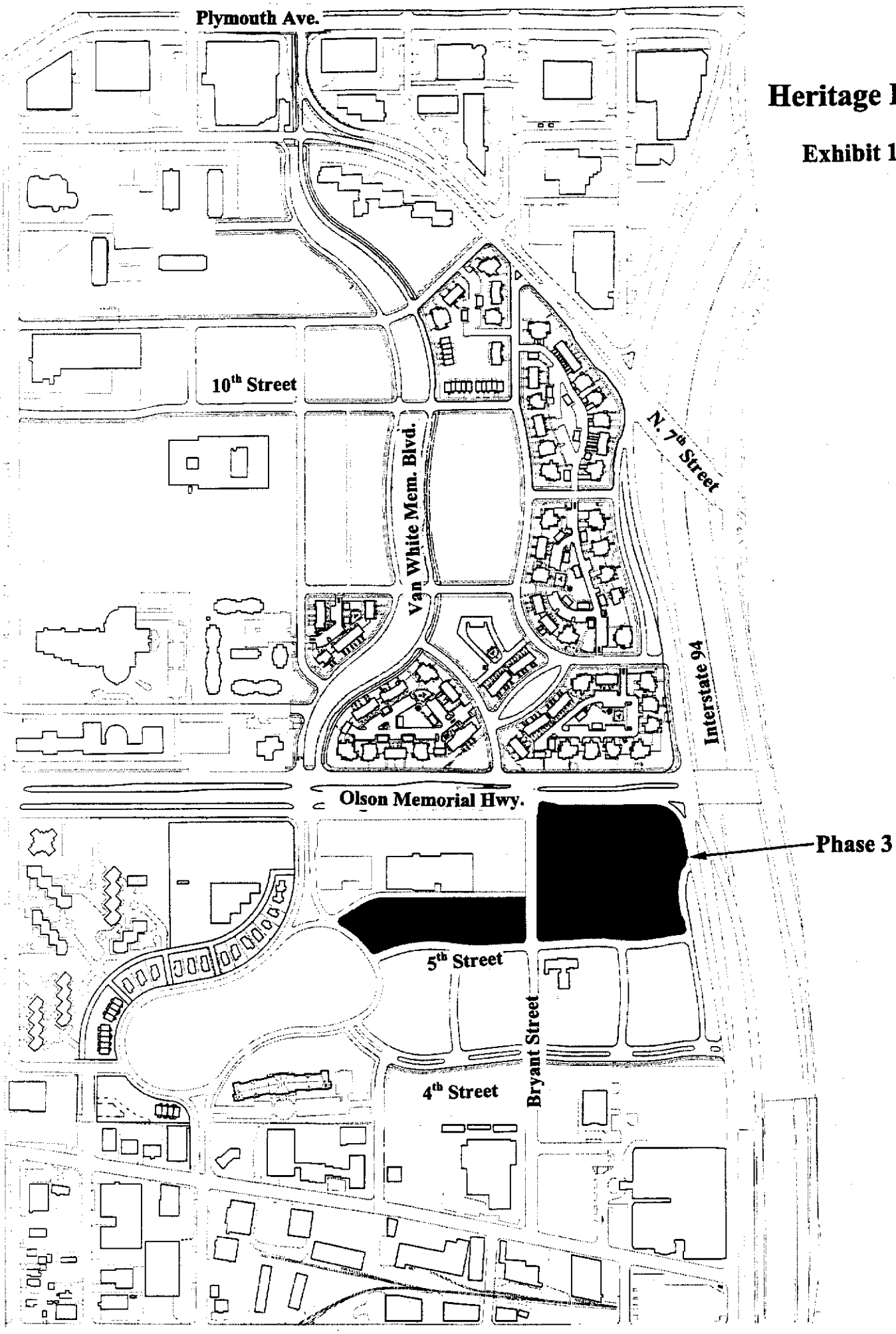
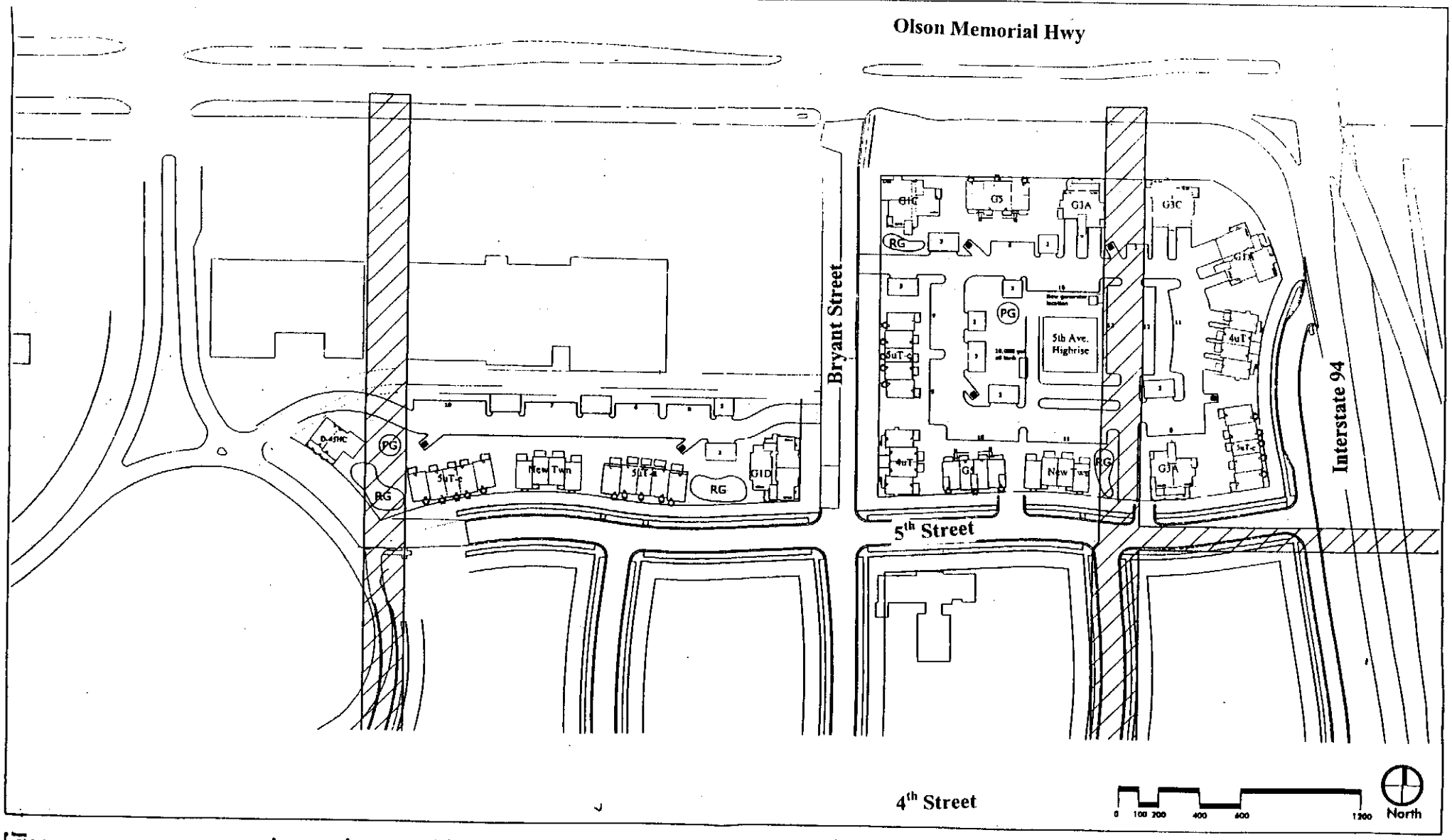
Heritage Park

