

SURVEY PERFORMED BY:
HARRY S. JOHNSON CO. INC.
 LAND SURVEYORS & CONSULTANTS
 9063 Lyndale Avenue South
 Bloomington, Mn. 55420
 (952) 884-5341
 (952) 884-5344 Fax
 Email: tom@hjsurveyors.com
 Web: www.hjsurveyors.com

LEGAL DESCRIPTION:

Lot 2, Block 1, NOWARE ADDITION, Hennepin County, Minnesota.

Note: This legal description has been taken from First American Title Insurance Company, issued by its Land Title, Inc., Commitment Number NCS-486773-MPLS, dated April 27, 2011.

NOTES CORRESPONDING TO EASEMENTS:

9. Covenants, conditions, terms, restrictions, easements, and assessments as contained in Party Wall Declaration dated March 16, 1999, recorded March 16, 1999, as Document No. 7076086.
10. Covenants, conditions, terms, restrictions, easements, and assessments as contained in Storm Water and Drain Easement Agreement dated August 8, 2000, recorded October 27, 2000, as Document No. 7375710.
11. Reservation of existing easement rights of Owest, MCIWorldcom, and Xcel Energy, as contained in City of Minneapolis Resolution 2002R-026, a certified copy of which was recorded February 22, 2002, as Document No. 7659490.
12. Condition contained in Resolution of the City Planning Commission approving the final plat of Noware Addition, which is now Common Interest Community No. 8590708, that development of all land within the plat be in accordance with the development plan submitted to and approved by the Planning Commission in conjunction with the plat on April 25, 2005.
13. Easements for a sidewalk and open-air parking stalls, for vehicle driveways, for the benefit of Lot 1, Block 1, Noware Addition, which is now Common Interest Community No. 1338, Tower Lofts Condominium, as contained in Declaration of Easements dated May 27, 2005, recorded June 1, 2005, as Document No. 8590739.
14. Easement for pedestrian ingress and egress for the benefit of the units in Common Interest Community No. 1822, Harvester Lofts Condominium, as contained in Permanent Access Easement Agreement dated October 10, 2007, recorded October 24, 2007, as Document No. 9056822.
15. Conditions contained in Conditional Use Permit issued by the City of Minneapolis recorded April 27, 2010, as Document No. A9506054.

STATEMENT OF POTENTIAL ENCROACHMENTS:

Steel steps encroach onto subject property along SWly property line.

GENERAL NOTES:

1. The bearing system used is based on plat of Noware Addition.
2. The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 2160 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C0357E, effective date September 2, 2004.
4. The surveyor was not provided with zoning information pursuant to Table A Item 6a or 6b of 2011 ALTA/ACSM Survey Requirements.
5. Site area = 44,607 square feet = 1.024 acres.
6. There are a total of 28 striped parking stalls on said property, all of which seemed to be designated for use by adjoining property to the southwest.
7. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
8. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
9. All utilities serving the subject property enter and exit the subject property through public rights of way or through easements specifically dedicated to each utility's use.
10. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
11. There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.
12. There is no observable evidence of recent street or sidewalk construction or repairs.
13. In locating or identifying recorded easements or other recorded documents I have relied upon Commitment for Title Insurance issued by Land Title, Inc., having an effective date of March 31, 2011 and bearing file number 358938.
14. Elevation datum is based on NGVD 29 data. HS Benchmark is located TNH NE side of building (AS SHOWN ON SURVEY) Elevation = 832.33. Benchmark is located TNH intersection of 9th Ave. NE & 3rd Street N. Elevation = 825.48 (NOT SHOWN ON SURVEY).

LEGEND

- Property Monument
- ▬ Concrete
- ▬ Concrete Curb
- ▬ Fence
- ▬ Overhead Electric
- ▬ Underground Electric
- ▬ Underground Telephone
- ▬ Water
- ▬ Gas
- ▬ Sanitary Sewer
- ▬ Storm Sewer
- ▬ Setback Line
- ⊕ Electric Meter
- ⊕ Electric Box
- ⊕ Electric Manhole
- ⊕ Power Pole
- ⊕ Hydrant
- ⊕ Unknown Manhole
- ⊕ Gate Valve
- ⊕ Catchbasin
- ⊕ Catchbasin
- ⊕ Light Pole
- ⊕ Gas Meter
- ⊕ Telephone Manhole
- ⊕ Telephone Box
- ⊕ Water Manhole
- ⊕ Sanitary Manhole
- ⊕ Storm Manhole
- ⊕ Existing Contour
- ⊕ Existing Spot Elevation Gutter
- ⊕ Existing Spot Elevation

LEGEND EASEMENT LEGEND

- ▬ Parking Easement (Area One)
- ▬ Drive Access Easement (Area Two)
- ▬ Drive Access Easement (Area Three)

Note: (13) Easements per Document No. 8590739



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	rev. title, additional topo & utilities
6/21/11	

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

Thomas E. Hodorff
 Thomas E. Hodorff, L.S.
 Minnesota Reg. No. 23677

Date: May 25, 2011

BOUNDARY & TOPOGRAPHICAL SURVEY

For:

TE MILLER DEVELOPMENT LLC

SITE:

701 2ND STREET NORTHEAST MINNEAPOLIS, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC. LAND SURVEYORS

9063 Lyndale Avenue South
 Bloomington, MN. 55437
 Tele. 952-884-5341 Fax 952-884-5344

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Book 624	File No. 1-3-8092T
Page 10	W.O. Number 2011153.01
CAD Technician TEH	
Sheet No. 1 OF 1	

PERVIOUS SITE AREA: 3,100 SF (6.9%)
 IMPERVIOUS SITE AREA: 41,507 SF (86.4%)
 TOTAL SITE AREA: 44,607 SF

701 2nd Street Apartments
 701 2nd Street North Minneapolis,
 Minnesota 55401



Preliminary Plan - Subject to Change

PREPARED FOR CITY SUBMITTAL
 JUNE 6, 2011
 (REVISED JUNE 13, 2011)
 (REVISED JUNE 23, 2011)
 (REVISED AUGUST 2, 2011)

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PRINT NAME: Daniel L. Petinen
 SIGNATURE:
 DATE: 00-00-00 LICENSE #: 22908

Revisions & Addendums

211057

SITE PLAN

LI.O

SITE PLAN
 SCALE 1" = 10'-0"

