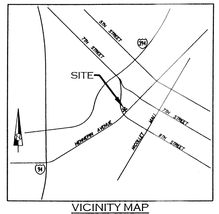
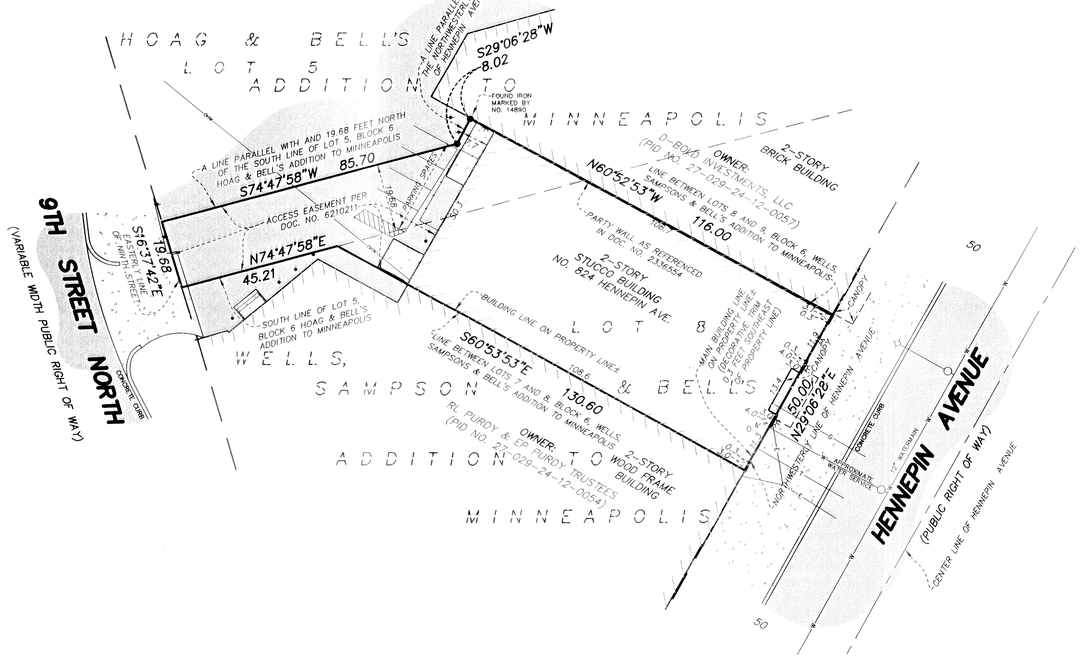
SURVEY FOR:

COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

All that certain parcel or parcels of land located in the City of Minneapolis, County of Hennepin, State of Minnesota, more particularly described as follows:

Commencing at the point of intersection of the Northwesterly line of Hennepin Avenue with the dividing line between Lot 7 and 8 in Block 6, Wells, Sampson & Bells Addition to Minneapolis; thence Northeasterly along the Northwesterly line of said Hennepin Avenue a distance of 50 feet to an intersection with the dividing line between Lots 8 and 9 in said Block 6; thence Northwesterly along the dividing line between Lots 8 and 9 and same extended a distance of 116 feet to a point in Lot 5 of Block 6, Hoag and Bell's Addition to Minneapolis; thence Southwesterly parallel with the Northwesterly line of Hennepin Avenue eight feet to an intersection with a line drawn parallel with and 19.68 feet North of the South line of said Lot 5 in Block 6, Hoag & Bell's Addition to Minneapolis; thence Westerly parallel with the South line of said Lot 5 a distance of 85.7 feet, more or less, to the Easterly line of Ninth Street; thence South along the Easterly line of Ninth Street 19.68 feet to the Southwest corner of Lot 5 of Block 6, Hoag and Bell's Addition to Minneapolis; thence East along the South line of said Lot 5 to its intersection with the dividing line between Lots 7 and 8 in Block 6, Wells, Sampson & Bell's Addition to Minneapolis; thence Southeasterly along said dividing line to the point of beginning.

