1945, filed February 5, 1946, as Document No. 2343685 (Lot 12, Block 1 – Parcel 1).

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 15: Subject to a reservation of minerals and mineral interests in the State of Minnesota, per Document No. 408979 (Torrens), shown as a recital on the Certificate of Title. (Lots 12, 13, Block 12)

Said reservation of mineral and mineral rights does not affect the surveyed property.

ITEM 16: Subject to a reservation by the State of Minnesota of mineral and mineral rights, shown as a recital on the Certificate of Title. (Lots 9 and 10, Block 1; Lot 4, Block 2)

Said certificate of title not provided. The plat name is not listed in the exception. Unable to determine the location of said mineral reservations.

ITEM 17: Subject to Notice of lis pendens of record in Book 2269 of Mortgages, Page 566, as Document No. 2430246 (Abstract). (shown as a recital on the Certificate of Title) (Lots 9 and 10, Block 1)

Said lis pendens affects the surveyed property and describes areas that were to be acquired for park purposes. The lands described in said document are embraced within the surveyed property. Said lis pendens provides notice but does not create the action and execution of the condemnation process. No final certificate was provided. No plottable items to depict.

ITEM 18: Terms and conditions of and right to remove and divert the creek, and riparian rights as shown in Quit Claim Deed dated June 20, 1957, filed July 2, 1957, as Document No. 533314 (Torrens), and as evidenced in Resolution adopted April 11, 1958, filed July 25, 1958, as Document No. 564205 (Torrens). (Parcel 1)

Said right to remove and divert the creek from Lots 2–3, Block 2, Englewood does not affect the surveyed property.

ITEM 19: All minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated December 5, 1958, filed December 12, 1958, as Document No. 579303 (Torrens). (shown as a recital on the Certificate of Title) (E2 Lots 1, 2, 3 and 4, Block 7 – Parcel 2)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon .

ITEM 20: The following appear as memorials on the Certificate of Title. While the Company will affirmatively insure against loss or damage sustained by the Insured arising as a result of these matters affecting title to the Land, neither Commercial Partners Title, a division of Chicago Title Insurance Company, nor Chicago Title Insurance Company, will undertake to have the memorial(s) removed from the Certificate of Title:

a. Mortgage dated May 25, 1926, filed May 26, 1926, as Document No. 62768.
b. Assignment of Real Estate Mortgage on Registered Land filed August 20, 1929, as Document No. 87356.
(As to W2 Lot 4 and all of Lot 5, Block 7 – Parcel 2)

Not a survey related item.

ITEM 21: Subject to possible interest of John Thiel as evidenced by State Assignment Certificate of Land Bid in the State for Taxes for 1926 and Subsequent Years filed June 25, 1941, as Document Nos. 169201, 169202, 169203 and 169204. (as to Lots 1, 2, 3 and 4, Block 7, Camden Gardens – Parcel 2)

Further subject to possible interest of Henry T. Ogdahl, shown as fee owner on Certificate of Title No. 297480. (Pt of Parcel 2)

Further subject to possible interest of Jerald M. Townsend and Beth M. Townsend, as joint tenants, shown as fee owner of Certificate of Title No. 130973. (Pt Parcel 4)

NOTE: State Deed filed as Document No. 2531456 (Lot 5, Block 7; Lots 19, 20, Block 4) and Acquisition filed as Document No. 3319576 (Lots 1, 2, 3, and 4, Block 7) were only filed in Abstract, yet also cover Torrens property. No deed appears of record in favor of the grantee disclosed in said 3319576. Upon successful recording of above instruments, a new Certificate of Title should be created showing the City of Minneapolis, acting by and through its Board of Park Commissioners, a Minnesota municipal corporation, as fee owner on said Certificates of Title.

Not a survey related item.

ITEM 22: All minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated August 6, 1945, filed February 5, 1946, as Document No. 2343685 (Lot 12, Block 1 – Parcel 2); and in Conveyance of Forfeited Lands dated October 14, 1943, filed October 26, 1943, as Document No. 2205382 (Lot 13, Block 1 – Parcel 2); and in Conveyance of Forfeited Lands dated November 29, 1943, filed December 29, 1943, as Document No. 2215210 (Lot 8, Block 8 – Parcel 2)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 23: Subject to street as created by Resolution adopted April 21, 1965, filed October 17, 1988, as Document No. 5465887. (as to W2 of Lots 8, 9 and 10, Block 5 – Parcel 2)

Said street as created by said resolution is depicted hereon.

ITEM 24: Terms and conditions of and easements contained in Cross Access Easement Agreement dated May 6, 2015, filed May 11, 2015, as Document No. A10189866 (Abstract). (Parcels 2 and 3 and other lands)

Said easements affect the surveyed property and are depicted hereon.

ITEM 25: Easement for public water mains and related purposes in favor of the City of Minneapolis, a Minnesota municipal corporation, contained in Easement Deed dated July 17, 1958, filed September 5, 1958, as Document No. 3135422. (as to part of vacated Newton Avenue North)

Said easements affect the surveyed property and are depicted hereon.

ITEM 27: All minerals and mineral rights reserved by the State of Minnesota in Resolution approved April 15, 1985, filed March 2, 1966, in Book 1033 of Misc., Page 128, as Document No. 3593720 (Abstract), and filed March 2, 1966, as Document No. 839576 (Torrens). (Parcel 4)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.
Said resolution vacates right of ways and said vacated right of ways are depicted hereon.

ITEM 28: Terms and conditions of and easement for public sewer and public water mains and related purposes, together with right of reasonable access thereto, in favor the City of Minneapolis, a Minnesota municipal corporation, reserved in Easement Deed dated August 24, 1965, filed October 21, 1976, as Document No. 1195180 (Torrens), and filed November 22, 1985, as Document No. 3575658 (Abstract). (Parcel 4 and other lands)

Said easements affect the surveyed property and are depicted hereon.

ITEM 29: Terms and conditions of and easement rights by the City of Minneapolis, Xcel Energy, Qwest and Time Warner Cable as reserved in Resolutions passed November 22, 2002, filed November 26, 2002, as Document No. 7870593 (Abstract).

NOTE: Resolution 2002R–452 also filed February 5, 2003, as Document No. 7940698 (Abstract).

Said easement affects and is depicted hereon.

ITEM 30: Terms and conditions of and easement for sanitary sewer and related purposes, together with right of access in favor of the Metropolitan Council, a public corporation and political subdivision of the State of Minnesota, contained in Permanent Easement dated October 3, 2012, filed November 29, 2012, as Document No. A9878634 (Abstract). (as to portions of vacated right of ways)

Said easement affects the surveyed property and is depicted hereon.

ITEM 31: Subject to a reservation by the State of Minnesota of mineral and mineral rights, shown as a recital on the Certificate of Title. (Lot 12, Block 6; Lots 19, 20, Block 4 – Parcel 4)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

SURVEY ITEMS PER SCHEDULE B:

ITEM 32: Subject to any Auditor's Certificate of Purchase outstanding for any of said land as appears from the records in the Office of the County Auditor of said County; this recital to be omitted from any Certificate of Title for any of said land hereafter issued to a grantee from the State of Minnesota, and as evidenced in Resolution filed March 2, 1966, in Book 1033 of Misc., Page 128, as Document No. 3593720 (Abstract), and filed March 2, 1966, as Document No. 839576 (Torrens). (shown as a recital on the Certificate of Title) (As to Lots 17, 18, 21, Block 4; Lots 1 and 2, Block 5; Lots 13, 14 and 15, Block 6 – Parcel 4)

NOTE: Certificate of Title Nos. 135977, 135978 and 138862 indicate the fee owner as the State of Minnesota, a Minnesota political corporation, yet Document No. 2531456 (Abstract) indicates the vesting of the City of Minneapolis, a governmental subdivision, but said document was only filed in Abstract. Upon filing a certified copy of Document No. 2531456 onto the above mentioned Certificates of Title, the above encumbrance will be amended per its terms.

Not a survey related item.

ITEM 33: Drainage and utility easements shown on the recorded plat of Humboldt Greenway Fifth Addition. (shown as a recital on the Certificate of Title) (Parcel 5)

Said easements affect the surveyed property and are depicted hereon.

ITEM 34: Subject to the reservation of an easement in favor of Xcel Energy, as reserved in Resolutions passed November 22, 2002, filed December 4, 2002, as Document No. 3640254. (shown as a recital on the Certificate of Title) (as to part of Lot 1, Block 1; part of Humboldt Ave. N. adjoining Lot 1, Block 1 – Parcel 5)

Said easement affects the surveyed property and is depicted hereon.

ITEM 35: Subject to minerals and mineral rights reserved by the State of Minnesota; now as to the following described portions of land:

That part of Lot 1, Block 1, embraced within Lots 1, 5, 16, 17, 19, 20, 21 and 22, Block 6, Thorpe Bros. Maple Leaf Addition to Minneapolis. (shown as a recital on the Certificate of Title) (Parcel 5)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 36: Subject to mineral rights reserved by the County of Hennepin in Quit Claim Deed dated December 22, 2003, filed December 23, 2003, as Document No. 3897987. (shown as a recital on the Certificate of Title) (Parcel 5)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 37: Permanent easements for ingress and egress purposes in favor of Special School District No. 1, a public body corporate and politic of the State of Minnesota, contained in Quit Claim Deed dated January 27, 2003, filed January 30, 2003, as Document No. 3674111. (Parcel 5)

Said easement affects the surveyed property and is depicted hereon.

ITEM 43: Reservation of mineral rights by the County of Hennepin, a public body corporate and politic of the State of Minnesota in accordance with Minnesota Statutes Section 373.01, subdivision 1 (2002), set forth in Quit Claim Deed dated December 22, 2003, filed December 23, 2003, as Document No. 3897987. (shown as a recital on the Certificate of Title) (Parcels 5 and 7)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 44: Subject to the reservation of an easement in favor of the City of Minneapolis, Xcel Energy, Qwest Corporation, and Time Warner Cable, and Reliant Energy Minnegasco, as reserved in Reservations passed November 22, 2002, filed December 4, 2002, as Document No. 3640254, shown as recitals on the Certificate of Title.

But free from the permanent easement for street purposes reserved in Quit Claim Deed dated October 23, 2002, filed October 23, 2002, as Document No. 7844288 (Abstract), as to that part of the West 33 feet of the Southwest Quarter of the Northwest Quarter of Section 12, Township 118, Range 21, which lies Northerly of a line drawn Easterly from the point of intersection of the Southerly extension of the East line of Block 6, "Shingle Creek Addition" with the North line of the South 33.00 feet of the Northeast Quarter of Section 11, Township 118, Range 21, to the Southwest corner of Block 9, Camden Bungalow Addition to Minneapolis; (now over part of Lot 11, Block 4).

NOTE: Document No. 7844288, is erroneously listed in the recitals of Certificate of Title No. 1472234 as Document No. 7842288.
(Parcel 7)

Said easements affect the surveyed property and are depicted hereon.

ITEM 45: Drainage and utility easements shown on the recorded plat of Humboldt Greenway Fifth Addition, shown as a recital on the Certificate of Title. (Pt of Parcel 7)

Said easements affect the surveyed property and are depicted hereon.

ITEM 46: Drainage and utility easements shown on the recorded plat of Humboldt Greenway Addition, shown as a recital on the Certificate of Title.

Said easements do not affect the surveyed property and are not depicted hereon.

ITEM 60: Subject to easement for driveway purposes over the North 10 feet set forth in Warranty Deed dated September 16, 1974, filed September 20, 1974, as Document No. 4105955 (Abstract). (Parcel 15)

Said easement affects the surveyed property and is depicted hereon.

ITEM 61: Subject to the extension of James Avenue North evidenced by Instrument dated May 15, 1915, filed August 20, 1915, as Document No. 767120 (Abstract). (Parcels 15 and 16)

Said extension of James Avenue North as described in Doc. No. 767120 benefits the surveyed property by providing access to a public right of way to a public right of way. See Sheets 15 and 29 for the area described in said document.

ITEM 62: Subject to minerals and mineral rights reserved by the State of Minnesota, shown as a recital on the Certificate of Title. (Parcels 16 and 17)

Said reservation of mineral and mineral rights affect the surveyed property and referenced parcels are depicted hereon.

ITEM 63: Subject to minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated November 9, 1945, filed December 5, 1945, as Document No. 2328201 (Abstract). (Parcel 20)

Said reservation of mineral and mineral rights affect the surveyed property and referenced parcel is depicted hereon.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83–1986 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title as agent for Chicago Title Insurance Company, Commitment No. CP73395 (Supplement No. 1) dated March 20, 2024 at 7:00 am.
3. A portion included in the legal description of Parcel 4 was included within the plat of HUMBOLDT GREENWAY FIFTH ADDITION and dedicated as Humboldt Avenue North.
4. Per client request, a portion of Parcel 7 and Parcels 6, 8–14 & 21–24 are not included in this survey.
5. Documentation for all vacated streets and alleys depicted hereon has not been provided. For the purposes of this survey, if no documentation was provided, a vacated street or alley is depicted as shown on available Hennepin County mapping. Based on experience, the documentation for these street and alley vacations may not be recorded with Hennepin County. Instead, these documents may be filed with the City of Minneapolis, and often prove difficult to retrieve.

CERTIFICATION:

To Minneapolis Park and Recreation Board, Commercial Partners Title 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 2021 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, 7(a), 7(c), 8, 9, 11(a) and 11(b) of Table A thereof. The fieldwork was completed on May 28, 2024.

Date of Plat or Map: October 21, 2024.

Eric A Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

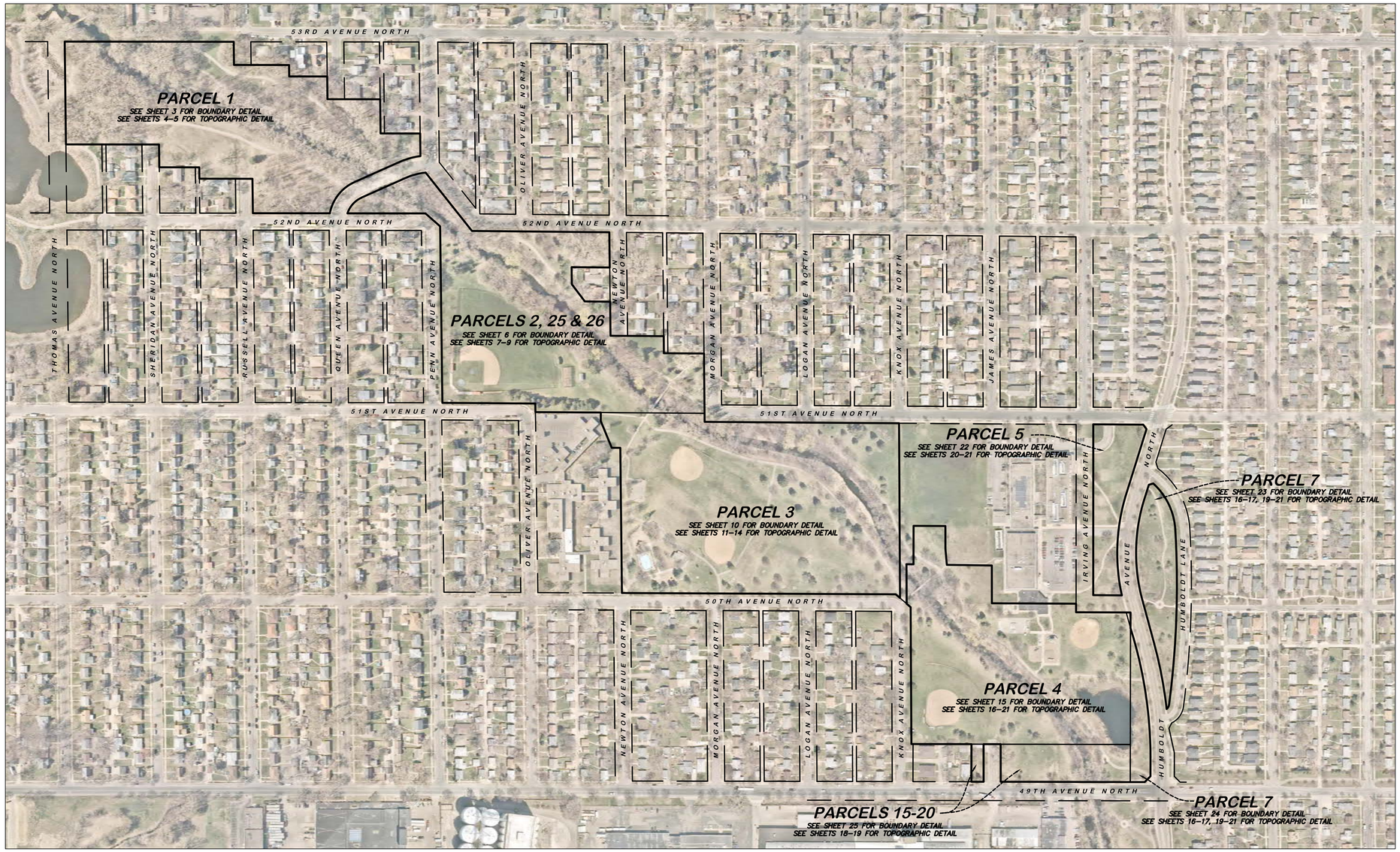
SURVEY FOR:
Minneapolis Park & Recreation Board

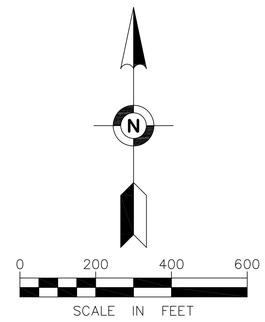
PARK NAME:
Shingle Creek Park
PROPERTY ADDRESS:
2010 50th Avenue North
Minneapolis, Minnesota 55430

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
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OVERALL BOUNDARY DETAIL

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board





SHEET LAYOUT INDEX:

SHEET 1: Legal Description, General Survey Notes, Schedule BII Items, Optional Table A Items, Certification
SHEET 2: Overall Boundary Detail, Sheet Layout Index
SHEET 3: Boundary Detail Parcel 1
SHEET 4: Topographic Detail Parcel 1
SHEET 5: Topographic Detail Parcels 1 & 2
SHEET 6: Boundary Detail Parcels 2, 25 & 26
SHEET 7: Topographic Detail Parcels 1, 2, 25 & 26
SHEET 8: Topographic Detail Parcels 2 & 3
SHEET 9: Topographic Detail Parcels 2 & 3
SHEET 10: Boundary Detail Parcel 3
SHEET 11: Topographic Detail Parcels 2 & 3
SHEET 12: Topographic Detail Parcels 3
SHEET 13: Topographic Detail Parcels 3 & 4
SHEET 14: Topographic Detail Parcels 3 & 4
SHEET 15: Boundary Detail Parcel 4
SHEET 16: Topographic Detail Parcels 3, 4 & 7
SHEET 17: Topographic Detail Parcels 4 & 7
SHEET 18: Topographic Detail Parcels 4, 15, 16, 17, 18, 19 & 20
SHEET 19: Topographic Detail Parcels 4, 7, 16, 17, 18, 19 & 20
SHEET 20: Topographic Detail Parcels 4, 5 & 7
SHEET 21: Topographic Detail Parcels 5 & 7
SHEET 22: Boundary Detail Parcel 5
SHEET 23: Boundary Detail Parcel 7
SHEET 24: Boundary Detail Parcel 7
SHEET 25: Boundary Detail Parcels 15, 16, 17, 18, 19 & 20
SHEET 26: Tree Inventory Tables
SHEET 27: Tree Inventory Tables
SHEET 28: Tree Inventory Tables
SHEET 29: Tree Inventory Tables

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 233461351, Ticket No. 233461324, Ticket No. 233461295, Ticket No. 233461296 and Ticket No. 233461390.

CITY OF BROOKLYN CENTER WATER
BROOKLYN CENTER SANITARY
BROOKLYN CENTER STORM
BROOKLYN CENTER TRAFFIC SIGNAL
BROOKLYN CENTER PARK ELECTRIC
BROOKLYN CENTER STREET LIGHTS
BROOKLYN CENTER IRRIGATION
COMCAST

CITY OF MINNEAPOLIS WATER
CITY OF MINNEAPOLIS TRAFFIC
CITY OF MINNEAPOLIS SEWER
CENTURYLINK – CTLQL
METROPOLITAN COUNCIL (MCES)
CENTER POINT ENERGY
MINNEAPOLIS PARK AND REC
XCEL ENERGY
ZAYO BANDWIDTH

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

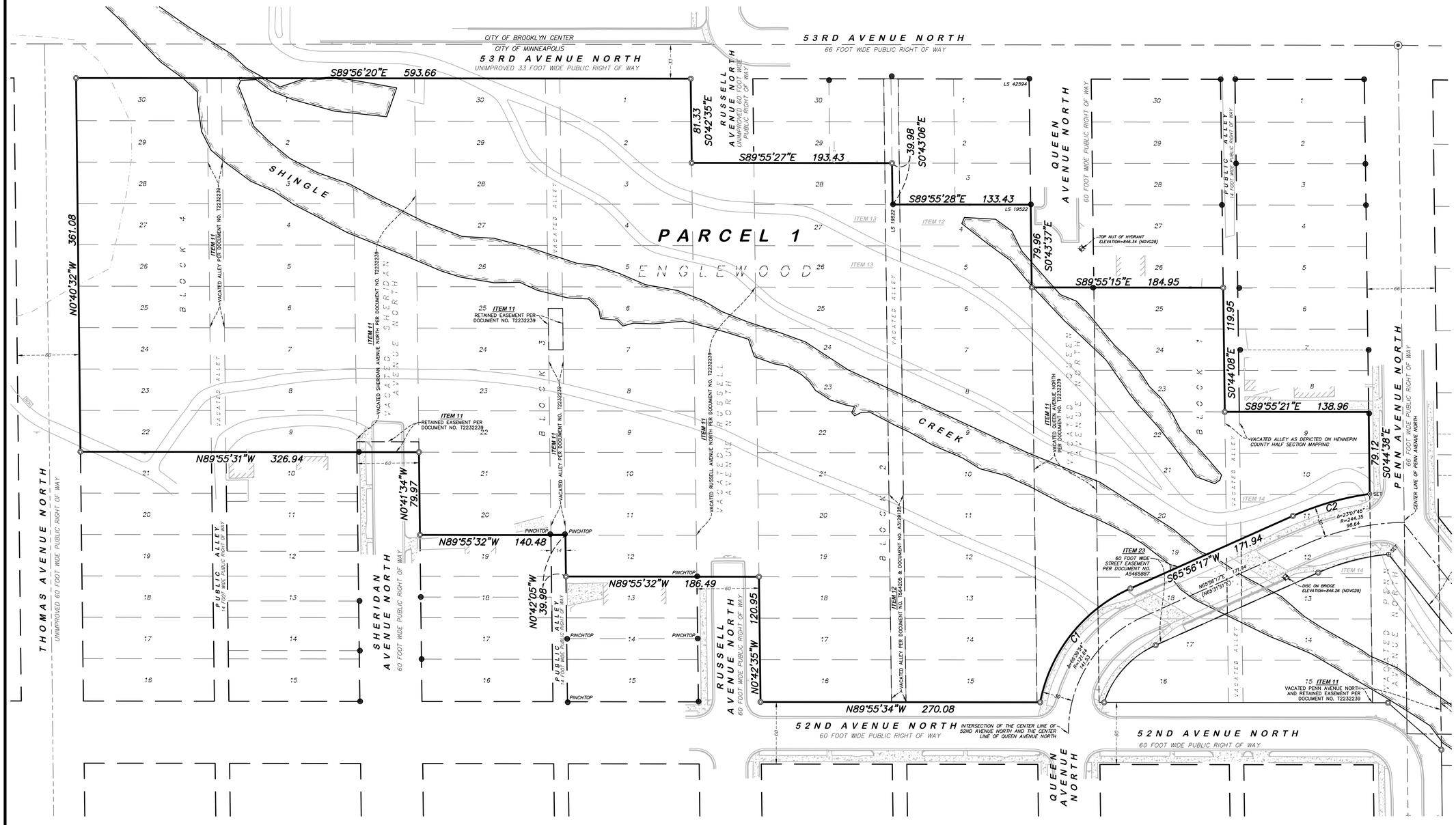
PARK NAME:
Shingle Creek Park
PROPERTY ADDRESS:
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Minneapolis, Minnesota 55430

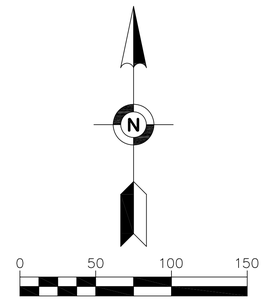
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BOUNDARY DETAIL OF PARCEL 1

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board





Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	145.85	151.64	55°06'30"	140.29	S38°23'02"W
C2	77.44	274.35	16°10'25"	77.19	S74°01'30"W

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

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ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

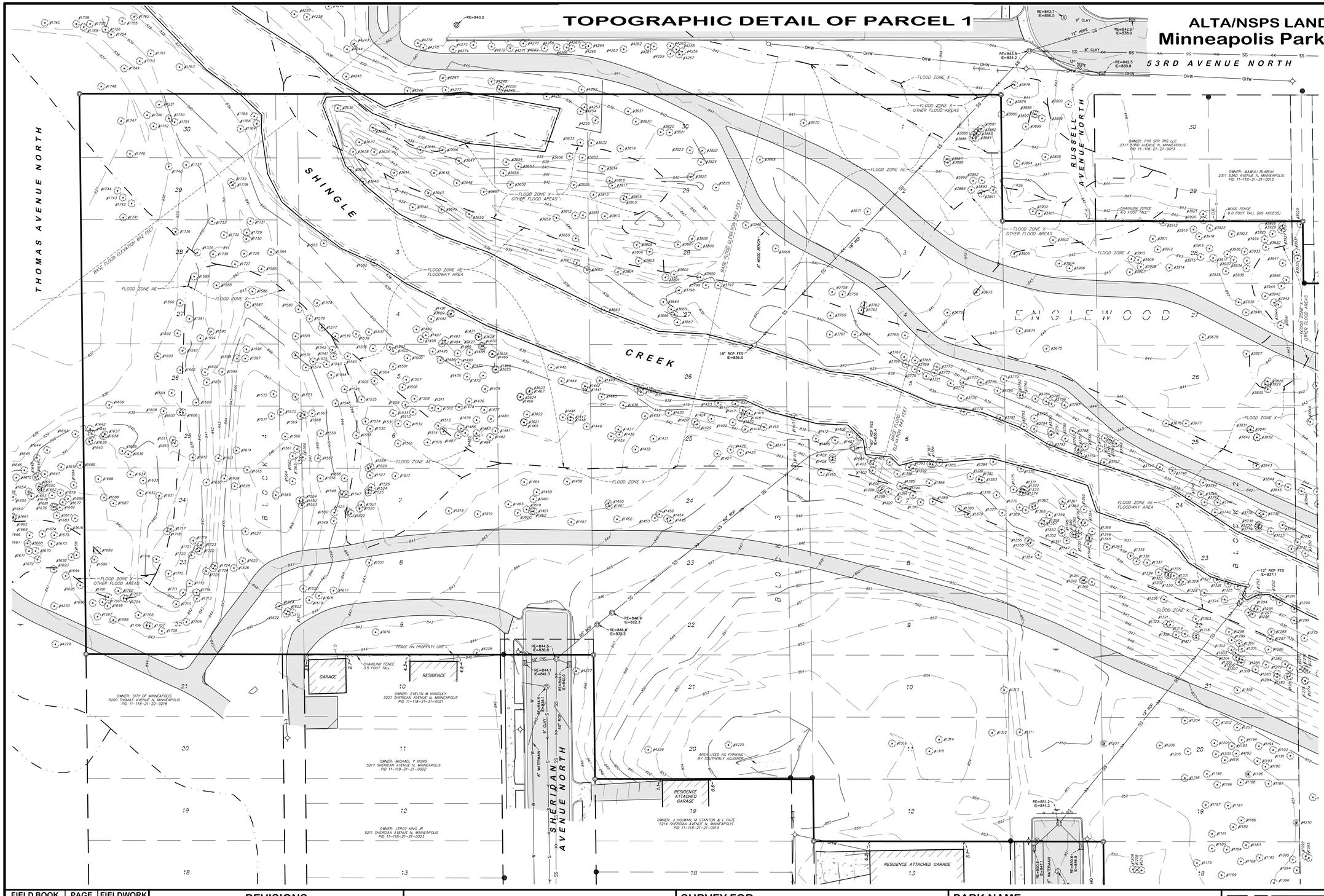
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TOPOGRAPHIC DETAIL OF PARCEL 1

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- GUY POLE
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
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- COMMUNICATION BOX
- GAS METER
- GAS VALVE
- SIGN
- BARBECUE
- BENCH
- FLAGPOLE
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- METAL COVER
- MONITOR WELL
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
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FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
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REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

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Minneapolis Park & Recreation Board

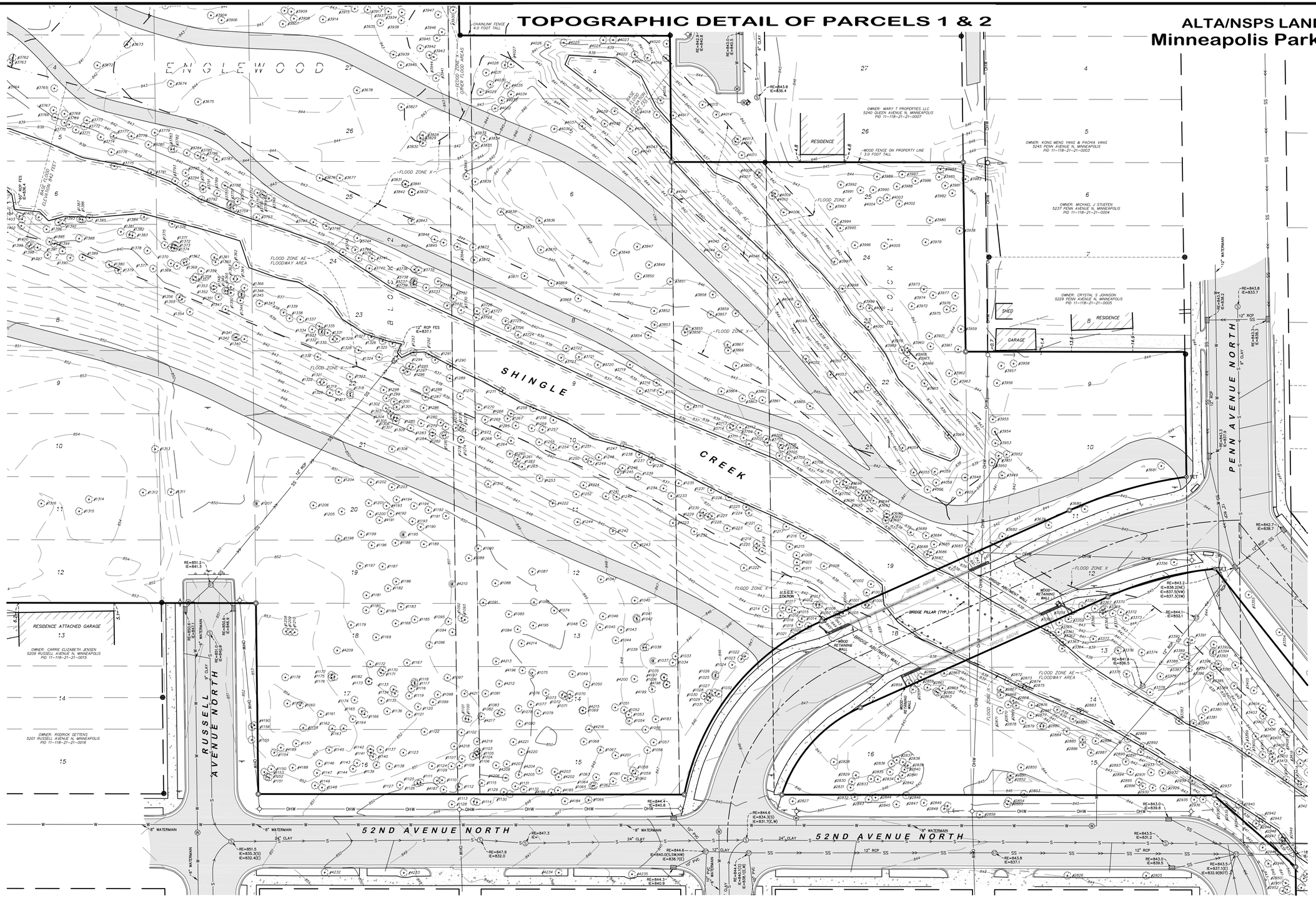
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TOPOGRAPHIC DETAIL OF PARCELS 1 & 2

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
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FIELD BOOK	PAGE

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JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
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REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

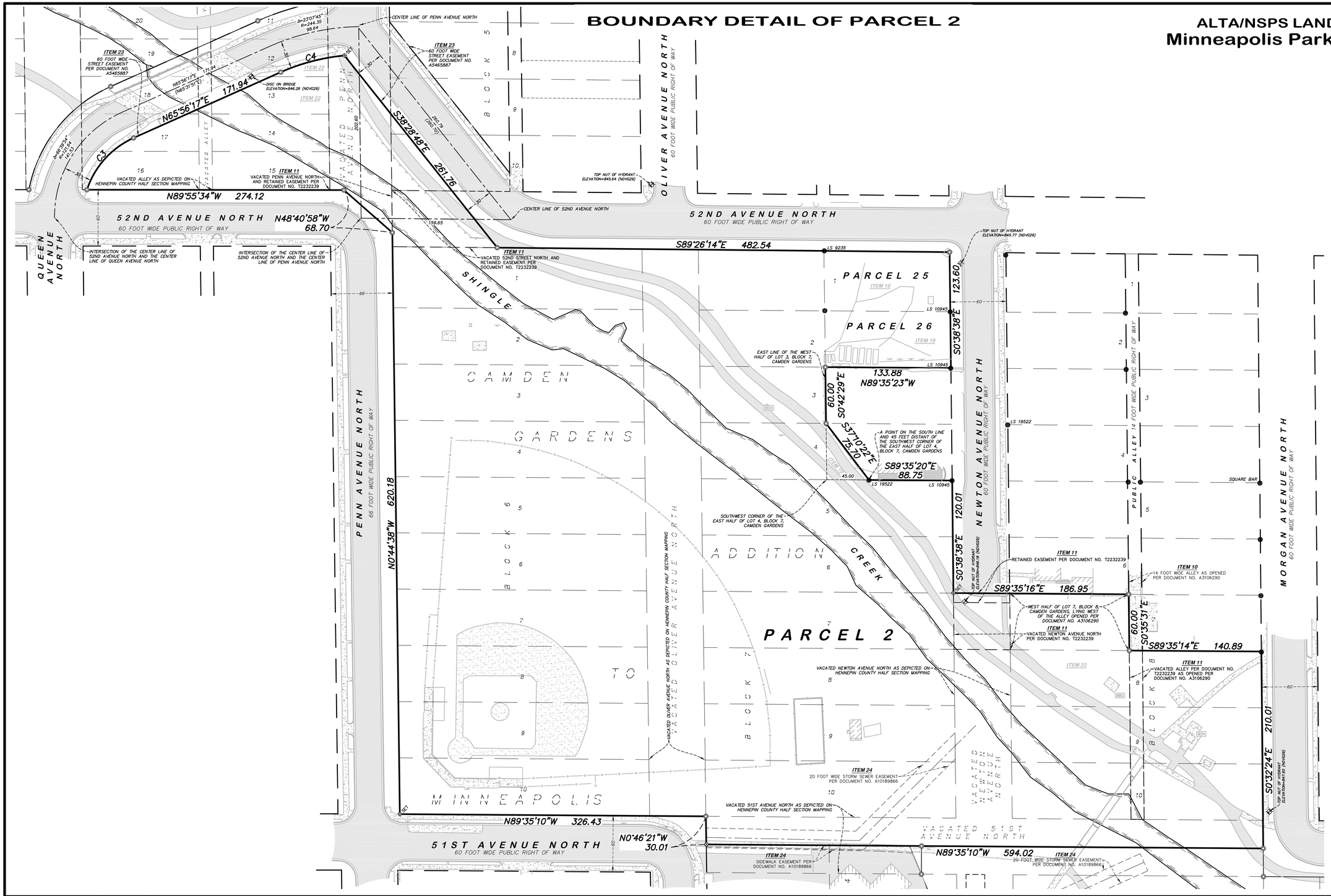
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BOUNDARY DETAIL OF PARCEL 2

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C3	76.57	91.64	47°52'35"	74.37	N42°00'00"E
C4	70.53	214.35	18°51'06"	70.21	N75°21'50"E

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

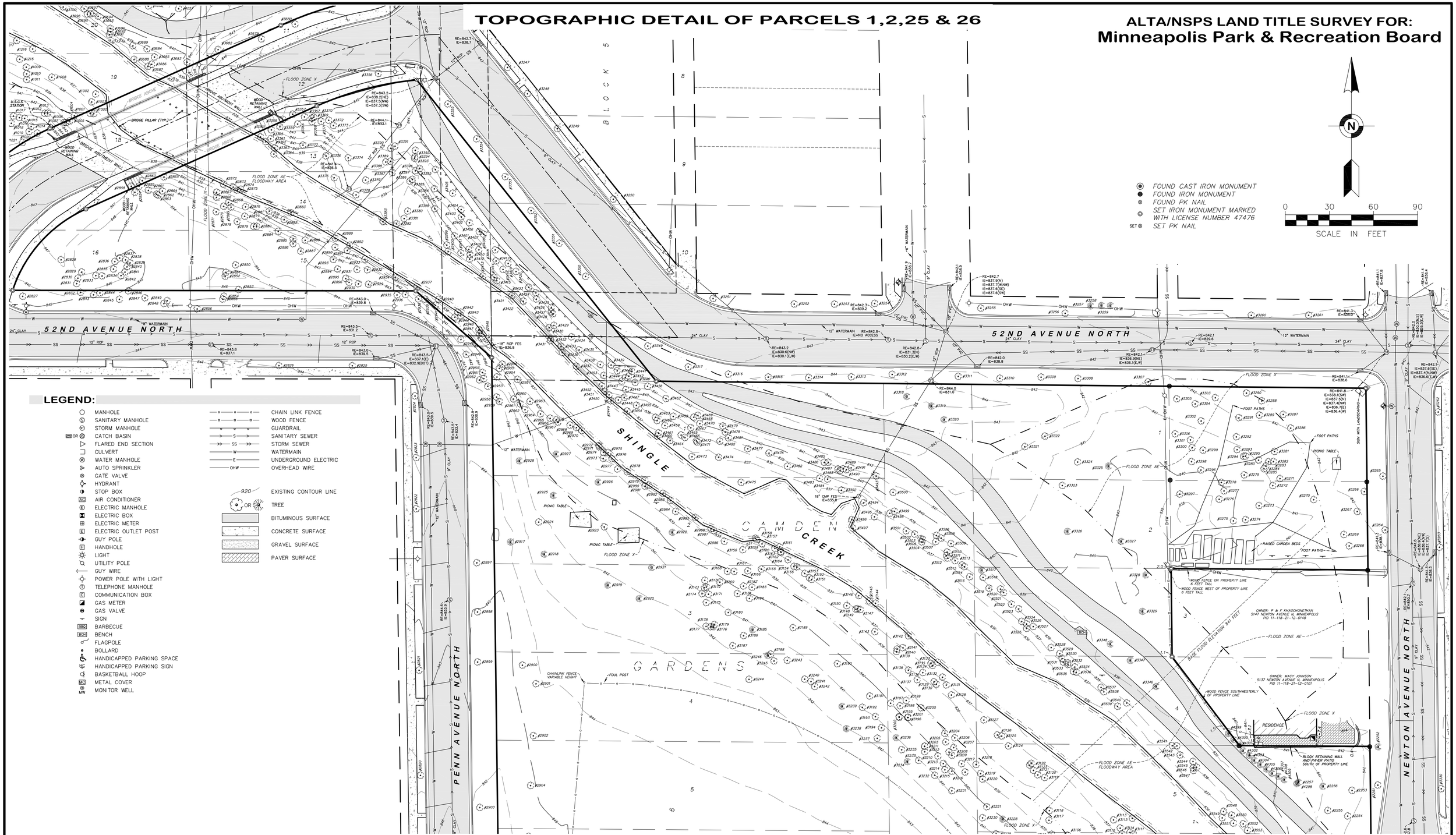
PARK NAME:
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TOPOGRAPHIC DETAIL OF PARCELS 1,2,25 & 26

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
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- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- METAL COVER
- MONITOR WELL

- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- 920 EXISTING CONTOUR LINE
- OR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

PARK NAME:
Shingle Creek Park

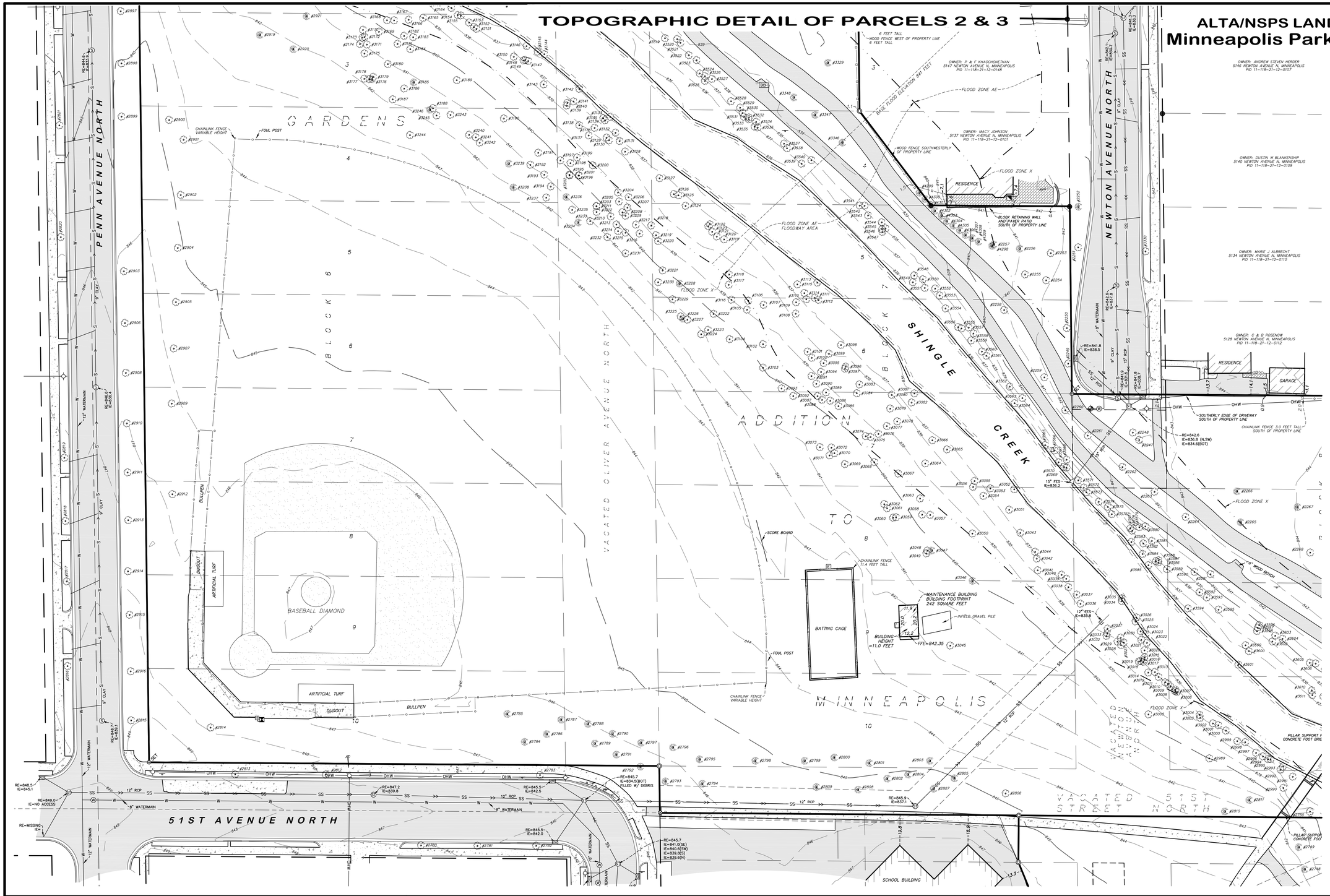
PROPERTY ADDRESS:
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TOPOGRAPHIC DETAIL OF PARCELS 2 & 3

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
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- FLARED END SECTION
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FIELD BOOK	PAGE

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JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
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REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

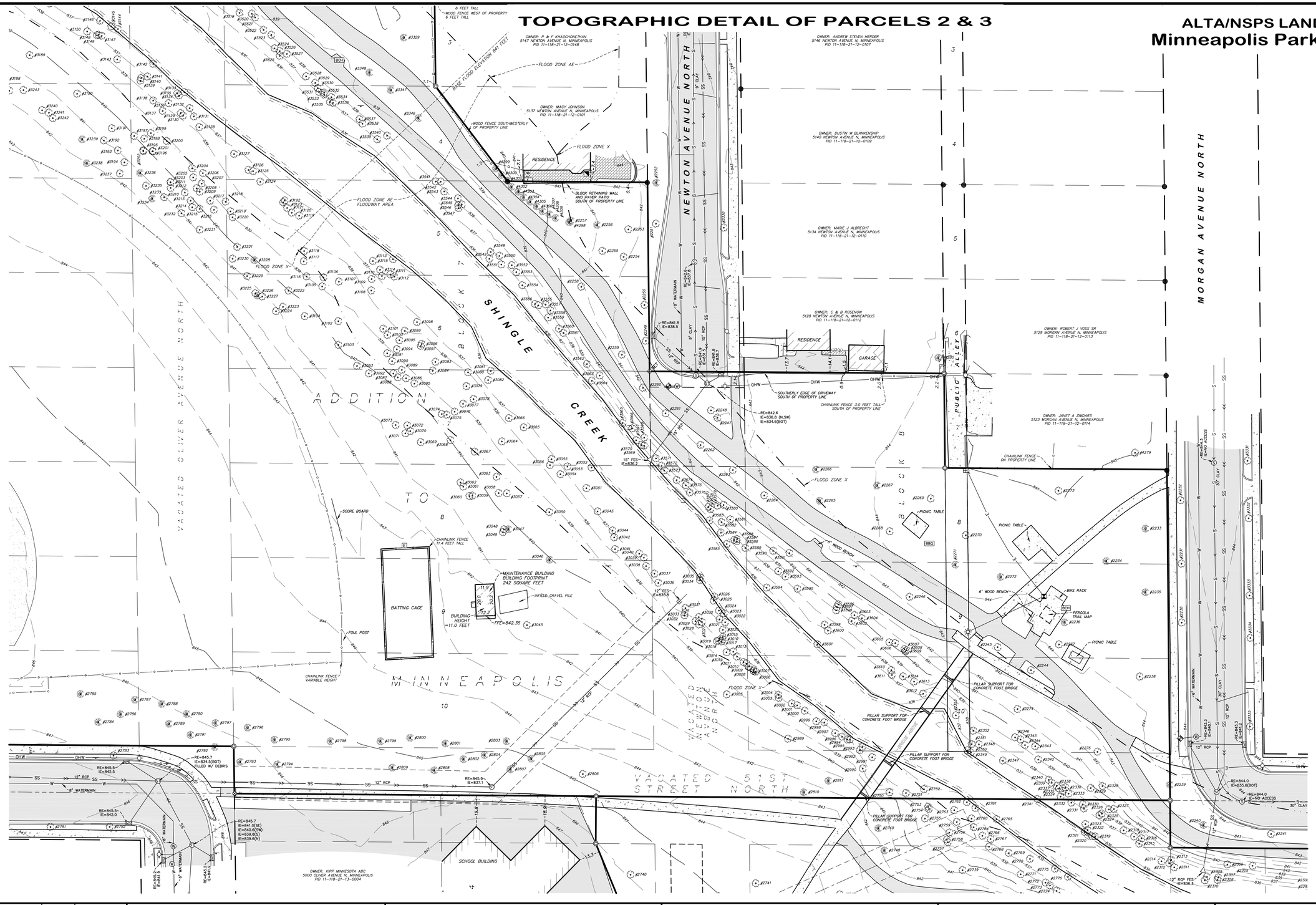
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Shingle Creek Park
PROPERTY ADDRESS:
2010 50th Avenue North
Minneapolis, Minnesota 55430

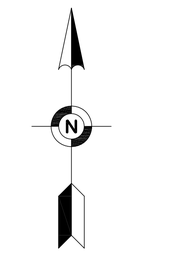
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TOPOGRAPHIC DETAIL OF PARCELS 2 & 3