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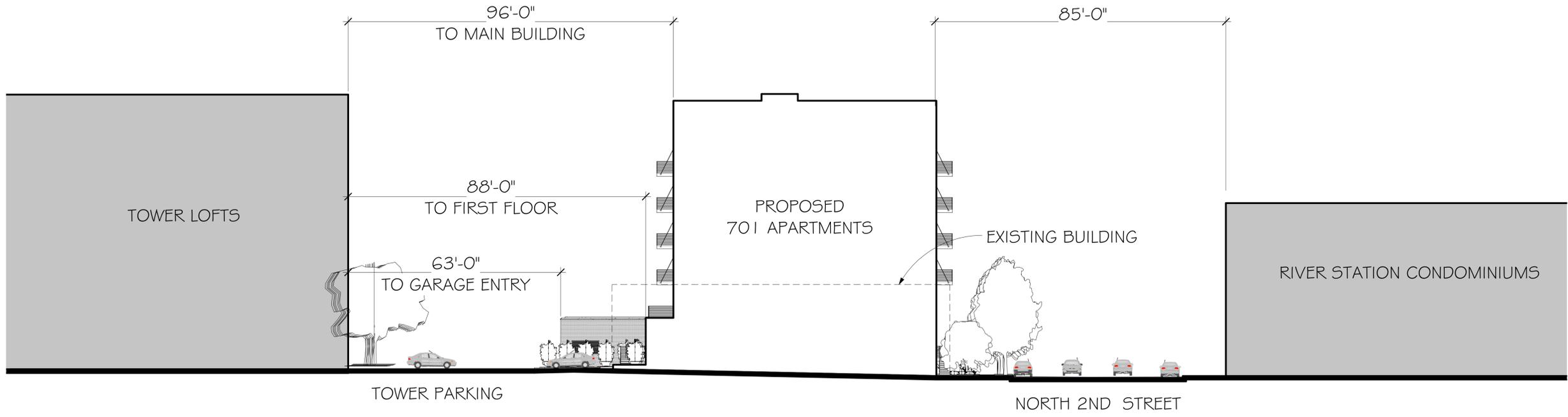
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21 | 057

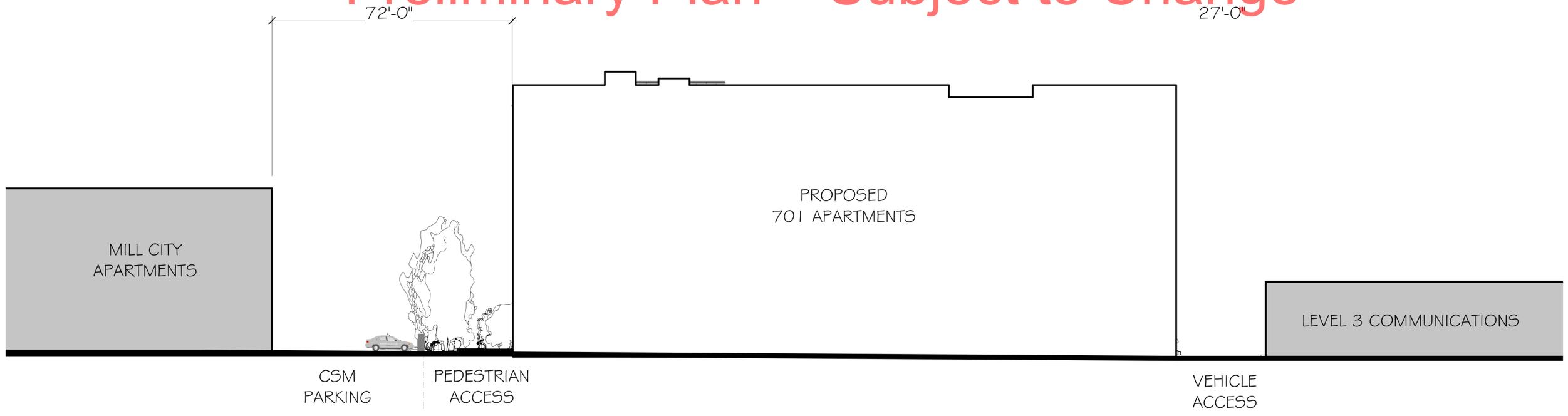
CONTEXT IMAGES

L2.1



1 Site Section 1
 SCALE 1/16" = 1'-0"

Preliminary Plan – Subject to Change



2 Site Section 2
 SCALE 1/16" = 1'-0"

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SITE SECTIONS

L2.2

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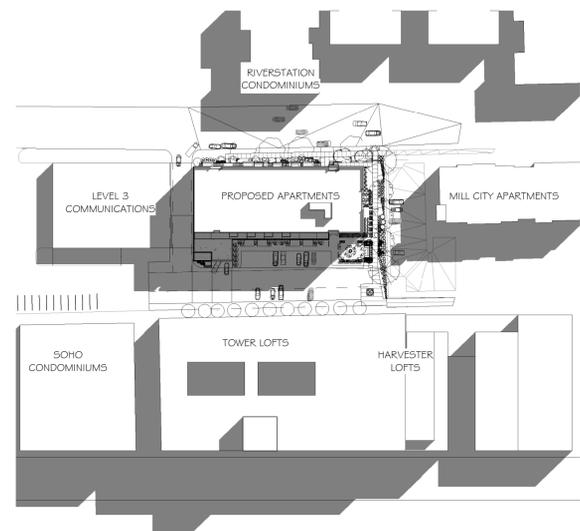
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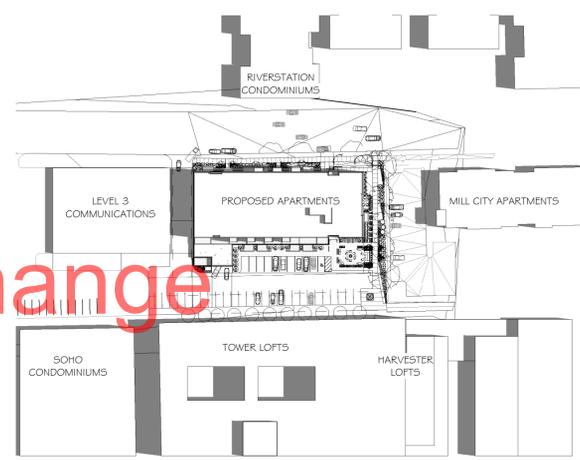
211057

