NORTH ELEVATION

SOUTH ELEVATION

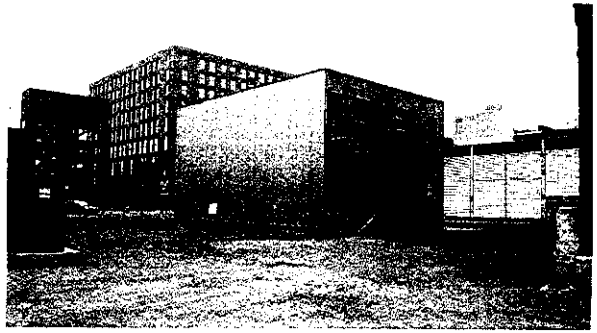
WEST ELEVATION

EAST ELEVATION

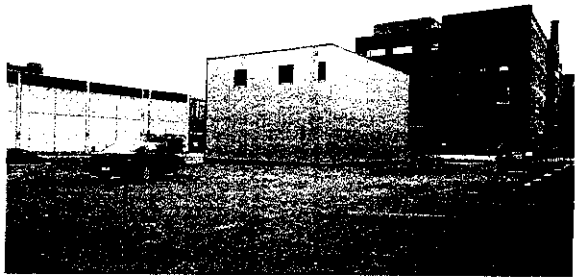
SITE PHOTO
SOUTH WEST CORNER

SITE PHOTO
SOUTH EAST CORNER

Preliminary Plan - Subject to change



SITE PHOTO
NORTH WEST CORNER



SITE PHOTO
NORTH EAST CORNER

DRAWING INDEX

ZONING REVIEW

FASTHORSE INC

Salmela architect

PIERCE PINI & ASSOCIATES

NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name: David D Salmela Signature:

Date: March 27, 2013 License #: 18009

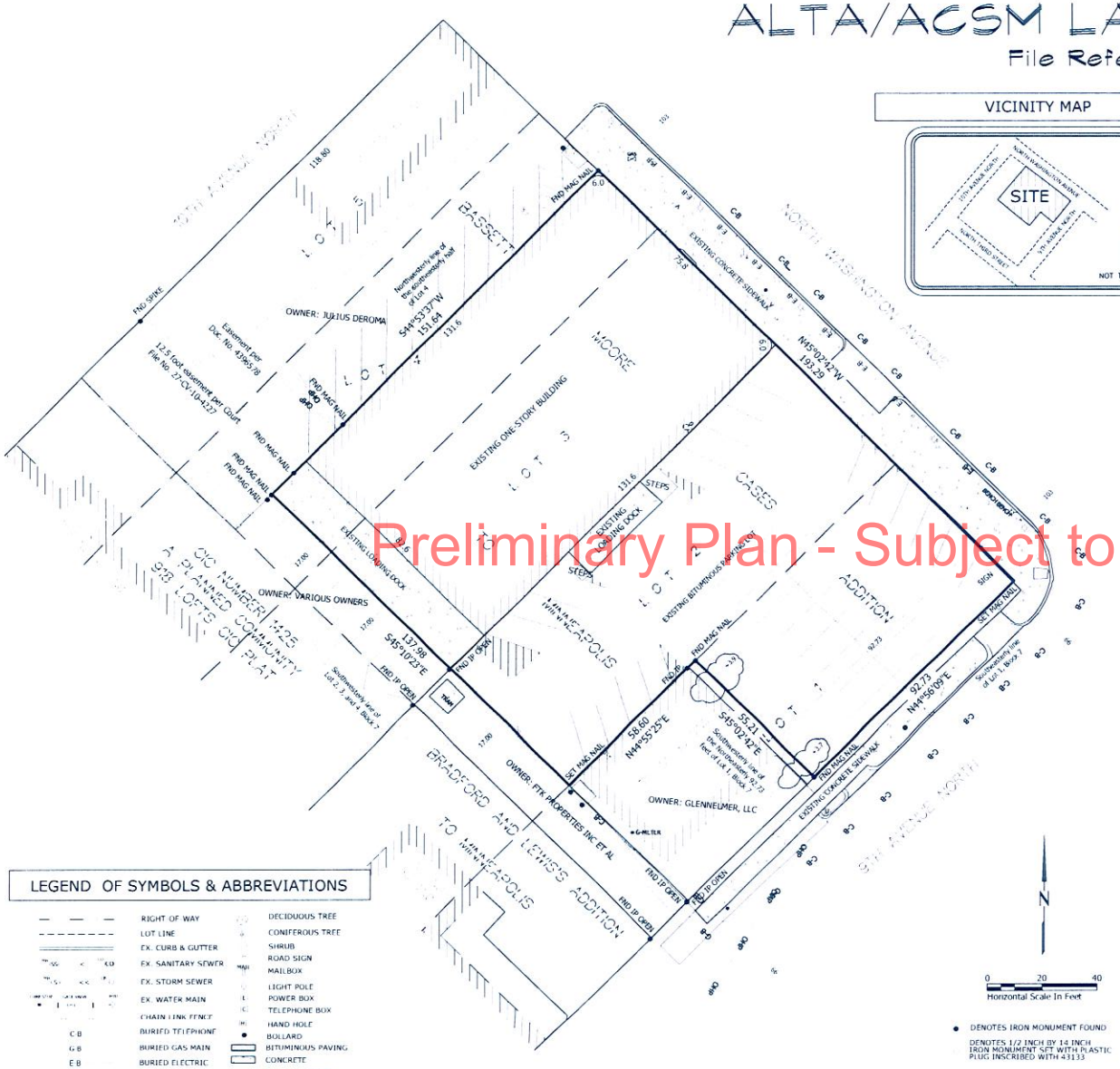
DATE BY

GENERAL LAND USE APPLICATION
MAR 27, 2013

T001

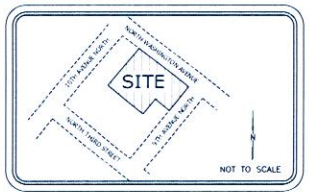
ALTA/ACSM LAND TITLE SURVEY

File Reference: 12-002



Preliminary Plan - Subject to change

VICINITY MAP



ZONING INFORMATION

According to the City of Minneapolis Zoning Ordinance, subject property is zoned B4N (Downtown Neighborhood District), DP (Downtown Parking), I2 (Medium Industrial District, & B (Industrial Living Overlay District) and is subject to all the requirements listed in the Ordinance.

Principal use setbacks are:
There are no formal building or parking lot setbacks for this property.

Note: This information was verified by a telephone call to the City of Minneapolis Planning and Zoning Office.

LAND DESCRIPTION

Torrens Property (Torrens Certificate No. 1205261)

The Northeasterly 92.73 feet of Lot 1;
Those parts of Lot 2, 3, and the Southeasterly Half of Lot 4, lying Northeasterly of the Southeasterly 17 feet of Lots 2, 3, and 4;
All in Block 7, Bassett, Moore and Case's Addition To The Town Of Minneapolis.

MISCELLANEOUS NOTES

1. The property described hereon is the same as the property described in the title commitment prepared by WFG National Title Insurance Company, File Reference 12-002 with an effective date of February 2, 2012 at 8:00 am.
2. The subject property contains ±26,029 square feet, (±0.60 acres) of land, more or less.
3. The utilities shown hereon were located using the Gopher State One Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, etc. may not have been located. Stantec cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior o any digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 120480119.
4. The bearing system is based on the southeasterly line of Lot 1, Block 7, BASSETT MOORE & CASE'S ADDITION TO MINNEAPOLIS, which has an assumed bearing of North 44 degrees 56 minutes 09 seconds East.
5. The subject property appears on Flood Insurance Rate Map, Community Panel Number 27053C0357E, dated September 2, 2004, and lies within Zone X.
6. There are 36 regular parking stalls and 0 designated handicap parking stalls.
7. The subject property has direct access to North Washington Avenue and 9th Avenue North, dedicated public roadways.
8. Subject property is using land beyond the deeded description along the southwest line of the Northeasterly 92.73 feet of Lot 1, Block 7, as SHOWN ON SURVEY.
9. A non-exclusive easement benefiting subject property per Document No. 4396578, is SHOWN ON SURVEY. Easement was not mentioned on said title commitment.
10. A 12.5 foot easement, centered on existing loading dock extending northwesterly to Tenth Avenue North, per Order of Judgement, Court File No.: 27-CV-10-4227, dated January 3, 2011, Shown on Survey.
11. All recorded easements, if any, listed in Schedule B-II of the Commitment for Title Insurance File Reference 12-002 with an effective date of February 2, 2012 at 8:00 am., located on the above described land described as follows:

    SCHEDULE B Section II Exceptions

    Item 10: Easement Agreement between Julius DeRoma and Morgan Industries, Inc. dated June 6, 2007, and recorded June 14, 2007 as Document No. 4396579. NOT Shown on Survey.

CERTIFICATION

To Brunsfield Project Management, LLC, and WFG National Title Insurance Company, its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(b), and 13 of Table A thereof. The field work was completed February 23, 24, and 25th, 2012.