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board





- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET ⊗ SET PK NAIL

LEGEND:

- MANHOLE
- (S) SANITARY MANHOLE
- (ST) STORM MANHOLE
- CB OR ◎ CATCH BASIN
- FLARED END SECTION
- CULVERT
- (W) WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AC AIR CONDITIONER
- (E) ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- [E] ELECTRIC OUTLET POST
- GUY POLE
- [H] HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- (T) TELEPHONE MANHOLE
- [C] COMMUNICATION BOX
- GAS METER
- GAS VALVE
- SIGN
- BBQ BARBECUE
- BCH BENCH
- FLAGPOLE
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- MC METAL COVER
- MW MONITOR WELL
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- S SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- E UNDERGROUND ELECTRIC
- OHW OVERHEAD WIRE

- 920 EXISTING CONTOUR LINE
- OR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

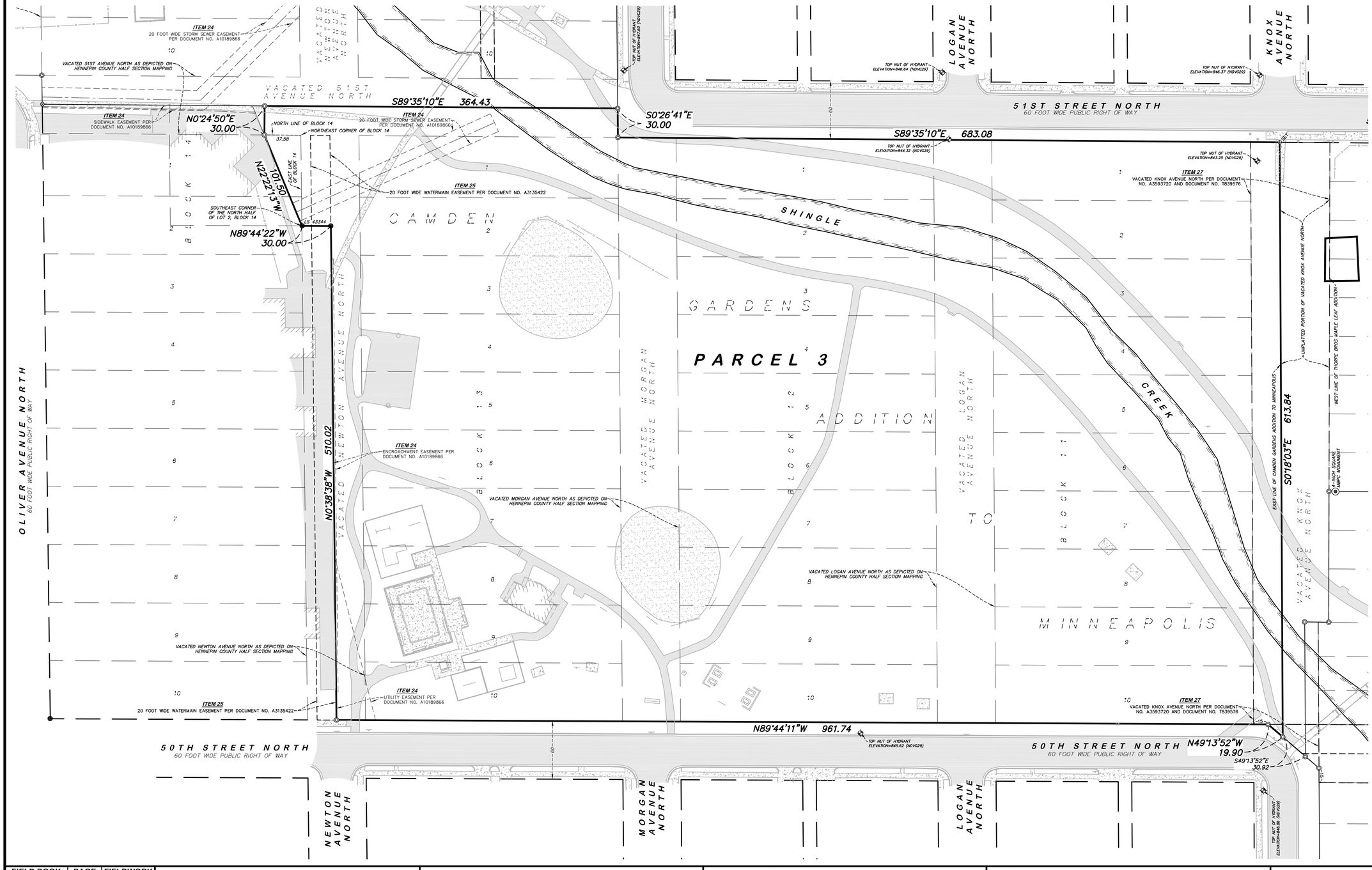
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BOUNDARY DETAIL OF PARCEL 3

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

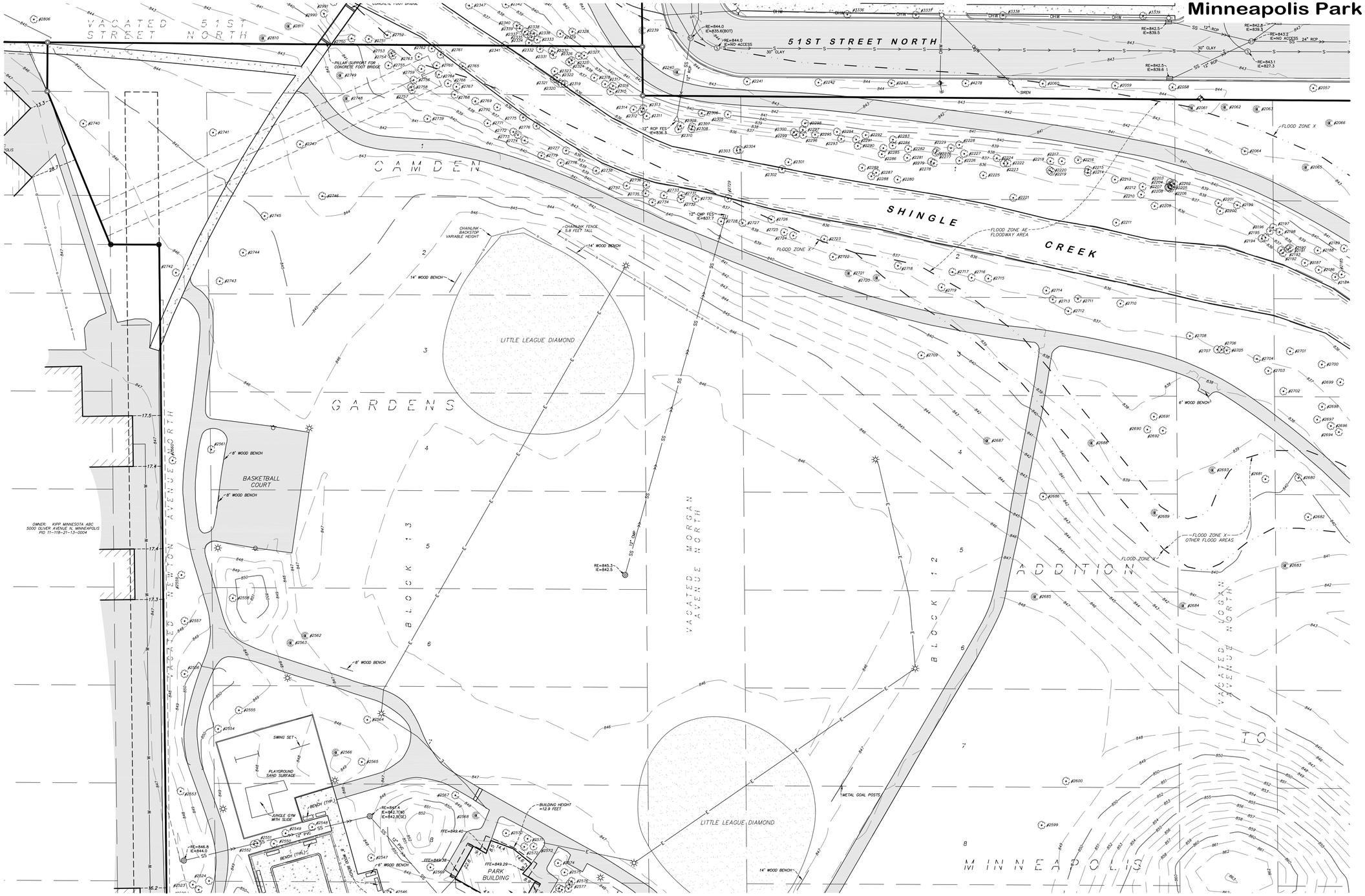
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TOPOGRAPHIC DETAIL OF PARCELS 2 & 3

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- GUY POLE
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- TELEPHONE MANHOLE
- COMMUNICATION BOX
- GAS METER
- GAS VALVE
- SIGN
- BARBECUE
- BENCH
- FLAGPOLE
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- METAL COVER
- MONITOR WELL
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- EXISTING CONTOUR LINE
- TREE OR
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
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REVISIONS

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ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

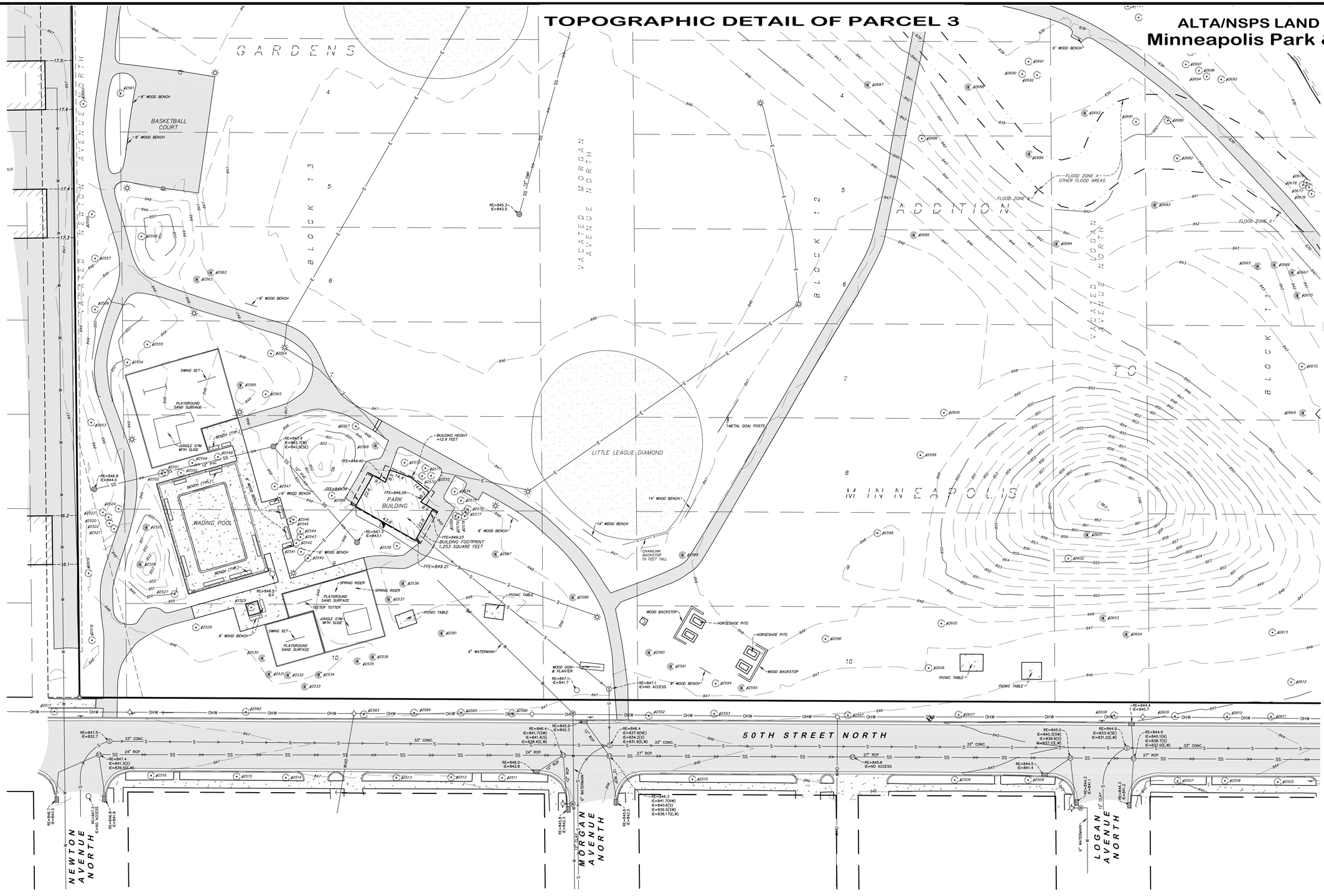
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TOPOGRAPHIC DETAIL OF PARCEL 3

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
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- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
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FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
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REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

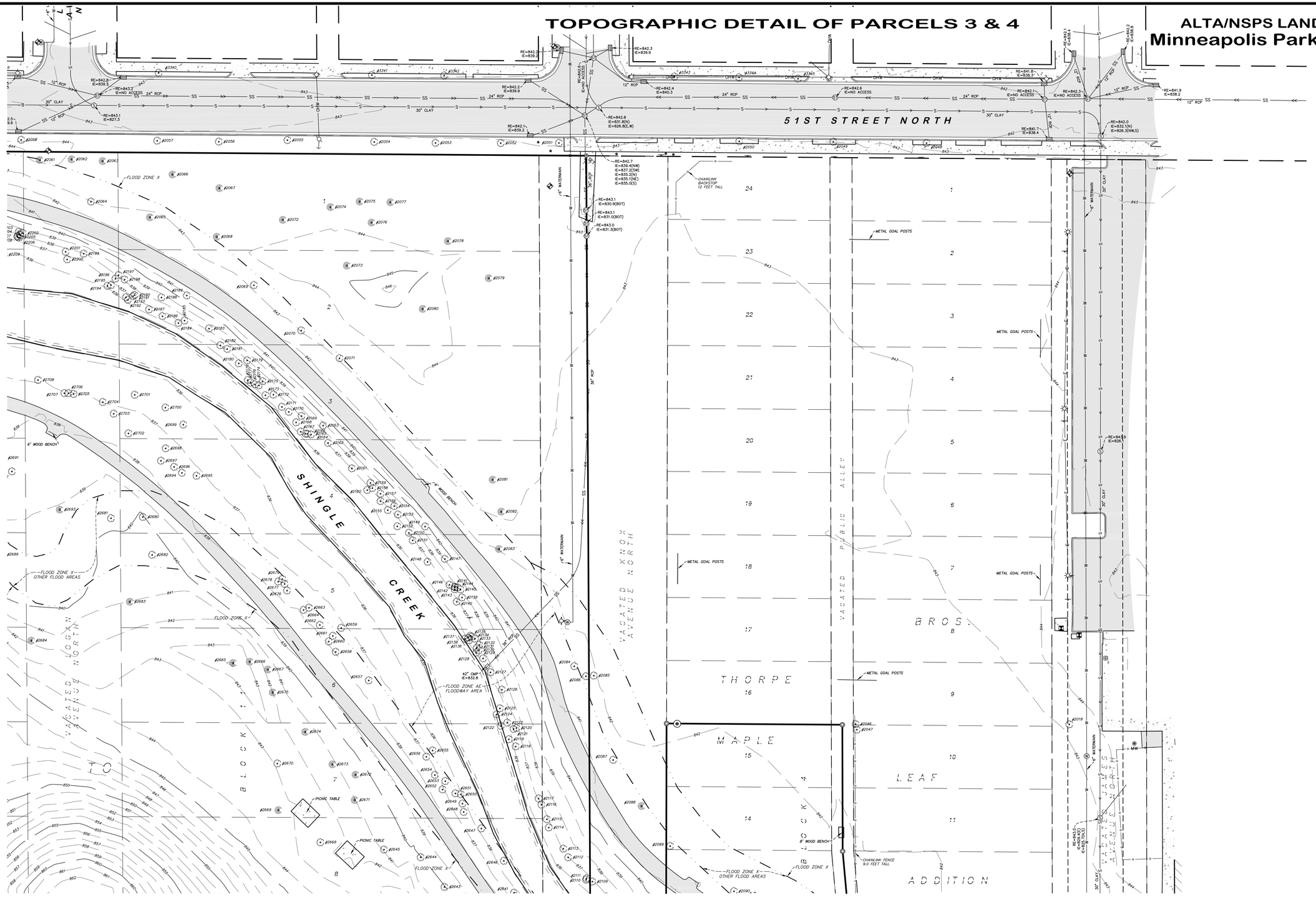
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TOPOGRAPHIC DETAIL OF PARCELS 3 & 4

ALTA/NSPS LAND TITLE SURVEY FOR:
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0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET ⊗ SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
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- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE

- 920 EXISTING CONTOUR LINE
- OR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

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ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

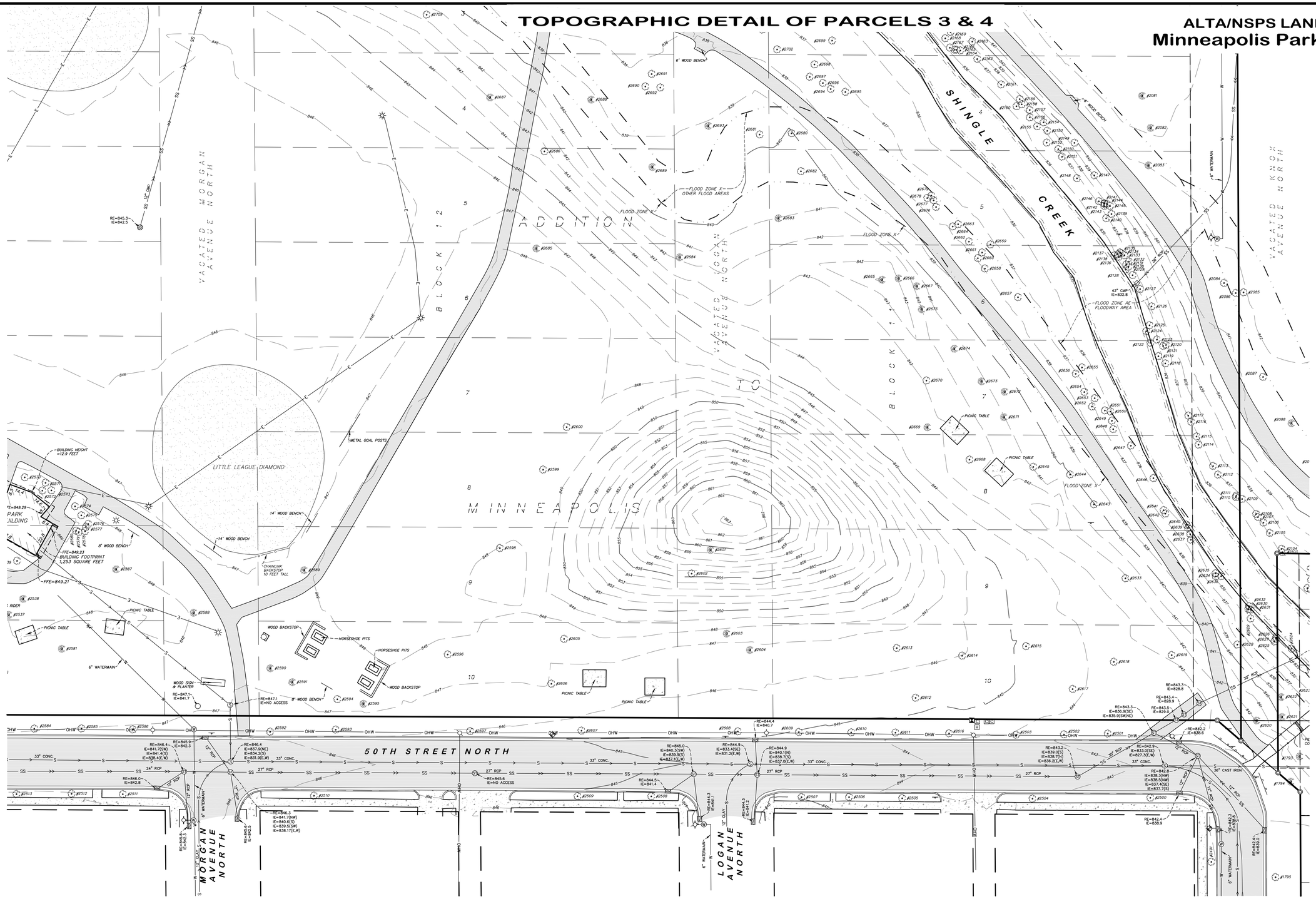
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TOPOGRAPHIC DETAIL OF PARCELS 3 & 4

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
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- FLARED END SECTION
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- OVERHEAD WIRE
- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
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REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

PARK NAME:
Shingle Creek Park

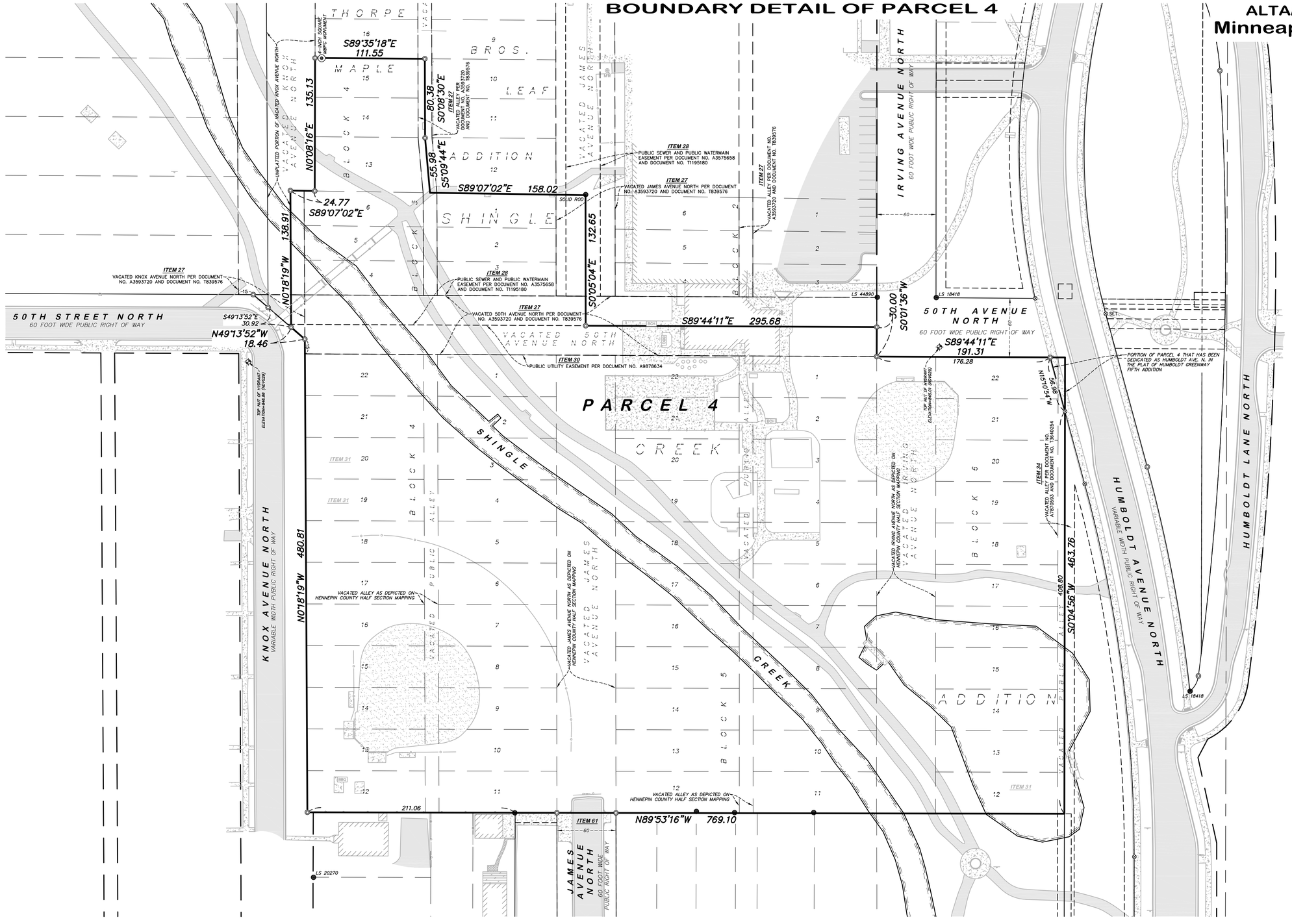
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Minneapolis, Minnesota 55430

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BOUNDARY DETAIL OF PARCEL 4

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 50 100 150

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL
- BENCHMARK

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

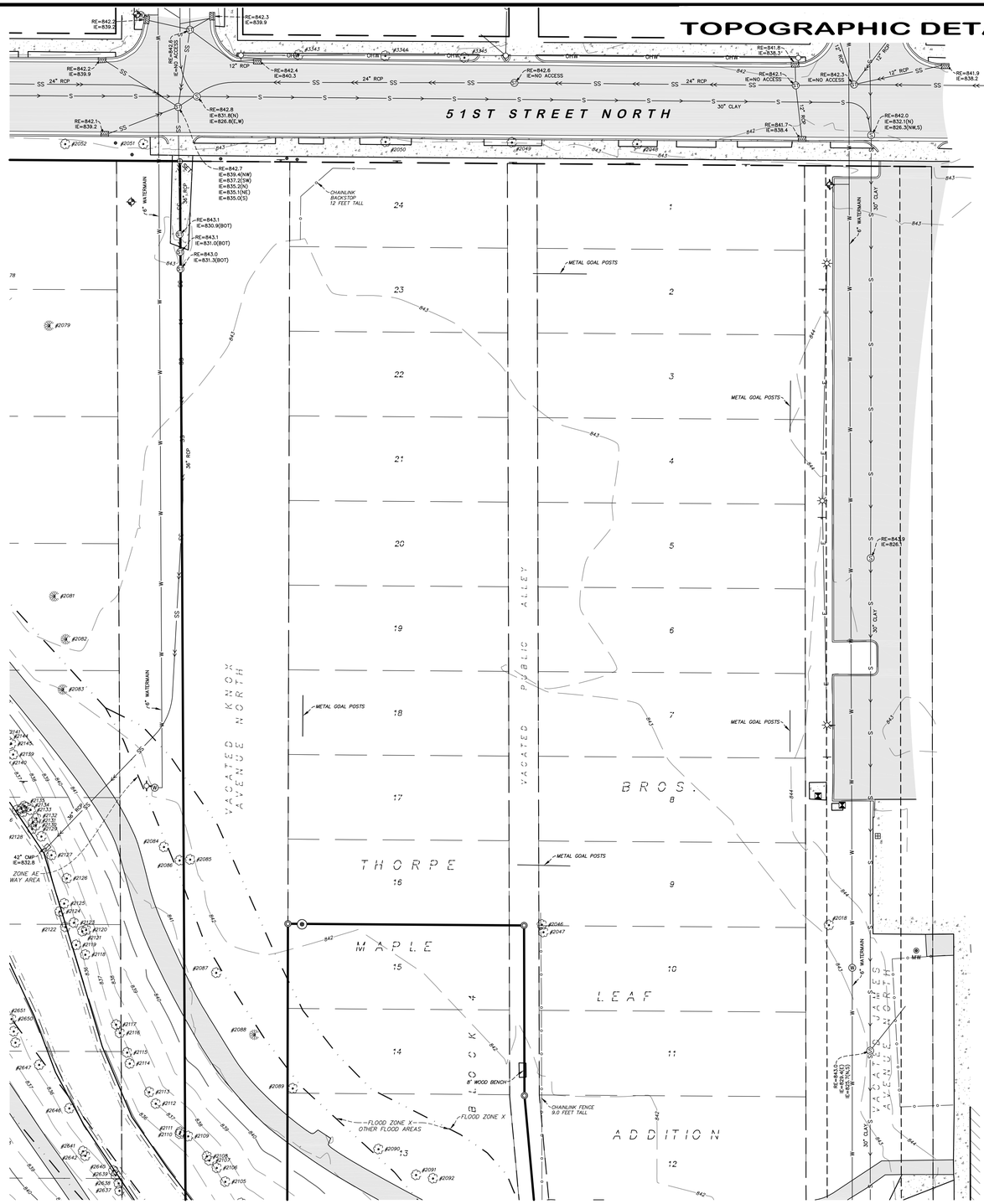
PARK NAME:
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PROPERTY ADDRESS:
2010 50th Avenue North
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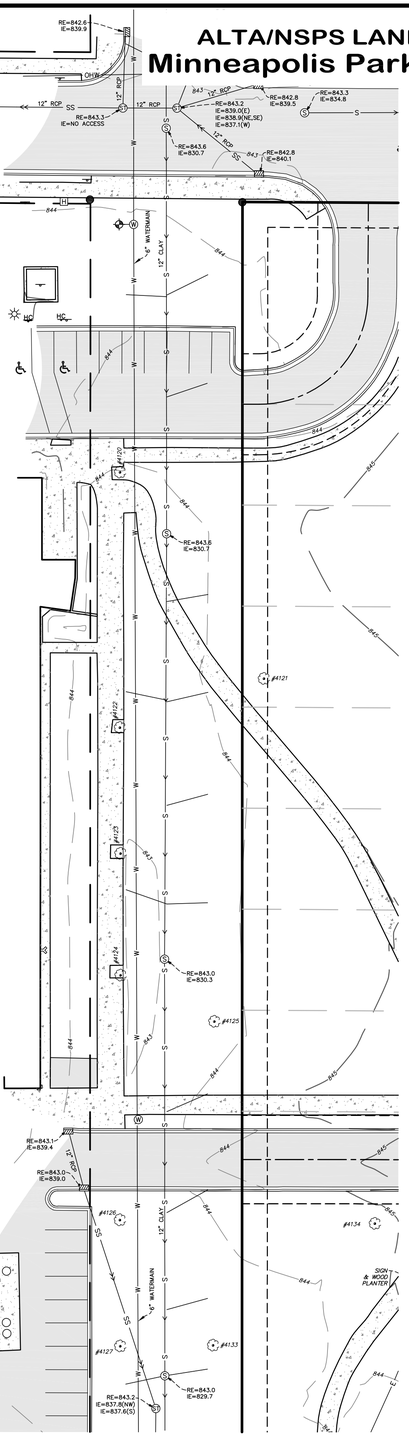
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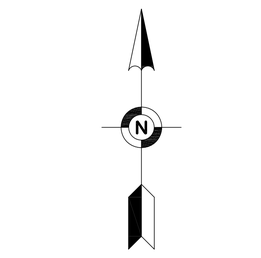
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TOPOGRAPHIC DETAIL OF PARCELS 3,4 & 7

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board







FOUND CAST IRON MONUMENT
FOUND IRON MONUMENT
FOUND PK NAIL
SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- GUY POLE
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- TELEPHONE MANHOLE
- COMMUNICATION BOX
- GAS METER
- GAS VALVE
- SIGN
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- BENCH
- FLAGPOLE
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- METAL COVER
- MONITOR WELL
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- 920 EXISTING CONTOUR LINE
- OR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

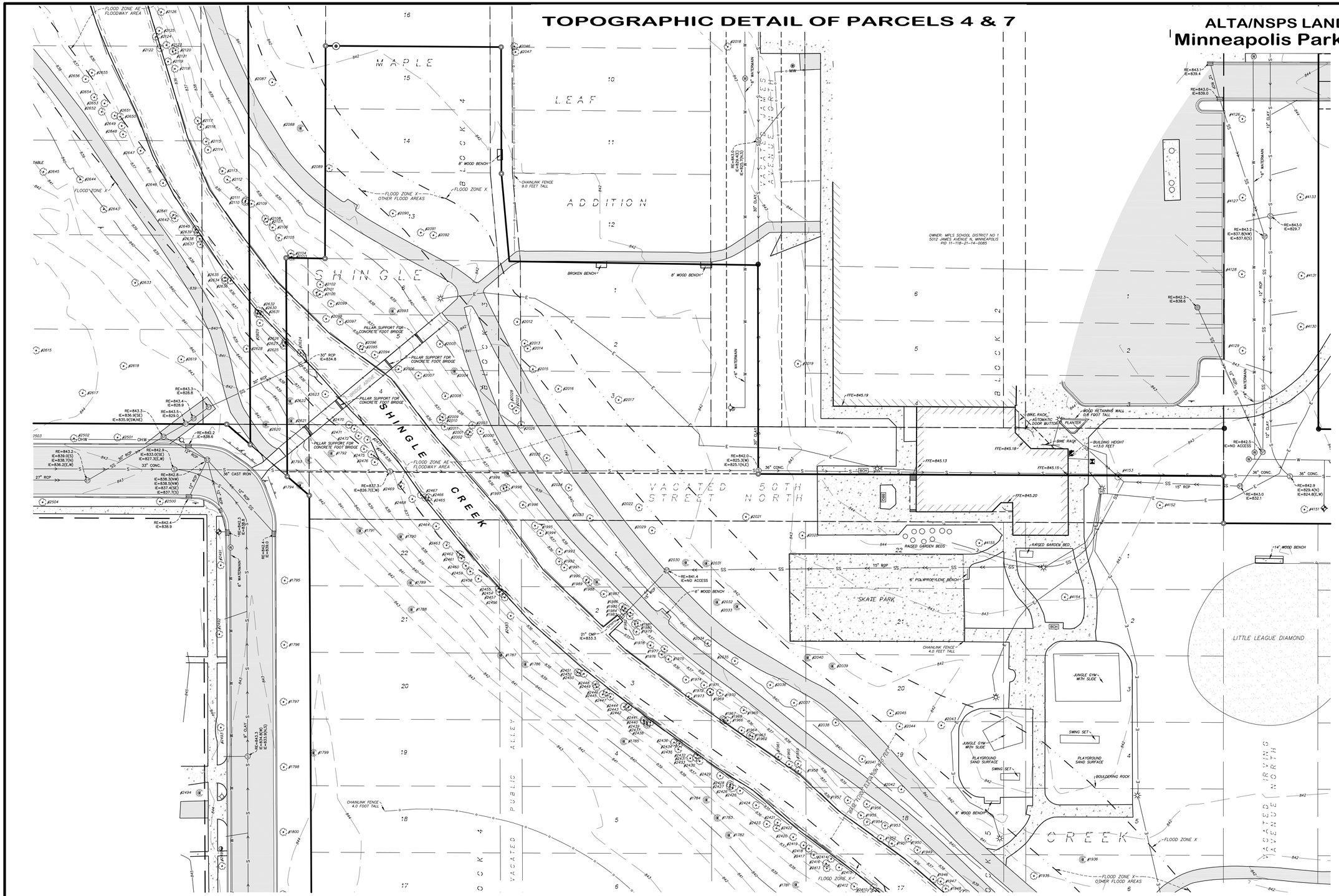
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TOPOGRAPHIC DETAIL OF PARCELS 4 & 7

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
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FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

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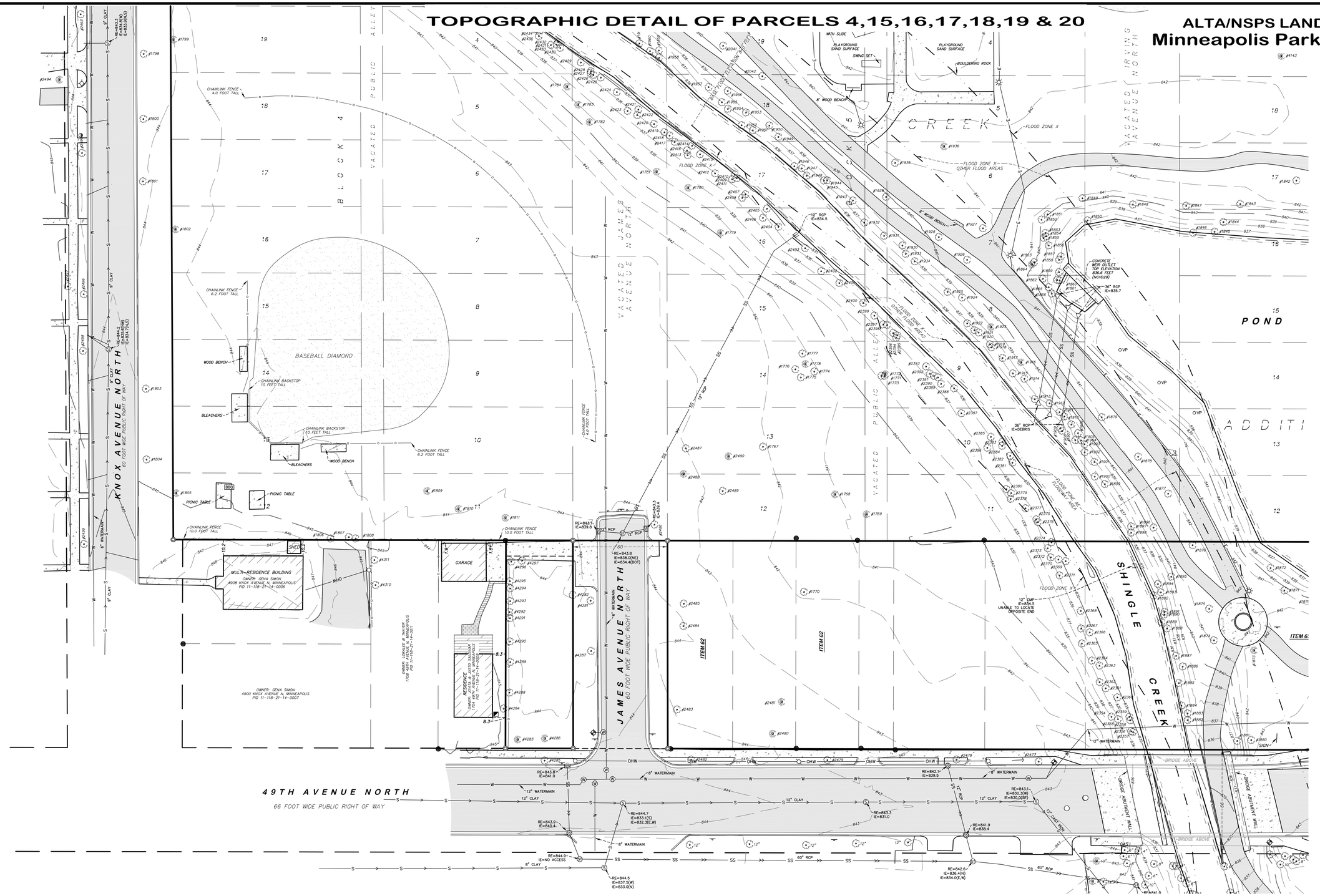
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TOPOGRAPHIC DETAIL OF PARCELS 4,15,16,17,18,19 & 20

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
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- WOOD FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

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JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
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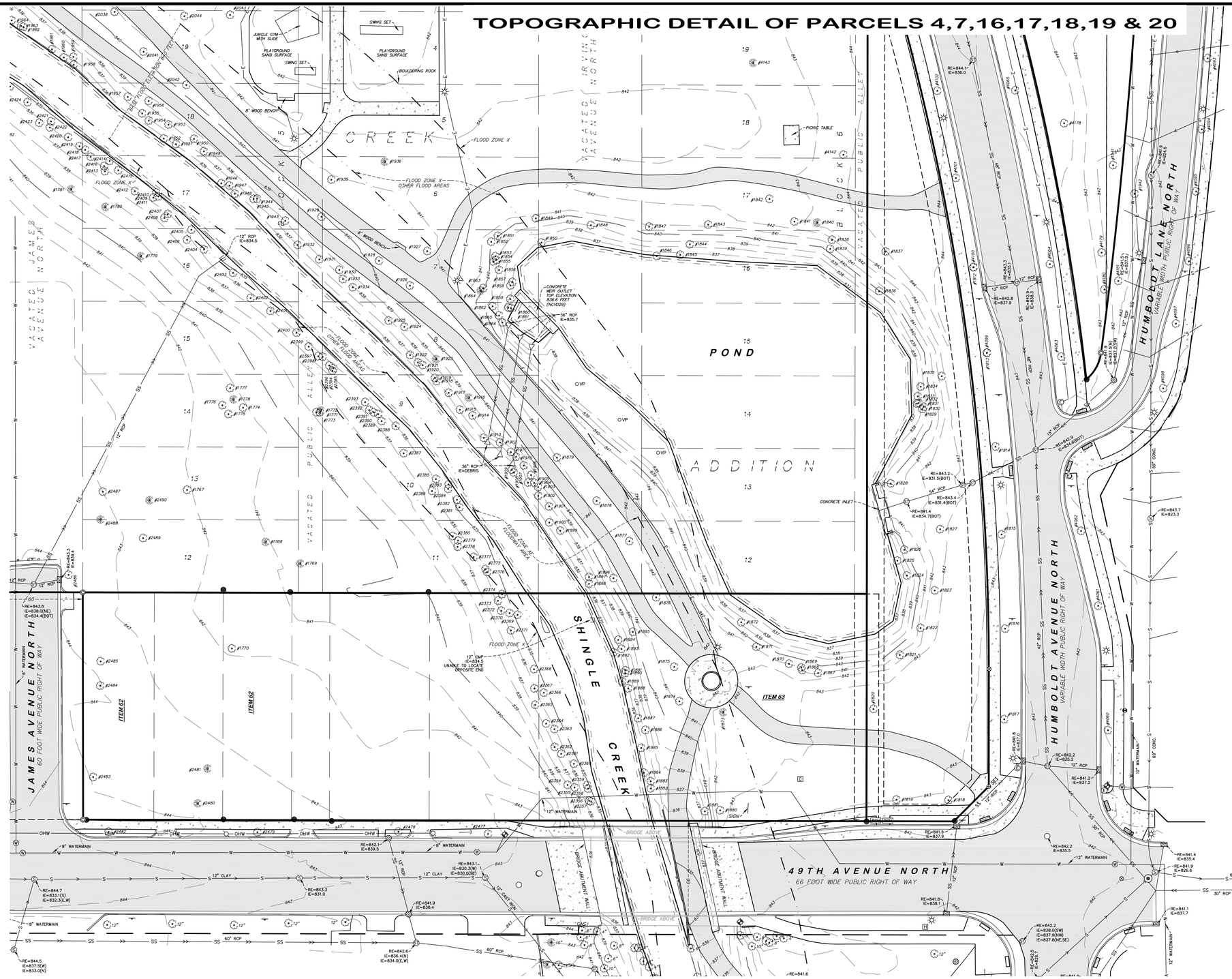
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0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- GUY POLE
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- TELEPHONE MANHOLE
- COMMUNICATION BOX
- GAS METER
- GAS VALVE
- SIGN
- BARBECUE
- BENCH
- FLAGPOLE
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- METAL COVER
- MONITOR WELL
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- SANITARY SEWER
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FIELD BOOK	PAGE

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JOB NO. 41759
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FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

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ALTA/NSPS LAND TITLE SURVEY

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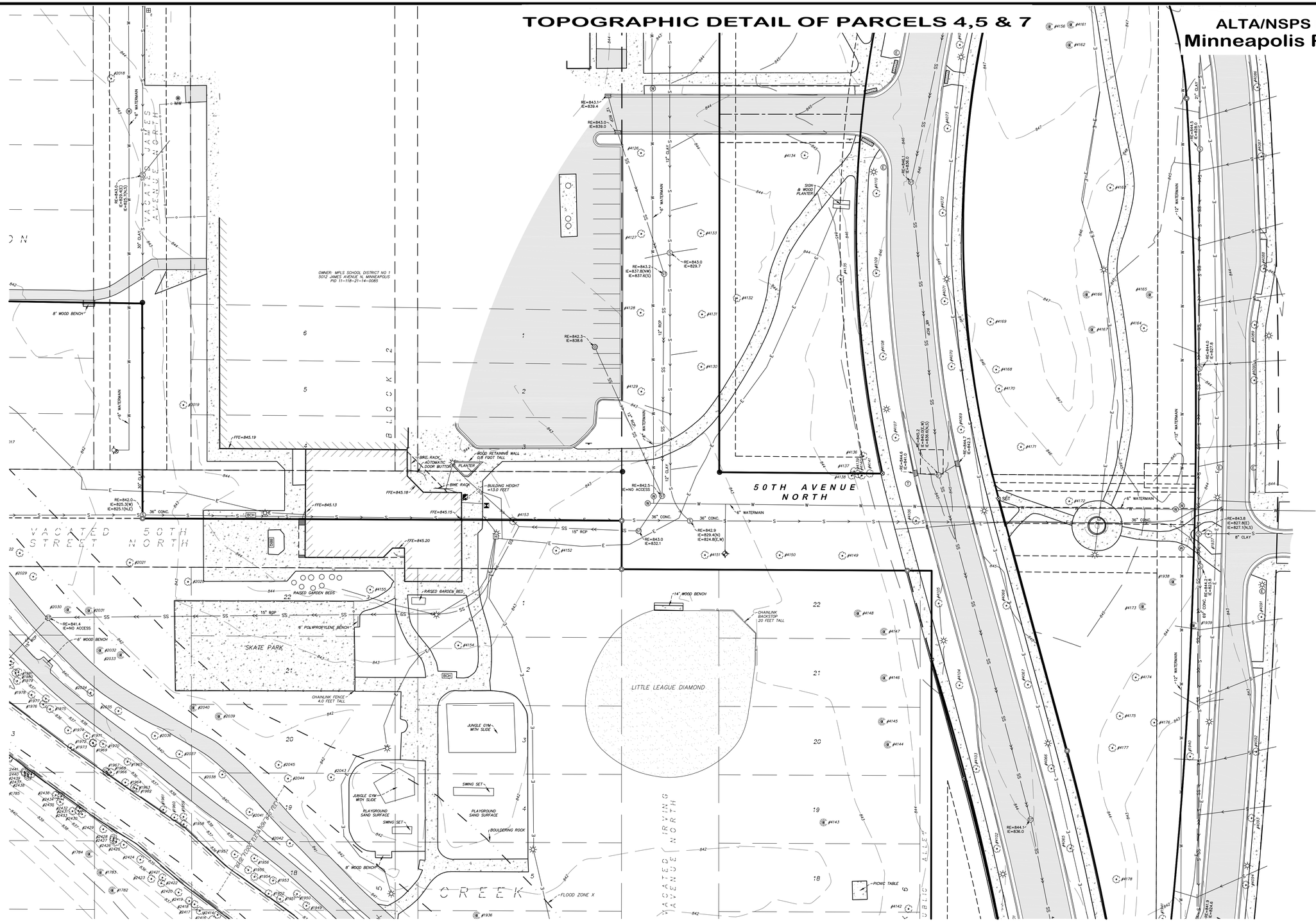
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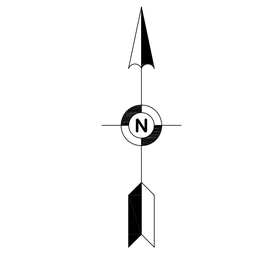
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FOUND CAST IRON MONUMENT
FOUND IRON MONUMENT
FOUND PK NAIL
SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
SET ⊗ SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
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- TELEPHONE MANHOLE
- COMMUNICATION BOX
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FIELD BOOK	PAGE

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FILE NO.