SOLAR STUDY

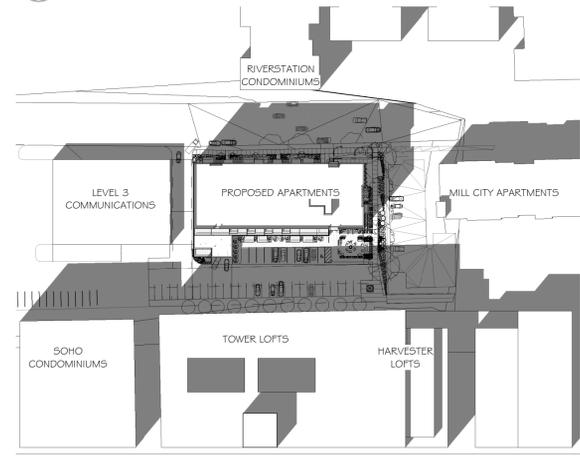
L2.3



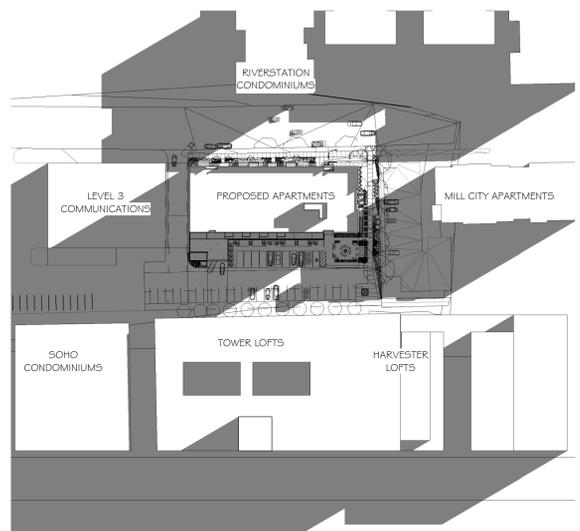
1 Solar Study Summer 9am
 SCALE 1" = 100'-0"



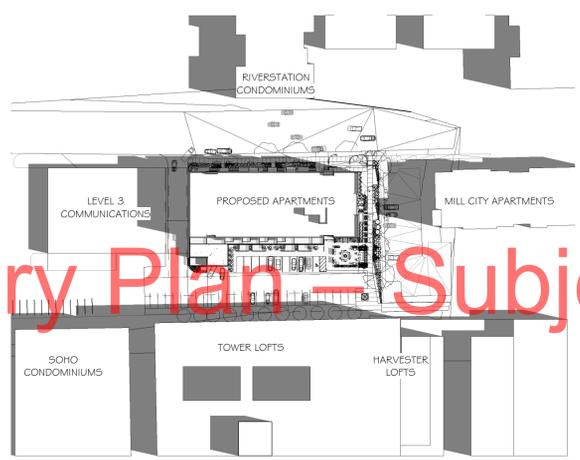
2 Solar Study Summer 12pm
 SCALE 1" = 100'-0"



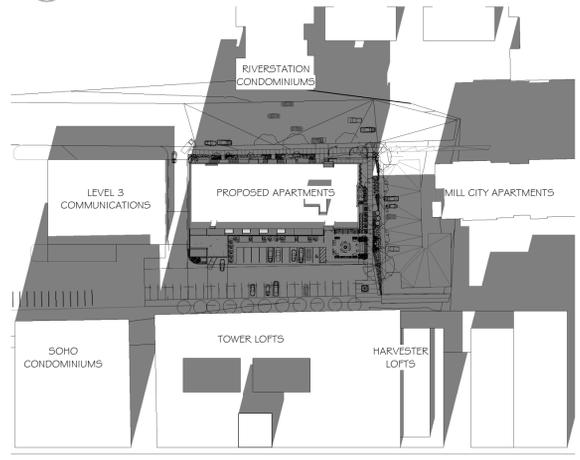
3 Solar Study Summer 5pm
 SCALE 1" = 100'-0"



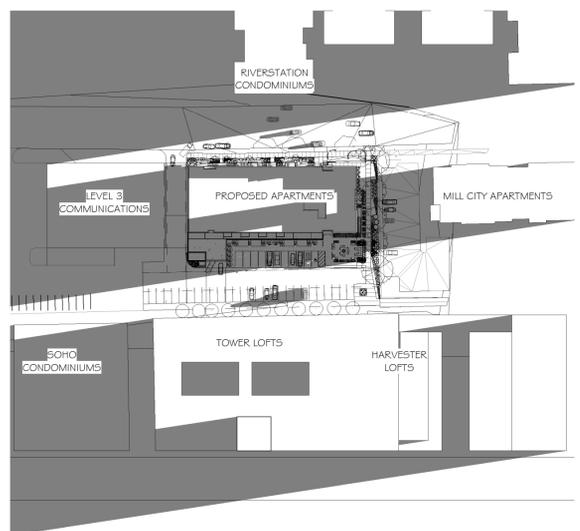
6 Solar Study Spring 9am
 SCALE 1" = 100'-0"



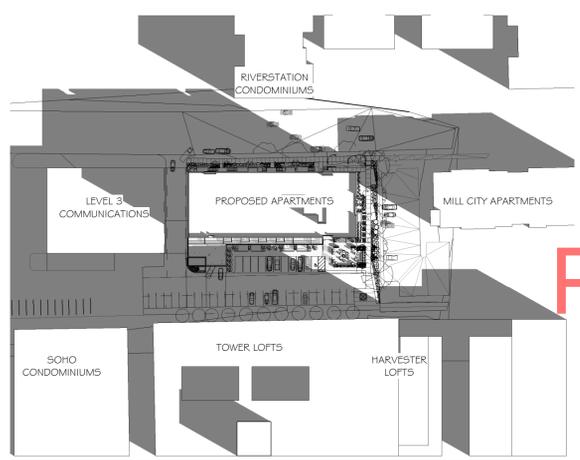
5 Solar Study Spring 12pm
 SCALE 1" = 100'-0"



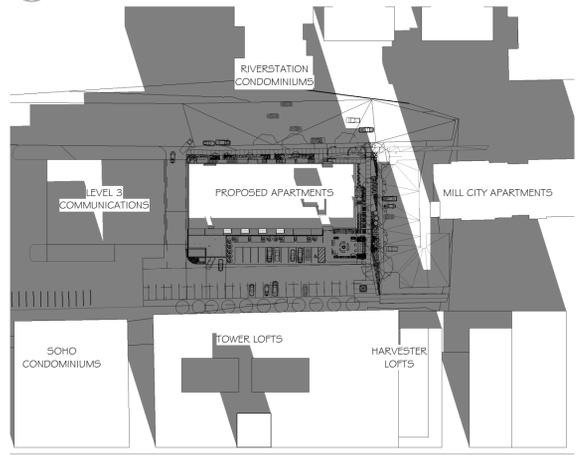
4 Solar Study Spring 5pm
 SCALE 1" = 100'-0"



