

February 18, 2011

Linda Roberts  
City of Minneapolis, Licensing  
Room 1C, City Hall  
350 South Fourth Street  
Minneapolis, MN 55415

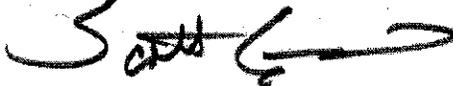
Re: W. Broadway and Washington Mixed Use Development  
217-229 West Broadway  
Minneapolis, MN

Dear Ms. Roberts,

Regarding the proposed liquor store that will be a part of the W. Broadway and Washington Mixed Use Development, I have calculated the distance between the entrance door to the liquor store and the entrance door to Merwin's Liquor store located at 700 W. Broadway. These distances are based on survey information provided by Egan Field Nowak, Inc.; said survey information already provided to you in previous correspondences. The distance from the centerline of Merwin's door and the centerline of the new liquor store's door is 2,014' - 6". The distance from the eastern doorframe of Merwin's entrance door and the western doorframe of the new liquor store is 2,011' - 2".

Should you have any questions regarding this letter, please contact me at my office. Thank you for your assistance on this issue.

Sincerely,



Scott England,  
Principal

Cc: Mark Dziuk



September 7, 2010

Mr. Chris Huss  
Master Civil & Construction Engineering  
201 West Broadway Avenue  
Minneapolis, MN 55411

**RE: North Loop Gateway 217-229 West Broadway**

### AFFIDAVIT

#### Survey and Site information

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1. On May 3, 2010 Egan, Field & Nowak, Inc. performed boundary determination and topographic field work for the preparation of a preliminary site sketch survey for the North Loop Gateway Site located at 229-217 West Broadway.
2. On August 4, 2010 I personally measured the width, and obtained the center, of the interior entrance door to Merwin's Liquor establishment located at 700 West Broadway ( P.I.D. # 16-029-24-14-0208). I then measured a distance from said door center to fixed reference markers located at 229-217 West Broadway.
3. On September 2, 2010 I received a proposed site plan for the North Loop Gateway Development in electronic format from UrbanWorks Architecture, LLC showing the location of the proposed structure at 229-217 West Broadway. I was then able to relate the proposed structure mathematically to the fixed reference markers mentioned above.

**Certification**

I hereby certify that on September 2, 2010, I reviewed the above referenced information and attest that pursuant to the location indicated on the above referenced site plan, the center of the proposed door located at the easterly end of the proposed structure is located outside an arc with a 2000.0 foot radius, the radius point of said arc being the center of the interior entrance door to the Merwin's Liquor establishment located at 700 West Broadway.

Egan, Field & Nowak, Inc.

By *Brent R. Peters*  
Brent R. Peters, Land Surveyor  
Minnesota License No. 44123

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 7th day of September, 2010, by Brent R. Peters, a Licensed Land Surveyor.

*Brian R. Nieting*  
Printed Name: Brian R. Nieting  
Notary Public, Minnesota County, Hennepin  
My Commission Expires January 31, 2015





1229 Tyler Street NE | SUITE 100 | MINNEAPOLIS MN 55413 | 612-466-3300 | [www.efnsurvey.com](http://www.efnsurvey.com)

Egan, Field & Nowak, Inc.

August 6, 2010

Mr. Chris Huss  
Master  
201 West Broadway Avenue  
Minneapolis, MN 55411

Re: Merwin Liquors / 217 West Broadway

Dear Mr. Huss:

At your request, we have measured the distance between the northeast property corner of the 217 West Broadway property (P.I.D. # 15-029-24-24-0094) and the center of the interior entrance door to the Merwin's Liquor establishment located at 700 West Broadway (P.I.D. # 16-029-24-14-0208).

We have found said distance to be 2011.5 feet. (The positional tolerance for this measurement is +/- 0.10 feet.)

NOTE: The position for the northeast corner of said 217 West Broadway was determined via a found iron monument marked with license No. 22033. Said iron monument was set during the performance of an ALTA/ACSM Land Title survey of the 229 & 217 West Broadway properties on May 3, 2010 by Egan, Field & Nowak, Inc.

Please contact me at your convenience if you have any questions or concerns.

Sincerely,

Egan, Field & Nowak, Inc.