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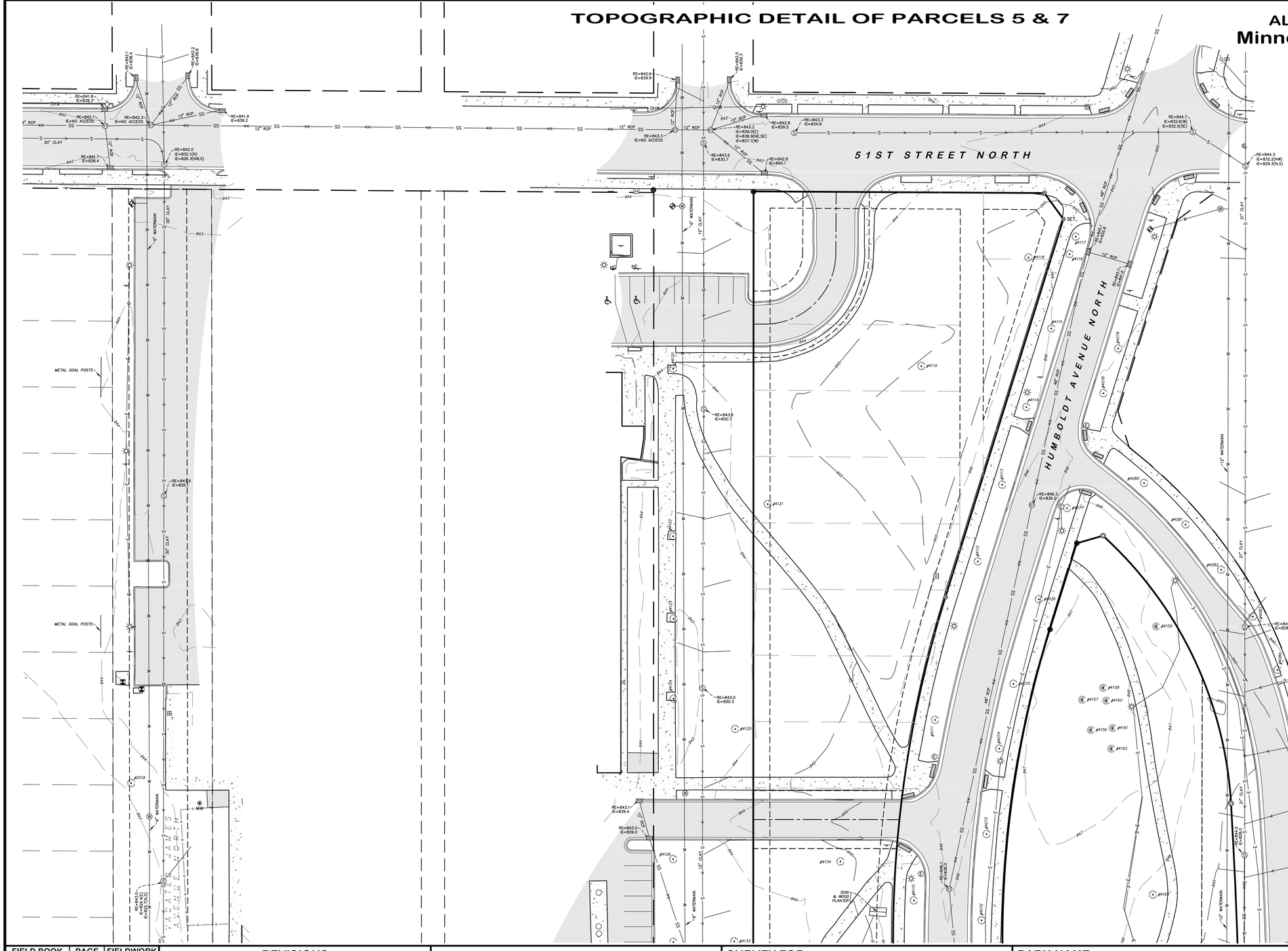
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0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
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FIELD BOOK	PAGE

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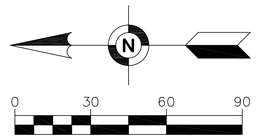
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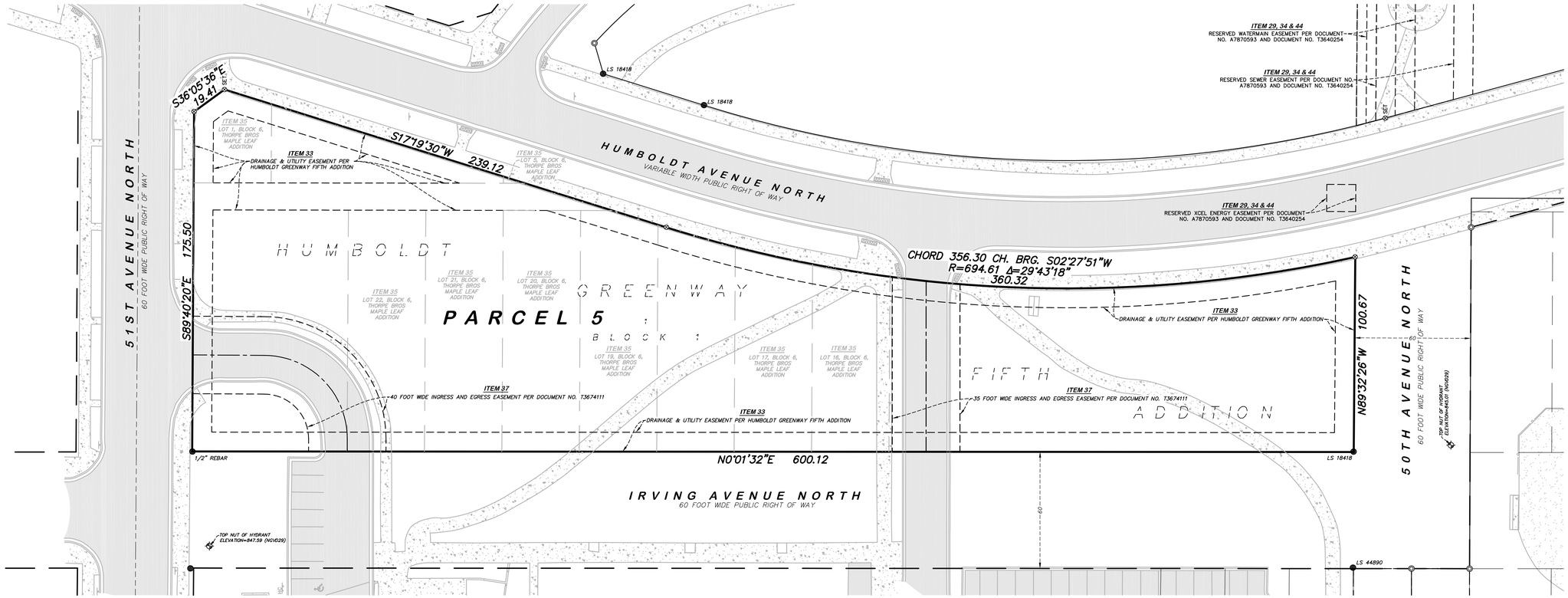
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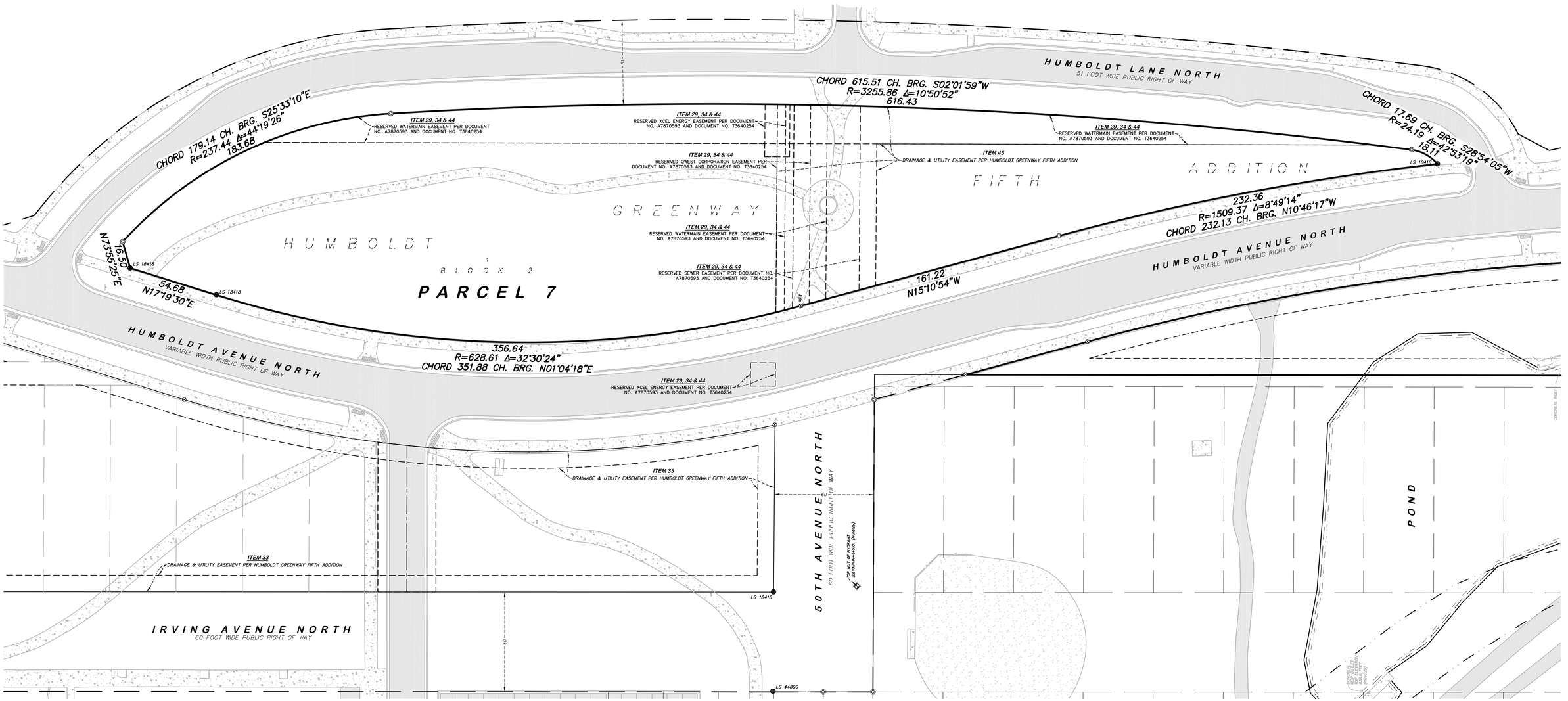
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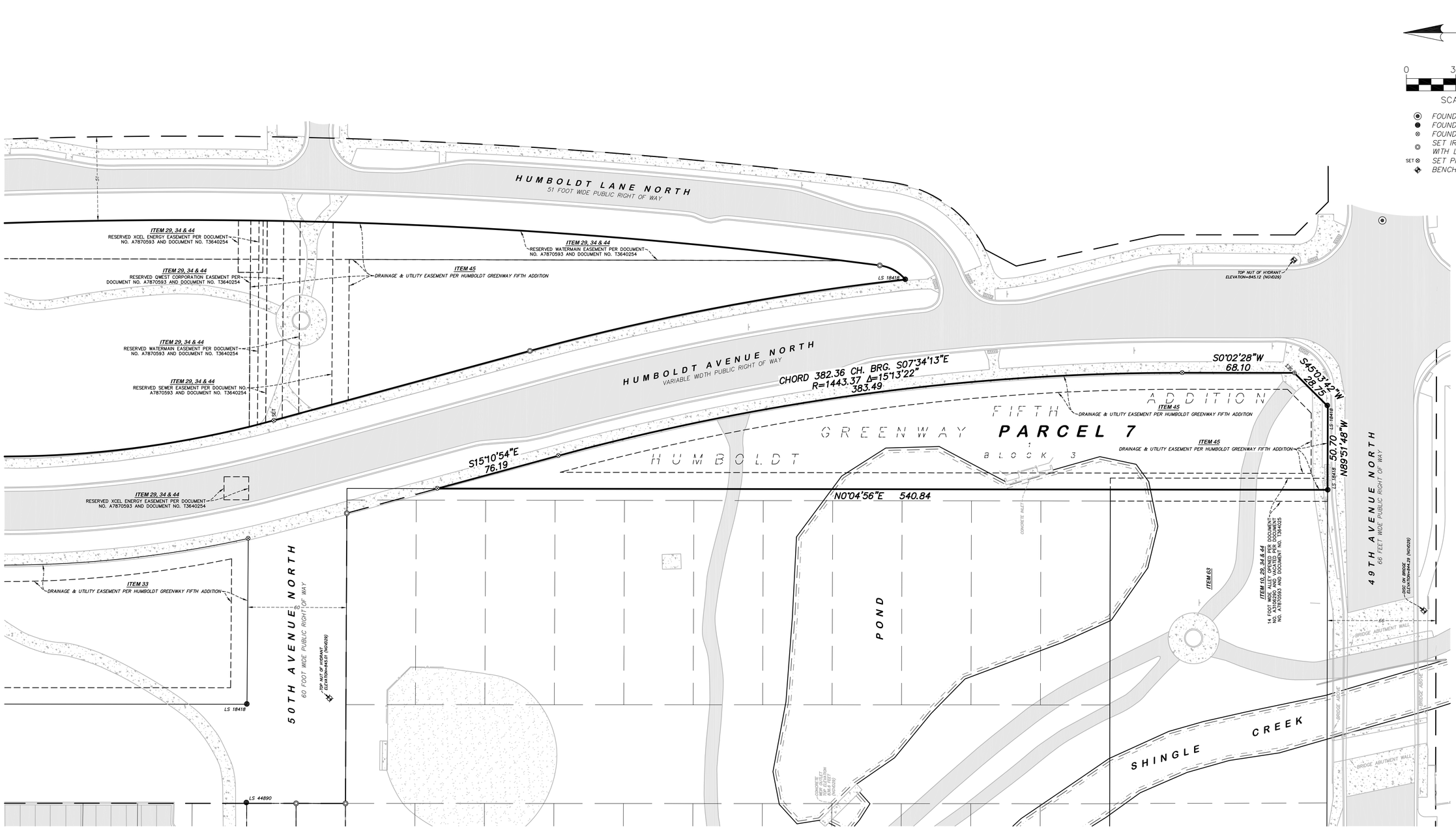
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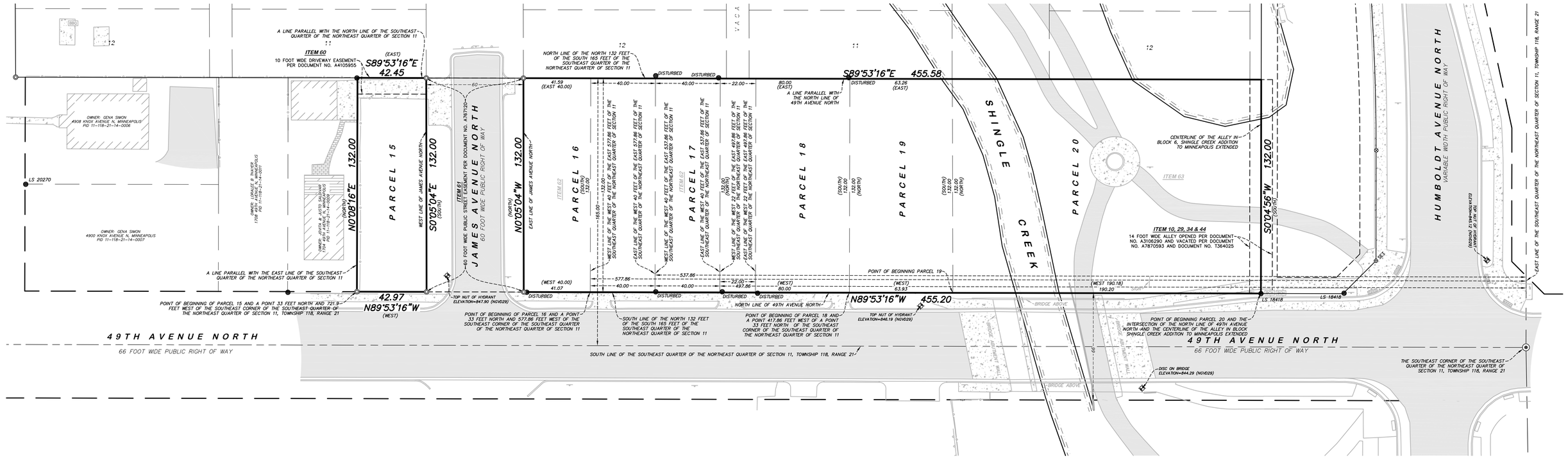
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TREE INVENTORY TABLES

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1000	ELM	16	1
1001	ELM	10	1
1002	ELM	5	1
1003	BOX ELDER	4	1
1004	ELM	8	1
1005	ELM	7	1
1006	HACKBERRY	5	1
1007	ELM	11	1
1008	ELM	9	1
1009	COTTONWOOD	18	1
1010	COTTONWOOD	28	1
1011	BOX ELDER	4	1
1012	ELM	6	1
1013	BOX ELDER	4	1
1014	ELM	11	1
1015	-	4	1
1016	COTTONWOOD	13	1
1017	COTTONWOOD	8	1
1018	COTTONWOOD	36	1
1019	HACKBERRY	4	1
1020	ELM	5	1
1021	ELM	4	1
1022	ELM	8	1
1023	ELM	11	1
1024	MAPLE	14	1
1025	MAPLE	9	1
1026	MAPLE	5	1
1027	ELM	13	1
1028	ASH	4	1
1029	ELM	9	1
1030	ELM	9	1
1031	ELM	12	1
1032	BASSWOOD	0.25	1
1033	OAK	6	1
1034	PLUM	4	1
1035	BIRCH	5	1
1036	MAPLE	6	1
1037	RED PINE	6	1
1038	MAPLE	7	1
1039	ELM	5	1
1040	WALNUT	7	1
1041	OAK	6	1
1042	HACKBERRY	4	1
1043	WALNUT	5	2
1044	WALNUT	5	1
1045	WALNUT	7	1
1046	OAK	4	1
1047	CHERRY	10	1
1048	HACKBERRY	10	1
1049	OAK	6	1
1050	OAK	8	1
1051	HACKBERRY	6	1
1052	HACKBERRY	4	1
1053	OAK	7	1
1054	OAK	5	1
1055	ASH	7	1
1056	BASSWOOD	8	1
1057	ELM	11	1
1058	ASH	5	2
1059	ASH	4	1
1060	ASH	4	1
1061	ELM	10	2
1062	ELM	10	1
1063	ELM	20	1
1064	ELM	10	2
1065	ASH	4	1
1066	ELM	9	1
1067	ASPEN	10	1
1068	HACKBERRY	7	1
1069	-	5	2
1070	-	5	1
1071	-	5	1
1072	-	4	1
1073	ASPEN	6	1
1074	BASSWOOD	14	1
1075	MAPLE	9	1
1076	CHERRY	9	1
1077	BOX ELDER	5	1
1078	MAPLE	6	1
1079	MAPLE	4	1
1080	BOX ELDER	5	1
1081	IRONWOOD	5	1
1082	ASH	5	1
1083	ELM	4	1
1084	ASPEN	9	1
1085	ASPEN	9	1
1086	CHERRY	6	1
1087	OAK	7	1
1088	MAPLE	15	1
1089	MAPLE	13	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1090	HACKBERRY	9	1
1091	OAK	5	1
1092	MAPLE	9	1
1093	ASPEN	5	1
1094	MAPLE	4	1
1095	OAK	4	1
1096	MAPLE	8	1
1097	MAPLE	9	1
1098	-	7	1
1099	MAPLE	5	1
1100	OAK	10	3
1101	OAK	7	1
1102	BASSWOOD	5	1
1103	ELM	14	1
1104	ELM	14	1
1105	ELM	7	1
1106	ELM	5	1
1107	ASH	5	1
1108	ASH	5	1
1109	HACKBERRY	6	1
1110	ASH	7	1
1111	ELM	8	1
1112	ELM	10	1
1113	ELM	21	1
1114	ELM	21	1
1115	ASH	5	1
1116	ASPEN	6	1
1117	ASPEN	6	1
1118	ASPEN	7	1
1119	HACKBERRY	6	1
1120	OAK	6	1
1121	ASPEN	6	1
1122	MAPLE	7	1
1123	MAPLE	6	1
1124	MAPLE	5	1
1125	ELM	9	1
1126	ELM	10	1
1127	ELM	15	1
1128	OAK	4	1
1129	ASH	4	1
1130	ASH	4	2
1131	ASH	4	1
1132	ELM	9	1
1133	ASPEN	5	1
1134	ASPEN	5	1
1135	ASPEN	5	1
1136	OAK	4	1
1137	ELM	5	1
1138	ELM	18	2
1139	ASH	4	1
1140	ELM	14	1
1141	ELM	7	1
1142	ASH	6	1
1143	ELM	15	5
1144	BOX ELDER	4	2
1145	ASPEN	5	1
1146	ASPEN	6	1
1147	ASPEN	4	1
1148	ASPEN	4	1
1149	ELM	4	1
1150	ASPEN	4	1
1151	ASPEN	4	1
1152	ASPEN	4	1
1153	ASPEN	4	1
1154	ASPEN	4	1
1155	ASPEN	6	1
1156	ASPEN	6	1
1157	ASPEN	4	1
1158	OAK	5	1
1159	OAK	4	1
1160	OAK	4	1
1161	OAK	4	1
1162	IRONWOOD	5	1
1163	OAK	6	1
1164	ASPEN	4	1
1165	MAPLE	4	1
1166	MAPLE	4	1
1167	MAPLE	12	1
1168	MAPLE	5	1
1169	IRONWOOD	5	1
1170	ASPEN	6	1
1171	ASPEN	6	1
1172	MAPLE	10	1
1173	ASPEN	5	1
1174	MAPLE	5	1
1175	OAK	13	1
1176	OAK	10	1
1177	OAK	10	1
1178	OAK	12	2
1179	BASSWOOD	9	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1180	ASPEN	7	1
1181	OAK	7	1
1182	BASSWOOD	7	2
1183	MAPLE	9	1
1184	MAPLE	7	2
1185	BASSWOOD	0.5	2
1186	ASPEN	10	1
1187	ASPEN	8	1
1188	OAK	8	1
1189	IRONWOOD	6	1
1190	ASPEN	12	1
1191	OAK	10	1
1192	OAK	9	1
1193	OAK	8	1
1194	OAK	8	1
1195	WHITE PINE	5	1
1196	OAK	7	1
1197	OAK	8	1
1198	OAK	8	1
1199	OAK	7	1
1200	OAK	8	1
1201	OAK	8	1
1202	MAPLE	7	1
1203	HACKBERRY	6	1
1204	OAK	6	1
1205	OAK	12	1
1206	OAK	4	1
1207	WHITE PINE	13	2
1208	OAK	27	1
1209	OAK	7	1
1210	OAK	24	3
1211	STUMP		
1212	STUMP		
1213	STUMP		
1214	BOX ELDER	4	1
1215	MAPLE	7	1
1216	ELM	7	1
1217	BASSWOOD	4	1
1218	COTTONWOOD	18	1
1219	COTTONWOOD	18	1
1220	COTTONWOOD	18	1
1221	ASH	8	1
1222	ELM	7	1
1223	ASH	5	1
1224	ELM	4	1
1225	ELM	8	1
1226	ASH	4	1
1227	ELM	4	1
1228	ELM	4	1
1229	COTTONWOOD	16	1
1230	COTTONWOOD	24	1
1231	ASH	5	1
1232	ELM	5	1
1233	COTTONWOOD	54	1
1234	ELM	6	1
1235	ASH	6	1
1236	MAPLE	7	1
1237	ELM	5	1
1238	MAPLE	5	1
1239	HACKBERRY	4	1
1240	ELM	7	1
1241	ELM	5	1
1242	HACKBERRY	5	1
1243	HACKBERRY	6	1
1244	ASH	5	1
1245	COTTONWOOD	36	1
1246	ASH	6	1
1247	BOX ELDER	10	1
1248	ELM	5	1
1249	ASH	5	1
1250	COTTONWOOD	20	2
1251	COTTONWOOD	20	1
1252	ELM	10	1
1253	ELM	10	1
1254	ELM	7	1
1255	ELM	7	1
1256	ELM	4	1
1257	ELM	4	1
1258	ASH	4	1
1259	ASH	5	1
1260	ELM	7	1
1261	ELM	7	1
1262	ELM	8	1
1263	ELM	9	1
1264	ELM	5	1
1265	COTTONWOOD	24	2
1266	MAPLE	7	1
1267	ASH	8	1
1268	ASH	5	1
1269	ELM	5	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1270	ELM	4	1
1271	MAPLE	5	2
1272	COTTONWOOD	36	1
1273	ELM	12	1
1274	ELM	10	1
1275	COTTONWOOD	10	1
1276	ELM	5	1
1277	COTTONWOOD	5	1
1278	ELM	9	1
1279	COTTONWOOD	4	1
1280	ELM	6	1
1281	COTTONWOOD	5	1
1282	COTTONWOOD	6	1
1283	COTTONWOOD	5	1
1284	ASH	4	1
1285	COTTONWOOD	6	2
1286	COTTONWOOD	15	2
1287	COTTONWOOD	4	1
1288	ELM	6	1
1289	ASH	5	1
1290	ELM	4	1
1291	MAPLE	5	1
1292	BOX ELDER	4	1
1293	MAPLE	6	1
1294	ASH	4	1
1295	ASH	4	1
1296	ASH	5	1
1297	COTTONWOOD	36	1
1298	COTTONWOOD	4	1
1299	COTTONWOOD	9	1
1300	COTTONWOOD	6	1
1301	COTTONWOOD	6	1
1302	COTTONWOOD	5	1
1303	COTTONWOOD	5	1
1304	ELM	4	1
1305	ELM	4	1
1306	ELM	4	1
1307	ELM	4	1
1308	OAK	5	2
1309	ASH	4	1
1310	OAK	4	3
1311	OAK	6	1
1312	OAK	4	1
1313	OAK	4	1
1314	COTTONWOOD	36	1
1315	OAK	10	3
1316	OAK	4	1
1317	COTTONWOOD	4	1
1318	COTTONWOOD	5	1
1319	COTTONWOOD	5	1
1320	ELM	4	1
1321	COTTONWOOD	5	1
1322	ASH	4	1
1323	COTTONWOOD	15	1
1324	ELM	5	1
1325	ELM	6	1
1326	ELM	6	1
1327	BASSWOOD	5	2
1328	COTTONWOOD	15	2
1329	COTTONWOOD	16	3
1330	COTTONWOOD	15	1
1331	ELM	7	1
1332	ELM	7	1
1333	COTTONWOOD	15	1
1334	COTTONWOOD	24	1
1335	COTTONWOOD	32	1
1336	COTTONWOOD	18	1
1337	MAPLE	9	1
1338	MAPLE	9	1
1339	MAPLE	6	1
1340	COTTONWOOD	12	1
1341	ELM	6	1
1342	ELM	7	1
1343	COTTONWOOD	4	1
1344	COTTONWOOD	11	1
1345	ELM	7	1
1346	ELM	6	1
1347	COTTONWOOD	5	1
1348	COTTONWOOD	20	1
1349	OAK	5	1
1350	OAK	5	1
1351	MAPLE	4	1
1352	COTTONWOOD	18	2
1353	ELM	6	1
1354	ELM	9	1
1355	ELM	7	1
1356	ELM	6	1
1357	BASSWOOD	4	1
1358	COTTONWOOD	12	1
1359	ELM	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1360	BASSWOOD	4	1
1361	BASSWOOD	4	1
1362	BASSWOOD	4	3
1363	ELM	4	1
1364	BASSWOOD	7	1
1365	BASSWOOD	4	1
1366	BASSWOOD	4	1
1367	BASSWOOD	4	1
1368	ELM	6	1
1369	COTTONWOOD	28	1
1370	ASH	4	1
1371	ASH	5	1
1372	ASH	4	1
1373	MAPLE	5	1
1374	MAPLE	6	1
1375	MAPLE	5	1
1376	ELM	7	2
1377	BOX ELDER	6	1
1378	COTTONWOOD	36	1
1379	ELM	6	1
1380	ELM	5	1
1381	BOX ELDER	5	1
1382	ELM	16	1
1383	ELM	6	1
1384	ELM	10	1
1385	ELM	5	1
1386	ELM	5	1
1387	ELM	4	1
1388	ELM	6	1
1389	ELM	9	1
1390	ELM	8	1
1391	ELM	10	1
1392	ELM	6	2
1393	ELM	8	1
1394	ELM	5	1
1395	ELM	6	1
1396	ELM	7	1
1397	ELM	4	2
1398	ELM	15	1
1399	ELM	14	1
1400	ELM	4	1
1401	ELM	5	1
1402	-	12	4
1403	COTTONWOOD	24	1
1404	COTTONWOOD	19	1
1405	HACKBERRY	4	1
1406	OAK	12	1
1407	ELM	8	1
1408	HACKBERRY	7	1
1409	OAK	8	1
1410	BOX ELDER	6	1
1411	BOX ELDER	7	1
1412	HACKBERRY	6	1
1413	ASH	8	1
1414	BASSWOOD	5	1
1415	MAPLE	6	1
1416	MAPLE	8	1
1417	MAPLE	8	1
1418	MAPLE	7	1
1419	MAPLE	6	1
1420	MAPLE	5	1
1421	COTTONWOOD	48	1
1422	MAPLE	6	1
1423	MAPLE	8	1
1424	MAPLE	4	1
1425	MAPLE	7	1
1426	MAPLE	8	1
1427	MAPLE	8	2
1428	ASH	18	1
1429	ASH	24	1
1430	OAK	8	1
1431	MAPLE	8	3
1432	MAPLE	8	1
1433	ASH	8	1
1434	HACKBERRY	4	1
1435	MAPLE	5	1
1436	ELM	5	1
1437	BOX ELDER	7	1
1438	BOX ELDER	11	1
1439	MAPLE	6	2
1440	MAPLE	5	1
1441	MAPLE	6	1
1442	MAPLE	7	1
1443	MAPLE	6	1
1444	MAPLE	7	1
1445	MAPLE	6	1
1446	MAPLE	8	2
1447	MAPLE	9	1
1448	MAPLE	6	1
1449	MAPLE	9	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1450	ELM	4	1
1451	ELM	5	1
1452	ELM	5	1
1453	ELM	4	1
1454	ELM	4	1
1455	ELM	4	1
1456	ELM	4	1
1457	ELM	4	3
1458	ASH	15	1
1459	ELM	5	1
1460	ELM	4	1
1461	ELM	4	1
1462	ELM	5	1
1463	ASH	4	1
1464	ELM	4	1
1465	MAPLE	5	1
1466	MAPLE	5	1
1467	MAPLE	9	1
1468	MAPLE	8	1
1469	MAPLE	8	1
1470	ASH	14	1
1471	MAPLE	9	1
1472	ASH	6	1
1473	MAPLE	6	2
1474	ASH	7	2
1475	COTTONWOOD	36	1
1476	COTTONWOOD	15	1
1477	COTTONWOOD	17	1
1478	ASH	6	1
1479	ASH	6	1
1480	MAPLE	7	1
1481	COTTONWOOD	21	1
1482	ASH	6	1
1483	COTTONWOOD	12	1
1484	COTTONWOOD	16	1
1485	COTTONWOOD	13	1
1486	COTTONWOOD	18	2
1487	ASH	4	1
1488	MAPLE	4	1
1489	MAPLE	4	1
1490	MAPLE	4	1
1491	MAPLE	6	1
1492	MAPLE	12	1
1493	MAPLE	5	1
1494	COTTONWOOD	18	1
1495	COTTONWOOD	16	1
1496	MAPLE	7	1
1497	COTTONWOOD	54	1
1498	ASH	6	1
1499	ASH	4	1
1500	ASH	5	1
1501	ASH	5	1
1502	ASH	6	1
1503	MAPLE	5	1
1504	MAPLE	4	1
1505	COTTONWOOD	18	1
1506	MAPLE	6	1
1507	MAPLE	7	1
1508	MAPLE	4	1
1509	MAPLE	5	1
1510	MAPLE	5	1
1511	MAPLE	4	1
1512	ASH	7	1
1513	COTTONWOOD	19	1
1514	COTTONWOOD	20	1
1515	MAPLE	4	1
1516	MAPLE	4	1
1517	MAPLE	5	1
1518	ELM	6	1
1519	ELM	6	1
1520	ASH	4	1
1521	COTTONWOOD	15	1
1522	COTTONWOOD	14	1
1523	COTTONWOOD	10	1
1524	COTTONWOOD	16	1
1525	COTTONWOOD	10	1
1526	COTTONWOOD	16	1
1527	COTTONWOOD	21	1
1528	COTTONWOOD	13	1
1529	ELM	8	2
1530	COTTONWOOD	18	1
1531	MAPLE	8	1
1532	ASH	4	1
1533	ASH	4	1
1534	COTTONWOOD	15	1
1535	MAPLE	5	2
1536	MAPLE	8	1
1537	MAPLE	6	1
1538	MAPLE	6	1
1539	COTTONWOOD	20	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1540	ASH	5	1
1541	COTTONWOOD	18	1
1542	MAPLE	9	2
1543	COTTONWOOD	10	1
1544	MAPLE	5	1
1545	COTTONWOOD	19	1
1546	MAPLE	8	1
1547	COTTONWOOD	17	1
1548	COTTONWOOD	17	1
1549	COTTONWOOD	50	4
1550	MAPLE	8	2
1551	COTTONWOOD	18	1
1552	COTTONWOOD	24	1
1553	COTTONWOOD	24	1
1554	MAPLE	5	1
1555	MAPLE	4	1
1556	MAPLE	4	1
1557	MAPLE	6	1
1558	MAPLE	7	1
1559	COTTONWOOD	32	1
1560	MAPLE	6	1
1561	MAPLE	5	1
1562	COTTONWOOD	18	2
1563	COTTONWOOD	17	1
1564	MAPLE	7	2
1565	MAPLE	4	1
1566	MAPLE	6	1
1567	MAPLE	6	1
1568	MAPLE	4	1
1569	MAPLE	5	1
1570	MAPLE	5	1
1571	ASH	6	1
1572	MAPLE	6	1
1573	MAPLE	5	1
1574	COTTONWOOD	24	2
1575	MAPLE	5	1
1576	MAPLE	7	1
1577	COTTONWOOD	8	1
1578	COTTONWOOD	16	2
1579	COTTONWOOD	30	1
1580	COTTONWOOD	30	2
1581	MAPLE	7	1
1582	MAPLE	11	1
1583	MAPLE	9	1
1584	MAPLE	15	1
1585	MAPLE	5	1
1586	MAPLE	5	1
1587	MAPLE	10	1
1588	MAPLE	13	1
1589	MAPLE	10	1
1590	MAPLE	13	1
1591	ASH	18	1
1592	ASH	16	1
1593	MAPLE	9	1
1594	MAPLE	11	1
1595	ASH	7	1
1596	ELM	8	1
1597	MAPLE	5	1
1598	MAPLE	6	1
1599	MAPLE	4	1
1600	COTTONWOOD	36	3
1601	ELM	14	1
1602	MAPLE	9	1
1603	MAPLE	6	1
1604	MAPLE	12	1
1605	MAPLE	7	1
1606	MAPLE	8	1
1607	MAPLE	8	1
1608	MAPLE	8	1
1609	BASSWOOD	5	1
1610	MAPLE	6	1
1611	MAPLE	5	1
1612	MAPLE	5	1
1613	MAPLE	6	1
1614	MAPLE	10	1
1615	MAPLE	6	1
1616	ELM	36	1
1617	ELM	5	1
1618	MAPLE	4	1
1619	MAPLE	4	1
1620	COTTONWOOD	24	5
1621	ELM	9	2
1622	ELM	11	1
1623	ELM	5	1
1624	ELM	7	1
1625	MAPLE	4	1
1626	MAPLE	5	1
1627	MAPLE	4	1
1628	ASH	6	1
1629	COTTONWOOD	22	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1630	MAPLE	9	1
1631	MAPLE	4	1
1632	MAPLE	5	1
1633	MAPLE	11	1
1634	COTTONWOOD	17	1
1635	MAPLE	13	1
1636	MAPLE	8	1
1637	MAPLE	8	1
1638	MAPLE	4	1
1639	COTTONWOOD	40	1
1640	ASH	4	1
1641	MAPLE	4	1
1642	MAPLE	4	1
1643	MAPLE	13	1
1644	MAPLE	12	1
1645	ASH	8	1
1646	ASH	4	1
1647	COTTONWOOD	25	1
1648	MAPLE	4	1
1649	MAPLE	10	2
1650	MAPLE	13	1
1651	MAPLE	10	1
1652	MAPLE	4	1
1653	MAPLE	6	1
1654	MAPLE	4	1
1655	MAPLE	6	1
1656	MAPLE	6	1
1657	MAPLE	5	1
1658	MAPLE	11	1
1659	COTTONWOOD	23	1
1660	COTTONWOOD	26	1
1661	MAPLE	9	1
1662	MAPLE	4	1
1663	MAPLE	12	1
1664	MAPLE	12	1
1665	MAPLE	6	1
1666	ELM	5	1
1667	COTTONWOOD	26	1
1668	COTTONWOOD	13	1
1669	COTTONWOOD	11	1
1670	COTTONWOOD	19	2
1671	COTTONWOOD	11	1
1672	MAPLE	5	2
1673	MAPLE	5	1
1674	MAPLE	5	1
1675	COTTONWOOD	17	1
1676	COTTONWOOD	17	1
1677	COTTONWOOD	17	1
1678	COTTONWOOD	20	1
1679	COTTONWOOD	12	1
1680	MAPLE	6	1
1681	MAPLE	6	1
1682	MAPLE	4	1
1683	COTTONWOOD	15	1
1684	MAPLE	6	1
1685	COTTONWOOD	14	1
1686	ASH	5	1
1687	MAPLE	6	1
1688	MAPLE	12	1
1689	MAPLE	8	1
1690	ASH	7	1
1691	ASH	6	1
1692	COTTONWOOD	16	1
1693	MAPLE	7	1
1694	MAPLE	7	2
1695	ASH	4	1
1696	COTTONWOOD	22	1
1697	COTTONWOOD	22	1
1698	COTTONWOOD	22	1
1699	COTTONWOOD	22	1
1700	ELM	8	1
1701	MAPLE	4	1
1702	MAPLE	9	1
1703	MAPLE	7	1
1704	MAPLE	7	1
1705	MAPLE	7	1
1706	MAPLE	7	1
1707	MAPLE	7	1
1708	MAPLE	10	1
1709	MAPLE	13	1
1710	MAPLE	9	1
1711	MAPLE	10	1
1712	MAPLE	10	2
1713	COTTONWOOD	48	1
1714	MAPLE	12	1
1715	MAPLE	5	1
1716	MAPLE	12	1
1717	MAPLE	5	1
1718	MAPLE	5	1
1719	COTTONWOOD	24	3

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1720	COTTONWOOD	24	2
1721	COTTONWOOD	24	2
1722	MAPLE	5	1
1723	MAPLE	7	1
1724	COTTONWOOD	13	2
1725	COTTONWOOD	20	1
1726	COTTONWOOD	10	1
1727	MAPLE	7	1
1728	MAPLE	7	1
1729	COTTONWOOD	40	1
1730	COTTONWOOD	32	2
1731	COTTONWOOD	22	2
1732	MAPLE	4	1
1733	MAPLE	16	3
1734	MAPLE	12	1
1735	MAPLE	7	1
1736	MAPLE	4	1
1737	MAPLE	14	1
1738	MAPLE	8	1
1739	MAPLE	12	1
1740	MAPLE	5	1
1741	WILLOW	5	1
1

TREE INVENTORY TABLES

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
1990	ELM	4	5
1991	BOX ELDER	8	1
1992	BOX ELDER	8	1
1993	BOX ELDER	8	1
1994	MAPLE	10	2
1995	MAPLE	8	2
1996	MAPLE	4	5
1997	MAPLE	4	1
1998	MAPLE	4	1
1999	SPRUCE	10	1
2000	OAK	8	1
2001	ELM	6	1
2002	ELM	4	1
2003	HACKBERRY	6	1
2004	CEDAR	4	2
2005	ELM	10	1
2006	MAPLE	12	2
2007	ELM	12	5
2008	ELM	18	1
2009	BOX ELDER	8	1
2010	WALNUT	8	2
2011	MAPLE	8	1
2012	MAPLE	8	4
2013	MAPLE	8	1
2014	MAPLE	8	2
2015	MAPLE	14	1
2016	MAPLE	18	1
2017	OAK	10	1
2018	OAK	4	2
2019	LOCUST	4	2
2020	OAK	16	1
2021	CHERRY	8	2
2022	OAK	18	1
2023	OAK	6	4
2024	OAK	18	1
2025	OAK	24	1
2026	OAK	6	1
2027	COTTONWOOD	28	1
2028	COTTONWOOD	6	3
2029	OAK	20	1
2030	SPRUCE	6	4
2031	SPRUCE	16	1
2032	SPRUCE	12	1
2033	SPRUCE	10	1
2034	OAK	10	1
2035	OAK	16	1
2036	OAK	10	1
2037	OAK	12	1
2038	OAK	10	1
2039	SPRUCE	8	1
2040	SPRUCE	10	1
2041	OAK	12	1
2042	OAK	8	1
2043	OAK	10	1
2044	OAK	8	3
2045	OAK	8	5
2046	MAPLE	4	5
2047	OAK	4	2
2048	OAK	6	1
2049	OAK	6	1
2050	ELM	10	1
2051	MAPLE	8	1
2052	OAK	8	1
2053	BIRCH	8	1
2054	BIRCH	6	1
2055	MAPLE	12	1
2056	BIRCH	6	1
2057	BIRCH	6	1
2058	ELM	22	1
2059	MAPLE	8	1
2060	MAPLE	12	1
2061	RED PINE	12	1
2062	RED PINE	14	1
2063	RED PINE	16	1
2064	BIRCH	14	1
2065	SPRUCE	8	1
2066	SPRUCE	4	1
2067	SPRUCE	4	1
2068	SPRUCE	4	2
2069	MAPLE	14	1
2070	MAPLE	12	1
2071	MAPLE	12	1
2072	SPRUCE	14	1
2073	SPRUCE	12	1
2074	RED PINE	10	2
2075	RED PINE	16	1
2076	RED PINE	16	1
2077	SPRUCE	10	1
2078	SPRUCE	22	1
2079	SPRUCE	22	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2080	SPRUCE	12	2
2081	SPRUCE	12	1
2082	SPRUCE	10	1
2083	SPRUCE	8	1
2084	MAPLE	6	4
2085	MAPLE	6	3
2086	MAPLE	6	4
2087	HACKBERRY	12	1
2088	SPRUCE	12	1
2089	OAK	12	1
2090	OAK	14	1
2091	MAPLE	4	1
2092	MAPLE	8	1
2093	SPRUCE	12	2
2094	MAPLE	12	2
2095	OAK	16	1
2096	ELM	6	1
2097	ELM	6	1
2098	ELM	4	1
2099	ELM	6	1
2100	ELM	4	1
2101	ELM	18	1
2102	ELM	8	1
2103	MAPLE	10	1
2104	ELM	10	1
2105	MAPLE	10	1
2106	BOX ELDER	6	1
2107	OAK	8	1
2108	BOX ELDER	4	1
2109	ELM	4	1
2110	ELM	4	1
2111	BOX ELDER	8	1
2112	BOX ELDER	6	1
2113	BOX ELDER	10	2
2114	BOX ELDER	6	1
2115	OAK	10	1
2116	OAK	4	1
2117	MAPLE	8	1
2118	HACKBERRY	4	1
2119	ASH	10	1
2120	ELM	6	1
2121	ELM	6	1
2122	COTTONWOOD	26	1
2123	MAPLE	4	1
2124	MAPLE	4	1
2125	MAPLE	4	1
2126	ELM	8	1
2127	HACKBERRY	4	1
2128	HACKBERRY	4	1
2129	MAPLE	4	1
2130	MAPLE	4	1
2131	MAPLE	6	1
2132	ELM	6	1
2133	ELM	8	1
2134	MAPLE	4	1
2135	MAPLE	4	1
2136	MAPLE	4	1
2137	MAPLE	6	1
2138	ELM	6	1
2139	HACKBERRY	6	3
2140	HACKBERRY	4	1
2141	ELM	10	1
2142	ELM	4	1
2143	ELM	10	1
2144	ELM	6	1
2145	HACKBERRY	4	1
2146	HACKBERRY	6	1
2147	BIRCH	16	1
2148	ELM	6	2
2149	BIRCH	14	1
2150	ELM	4	1
2151	ELM	8	1
2152	MAPLE	8	1
2153	MAPLE	6	1
2154	CHERRY	6	2
2155	WALNUT	6	1
2156	ELM	4	1
2157	BOX ELDER	4	1
2158	MAPLE	6	1
2159	MAPLE	6	1
2160	ELM	6	1
2161	MAPLE	4	5
2162	BOX ELDER	6	1
2163	BIRCH	10	1
2164	BIRCH	4	1
2165	ELM	6	1
2166	BOX ELDER	4	1
2167	BOX ELDER	4	1
2168	MAPLE	6	1
2169	BIRCH	12	2

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2170	ELM	4	1
2171	BOX ELDER	6	1
2172	MAPLE	4	3
2173	BOX ELDER	6	1
2174	HACKBERRY	6	1
2175	HACKBERRY	6	1
2176	BOX ELDER	6	1
2177	HACKBERRY	4	1
2178	BOX ELDER	8	1
2179	BOX ELDER	8	1
2180	COTTONWOOD	6	2
2181	MAPLE	6	1
2182	ELM	6	1
2183	BIRCH	16	1
2184	BOX ELDER	6	1
2185	MAPLE	6	3
2186	MAPLE	6	2
2187	MAPLE	6	1
2188	BIRCH	14	1
2189	BIRCH	14	1
2190	BOX ELDER	4	1
2191	MAPLE	6	2
2192	MAPLE	4	4
2193	MAPLE	4	2
2194	MAPLE	6	5
2195	MAPLE	6	1
2196	ELM	8	1
2197	ELM	8	1
2198	ELM	8	1
2199	OAK	6	1
2200	WILLOW	24	2
2201	ELM	6	1
2202	ELM	6	1
2203	WALNUT	8	1
2204	BOX ELDER	4	1
2205	MAPLE	4	1
2206	MAPLE	8	1
2207	ELM	8	1
2208	BOX ELDER	4	1
2209	ELM	6	1
2210	WALNUT	6	1
2211	WILLOW	12	2
2212	BOX ELDER	8	1
2213	WILLOW	26	1
2214	ELM	4	1
2215	ELM	14	1
2216	BIRCH	16	1
2217	ELM	4	1
2218	MAPLE	6	1
2219	MAPLE	12	1
2220	MAPLE	4	1
2221	MAPLE	12	3
2222	BOX ELDER	4	1
2223	MAPLE	10	1
2224	BOX ELDER	4	1
2225	MAPLE	4	1
2226	BOX ELDER	4	1
2227	MAPLE	10	1
2228	ELM	6	1
2229	COTTONWOOD	6	1
2230	MAPLE	8	1
2231	MAPLE	6	1
2232	MAPLE	6	1
2233	WHITE PINE	10	1
2234	WHITE PINE	10	1
2235	WHITE PINE	10	1
2236	ARBORVITAE	4	5
2237	MAPLE	10	1
2238	COTTONWOOD	40	1
2239	SPRUCE	18	1
2240	SPRUCE	14	1
2241	MAPLE	10	1
2242	MAPLE	12	1
2243	MAPLE	12	1
2244	MAPLE	10	1
2245	MAPLE	10	1
2246	MAPLE	8	1
2247	MAPLE	6	1
2248	MAPLE	4	1
2249	HACKBERRY	10	1
2250	COTTONWOOD	14	1
2251	MAPLE	18	1
2252	SPRUCE	8	1
2253	HACKBERRY	10	1
2254	COTTONWOOD	12	1
2255	HACKBERRY	12	1
2256	WHITE PINE	14	1
2257	WHITE PINE	14	1
2258	MAPLE	20	1
2259	HACKBERRY	10	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2260	HACKBERRY	10	1
2261	HACKBERRY	8	1
2262	MAPLE	18	1
2263	MAPLE	18	1
2264	MAPLE	10	3
2265	SPRUCE	12	1
2266	SPRUCE	14	1
2267	SPRUCE	14	1
2268	MAPLE	18	1
2269	MAPLE	18	1
2270	ELM	8	1
2271	WHITE PINE	8	1
2272	WHITE PINE	8	1
2273	COTTONWOOD	36	3
2274	MAPLE	10	2
2275	MAPLE	10	1
2276	ELM	10	1
2277	ELM	4	1
2278	MAPLE	8	1
2279	BOX ELDER	10	1
2280	MAPLE	6	1
2281	MAPLE	10	1
2282	ELM	10	1
2283	HACKBERRY	6	1
2284	HACKBERRY	4	1
2285	ELM	16	1
2286	ELM	12	1
2287	MAPLE	4	1
2288	MAPLE	8	1
2289	MAPLE	14	1
2290	MAPLE	10	1
2291	MAPLE	6	1
2292	MAPLE	8	1
2293	MAPLE	4	1
2294	MAPLE	6	1
2295	HACKBERRY	6	1
2296	BOX ELDER	8	1
2297	BOX ELDER	6	1
2298	MAPLE	6	1
2299	MAPLE	4	1
2300	BOX ELDER	4	1
2301	MAPLE	6	1
2302	MAPLE	8	2
2303	MAPLE	4	1
2304	MAPLE	4	2
2305	MAPLE	18	2
2306	HACKBERRY	6	1
2307	MAPLE	6	2
2308	MAPLE	12	1
2309	MAPLE	6	1
2310	MAPLE	6	3
2311	BOX ELDER	6	1
2312	ELM	6	1
2313	ELM	8	1
2314	ELM	4	1
2315	ELM	4	1
2316	ELM	10	1
2317	MAPLE	6	1
2318	BOX ELDER	4	1
2319	MAPLE	10	1
2320	BOX ELDER	4	1
2321	MAPLE	8	1
2322	MAPLE	10	1
2323	MAPLE	6	1
2324	MAPLE	6	1
2325	MAPLE	4	1
2326	WALNUT	4	1
2327	MAPLE	8	1
2328	HACKBERRY	6	1
2329	MAPLE	4	3
2330	ELM	10	1
2331	ELM	4	1
2332	BOX ELDER	6	1
2333	ELM	4	1
2334	BOX ELDER	4	1
2335	ELM	10	1
2336	ELM	10	1
2337	ELM	10	1
2338	MAPLE	10	1
2339	ELM	10	1
2340	BOX ELDER	4	1
2341	BOX ELDER	6	1
2342	ELM	4	1
2343	ELM	4	2
2344	ELM	4	1
2345	HACKBERRY	6	1
2346	BOX ELDER	4	1
2347	BOX ELDER	8	1
2348	HACKBERRY	10	1
2349	MAPLE	6	2

