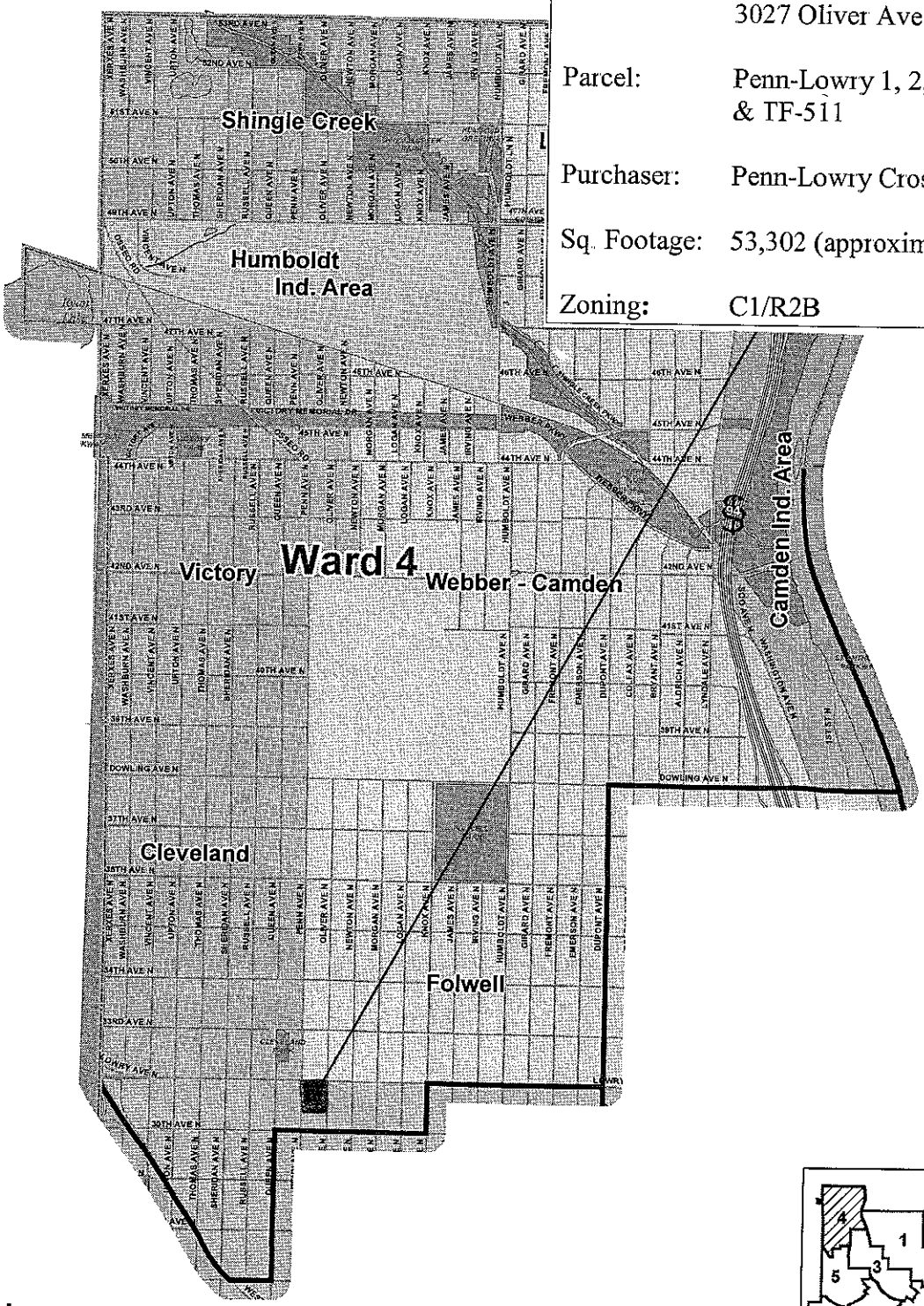
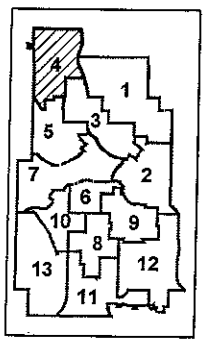
Ward 4

Addresses:	3120 & 3108 Penn Ave N 2125 Lowry Ave N 3119, 3115 & 3027 Oliver Ave N
Parcel:	Penn-Lowry 1, 2, 3, 4 & 5 & TF-511
Purchaser:	Penn-Lowry Crossing LLC
Sq. Footage:	53,302 (approximately)
Zoning:	C1/R2B