STANTEC

Daniel J. Roeber, Professional Land Surveyor
Minnesota License Number 41133
MARCH 1, 2012

LEGEND OF SYMBOLS & ABBREVIATIONS

- RIGHT OF WAY
- LOT LINE
- EX. CURB & GUTTER
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- CHAIN LINK FENCE
- C B — BURIED TELEPHONE
- G B — BURIED GAS MAIN
- E B — BURIED ELECTRIC
- OHP — AERIAL UTILITIES
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- ROAD SIGN
- MAIL — MAILBOX
- LIGHT POLE
- POWER BOX
- TELEPHONE BOX
- HAND HOLE
- BOLLARD
- BITUMINOUS PAVING
- CONCRETE
- PARKING METER

0 20 40
Horizontal Scale In Feet

● DENOTES IRON MONUMENT FOUND

DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH 41133

REVISION	DATE	DRAWN BY	CHECKED BY	DESIGNED BY	APPROVED BY	DATE
Revise Survey - Add court ordered easement	03.06.2012	DJR	DJR			MARCH 1, 2012

Stantec

St. Paul Office
1235 West 94th Street
Bloomington, MN 55431
Phone 651.636.4600
Fax 651.636.1311
www.stantec.com

BRUNSFIELD PROJECT MANAGEMENT, LLC
ALTA/ACSM LAND TITLE SURVEY
FILE REFERENCE: 12-002
915 NORTH WASHINGTON AVENUE, MINNEAPOLIS, MINNESOTA

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193802225
V3.01

V:\193802225\CAD\Dwg\193802225\301.dwg 3/6/2012 9:22 AM

BRUNSFIELD AMERICA
CONDOMINIUMS

DEVELOPMENT SUMMARY

SITE AREA	0.07 acres (3,127 square feet)
FLOOR AREA RATIO	Minimum 2 ; No Maximum
BUILDING HEIGHT	4 stories + terrace stair penthouse and elevator lower , 77'-3 3/4" tall City Zoning requirement: maximum 10 stories, 40'-0" tall
BUILDING AREA	9,037 gsf (building enclosed); 2,485 gsf (terrace)
BUILDING FOOTPRINT AREA	2,442 sf

BUILDING AREA SUMMARY

FIRST FLOOR	2,119 GSF
MEZZANINE	310 GSF
SECOND FLOOR	2,119 GSF
THIRD FLOOR	2,119 GSF
FOURTH FLOOR	2,119 GSF
OPEN TERRACE	2,442 GSF
TERRACE PENT +ELEV	252 GSF

LANDSCAPING

SHRUBS	180 SF	SHENANDOAH SWITCH GRASS
TREES	72 SF	(8) 3X3' PLANTERS FOR HONEYLOCUST TREES
PERVIOUS AREA	669 SF	MEXICAN RIVER ROCK
IMPERVIOUS AREA	385 SF	CONCRETE SIDEWALKS, ENTRY

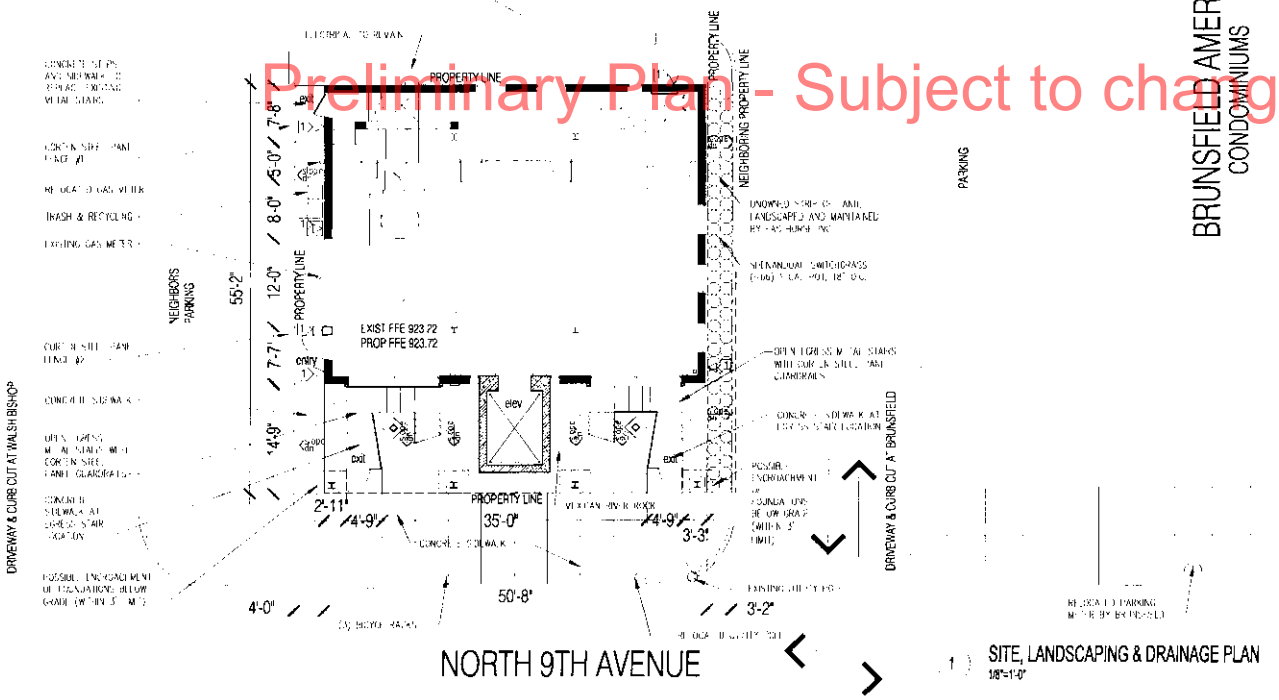
FENCING

Fence #1	7'-7" long, 3' tall	CORTEN STEEL PANEL
Fence #2	23'-8" long, 4'-10 tall	CORTEN STEEL PANEL

WATER DRAINAGE
1. Internal rain water leaders
2. Overflow scuppers
3. POSITIVE SLOPE AWAY FROM STRUCTURE ON ALL SIDES

SNOW REMOVAL
Snow removal contract with Ledinger Enterprises Inc or equal to remove snow as necessitated by weather conditions.

(1) WALL MOUNTED LIGHTING (STONCO BULLET)



Preliminary Plan - Subject to change

1 SITE, LANDSCAPING & DRAINAGE PLAN
1/8"=1'-0"

FASTHORSE INC

Salmela architect

PIERCE PINI & ASSOCIATES

NOT FOR CONSTRUCTION

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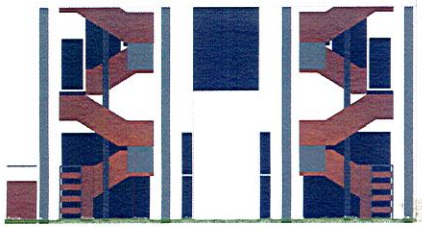
Name: David D Salmela Signature: License #: 18009
Date: March 27, 2013

DATE BY

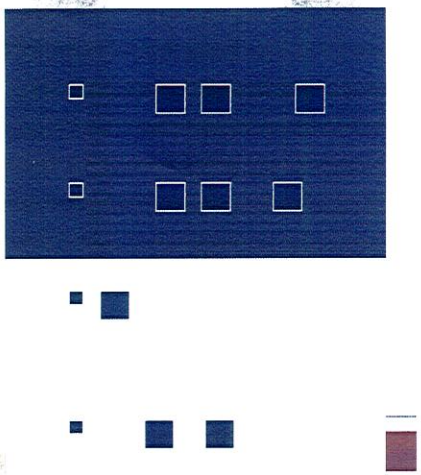
PLAN N
ACTUAL N

GENERAL LAND USE APPLICATION
MAR 27, 2013

A001



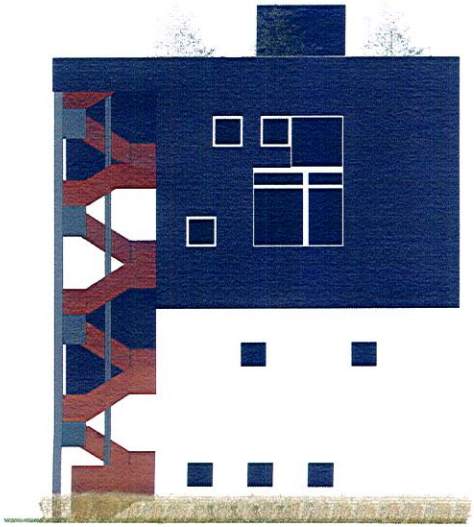
SOUTH ELEVATION



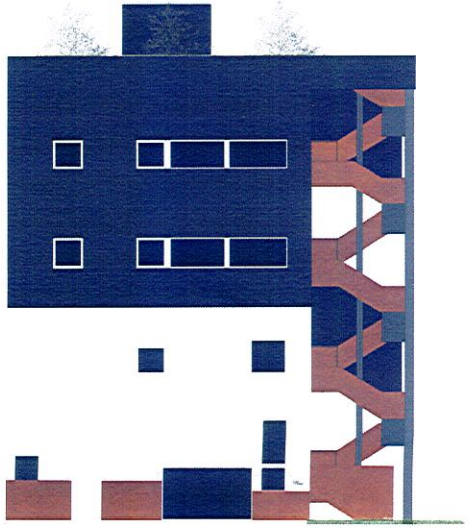
NORTH ELEVATION

SITE PROPOSAL RENDERING
SOUTH WEST CORNER VIEW

Preliminary Plan - Subject to change



EAST ELEVATION



WEST ELEVATION

SITE PROPOSAL RENDERING
SOUTH EAST CORNER VIEW

FASTHORSE INC
240 NORTH NINTH AV
MINNEAPOLIS MN 55401

Salmela architect
630 W 4th Street Duluth MN 55806
tel 218.724.7517 fax 218.728.6805