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2350	ELM	8	1
2351	HACKBERRY	6	1
2352	MAPLE	8	1
2353	ELM	4	1
2354	MAPLE	8	2
2355	COTTONWOOD	24	3
2356	ELM	12	1
2357	ELM	8	1
2358	ELM	6	1
2359	BOX ELDER	4	1
2360	BIRCH	4	2
2361	ELM	4	1
2362	ELM	6	2
2363	MAPLE	6	5
2364	WALNUT	6	2
2365	ELM	4	1
2366	MAPLE	8	1
2367	BOX ELDER	6	1
2368	MAPLE	10	4
2369	BOX ELDER	14	1
2370	ELM	8	1
2371	MAPLE	4	5
2372	ELM	8	1
2373	ELM	8	1
2374	BOX ELDER	12	1
2375	MAPLE	10	2
2376	BOX ELDER	8	1
2377	BOX ELDER	4	1
2378	MAPLE	4	1
2379	ELM	4	1
2380	ELM	6	1
2381	BOX ELDER	8	1
2382	MAPLE	12	2
2383	MAPLE	16	1
2384	BOX ELDER	8	1
2385	MAPLE	12	2
2386	MAPLE	4	2
2387	MAPLE	8	1
2388	MAPLE	6	5
2389	ELM	4	1
2390	ASH	6	1
2391	BOX ELDER	4	2
2392	ELM	4	1
2393	ELM	6	1
2394	ELM	6	1
2395	MAPLE	12	1
2396	ASH	4	1
2397	BOX ELDER	6	1
2398	ELM	6	1
2399	ELM	8	1
2400	MAPLE	12	2
2401	MAPLE	12	5
2402	OAK	4	1
2403	MAPLE	10	3
2404	ASH	10	1
2405	ASH	14	1
2406	BIRCH	6	1
2407	OAK	6	5
2408	ASH	12	1
2409	ELM	8	1
2410	ELM	6	1
2411	ELM	12	1
2412	ELM	4	4
2413	MAPLE	10	3
2414	OAK	8	1
2415	ELM	6	1
2416	ELM	6	1
2417	ASH	8	1
2418	ASH	10	1
2419	MAPLE	10	3
2420	OAK	8	1
2421	MAPLE	10	3
2422	BOX ELDER	6	1
2423	MAPLE	6	4
2424	MAPLE	6	2
2425	ELM	6	2
2426	MAPLE	10	1
2427	BOX ELDER	4	1
2428	BOX ELDER	4	1
2429	BOX ELDER	4	1
2430	ELM	8	1
2431	ELM	6	2
2432	ELM	4	1
2433	ELM	6	2
2434	BOX ELDER	12	1
2435	BOX ELDER	6	1
2436	BOX ELDER	6	2
2437	MAPLE	12	1
2438	MAPLE	4	1
2439	MAPLE	8	2

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2440	ELM	4	1
2441	ELM	4	1
2442	ELM	8	2
2443	ELM	6	2
2444	ELM	6	2
2445	ELM	6	1
2446	MAPLE	4	1
2447	BOX ELDER	12	1
2448	BOX ELDER	12	1
2449	ELM	6	1
2450	ELM	8	1
2451	ELM	10	1
2452	ELM	4	1
2453	OAK	6	1
2454	BOX ELDER	8	2
2455	MAPLE	6	3
2456	BOX ELDER	10	1
2457	ELM	8	1
2458	ELM	8	1
2459	ELM	6	1
2460	ELM	8	3
2461	ELM	6	1
2462	BOX ELDER	10	1
2463	ELM	4	4
2464	BOX ELDER	8	3
2465	MAPLE	4	3
2466	MAPLE	4	1
2467	MAPLE	10	3
2468	ELM	12	1
2469	ELM	12	1
2470	ELM	6	1
2471	ELM	10	1
2472	MAPLE	4	1
2473	BOX ELDER	12	1
2474	ELM	8	1
2475	ELM	8	1
2476	ELM	6	1
2477	LOCUST	14	1
2478	LOCUST	18	1
2479	LOCUST	8	1
2480	SPRUCE	8	1
2481	SPRUCE	8	1
2482	LOCUST	14	1
2483	MAPLE	4	1
2484	COTTONWOOD	30	1
2485	COTTONWOOD	30	1
2486	BIRCH	4	1
2487	MAPLE	12	1
2488	SPRUCE	12	1
2489	MAPLE	12	1
2490	RED PINE	12	1
2491	MAPLE	12	1
2492	ELM	6	1
2493	COTTONWOOD	26	1
2494	CEDAR	4	3
2495	MAPLE	6	1
2496	MAPLE	24	1
2497	MAPLE	4	1
2498	MAPLE	14	1
2499	MAPLE	14	1
2500	MAPLE	14	1
2501	ELM	14	1
2502	ELM	14	1
2503	ELM	14	1
2504	ELM	14	1
2505	ELM	14	1
2506	ELM	12	1
2507	ELM	10	1
2508	MAPLE	10	1
2509	MAPLE	10	1
2510	OAK	24	1
2511	MAPLE	12	1
2512	MAPLE	12	1
2513	MAPLE	4	1
2514	ELM	12	1
2515	ELM	10	1
2516	MAPLE	4	1
2517	ELM	10	1
2518	OAK	12	1
2519	OAK	8	1
2520	OAK	8	1
2521	OAK	4	1
2522	MAPLE	4	2
2523	MAPLE	4	1
2524	MAPLE	4	2
2525	SPRUCE	8	1
2526	RED PINE	16	1
2527	MAPLE	12	1
2528	OAK	20	1
2529	OAK	12	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2530	SPRUCE	12	1
2531	SPRUCE	12	1
2532	RED PINE	10	1
2533	RED PINE	12	1
2534	RED PINE	14	1
2535	SPRUCE	12	1
2536	SPRUCE	10	1
2537	SPRUCE	14	1
2538	SPRUCE	12	1
2539	OAK	12	1
2540	MAPLE	14	1
2541	MAPLE	4	2
2542	MAPLE	4	1
2543	ELM	4	2
2544	OAK	14	1
2545	MAPLE	4	1
2546	MAPLE	4	1
2547	MAPLE	16	1
2548	MAPLE	12	1
2549	MAPLE	12	1
2550	ELM	12	1
2551	MAPLE	4	1
2552	MAPLE	4	1
2553	OAK	12	1
2554	OAK	1-	1
2555	OAK	10	1
2556	OAK	12	1
2557	OAK	12	1
2558	OAK	12	1
2559	OAK	12	1
2560	OAK	12	1
2561	OAK	14	1
2562	SPRUCE	16	1
2563	SPRUCE	12	1
2564	OAK	12	1
2565	OAK	16	1
2566	SPRUCE	10	1
2567	OAK	20	1
2568	SPRUCE	6	1
2569	OAK	10	1
2570	MAPLE	4	2
2571	MAPLE	4	2
2572	MAPLE	4	1
2573	MAPLE	4	3
2574	MAPLE	16	1
2575	MAPLE	4	1
2576	MAPLE	4	1
2577	MAPLE	4	2
2578	MAPLE	4	4
2579	MAPLE	4	1
2580	MAPLE	4	1
2581	RED PINE	12	1
2582	ELM	10	1
2583	ELM	12	1
2584	ELM	12	1
2585	ELM	10	1
2586	ELM	12	1
2587	SPRUCE	4	1
2588	SPRUCE	4	1
2589	SPRUCE	12	1
2590	SPRUCE	10	1
2591	SPRUCE	10	1
2592	ELM	10	1
2593	ELM	10	1
2594	OAK	12	1
2595	SPRUCE	14	1
2596	ELM	12	1
2597	ELM	10	1
2598	ELM	12	1
2599	GINKGO	4	1
2600	GINKGO	4	1
2601	RED PINE	18	1
2602	HACKBERRY	10	1
2603	RED PINE	16	1
2604	RED PINE	16	1
2605	ELM	14	1
2606	ELM	14	1
2607	ELM	14	1
2608	ELM	14	1
2609	ELM	12	1
2610	ELM	14	1
2611	ELM	14	1
2612	ELM	14	1
2613	ELM	14	1
2614	MAPLE	18	1
2615	MAPLE	18	1
2616	ELM	14	1
2617	ELM	10	1
2618	ELM	10	1
2619	LOCUST	12	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2620	SPRUCE	12	1
2621	SPRUCE	10	1
2622	SPRUCE	8	1
2623	MAPLE	12	2
2624	COTTONWOOD	20	1
2625	ELM	4	2
2626	ELM	12	1
2627	ELM	6	1
2628	HACKBERRY	8	1
2629	MAPLE	4	1
2630	BOX ELDER	4	1
2631	BOX ELDER	4	1
2632	BOX ELDER	4	1
2633	LOCUST	12	1
2634	OAK	8	1
2635	ASH	8	1
2636	ASH	8	1
2637	ELM	4	1
2638	ELM	8	1
2639	ELM	8	1
2640	ELM	8	1
2641	ELM	8	1
2642	ELM	8	1
2643	LOCUST	12	1
2644	MAPLE	12	1
2645	LOCUST	12	1
2646	BOX ELDER	12	1
2647	MAPLE	4	2
2648	MAPLE	10	1
2649	MAPLE	8	1
2650	MAPLE	8	1
2651	BOX ELDER	6	1
2652	ELM	10	1
2653	MAPLE	6	1
2654	OAK	6	1
2655	MAPLE	6	1
2656	OAK	8	1
2657	MAPLE	8	2
2658	MAPLE	6	1
2659	MAPLE	8	3
2660	ELM	16	1
2661	BOX ELDER	4	1
2662	ELM	4	1
2663	MAPLE	10	1
2664	MAPLE	12	1
2665	RED PINE	16	1
2666	RED PINE	10	1
2667	RED PINE	14	1
2668	MAPLE	14	1
2669	RED PINE	14	1
2670	MAPLE	14	1
2671	SPRUCE	14	1
2672	SPRUCE	16	1
2673	SPRUCE	14	1
2674	SPRUCE	16	1
2675	RED PINE	14	1
2676	MAPLE	10	1
2677	BOX ELDER	6	1
2678	MAPLE	8	5
2679	MAPLE	8	3
2680	HACKBERRY	8	1
2681	BIRCH	8	4
2682	MAPLE	10	1
2683	HEMLOCK	18	1
2684	HEMLOCK	12	2
2685	SPRUCE	12	1
2686	MAPLE	12	1
2687	SPRUCE	14	1
2688	SPRUCE	16	1
2689	HEMLOCK	16	1
2690	MAPLE	12	1
2691	MAPLE	12	1
2692	MAPLE	12	1
2693	HEMLOCK	16	1
2694	MAPLE	20	1
2695	BOX ELDER	20	1
2696	MAPLE	18	1
2697	ELM	8	1
2698	BOX ELDER	14	1
2699	MAPLE	6	3
2700	MAPLE	6	1
2701	MAPLE	6	1
2702	MAPLE	6	1
2703	MAPLE	30	1
2704	MAPLE	26	1
2705	MAPLE	4	1
2706	MAPLE	10	1
2707	ELM	6	1
2708	MAPLE	12	3
2709	OAK	14	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2710	BIRCH	12	5
2711	OAK	12	1
2712	OAK	12	1
2713	ELM	4	3
2714	OAK	12	1
2715	MAPLE	12	5
2716	MAPLE	12	1
2717	MAPLE	12	1
2718	MAPLE	16	4
2719	ELM	8	1
2720	CEDAR	4	3
2721	CEDAR	4	3
2722	BIRCH	18	1
2723	OAK	4	3
2724	HACKBERRY	4	1
2725	ELM	16	3
2726	ELM	4	1
2727	HACKBERRY	12	1
2728	HACKBERRY	6	1
2729	ELM	6	1
2730	MAPLE	4	1
2731	MAPLE	14	1
2732	ELM	4	1
2733	BIRCH	4	2
2734	HACKBERRY	8	1
2735	MAPLE	12	2
2736	BOX ELDER	6	1

TREE INVENTORY TABLES

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
2980	ELM	4	1
2981	ELM	10	3
2982	MAPLE	8	1
2983	MAPLE	8	1
2984	MAPLE	6	3
2985	ELM	4	1
2986	ELM	4	1
2987	MAPLE	4	1
2988	ELM	6	2
2989	OAK	8	1
2990	MAPLE	4	3
2991	ELM	4	1
2992	ELM	4	2
2993	MAPLE	4	1
2994	MAPLE	4	2
2995	ELM	4	1
2996	ELM	4	1
2997	MAPLE	10	1
2998	MAPLE	12	1
2999	MAPLE	4	3
3000	MAPLE	8	1
3001	OAK	4	1
3002	MAPLE	6	2
3003	ELM	10	1
3004	HACKBERRY	4	1
3005	OAK	6	1
3006	MAPLE	8	1
3007	ELM	6	1
3008	ELM	6	1
3009	ELM	8	1
3010	ELM	6	1
3011	BOX ELDER	6	1
3012	BOX ELDER	8	1
3013	ELM	4	1
3014	MAPLE	6	1
3015	MAPLE	6	1
3016	ELM	4	1
3017	ELM	4	2
3018	MAPLE	10	1
3019	MAPLE	4	3
3020	ELM	4	1
3021	ELM	6	1
3022	ELM	4	1
3023	MAPLE	4	1
3024	MAPLE	4	1
3025	MAPLE	6	1
3026	MAPLE	6	1
3027	MAPLE	6	1
3028	MAPLE	6	2
3029	MAPLE	10	1
3030	MAPLE	4	2
3031	MAPLE	4	2
3032	MAPLE	6	1
3033	MAPLE	6	1
3034	MAPLE	8	3
3035	MAPLE	8	1
3036	MAPLE	6	1
3037	MAPLE	8	1
3038	MAPLE	6	1
3039	BOX ELDER	6	1
3040	MAPLE	16	1
3041	HACKBERRY	4	1
3042	HACKBERRY	4	1
3043	MAPLE	14	2
3044	BOX ELDER	14	2
3045	OAK	4	1
3046	SPRUCE	16	1
3047	SPRUCE	16	1
3048	MAPLE	8	1
3049	MAPLE	10	1
3050	MAPLE	4	1
3051	MAPLE	4	2
3052	MAPLE	4	2
3053	WILLOW	16	1
3054	OAK	4	1
3055	ELM	4	1
3056	ELM	4	1
3057	ELM	4	1
3058	MAPLE	6	1
3059	HACKBERRY	6	1
3060	HACKBERRY	6	1
3061	HACKBERRY	4	1
3062	HACKBERRY	4	1
3063	MAPLE	4	1
3064	MAPLE	4	1
3065	MAPLE	4	1
3066	MAPLE	6	1
3067	HACKBERRY	18	1
3068	MAPLE	4	1
3069	HACKBERRY	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3070	HACKBERRY	8	1
3071	MAPLE	6	5
3072	HACKBERRY	4	1
3073	ELM	6	1
3074	HACKBERRY	4	1
3075	ELM	12	1
3076	ELM	8	1
3077	BOX ELDER	6	1
3078	BOX ELDER	12	1
3079	BOX ELDER	8	1
3080	MAPLE	8	1
3081	BOX ELDER	6	1
3082	ELM	12	1
3083	BOX ELDER	12	1
3084	MAPLE	4	1
3085	ELM	12	1
3086	MAPLE	8	1
3087	MAPLE	4	2
3088	MAPLE	14	1
3089	BOX ELDER	8	1
3090	MAPLE	8	1
3091	MAPLE	10	1
3092	HACKBERRY	4	1
3093	MAPLE	4	1
3094	MAPLE	4	1
3095	MAPLE	6	1
3096	MAPLE	4	1
3097	MAPLE	4	1
3098	MAPLE	12	1
3099	MAPLE	8	1
3100	MAPLE	4	2
3101	MAPLE	6	1
3102	MAPLE	6	1
3103	ELM	8	1
3104	MAPLE	4	5
3105	MAPLE	4	2
3106	MAPLE	4	1
3107	MAPLE	6	1
3108	MAPLE	6	1
3109	MAPLE	6	1
3110	MAPLE	6	1
3111	MAPLE	8	1
3112	ELM	6	1
3113	MAPLE	10	1
3114	MAPLE	12	1
3115	MAPLE	12	1
3116	MAPLE	8	1
3117	ELM	6	1
3118	ELM	4	1
3119	MAPLE	12	1
3120	MAPLE	6	1
3121	MAPLE	6	1
3122	MAPLE	10	2
3123	MAPLE	8	1
3124	MAPLE	10	1
3125	BOX ELDER	8	1
3126	MAPLE	10	1
3127	MAPLE	8	3
3128	MAPLE	6	1
3129	HACKBERRY	4	1
3130	MAPLE	4	2
3131	MAPLE	6	1
3132	BOX ELDER	6	1
3133	MAPLE	10	1
3134	MAPLE	8	1
3135	MAPLE	6	1
3136	MAPLE	4	1
3137	MAPLE	6	1
3138	MAPLE	6	1
3139	ELM	6	1
3140	MAPLE	6	1
3141	MAPLE	4	2
3142	MAPLE	6	1
3143	MAPLE	6	1
3144	MAPLE	4	1
3145	MAPLE	4	2
3146	MAPLE	4	1
3147	MAPLE	4	1
3148	ELM	4	1
3149	WILLOW	16	2
3150	ELM	6	1
3151	ELM	6	1
3152	ELM	4	1
3153	ELM	6	1
3154	ELM	4	1
3155	ELM	6	1
3156	ELM	4	1
3157	MAPLE	8	1
3158	ELM	4	1
3159	BOX ELDER	6	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3160	ELM	4	1
3161	ELM	10	1
3162	BOX ELDER	6	1
3163	BOX ELDER	6	1
3164	BOX ELDER	4	1
3165	MAPLE	4	1
3166	MAPLE	6	1
3167	MAPLE	6	1
3168	MAPLE	6	1
3169	MAPLE	4	2
3170	MAPLE	4	1
3171	ELM	6	1
3172	MAPLE	4	1
3173	MAPLE	4	2
3174	MAPLE	4	1
3175	ELM	4	2
3176	RED PINE	14	2
3177	DOGWOOD	8	2
3178	MAPLE	10	1
3179	MAPLE	6	1
3180	ELM	4	1
3181	MAPLE	6	1
3182	MAPLE	4	1
3183	MAPLE	4	1
3184	MAPLE	8	1
3185	RED PINE	12	1
3186	MAPLE	4	1
3187	MAPLE	6	1
3188	HACKBERRY	4	1
3189	MAPLE	20	1
3190	MAPLE	26	1
3191	MAPLE	4	1
3192	MAPLE	4	1
3193	MAPLE	4	1
3194	MAPLE	4	1
3195	MAPLE	4	1
3196	MAPLE	4	1
3197	MAPLE	4	1
3198	MAPLE	6	3
3199	MAPLE	4	2
3200	MAPLE	4	1
3201	MAPLE	4	1
3202	MAPLE	4	1
3203	MAPLE	4	1
3204	MAPLE	8	1
3205	MAPLE	4	1
3206	MAPLE	6	1
3207	MAPLE	6	1
3208	MAPLE	4	1
3209	MAPLE	4	1
3210	MAPLE	6	1
3211	MAPLE	6	1
3212	MAPLE	4	1
3213	MAPLE	4	1
3214	MAPLE	6	1
3215	MAPLE	6	1
3216	MAPLE	6	1
3217	MAPLE	4	1
3218	MAPLE	4	1
3219	MAPLE	4	1
3220	MAPLE	4	1
3221	ELM	4	1
3222	MAPLE	6	1
3223	MAPLE	6	1
3224	MAPLE	6	2
3225	HACKBERRY	6	2
3226	RED PINE	12	3
3227	HACKBERRY	8	1
3228	RED PINE	16	1
3229	ELM	4	1
3230	ELM	4	1
3231	MAPLE	6	1
3232	MAPLE	6	1
3233	MAPLE	6	1
3234	RED PINE	22	1
3235	MAPLE	4	1
3236	RED PINE	14	1
3237	MAPLE	6	1
3238	RED PINE	14	2
3239	RED PINE	14	1
3240	MAPLE	8	1
3241	MAPLE	6	1
3242	MAPLE	4	1
3243	MAPLE	4	1
3244	OAK	6	1
3245	MAPLE	4	5
3246	RED PINE	16	1
3247	LOCUST	12	1
3248	LOCUST	10	1
3249	LOCUST	16	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3250	LOCUST	18	1
3251	LOCUST	18	1
3252	LOCUST	18	1
3253	LOCUST	16	1
3254	LOCUST	16	1
3255	LOCUST	16	1
3256	LOCUST	24	1
3257	SPRUCE	10	1
3258	SPRUCE	6	1
3259	SPRUCE	6	1
3260	LOCUST	12	2
3261	LOCUST	18	1
3262	ELM	14	1
3263	ELM	18	1
3264	ELM	16	1
3265	ELM	16	1
3266	MAPLE	4	1
3267	OAK	4	1
3268	ELM	4	1
3269	HACKBERRY	4	1
3270	COTTONWOOD	38	1
3271	OAK	4	1
3272	COTTONWOOD	10	1
3273	COTTONWOOD	10	1
3274	COTTONWOOD	12	1
3275	COTTONWOOD	14	4
3276	OAK	4	1
3277	COTTONWOOD	14	1
3278	OAK	4	1
3279	COTTONWOOD	14	1
3280	COTTONWOOD	6	1
3281	BLUE BEECH	4	1
3282	COTTONWOOD	16	1
3283	COTTONWOOD	8	1
3284	COTTONWOOD	8	1
3285	COTTONWOOD	8	1
3286	HACKBERRY	6	1
3287	MAPLE	8	1
3288	MAPLE	8	1
3289	MAPLE	8	1
3290	MAPLE	8	1
3291	MAPLE	6	1
3292	MAPLE	10	2
3293	COTTONWOOD	12	1
3294	COTTONWOOD	14	1
3295	COTTONWOOD	12	1
3296	MAPLE	4	1
3297	MAPLE	4	1
3298	MAPLE	6	1
3299	MAPLE	6	1
3300	MAPLE	8	1
3301	MAPLE	4	1
3302	MAPLE	14	1
3303	BASSWOOD	8	1
3304	MAPLE	4	1
3305	KENTUCKY COFFEE	8	1
3306	COTTONWOOD	28	1
3307	LOCUST	16	1
3308	LOCUST	14	1
3309	LOCUST	16	1
3310	LOCUST	14	1
3311	LOCUST	18	1
3312	LOCUST	14	1
3313	LOCUST	14	1
3314	LOCUST	14	1
3315	LOCUST	14	1
3316	LOCUST	14	1
3317	LOCUST	10	1
3318	RED PINE	8	1
3319	RED PINE	10	1
3320	RED PINE	12	1
3321	MAPLE	12	1
3322	MAPLE	12	1
3323	MAPLE	16	1
3324	MAPLE	14	1
3325	WHITE PINE	12	1
3326	SPRUCE	12	1
3327	SPRUCE	12	1
3328	RED PINE	16	1
3329	RED PINE	14	1
3330	MAPLE	14	1
3331	MAPLE	8	1
3332	MAPLE	6	1
3333	MAPLE	10	1
3334	MAPLE	12	1
3335	MAPLE	8	1
3336	MAPLE	12	1
3337	MAPLE	12	1
3338	MAPLE	12	1
3339	MAPLE	12	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3340	MAPLE	12	1
3341	MAPLE	12	1
3342	CATALPA	8	1
3343	MAPLE	10	1
3344	MAPLE	10	1
3345	MAPLE	10	1
3346	RED PINE	14	1
3347	RED PINE	12	1
3348	RED PINE	14	1
3349	LOCUST	12	1
3350	LOCUST	12	1
3351	LOCUST	14	1
3352	LOCUST	12	1
3353	LOCUST	12	1
3354	LOCUST	12	1
3355	LOCUST	12	1
3356	LOCUST	6	1
3357	ELM	6	3
3358	ELM	6	1
3359	BOX ELDER	4	1
3360	ELM	6	1
3361	COTTONWOOD	22	1
3362	COTTONWOOD	22	1
3363	COTTONWOOD	24	1
3364	MAPLE	4	2
3365	COTTONWOOD	26	1
3366	ELM	4	1
3367	ELM	8	1
3368	ELM	6	1
3369	ELM	6	1
3370	ELM	8	3
3371	BOX ELDER	4	1
3372	ELM	8	1
3373	MAPLE	6	1
3374	MAPLE	4	2
3375	MAPLE	8	1
3376	ELM	14	2
3377	ELM	8	1
3378	MAPLE	4	1
3379	MAPLE	4	1
3380	MAPLE	8	1
3381	ELM	10	1
3382	MAPLE	4	1
3383	MAPLE	4	1
3384	COTTONWOOD	16	2
3385	HACKBERRY	4	1
3386	ELM	12	1
3387	ELM	4	1
3388	ELM	6	1
3389	ELM	6	1
3390	ELM	10	1
3391	MAPLE	4	3
3392	ELM	12	1
3393	ELM	12	1
3394	ELM	6	1
3395	ELM	10	1
3396	MAPLE	8	1
3397	MAPLE	6	1
3398	MAPLE	4	1
3399	MAPLE	4	1
3400	HACKBERRY	4	1
3401	HACKBERRY	4	1
3402	HACKBERRY	6	1
3403	ELM	12	1
3404	ELM	8	1
3405	HACKBERRY	4	1
3406	ELM	12	1
3407	HACKBERRY	4	1
3408	HACKBERRY	4	1
3409	ELM	6	1
3410	ELM	4	1
3411	ELM	4	1
3412	ELM	4	1
3413	MAPLE	4	1
3414	MAPLE	4	1
3415	HACKBERRY	4	1
3416	HACKBERRY	8	1
3417	HACKBERRY	8	1
3418	ELM	12	1
3419	ELM	12	1
3420	HACKBERRY	10	1
3421	HACKBERRY	4	1
3422	HACKBERRY	4	1
3423	ELM	10	1
3424	HACKBERRY	10	1
3425	HACKBERRY	6	1
3426	HACKBERRY	8	1
3427	HACKBERRY	12	1
3428	HACKBERRY	4	1
3429	HACKBERRY	6	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3430	ELM	6	1
3431	ELM	8	1
3432	HACKBERRY	4	1
3433	HACKBERRY	8	1
3434	ELM	12	1
3435	HACKBERRY	8	1
3436	ELM	4	1
3437	ELM	4	1
3438	ELM	4	1
3439	HACKBERRY	10	1
3440	HACKBERRY	4	1
3441	HACKBERRY	6	1
3442	HACKBERRY	6	1
3443	HACKBERRY	6	1
3444	ELM	20	1
3445	HACKBERRY	6	1
3446	HACKBERRY	6	1
3447	ELM	6	1
3448	ELM	4	1
3449	MAPLE	4	1
3450	ELM	16	1
3451	ELM	8	1
3452	MAPLE	6	1
3453	ELM	4	1
3454	ELM	4	1
3455	MAPLE	4	1
3456	ELM	6	1
3457	ELM	12	1
3458	ELM	4	1
3459	MAPLE	4	1
3460	MAPLE	4	2
3461	MAPLE	10	1
3462	ELM	4	1
3463	MAPLE	4	1
3464	MAPLE	4	1
3465	ELM	6	1
3466	ELM	4	1
3467	ELM	12	1
3468	ELM	8	1
3469	ELM	12	1
3470	ELM	6	1
3471	MAPLE	6	1
3472	MAPLE	8	1
3473	ELM	4	1
3474	MAPLE	4	1
3475	MAPLE	6	1
3476	MAPLE	10	5
3477	MAPLE	10	1
3478	MAPLE	6	1
3479	BOX ELDER	10	1
3480	MAPLE	6	1
3481	MAPLE	4	1
3482	MAPLE	12	1
3483	MAPLE	6	3
3484	BOX ELDER	10	1
3485	MAPLE	10	1
3486	MAPLE	8	1
3487	BOX ELDER	12	1
3488	MAPLE	4	1
3489	MAPLE	6	1
3490	MAPLE	12	1
3491	MAPLE	16	1
3492	MAPLE	6	1
3493	MAPLE	6	1
3494	MAPLE	4	1
3495	WILLOW	40	1
3496	MAPLE	6	2
3497	MAPLE	4	5
3498	MAPLE	6	1
3499	BOX ELDER	12	1
3500	MAPLE	6	1
3501	MAPLE	4	1
3502	BOX ELDER	8	1
3503	BOX ELDER	8	1
3504	BOX ELDER	6	1
3505	MAPLE	8	1
3506	MAPLE	14	1
3507	BOX ELDER	4	2
3508	MAPLE	4	1
3509	MAPLE	10	1
3510	MAPLE	10	1
3511	BOX ELDER	8	1
3512	BOX ELDER	8	1
3513	MAPLE	6	1
3514	MAPLE	6	1
3515	MAPLE	8	1
3516	MAPLE	4	2
3517	RED PINE	14	1
3518	MAPLE	8	1
3519	ELM	8	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3520	MAPLE	8	1
3521	ELM	6	1
3522	BOX ELDER	4	1
3523	MAPLE	10	1
3524	MAPLE	8	1
3525	ELM	8	1
3526	COTTONWOOD	12	2
3527	COTTONWOOD	28	1
3528	MAPLE	8	3
3529	BOX ELDER	4	1
3530	BOX ELDER	6	1
3531	BOX ELDER	4	1
3532	ELM	4	1
3533	BOX ELDER	8	3
3534	BOX ELDER	6	2
3535	BOX ELDER	8	1
3536	BOX ELDER	8	1
3537	BOX ELDER	8	1
3538	BOX ELDER	8	1
3539	BOX ELDER	10	2
3540	BOX ELDER	6	1
3541	BOX ELDER	10	1
3542	BOX ELDER	10	1
3543	BOX ELDER	4	1
3544	BOX ELDER	6	1
3545	BOX ELDER	6	2
3546	ELM	12	1
3547	BOX ELDER	4	1
3548	BOX ELDER	6	1
3549	BOX ELDER	6	2
3550	BOX ELDER	6	1
3551	WILLOW	24	2
3552	BOX ELDER	6	1
3553	BOX ELDER	6	1
3554	ELM	6	1
3555	MAPLE	12	2
3556	MAPLE	4	2
3557	MAPLE	4	1
3558	MAPLE	4	1
3559	BOX ELDER	8	1
3560	BOX ELDER	12	1
3561	OAK	4	1
3562	HACKBERRY	6	1
3563	MAPLE	6	1
3564	MAPLE	4	1
3565	BOX ELDER	4	1
3566	BOX ELDER	6	1
3567	BOX ELDER	8	1
3568	BOX ELDER	8	1
3569	ELM	8	1
3570	ELM	4	1
3571	BOX ELDER	6	1
3572	BOX ELDER	6	1
3573	BOX ELDER	4	1
3574	BOX ELDER	4	1
3575	BOX ELDER	8	1
3576	MAPLE	4	1
3577	MAPLE	6	1
3578	MAPLE	4	1
3579	MAPLE	6	1
3580	MAPLE	6	1
3581	BOX ELDER	6	1
3582	BOX ELDER	4	1
3583	BOX ELDER	4	1
3584	HACKBERRY	6	1
3585	BOX ELDER	4	1
3586	BOX ELDER	4	1
3587	BOX ELDER	4	1
3588	BOX ELDER	6	1
3589	BOX ELDER	4	1
3590	ELM	10	2
3591	HACKBERRY	6	1
3592	ELM	8	1
3593	ELM	6	1
3594	MAPLE	4	1
3595	BOX ELDER	4	1
3596	HACKBERRY	6	1
3597	ELM	12	1
3598	ELM	4	1
3599	BOX ELDER	4	1
3600	BOX ELDER	6	1
3601	ELM	4	1
3602	ELM	12	1
3603	MAPLE	4	1
3604	HACKBERRY	6	1
3605	ELM	4	1
3606	ELM	4	1
3607	ELM	4	1
3608	ELM	4	1
3609	HACKBERRY	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3610	ELM	8	1
3611	BOX ELDER	4	1
3612	ELM	12	1
3613	HACKBERRY	4	1
3614	HACKBERRY	4	1
3615	COTTONWOOD	24	1
3616	MAPLE	4	1
3617	BOX ELDER	6	1
3618	ELM	8	1
3619	ELM	4	1
3620	ELM	4	1
3621	ELM	4	1
3622	MAPLE	4	1
3623	BOX ELDER	8	1
3624	BOX ELDER	4	1
3625	BOX ELDER	6	1
3626	BOX ELDER	6	1
3627	OAK	12	1
3628	BOX ELDER	8	1
3629	BOX ELDER	4	1
3630	COTTONWOOD	28	2
3631	MAPLE	6	1
3632	BOX ELDER	6	1
3633	BOX ELDER	8	1
3634	COTTONWOOD	26	1
3635	HACKBERRY	6	1
3636	BOX ELDER	8	1
3637	BOX ELDER	6	1
3638	BOX ELDER	10	1
3639	HACKBERRY	4	1
3640	MAPLE	4	1
3641	BOX ELDER	14	1
3642	MAPLE	8	1
3643	MAPLE	6	1
3644	BOX ELDER	6	1
3645	BOX ELDER	6	1
3646	BOX ELDER	10	1
3647	MAPLE	4	1
3648	BOX ELDER	6	1
3649	MAPLE	4	1
3650	BOX ELDER	10	1
3651	BOX ELDER	6	1
3652	COTTONWOOD	28	1
3653	BOX ELDER	4	1
3654	BOX ELDER	10	1
3655	BOX ELDER	12	1
3656	COTTONWOOD	16	1
3657	COTTONWOOD	14	2
3658	BOX ELDER	12	1
3659	COTTONWOOD	36	1
3660	COTTONWOOD	26	1
3661	BOX ELDER	4	1
3662	BOX ELDER	10	2
3663	MAPLE	10	1
3664	ELM	4	1
3665	BOX ELDER	10	1
3666	BOX ELDER	12	1
3667	BOX ELDER	10	1
3668	MAPLE	12	1
3669	ELM	14	1
3670	ELM	20	1
3671	BIRCH	4	1
3672	WALNUT	12	1
3673	WALNUT	12	1
3674	WALNUT	12	1
3675	WALNUT	10	1
3676	MAPLE	10	1
3677	MAPLE	4	1
3678	ELM	12	2
3679	LOCUST	8	1
3680	LOCUST	8	1
3681	COTTONWOOD	24	2
3682	ELM	12	2
3683	ELM	6	1
3684	ELM	8	1
3685	ELM	8	1
3686	ELM	14	1
3687	ELM	10	1
3688	ELM	10	1
3689	ELM	4	1
3690	COTTONWOOD	8	1
3691	COTTONWOOD	10	1
3692	COTTONWOOD	24	1
3693	COTTONWOOD	18	1
3694	COTTONWOOD	12	1
3695	COTTONWOOD	18	1
3696	BOX ELDER	6	1
3697	COTTONWOOD	18	1
3698	COTTONWOOD	24	1
3699	BOX ELDER	8	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3700	BOX ELDER	8	1
3701	BOX ELDER	8	1
3702	COTTONWOOD	16	2
3703	BOX ELDER	8	1
3704	COTTONWOOD	20	1
3705	BOX ELDER	4	1
3706	BOX ELDER	4	1
3707	COTTONWOOD	18	1
3708	BOX ELDER	8	1
3709	COTTONWOOD	18	1
3710	BOX ELDER

TREE INVENTORY TABLES

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
3970	BOX ELDER	8	1
3971	BOX ELDER	8	3
3972	ELM	6	1
3973	BOX ELDER	10	1
3974	BOX ELDER	10	1
3975	BOX ELDER	8	1
3976	BOX ELDER	6	1
3977	ELM	4	1
3978	MAPLE	16	1
3979	ELM	8	1
3980	MAPLE	4	1
3981	ELM	16	2
3982	ELM	8	1
3983	ELM	6	1
3984	BOX ELDER	6	1
3985	MAPLE	4	1
3986	BOX ELDER	4	1
3987	BOX ELDER	4	1
3988	BOX ELDER	6	1
3989	MAPLE	8	1
3990	BOX ELDER	4	1
3991	MAPLE	6	1
3992	MAPLE	6	1
3993	MAPLE	8	1
3994	MAPLE	8	1
3995	ELM	4	1
3996	MAPLE	6	1
3997	COTTONWOOD	28	2
3998	BOX ELDER	6	1
3999	BOX ELDER	8	1
4000	ELM	4	1
4001	ELM	4	1
4002	ELM	8	1
4003	MAPLE	6	1
4004	MAPLE	6	1
4005	ELM	6	1
4006	COTTONWOOD	26	1
4007	MAPLE	12	1
4008	MAPLE	4	1
4009	BOX ELDER	10	1
4010	BOX ELDER	6	1
4011	MAPLE	4	1
4012	MAPLE	4	1
4013	MAPLE	10	1
4014	HACKBERRY	14	1
4015	MAPLE	6	1
4016	ELM	16	1
4017	BOX ELDER	6	1
4018	COTTONWOOD	30	1
4019	ELM	10	1
4020	ELM	14	1
4021	BOX ELDER	12	1
4022	BOX ELDER	4	1
4023	BOX ELDER	12	1
4024	BOX ELDER	6	2
4025	MAPLE	14	1
4026	BOX ELDER	10	1
4027	BOX ELDER	6	1
4028	BOX ELDER	8	1
4029	BOX ELDER	4	1
4030	BOX ELDER	8	1
4031	BOX ELDER	4	1
4032	ELM	14	2
4033	ELM	10	1
4034	ELM	14	1
4035	ELM	10	1
4036	ELM	6	1
4037	ELM	12	1
4038	ELM	4	1
4039	ELM	12	1
4040	ELM	10	1
4041	BOX ELDER	10	1
4042	ELM	10	1
4043	ELM	6	1
4044	HACKBERRY	6	1
4045	ELM	6	1
4046	ELM	4	1
4047	BOX ELDER	10	3
4048	MAPLE	12	1
4049	MAPLE	4	1
4050	MAPLE	4	1
4051	ELM	6	1
4052	HACKBERRY	6	1
4053	MAPLE	4	1
4054	BOX ELDER	8	1
4055	BOX ELDER	8	1
4056	BOX ELDER	8	1
4057	COTTONWOOD	24	1
4058	BOX ELDER	6	1
4059	COTTONWOOD	20	2

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4060	HACKBERRY	4	1
4061	HACKBERRY	8	1
4062	HACKBERRY	8	1
4063	HACKBERRY	6	1
4064	HACKBERRY	6	1
4065	HACKBERRY	8	1
4066	HACKBERRY	9	1
4067	HACKBERRY	5	1
4068	HACKBERRY	9	1
4069	HACKBERRY	11	1
4070	HACKBERRY	7	1
4071	HACKBERRY	8	1
4072	HACKBERRY	9	1
4073	HACKBERRY	6	1
4074	HACKBERRY	10	1
4075	HACKBERRY	9	1
4076	HACKBERRY	9	1
4077	HACKBERRY	10	1
4078	HACKBERRY	10	1
4079	HACKBERRY	8	1
4080	MAPLE	12	1
4081	MAPLE	7	1
4082	MAPLE	8	1
4083	MAPLE	8	1
4084	MAPLE	12	1
4085	MAPLE	10	1
4086	MAPLE	8	1
4087	MAPLE	10	1
4088	MAPLE	10	1
4089	MAPLE	10	1
4090	MAPLE	9	1
4091	MAPLE	8	1
4092	MAPLE	9	1
4093	MAPLE	8	1
4094	MAPLE	9	1
4095	MAPLE	8	1
4096	MAPLE	9	1
4097	MAPLE	9	1
4098	MAPLE	9	1
4099	HACKBERRY	8	1
4100	HACKBERRY	10	1
4101	HACKBERRY	6	1
4102	HACKBERRY	7	1
4103	HACKBERRY	11	1
4104	HACKBERRY	6	1
4105	HACKBERRY	8	1
4106	HACKBERRY	6	1
4107	HACKBERRY	5	1
4108	HACKBERRY	9	1
4109	HACKBERRY	7	1
4110	HACKBERRY	9	1
4111	HACKBERRY	8	1
4112	HACKBERRY	12	1
4113	HACKBERRY	8	1
4114	HACKBERRY	8	1
4115	HACKBERRY	8	1
4116	MAPLE	10	1
4117	MAPLE	7	1
4118	COTTONWOOD	267	1
4119	COTTONWOOD	8	1
4120	MAPLE	20	1
4121	MAPLE	10	5
4122	MAPLE	24	1
4123	MAPLE	22	1
4124	MAPLE	26	1
4125	MAPLE	16	1
4126	MAPLE	18	1
4127	MAPLE	16	1
4128	MAPLE	16	1
4129	MAPLE	14	1
4130	MAPLE	10	1
4131	MAPLE	9	1
4132	BIRCH	12	2
4133	MAPLE	12	1
4134	MAPLE	24	1
4135	MAPLE	34	1
4136	MAPLE	12	3
4137	MAPLE	6	1
4138	MAPLE	12	1
4139	MAPLE	4	2
4140	MAPLE	6	1
4141	MAPLE	10	4
4142	MAPLE	75	1
4143	SPRUCE	14	1
4144	RED PINE	12	1
4145	RED PINE	12	1
4146	RED PINE	12	1
4147	RED PINE	13	1
4148	RED PINE	12	1
4149	MAPLE	11	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4150	MAPLE	12	1
4151	MAPLE	15	1
4152	MAPLE	15	1
4153	MAPLE	12	1
4154	MAPLE	10	1
4155	MAPLE	14	1
4156	SPRUCE	8	1
4157	SPRUCE	8	1
4158	RED PINE	10	1
4159	SPRUCE	35	1
4160	SPRUCE	6	1
4161	SPRUCE	6	1
4162	SPRUCE	6	1
4163	MAPLE	12	3
4164	POPLAR	10	1
4165	SPRUCE	6	1
4166	SPRUCE	6	1
4167	SPRUCE	8	1
4168	PLUM	4	1
4169	PLUM	4	1
4170	PLUM	4	1
4171	MAPLE	8	1
4172	MAPLE	8	1
4173	RED PINE	7	1
4174	MAPLE	4	1
4175	MAPLE	10	1
4176	MAPLE	10	1
4177	MAPLE	12	1
4178	MAPLE	5	1
4179	MAPLE	10	1
4180	MAPLE	8	1
4181	MAPLE	8	1
4182	POPLAR	4	1
4183	OAK	12	2
4184	MAPLE	12	2
4185	MAPLE	12	2
4186	MAPLE	8	1
4187	MAPLE	4	1
4188	POPLAR	4	1
4189	POPLAR	4	1
4190	POPLAR	4	1
4191	MAPLE	6	1
4192	MAPLE	8	1
4193	MAPLE	6	1
4194	MAPLE	12	1
4195	ASH	6	1
4196	MAPLE	4	1
4197	MAPLE	6	1
4198	MAPLE	6	1
4199	ASH	4	1
4200	MAPLE	4	1
4201	OAK	16	2
4202	ASH	8	1
4203	OAK	8	1
4204	OAK	12	2
4205	ASH	4	1
4206	MAPLE	4	1
4207	OAK	8	1
4208	ASH	4	1
4209	POPLAR	6	1
4210	WHITE PINE	4	1
4211	MAPLE	8	1
4212	MAPLE	8	1
4213	MAPLE	12	1
4214	MAPLE	4	1
4215	MAPLE	6	2
4216	MAPLE	4	1
4217	ASH	4	1
4218	HACKBERRY	18	1
4219	ASH	4	1
4220	HACKBERRY	8	1
4221	ASH	6	1
4222	ASH	4	1
4223	ELM	6	1
4224	MAPLE	4	1
4225	MAPLE	14	3
4226	MAPLE	26	1
4227	MAPLE	8	1
4228	CHERRY	10	2
4229	OAK	10	1
4230	OAK	24	1
4231	MAPLE	6	1
4232	MAPLE	4	1
4233	MAPLE	4	1
4234	MAPLE	4	1
4235	MAPLE	24	1
4236	MAPLE	8	1
4237	MAPLE	4	1
4238	ASH	4	1
4239	ASH	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4240	ASH	6	1
4241	ASH	30	2
4242	ASH	22	3
4243	ASH	6	1
4244	ASH	6	2
4245	ASH	8	2
4246	ASH	6	1
4247	MAPLE	8	2
4248	ASH	8	1
4249	ASH	6	1
4250	ASH	10	1
4251	ASH	14	1
4252	ASH	6	1
4253	ASH	8	1
4254	ASH	8	2
4255	ASH	10	1
4256	ASH	12	1
4257	ASH	8	1
4258	ASH	6	1
4259	ASH	4	1
4260	ASH	10	3
4261	ASH	6	1
4262	ASH	18	1
4263	ASH	4	1
4264	ASH	8	4
4265	ASH	8	2
4266	ASH	8	1
4267	ASH	8	2
4268	ASH	12	2
4269	ASH	8	1
4270	ASH	8	1
4271	ASH	12	1
4272	ASH	18	1
4273	ASH	8	1
4274	ASH	18	1
4275	ASH	8	2
4276	ASH	10	2
4277	ASH	8	1
4278	MAPLE	10	1
4279	MAPLE	16	1
4280	WHITE PINE	6	5
4281	BUCKTHORN	4	1
4282	GINKGO	4	4
4283	SPRUCE	14	1
4284	PLUM	4	1
4285	MAPLE	18	1
4286	SPRUCE	16	1
4287	BUCKTHORN	4	1
4288	BUCKTHORN	4	1
4289	BUCKTHORN	6	2
4290	BUCKTHORN	6	4
4291	BUCKTHORN	6	3
4292	BUCKTHORN	6	2
4293	BUCKTHORN	4	1
4294	BUCKTHORN	12	1
4295	BUCKTHORN	4	1
4296	BUCKTHORN	4	2
4297	BUCKTHORN	6	5
4298	WHITE PINE	16	1
4299	CEDAR	4	1
4300	CEDAR	4	1
4301	CEDAR	4	1
4302	CEDAR	4	1
4303	CEDAR	4	1
4304	CEDAR	4	1
4305	CEDAR	4	1
4306	CEDAR	4	1
4307	CEDAR	4	1
4308	CEDAR	4	1
4309	CEDAR	4	1
4310	ASH	19	1
4311	ASH	15	1

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 1.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

PARK NAME:
Shingle Creek Park
PROPERTY ADDRESS:
2010 50th Avenue North
Minneapolis, Minnesota 55430

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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LEGAL DESCRIPTION:

Parcel 6:

Lot 2, Block 1, Humboldt Greenway Addition.
Hennepin County, Minnesota
Torrens Property

Parcel 8:

That part of Lot 4, Block 1, Humboldt Greenway Addition embraced within Lot 21, Auditor's Subdivision No. 159, Hennepin County, Minnesota; And

That part of Lot 4, Block 1, Humboldt Greenway Addition embraced within vacated 46th Avenue North, as dedicated in "Gillespie's Camden Oaks Addition to Minneapolis", Hennepin County, Minnesota; And

Lot 4, Block 1, Humboldt Greenway Addition, Except that part thereof embraced within vacated 46th Avenue North, as dedicated in "Gillespie's Camden Oaks Addition to Minneapolis" and Except that part of said Lot 4 embraced within Lot 21, Auditor's Subdivision No. 159, Hennepin County, Minnesota.

Torrens Property

Parcel 9:

Lots 1 to 6, inclusive, Block 2, S.W. Pond's Addition to Minneapolis; also
That part of the East Half of Colfax Avenue, vacated lying between extensions Westward across it of the North and South line of said Lot 6.

Hennepin County, Minnesota
Torrens Property

Parcel 10:

Lot 3, Auditor's Subdivision No. 159.