Legend

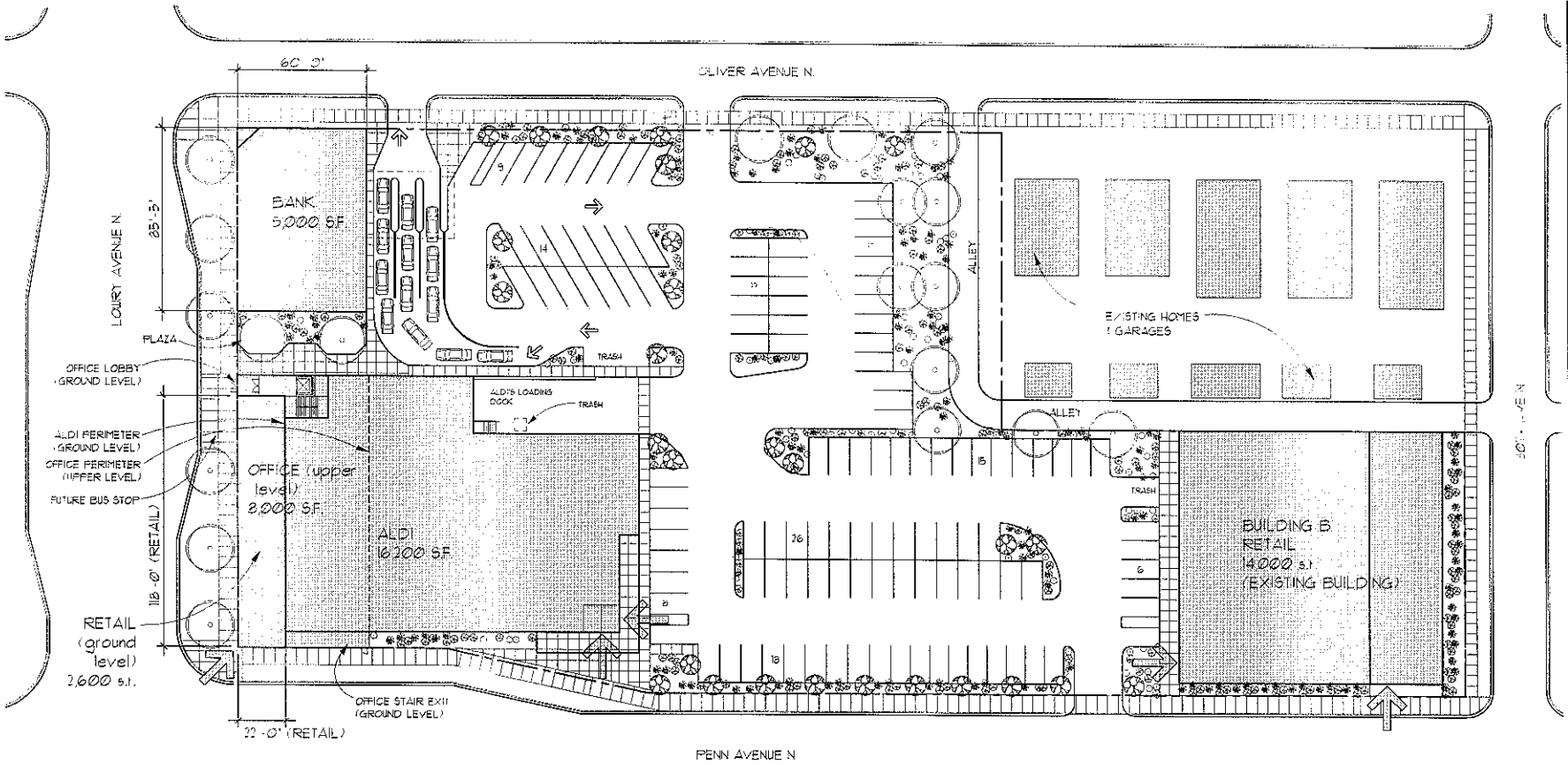
- City Boundary
- Ward Boundary
- Neighborhood Boundaries

0 0.125 0.25 0.5 0.75 1 Miles

City of Minneapolis

Wards and Neighborhoods

Created: January 2006 F:\GIS\Maps\mxd\Standard_City\Ward3_06_NHood.mxd



PARKING

REQUIRED # STALLS
- ALDI = 41
- BANK = 4
- RETAIL = 4
- BUILDING B = 33
- OFFICE = 13

TOTAL = 95

PROVIDED # STALLS = 122

LOT INFORMATION

TOTAL LOT AREA = 118,578 S.F.
TOTAL BUILDING GROSS FLOOR AREA = 43,200 SF

FLOOR AREA RATIO (MAX ALLOWED = 1.5) = 43,200 SF / 118,578 S.F. .36

LANDSCAPED AREA = 15,797 S.F.
AREA NOT OCCUPIED BY BUILDINGS = 78,852 S.F.

LANDSCAPED AREA PERCENTAGE (MIN. REQUIRED = 20%) = 20%

1 / A1 SITE PLAN

0 25' 50' 100'

NORTH

POPE ASSOCIATES
ARCHITECTS
INTERIOR DESIGNERS
1295 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5116
PH. (651) 642-9200
FAX (651) 642-1101

Wellington MANAGEMENT, INC.

PENN-LOWRY CROSSING

SITE PLAN

Issues and Revisions:

Commission No.	82443-05144
Drawn By	CV
Checked By	RF
Date	8/1/06

SHEET

A1