MEYER BORGMAN JOHNSON

PIERCE PINI & ASSOCIATES
9998 CENTRAL AVE NE STE 207
BLAINE MN 55474
TEL 763.537.1313
FAX 763.537.1315

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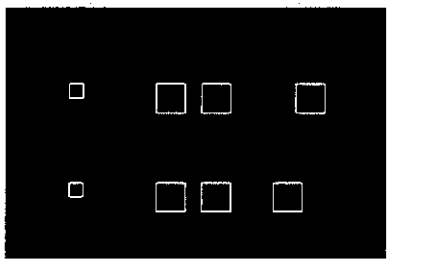
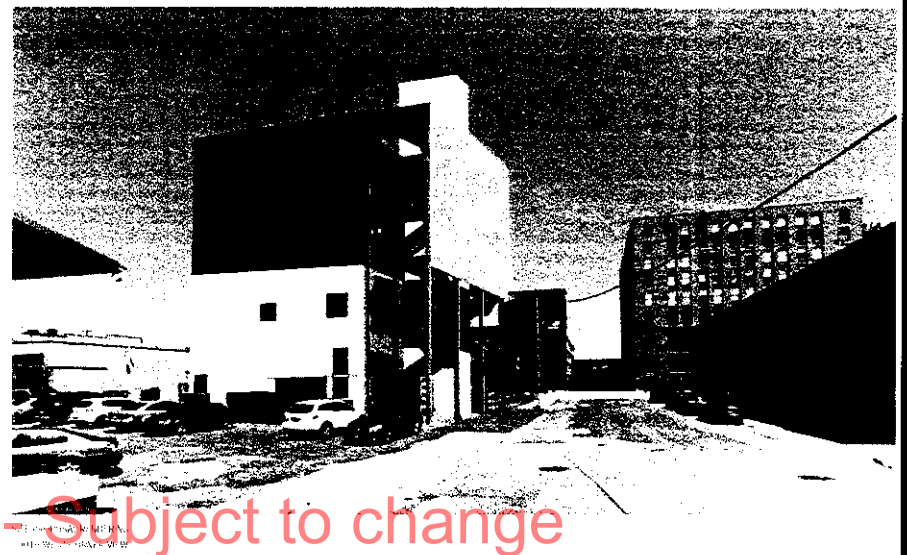
DATE

BY

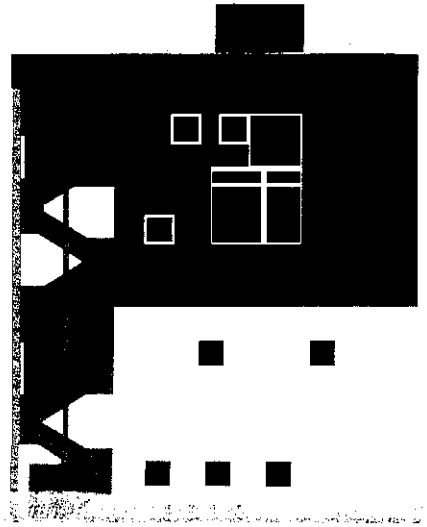
GENERAL LAND USE APPLICATION
MAR 27, 2013

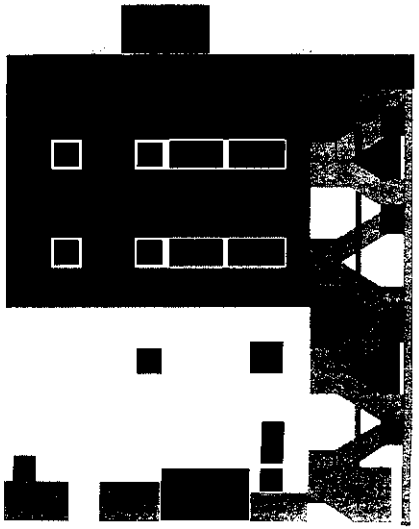
A002

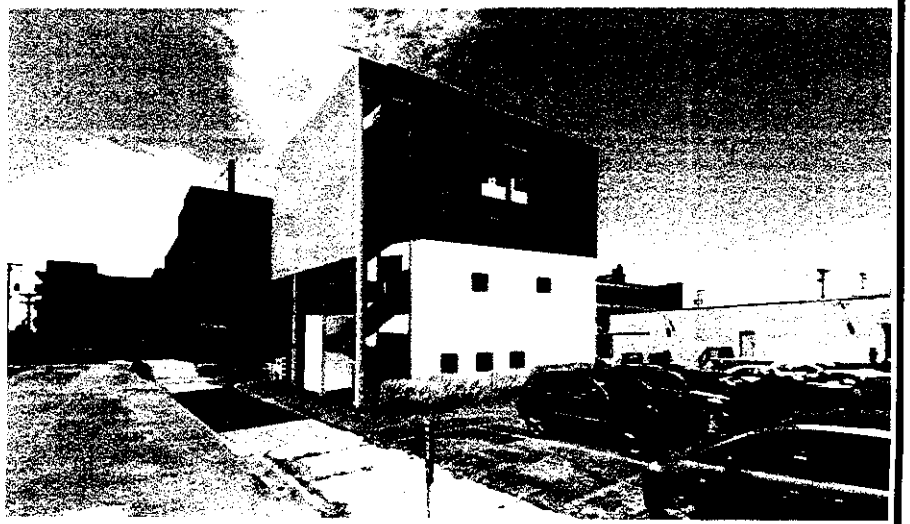




Preliminary Plan - Subject to change







FASTHORSE INC

Salmela architect

PIERCE PINI & ASSOCIATES

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Name: David D Salmela Signature License # 18093