Hennepin County, Minnesota
Torrens Property

Parcel 11:

All of Block 9, Girard Brookside Park, Minneapolis, Minnesota, together with adjoining one-half of vacated street and alley as vacated thereto, by vacation thereof.

Hennepin County, Minnesota
Abstract Property

Parcel 12:

All of Block 3, S.W. Pond's Addition to Minneapolis, together with adjoining one-half of Colfax Avenue North vacated by vacation thereof.

Hennepin County, Minnesota
Abstract Property

Parcel 13:

Lots 8, 9 and 10, Block 2, Gillespie's Camden Oaks Addition to Minneapolis, except those parts deeded to the County of Hennepin, a Minnesota body corporate a and politic, by Quit Claim Deed dated October 11, 2001, filed October 30, 2001, as Document No. 7570143, which lies Northeasterly of the Northeasterly right of way line of Shingle Creek Parkway as opened by the City of Minneapolis Board of Park Commissioners Resolution adopted July 6, 1960, filed November 17, 1960, as Document No. 3262594;

Together with adjoining one-half of vacated Street, accruing thereto by reason of vacation thereof.

Hennepin County, Minnesota
Abstract Property

Parcel 14:

Lots 2, 3, 4, 5, 6, 7 and Lot 13, lying North of Shingle Creek Parkway, and the South one-third (1/3) of Lot 14, all in Block 3, lying Southwesterly of the Northeasterly right of way line of Shingle Creek Parkway as opened by the City of Minneapolis Board of Park Commissioners Resolution adopted July 6, 1960, filed November 17, 1960, as Document No. 3262594 (Abstract), and filed February 6, 1961, as Document No. 649841 (Torrens).

Hennepin County, Minnesota
Abstract Property

AND

Lots 8, 9 10, 11 and 12, except vacated Girard Avenue North adjoining said lots and except vacated 46th Avenue North adjoining said Lot 12;

That part of Lot 13 lying South of Shingle Creek;

All in Block 3, Gillespie's Camden Oaks Addition to Minneapolis, Hennepin County, Minnesota
Torrens Property

AND

The North two-thirds of Lot 14, Block 3, Gillespie's Camden Oaks Addition to Minneapolis, except that part thereof lying Northeasterly of the Northeasterly right of way line of Shingle Creek Parkway as opened by the City of Minneapolis Board of Park Commissioners in Resolution adopted July 6, 1960, filed February 6, 1961, as Document No. 649841 (Torrens), and filed November 17, 1960, as Document No. 3262594 (Abstract).

Hennepin County, Minnesota
Torrens Property

Parcel 21:

Lots 1 and 2, Block 4, Gillespie's Camden Oaks Addition to Minneapolis; And
That part of the Lot 14, Block 4, Gillespie's Camden Oaks Addition to Minneapolis which lies Northerly and Northeasterly of a line described as:

Commencing at the Southwest corner of said Lot 14; thence Northerly along the Westerly line thereof, 90 feet to the point of beginning of a line to be described; thence Easterly parallel with the South line of said Lot 14, distant 40 feet; thence Southeasterly to the point of intersection of the East line of alley in said Block 4, and the Easterly extension of the South line of said Lot 14 and said line there terminating. Together with adjoining one-half of vacated streets accruing thereto, by reason of vacation thereof.

Hennepin County, Minnesota
Abstract and Torrens Property

Parcel 22:

Lots 14, 15, 16, 17 and 18, Block 3, James M. Gillespie's Third Addition to Minneapolis, Excepting those parts of Lots 15, 16, 17 and 18, Block 3, James M. Gillespie's Third Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, which lie Northeasterly of the Northeasterly right of way line of Shingle Creek Parkway as opened by the City of Minneapolis Board of Park Commissioners Resolution adopted July 6, 1960, filed November 17, 1960, as Document No. 3262594 (Abstract), acquired the County of Hennepin, a Minnesota body corporate and politic by Quit Claim Deed dated October 11, filed October 30, 2001, as Document No. 7570143 (Abstract), together with adjoining one-half of vacated streets accruing thereto by vacation thereof.

Hennepin County, Minnesota
Abstract Property

AND

The South Half of Lot 12 and all of Lot 13, in Block 3, in James M. Gillespie's Third Addition to Minneapolis, together with one-half vacated streets, accruing thereto, by reason of vacation thereof.

Hennepin County, Minnesota
Torrens Property

Parcel 23:

Lots 17 and 18, Block 20, Auditor's Subdivision No. 159, Hennepin County, Minnesota; Also

Part of Lots 7, 8 and 15, lying Southwesterly of the Northeasterly right of way line of Shingle Creek Parkway as opened by the City of Minneapolis Board of Park Commissioners Resolution adopted July 6, 1960, filed November 17, 1960, as Document No. 3262594 (Abstract); Also

Part of Lot 16, lying Southwesterly of the Southwesterly right of way line of said parkway; Also,

That part of Lot 20, lying Easterly of the West 167 feet thereof; Also,

that part of Lot 23, lying Northeasterly of a line running from the Southeast corner of said Lot 10 to a point in the East line of said Lot 23, a distance of 30 feet North of the Extension of the Center line of 45th Avenue North, together with vacated streets accruing thereto by reason of vacation thereof.

Hennepin County, Minnesota
Abstract Property

Parcel 24:

All that part of Lot 17, Auditor's Subdivision No. 208, Hennepin County, Minnesota, described as follows:

Commencing at Northeast corner of said Lot 17; thence Westerly along North line of said Lot 17, a distance of 262.72 feet; thence South at right angles a distance of 500 feet; thence Southeasterly in a straight line to a point on the center line of 47th Avenue North, produced Westerly, 60 feet West of West line of Humboldt Avenue North; thence Easterly along said center line of 47th Avenue North produced, a distance of 60 feet to West line of Humboldt Avenue North; thence North along said West line to point of beginning.

AND

All that part of Lot 17, Auditor's Subdivision Number 208, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast corner of said Lot 17; thence Westerly along the North line of said Lot 17, a distance of 262.72 feet to a point of beginning of the land to be described; thence South at right angles to said North line of Lot 17, a distance of 500 feet; thence Northwesterly in a straight line to a point on the North line of said Lot 17, a distance of 60 feet West of point of beginning; thence Easterly 60 feet to a point of beginning; all according to the recorded plat thereof,
Hennepin County, Minnesota.

Together with vacated streets accruing thereto, by reason of vacation thereof.

Hennepin County, Minnesota
Abstract Property

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

2. The address of the property described hereon is:
Shingle Creek Park 2010 50th Avenue North, Minneapolis, Minnesota 55430

   Parcel 6: 4641 Girard Avenue North, Minneapolis Minnesota 55412 (PID 12-118-21-33-0095)
   Parcel 8: 1315 46th Avenue North, Minneapolis Minnesota 55412 (PID 12-118-21-33-0098)
   Parcel 9: 901 45th Avenue North, Minneapolis Minnesota 55412 (PID 13-118-21-21-0024)
   Parcel 10: 4400 Bryant Avenue North, Minneapolis Minnesota 55430 (PID 13-118-21-21-0001)
   Parcel 11: 4700 Humboldt Avenue North, Minneapolis Minnesota 55430 (PID 12-118-21-32-0198)
   Parcel 12: 925 45th Avenue North, Minneapolis Minnesota 55412 (PID 13-118-21-21-0025)
   Parcel 13: 4612 Fremont Avenue North, Minneapolis Minnesota 55412 (PID 12-118-21-33-0100)
   Parcel 14: 4631 Fremont Avenue North, Minneapolis Minnesota 55412 (PID 12-118-21-33-0102)
   Parcel 21: 4645 Girard Avenue North, Minneapolis Minnesota 55412 (PID 12-118-21-33-0096)
   Parcel 22: 4506 Dupont Avenue North, Minneapolis Minnesota 55412 (PID 12-118-21-34-0224)
   Parcel 23: 1101 46th Avenue North, Minneapolis Minnesota 55412 (PID 12-118-21-33-0104)
   Parcel 24: 4801 Humbolt Avenue North, Minneapolis Minnesota 55430 (PID 11-118-21-41-0005)
   1601 49th Avenue North, Minneapolis Minnesota 55430 (PID 11-118-21-41-0002)

3. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Flood Zone AE (Base Flood Elevation determined), Floodway Areas in Zone AE (The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights) and Other Flood Areas – Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Federal Insurance Rate Map No. 27053 C 0212 F and Map No. 27053 C 0216 F, dated November 4, 2016. The delineation lines between flood zones depicted hereon are subject to map scale uncertainty.

4. The total area of the property described hereon is 920,240 square feet or 21.12580 acres.
The area of the property hereon described less areas used for right-of-way purposes is 819,675 square feet or 18.81715 acres.

5. 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 "WEBB MNDT" GSID Station #11852
   Elevation = 836.47 feet. (NGVD29)

   SITE BENCHMARKS: See Sheets 15-20 for locations of Site Benchmark information.

7a. Exterior building dimensions are depicted hereon.

7c. The measured building heights are depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains no striped parking spaces.

11a. 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. 233461351, Ticket No. 233461324, Ticket No. 233461295, Ticket No. 233461296 and Ticket No. 233461390. 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.

11b. A private utility locate was provided by ZoneOne Locating, on May 28, 2024. 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.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 233470524, Ticket No. 233470568 and Ticket No. 233470477.

ARVIG
COMCAST
MCI
SPRINT/COGENT COMMUNICATIONS
XCEL ENERGY
ZAYO BANDWIDTH
CITY OF MINNEAPOLIS WATER
CITY OF MINNEAPOLIS TRAFFIC
CITY OF MINNEAPOLIS SEWER
CENTURYLINK – CTLQL
METROPOLITAN COUNCIL (MCES)
CENTER POINT ENERGY
MINNEAPOLIS PARK AND REC

SURVEY ITEMS PER SCHEDULE B:

ITEM 11: Easement rights in favor of the City of Minneapolis, and Northern States Power Company, its successors and assigns, together with right to enter regarding portions of vacated alleys and streets as reserved in Resolution No. 91R-169, vacating various streets and alleys along Shingle Creek Drive, approved April 18, 1991, filed January 27, 1992, as Document No. 2232239 (Torrens) and 5869087 (Abstract). (Parcels 1 and 11)

Said reserved easements affect the surveyed property and are depicted hereon.

ITEM 38: Drainage and utility easements shown on the recorded plat of Humboldt Greenway Addition. (shown as a recital on the Certificate of Title) (Parcel 6)

Said easements affect the surveyed property and are depicted hereon.

ITEM 39: Subject to utility easements in vacated Malmquist Lane in favor of NSP, the City of Minneapolis, their successors and assigns, and US West, as reserved in Resolution 2000R-327 approved July 20, 2000, filed August 8, 2000, as Document No. 3303401; (as to part of Lot 3, Block 4, Gillespie's Camden Oaks Addition to Minneapolis) Now as to part of Lot 2. (shown as a recital on the Certificate of Title) (Parcel 21)

As affected by Resolution 2001R-276, vacating the 20 foot wide sewer easement reserved by the City of Minneapolis in its vacation of Malmquist Lane (Vac #1355), approved June 28, 2001, filed August 2, 2001, as Document No. 7515925 (Abstract), and filed October 22, 2001, as Document No. 3449386 (Torrens).

Said easements affect the surveyed property and are depicted hereon.

ITEM 40: Subject to utility easements reserved in Resolution 2000R-326 approved July 20, 2000, filed August 8, 2000, as Document No. 3303400 (Torrens), and filed December 18, 2000, as Document No. 7396907 (Abstract); (as to vacated Girard Avenue North) Now as to part of Lot 2. (shown as a recital on the Certificate of Title) (Parcels 6 and 14)

Said easements affect the surveyed property and are depicted hereon.

ITEM 41: Subject to mineral and mineral rights reserved by the State of Minnesota, shown as a recital on the Certificate of Title. (Parcel 6)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 42: Subject to public pond and trailway contained in Declaration of Public Pond and Trailway Rights dated April 25, 2002, filed October 8, 2013, as Document Nos. T05124125 (Torrens) and A10016959 (Abstract). (Parcels 6, 8, 11, 13, 14, 21, 22 and 23, and other land)

NOTE: All rights, restrictions and conditions created under this Declaration terminate in their entirety on December 31, 2022.

Said rights, restrictions and conditions appear to have terminated and are not depicted hereon.

NOTE: Said document appears to have been recorded missing a sheet containing the end of the legal description of Parcel 1 and the beginning of the legal description of Parcel 2.

ITEM 46: Drainage and utility easements shown on the recorded plat of Humboldt Greenway Addition, shown as a recital on the Certificate of Title. (Parcel 7)

Said easements affect the surveyed property and are depicted hereon.

ITEM 47: Subject to utility easements in favor of Minnegasco, NSP, US West and the City of Minneapolis, their successors and assigns, as reserved in Resolution 2000R-328 approved July 20, 2000, filed August 8, 2000, as Document No. 3303402 (Torrens); (as to vacated 46th Avenue North) Now as to part of Lot 4, shown as a recital on the Certificate of Title. (Parcels 8 and 14)

As affected by Examiner of Titles Directive(Adding Land in Vacated Street/Alley) dated September 18, 2000, filed December 18, 2000, as Document No. 3342176, and Correction filed January 17, 2001, as Document No. 2906595.

As affected by Resolution 2006R-43489 adopted August 18, 2006, filed December 26, 2006, as Document No. 8912887 (Abstract), vacating a portion sewer easement.

Said easement which affected the surveyed property was vacated per Resolution 2006R-43489, Document No. 8912887.

ITEM 48: Subject to mineral and mineral rights reserved by the State of Minnesota, shown as a recital on the Certificate of Title. (Parcel 8)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 49: Drainage and utility easements shown on the recorded plats of Humboldt Greenway Addition and Gillespie's Camden Oaks Addition to Minneapolis, and shown as a recital on the Certificate of Title. (Parcel 8)

Said easements affect the surveyed property and are depicted hereon.

ITEM 50: Subject to minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated September 26, 1949, filed October 7, 1949, as Document No. 294045. (shown as a recital on the Certificate of Title) (Parcel 9)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 51: Subject to minerals and mineral rights reserved by the State of Minnesota in in Conveyance of Forfeited Lands dated September 26, 1949, filed October 7, 1949, as Document No. 294046. (Parcel 10)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 52: Terms and conditions of Resolution, consenting to the use of the land for street purposes, filed November 17, 1960, as Document No. 3262594 (Abstract), and filed February 6, 1961, as Document No. 649841 (Torrens).
(Parcels 11, 12, 14, 21, 22 and 23, and other land)

Said terms and conditions affect the surveyed property. The easement for right of way purposes is depicted hereon.

ITEM 53: Terms and conditions of Resolution 20-0373R2 adopted October 20, 2020, filed October 26, 2020, as Document No. 10853594.

Said terms and conditions affect the surveyed property. No plottable items to depict.

ITEM 54: Terms and conditions of and easement for spur track and related purposes in favor of Minneapolis, St. Paul and Sault Ste. Marie Railway Company contained in Indenture dated April 21, 1916, filed December 1, 1916, as Document No. 827717. (Parcel 12)

Said spur track referenced in said easement has been removed and said easement appears to have been permanently abandoned. No plottable items to depict.

ITEM 55: Reservation of easements in favor of the City of Minneapolis, Northern States Power Company, its successors and assigns, as reserved in Resolution 91R-169 adopted April 18, 1991, filed January 27, 1992, as Document No. 5869087 (Abstract), and filed January 27, 1992, as Document No. 2232239 (Torrens). (Parcels 12, 14, 21 and 22, and other lands)

Said easements affect the surveyed property and are depicted hereon..

ITEM 56: Subject to right of way of Shingle Creek Parkway as opened by Resolution adopted July 6, 1960, filed November 17, 1960, as Document No. 3262594.

Said easement for right of way of Shingle Creek Parkway affects the surveyed property and is depicted hereon.

ITEM 57: Subject to the rights of the State of Minnesota, in and to Shingle Creek and consequences of changes in the shoreline thereof, as evidenced on available maps and recorded plats.

Said Shingle Creek affects the surveyed property and is depicted hereon.

ITEM 58: Subject to minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated February 19, 1946, filed June 16 1946, as Document No. 2377208. (N2 Lot 2 – Parcel 14)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 59: Subject to minerals and mineral rights reserved by the State of Minnesota, shown as a recital on the Certificates of Title. (Parcel 14)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

SURVEY ITEMS PER SCHEDULE B:

ITEM 64: Subject to minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated July 1, 1942, filed July 22, 1942, as Document No. 2148995 (Abstract). (Pt Lot 1 – Parcel 21)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 65: Subject to minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated May 25, 1943, filed July 1, 1943, as Document No. 2188858. (Lot 2 – Parcel 21)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 66: Subject to possible 14 foot alley located within Block 4 of Gillespie's Camden Oaks Addition, adjacent to Lots 1 and 14 thereof. No vacation of said portion of alley does not appear of record. Said alley doesn't appear on available maps. (Parcel 21)

Said alley located with in Block 4, Gillespie's Camden Oaks Addition lying northerly of Malmquist Lane is depicted hereon. The portion of the alley is depicted as vacated per Hennepin County Half Section Mapping, no recorded documents were provided to the status of the alley vacation.

ITEM 67: Reservation of easements in favor of NSP, US West as reserved in Resolution 2000R-325 approved July 20, 2000, filed August 8, 2000, as Document No. 3303399 (Torrens), and filed December 18, 2000, as Document No. 7396906 (Abstract). (Parcel 21)

Said easements do not affect the surveyed property and is depicted hereon for reference.

ITEM 68: Terms of Resolution adopted November 1, 1961, filed October 17, 1988, as Document No. 5465888 (Abstract), and filed November 1, 1988, as Document No. 1970722 (Torrens). (Parcel 21 and other land)

The property described in said resolution is adjacent to the surveyed property and is depicted hereon for reference.

ITEM 69: Subject to minerals and mineral rights reserved by the State of Minnesota, shown as a recital on the Certificates of Title. (Parcel 21)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon. (See Item 64 & Item 65)

ITEM 70: Subject to minerals and mineral rights reserved by the State of Minnesota in Conveyance of Forfeited Lands dated August 19, 1943, filed September 6, 1945, as Document No. 2305753 (Abstract). (Lot 18 – Parcel 22)

Said reservation of mineral and mineral rights affect the surveyed property and referenced lots are depicted hereon.

ITEM 71: Easement for public alley, streets and highways in favor of the City of Minneapolis, a Minnesota municipal corporation, set forth in Indenture dated July 30, 1930, filed January 3, 1931, as Document No. 1627596. (Parcel 23)

As affected by Resolution 91R-169 adopted April 12, 1991, filed January 27, 1992, as Document No. 5869087.

As affected by Resolution 2000R-328 adopted July 14, 2000, filed December 18, 2000, as Document No. 7396908.

Said easements as affected by said resolutions are adjacent to the surveyed property and are depicted hereon for reference.

ITEM 72: Easement for underground public utilities set forth in Utility Easement dated October 31, 1967, filed November 27, 1967, in Book 2613 of Deeds, Page 499, as Document No. 3688341. (Parcel 24)

Said easement does not affect the surveyed property and is depicted hereon for reference.

ITEM 73: Terms and conditions of Ordinance, vacating certain streets and alleys, passed March 29, 1912, filed April 23, 1926, as Document No. 1347652. (Parcel 24 and other lands)

Said terms and conditions affect the surveyed property. The referenced right of way to be conveyed is depicted hereon. (See Item 74)

ITEM 74: Subject to right of way as evidenced in Instrument dated March 30, 1912, filed November 26, 1913, as Document No. 696413. (Parcel 24 and other land)

Said right of way is adjacent to the surveyed property and is depicted hereon for reference.

ITEM 75: Terms and conditions of unrecorded License Agreement dated October 22, 1930, between Minneapolis, St. Paul & Sault Ste. Marie Railway Company, and the City of Minneapolis, as set forth in Warranty Deed dated September 28, 1945, filed October 18, 1945, as Document No. 2315060. (Parcel 24)

Said terms and conditions affect the surveyed property and the referenced northerly 6 feet granted for the construction and maintenance of a roadway ditch is depicted hereon.

ITEM 76: Easement for roadway purposes dedicated and set forth in Indenture dated June 21, 1967, filed June 27, 1967, in Book 2591 of Deeds, Page 466, as Document No. 3661779. (Parcel 24)

Said easement affects the surveyed property and is depicted hereon.

ITEM 77: Terms, conditions and restrictions of and easement to be used in common for ingress and egress to Humboldt Avenue North set forth in Indenture dated June 23, 1967, filed July 7, 1967, in Book 2593 of Deeds, Page 5, as Document No. 3663311, and in Indenture dated June 2, 1967, filed June 5, 1967, in Book 2589 of Deeds, Page 229, as Document No. 3658353. (Parcel 24)

As affected by and together with Street Dedication dated October 16, 2002, filed March 3, 2004, as Document No. 8303995.

Said street dedication is adjacent to the surveyed property and is depicted hereon for reference.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-1986 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title as agent for Chicago Title Insurance Company, Commitment No. CP73395 (Supplement No. 1) dated April 25, 2024 at 7:00 am.
3. Per client request Parcels 1-5, 7, 15-20 & 25-26 are not included in this survey.
4. Documentation for all vacated streets and alleys depicted hereon has not been provided. For the purposes of this survey, if no documentation was provided, a vacated street or alley is depicted as shown on available Hennepin County mapping. Based on experience, the documentation for these street and alley vacations may not be recorded with Hennepin County. Instead, these documents may be filed with the City of Minneapolis, and often prove difficult to retrieve.

CERTIFICATION:

To Minneapolis Park and Recreation Board, Commercial Partners Title 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 2021 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, 7(a), 7(c), 8, 9, 11(a) and 11(b) of Table A thereof. The fieldwork was completed on October 18, 2024.

Date of Plat or Map: October 22, 2024.

Eric A Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

FIELD BOOK	PAGE

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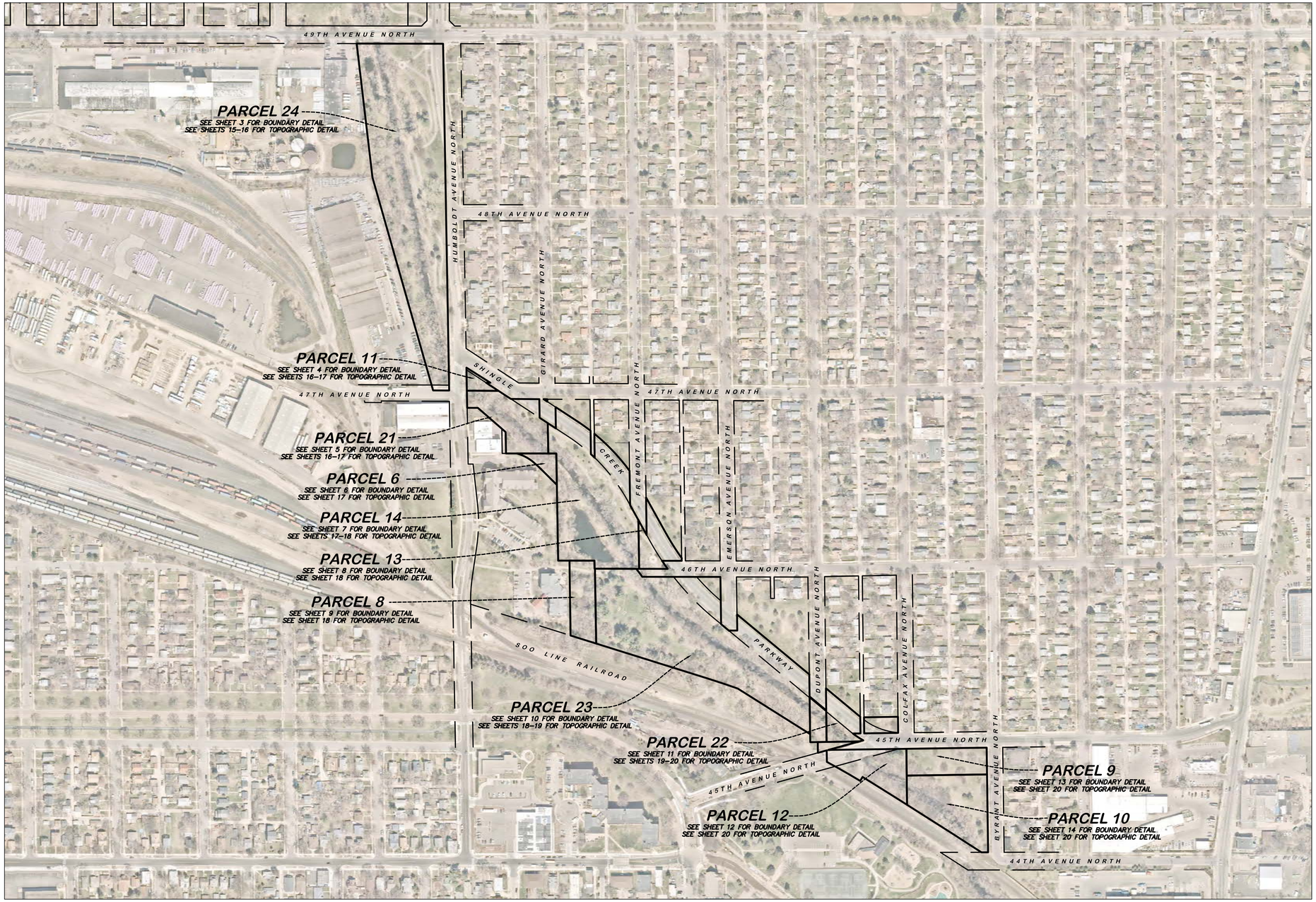
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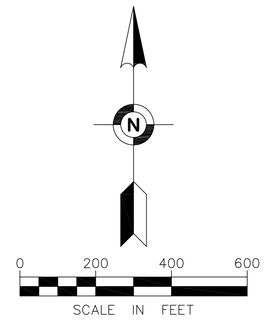
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OVERALL BOUNDARY DETAIL

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board





GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 233470524, Ticket No. 233470568 and Ticket No. 233470477.

ARVIG
COMCAST
MCI
SPRINT/COGENT COMMUNICATIONS
XCEL ENERGY
ZAYO BANDWIDTH
CITY OF MINNEAPOLIS WATER
CITY OF MINNEAPOLIS TRAFFIC
CITY OF MINNEAPOLIS SEWER
CENTURYLINK – CTLGL
METROPOLITAN COUNCIL (MCES)
CENTER POINT ENERGY
MINNEAPOLIS PARK AND REC

SHEET LAYOUT INDEX:

SHEET 1:	Legal Description, General Survey Notes, Schedule BII Items, Optional Table A Items, Certification
SHEET 2:	Overall Boundary Detail, Sheet Layout Index
SHEET 3:	Boundary Detail Parcel 24
SHEET 4:	Boundary Detail Parcel 11
SHEET 5:	Boundary Detail Parcel 21
SHEET 6:	Boundary Detail Parcel 6
SHEET 7:	Boundary Detail Parcel 14
SHEET 8:	Boundary Detail Parcel 13
SHEET 9:	Boundary Detail Parcel 8
SHEET 10:	Boundary Detail Parcel 23
SHEET 11:	Boundary Detail Parcel 22
SHEET 12:	Boundary Detail Parcel 12
SHEET 13:	Boundary Detail Parcel 9
SHEET 14:	Boundary Detail Parcel 10
SHEET 15:	Topographic Detail Parcel 24
SHEET 16:	Topographic Detail Parcel 11, 21 & 24
SHEET 17:	Topographic Detail Parcels 6, 11, 14 & 21
SHEET 18:	Topographic Detail Parcels 8, 13, 14 & 23
SHEET 19:	Topographic Detail Parcels 22 & 23
SHEET 20:	Topographic Detail Parcels 9, 10, 12 & 22
SHEET 21:	Tree Inventory Tables
SHEET 22:	Tree Inventory Tables