7 Solar Study Winter 9am
 SCALE 1" = 100'-0"



8 Solar Study Winter 12pm
 SCALE 1" = 100'-0"



9 Solar Study Winter 5pm
 SCALE 1" = 100'-0"

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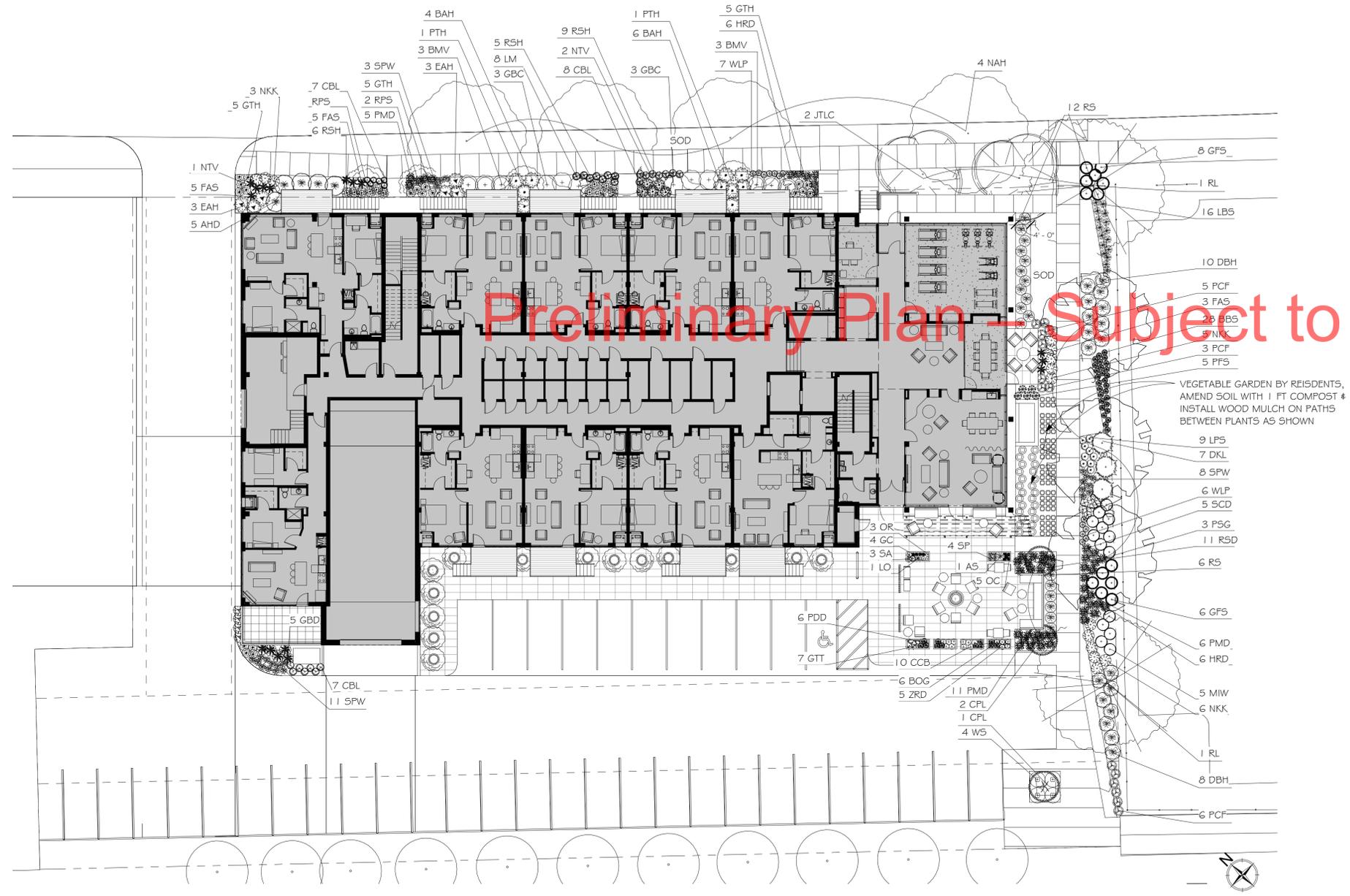
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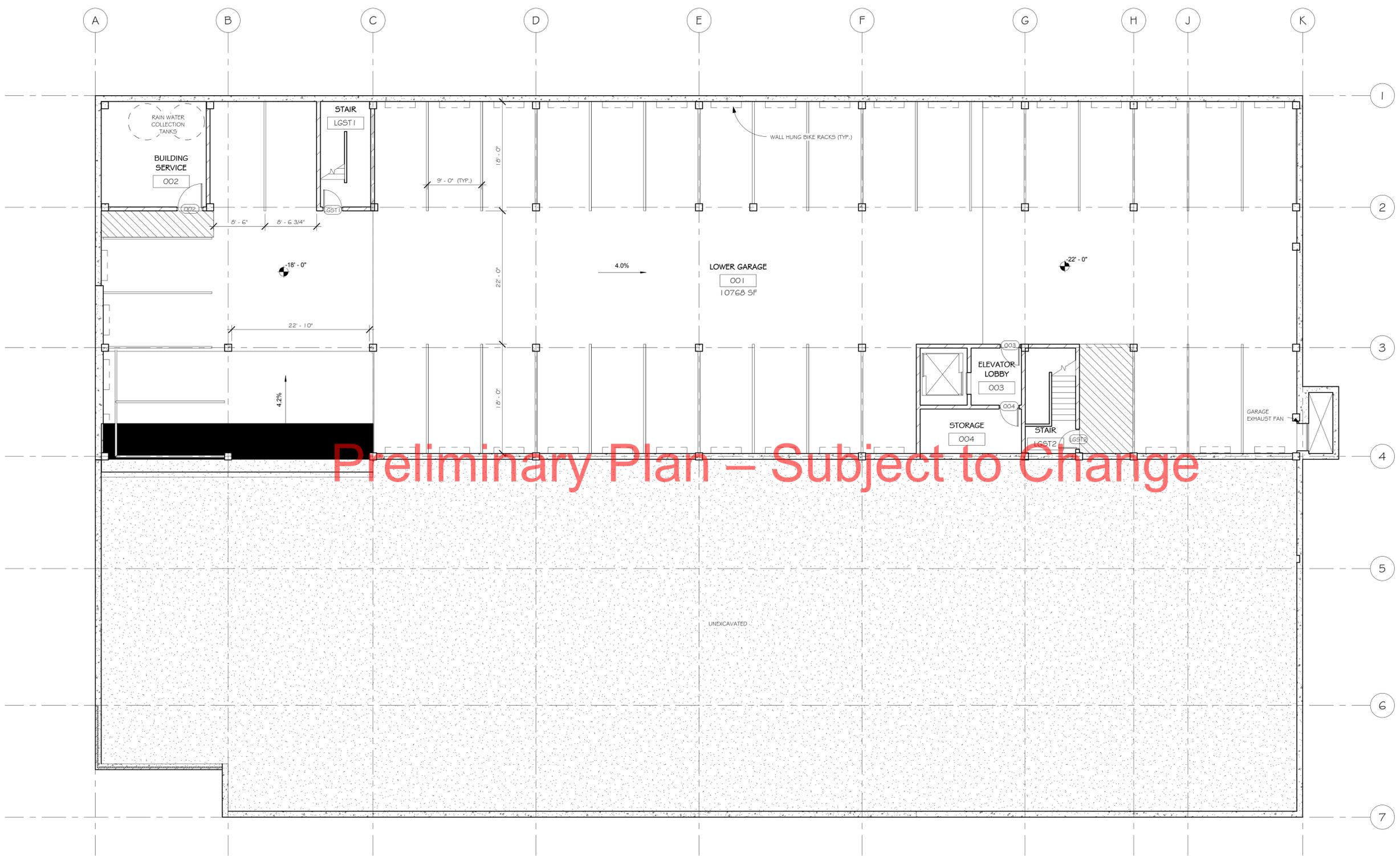
Planting Schedule			
Common Name	Count	Botanical Name	Size
1. Deciduous Tree			
Japanese Tree Lilac(JTLC)	2	Syringa reticulata	2" Caliper Ball and Burlap
Nannyberry Tree Viburnum(NTV)	3	Viburnum lentago	2" Caliper Ball and Burlap
Northern Acclaim Honeylocust(NAH)	4	Gleditsia triacanthos var. inermis 'Harve'	2.5" Caliper Ball and Burlap
PeeGee Tree Hydrangea(PTH)	3	Hydrangea paniculata 'Grandiflora'	2" Caliper Ball and Burlap
Princeton Sentry Ginkgo(PSG)	3	Ginkgo biloba 'Princeton Sentry'	2.5" Caliper Ball and Burlap
Rainbow Pillar Serviceberry(RPS)	2	Amelanchier canadensis 'Glennform'	#10 Container
Redmond Linden(RLN)	2	Tilia americana 'Redmond'	1.5" Caliper Ball and Burlap
3. Shrub			
Annabelle Hydrangea(AHD)	5	Hydrangea arborescens 'Annabelle'	#5 Container
Common Purple Lilac(CPL)	5	Syringa vulgaris	#5 Container
Dwarf Bush Honeysuckle(DBH)	18	Diervilla lonicera	#5 Container
Glossy Black Chokeberry(GBC)	6	Aronia melanocarpa elata	#5 Container
Goldflame Spirea(GFS)	13	Spiraea x bumalda 'Goldflame'	#5 Container
Little Princess Spirea(LPS)	9	Spiraea japonica 'Little Princess'	#5 Container
Minuet Weigela(MIW)	14	Weigela florida 'Minuet'	#5 Container
4. Perennial			
Asparagus(AS)	1	Asparagus officinales 'Jersey Knight'	#1 Container
Blue Angel Hosta(BAH)	10	Hosta 'Blue Angel'	#1 Container
Blue Muffin Viburnum(BMV)	6	Viburnum dentatum 'Christom'	#5 Container
Blue Oat Grass(BOG)	34	Helictotrichon sempervirens 'Saphire'	#1 Container
Chives(OC)	5	Allium schoenoprasum	#1 Container
Coral Bells(CBL)	14	Heuchera sanguinea	#1 Container
Creme Brule Coreopsis(CCB)	11	Coreopsis 'Creme Brule'	#1 Container
Earth Angel Hosta(EAH)	10	Hosta 'Earth Angel'	#1 Container