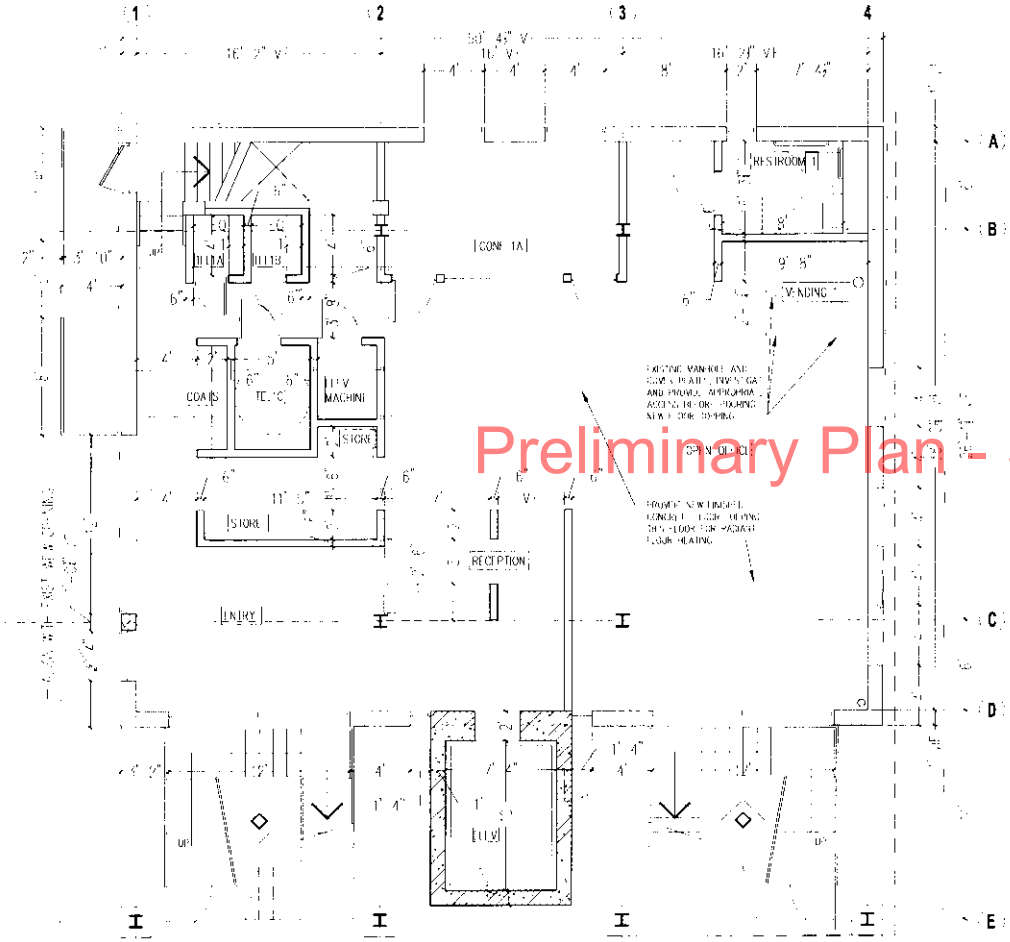
Date: March 27, 2013

DATE BY

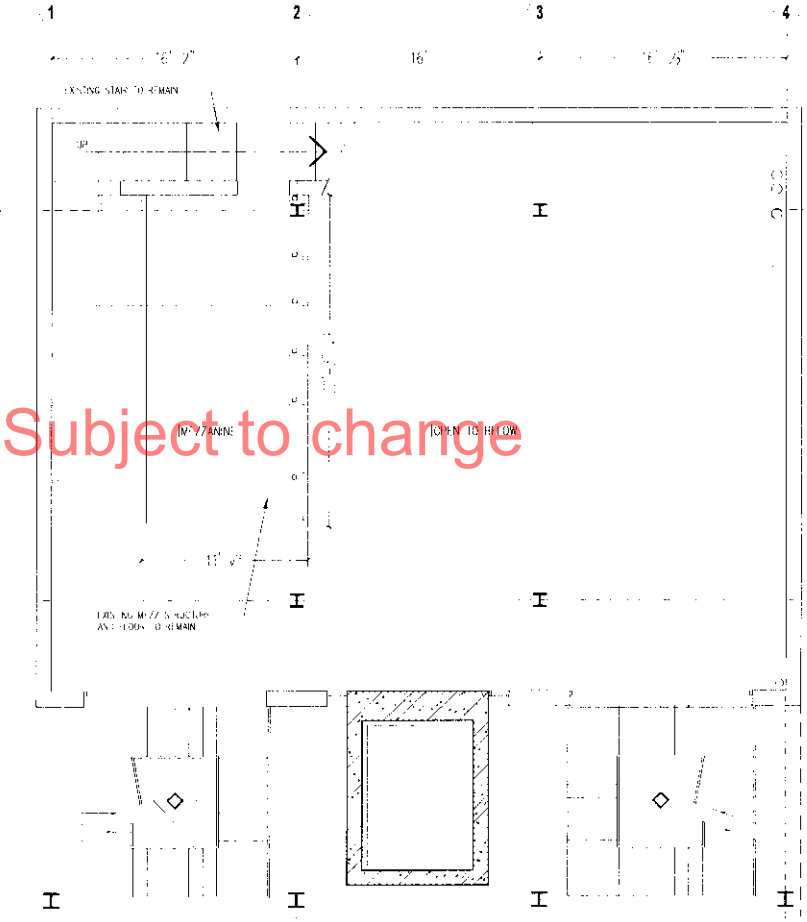
GENERAL LAND USE APPLICATION

MAR 27, 2013

A002



1 FIRST FLOOR PLAN
1/4"=1'-0"



2 MEZZANINE FLOOR PLAN
1/4"=1'-0"

Preliminary Plan - Subject to change

PLAN N

ACTUAL N

FASTHORSE INC

Salmela architect

PIERCE PINI & ASSOCIATES

NOT FOR CONSTRUCTION

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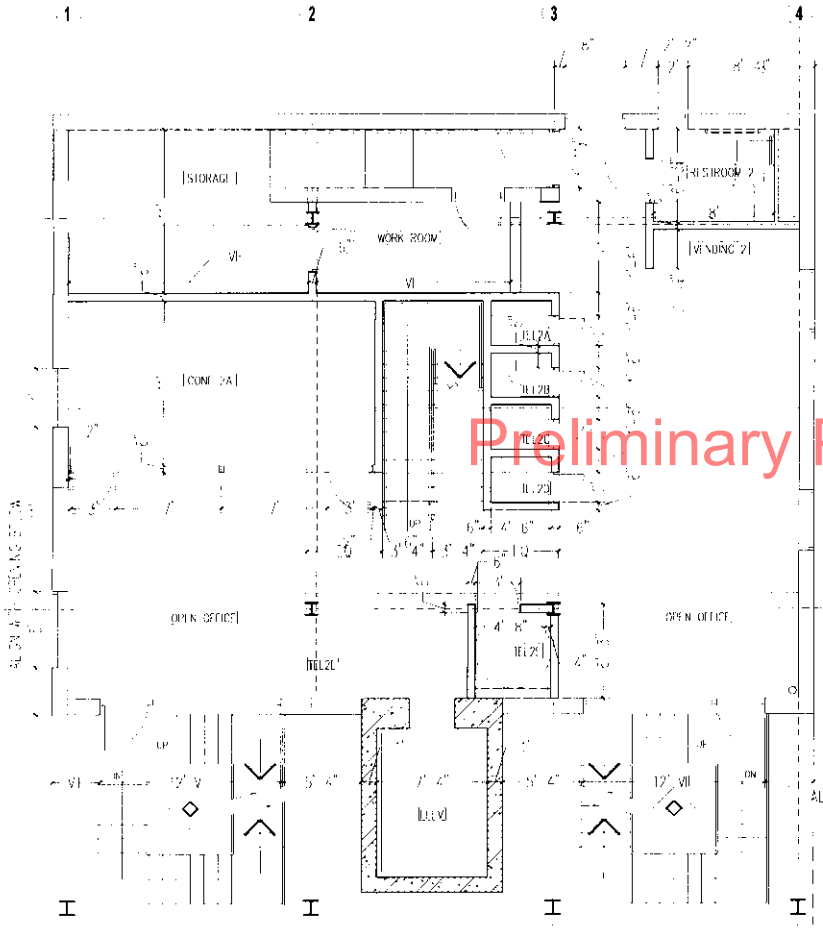
Date: March 27, 2013 License #: 18009

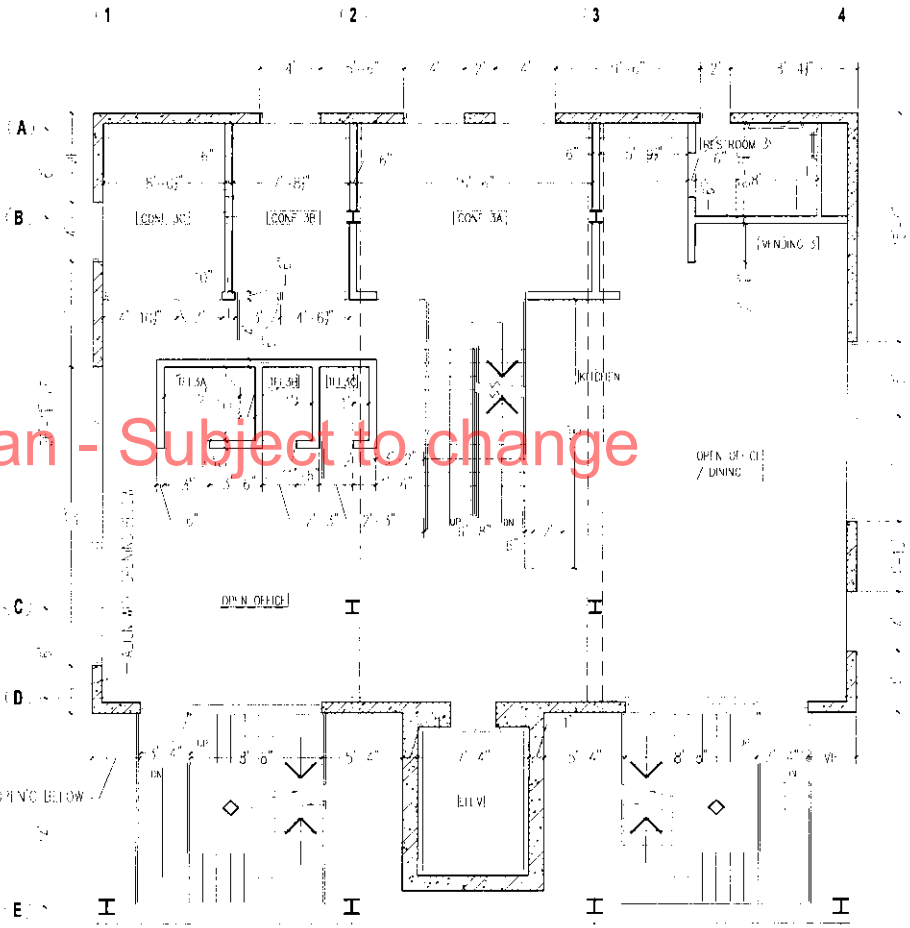
DATE	BY

GENERAL LAND USE APPLICATION
MAR 27, 2013

A101



1 SECOND FLOOR PLAN
1/4"=1'-0"



2 THIRD FLOOR PLAN
1/4"=1'-0"

Preliminary Plan - Subject to change

FASTHORSE INC
Salmela architect
PIERCE PINI & ASSOCIATES

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Name: David D Salmela Signature:
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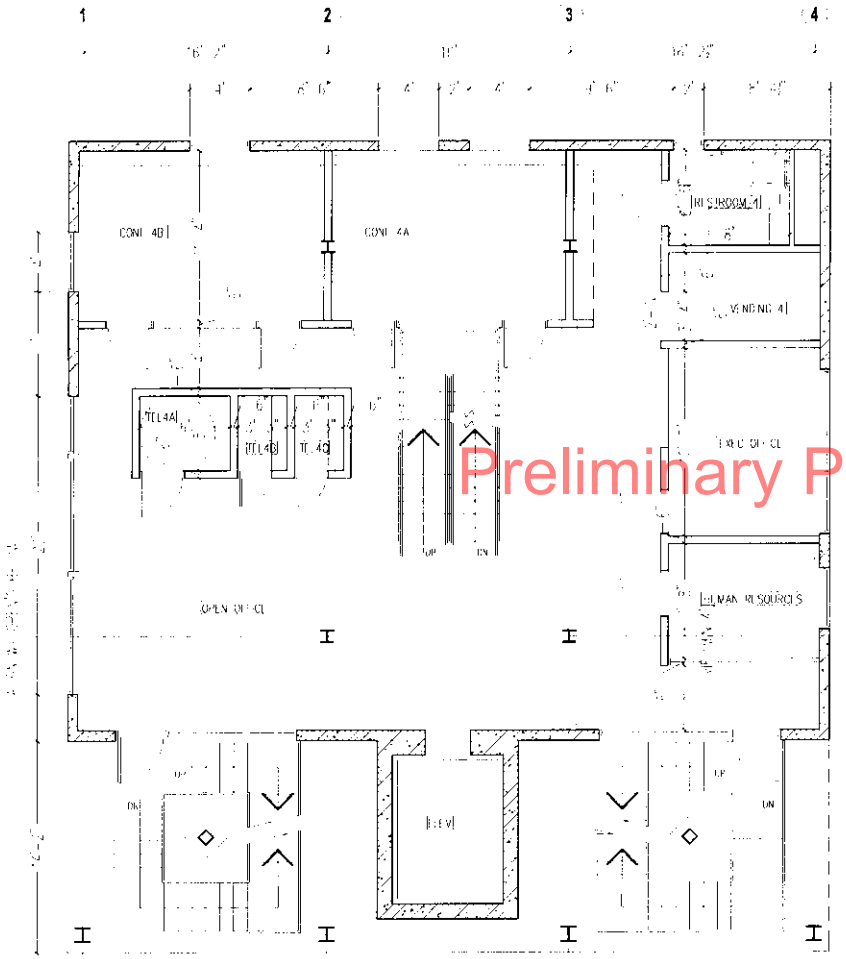
DATE BY