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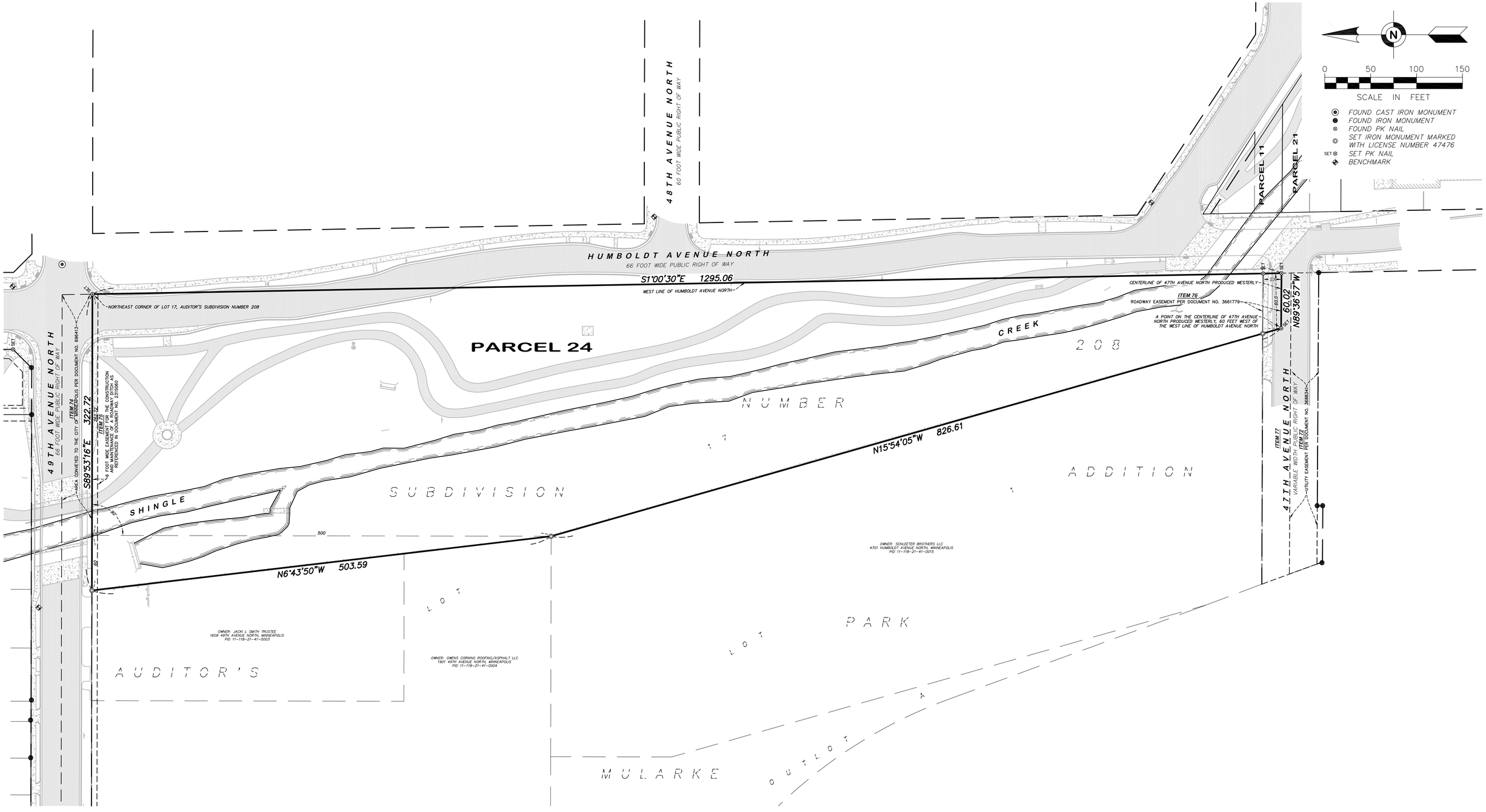
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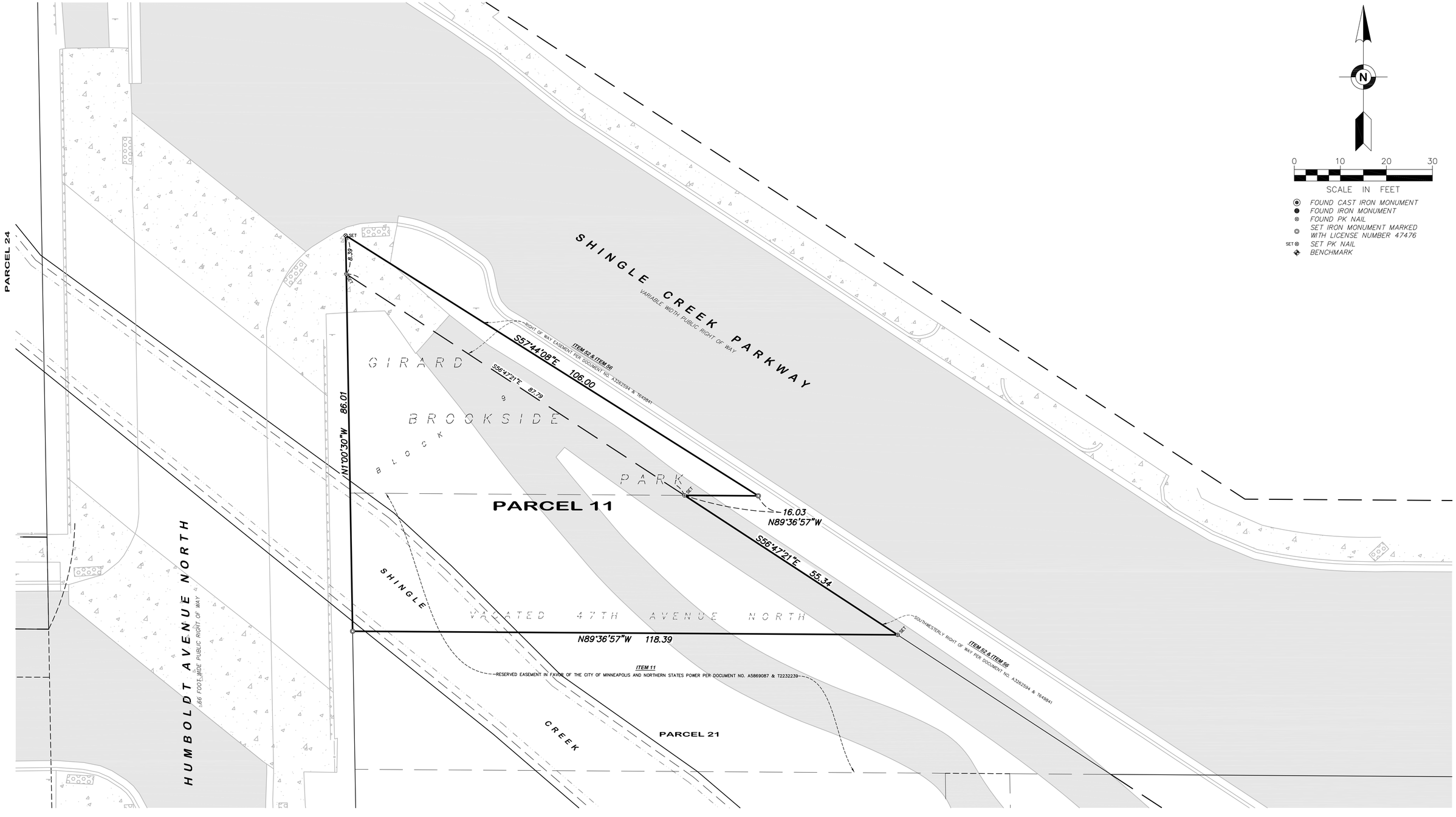
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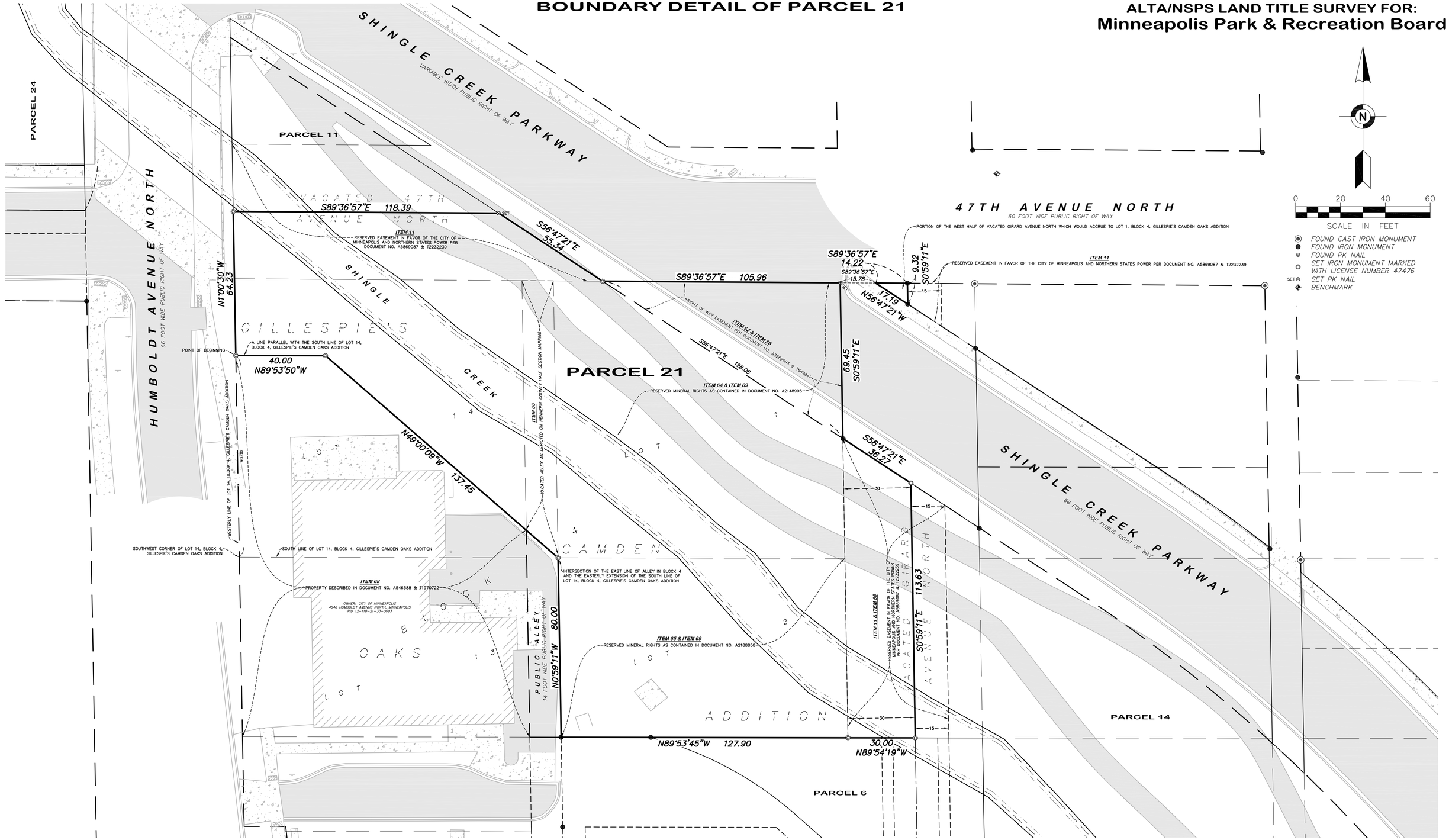
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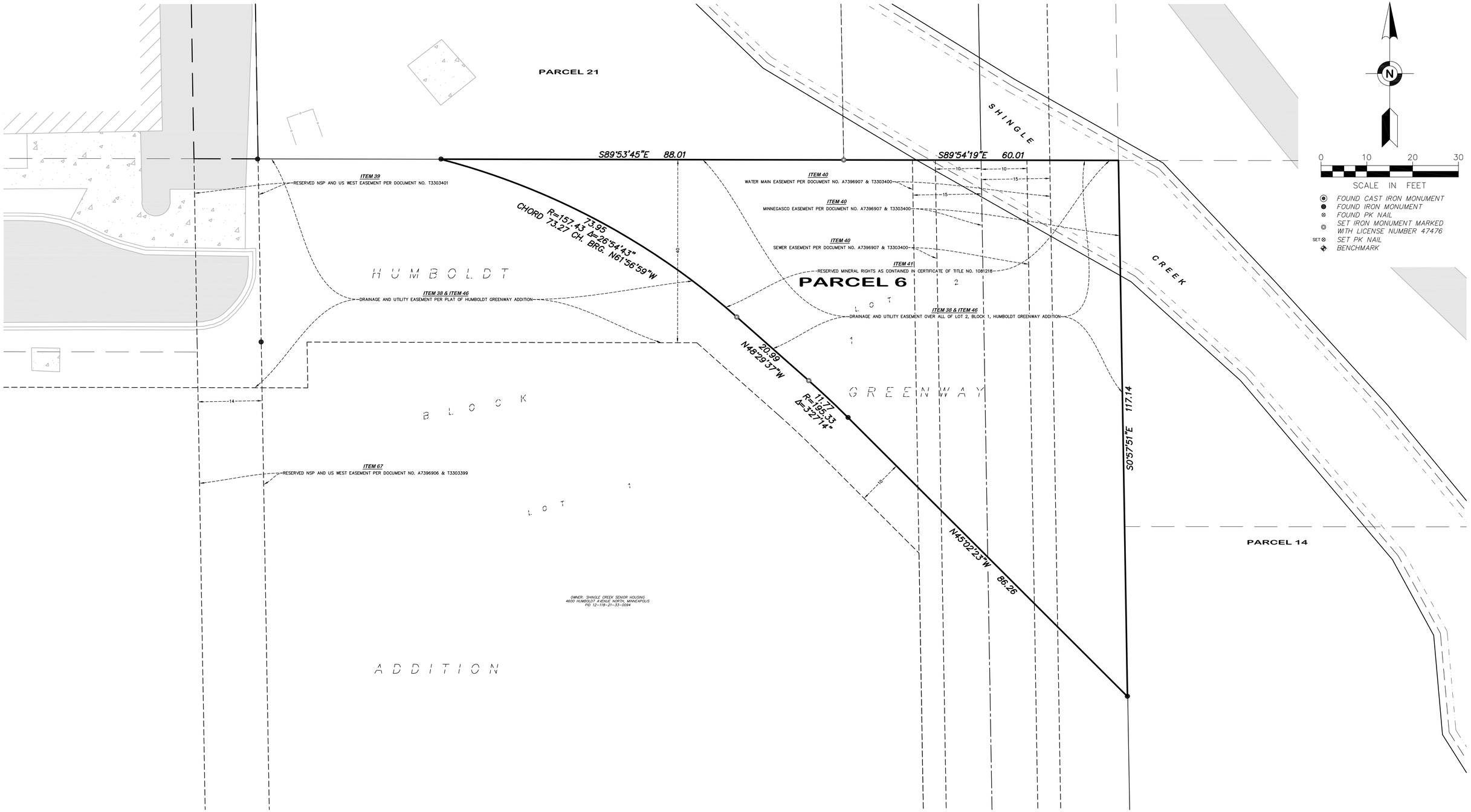
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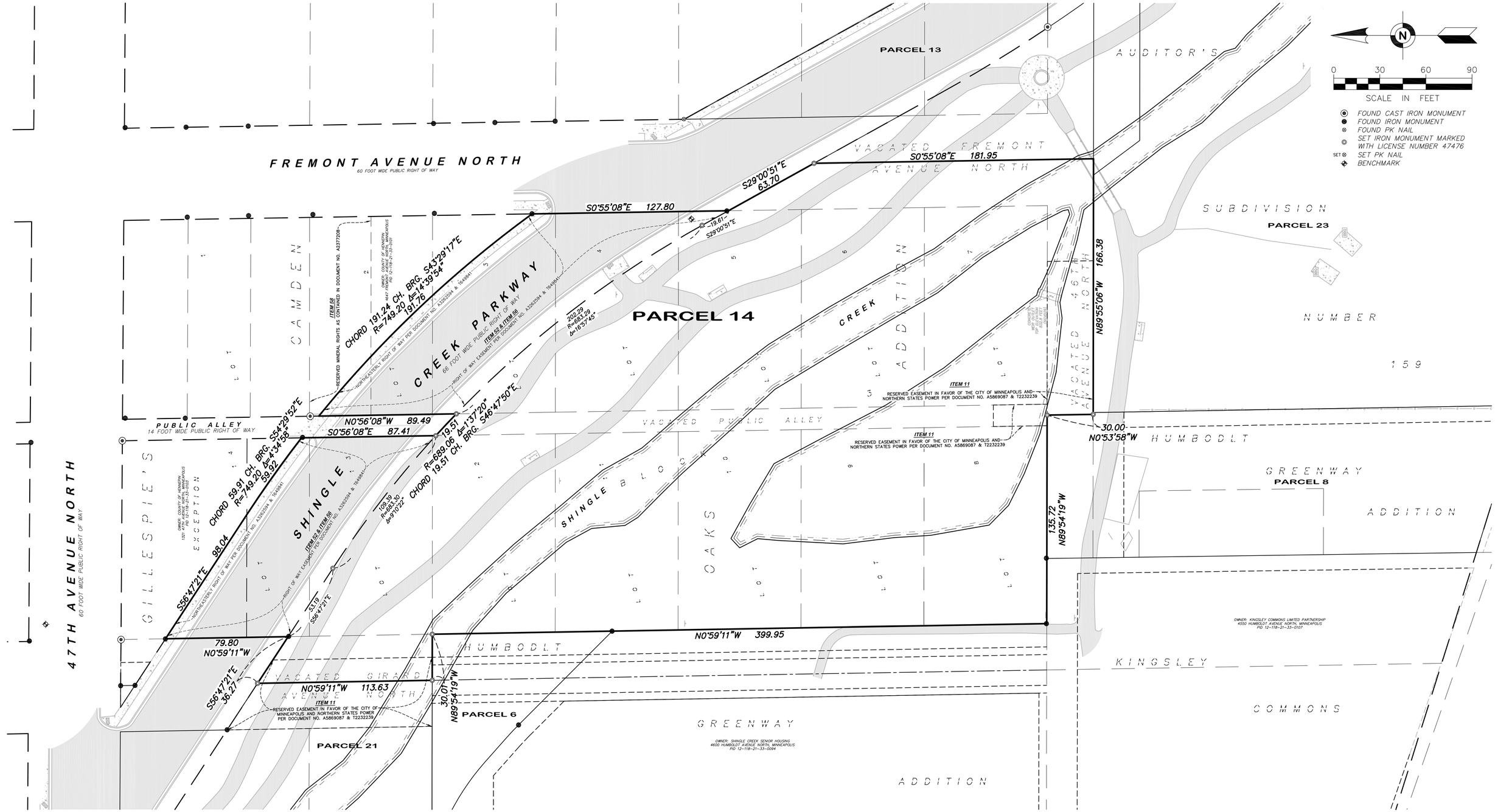
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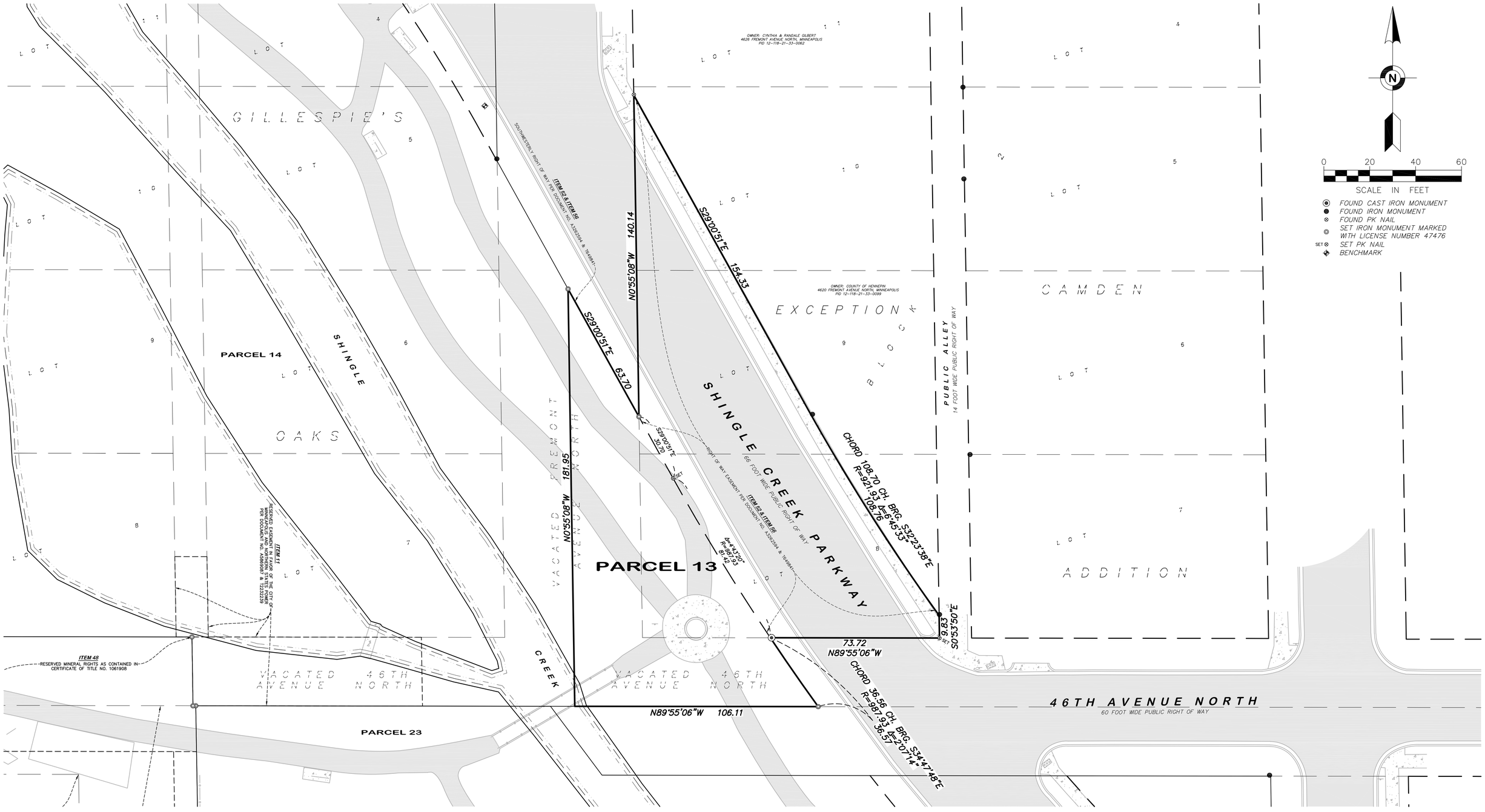
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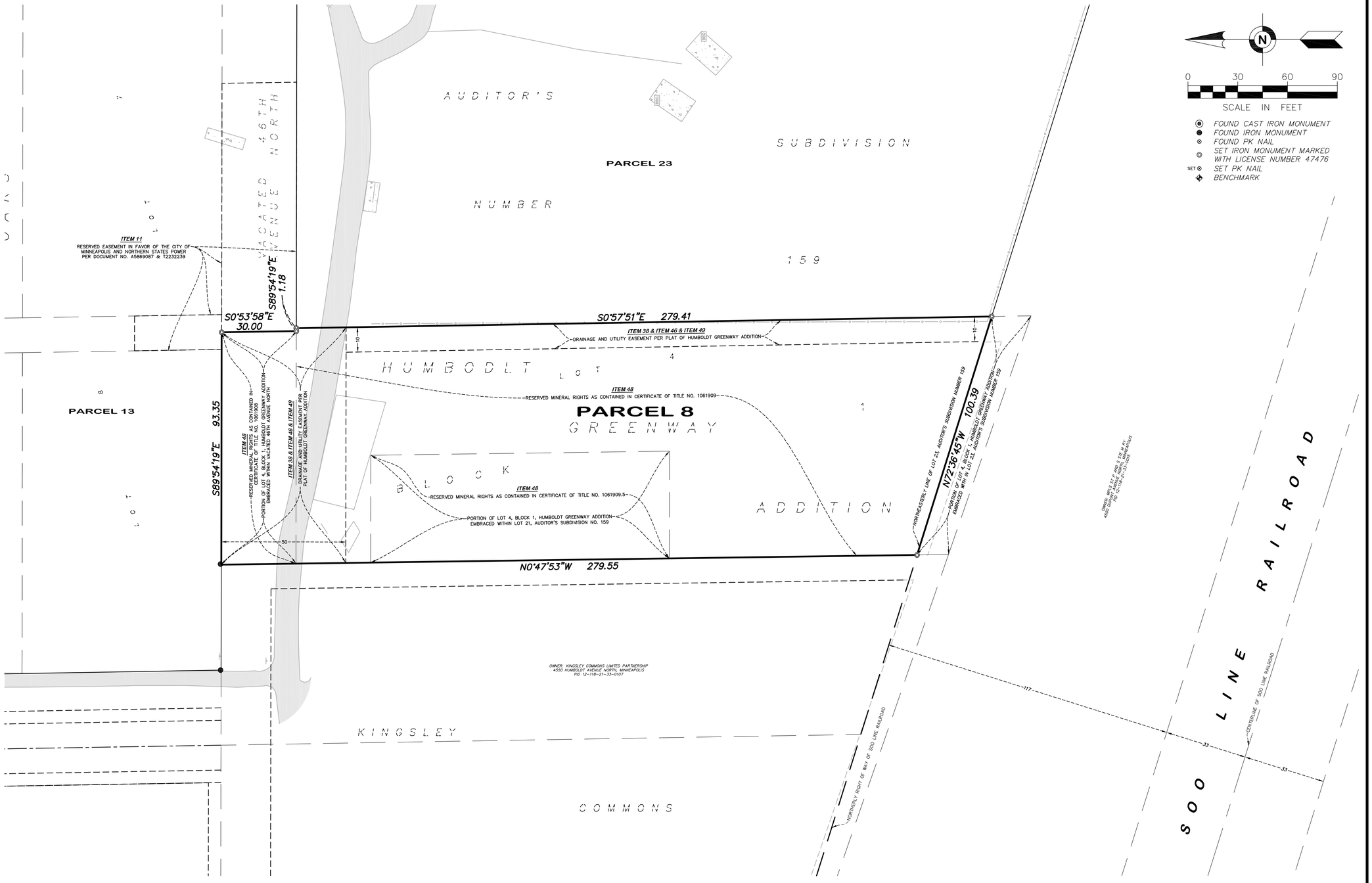
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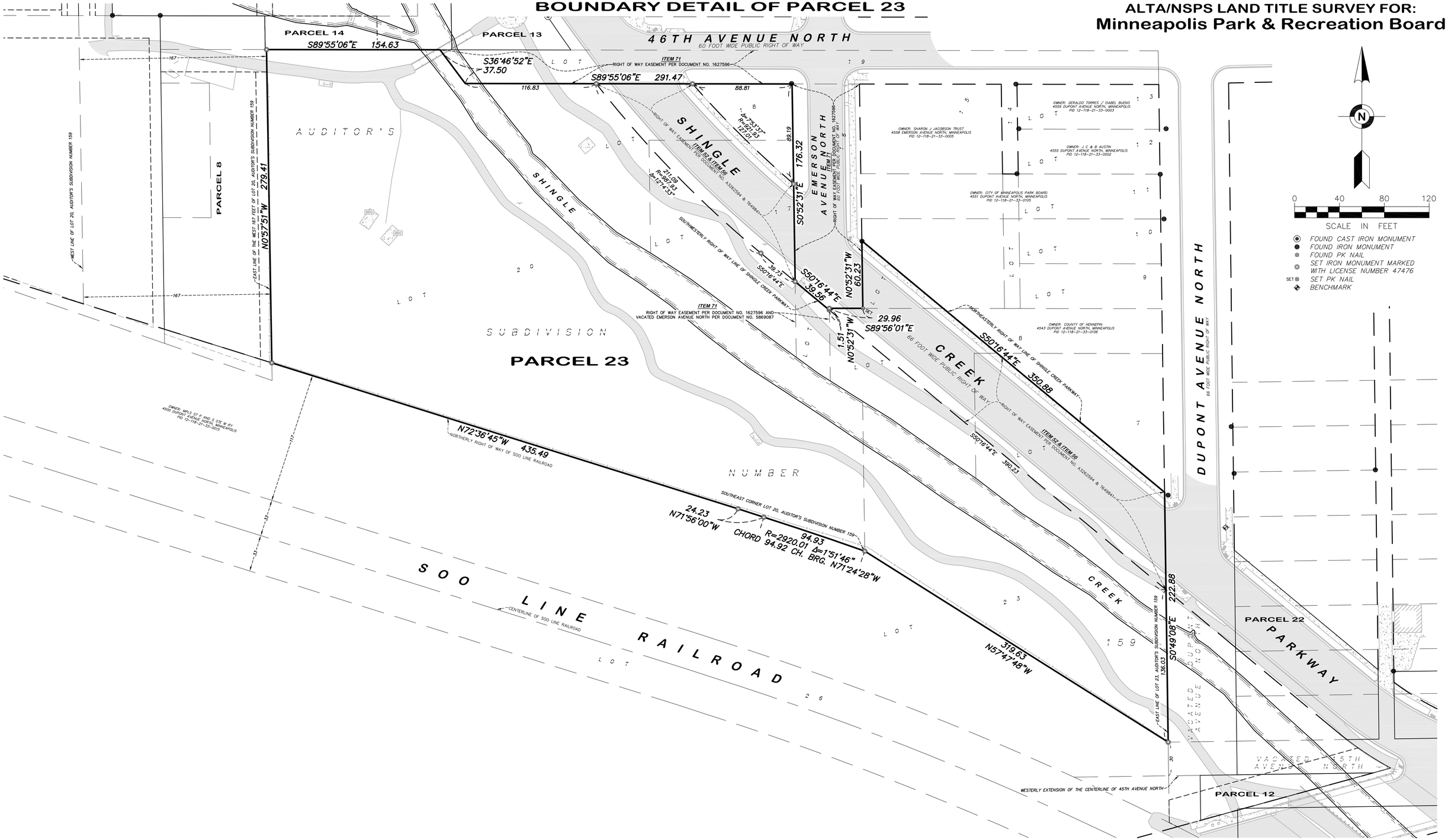
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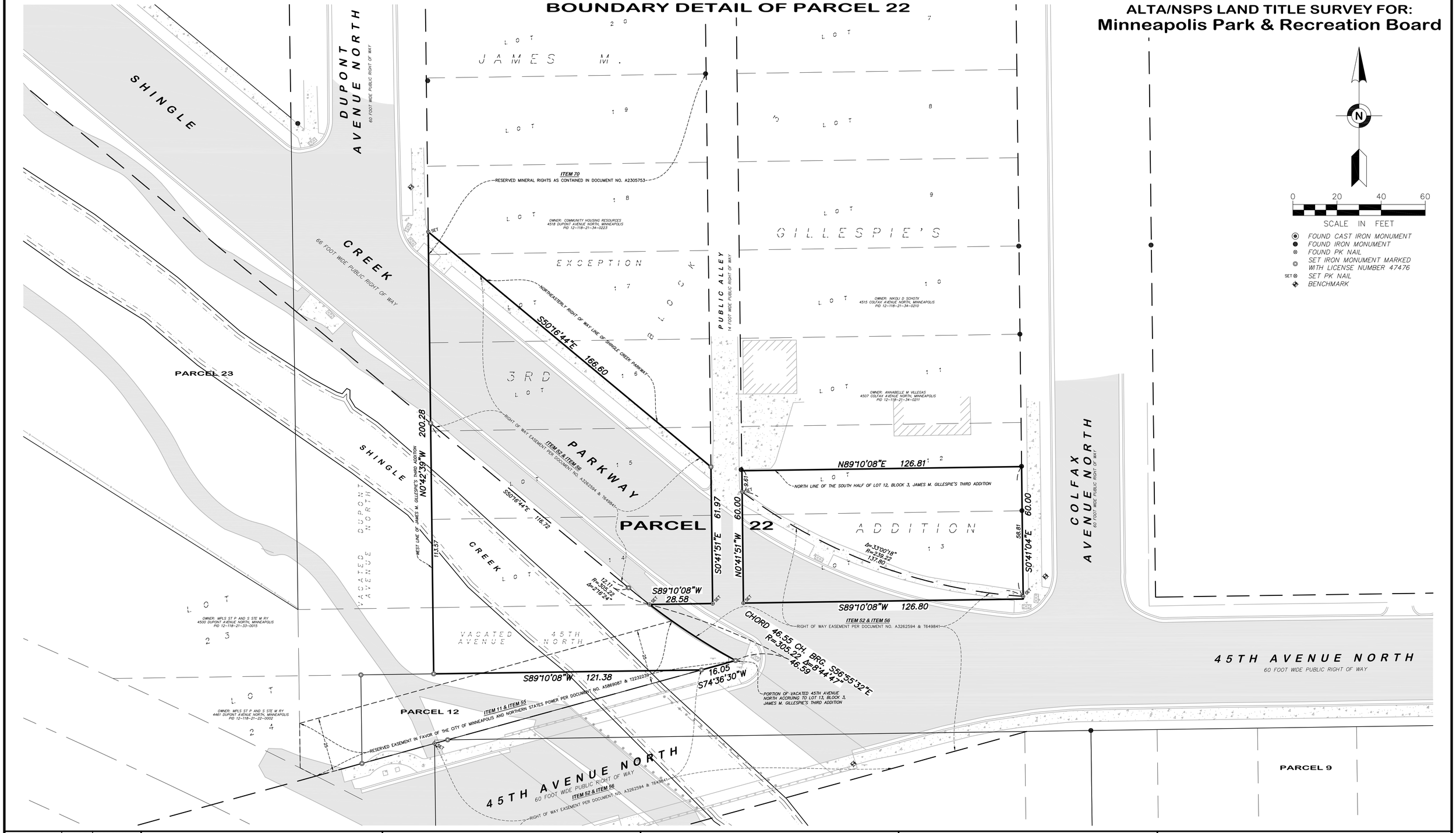
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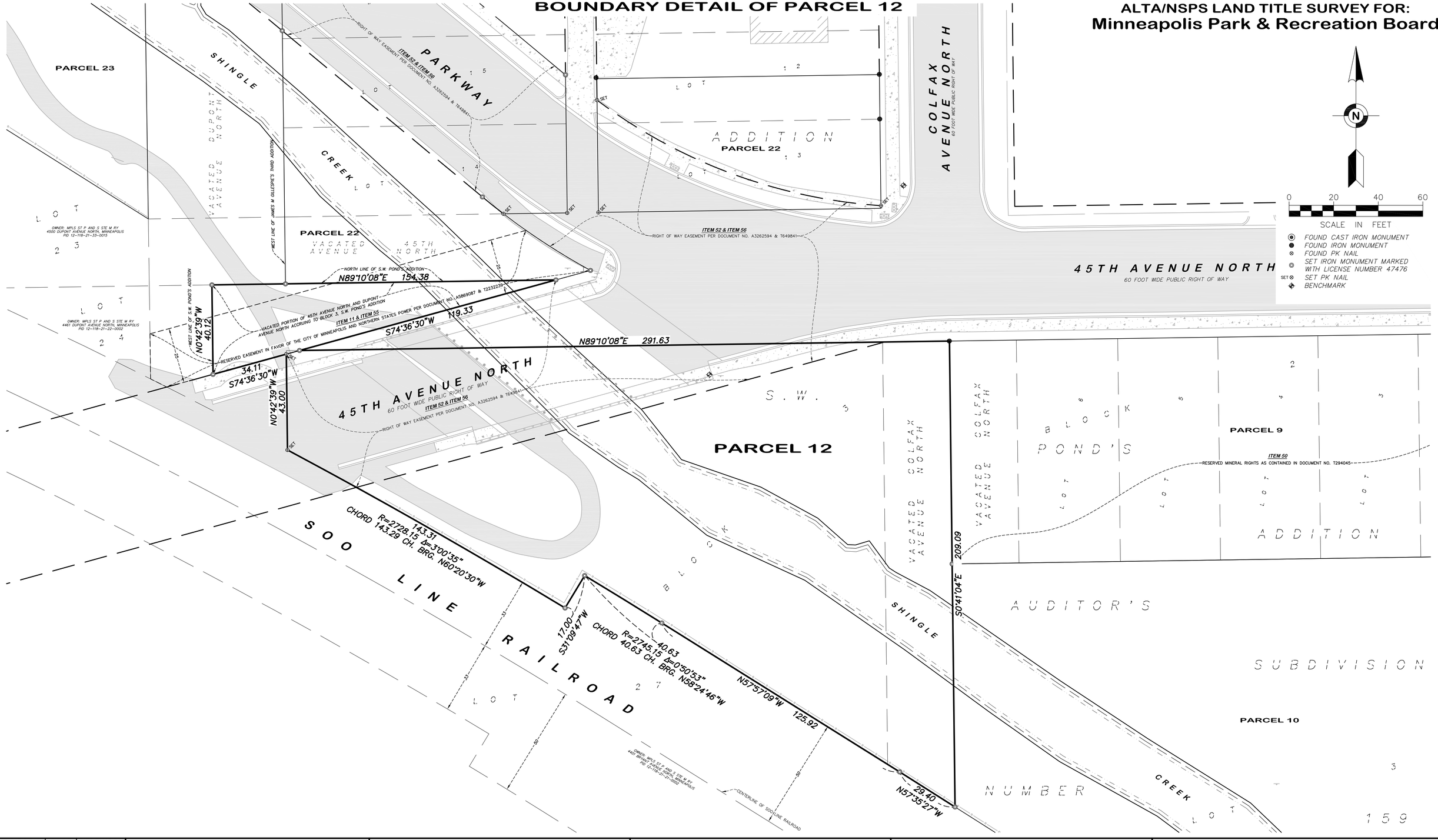
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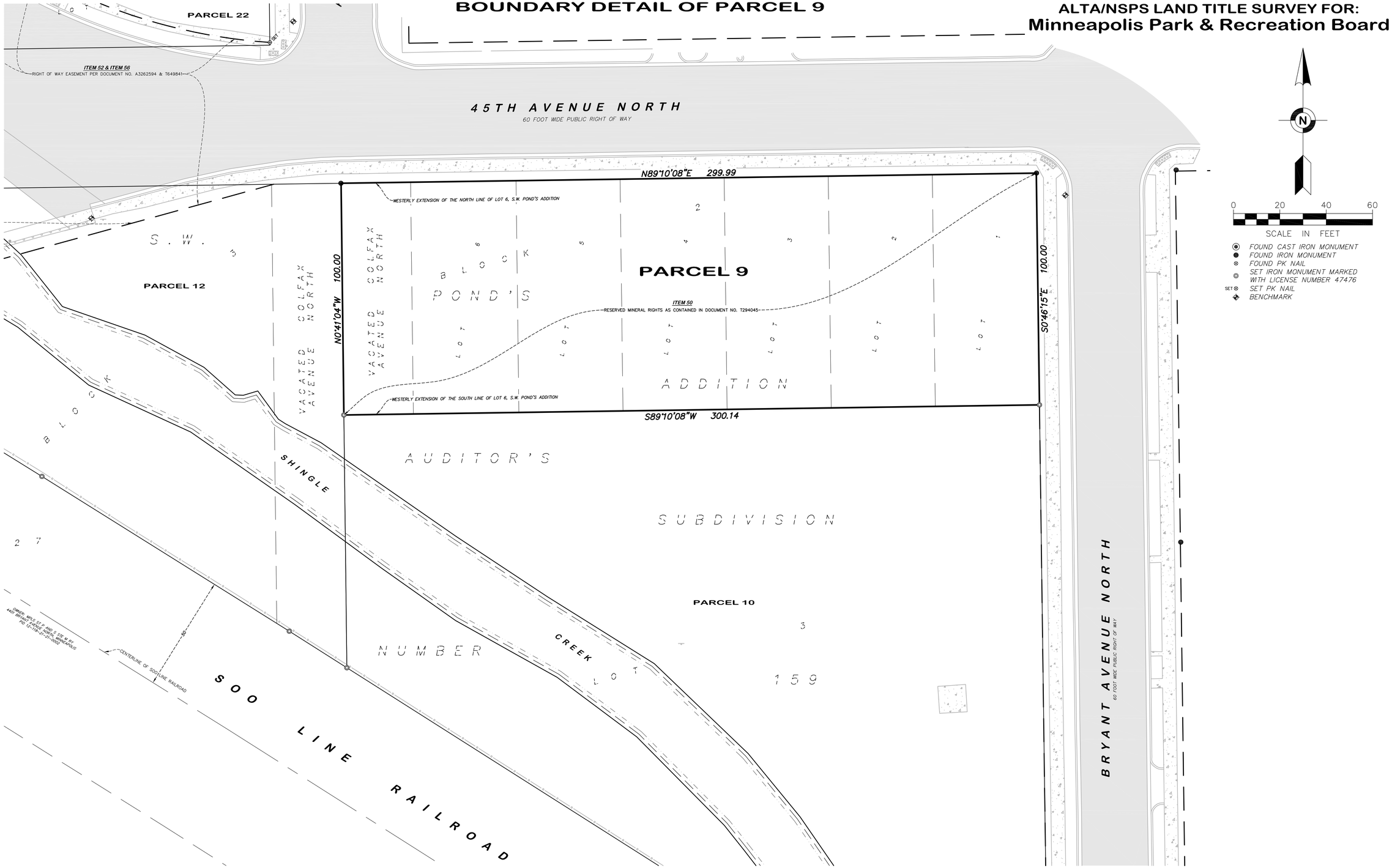
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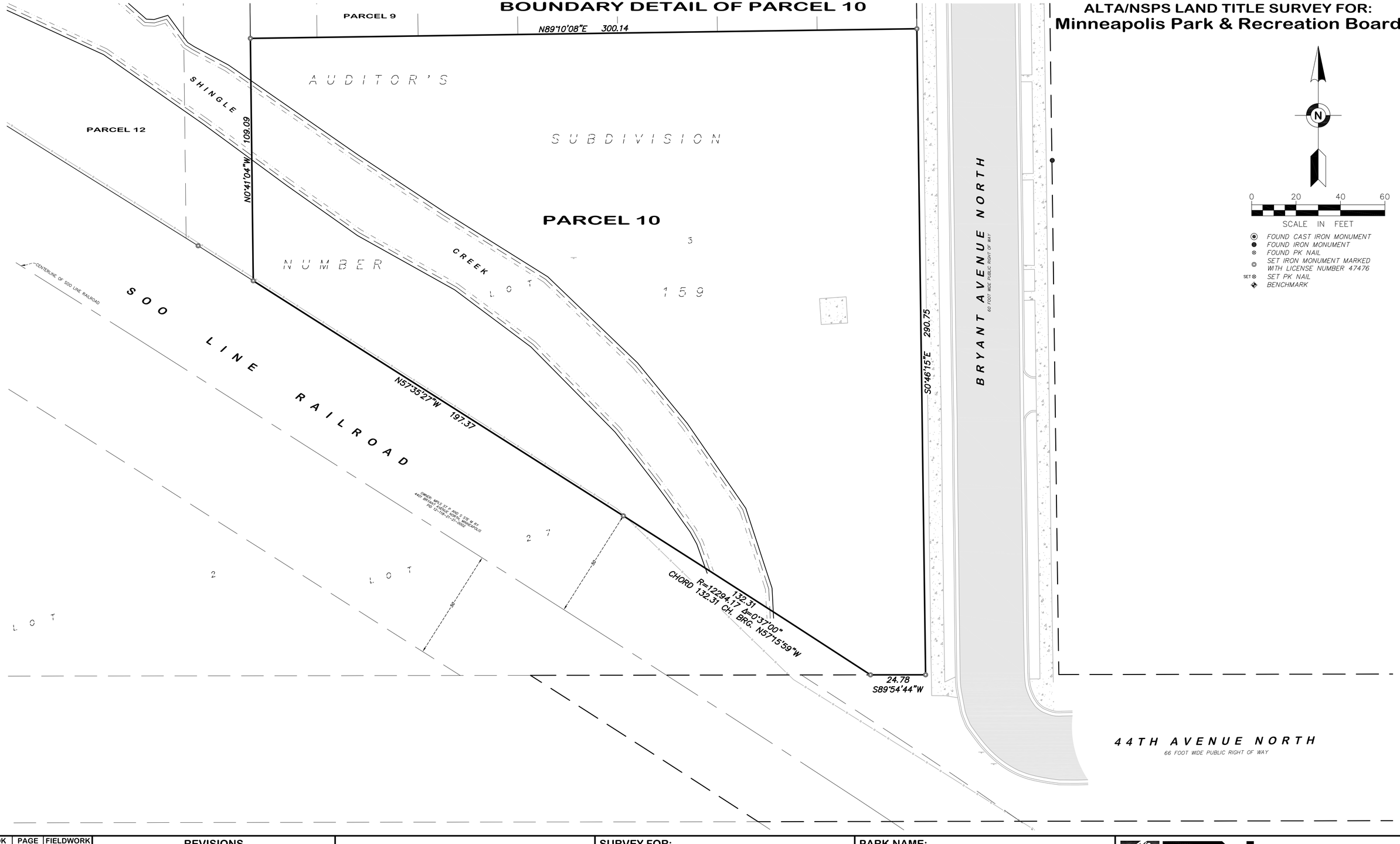
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BOUNDARY DETAIL OF PARCEL 10



ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

0 20 40 60
SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL
- BENCHMARK

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 2.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

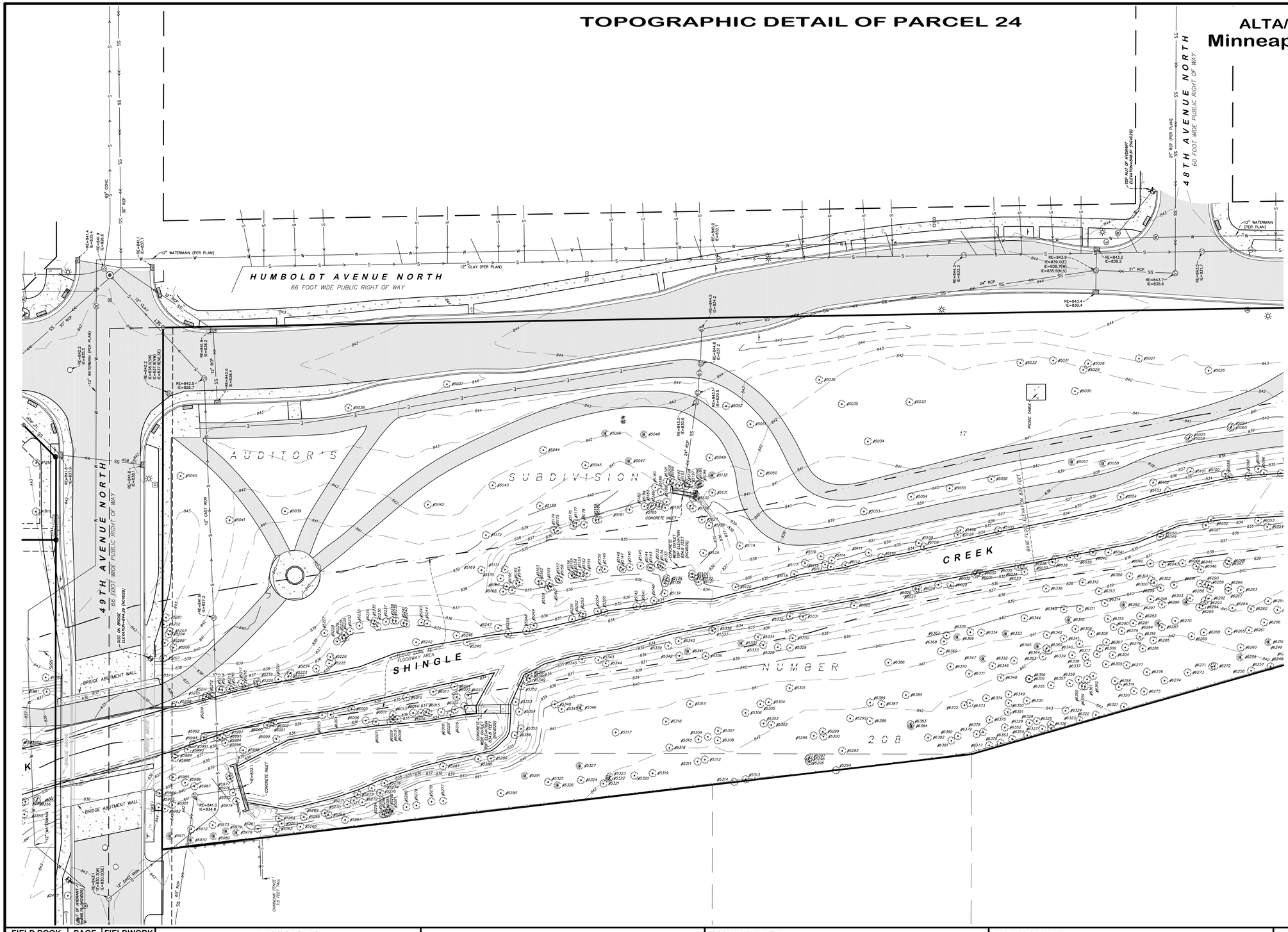
PARK NAME:
Shingle Creek Park
PROPERTY ADDRESS:
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Minneapolis, Minnesota 55430

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New Brighton, Minnesota 55112
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TOPOGRAPHIC DETAIL OF PARCEL 24

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- GUY POLE
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- TELEPHONE MANHOLE
- COMMUNICATION BOX
- GAS METER
- GAS VALVE
- SIGN
- BARBECUE
- BENCH
- FLAGPOLE
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- METAL COVER
- MONITOR WELL
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 2.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

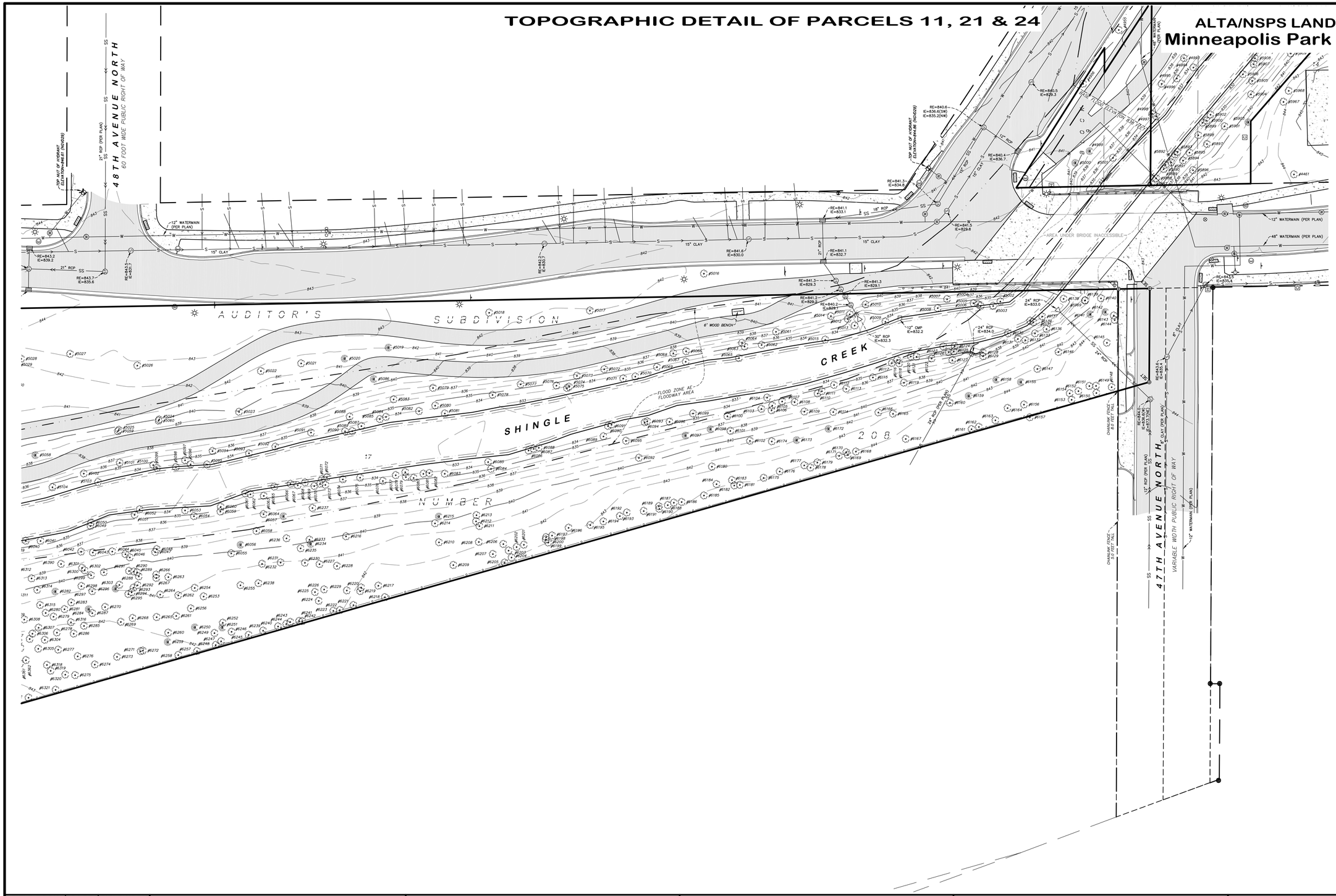
PARK NAME:
Shingle Creek Park
PROPERTY ADDRESS:
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Minneapolis, Minnesota 55430

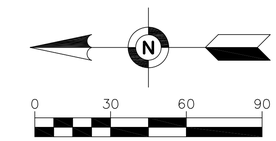
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TOPOGRAPHIC DETAIL OF PARCELS 11, 21 & 24

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board





FOUND CAST IRON MONUMENT
FOUND IRON MONUMENT
FOUND PK NAIL
SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
SET ⊗ SET PK NAIL

LEGEND:

- MANHOLE
- (S) SANITARY MANHOLE
- (ST) STORM MANHOLE
- CB OR (CB) CATCH BASIN
- FLARED END SECTION
- CULVERT
- (W) WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AC AIR CONDITIONER
- (E) ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- (E) ELECTRIC OUTLET POST
- GUY POLE
- (H) HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- (T) TELEPHONE MANHOLE
- (C) COMMUNICATION BOX
- GAS METER
- (G) GAS VALVE
- SIGN
- BBQ BARBECUE
- BCH BENCH
- FLAGPOLE
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- BASKETBALL HOOP
- MTC METAL COVER
- MW MONITOR WELL
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- S SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- E UNDERGROUND ELECTRIC
- OHW OVERHEAD WIRE
- 920 EXISTING CONTOUR LINE
- OR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 2.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

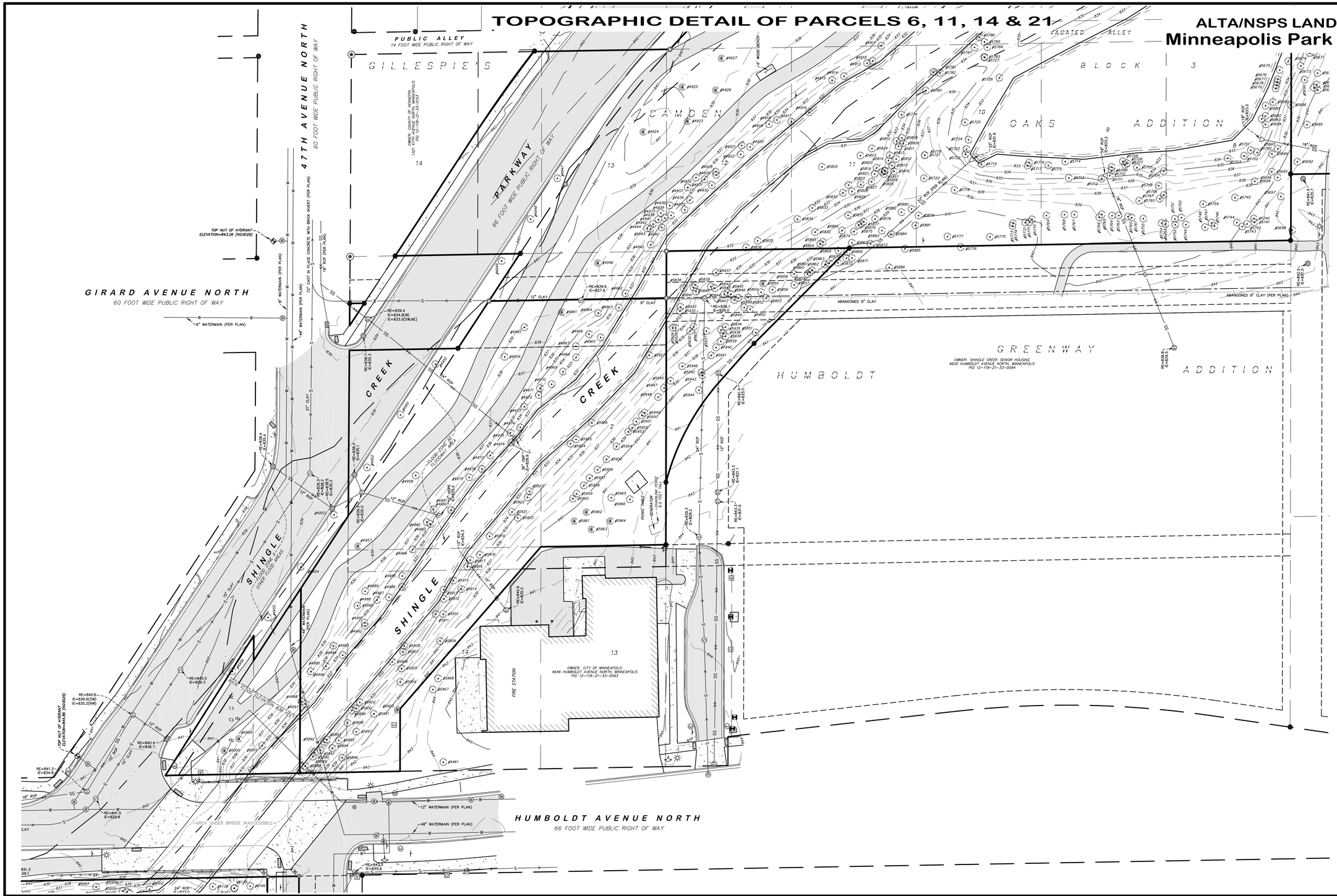
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TOPOGRAPHIC DETAIL OF PARCELS 6, 11, 14 & 21

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- GUY POLE
- HANDHOLE
- LIGHT
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- COMMUNICATION BOX
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- FLAGPOLE
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- HANDICAPPED PARKING SIGN
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- OVERHEAD WIRE
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
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FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 2.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
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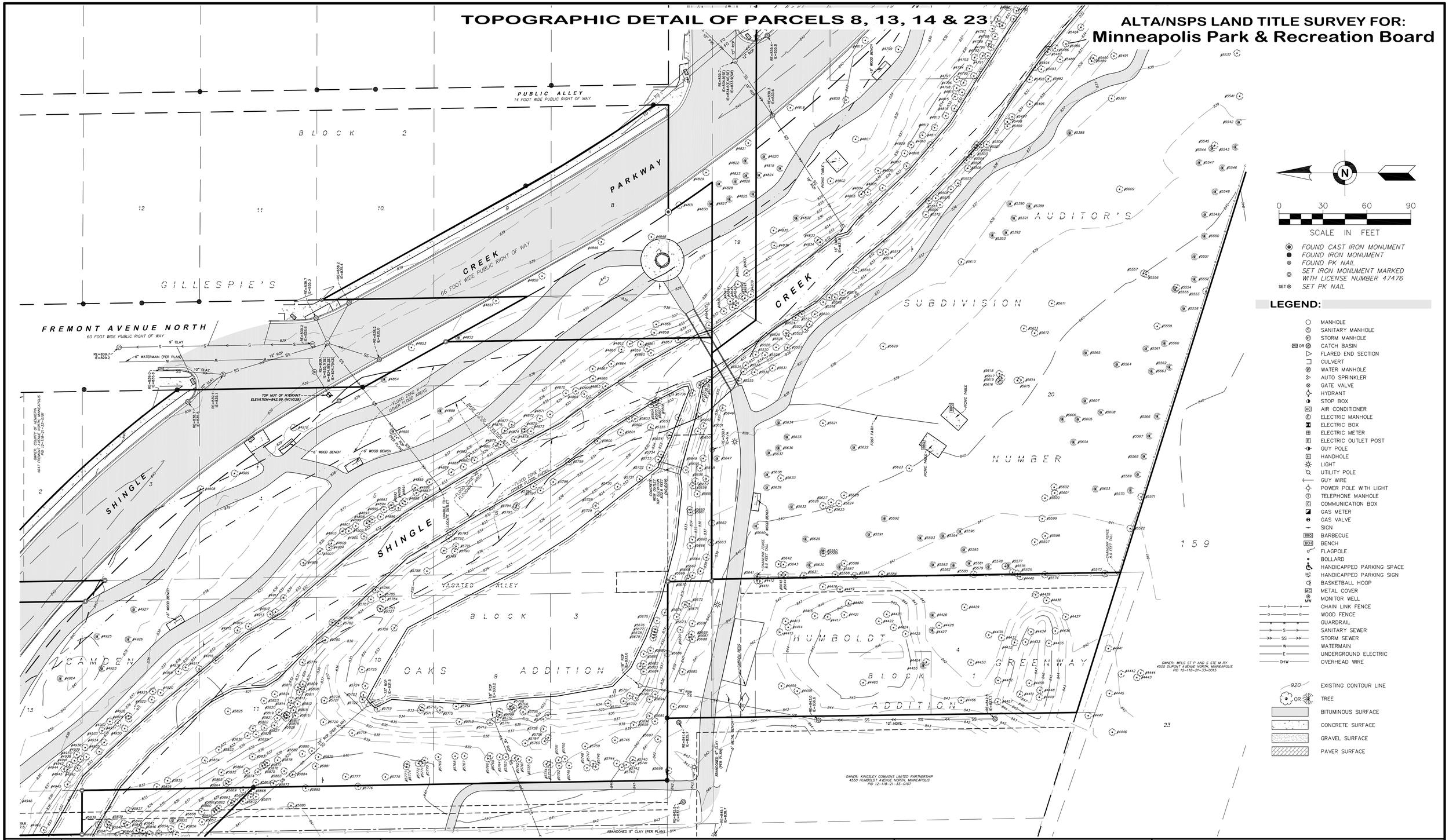
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TOPOGRAPHIC DETAIL OF PARCELS 8, 13, 14 & 23

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
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- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
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- PAVER SURFACE

FIELD BOOK	PAGE

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JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

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ALTA/NSPS LAND TITLE SURVEY

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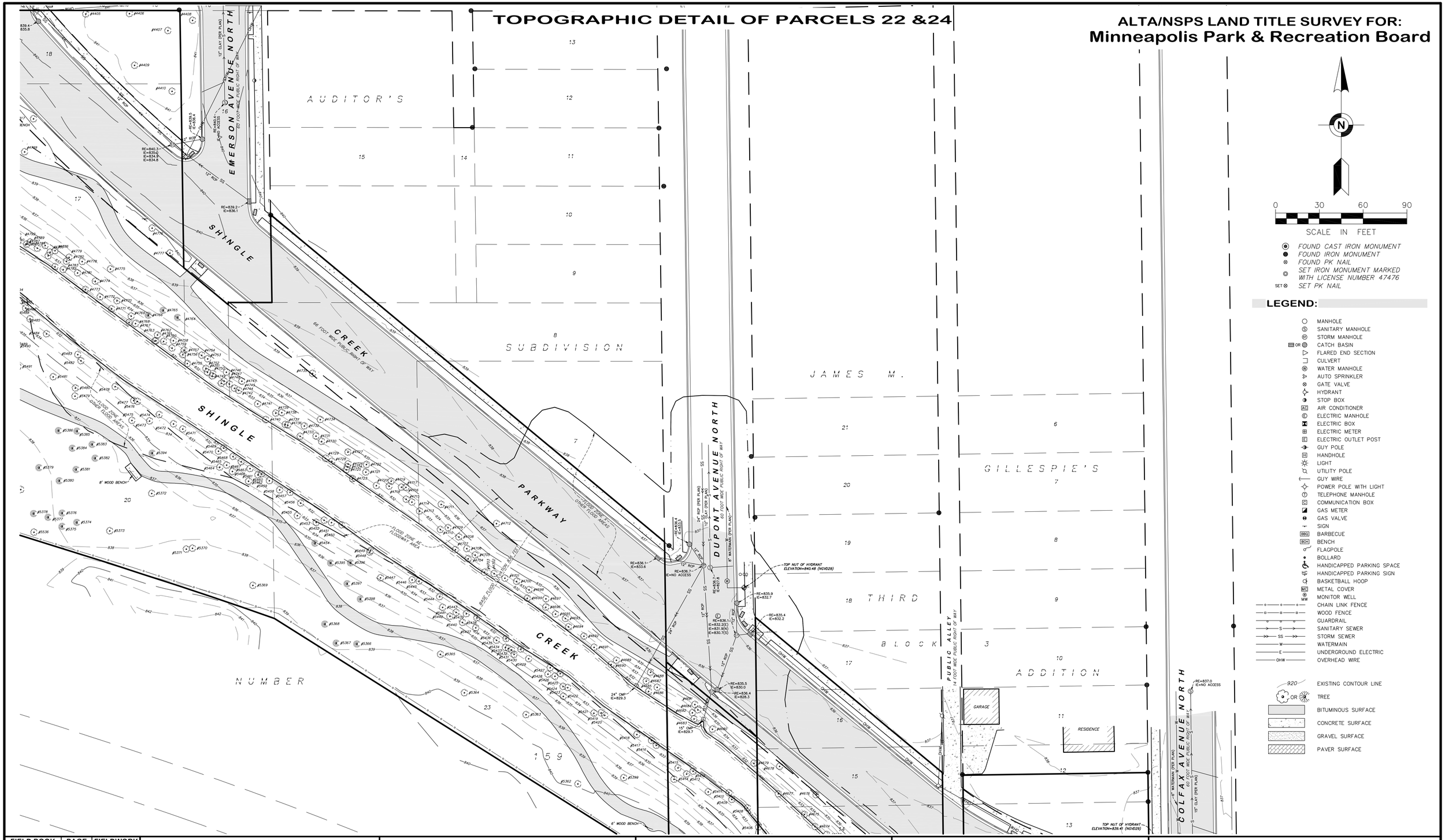
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TOPOGRAPHIC DETAIL OF PARCELS 22 &24

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



0 30 60 90

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
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- ELECTRIC BOX
- ELECTRIC METER
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FIELD BOOK	PAGE

DRAWING NAME: 41759 ALTA Phase 2.dwg
JOB NO. 41759
FILE NO.

FIELDWORK CHIEF: Multiple
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

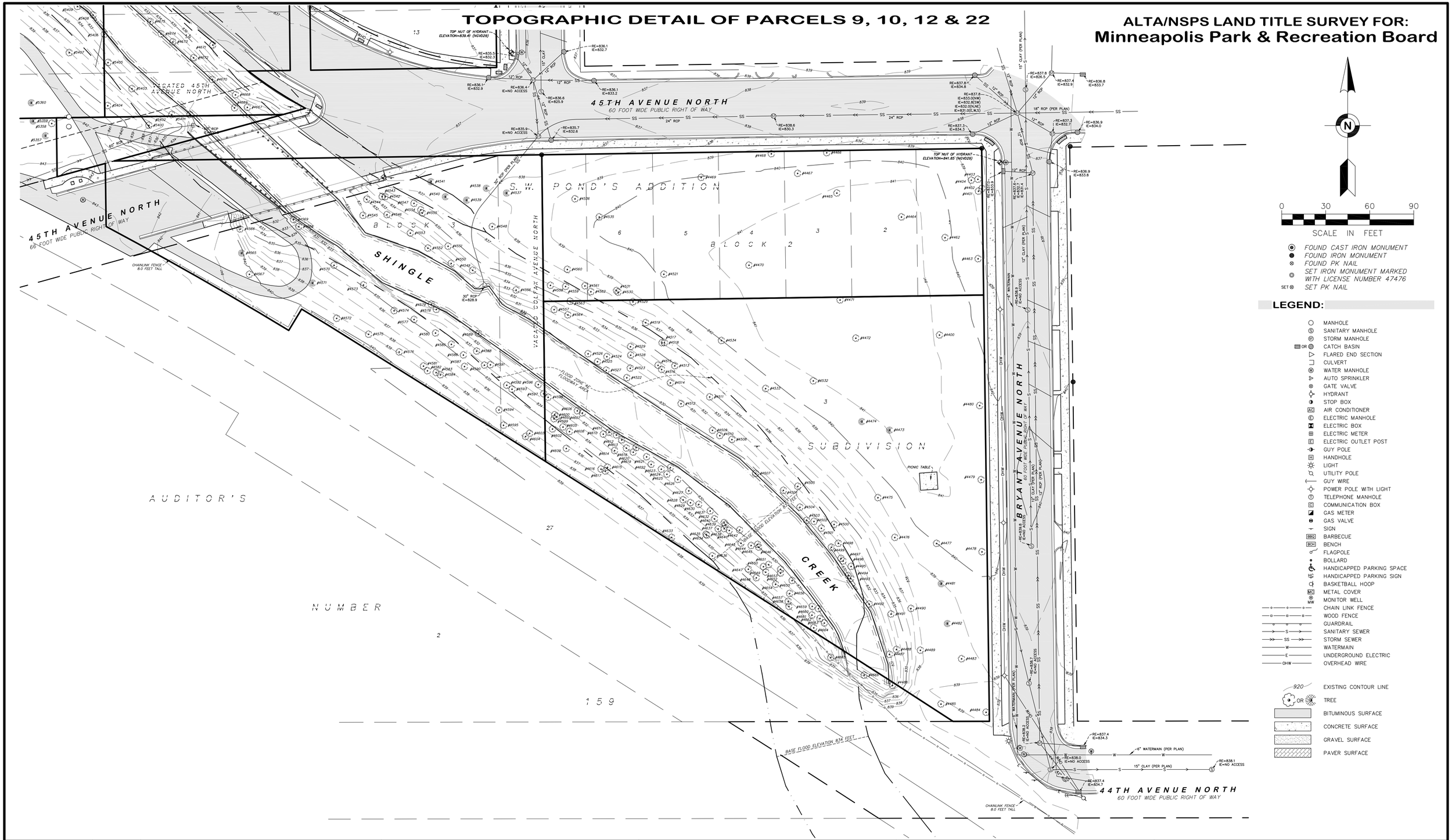
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TOPOGRAPHIC DETAIL OF PARCELS 9, 10, 12 & 22

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board



LEGEND:

- MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- GUY POLE
- HANDHOLE
- LIGHT
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- GUY WIRE
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- OVERHEAD WIRE
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- TREE OR TREE
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- CONCRETE SURFACE
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FIELD BOOK	PAGE

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FILE NO.