Fanal Astilbe(FAS)	11	Astilbe x arendsii 'Fanal'	#1 Container
Garlic Chives(GC)	4	Allium tuberosum	#1 Container
Geum Totally Tangerine(GTT)	7	Geum 'Totally Tangerine'	#1 Container
Goat's Beard(GBD)	5	Arunco dioicus	#1 Container
Gold Standard Hosta(GSH)	5	Hosta 'Gold Standard'	#1 Container
Golden Tiara Hosta(GTH)	21	Hosta 'Golden Tiara'	#1 Container
Happy Returns Daylily(HRD)	17	Hemerocallis 'Happy Returns'	#1 Container
Heuchera Plum Pudding(CBL)	8	Heuchera 'Plum Pudding'	#1 Container
Lady's Mantle(LM)	8	Alchemilla mollis 'Thriller'	#1 Container
Little Bluestem(LBS)	16	Schizachyrium scoparium	#1 Container
Lovage(LO)	1	Levisticum officinale	#1 Container
Nepeta Kit Kat(NKK)	14	Nepeta x faassenii 'Kit Kat'	#1 Container
Nepeta Walkers Low(NWL)	4	Nepeta x faassenii 'Walker's Low'	#1 Container
Oregano(OR)	3	Origanum vulgare	#1 Container
Pardon Me Daylily(PMD)	22	Hemerocallis 'Pardon Me'	#1 Container
Prairie Dropseed(PDS)	6	Sporobolus heterolepis	#1 Container
Prairie Fire Switchgrass(PFS)	5	Panicum virgatum 'Prairie Fire'	#1 Container
Purple Coneflower(PCF)	14	Echinacea purpurea	#1 Container
Regal Splendor Hosta(RSH)	11	Hosta 'Regal Splendor'	#1 Container
Ruby Stella Daylily(RSD)	11	Hemerocallis 'Ruby Stella'	#1 Container
Russian Sage(RS)	19	Perovskia atriplicifolia	#1 Container
Sage(SA)	3	Salvia officinalis	#1 Container
Salvia May Night(SMN)	6	Salvia x superba 'Mairnacht'	#1 Container
Spearmint(SP)	4	Menthus 'Spearmint'	#1 Container
Spiderwort(SPW)	22	Tradescantia x 'Sweet Kate'	#1 Container
Woodland Phlox(WLP)	13	Phlox divaricata 'Blue Moon'	#1 Container
Zing Rose Dianthus(ZRD)	5	Dianthus 'Zing Rose'	#1 Container
5. Evergreen Shrub			
Calgary Carpet Juniper(CCJ)	3	Juniperus sabina 'Monna'	6' Tall Ball and Burlap
6. Groundcover			
Strawberry, Wild - 6 Pack (WS)	6	Fragaria virginiana	6 Cell Pack(1 unit = 6 individual plants)
7. Annual			
Vegetables - To be planted by residents	92		#1 Container
8. Existing to Remain			
Existing Tree	11		
Planters			
Planter Planting	14		#10 Container