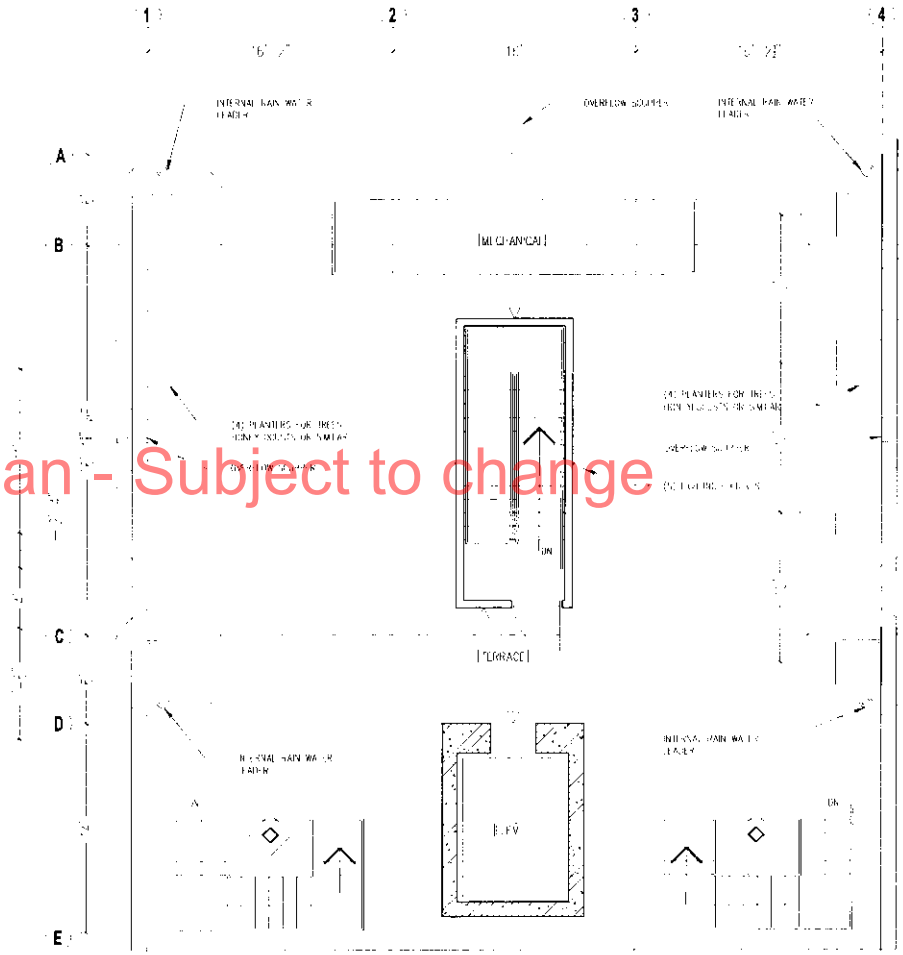
PLAN N
ACTUAL N

GENERAL LAND USE APPLICATION
MAR 27, 2013

A102



1 FOURTH FLOOR PLAN
1/4"=1'-0"



2 ROOF PLAN
1/4"=1'-0"

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Salmela architect
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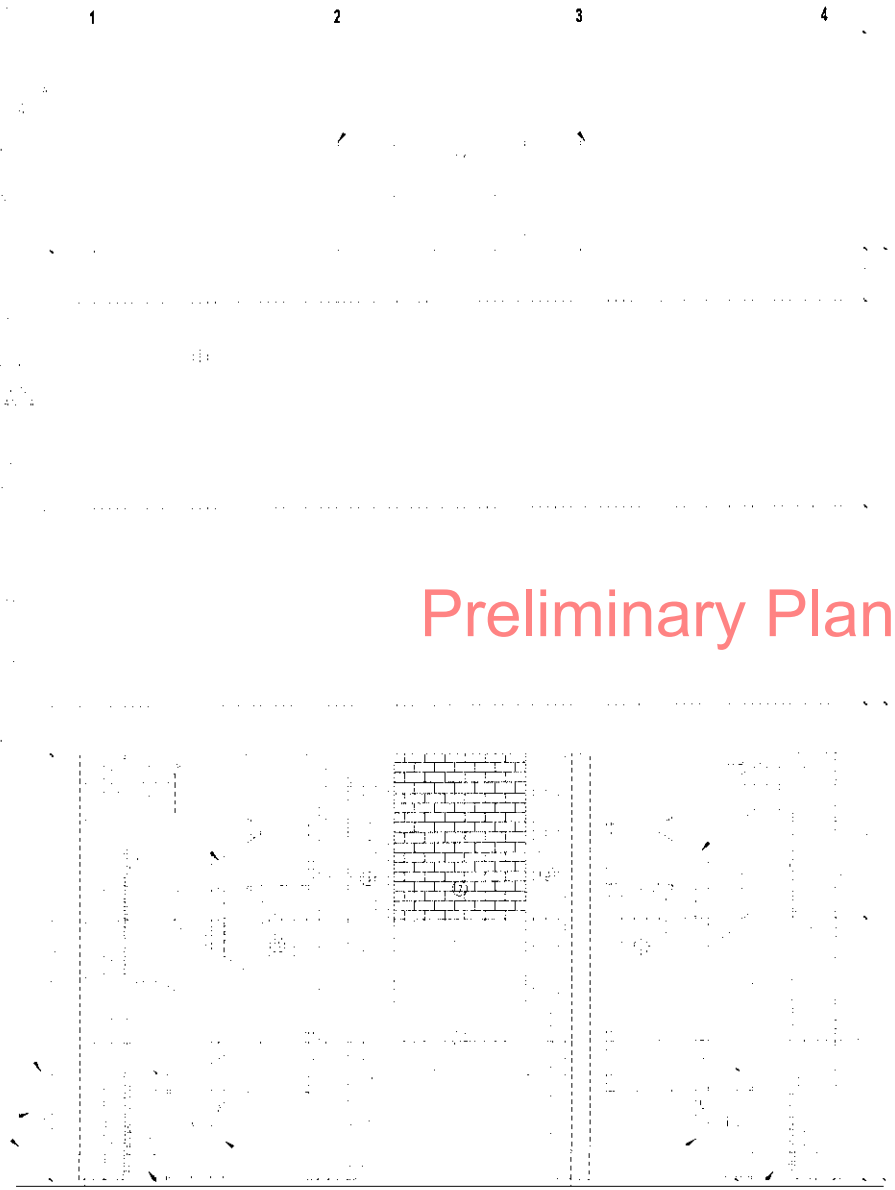
DATE BY