FIELDWORK CHIEF: Multiple
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REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Minneapolis Park & Recreation Board

PARK NAME:
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PROPERTY ADDRESS:
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TREE INVENTORY TABLES

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4400	CRAB APPLE	8	2
4401	HACKBERRY	6	1
4402	HACKBERRY	4	1
4403	HACKBERRY	4	1
4404	HACKBERRY	4	1
4405	BUCKEYE	10	1
4406	BUCKEYE	10	1
4407	BUCKEYE	10	1
4408	MAPLE	18	1
4409	BUCKEYE	12	1
4410	BUCKEYE	8	1
4411	ASH	6	1
4412	ASH	6	1
4413	ASH	8	1
4414	ASH	8	1
4415	ELM	6	1
4416	BOX ELDER	6	1
4417	BOX ELDER	8	1
4418	ELM	6	1
4419	BOX ELDER	4	1
4420	COTTONWOOD	10	1
4421	COTTONWOOD	8	1
4422	ASH	6	1
4423	ASH	4	1
4424	BASSWOOD	6	1
4425	MAPLE	8	1
4426	RED PINE	18	1
4427	RED PINE	18	1
4428	HACKBERRY	4	1
4429	WALNUT	12	1
4430	MAPLE	4	1
4431	MAPLE	4	1
4432	ELM	6	1
4433	ASH	6	1
4434	WALNUT	6	1
4435	BOX ELDER	6	1
4436	COTTONWOOD	8	1
4437	BASSWOOD	6	1
4438	APPLE	6	2
4439	BOX ELDER	8	1
4440	HACKBERRY	6	1
4441	COTTONWOOD	30	1
4442	COTTONWOOD	30	1
4443	COTTONWOOD	24	1
4444	COTTONWOOD	30	1
4445	HACKBERRY	12	1
4446	COTTONWOOD	30	1
4447	HACKBERRY	4	1
4448	WALNUT	6	1
4449	WALNUT	6	1
4450	WALNUT	10	1
4451	MAPLE	6	1
4452	MAPLE	4	1
4453	WALNUT	10	1
4454	HACKBERRY	6	1
4455	CEDAR	12	2
4456	COTTONWOOD	12	1
4457	MAPLE	10	1
4458	COTTONWOOD	10	3
4459	COTTONWOOD	12	1
4460	BOX ELDER	10	1
4461	MAPLE	16	1
4462	MAPLE	10	1
4463	LOCUST	12	1
4464	LOCUST	16	1
4465	CHERRY	4	5
4466	MAPLE	14	1
4467	MAPLE	8	1
4468	MAPLE	10	1
4469	CHERRY	6	3
4470	MAPLE	12	1
4471	LOCUST	18	1
4472	OAK	12	1
4473	WHITE PINE	12	1
4474	CEDAR	8	4
4475	BOX ELDER	6	1
4476	BOX ELDER	4	1
4477	MAPLE	4	1
4478	MAPLE	12	1
4479	MAPLE	12	1
4480	HACKBERRY	16	1
4481	SPRUCE	16	1
4482	SPRUCE	16	1
4483	MAPLE	4	1
4484	MAPLE	14	1
4485	MAPLE	4	1
4486	COTTONWOOD	26	1
4487	COTTONWOOD	6	3
4488	COTTONWOOD	6	1
4489	MAPLE	6	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4490	MAPLE	6	1
4491	BOX ELDER	4	1
4492	BOX ELDER	8	1
4493	OAK	6	1
4494	MAPLE	12	1
4495	COTTONWOOD	10	1
4496	BOX ELDER	4	1
4497	BOX ELDER	8	1
4498	WALNUT	10	1
4499	COTTONWOOD	10	1
4500	MAPLE	10	1
4501	MAPLE	4	1
4502	ELM	4	1
4503	ELM	10	1
4504	OAK	6	1
4505	WALNUT	4	1
4506	BOX ELDER	4	1
4507	MAPLE	12	2
4508	MAPLE	12	2
4509	ASH	14	1
4510	MAPLE	18	1
4511	ELM	10	1
4512	MAPLE	12	2
4513	HACKBERRY	8	1
4514	BOX ELDER	12	1
4515	ASH	12	1
4516	ELM	6	2
4517	ELM	6	2
4518	BOX ELDER	6	1
4519	HACKBERRY	10	1
4520	MAPLE	10	1
4521	MAPLE	10	1
4522	MAPLE	10	1
4523	ASH	6	1
4524	MAPLE	10	1
4525	MAPLE	12	1
4526	MAPLE	12	1
4527	ASH	4	1
4528	MAPLE	8	1
4529	ASH	8	1
4530	MAPLE	6	1
4531	HACKBERRY	4	1
4532	MAPLE	4	3
4533	MAPLE	10	1
4534	MAPLE	10	1
4535	MAPLE	6	2
4536	MAPLE	6	1
4537	SPRUCE	12	1
4538	SPRUCE	14	1
4539	SPRUCE	6	1
4540	SPRUCE	14	1
4541	SPRUCE	6	1
4542	BOX ELDER	8	1
4543	WALNUT	8	1
4544	BOX ELDER	8	1
4545	OAK	18	1
4546	BOX ELDER	10	1
4547	ELM	6	2
4548	MAPLE	10	1
4549	MAPLE	12	1
4550	COTTONWOOD	12	4
4551	MAPLE	6	1
4552	ELM	18	1
4553	ASH	8	1
4554	ELM	6	1
4555	ELM	6	1
4556	MAPLE	16	1
4557	ELM	4	1
4558	MAPLE	8	1
4559	MAPLE	4	1
4560	MAPLE	20	1
4561	MAPLE	10	1
4562	MAPLE	6	1
4563	ASH	6	1
4564	MAPLE	6	1
4565	SPRUCE	8	1
4566	MAPLE	12	4
4567	HACKBERRY	20	1
4568	HACKBERRY	8	1
4569	MAPLE	8	1
4570	HACKBERRY	12	1
4571	RED PINE	6	1
4572	ELM	4	1
4573	COTTONWOOD	14	1
4574	BOX ELDER	4	1
4575	ASH	18	1
4576	HACKBERRY	6	1
4577	ASH	6	1
4578	ELM	10	1
4579	ASH	10	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4580	MAPLE	14	1
4581	HACKBERRY	4	1
4582	ASH	18	1
4583	HACKBERRY	4	1
4584	HACKBERRY	4	2
4585	MAPLE	12	1
4586	ASH	6	1
4587	HACKBERRY	4	1
4588	HACKBERRY	4	1
4589	MAPLE	4	3
4590	ASH	14	1
4591	HACKBERRY	4	1
4592	ASH	4	1
4593	ASH	6	1
4594	HACKBERRY	6	1
4595	ASH	22	1
4596	MAPLE	8	1
4597	MAPLE	8	1
4598	ASH	6	1
4599	ASH	8	2
4600	ASH	8	1
4601	ASH	8	1
4602	ELM	4	1
4603	HACKBERRY	4	1
4604	HACKBERRY	4	1
4605	ASH	4	1
4606	ASH	12	1
4607	MAPLE	4	2
4608	ASH	8	1
4609	MAPLE	8	1
4610	MAPLE	6	2
4611	ASH	10	1
4612	ASH	10	1
4613	MAPLE	4	4
4614	ASH	16	1
4615	ELM	6	1
4616	ELM	6	1
4617	ELM	6	1
4618	MAPLE	10	1
4619	MAPLE	8	1
4620	MAPLE	10	1
4621	MAPLE	12	3
4622	ELM	8	1
4623	ELM	8	2
4624	ASH	6	1
4625	ELM	8	1
4626	MAPLE	12	1
4627	MAPLE	12	1
4628	MAPLE	12	1
4629	MAPLE	18	1
4630	ASPEN	4	1
4631	MAPLE	18	1
4632	MAPLE	4	1
4633	BOX ELDER	4	2
4634	ASH	4	1
4635	ASH	4	1
4636	ASH	8	1
4637	ASH	6	1
4638	ASH	10	1
4639	MAPLE	10	3
4640	MAPLE	8	2
4641	COTTONWOOD	4	1
4642	MAPLE	8	1
4643	MAPLE	8	1
4644	MAPLE	6	1
4645	MAPLE	8	1
4646	MAPLE	6	2
4647	BOX ELDER	4	1
4648	ASH	4	1
4649	COTTONWOOD	26	1
4650	COTTONWOOD	6	1
4651	COTTONWOOD	14	1
4652	COTTONWOOD	16	1
4653	COTTONWOOD	4	1
4654	COTTONWOOD	38	1
4655	COTTONWOOD	10	1
4656	MAPLE	10	1
4657	COTTONWOOD	24	1
4658	MAPLE	12	1
4659	COTTONWOOD	6	1
4660	COTTONWOOD	4	1
4661	COTTONWOOD	14	2
4662	BOX ELDER	4	1
4663	COTTONWOOD	22	1
4664	COTTONWOOD	12	1
4665	COTTONWOOD	26	1
4666	COTTONWOOD	10	1
4667	COTTONWOOD	24	1
4668	COTTONWOOD	16	1
4669	COTTONWOOD	12	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4670	COTTONWOOD	18	1
4671	MAPLE	12	1
4672	MAPLE	12	1
4673	MAPLE	12	1
4674	MAPLE	12	1
4675	MAPLE	6	1
4676	MAPLE	12	1
4677	MAPLE	12	3
4678	LOCUST	4	1
4679	MAPLE	6	1
4680	ELM	10	1
4681	ELM	16	1
4682	MAPLE	12	1
4683	MAPLE	8	1
4684	ELM	18	1
4685	MAPLE	10	1
4686	MAPLE	4	1
4687	MAPLE	6	1
4688	ELM	12	1
4689	MAPLE	10	1
4690	ASH	10	1
4691	ELM	8	1
4692	HACKBERRY	8	1
4693	HACKBERRY	6	1
4694	MAPLE	6	1
4695	HACKBERRY	6	1
4696	ELM	10	1
4697	HACKBERRY	6	2
4698	HACKBERRY	6	1
4699	ELM	10	1
4700	HACKBERRY	6	1
4701	WALNUT	8	1
4702	HACKBERRY	6	1
4703	ELM	6	1
4704	ELM	6	1
4705	ELM	12	1
4706	ELM	12	1
4707	HACKBERRY	4	1
4708	MAPLE	6	1
4709	HACKBERRY	4	1
4710	ELM	12	1
4711	HACKBERRY	20	1
4712	HACKBERRY	18	1
4713	WALNUT	10	1
4714	ELM	10	1
4715	MAPLE	6	1
4716	MAPLE	6	1
4717	HACKBERRY	8	1
4718	HACKBERRY	8	1
4719	HACKBERRY	8	1
4720	ELM	6	2
4721	MAPLE	8	1
4722	ELM	8	1
4723	ELM	10	1
4724	WALNUT	10	1
4725	ELM	4	1
4726	ELM	4	1
4727	HACKBERRY	4	1
4728	MAPLE	4	1
4729	MAPLE	4	1
4730	MAPLE	4	1
4731	HACKBERRY	4	1
4732	HACKBERRY	8	1
4733	ELM	8	1
4734	MAPLE	22	1
4735	HACKBERRY	20	1
4736	BOX ELDER	8	1
4737	BOX ELDER	8	1
4738	ELM	6	1
4739	HACKBERRY	6	1
4740	ASPEN	8	1
4741	BOX ELDER	8	1
4742	HACKBERRY	4	1
4743	HACKBERRY	4	1
4744	HACKBERRY	4	1
4745	HACKBERRY	4	1
4746	HACKBERRY	4	1
4747	ELM	8	1
4748	HACKBERRY	4	1
4749	HACKBERRY	4	1
4750	HACKBERRY	8	1
4751	HACKBERRY	6	3
4752	HACKBERRY	4	1
4753	HACKBERRY	4	1
4754	HACKBERRY	4	1
4755	HACKBERRY	4	1
4756	ELM	4	1
4757	ELM	4	1
4758	ELM	4	1
4759	HACKBERRY	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4760	ELM	8	1
4761	ELM	8	1
4762	HACKBERRY	4	1
4763	HACKBERRY	6	1
4764	RED PINE	14	1
4765	RED PINE	14	1
4766	RED PINE	14	1
4767	HACKBERRY	6	1
4768	HACKBERRY	6	1
4769	HACKBERRY	6	1
4770	HACKBERRY	6	1
4771	HACKBERRY	6	1
4772	HACKBERRY	12	1
4773	HACKBERRY	10	1
4774	HACKBERRY	4	1
4775	HACKBERRY	10	1
4776	ELM	12	1
4777	MAPLE	4	1
4778	BIRCH	12	3
4779	HACKBERRY	4	1
4780	HACKBERRY	4	1
4781	HACKBERRY	4	1
4782	HACKBERRY	4	1
4783	HACKBERRY	4	1
4784	HACKBERRY	4	1
4785	HACKBERRY	8	1
4786	HACKBERRY	4	1
4787	HACKBERRY	8	1
4788	HACKBERRY	4	1
4789	HACKBERRY	6	1
4790	HACKBERRY	4	1
4791	ASH	8	1
4792	ASH	4	1
4793	ASH	8	1
4794	ASH	8	1
4795	ELM	4	1
4796	HACKBERRY	4	1
4797	HACKBERRY	4	1
4798	HACKBERRY	4	1
4799	BOX ELDER	20	1
4800	BOX ELDER	16	1
4801	COTTONWOOD	26	1
4802	COTTONWOOD	26	1
4803	HACKBERRY	10	1
4804	HACKBERRY	10	1
4805	HACKBERRY	10	1
4806	ELM	6	1
4807	BOX ELDER	8	1
4808	ELM	4	1
4809	HACKBERRY	4	1
4810	ELM	14	1
4811	HACKBERRY	4	2
4812	ELM	6	1
4813	HACKBERRY	8	1
4814	ELM	8	1
4815	WALNUT	6	1
4816	ELM	8	1
4817	GINKGO	4	1
4818	GINKGO	6	1
4819	RED PINE	8	1
4820	RED PINE	8	1
4821	HACKBERRY	6	1
4822	RED PINE	10	1
4823	RED PINE	4	1
4824	RED PINE	8	2
4825	RED PINE	10	1
4826	RED PINE	12	1
4827	RED PINE	14	1
4828	RED PINE	12	1
4829	GINKGO	8	1
4830	RED PINE	10	1
4831	ELM	6	1
4832	CEDAR	6	1
4833	ELM	6	1
4834	ELM	8	1
4835	MAPLE	8	1
4836	HACKBERRY	8	1
4837	HACKBERRY	12	1
4838	ELM	8	1
4839	COTTONWOOD	20	1
4840	COTTONWOOD	20	1
4841	COTTONWOOD	12	1
4842	COTTONWOOD	16	1
4843	COTTONWOOD	22	1
4844	COTTONWOOD	14	1
4845	COTTONWOOD	16	1
4846	MAPLE	12	1
4847	MAPLE	14	1
4848	ELM	6	2
4849	GINKGO	8	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4850	GINKGO	12	1
4851	GINKGO	10	1
4852	WHITE PINE	6	1
4853	GINKGO	4	1
4854	WHITE PINE	6	1
4855	SPRUCE	6	1
4856	ELM	4	1
4857	COTTONWOOD	20	5
4858	ELM	10	1
4859	ELM	4	1
4860	HACKBERRY	4	1
4861	ELM	6	1
4862	ELM	6	1
4863	ELM	10	1
4864	HACKBERRY	10	1
4865	ELM	8	1
4866	ELM	12	1
4867	ELM	8	1
4868	ELM	14	1
4869	ELM	14	1
4870	MAPLE	8	1
4871	COTTONWOOD	24	1
4872	WALNUT	14	1
4873	ELM	10	1
4874	ELM	10	1
4875	ELM	8	1
4876	HACKBERRY	4	1
4877	HACKBERRY	4	1
4878	WALNUT	8	1
4879	COTTONWOOD	14	1
4880	COTTONWOOD	12	1
4881	BUTTERNUT	10	1
4882	ELM	6	1
4883	HACKBERRY	4	1
4884	COTTONWOOD	22	1
4885	BUTTERNUT	8	1
4886	BUTTERNUT	12	2
4887	ELM	12	1
4888	ELM	12	1
4889	WHITE PINE	4	1
4890	ELM	10	1
4891	BOX ELDER	4	1
4892	ELM	12	1
4893	ELM	12	1
4894	ELM	10	1
4895	ELM	14	1
4896	ELM	8	1
4897	ELM	8	1
4898	ELM	10	1
4899	ELM	10	1
4900	BOX ELDER	4	2
4901	ELM	12	2
4902	WALNUT	10	1
4903	HACKBERRY	4	1
4904	ELM	24	1
4905	ELM	12	1
4906	ELM	12	3
4907	ELM	10	1
4908	ELM	4	3
4909	ELM	6	1
4910	ELM	6	1
4911	WALNUT	10	1
4912	MAPLE	4	1
4913	HACKBERRY	4	1
4914	ELM	12	1
4915	ELM	10	1
4916	ELM	6	1
4917	MAPLE	4	2
4918	WALNUT	4	1
4919	COTTONWOOD	12	1
4920	MAPLE	8	1
4921	HACKBERRY	4	1
4922	HACKBERRY	4	1
4923	SPRUCE	4	1
4924	SPRUCE	8	3
4925	SPRUCE	4	1
4926	SPRUCE	4	1
4927	SPRUCE	4	1
4928	ELM	12	3
4929	ELM	12	1
4930	MAPLE	8	1
4931	ELM	10	3
4932	HACKBERRY	4	1
4933	ELM	4	1
4934	MAPLE	6	1
4935	HACKBERRY	4	1
4936	HACKBERRY	4	1
4937	HACKBERRY	4	1
4938	HACKBERRY	4	1
4939	ELM	12	2

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
4940	ELM	12	1
4941	HACKBERRY	4	1
4942	HACKBERRY	4	1
4943	HACKBERRY	4	1
4944	HACKBERRY	4	1
4945	WALNUT	10	1
4946	SPRUCE	8	2
4947	GINKGO	6	1
4948	GINKGO	10	1
4949	GINKGO	8	1
4950	GINKGO	8	1
4951	GINKGO	10	1
4952	GINKGO	8	1
4953	GINKGO	12	1
4954	GINKGO	6	1
4955	GINKGO	10	1
4956	GINKGO	10	1
4957	SPRUCE	10	1
4958	OAK	14	1
4959	MAPLE	14	1
4960	MAPLE	10	1
4961	SPRUCE	14	1
4962	MAPLE	16	1
4963	ELM	16	1
4964	ELM	10	2
4965	WALNUT	12	1
4966	MAPLE	12	1
4967	WALNUT	10	1
4968	ELM	10	1
4969	WALNUT	8	1
4970	OAK	6	1
4971	HACKBERRY	8	1
4972	OAK	8	1
4973	HACKBERRY	10	1
4974	OAK	4	1
4975	OAK	6	1
4976	ASH	10	1
4977	WALNUT	8	2
4978	WALNUT	6	2
4979	ELM	8	1
4980	ELM	8	1
4981	MAPLE	4	1
4982	HACKBERRY	4	1
4983	OAK	10	1
4984	ELM	8	1
4985	OAK	8	1
4986	ASH	8	1
4987	BOX ELDER	8	1
4988	ELM	14	1
4989	HACKBERRY	4	1
4990	HACKBERRY	4	1
4991	ELM	6	1
4992	BOX ELDER	6	1
4993	ELM	12	2
4994	BOX ELDER	6	1
4995	COTTONWOOD	24	1
4996	ELM	10	1
4997	OAK	10	1
4998	COTTONWOOD	28	1
4999	SPRUCE	12	1
5000	SPRUCE	12	1
5001	OAK	14	1
5002	ASH	4	1
5003	ASH	4	1
5004	ELM	6	1
5005	COTTONWOOD	20	1
5006	MAPLE	4	1
5007	ELM	10	1
5008	COTTONWOOD	18	1
5009	WALNUT	4	2
5010	COTTONWOOD	10	1
5011	COTTONWOOD	4	1
5012	MAPLE	4	1
5013	MAPLE	4	1
5014	BOX ELDER	10	1
5015	OAK	4	1
5016	ELM	12	1
5017	MAPLE	20	1
5018	CATALPA	4	1
5019	SPRUCE	12	1
5020	SPRUCE	14	1
5021	OAK	10	1
5022	OAK	10	1
5023	MAPLE	10	1
5024	MAPLE	8	2
5025	MAPLE	8	1
5026	COTTONWOOD	28	1
5027	WALNUT	6	1
5028	COTTONWOOD	24	1
5029	COTTONWOOD	18	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5030	COTTONWOOD	26	1
5031	COTTONWOOD	24	1
5032	COTTONWOOD	30	1
5033	ELM	18	1
5034	ELM	10	1
5035	WALNUT	10	1
5036	WALNUT	8	1
5037	ELM	6	1
5038	ELM	6	1
5039	OAK	12	1
5040	MAPLE	12	1
5041	ELM	4	1
5042	MAPLE	14	1
5043	MAPLE	16	1
5044	MAPLE	20	1
5045	GINKGO	10	1
5046	SPRUCE	18	1
5047	SPRUCE	18	1
5048	SPRUCE	20	1
5049	OAK	4	1
5050	ELM	18	1
5051	OAK	8	1
5052	OAK	6	1
5053	MAPLE	6	3
5054	MAPLE	6	1
5055	MAPLE	8	1
5056	MAPLE	8	1
5057	SPRUCE	10	1
5058	SPRUCE	10	1
5059	MAPLE	8	1
5060	MAPLE	8	2
5061	COTTONWOOD	8	2
5062	COTTONWOOD	10	1
5063	COTTONWOOD	10	1
5064	HACKBERRY	4	1
5065	COTTONWOOD	6	3
5066	ELM	8	1
5067	MAPLE	8	1
5068	ELM	8	1
5069	ELM	8	1
5070	BOX ELDER	4	1
5071	ELM	10	1
5072	HACKBERRY	4	1
5073	OAK	6	1
5074	BOX ELDER	6	1
5075	BOX ELDER	6	1
5076	WALNUT	8	1
5077	ELM	4	3
5078	MAPLE	4	1
5079	COTTONWOOD	10	1
5080	MAPLE	10	1
5081	ELM	10	1
5082	ELM	10	1
5083	ELM	6	1
5084	ASH	4	1
5085	ASH	4	1
5086	SPRUCE	10	1
5087	ELM	4	1
5088	ELM	4	1
5089	BOX ELDER	8	3
5090	ELM	4	1
5091	HACKBERRY	8	1
5092	BOX ELDER	4	1
5093	ELM	6	1
5094	HACKBERRY	8	1
5095	BOX ELDER	6	1
5096	BOX ELDER	6	1
5097	WALNUT	12	1
5098	MAPLE	10	1
5099	MAPLE	4	1
5100	MAPLE	4	1
5101	WALNUT	10	1
5102	HACKBERRY	4	1
5103	BOX ELDER	4	3
5104	ELM	10	1
5105	OAK	8	1
5106	OAK	8	2
5107	OAK	6	1
5108	ELM	4	1
5109	WALNUT	4	1
5110	MAPLE	12	2
5111	MAPLE	4	1
5112	BOX ELDER	6	1
5113	ELM	6	1
5114	MAPLE	4	1
5115	MAPLE	4	1
5116	MAPLE	4	1
5117	MAPLE	12	1
5118	ELM	6	1
5119	MAPLE	8	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5120	MAPLE	6	1
5121	ELM	8	1
5122	ELM	8	1
5123	ELM	8	1
5124	ELM	6	1
5125	WALNUT	6	2
5126	ELM	8	1
5127	ELM	8	1
5128	MAPLE	8	1
5129	MAPLE	6	1
5130	BOX ELDER	6	1
5131

TREE INVENTORY TABLES

ALTA/NSPS LAND TITLE SURVEY FOR:
Minneapolis Park & Recreation Board

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5480	ASH	5	1
5481	COTTONWOOD	8	5
5482	HACKBERRY	4	1
5483	MAPLE	7	1
5484	HACKBERRY	6	1
5485	MAPLE	12	1
5486	MAPLE	12	2
5487	MAPLE	4	1
5488	OAK	12	3
5489	OAK	4	1
5490	OAK	4	1
5491	HACKBERRY	5	1
5492	HACKBERRY	8	1
5493	HACKBERRY	9	1
5494	MAPLE	9	1
5495	HACKBERRY	8	1
5496	MAPLE	5	1
5497	MAPLE	6	1
5498	HACKBERRY	12	1
5499	HACKBERRY	12	1
5500	HACKBERRY	4	1
5501	MAPLE	8	1
5502	MAPLE	8	1
5503	MAPLE	4	1
5504	MAPLE	16	1
5505	HACKBERRY	4	1
5506	MAPLE	5	1
5507	MAPLE	6	1
5508	COTTONWOOD	9	1
5509	MAPLE	10	1
5510	MAPLE	5	1
5511	COTTONWOOD	5	1
5512	MAPLE	8	1
5513	MAPLE	5	1
5514	MAPLE	22	1
5515	OAK	15	1
5516	HACKBERRY	9	1
5517	HACKBERRY	6	1
5518	HACKBERRY	8	2
5519	HACKBERRY	5	1
5520	HACKBERRY	4	1
5521	HACKBERRY	5	1
5522	HACKBERRY	12	1
5523	MAPLE	4	3
5524	MAPLE	4	3
5525	MAPLE	9	1
5526	HACKBERRY	6	1
5527	HACKBERRY	10	1
5528	OAK	5	1
5529	COTTONWOOD	4	1
5530	MAPLE	10	1
5531	HACKBERRY	8	1
5532	MAPLE	10	1
5533	MAPLE	8	1
5534	HACKBERRY	7	1
5535	ELM	26	1
5536	ASH	4	1
5537	MAPLE	22	1
5538	HACKBERRY	6	1
5539	HACKBERRY	4	1
5540	HACKBERRY	6	1
5541	MAPLE	6	1
5542	CEDAR	6	3
5543	CEDAR	6	3
5544	CEDAR	8	3
5545	MAPLE	12	1
5546	CEDAR	6	2
5547	CEDAR	8	2
5548	SPRUCE	10	2
5549	SPRUCE	16	1
5550	SPRUCE	16	1
5551	SPRUCE	16	1
5552	SPRUCE	14	1
5553	HACKBERRY	4	1
5554	HACKBERRY	5	1
5555	RED PINE	10	1
5556	HACKBERRY	8	1
5557	MAPLE	6	1
5558	RED PINE	6	2
5559	OAK	12	1
5560	RED PINE	12	1
5561	RED PINE	12	1
5562	RED PINE	12	1
5563	RED PINE	12	1
5564	RED PINE	22	1
5565	RED PINE	24	1
5566	RED PINE	8	1
5567	RED PINE	12	1
5568	RED PINE	6	1
5569	RED PINE	14	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5570	RED PINE	5	1
5571	HACKBERRY	5	1
5572	HACKBERRY	6	1
5573	HACKBERRY	6	2
5574	HACKBERRY	8	1
5575	HACKBERRY	5	1
5576	ASH	5	1
5577	RED PINE	12	1
5578	HACKBERRY	6	1
5579	RED PINE	12	1
5580	MAPLE	12	1
5581	RED PINE	12	1
5582	RED PINE	11	1
5583	RED PINE	22	1
5584	MAPLE	12	2
5585	HACKBERRY	6	1
5586	HACKBERRY	4	1
5587	RED PINE	12	1
5588	MAPLE	5	1
5589	HACKBERRY	5	1
5590	RED PINE	12	1
5591	RED PINE	12	1
5592	SPRUCE	10	1
5593	WHITE PINE	16	1
5594	WHITE PINE	14	2
5595	WHITE PINE	16	1
5596	RED PINE	22	1
5597	ASH	5	1
5598	ASH	6	1
5599	ASH	6	5
5600	ASH	6	1
5601	ASH	6	5
5602	ASH	4	1
5603	RED PINE	8	1
5604	WHITE PINE	24	1
5605	WHITE PINE	16	1
5606	WHITE PINE	14	2
5607	WHITE PINE	20	2
5608	WHITE PINE	20	1
5609	ELM	20	1
5610	ELM	36	2
5611	ELM	8	3
5612	HACKBERRY	10	1
5613	MAPLE	6	1
5614	MAPLE	5	1
5615	HACKBERRY	4	1
5616	HACKBERRY	4	1
5617	HACKBERRY	4	1
5618	HACKBERRY	4	1
5619	MAPLE	6	1
5620	MAPLE	14	1
5621	ELM	18	1
5622	WHITE PINE	22	1
5623	HACKBERRY	14	1
5624	ELM	6	1
5625	ELM	8	1
5626	ELM	8	2
5627	ELM	9	2
5628	ELM	8	3
5629	RED PINE	20	1
5630	RED PINE	16	1
5631	HACKBERRY	6	1
5632	SPRUCE	10	2
5633	ELM	8	1
5634	SPRUCE	10	1
5635	RED PINE	8	1
5636	SPRUCE	10	1
5637	SPRUCE	10	1
5638	SPRUCE	16	1
5639	SPRUCE	10	2
5640	SPRUCE	12	1
5641	ELM	8	1
5642	ELM	14	1
5643	ASH	6	1
5644	MAPLE	6	2
5645	MAPLE	6	2
5646	MAPLE	4	1
5647	SPRUCE	10	3
5648	MAPLE	4	1
5649	MAPLE	6	1
5650	MAPLE	6	1
5651	MAPLE	4	1
5652	MAPLE	6	1
5653	MAPLE	4	1
5654	MAPLE	6	1
5655	MAPLE	8	3
5656	MAPLE	4	1
5657	MAPLE	4	1
5658	MAPLE	4	1
5659	MAPLE	6	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5660	MAPLE	5	1
5661	MAPLE	4	1
5662	MAPLE	16	1
5663	MAPLE	6	2
5664	OAK	8	1
5665	MAPLE	4	1
5666	MAPLE	4	1
5667	MAPLE	8	1
5668	MAPLE	5	1
5669	MAPLE	6	1
5670	ELM	6	1
5671	MAPLE	4	1
5672	MAPLE	8	1
5673	MAPLE	5	1
5674	MAPLE	4	1
5675	MAPLE	6	1
5676	MAPLE	6	1
5677	MAPLE	10	1
5678	MAPLE	6	1
5679	MAPLE	5	1
5680	MAPLE	10	1
5681	OAK	4	1
5682	MAPLE	8	1
5683	MAPLE	4	1
5684	MAPLE	10	1
5685	MAPLE	12	1
5686	MAPLE	4	1
5687	MAPLE	6	1
5688	MAPLE	4	1
5689	MAPLE	6	2
5690	MAPLE	6	1
5691	MAPLE	5	1
5692	MAPLE	10	3
5693	MAPLE	6	1
5694	MAPLE	4	1
5695	MAPLE	4	1
5696	MAPLE	6	1
5697	MAPLE	6	1
5698	MAPLE	10	1
5699	MAPLE	4	1
5700	OAK	4	1
5701	MAPLE	10	1
5702	MAPLE	12	1
5703	ELM	14	1
5704	ELM	6	1
5705	ELM	6	1
5706	MAPLE	10	1
5707	MAPLE	4	1
5708	ELM	5	1
5709	ELM	4	1
5710	ELM	12	1
5711	ELM	6	2
5712	ELM	6	2
5713	MAPLE	6	1
5714	ELM	5	1
5715	ELM	4	4
5716	ELM	8	2
5717	ELM	10	2
5718	MAPLE	5	3
5719	MAPLE	5	3
5720	ELM	5	1
5721	ELM	8	1
5722	MAPLE	4	1
5723	MAPLE	6	1
5724	ELM	6	1
5725	ELM	4	1
5726	ELM	4	1
5727	HACKBERRY	4	1
5728	ELM	10	2
5729	ELM	10	1
5730	ASH	4	1
5731	ELM	5	3
5732	MAPLE	4	1
5733	ELM	6	1
5734	MAPLE	5	1
5735	HACKBERRY	6	1
5736	MAPLE	4	1
5737	MAPLE	5	1
5738	MAPLE	4	2
5739	MAPLE	4	1
5740	MAPLE	10	1
5741	MAPLE	8	2
5742	MAPLE	8	1
5743	ELM	12	1
5744	MAPLE	4	2
5745	ASH	6	1
5746	ELM	8	2
5747	ELM	6	2
5748	ELM	4	1
5749	COTTONWOOD	10	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5750	COTTONWOOD	8	1
5751	COTTONWOOD	6	2
5752	COTTONWOOD	8	1
5753	COTTONWOOD	8	1
5754	COTTONWOOD	6	1
5755	ELM	18	1
5756	COTTONWOOD	4	1
5757	COTTONWOOD	4	1
5758	ASH	6	1
5759	ASH	4	1
5760	ASH	4	1
5761	ELM	6	2
5762	ELM	6	1
5763	ELM	8	1
5764	ELM	5	2
5765	ELM	8	1
5766	ELM	6	1
5767	ELM	5	1
5768	ELM	8	1
5769	ELM	8	1
5770	ELM	7	3
5771	ELM	8	1
5772	ELM	6	1
5773	ELM	6	1
5774	ELM	4	1
5775	ELM	8	2
5776	OAK	14	1
5777	OAK	12	1
5778	OAK	8	1
5779	BIRCH	6	1
5780	MAPLE	8	1
5781	MAPLE	10	1
5782	ASH	4	1
5783	HACKBERRY	4	1
5784	HACKBERRY	4	1
5785	MAPLE	6	1
5786	MAPLE	6	1
5787	ASH	8	1
5788	ELM	8	4
5789	ASH	6	1
5790	ASH	8	1
5791	ASH	6	1
5792	ASH	4	1
5793	ASH	4	1
5794	COTTONWOOD	8	1
5795	COTTONWOOD	5	1
5796	ASH	6	1
5797	ASH	4	1
5798	ASH	10	1
5799	ASH	8	1
5800	ELM	22	1
5801	ELM	12	1
5802	ASH	6	2
5803	ASH	6	1
5804	ASH	5	1
5805	ASH	4	1
5806	ASH	5	1
5807	MAPLE	6	1
5808	ASH	6	1
5809	ASH	6	1
5810	MAPLE	6	1
5811	ELM	6	1
5812	ASH	4	1
5813	OAK	8	1
5814	OAK	4	1
5815	MAPLE	4	1
5816	MAPLE	4	1
5817	OAK	5	2
5818	COTTONWOOD	4	2
5819	COTTONWOOD	4	1
5820	COTTONWOOD	8	1
5821	COTTONWOOD	4	1
5822	COTTONWOOD	4	1
5823	COTTONWOOD	10	5
5824	BASSWOOD	10	1
5825	MAPLE	4	1
5826	COTTONWOOD	4	1
5827	COTTONWOOD	6	1
5828	COTTONWOOD	8	1
5829	BIRCH	4	1
5830	COTTONWOOD	8	1
5831	COTTONWOOD	5	1
5832	COTTONWOOD	4	1
5833	ASH	5	1
5834	COTTONWOOD	5	1
5835	ASH	6	1
5836	ASH	4	1
5837	COTTONWOOD	6	1
5838	COTTONWOOD	6	1
5839	COTTONWOOD	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5840	COTTONWOOD	6	1
5841	COTTONWOOD	8	1
5842	COTTONWOOD	6	1
5843	COTTONWOOD	5	1
5844	MAPLE	4	1
5845	COTTONWOOD	10	1
5846	COTTONWOOD	7	1
5847	ELM	6	1
5848	COTTONWOOD	20	1
5849	COTTONWOOD	14	1
5850	ASH	5	1
5851	ASH	6	1
5852	COTTONWOOD	5	2
5853	COTTONWOOD	12	2
5854	COTTONWOOD	12	1
5855	RED PINE	15	1
5856	COTTONWOOD	6	1
5857	COTTONWOOD	4	1
5858	COTTONWOOD	10	1
5859	ASH	6	1
5860	ASH	5	1
5861	ASH	5	1
5862	ASH	4	1
5863	COTTONWOOD	5	1
5864	COTTONWOOD	5	1
5865	COTTONWOOD	4	1
5866	COTTONWOOD	5	2
5867	COTTONWOOD	14	1
5868	COTTONWOOD	4	1
5869	COTTONWOOD	4	1
5870	COTTONWOOD	4	1
5871	COTTONWOOD	6	1
5872	COTTONWOOD	5	1
5873	HACKBERRY	13	1
5874	COTTONWOOD	4	1
5875	HACKBERRY	10	1
5876	HACKBERRY	8	1
5877	HACKBERRY	10	1
5878	COTTONWOOD	6	1
5879	COTTONWOOD	8	1
5880	COTTONWOOD	5	1
5881	COTTONWOOD	6	2
5882	COTTONWOOD	5	2
5883	COTTONWOOD	5	1
5884	COTTONWOOD	5	1
5885	COTTONWOOD	5	1
5886	WALNUT	5	1
5887	COTTONWOOD	12	1
5888	COTTONWOOD	8	1
5889	ASH	8	1
5890	COTTONWOOD	22	2
5891	ASH	8	1
5892	COTTONWOOD	22	1
5893	COTTONWOOD	10	1
5894	ELM	14	1
5895	COTTONWOOD	12	1
5896	COTTONWOOD	4	1
5897	COTTONWOOD	9	1
5898	COTTONWOOD	30	1
5899	COTTONWOOD	10	1
5900	COTTONWOOD	18	1
5901	COTTONWOOD	5	1
5902	COTTONWOOD	28	2
5903	SPRUCE	4	1
5904	HACKBERRY	4	1
5905	HACKBERRY	5	1
5906	COTTONWOOD	4	1
5907	COTTONWOOD	12	1
5908	COTTONWOOD	5	1
5909	COTTONWOOD	6	1
5910	COTTONWOOD	7	1
5911	COTTONWOOD	6	1
5912	COTTONWOOD	7	1
5913	COTTONWOOD	8	1
5914	COTTONWOOD	6	1
5915	COTTONWOOD	8	2
5916	COTTONWOOD	4	1
5917	ELM	18	2
5918	COTTONWOOD	7	1
5919	COTTONWOOD	11	1
5920	COTTONWOOD	6	1
5921	HACKBERRY	4	1
5922	COTTONWOOD	7	1
5923	COTTONWOOD	7	1
5924	COTTONWOOD	8	1
5925	HACKBERRY	4	1
5926	COTTONWOOD	6	1
5927	COTTONWOOD	12	1
5928	COTTONWOOD	16	1
5929	BIRCH	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
5930	COTTONWOOD	4	3
5931	COTTONWOOD	6	1
5932	COTTONWOOD	12	1
5933	COTTONWOOD	8	1
5934	COTTONWOOD	6	1
5935	COTTONWOOD	15	1
5936	COTTONWOOD	7	1
5937	COTTONWOOD	5	1
5938	COTTONWOOD	14	1
5939	COTTONWOOD	12	1
5940	COTTONWOOD	12	1
5941	COTTONWOOD	4	1
5942	COTTONWOOD	6	1
5943	COTTONWOOD	15	1
5944	COTTONWOOD	4	1
5945	ASH	8	1
5946	ASH	12	1
5947	COTTONWOOD	4	1
5948	COTTONWOOD	8	1
5949	COTTONWOOD	10	1
5950	ASH	5	1
5951	ASH	7	1
5952	ASH	9	1
5953	ASH	8	1
5954	ASH	8	1
5955	ASH	10	1
5956	ASH	8	1
5957	ASH	6	1
5958	ASH	8	1
5959	ASH	6	1
5960	ASH	11	1
5961	RED PINE	12	1
5962	RED PINE	10	1
5963	RED PINE	10	1
5964	RED PINE	12	1
5965	ELM	5	4
5966	ELM	7	4
5967	COTTONWOOD	5	1
5968	COTTONWOOD	4	1
5969	COTTONWOOD	4	1
5970	SPRUCE	8	1
5971	SPRUCE	10	1
5972	COTTONWOOD	14	1
5973	COTTONWOOD	10	1
5974	COTTONWOOD	12	1
5975	COTTONWOOD	7	1
5976	COTTONWOOD	10	1
5977	COTTONWOOD	4	1
5978	SPRUCE	10	1
5979	SPRUCE	12	1
5980	SPRUCE	6	1
5981	COTTONWOOD	8	1
5982	COTTONWOOD	6	1
5983	COTTONWOOD	6	3
5984	COTTONWOOD	4	1
5985	MAPLE	8	1
5986	MAPLE	6	3
5987	COTTONWOOD	10	1
5988	COTTONWOOD	13	1
5989	ELM	4	1
5990	ASH	4	1
5991	ASH	4	1
5992	COTTONWOOD	4	1
5993	COTTONWOOD	6	1
5994	COTTONWOOD	6	1
5995	COTTONWOOD	9	1
5996	COTTONWOOD	6	1
5997	ASH	4	1
5998	COTTONWOOD	4	1
5999	COTTONWOOD	4	1
6000	ASH	4	1
6001	ASH	6	1
6002	MAPLE	6	1
6003	ASH	4	1
6004	COTTONWOOD	4	1
6005	COTTONWOOD	4	1
6006	COTTONWOOD	12	1
6007	COTTONWOOD	5	1
6008	COTTONWOOD	6	2
6009	COTTONWOOD	6	1
6010	COTTONWOOD	8	1
6011	COTTONWOOD	10	1
6012	ASH	9	1
6013	ELM	7	1
6014	ELM	7	1
6015	COTTONWOOD	5	1
6016	COTTONWOOD	5	1
6017	ASH	5	1
6018	COTTONWOOD	7	1
6019	COTTONWOOD	10	2

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
6020	COTTONWOOD	4	2
6021	COTTONWOOD	8	1
6022	ASH	4	1
6023	ELM	4	1
6024	ELM	8	2
6025	ELM	14	1
6026	ASH	14	1
6027	ASH	4	1
6028	COTTONWOOD	10	1
6029	ASH	7	1
6030	COTTONWOOD	14	1
6031	COTTONWOOD	5	1
6032	COTTONWOOD	4	1
6033	COTTONWOOD	9	1
6034	ASH	8	2
6035	COTTONWOOD	8	1
6036	ASH	4	1
6037	ASH	4	5
6038	ASH	16	1
6039	ASH	12	1
6040	ASH	5	1
6041	ASH	12	1
6042	COTTONWOOD	10	1
6043	COTTONWOOD	4	1
6044	COTTONWOOD	5	1
6045	COTTONWOOD	6	1
6046	COTTONWOOD	5	1
6047	COTTONWOOD	6	1
6048	COTTONWOOD	6	1
6049	COTTONWOOD	6	2
6050	COTTONWOOD	5	1
6051	COTTONWOOD	5	1
6052	COTTONWOOD	6	2
6053	COTTONWOOD	10	4
6054	COTTONWOOD	6	1
6055	COTTONWOOD	6	1
6056	SPRUCE	28	1
6057	SPRUCE	14	1
6058	COTTONWOOD	8	1
6059	COTTONWOOD	8	1
6060	COTTONWOOD	4	1
6061	COTTONWOOD	6	2
6062	COTTONWOOD	6	2
6063	POPLAR	4	2
6064	POPLAR	4	2
6065	COTTONWOOD	4	2
6066	ASH	4	2
6067	ASH	4	2
6068	MAPLE	4	1
6069	ASH	4	1
6070	ASH	6	1
6071	ASH	4	3
6072	ASH	4	1
6073	ASH	4	1
6074	HACKBERRY	6	1
6075	COTTONWOOD	6	1
6076	ASH	4	1
6077	ASH	4	1
6078	ASH	4	1
6079	ASH	4	1
6080	ASH	5	1
6081	POPLAR	4	1
6082	POPLAR	6	3
6083	ASH	9	1
6084	ASH	12	1
6085	COTTONWOOD	8	1
6086	COTTONWOOD	7	2
6087	POPLAR	4	2
6088	COTTONWOOD	12	1
6089	COTTONWOOD	8	1
6090	ASH	6	1
6091	ASH	8	1
6092	MAPLE	8	1
6093	MAPLE	10	1
6094	MAPLE	7	1
6095	ASH	7	1
6096	ELM	22	3
6097	CEDAR	7	1
6098	CEDAR	7	5
6099	ASH	12	1
6100	MAPLE	8	1
6101	ASH	4	1
6102	ASH	5	1
6103	ELM	36	1
6104	COTTONWOOD	5	2
6105	COTTONWOOD	5	3
6106	COTTONWOOD	7	1
6107	COTTONWOOD	5	1
6108	COTTONWOOD	4	3
6109	ASH	4	1

Tree Inventory Table

Tree #	Species	Trunk Diameter	No. of Trunks
6110	ELM	36	1
6111	ASH	6	1
6112	COTTONWOOD	8	1
6113	ASH	6	1
6114	ASH	4	1
6115	COTTONWOOD	6	1
6116	ELM	12	1
6117	ELM	18	1
6118	ASH	4	1
6119	ASH	8	1
6120	ASH	7	2
6121	ELM	26	1
6122	COTTONWOOD	6	2
6123	COTTONWOOD	14	1
6124	COTTONWOOD	8	1
6125	ELM	22	1
6126	ELM	10	1
6127	ELM	20	2
6128	POPLAR	4	1
6129	POPLAR	4	1
6130	ELM	22	1
6131	COTTONWOOD	5	1
6132	COTTONWOOD	6	1
6133	ASH	4	1
6134	BASSWOOD	4	1
6135	BASSWOOD	9	1
6136	COTTONWOOD	7	1
6137	COTTONWOOD	4	2
6138	COTTONWOOD	6	1
6139	COTTONWOOD	4	1
6140	COTTONWOOD	10	1
6141	SPRUCE	8	1
6142	SPRUCE	14	1
6143	COTTONWOOD	10	1
6144	COTTONWOOD	12	1
6145	COTTONWOOD	4	1
6146	COTTONWOOD	4	1
6147	COTTONWOOD	5	1
6148	COTTONWOOD	10	2
6149	COTTONWOOD	12	1
6150	COTTONWOOD	4	1
6151	COTTONWOOD	10	1
6152	COTTONWOOD	8	2
6153	COTTONWOOD	8	1
6154	COTTONWOOD	8	2
6155	SPRUCE	9	1
6156	COTTONWOOD	6	1
6157	COTTONWOOD	12	1
6158	SPRUCE	10	1
6159	SPRUCE	12	1
6160	ASH	4	1
6161	COTTONWOOD	6	2
6162	COTTONWOOD	6	1
6163	COTTONWOOD	8	1
6164	COTTONWOOD	8	2
6165	ASH	5	1
6166	ASH	8	1
6167	ASH	8	4
6168	COTTONWOOD	8	1
6169	COTTONWOOD	6	1
6170	COTTONWOOD	4	1
6171	COTTONWOOD	10	1
6172	SPRUCE	12	1
6173	SPRUCE	8	2
6174	ASH	7	1
6175	COTTONWOOD	6	1
6176	COTTONWOOD	10	3
6177	HACKBERRY	7	1
6178	ASH	6	1
6179	COTTONWOOD	7	1
6180	COTTONWOOD	4	1
6181	COTTONWOOD	9	2
6182	COTTONWOOD	8	1
6183	POPLAR	4	2
6184	POPLAR	4	5
6185	ASH	4	1
6186	ASH	10	1
6187	COTTONWOOD	10	1
6188	COTTONWOOD	5	1
6189	COTTONWOOD	7	2
6190	HACKBERRY	8	1
6191	COTTONWOOD	10	1
6192	COTTONWOOD	10	2
6193	COTTONWOOD	8	1
6194	MAPLE	8	5
6195	COTTONWOOD	6	5
6196	COTTONWOOD	10	2
6197	DOGWOOD	8	1
6198	HACKBERRY	6	1
6199	H

ATTACHMENT C – General Project Schedule

SHINGLE CREEK REGIONAL TRAIL, SHINGLE CREEK NEIGHBORHOOD PARK, CREEKVIEW NEIGHBORHOOD PARK AND BOHANON PARK

Design, Construction Documentation and Construction Administration Services for Parks Improvements

Task	2025	2026												2027												2028		
	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	Jan-Mar	April-October	November
RFQ for Design Team																												
Design Team Selection																												
MPRB Internal PAC																												
Design Team Approved by Board of Commissioners																												
Contract Processing																												
Project Initiation + Scoping																												
Site Tours																												
Technical Advisory Committee																												
Project Advisory Committee																												
Targeted Engagement																												
Concept Alternatives Development																												
Preferred Concept Alternatives Development, Review, Selection																												
Peferred Concept Approval																												
Schematic Design + Costs																												
SD Review Checkpoint																												
Design Development + Costs																												
DD Review Checkpoint																												
Project Permitting																												
Final Design and Construction Documents + Costs																												
CD Review Checkpoint																												
Bidding and Civil Rights																												
Construction Contract + Contract Award																												
Construction Permitting																												
Construction																												
Construction Substantial Completion																												

ATTACHMENT D – Community Engagement Assessment and Plan

Minneapolis Park & Recreation Board

Date of Board P&C:

Community Engagement Assessment

Please fill out this form if your project, program, or initiative includes community engagement. All Community Engagement Assessments should be filed as Petitions and Communications with the MPRB Board of Commissioners and submitted to the MPRB Engagement Portal on SharePoint.