LANDSCAPE YARD REQUIRED 20% OF NON BUILDING SITE AREA - 2,869 SF PROPOSED LANDSCAPE SITE AREA(13.5%),
 21,218 NON BUILDING SITE AREA(20% = 4,243)
 1 TREE/500 SF - 8 OVERSTORY TREES REQUIRED @20%(9 CANOPY TREES AND 10 UNDERSTORY TREES)
 1 SHRUB/100 SF - 42 SHRUBS REQUIRED @ 20%(70 SHRUBS PROVIDED)



1 SITE, LANDSCAPE PLAN
 SCALE 1/16" = 1'-0"

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 701 2nd Street North Minneapolis,
 Minnesota 55401



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Revisions & Addendums

1 GARAGE - LOWER
 SCALE 1/8" = 1'-0"

21 | 057

GARAGE LOWER LEVEL

A1.0

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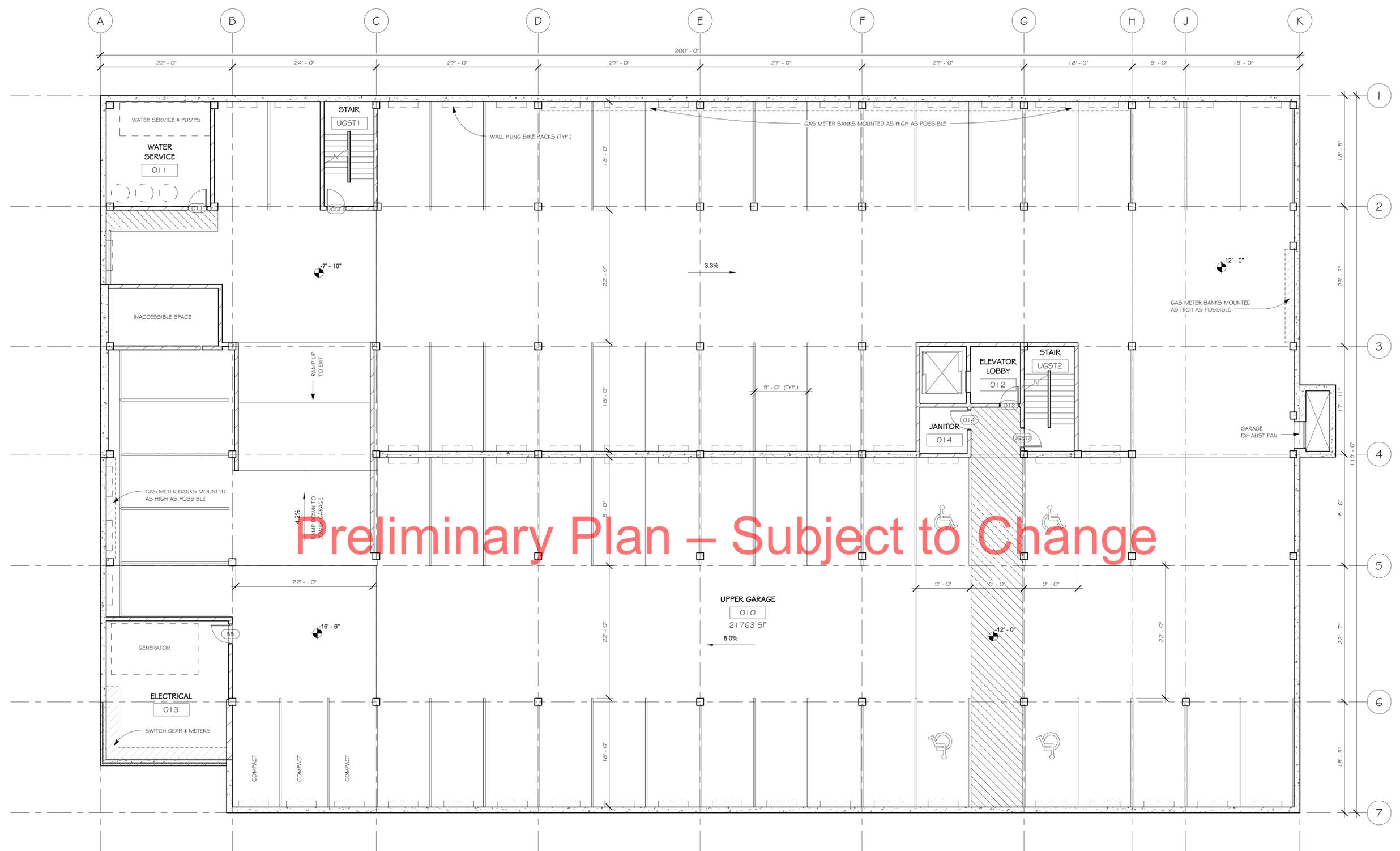
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GARAGE UPPER LEVEL

A1.1



1 GARAGE - UPPER
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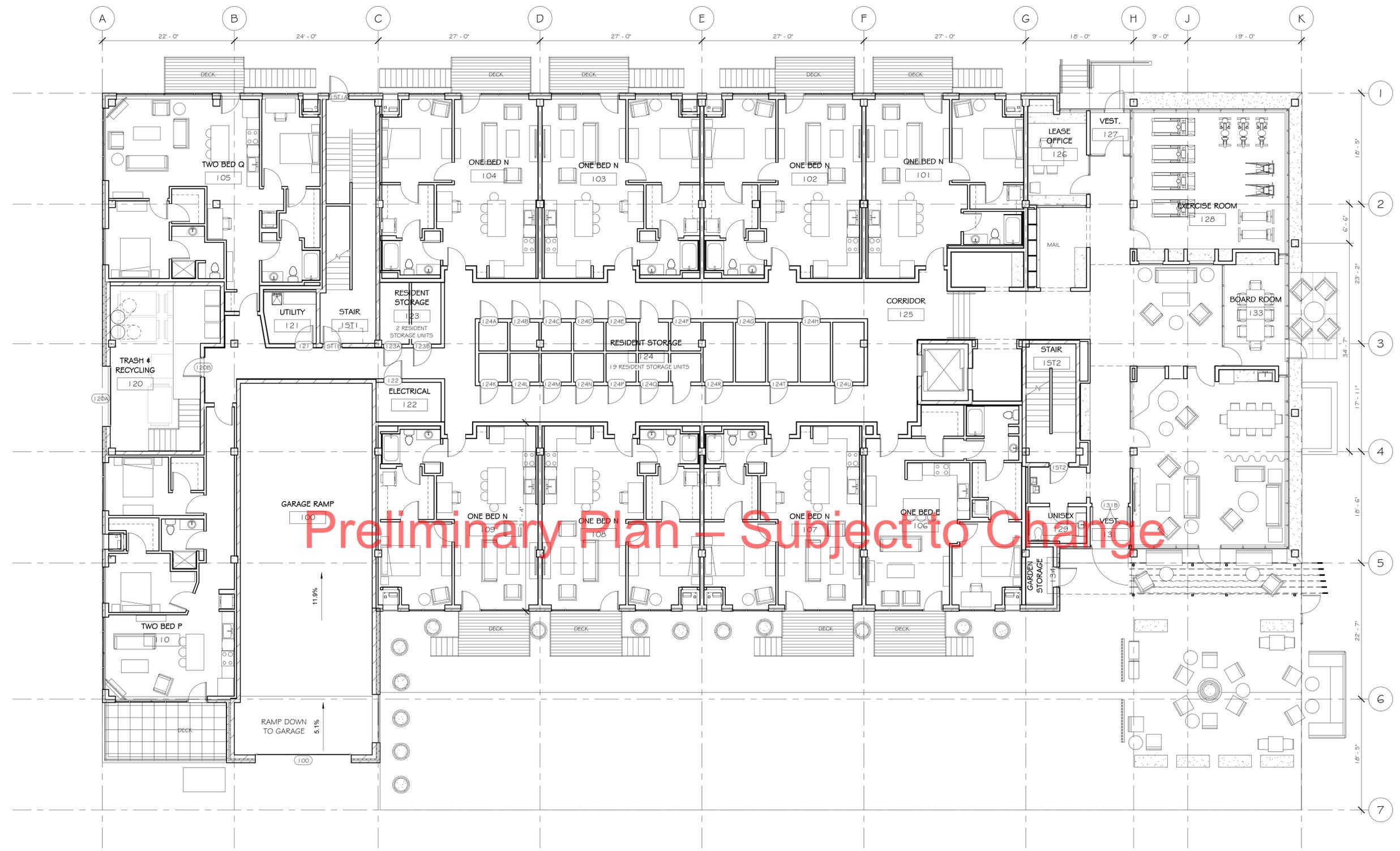
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FIRST FLOOR PLAN