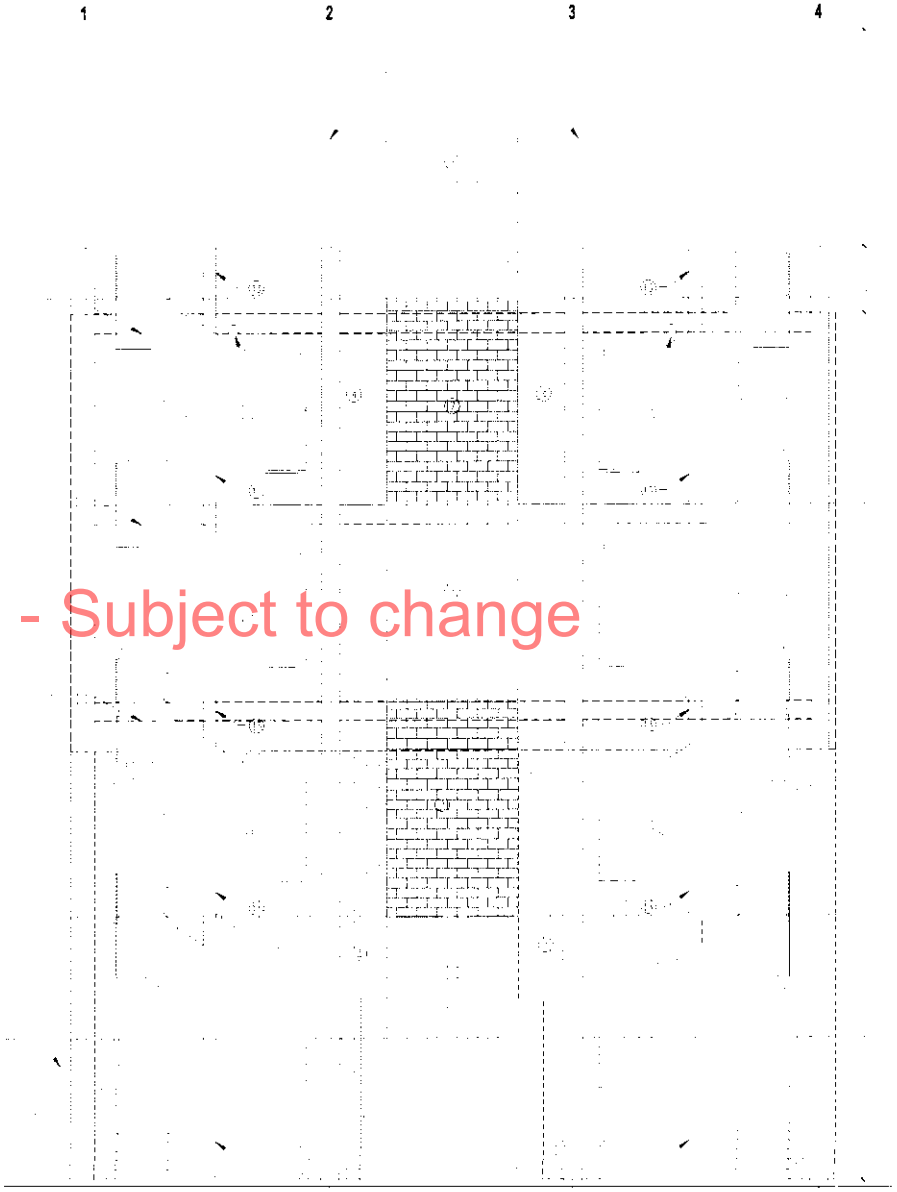
PLAN N
ACTUAL N

GENERAL LAND USE APPLICATION
MAR 27, 2013

A103



1 SOUTH ELEVATION
1/4"=1'-0"



2 SOUTH ELEVATION/SECTION
1/4"=1'-0"

Preliminary Plan - Subject to change

FASTHORSE INC

Salmela architect

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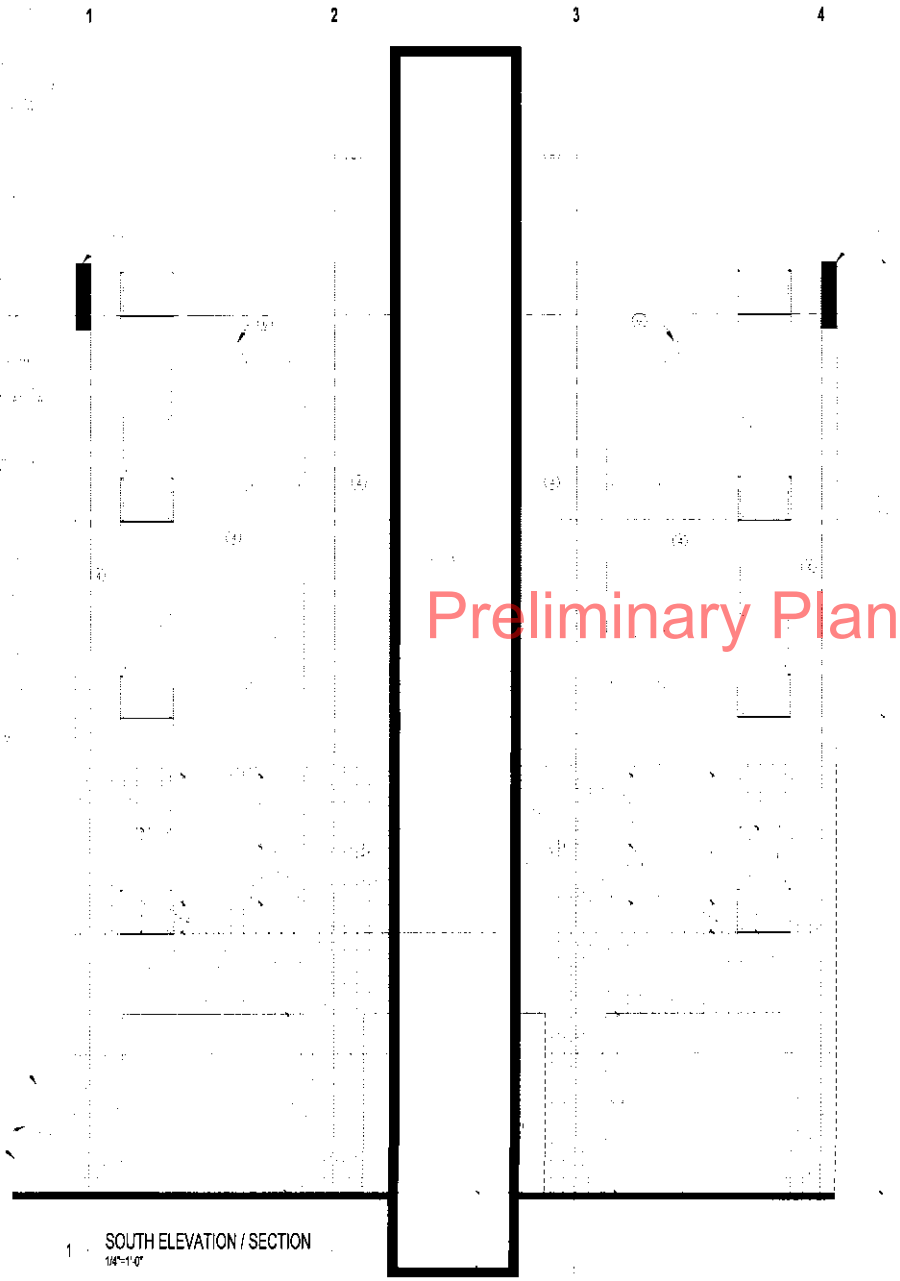
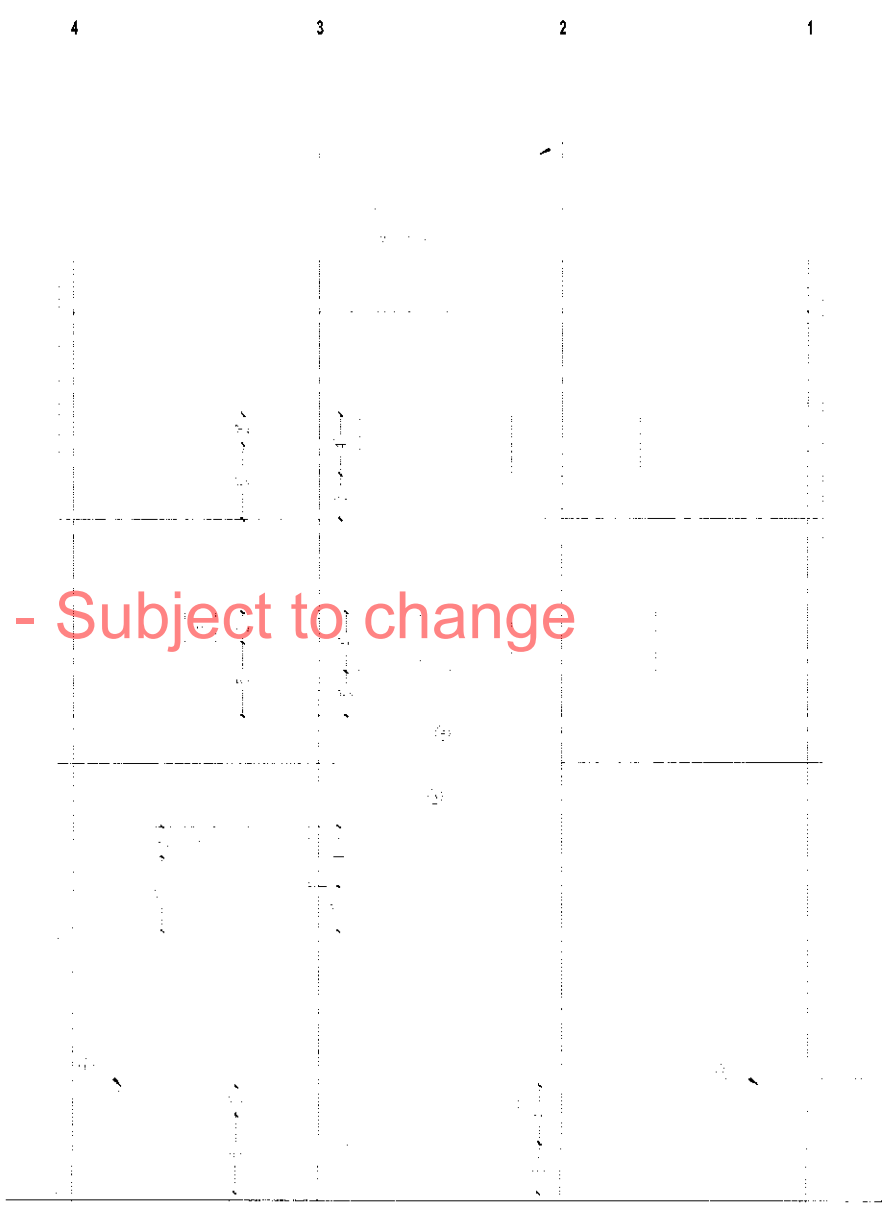
GENERAL LAND USE APPLICATION
MAR 27, 2013