Staff Lead: Julie Aldrich, Adam Arvidson

Division/Department: Planning, Design and Project Management

Level of Engagement: Consult

Project, Program, or Initiative Name: Shingle Creek and Bohanon Park Improvements

Project Description (100 words recommended):

This project will make improvements to Shingle Creek Regional Trail, Shingle Creek Neighborhood Park, and Bohanon Park. Which projects are completed will be determined by community, staff, and partner input and prioritization. It is currently unknown exactly which projects will be prioritized. Examples include play equipment improvement, creek bed restoration, addition of play courts (such as pickleball), additional trails, and water management. Community engagement will be essential in establishing a prioritized list of improvements that will be made over the course of master plan implementation. Construction and implementation will occur in 2025.

Review the criteria to determine the level of engagement that your program, project, or initiative falls under. Provide an explanation of how your project meets the criteria in the Justification section below.

Level of Engagement	**Inform**	**Consult**	**Involve**	**Partner**
Engagement Goal	To provide stakeholders with factual, accessible, balanced, and timely information to help them understand the project, program, or initiative.	To obtain stakeholder feedback on project, initiative, or program analysis, alternatives, or decisions.	To work directly with stakeholders throughout the process to ensure that perspectives are consistently understood, considered, and reflected in project, program, or initiative decisions.	To partner with stakeholders in each aspect of decision making in order to develop and implement collaborative project, program, or initiative solutions.
Criteria to Determine Level of Engagement (Which level of engagement best describes your project?)	• This is a decision that should be based on technical, operational, or safety constraints only. • This is a project, program, or initiative that does not result in a change in the type, location, or extent of the current facility or service.	• This project takes place in a park that has been master planned. • This a new city-wide initiative or program. • This is a new public policy or public policy update. • The outcome is likely to change based on community input.	• This project requires a CAC. • This project does not have other policy guidance such as an existing master plan or public policy.	• This program, project, or initiative is being developed in partnership with another agency or organization.
MPRB Promise	MPRB will keep you informed.	MPRB will keep you informed, listen to and acknowledge feedback, work to integrate stakeholder feedback into the alternatives, and provide feedback on how public input influenced the decision.	We will work with stakeholders for advice and innovation in formulating solutions and to incorporate recommendations to the extent possible.	The MPRB and partner entity will be accountable to their roles as negotiated in the partnership and regularly evaluate overall success of the partnership.
Examples of project types	Repaving a parking lot, cutting down a tree, beach or swimming pool closures, ADA improvements, rehab	Approved master plan design implementation, city or service area wide program development, public policy development, Participatory Project Scoping	Master plans, any process that includes a formal public body making recommendations.	Jointly owned and/or operated facilities, co-creation, public/private partnership, community led projects.

This engagement grid was adapted from the IAP2 International Federation 2014 Public Participation Spectrum.

Justification (100 words recommended): *Please explain how your project meets the criteria in the Engagement Grid on pg. 2. Provide a justification for each criterion corresponding to the Level of Engagement that will guide your project.*

The community will be consulted on the order in which improvements are completed, using the already approved master plan to pull from. While deciding the priorities with the community, MPRB will work with the community and design consultants to bring to life implementations.

For projects, programs, or initiatives that fall under the Inform category of engagement: what are your planned methods for informing the public? (i.e. posting on a project website, GovDelivery email blast, flyer onsite, multi-lingual and/or graphic information) *You do not need to answer this question if you are completing a CE Plan.*

Minneapolis Park & Recreation Board

Date of Board P+C:
Date of Board Approval (for CAC's only):
Date of Most Recent Update:

Please fill out this form if your project, program, or initiative includes community engagement beyond the "Inform" level. All Community Engagement Plans should be filed as Petitions and Communications with the MPRB Board of Commissioners and submitted to the MPRB Engagement Portal on SharePoint (https://minneapolisparks.sharepoint.com/planning/SitePages/Home.aspx.)

Staff Lead: Julie Aldrich, Adam Arvidson

Department or Division: Planning

Project Name: Shingle Creek and Bohanon Park Improvements

Engagement Level: Consult

This plan serves as a guide for the community engagement process for the Shingle Creek and Bohanon Park Improvements. The plan may be modified as circumstance warrants during project duration. Substantial modifications are to be communicated to stakeholders and the MPRB Board of Commissioners.

As required by the Minneapolis Park and Recreation Board Community Engagement Policy, this project requires a Community Engagement Plan because the project falls under the consult category of community engagement for which MPRB is required to obtain stakeholder feedback on project, initiative, or program analysis, alternatives, or decisions. This CE Plan was used with a GARE Racial Equity Tool Kit framework.

Key Stakeholders should be engaged in the creation of this plan. Please explain who was engaged: This plan was provided to the Lind-Bohanon and Shingle Creek neighborhood organizations concurrent to its submittal to the Board of Commissioners as a P&C. Project staff will modify this plan as necessary throughout the project and will post updates on the project website.

1. Project Description

1a. Project Overview:

This is intended to implement the first phase of improvements to Shingle Creek Regional Trail, Shingle Creek Neighborhood Park, and Bohanon Park that have already been identified in the North Service Area Master Plan. Community engagement throughout the summer and fall of 2024 will support determining what projects should and will be prioritized. This will also help shape concept plans. The community and stakeholders may weigh in on specific design elements. Community input, project budget, and an in-

depth understanding of the site needs from a maintenance and recreation staff perspective will also direct project priorities and design.

1b. MPRB Outcomes *(What goals, strategies, or values in the MPRB Comprehensive Plan does this project, program, or initiative relate to?):*

Goal: Foster belonging and equity

Goal: Foster a continuum of nature and recreation

Goal: Strengthen ecological connections

1c. Project Timeline:

Community engagement through summer/fall 2024. Construction in 2025 and extending through 2025 and possibly into 2026, depending on specific improvements identified.

1d. Project Funding:

Capital Sources	**Amount**	**Expiration**
Bohanon Park 2023/2024 Neighborhood Capital Levy	$210,000	n/a
Bohanon Park 2023 NPP20	$920,000	n/a
Bohanon Park 2024 Play Area and Site Improvements	$390,000	n/a
Shingle Creek Neighborhood Park 2025 Neighborhood Capital Levy	$162,000	n/a
Shingle Creek Neighborhood Park 2024/2025 NPP20	$1,097,000	n/a
Shingle Creek Neighborhood Park Park Dedication Funds	$3,090	n/a
Shingle Creek Regional Trail 2023 O&M Lottery Proceeds	$600,000	n/a
Shingle Creek Regional Trail 2024 Parks and Trails	$1,400,000	2027

Shingle Creek Regional Trail Park Dedication Funds	$8,000	n/a
ENRTF Funds authorized through LCCMR for Shingle Creek	$1,100,000	2027

Supplemental Sources	**Amount**	**Expiration**
Total:		

2. Project Data:

2a. What are the boundaries of the community engagement area? *(For regional facilities include neighborhoods adjacent to the park and city/regional boundaries.)*

The primary focus area for engagement will be the Shingle Creek and Lind-Bohanon neighborhoods. Those are the neighborhoods immediately adjacent to the site boundaries. There will also be a need for broader engagement for the portion of the project that will involve the Shingle Creek Regional Trail.

2b. What are the demographics of the community engagement area? (*Please refer to percentages of the population when possible and note the sources of the data.)*

Total Population

Lind-Bohanon Neighborhood	5,175
Shingle Creek Neighborhood	3,351
Camden Community Area	31,298
City of Minneapolis	429,954
Twin Cities Region	3,163,104

Age by Percentage of Population

Age	**Lind-Bohanon Neighborhood**	**Shingle Creek Neighborhood**	**Camden Community Area**	**City of Minneapolis**	**Twin Cities Region**

Under 5	7.8%	6.4%	7.4%	5.8%	6.1%
5-9 years	5.0%	7.8%	6.8%	5.4%	6.5%
10-14 years	7.3%	6.9%	7.7%	5.0%	6.5%
15-17 years	6.0%	4.7%	5.5%	2.9%	3.9%
18-24 years	13.4%	11.6%	8.6%	13.5%	8.6%
25-34 years	14.8%	8.9%	14.9%	21.6%	14.6%
35-44 years	17.3%	17.2%	17.5%	14.6%	14.0%
45-54 years	8.3%	19.8%	13.0%	10.4%	12.3%
55-64 years	13.1%	9.4%	10.4%	10.1%	12.8%
65-74 years	3.2%	4.1%	5.8%	6.9%	8.8%
75-84 years	2.7%	2.0%	1.8%	2.7%	4.1%
85 years and older	Suppressed	Suppressed	0.7%	1.1%	1.8%

Race by Percentage of Population

Ethnicity	**Lind-Bohanon Neighborhood**	**Shingle Creek Neighborhood**	**Camden Community Area**	**City of Minneapolis**	**Twin Cities Region**
White	37.3%	31.3%	35.5%	60.0%	70.4%
Of Color	62.3%	68.3%	62.3%	37.3%	27.5%
Black or African American	29.4%	16.4%	30.5%	18.4%	9.9%
American & Alaskan Native	Suppressed	Suppressed	0.9%	0.9%	0.4%
Asian or Pacific Islander	14.5%	29.8%	12.2%	5.2%	7.8%
Other	Suppressed	Suppressed	Suppressed	0.6%	0.5%
Two or More Races	10.1%	Suppressed	7.2%	5.0%	4.4%
Hispanic or Latino (Of Any Race)	7.5%	Suppressed	13.4%	9.9%	6.7%

Median Household Income

Lind-Bohanon Neighborhood	$77,448
Shingle Creek Neighborhood	$79,471

Camden Community Area	Suppressed
City of Minneapolis	$76,332
Twin Cities Region	$101,893

Percentage of the Population that Speaks a Language Other than English at Home

	English Only	Language Other than English	Speaks English Less than "Very Well"
Lind-Bohanon Neighborhood	77.7%	22.3%	11.9%
Shingle Creek Neighborhood	57.8%	42.2%	14.7%
Camden Community Area	76.2%	23.8%	9.3%
City of Minneapolis	79.0%	21.0%	8.0%
Twin Cities Region	83.6%	16.4%	6.2%

Percentage of the Population with a Disability

Lind-Bohanon Neighborhood	10.9%
Shingle Creek Neighborhood	9.0%
Camden Community Area	11.9%
City of Minneapolis	11.2%
Twin Cities Region	10.1%

Renter v. Homeownership

	Owner-Occupied Housing	Renter-Occupied Housing
Lind-Bohanon Neighborhood	64.7%	28.7%
Shingle Creek Neighborhood	79.5%	12.5%
Camden Community Area	70.4%	24.2%
City of Minneapolis	44.9%	48.4%
Twin Cities Region	66.3%	29.4%

Analysis: This analysis compares the local neighborhood area (Lind-Bohanon Neighborhood and Shingle Creek Neighborhood) with multiple larger scale areas: Camden Community Area, the City of Minneapolis, and the Twin Cities Metro Region.

Both the neighborhoods have a higher percentage of school aged children compared to both the City of Minneapolis and the Region as a whole. Compared to the Camden Community Area, there is a higher percent of individuals between 75-84, however the City of Minneapolis and the Region have a higher percentage of people in that age range.

Both neighborhoods and the Camden Community Area have a significantly higher population of People of Color than the City of Minneapolis and the Twin Cities Region. Lind-Bohanon (which is on par with the Camden Community Area as a whole) has about a 30% population percentage of Black/African Americans. Shingle Creek Neighborhood has an almost 30% population percentage of Asian or Pacific Islanders. This is compared to only 5.2% citywide and 7.8% region wide.

The median income is comparable to the City of Minneapolis; however, it is much less than the Twin Cities Region as a whole.

Shingle Creek Neighborhood has a higher level of individuals who speak English less than very well. Only a little under 60% of people in Shingle Creek Neighborhood speak English only. This shows us there is a need for translated materials, specifically in Hmong and/or other Asian languages.

There is not a significant difference between the population percentage of people with a disability between the compared groups.

Lind-Bohanon Neighborhood, Shingle Creek Neighborhood, and the Camden Community Area all have higher owner-occupied housing rates than the City of Minneapolis as a whole. All also have a higher rate than the Twin Cities Region except for Lind-Bohanon, which has an owner-occupied rate of 64.7%.

2c. List any key findings or excerpts from relevant plans or policies that are informing this project, program or initiative, especially if community was engaged in the policy or plan: *The purpose of community research is to collect data that will best inform specific project decisions or strategic direction and support the policy goals of effective community engagement. Research completed in advance of and during project development may include review of previously completed directives or mandates, activity plans, master plans, community studies, industry trends and historical and demographic data. MPRB staff is responsible for determining the research data necessary to support and document decision-making for a project and building off prior community engaged planning, policy, and design.*

The North Service Area Master Plan, adopted in 2019, includes concept level visions for all these park areas, and will be the guiding document for implementation. Though Shingle Creek Regional Trail is a regional facility, it was also planned within the North Service Area Master Plan. When selecting amenities to implement with different funding sources, it will be critical to understand Met Council funding requirements and to also respect the boundaries of neighborhood areas for NPP20 funding. Alongside the adoption of the Shingle Creek Regional Trail portion by the Metropolitan Council, a detailed memorandum was adopted that determines which amenities in the park are regionally eligible for funding.

2d. What are the data gaps? What additional research needs to be done to understand the project stakeholders and project scope?

- It would be good to have a better understanding of what languages materials should be translated into as what translation services might be helpful with in-person engagement.
- Additional input from the Neighborhood Associations and MPRB recreation will help inform design with regards to future programming needs.
- Playground and specific site design needs are unknown at this time and will be evaluated with community input through in person/virtual surveys on preferences.
- MPRB does not have a good sense of the demographics of park users in any of the parks and will need to connect with community members and MPRB staff on site to better understand users.

3. <u>Community Engagement:</u>

3a. Identify Project Stakeholders

The MPRB supports the use of a variety of techniques to interact with and obtain information from stakeholders. Outreach and research tools and methods can be applied for a variety of reasons, including but not limited to the following:

a. Evaluate success and measure community impact of existing programs, services or facilities.
b. Gain stakeholder insight and perspective regarding development of a new program, service or facility.
c. Proactively identify or explore park and recreation trends or ideas.
d. Determine essential services to be provided for a community or park area.
e. Query stakeholders when proposing or revising policy.
f. Resolve persistent conflicts or problems.
g. Educate or inform the public on proposed changes, projects, programs, and initiatives.
h. Reflect on projects, programs, and initiatives after adoption by the Board or report on how community input has been integrated.
i. Learn the history of local context and community.

Project Stakeholder *(students, ethnic communities, neighborhood groups, community leaders)*	**Outreach: How will you reach out to the stakeholder?** *(i.e. go to parks, neighborhood listserv, engage with cultural media)*	**Engagement: How will they participate?** *(i. e. online survey, focus group, community open house, intercept survey)*	**Reflecting Back: How will stakeholder groups be reflected back to about the project progress or outcomes?** *(Posted on project website, ribbon cutting, e-blast, site visit, celebration)*
Nearby residents and general park users	Lawn signs in the park, information at recreation center, notices from neighborhood organizations, advertising in local news media,	On-line survey, engagement activities at community events	E-mail deliveries, project webpage

	attendance at community events, e-mail deliveries, project webpage		
Lind-Bohanon and Shingle Creek Neighborhood Associations	Email	Online survey, engagement activities at community events, open house	Project updates via email and project website updates, subsequent open houses
Youth	Email to youth service organizers, social media, attendance at park events, community connections	Online survey, engagement activities at community events, youth centered events, community connector events	Project updates via email and project website updates, subsequent open houses
Schools (Loring Elementary School, Jenny Lind Elementary School, KIPP North Star – Minnesota, Hmong International School, Olson Middle School, Jardin De Ninos Bilingue Montessori, Camden High School)	Email school administrators, attend school events, project webpage	Online survey, engagement at school and community events, engagement at sporting events	Project updates via email and project website, subsequent attendance at school events
Seniors/elders and disability community	Community partners with focused constituents	Experiential event/conversation(s) at nearby locations, plus park-based programming for seniors, online survey	Direct communication with partners

If needed, describe the outreach, engagement, or reflection methods you will use that are referenced above:

3b. Advisory Committees:

Technical Advisory Committee: This roster is a list of agencies and groups that are on the TAC
City of Minneapolis Public Works Surface Waters and Sewers
City of Minneapolis Public Works Transportation Planning
City of Minneapolis CPED
Metropolitan Council Parks and Natural Resources
Shingle Creek Watershed Management Commission
Hennepin County
Minnesota Department of Natural Resources

Project Advisory Committee: This roster is a list of MPRB departments and divisions that are on the PAC
Planning Division
Communications Department
Park Police Department
Community Connections and Violence Prevention Department
Recreation Centers and Programs Department
Athletics, Aquatics, Ice, and Golf Department
Environmental Management Department
Asset Management Department
Forestry Department

3c. Will a Community Advisory Committee be required for this project, program, or initiative? No

4. <u>Analysis:</u>

4a. What questions will you be asking community to respond to in your outreach and engagement?

- What projects in the park plans should be prioritized?
- To comment on and give feedback on concept plans.
- To understand how the park is "working" now and what could help it function better in the future.

4b. How will your community engagement outreach, engagement, and methods make MPRB a more equitable system?

Create opportunities to give feedback in multiple ways such as in person at the park (open house style events and stand-alone kiosk style info stations) as well as through online surveys or meetings. Engagement will ensure that all communities are engaged, through translated materials, specifically Hmong and Spanish materials. There should also be thought put into the places we choose to engage, looking for events that may be culturally important and may be well attended by different communities.

4c. Identify one or more key project milestones when project evaluation will be performed *(i.e. Draft design review, draft policy review, project mid-point)*

Prior to Concept Plan approval consideration by the Board of Commissioners

5. <u>Evaluation Summary:</u> *To be completed at one or more project milestones as identified in 4c.*

5a. Who was engaged during the process? *(i.e. demographic info from online survey participants, the CAC, and community engagement whenever possible. Refer back to Section 2 in the CE Plan and how your engagement reflects the diversity of the community in the engagement area.)*

5b. How did the engagement inform the project outcome? *(i.e. public tabulation and amendments following a public comment period)*

5c. Please describe any new or innovative engagement methods used during the process:

5d. What recommendations do you have for future engagement around this topic, park, or area?

5e. What, if any, were the unintended outcomes of your CE Plan?

5g. Were there any barriers to successful implementation of your CE Plan?

5h. Were you adequately resourced, including staff support, expertise, and funding?

5i. If applicable, how can this project, program, or initiative, or MPRB continue to partner and deepen relationships with underrepresented communities?

ATTACHMENT E – MPRB Standard AIA B101 Professional Service Agreement

AIA® Document B101™ – 2017

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

The City of Minneapolis, acting by and through its Park and Recreation Board
2117 West River Road
Minneapolis, MN 55411

and the Architect:
(Name, legal status, address and other information)

for the following Project:
(Name, location and detailed description)

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.
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TABLE OF ARTICLES

1 INITIAL INFORMATION

2 ARCHITECT'S RESPONSIBILITIES

3 SCOPE OF ARCHITECT'S BASIC SERVICES

4 SUPPLEMENTAL AND ADDITIONAL SERVICES

5 OWNER'S RESPONSIBILITIES

6 COST OF THE WORK

7 COPYRIGHTS AND LICENSES

8 CLAIMS AND DISPUTES

9 TERMINATION OR SUSPENSION

10 MISCELLANEOUS PROVISIONS

11 COMPENSATION

12 SPECIAL TERMS AND CONDITIONS

13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

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.2 Construction commencement date:

.3 Substantial Completion date or dates:

.4 Other milestone dates:

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:
(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction.)

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

(Paragraph Deleted)

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E204™–2017, Sustainable Projects Exhibit, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E204–2017 is incorporated into this agreement, the Owner and Architect shall incorporate the completed E204–2017 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 The Owner identifies the following representative in accordance with Section 5.3:
(List name, address, and other contact information.)

§ 1.1.8 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:
(List name, address, and other contact information.)

§ 1.1.9 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

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.2 Civil Engineer:

.3 Other, if any:
(List any other consultants and contractors retained by the Owner.)

§ 1.1.10 The Architect identifies the following representative in accordance with Section 2.3:
(List name, address, and other contact information.)

§ 1.1.11 The Architect shall retain the consultants identified in Sections 1.1.11.1 and 1.1.11.2:
(List name, legal status, address, and other contact information.)

§ 1.1.11.1 Consultants retained under Basic Services:

.1 Structural Engineer:

.2 Mechanical Engineer:

.3 Electrical Engineer:

§ 1.1.11.2 Consultants retained under Supplemental Services:

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§ 1.1.12 Other Initial Information on which the Agreement is based:

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by design professionals practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. Any designs, drawings, or specifications prepared or furnished by Architect that contains errors, conflicts, or omissions will be promptly corrected by Architect at no additional cost to Owner. Owner's approval, acceptance, use of or payment for all or any part of Architect's services shall in no way alter Architect's obligations or Owner's rights hereunder.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain the following insurance until termination of this Agreement.

§ 2.5.1 Commercial General Liability with policy limits of not less than One Million, Five Hundred Dollars ($ 1,500,000.00) for each occurrence combined bodily injury and property damage, Two Million Dollars ($ 2,000,000.00) in the aggregate for bodily injury and property damage, Two Million Dollars ($2,000,000.00) Products-Completed Operations Aggregate, and One Million, Five Hundred Thousand Dollars ($1,500,000.00) Personal and Advertising Injury.

§ 2.5.2 Automobile Liability covering vehicles owned, non-owned and hired vehicles used, by the Architect with policy limits of not less than One Million Dollars ($ $1,000,000.00) per occurrence for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such

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primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.5.1 and 2.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.5.4 Workers' Compensation with statutory benefits and limits which shall fully comply with all State requirements and have limits not less than $500,000 for each accident; $500,000 per disease; and $500,000 per disease for each employee. If Architect is based outside the State of Minnesota, coverage must comply with Minnesota law. In accordance with Minnesota law, if Architect is a sole proprietor, it is exempted from the above Workers' Compensation requirements.

§ 2.5.5 Employers' Liability with policy limits not less than ($) each accident, ($) each employee, and ($) policy limit.

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, including contractual liability coverage, with policy limits of not less than One Million, Five Hundred Thousand Dollars ($ $1,500,00.00) per claim and Two Million Dollars ($ 2,000,000) in the aggregate. Architect shall maintain this coverage in effect during the term of this Agreement and for two (2) years after the date of Substantial Completion.

§ 2.5.7 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella polices for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.5.

§ 2.5.9 Section 2.5 establishes the minimum insurance requirements. It is the sole responsibility of the Architect to determine the need for and to procure additional insurance which may be needed in connection with this Agreement.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary landscape architecture, civil, structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall: manage the Architect's services; research applicable design criteria; attend and document Project meetings and circulate to the Owner in a timely manner the minutes of such meetings; communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy and completeness of services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include reasonable and customary allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, for approval of submissions by authorities having jurisdiction over the Project, and for the Owner's procurement process. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

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§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 3.1.5 The Architect shall, at appropriate times, with adequate notice to include the Owner, contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the scope, schedule, budget, and other requirements of the Project.

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, no less than three (3) options for a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.4.1 If community engagement is required by the Initial Information, Architect may be required to prepare presentation materials, lead meetings and document such meetings.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.2.5.1 The Architect shall consider and present to the Owner sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1.

§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval.

§ 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other

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documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ 3.3.2 The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's written approval.

§ 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's written approval of the Design Development Documents, and on the Owner's written authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents that are sufficient for bidding and construction to the Owner for Owner's review. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work.

§ 3.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.
Architect shall provide a design which when constructed in accordance with the Contract Documents will comply with all applicable federal, state, and local laws, statutes, ordinances, rules, regulations, order or other legal requirements including, but not limited to, all zoning restrictions or requirements of record, building, occupancy, environmental, disabled persons accessibility and land use laws, requirements, regulations, and ordinances relating to the construction, use and occupancy of the Project (collectively "Governmental Requirements") existing on the date of this Agreement and which may be enacted prior to Owner's approval of completed Construction Documents. Architect shall use its best efforts to avoid incorporating elements into the Project's design that would give rise to code interpretation.

§ 3.4.3 The Architect shall compile a project manual that includes the Conditions of the Contract for Construction and Specifications including, but not limited to, bidding requirements, sample forms, and Owner provided sample documents division 00 and 01. Architect shall review and update per Project all Owner provided documents. When Construction Documents are complete, Architect shall submit them to Owner for review prior to bidding..

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work when the Architect determines that the Construction Documents are seventy-five percent (75%) complete.

§ 3.4.5 The Architect shall: (1) submit signed Construction Documents for bidding to the Owner as follows: one (1) full size set of Drawings, one (1) half sized set of Drawings, and two (2) three-hole punch Project Manuals; (2) advise the Owner of any adjustments to the estimate of the Cost of the Work; (3) take any action required under Section 6.5; and (4) request the Owner's approval of any and all actions. In addition, Architect shall submit to Owner two (2) copies of all mechanical, electrical, and plumbing fixture cut sheets and a material sample board and cut sheets.

§ 3.5 Procurement Phase Services

§ 3.5.1 General

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) providing written recommendation to the Owner of responsive, apparent low bid based on a combination of alternates, as applicable, to meet the Owner's established budget.

§ 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project per the Project Manual Division 00 by:

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.1 facilitating the distribution of Bidding Documents to prospective bidders by providing Bidding Documents in electronic form to Owner;
.2 conducting a pre-bid conference for prospective bidders, as scheduled by Owner; and
.3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda.

(Paragraph Deleted)

§ 3.5.2.3 If the Bidding Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare addenda identifying approved substitutions to all prospective

(Paragraphs Deleted)

bidders for distribution
(Paragraphs Deleted)

by Owner.

(Paragraph Deleted)

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. Owner has amended AIA Document A201-2017 and those modifications will affect the Architect's services under this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates upon completion of the one-year (1 year) warranty walk through and resolution of issues following walk through.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. The Architect shall document these site visits in a Field Report and provide such a report to Owner in a timely manner. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is

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fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness. In the event that there is an additional cost to be added to the Project or additional time added to the Project's schedule due to performance issues, the Owner shall have the final decision concerning such matters.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts to the Owner. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

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§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

- **.1** conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- **.2** issue Certificates of Substantial Completion;
- **.3** forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,
- **.4** issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

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§ 3.6.6.6 The Architect shall, upon receipt of as-built documents from the Contractor, prepare as constructed record drawings.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	**Responsibility** *(Architect, Owner, or not provided)*
§ 4.1.1.1 Programming	
§ 4.1.1.2 Multiple preliminary designs	
§ 4.1.1.3 Measured drawings	
§ 4.1.1.4 Existing facilities surveys	
§ 4.1.1.5 Site evaluation and planning	
§ 4.1.1.6 Building Information Model management responsibilities	
§ 4.1.1.7 Development of Building Information Models for post construction use	
§ 4.1.1.8 Civil engineering	
§ 4.1.1.9 Landscape design	
§ 4.1.1.10 Architectural interior design	
§ 4.1.1.11 Value analysis	
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	
§ 4.1.1.13 On-site project representation	
§ 4.1.1.14 Conformed documents for construction	
§ 4.1.1.15 As-designed record drawings	
§ 4.1.1.16 As-constructed record drawings	
§ 4.1.1.17 Post-occupancy evaluation	
§ 4.1.1.18 Facility support services	
§ 4.1.1.19 Tenant-related services	
§ 4.1.1.20 Architect's coordination of the Owner's consultants	
§ 4.1.1.21 Telecommunications/data design	
§ 4.1.1.22 Security evaluation and planning	
§ 4.1.1.23 Commissioning	
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	
§ 4.1.1.25 Fast-track design services	
§ 4.1.1.26 Multiple bid packages	
§ 4.1.1.27 Historic preservation	
§ 4.1.1.28 Furniture, furnishings, and equipment design	

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§ 4.1.1.29 Other services provided by specialty Consultants	
§ 4.1.1.30 Other Supplemental Services	

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)

§ 4.1.3 If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

.1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;

.2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;

.3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;

.4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;

.5

.6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;

.7 Preparation for, presentation at, and documentation for a public meetings as required by Owner for project;

.8 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

.9

.10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or,

.11 Assistance to the Initial Decision Maker, if other than the Architect.

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§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, the Owner subsequently determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.

.1
.2
.3
.4 Evaluating an extensive number of Claims as the Initial Decision Maker; or,
.5 .

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, and prior to proceeding with any Additional Services, the Architect shall notify the Owner:

.1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor
.2 Weekly visits to the site by the Architect during construction
.3 Two (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
.4 Two (2) inspections for any portion of the Work to determine final completion.

(Paragraphs Deleted)

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

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§ 5.7 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.12 Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Architect's consultants through the Architect about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Architect of any direct communications that may affect the Architect's services.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

(Paragraph Deleted)

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall, if necessary, propose contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents. Architect may propose reasonable adjustments in the

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program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. To meet the Owner's budget for the Cost of the Work, the Architect shall propose what materials, equipment, component systems, and types of adjustments to programs and scope of project and alternative bids.

§ 6.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments, but Owner has the final decision making authority.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;
.2 authorize rebidding or renegotiating of the Project within a reasonable time;
.3 terminate in accordance with Section 9.5;
.4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
.5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect, without additional compensation, shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of

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the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 8.3 of this Agreement

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[X] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

(Paragraph Deleted)

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Neither party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party.

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3 by joinder the same rights of joinder as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

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§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

(Paragraph Deleted)

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination and Reimbursable Expenses
incurred.

(Paragraphs Deleted)

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction as amended and modified by Owner.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

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§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner may provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except (
1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information. This Section 10.8 shall survive the termination of this Agreement.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

§ 10.10 Architect, its officers, agents, owners, partners, employees, volunteers, and subcontractors, shall abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes chapter 13 (MGDPA) and all other applicable state and federal laws, rules, regulations, and orders relating to data privacy or confidentiality. If Architect creates, collects, receives, stores, uses maintains, or disseminates data because it performs functions of the Owner pursuant to this Agreement, then Architect must comply with the requirements of the MGDPA as if it were a government entity, and may be held liable under the MGDPA for noncompliance. Architect agrees to defend, indemnify, and hold harmless the Owner, its officials, officers, agents, employees, and volunteers from any claims resulting from Architect's officers', agents', owners', partners', employees', volunteers', assignees', or subcontractors' unlawful disclosure and/or use of such protected data or other noncompliance with the requirements of this section. Architect agrees to promptly notify the Owner if it becomes aware of any potential claims or facts giving rise to such claims under the MGDPA. The terms of this section shall survive the cancellation or termination of this Agreement.

§ 10.11 Architect agrees that the Owner, the Minnesota State Auditor or any of their respective duly authorized representatives, at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt and transcribe any books, documents, papers, and records that are relevant and involve transactions relating to this Agreement. Architect shall maintain these materials and allow access during the period of this Agreement and for six (6) years after its termination or cancellation.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum
(Insert amount)

.2 Percentage Basis
(Insert percentage value)

( ) % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.

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/
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.3 Other
(Describe the method of compensation)

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

As agreed upon by the Owner and Architect in writing

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus zero percent (0 %), or as follows:
(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase		percent (		%)
Design Development Phase		percent (		%)
Construction Documents Phase		percent (		%)
Procurement Phase		percent (		%)
Construction Phase		percent (		%)
Total Basic Compensation	one hundred	percent (	100	%)

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

(Paragraph Deleted)

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See Exhibit A, Hourly Billing Rates

(Table Deleted)

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§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

.1 Transportation and authorized out-of-town travel and subsistence, specifically excluding time spent in travel;

.2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;

.3 Permitting and other fees required by authorities having jurisdiction over the Project;

.4 Printing, reproductions, plots, and standard form documents;

.5 Postage, handling, and delivery;

.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;

.7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;

.8

.9 All taxes levied on professional services and on reimbursable expenses;

.10 Site office expenses;

.11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and,

.12 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus zero percent (0 %) of the expenses incurred.

(Paragraphs Deleted)

§ 11.10 Payments to the Architect

(Paragraphs Deleted)

§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable within 45 days of presentation of the Architect's invoice.

(Paragraph Deleted)

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

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ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B101™–2017, Standard Form Agreement Between Owner and Architect

(Paragraphs Deleted)

.3 Exhibits:

(Check the appropriate box for any exhibits incorporated into this Agreement.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this agreement.)

[X] Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

Exhibit A - Hourly Billing Rates

.4 Other documents:

(List other documents, if any, forming part of the Agreement.)

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This Agreement entered into as of the day and year first written above.

OWNER (Signature)

President
(Printed name and title)

ARCHITECT (Signature)

(Printed name, title, and license number, if required)

Secretary

Approved as to form
Attorney for Owner:

(Signature)

(Printed Name)

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Additions and Deletions Report for
AIA® Document B101™ – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:15:00 on 10/18/2017.

PAGE 1

The City of Minneapolis, acting by and through its Park and Recreation Board
2117 West River Road
Minneapolis, MN 55411

PAGE 2

TABLE OF ARTICLES

...

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

PAGE 5

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by ~~architects~~ design professionals practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. Any designs, drawings, or specifications prepared or furnished by Architect that contains errors, conflicts, or omissions will be promptly corrected by Architect at no additional cost to Owner. Owner's approval, acceptance, use of or payment for all or any part of Architect's services shall in no way alter Architect's obligations or Owner's rights hereunder.

...

§ 2.5 The Architect shall maintain the following insurance until termination of this Agreement. ~~If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.~~

...

§ 2.5.1 Commercial General Liability with policy limits of not less than One Million, Five Hundred Dollars ($ 1,500,000.00) for each occurrence combined bodily injury and property damage, Two Million Dollars ($ 2,000,000.00) in the aggregate for bodily injury and property ~~damage.~~damage, Two Million Dollars ($2,000,000.00) Products-Completed Operations Aggregate, and One Million, Five Hundred Thousand Dollars ($1,500,000.00) Personal and Advertising Injury.

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...

§ 2.5.2 Automobile Liability covering vehicles owned, ~~and non-owned~~ non-owned and hired vehicles used, by the Architect with policy limits of not less than ~~($) per accident~~ One Million Dollars ($ $1,000,000.00) per occurrence for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

PAGE 6

§ 2.5.4 Workers' Compensation ~~at statutory limits.~~with statutory benefits and limits which shall fully comply with all State requirements and have limits not less than $500,000 for each accident; $500,000 per disease; and $500,000 per disease for each employee. If Architect is based outside the State of Minnesota, coverage must comply with Minnesota law. In accordance with Minnesota law, if Architect is a sole proprietor, it is exempted from the above Workers' Compensation requirements.

...

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional ~~services~~ services, including contractual liability coverage, with policy limits of not less than One Million, Five Hundred Thousand Dollars ($ $1,500,00.00) per claim and Two Million Dollars ($ 2,000,000) in the aggregate. Architect shall maintain this coverage in effect during the term of this Agreement and for two (2) years after the date of Substantial Completion.

...

§ 2.5.9 Section 2.5 establishes the minimum insurance requirements. It is the sole responsibility of the Architect to determine the need for and to procure additional insurance which may be needed in connection with this Agreement.

...

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary landscape architecture, civil, structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

...

§ 3.1.1 The Architect ~~shall manage the Architect's services, research applicable design criteria, attend Project meetings,~~ shall: manage the Architect's services; research applicable design criteria; attend and document Project meetings and circulate to the Owner in a timely manner the minutes of such meetings; communicate with members of the Project team, and report progress to the Owner.

...

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the ~~accuracy, completeness, and timeliness of,~~ accuracy and completeness of services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

...

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include reasonable and customary allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, ~~and~~ for approval of submissions by authorities having

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jurisdiction over the ~~Project.~~ Project, and for the Owner's procurement process. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

PAGE 7

§ 3.1.5 The Architect ~~shall~~ shall, at appropriate times, with adequate notice to include the Owner, contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

...

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the scope, schedule, budget, and other requirements of the Project.

...

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, no less than three (3) options for a preliminary design illustrating the scale and relationship of the Project components.

...

§ 3.2.4.1 If community engagement is required by the Initial Information, Architect may be required to prepare presentation materials, lead meetings and document such meetings.

...

§ 3.2.5.1 The Architect shall consider and present to the Owner sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1.

PAGE 8

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's written approval.

...

§ 3.4.1 Based on the Owner's written approval of the Design Development Documents, and on the Owner's written authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents ~~for the Owner's approval.~~ that are sufficient for bidding and construction to the Owner for Owner's review. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. ~~The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.~~

...

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~~§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions).~~ Architect shall provide a design which when constructed in accordance with the Contract Documents will comply with all applicable federal, state, and local laws, statutes, ordinances, rules, regulations, order or other legal requirements including, but not limited to, all zoning restrictions or requirements of record, building, occupancy, environmental, disabled persons accessibility and land use laws, requirements, regulations, and ordinances relating to the construction, use and occupancy of the Project (collectively "Governmental Requirements") existing on the date of this Agreement and which may be enacted prior to Owner's approval of completed Construction Documents. Architect shall use its best efforts to avoid incorporating elements into the Project's design that would give rise to code interpretation.

...

§ 3.4.3 The Architect shall ~~also~~ compile a project manual that includes the Conditions of the Contract for Construction and ~~Specifications, and may include bidding requirements and sample forms.~~Specifications including, but not limited to, bidding requirements, sample forms, and Owner provided sample documents division 00 and 01. Architect shall review and update per Project all Owner provided documents. When Construction Documents are complete, Architect shall submit them to Owner for review prior to bidding..

...

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work ~~prepared in accordance with Section 6.3.~~when the Architect determines that the Construction Documents are seventy-five percent (75%) complete.

...

§ 3.4.5 The Architect ~~shall submit the Construction Documents to the Owner,~~ shall: (1) submit signed Construction Documents for bidding to the Owner as follows: one (1) full size set of Drawings, one (1) half sized set of Drawings, and two (2) three-hole punch Project Manuals; (2) advise the Owner of any adjustments to the estimate of the Cost of the ~~Work,~~ Work; (3) take any action required under Section ~~6.5, and request the Owner's approval.~~6.5; and (4) request the Owner's approval of any and all actions. In addition, Architect shall submit to Owner two (2) copies of all mechanical, electrical, and plumbing fixture cut sheets and a material sample board and cut sheets.

...

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) ~~awarding and preparing contracts for construction.~~providing written recommendation to the Owner of responsive, apparent low bid based on a combination of alternates, as applicable, to meet the Owner's established budget.

...

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project per the Project Manual Division 00 by:

PAGE 9

.1 facilitating the distribution of Bidding Documents to prospective ~~bidders;~~bidders by providing Bidding Documents in electronic form to Owner;

...

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.2 ~~organizing and~~ conducting a pre-bid conference for prospective ~~bidders;~~bidders, as scheduled by Owner; and

...

.3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of ~~addenda; and,~~addenda.

...

~~.4 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.~~

...

§ 3.5.2.3 If the Bidding Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare ~~and distribute~~ addenda identifying approved substitutions to all prospective~~bidders.~~

...

~~**§ 3.5.3 Negotiated Proposals**~~

...

~~**§ 3.5.3.1** Proposal Documents shall consist of proposal requirements and proposed Contract Documents.~~

...

~~**§ 3.5.3.2** The Architect shall assist the Owner in obtaining proposals by:~~

...

~~.1 facilitating the distribution of Proposal Documents for distributionto prospective contractors and requesting their return upon completion of the negotiation process;~~bidders for distribution

...

~~.2 organizing and participating in selection interviews with prospective contractors;~~

...

~~.3 preparing responses to questions from prospective contractors and providing clarifications and interpretations of the Proposal Documents to the prospective contractors in the form of addenda; and,~~

...

~~.4 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed~~ by ~~the~~ Owner.

...

~~**§ 3.5.3.3** If the Proposal Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective contractors.~~

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...

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. ~~If the Owner and Contractor modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend~~ Owner has amended AIA Document A201-2017 and those modifications will affect the Architect's services under this Agreement.

...

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates ~~on the date the Architect issues the final Certificate for Payment.~~upon completion of the one-year (1 year) warranty walk through and resolution of issues following walk through.

...

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. The Architect shall document these site visits in a Field Report and provide such a report to Owner in a timely manner. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner ~~reasonably~~ informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

PAGE 10

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness. In the event that there is an additional cost to be added to the Project or additional time added to the Project's schedule due to performance issues, the Owner shall have the final decision concerning such matters.

...

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such ~~amounts.~~ amounts to the Owner. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

PAGE 11

§ 3.6.6.5 ~~Upon request of the Owner, and prior~~ Prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

PAGE 12

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§ 3.6.6.6 The Architect shall, upon receipt of as-built documents from the Contractor, prepare as constructed record drawings.

PAGE 13

.5 ~~Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;~~

...

.7 Preparation for, ~~and attendance at, a public presentation, meeting or hearing;~~presentation at, and documentation for a public meetings as required by Owner for project;

...

.9 ~~Evaluation of the qualifications of entities providing bids or proposals;~~

PAGE 14

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, ~~upon receipt of the Architect's notice, the Owner~~ the Owner subsequently determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.

...

.1 ~~Reviewing a Contractor's submittal out of sequence from the submittal schedule approved by the Architect;~~

...

.2 ~~Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;~~

...

.3 ~~Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;~~

...

.5 ~~Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom.~~,

...

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, and prior to proceeding with any Additional Services, the Architect shall notify the Owner:

...

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.1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor

...

.2 Weekly (~~)~~ visits to the site by the Architect during construction

...

.3 Two (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents

...

.4 Two (2) inspections for any portion of the Work to determine final completion.

...

~~**§ 4.2.4** Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.~~

...

~~**§ 4.2.5** If the services covered by this Agreement have not been completed within ( ) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.~~

PAGE 15

§ 5.12 ~~The Owner shall include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities.~~ Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Architect's consultants through the Architect about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Architect ~~of the substance~~ of any direct communications ~~between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.~~that may affect the Architect's services.

...

~~**§ 5.15** Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.~~

...

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. ~~The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner.~~ The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

PAGE 16

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§ 6.3 In preparing estimates of the Cost of Work, the Architect shall~~be permitted to include~~, if necessary, propose contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract ~~Documents; to recommend~~ Documents. Architect may propose reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. ~~If the Owner requires a detailed estimate of~~ To meet the Owner's budget for the Cost of the Work, the Architect shall ~~provide such an estimate, if identified as the Architect's responsibility in Section 4.1.1, as a Supplemental Service.~~propose what materials, equipment, component systems, and types of adjustments to programs and scope of project and alternative bids.

...

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such ~~adjustments.~~adjustments, but Owner has the final decision making authority.

...

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the ~~Architect~~ Architect, without additional compensation, shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. ~~If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services for modifying the Construction Documents shall be without additional compensation.~~ In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

PAGE 18

[X] Litigation in a court of competent jurisdiction

...

~~If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.~~

...

§ 8.3.4.1 ~~Either party, at its sole discretion,~~ Neither party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a ~~party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).~~party.

...

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section ~~8.3, whether by joinder or consolidation,~~ 8.3 by joinder the same rights of joinder ~~and consolidation~~ as the Owner and Architect under this Agreement.

PAGE 19

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~~§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.~~

...

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to ~~termination, Reimbursable Expensesincurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.~~termination and Reimbursable Expenses

...

incurred.

...

~~**§ 9.7** In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:~~

...

~~*(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)*~~

...

~~.1 Termination Fee:~~

...

~~.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:~~

...

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for ~~Construction.~~Construction as amended and modified by Owner.

PAGE 20

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner ~~shall~~ may provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

...

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except ~~as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.~~(

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...

~~§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors~~ 1) its employees, (2) those who need to know the content of such information in order to perform services or ~~work~~ construction solely and exclusively for the Project, ~~provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.~~or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information. This Section 10.8 shall survive the termination of this Agreement.

...

§ 10.10 Architect, its officers, agents, owners, partners, employees, volunteers, and subcontractors, shall abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes chapter 13 (MGDPA) and all other applicable state and federal laws, rules, regulations, and orders relating to data privacy or confidentiality. If Architect creates, collects, receives, stores, uses maintains, or disseminates data because it performs functions of the Owner pursuant to this Agreement, then Architect must comply with the requirements of the MGDPA as if it were a government entity, and may be held liable under the MGDPA for noncompliance. Architect agrees to defend, indemnify, and hold harmless the Owner, its officials, officers, agents, employees, and volunteers from any claims resulting from Architect's officers', agents', owners', partners', employees', volunteers', assignees', or subcontractors' unlawful disclosure and/or use of such protected data or other noncompliance with the requirements of this section. Architect agrees to promptly notify the Owner if it becomes aware of any potential claims or facts giving rise to such claims under the MGDPA. The terms of this section shall survive the cancellation or termination of this Agreement.

...

§ 10.11 Architect agrees that the Owner, the Minnesota State Auditor or any of their respective duly authorized representatives, at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt and transcribe any books, documents, papers, and records that are relevant and involve transactions relating to this Agreement. Architect shall maintain these materials and allow access during the period of this Agreement and for six (6) years after its termination or cancellation.

PAGE 21

As agreed upon by the Owner and Architect in writing

...

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus zero percent (0 %), or as follows:

...

~~§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.~~

...

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See Exhibit A, Hourly Billing Rates

...

~~Employee or Category~~ ~~Rate ($0.00)~~

PAGE 22

.1 Transportation and authorized out-of-town travel and ~~subsistence;~~subsistence, specifically excluding time spent in travel;

...

.8 ~~If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;~~

...

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus zero percent (0 %) of the expenses incurred.

...

~~**§ 11.9 Architect's Insurance.** If the types and limits of coverage required in Section 2.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:~~

...

~~*(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 2.5, and for which the Owner shall reimburse the Architect.)*~~

...

~~**§ 11.10.1 Initial Payments**~~

...

~~**§ 11.10.1.1** An initial payment of ($) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.~~

...

~~**§ 11.10.1.2** If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of ($) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.~~

...

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable ~~upon presentation of the Architect's invoice. Amounts unpaid ( ) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.~~within 45 days of presentation of the

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Architect's invoice.

...

~~*(Insert rate of monthly or annual interest agreed upon.)*~~

PAGE 23

~~.2 AIA Document E203™ 2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:~~

...

~~*(Insert the date of the E203-2013 incorporated into this agreement.)*~~

...

[X] Other Exhibits incorporated into this Agreement:

...

Exhibit A - Hourly Billing Rates

PAGE 24

President

...

Secretary

...

Approved as to form

...

Attorney for Owner:

...

(Signature)

...

(Printed Name)

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Erik Bal, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:15:00 on 10/18/2017 under Order No. 1095578452 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B101™ - 2017, Standard Form of Agreement Between Owner and Architect, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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