Above described premises comprising all of Lot 8 in Block 6, Wells, Sampson & Bell's Addition to Minneapolis, and part of Lot 5 in Block 6, Hoag & Bell's Addition to Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

Abstract Property

SURVEYORS NOTES:

1. *The orientation of this bearing system is based on the northwesterly line of Hennepin Avenue which is assumed to have a bearing of North 29 degrees 06 minutes 28 seconds East.*

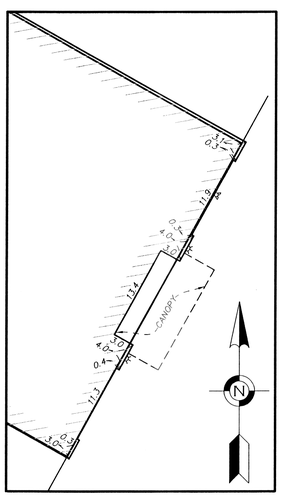
2. *The total area of the property described hereon is 7,389 square feet or 0.1696 acres.*

3. *The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Application No. HEN-OR1038514-C, bearing an effective date of February 23, 2006 at 7:00 AM.*

4. *Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us or by resident testimony. Other utilities and services may be present. 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.*

5. *According to the Federal Emergency Management Agency web site the property described hereon lies within Flood Zone X (minimal hazard) per Federal Insurance Rate Map ID No. 27053C0357E, dated September 2, 2004.*

6. *According to the City of Minneapolis the property is zoned B4S-2 (downtown service district), DP (downtown parking overlay district) and has no building setback requirements.*



BUILDING DETAIL
SCALE 1" = 10'

LEGEND

- GUARD POST
- SIGN
- HYDRANT
- AUTO SPRINKLER
- BUILDING LIGHT
- MANHOLE
- OHW — OVERHEAD WIRES
- T — UNDERGROUND TELEPHONE
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- CHAIN LINK FENCE
- W — WATERMAIN
- BITUMINOUS SUFACE
- CONCRETE SURFACE

0 20 40 60
SCALE IN FEET

● *DENOTES FOUND IRON MONUMENT*

○ *DENOTES 1/2 INCH X 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 44123*

SCHEDULE B- SECTION 2 (SURVEY ITEMS)

ITEM 3: Subject to easement for ingress and egress and access as set forth in Deed Granting Easements filed December 30, 1993 as Document No. 6210211. Said easement is shown hereon.

ITEM 4: Subject to Covenants, Conditions, Easements and Party Wall Maintenance provisions contained in Document No. 2336554,

ITEM 5: Subject to Terms and Conditions of Contract for Deed, filed March 20, 1995 as Document No. 6408472 and amended by Amendment to Contract for Deed filed July 25, 2002 as Document No. 7777150. The purchaser's interest has been assigned to the City of Minneapolis by Document No. 8482240.

CERTIFICATION:

To Community Planning and Economic Development and Old Republic National 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 10 and 11(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Brent R. Peters
Minnesota License No. 44123

Date of survey: May 10, 2006

Only if the Surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original.

The surveyor accepts no responsibility for non-original copies of this document.

FIELD BOOK	PAGE	FIELDWORK CHIEF:
2623	50	Jon M.
		DRAWN BY: G.P.S.
DRAWING NAME: 32590-ALTA.dwg		
JOB NO. 32590		CHECKED BY: LJN/BRP
FILE NO. 245		

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY

SURVEY FOR:
COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

PROPERTY ADDRESS:
824 HENNEPIN AVENUE
MINNEAPOLIS, MINNESOTA 55403

EGAN, FIELD, & NOWAK, INC.
"SURVEYORS SINCE 1872"
7415 WAYZATA BLVD, MINNEAPOLIS, MINNESOTA 55426
PHONE: (952) 546-6837 FAX: (952) 546-6839
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