A201



1 SOUTH ELEVATION / SECTION
1/4"=1'-0"



2 NORTH ELEVATION
1/4"=1'-0"

Preliminary Plan - Subject to change

FASTHORSE INC

Salmela architect

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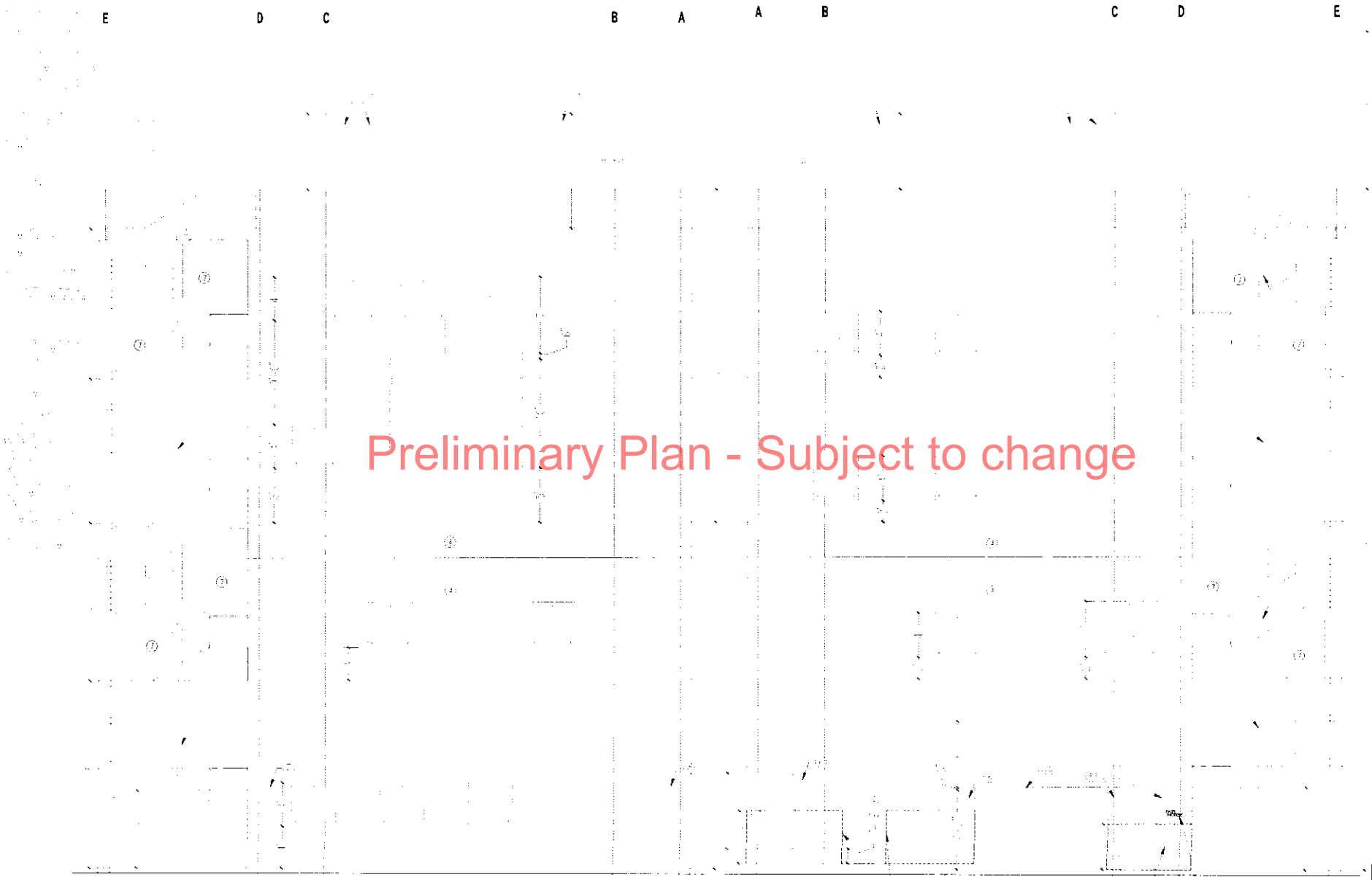
Name: David D Salmela Signature: License #: 18009

Date: March 27, 2013

DATE BY

GENERAL LAND USE APPLICATION
MAR 27, 2013

A202



Preliminary Plan - Subject to change

1 EAST ELEVATION
1/4"=1'-0"

2 WEST ELEVATION
1/4"=1'-0"

FASTHORSE INC

Salmela architect

PIERCE PINT & ASSOCIATES

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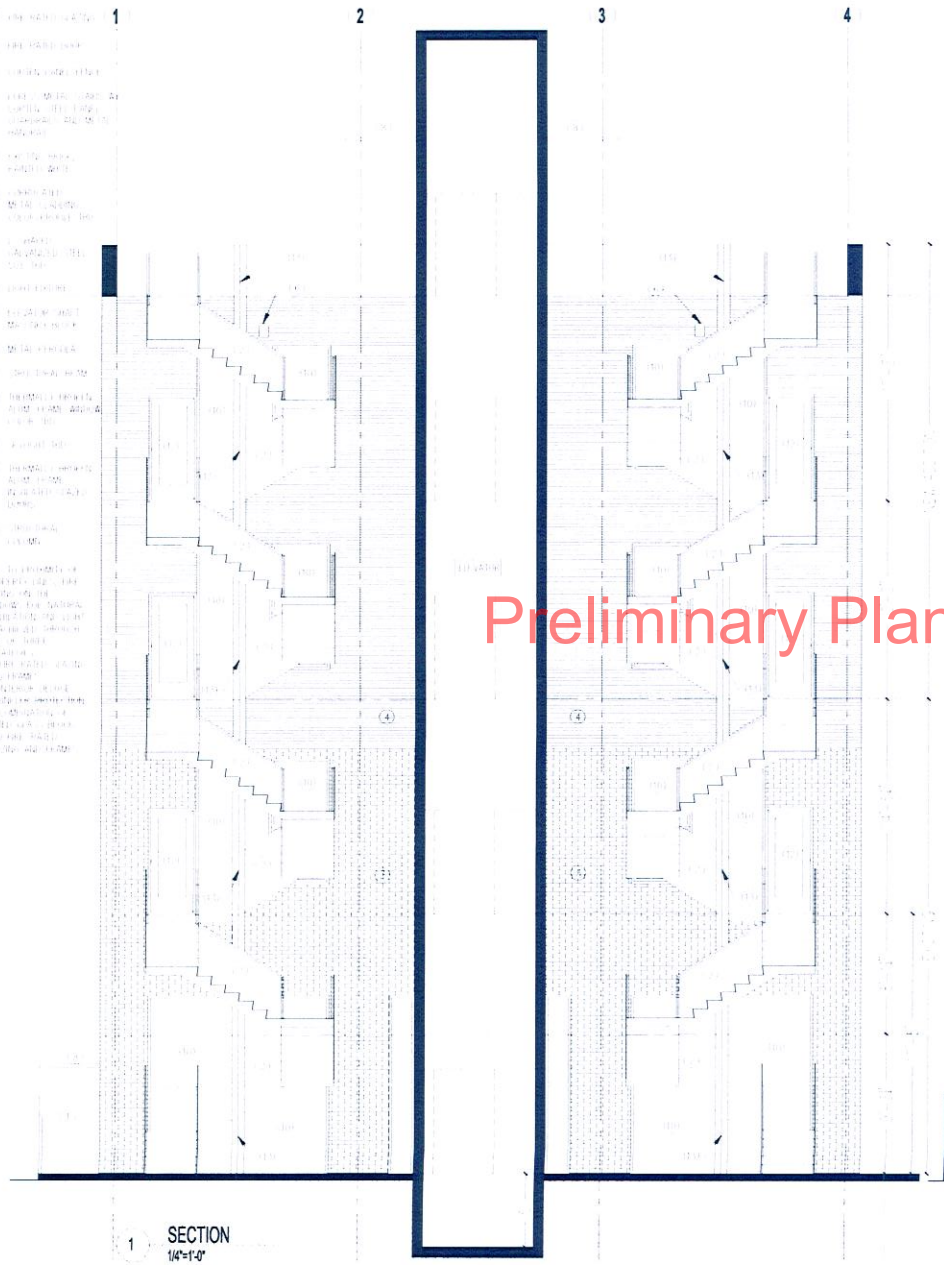
Name: David D Salmela Signature:
Date: March 27, 2013 License # 18009