A1.2



1 FIRST FLOOR PLAN
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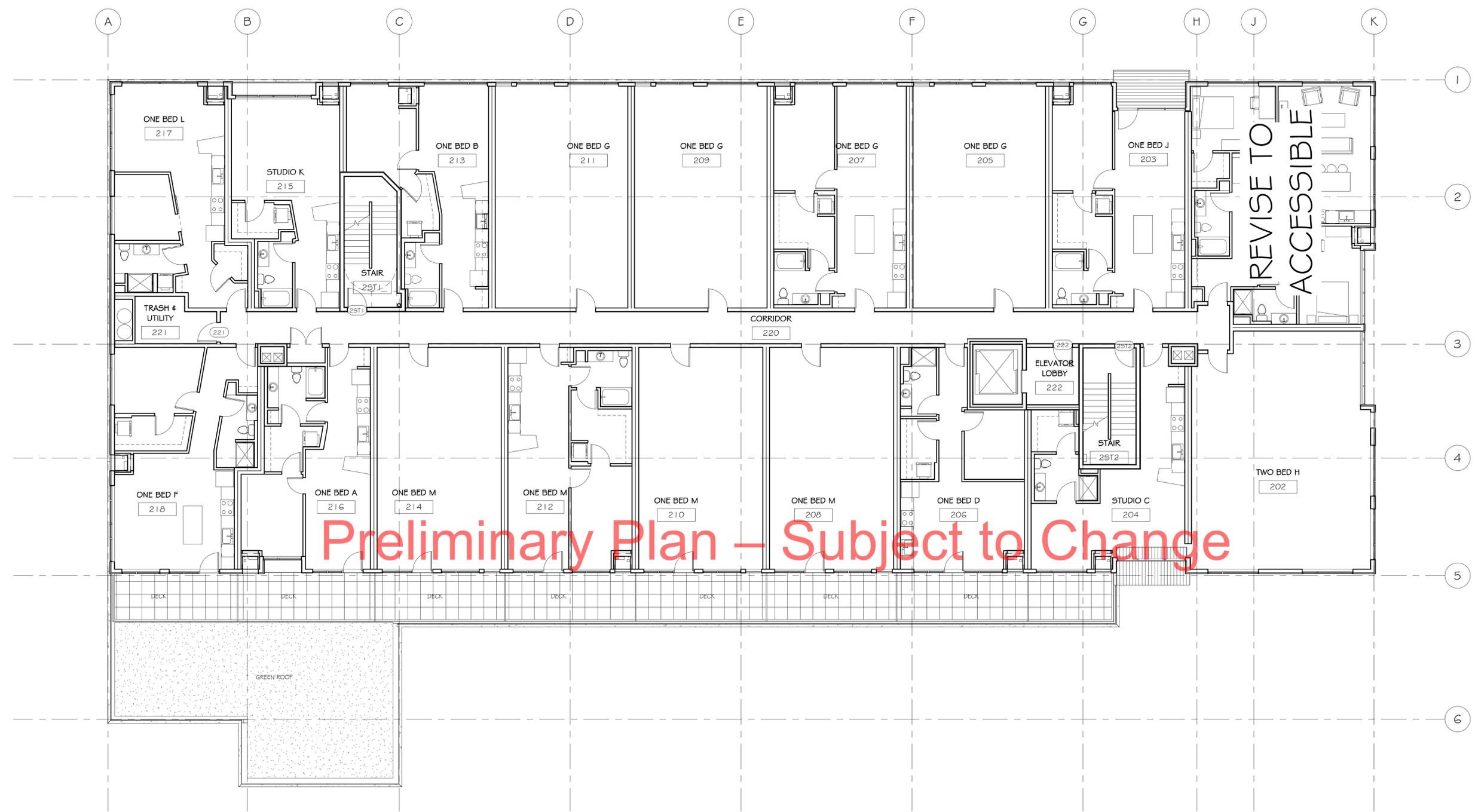
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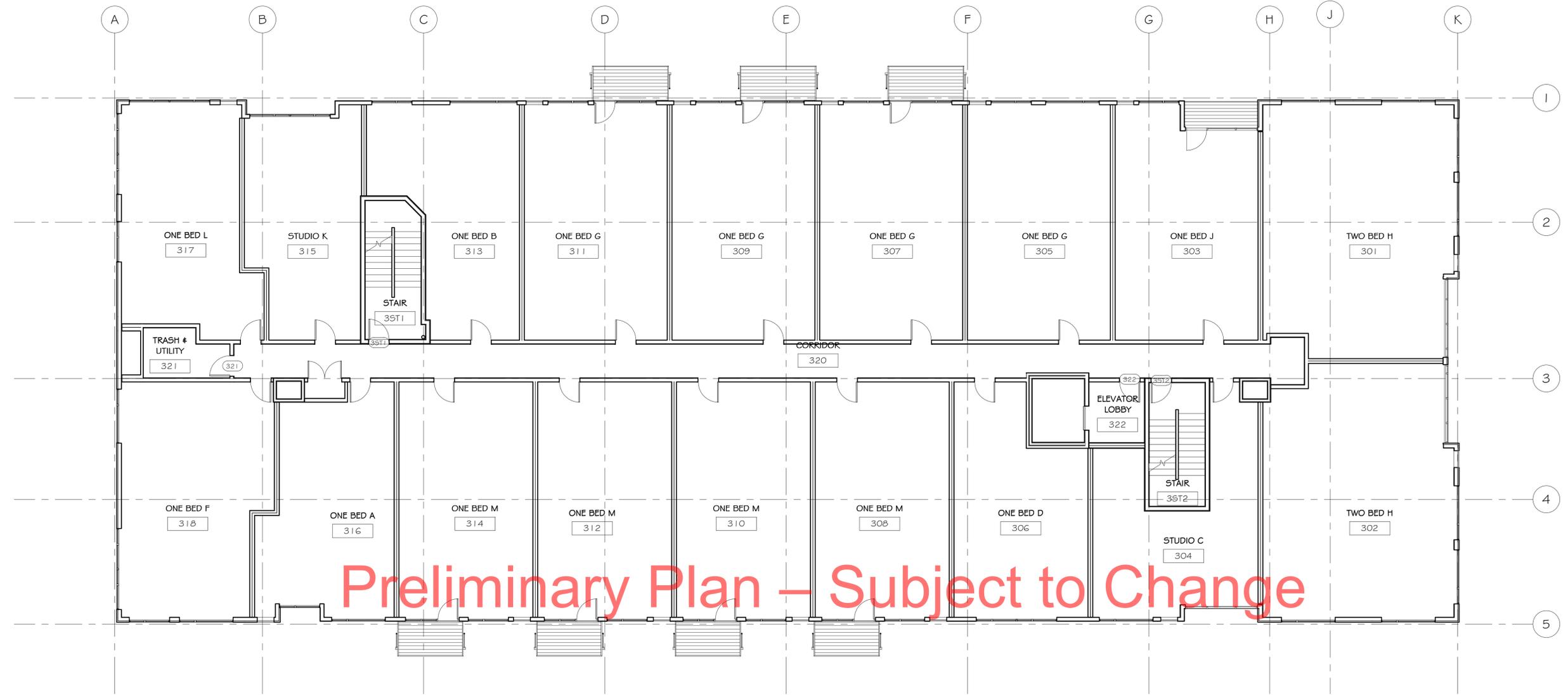
SECOND FLOOR PLAN