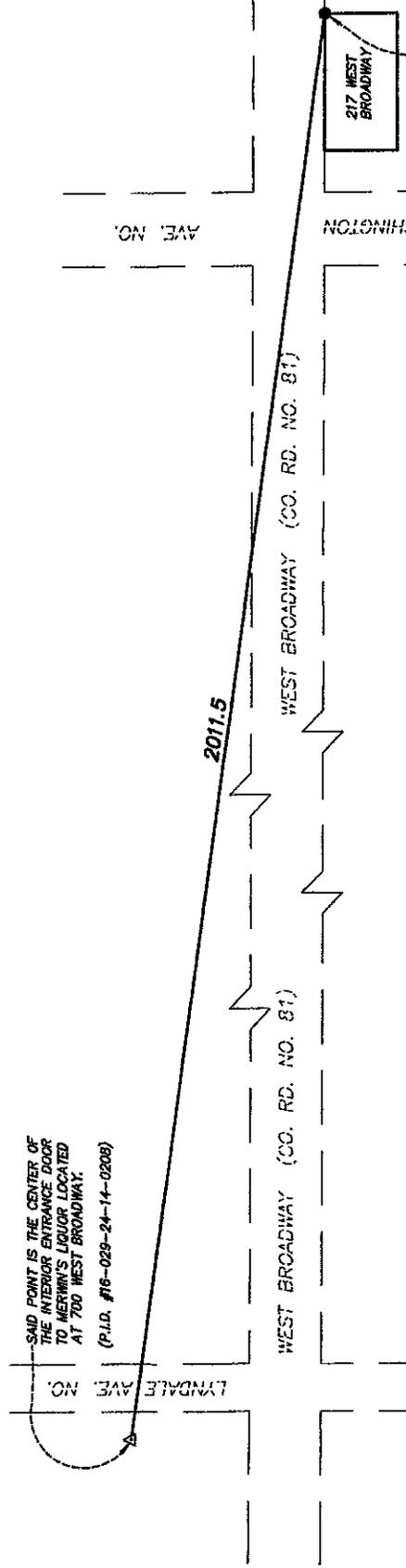
A handwritten signature in black ink, appearing to read 'Brent Peters'.

Brent Peters, PLS



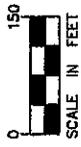
MASTER  
 201 WEST BROADWAY  
 MINNEAPOLIS, MN 55411

FILE NO.	877
JOB NO.	24433
DRAWING NAME:	201 West Broadway.dwg
CHECKED BY:	BRP
DRAWN BY:	BRP
DATE:	7/7
FIELDWORK	2784
PAGE	17
EXHIBIT FOR:	



SAID POINT IS THE NORTHEAST CORNER OF 217 WEST BROADWAY PROPERTY AS DETERMINED BY AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY EGAN, FIELD & NOWAK, INC. ON MAY 3, 2010, AND AS EVIDENCED BY A FOUND MONUMENT MARKED WITH LICENSE NO. 22033.  
 (P.L.D. #15-029-24-0094)

SAID POINT IS THE CENTER OF THE INTERIOR ENTRANCE DOOR TO MERWIN'S LIQUOR LOCATED AT 700 WEST BROADWAY.  
 (P.L.D. #16-029-24-14-0208)



● FOUND IRON MONUMENT

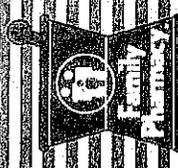
**CERTIFICATION:**

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

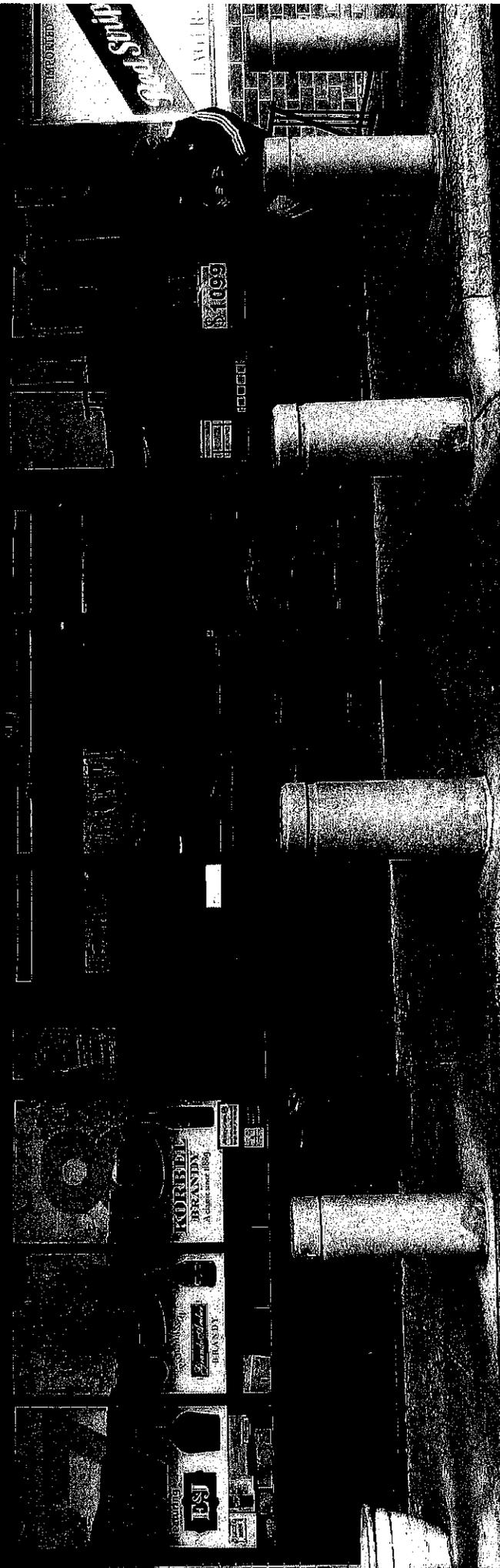
Date of survey: August 4, 2010.

*Brent R. Peters*  
 Brent R. Peters  
 Minnesota License No. 44123

**DRUG  
STORE**



**MERWIN  
LIQUORS**



02/15/2011

02/15/2011

ENTER

HOURS  
Mon-Sat  
8:00 am-10:00 pm  
Closed Sunday

EXIT ONLY