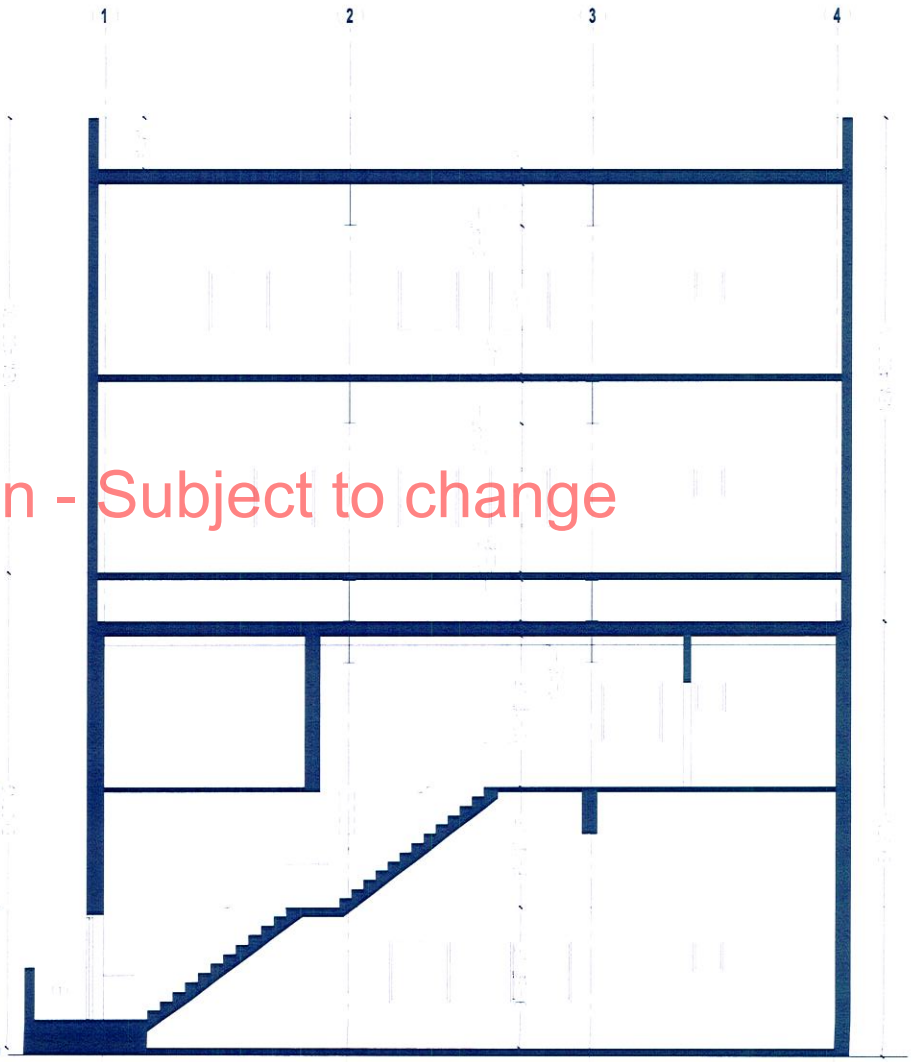
DATE BY

GENERAL LAND USE APPLICATION
MAR 27, 2013

A203



1 SECTION
1/4"=1'-0"



2 SECTION
1/4"=1'-0"

Preliminary Plan - Subject to change

FASTHORSE INC

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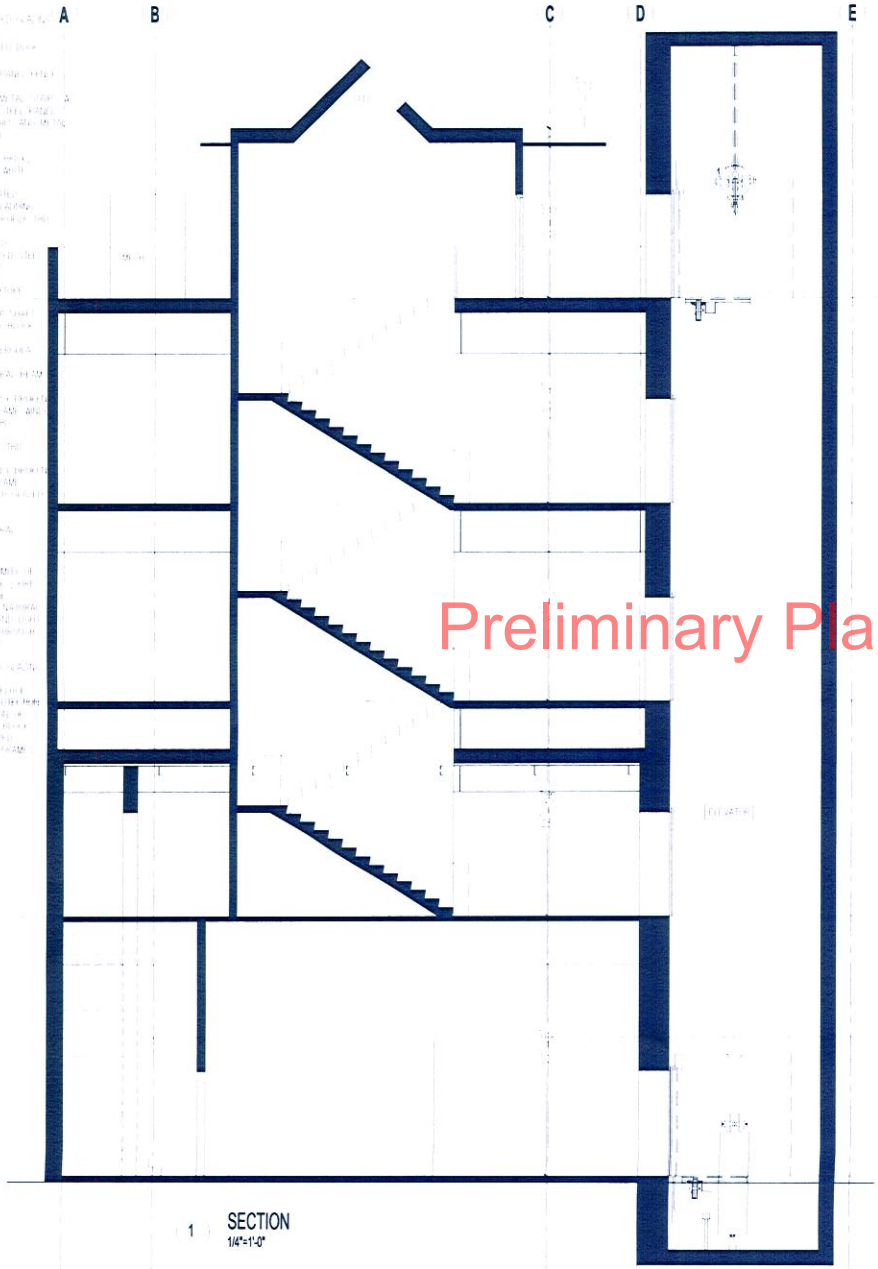
Name: David D Salmela Signature:

Date: March 27, 2013 License #: 18009

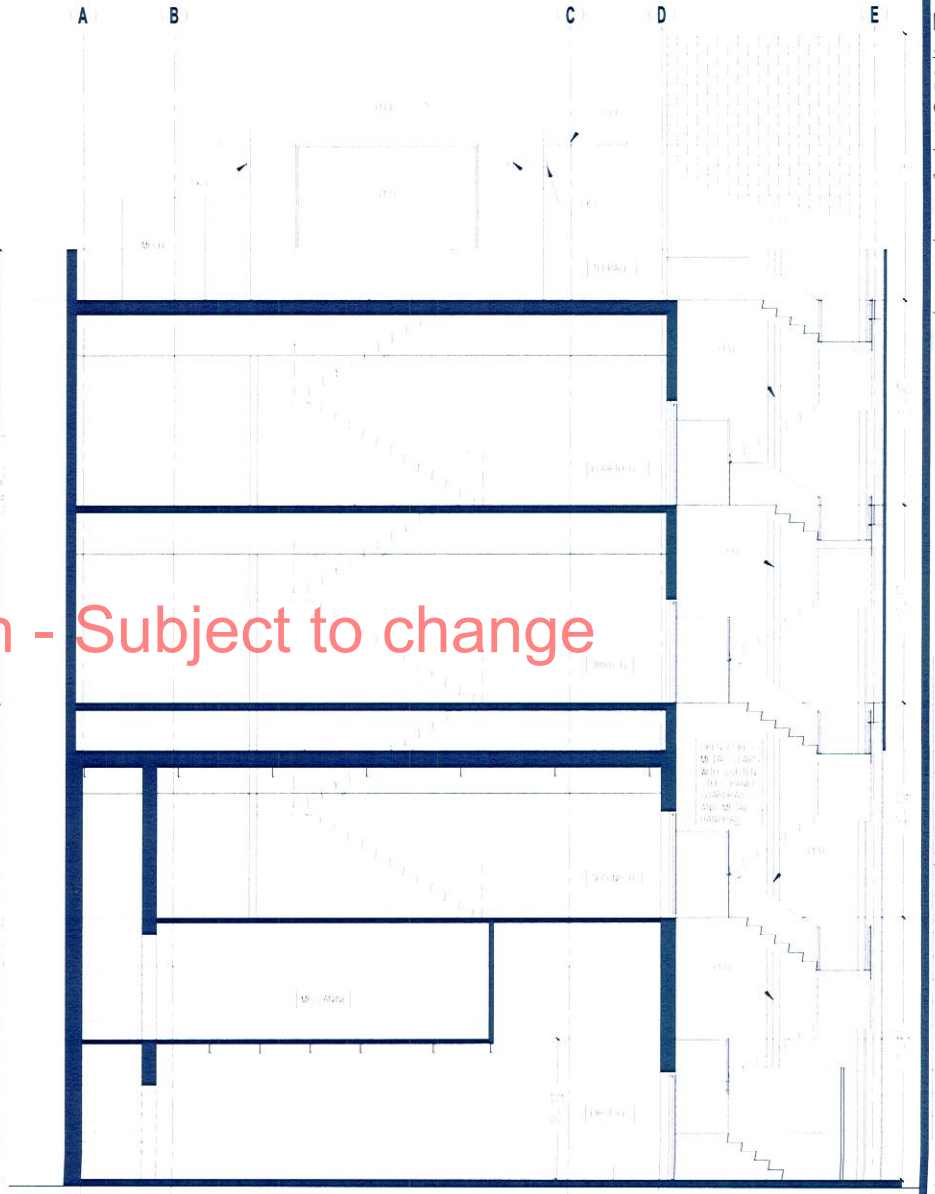
DATE BY

GENERAL LAND USE APPLICATION
MAR 27, 2013

A301



1 SECTION
1/4"=1'-0"



2 SECTION
1/4"=1'-0"

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FASTHORSE INC

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GENERAL LAND USE APPLICATION
MAR 27, 2013

A302