Exhibit 1





LaQuatra Bonci Associates

Heritage Park
Phase 3

Minneapolis, Minnesota

Preliminary Site Plan

1" = 30'

07/16/05

SP - 1.1

Exhibit 2

MINNEAPOLIS
PUBLIC HOUSING
AUTHORITY

September 12, 2003

Council Member Sandra Colvin Roy, Chair
Transportation and Public Works Committee
Room 307 City Hall
Minneapolis, Minnesota 55415

Re: Petition for Public Infrastructure and Special Assessments for Phase 3 of Heritage Park Redevelopment

Dear Council Member Colvin Roy:

As the owner of the herein described property, the Minnesota Public Housing Authority hereby petitions the City Council of the City of Minneapolis and proposes the following for your consideration:

1. That the undersigned property owner hereby requests that the City of Minneapolis by its own forces and/or by its contractors construct the Phase 3 public infrastructure for the Phase 3 area of the Heritage Park Redevelopment.
2. That the undersigned property owner hereby requests the City of Minneapolis to proceed with construction activities.
3. That the undersigned property owner hereby requests the City of Minneapolis specially assess $955,500 for public infrastructure for the herein described property as follows:

Outlot	Streets, Streetlights, Streetscape (Sidewalks)	Sanitary sewer	Watermains	Outlot Total
A	$237,500	$26,000	$61,500	325,000
B	344,000	129,500	157,000	630,500
Totals	$581,500	$155,500	$218,500	955,500

1001 WASHINGTON AVENUE NORTH, MINNEAPOLIS, MN 55401-1043 PHONE: (612) 342-1400 FAX: (612) 342-1407 WWW.MPHAONLINE.
EQUAL HOUSING OPPORTUNITY - EQUAL EMPLOYMENT OPPORTUNITY

4. That the amounts shown for infrastructure categories (street, sewer, watermain) are for informational purposes and that the petitioned amount to be assessed is the Outlot Total.
5. That the assessments be postponed until work is substantially complete, and that work is anticipated to be substantially complete in Fall 2004. That the assessment be collected on the real estate tax statement over a period of 20 years in 20 successive equal annual principal installments. That interest be charged on the declining principal balance at the same interest rate as bonds are sold for by the City of Minneapolis and that the interest rate be constant over the 20 year period.
6. That the undersigned property owner hereby waives the right to a special assessment Public Hearing.
7. That the undersigned property owner hereby waives the right to appeal the special assessment.
8. That the undersigned property owner hereby declares that a Phase 3 Rental Development Agreement among MPHA, MCDA, the City and McCormack Baron Salazar, Inc. (the "Developer") is being finalized and that under the terms of the Development Agreement the requests and waivers applicable to the undersigned property owner in this petition shall also apply to the Developer upon closing for Phase 3 Rental and/or its sub-phases.
9. That the undersigned property owner hereby declares that there exists a cooperative agreement between MPHA and the City of Minneapolis dated August 7, 1991 that authorizes City to assess MPHA property.

10. Property Address (current): see below

Property Identification Numbers (current):

Minneapolis Public Housing Authority, Owner:

All of current PID	Address
21 029 24 42 0006	1024 5th Avenue North

Part of current PID	Address
21 029 24 41 0019	501 Lyndale Avenue North

Legal Description of Property (as will be platted Winter 2004):

City of Minneapolis Heritage Park Plat 3 Outlots A and B

Very truly yours,

Cora McCorvey, Executive Director
Minneapolis Public Housing Authority
Fee Owner of Record