A1.3



1 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

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1 THIRD FLOOR PLAN
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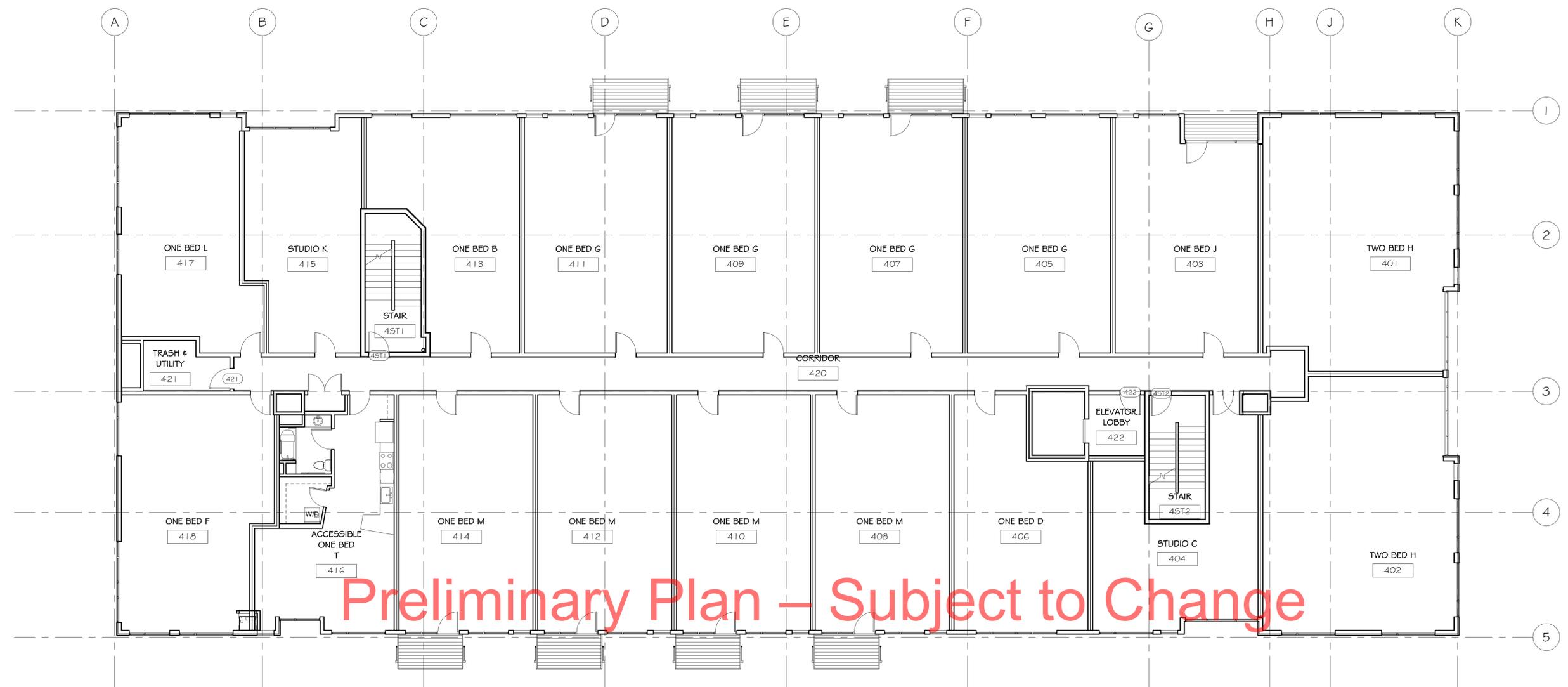
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THIRD FLOOR PLAN

A1.4

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1 FOURTH FLOOR PLAN
 SCALE 1/8" = 1'-0"

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FOURTH FLOOR PLAN

A1.5

701 2nd Street Apartments
 701 2nd Street North Minneapolis,
 Minnesota 55401

PREPARED FOR CITY SUBMITTAL
 JUNE 6, 2011
 (REVISED JUNE 13, 2011)
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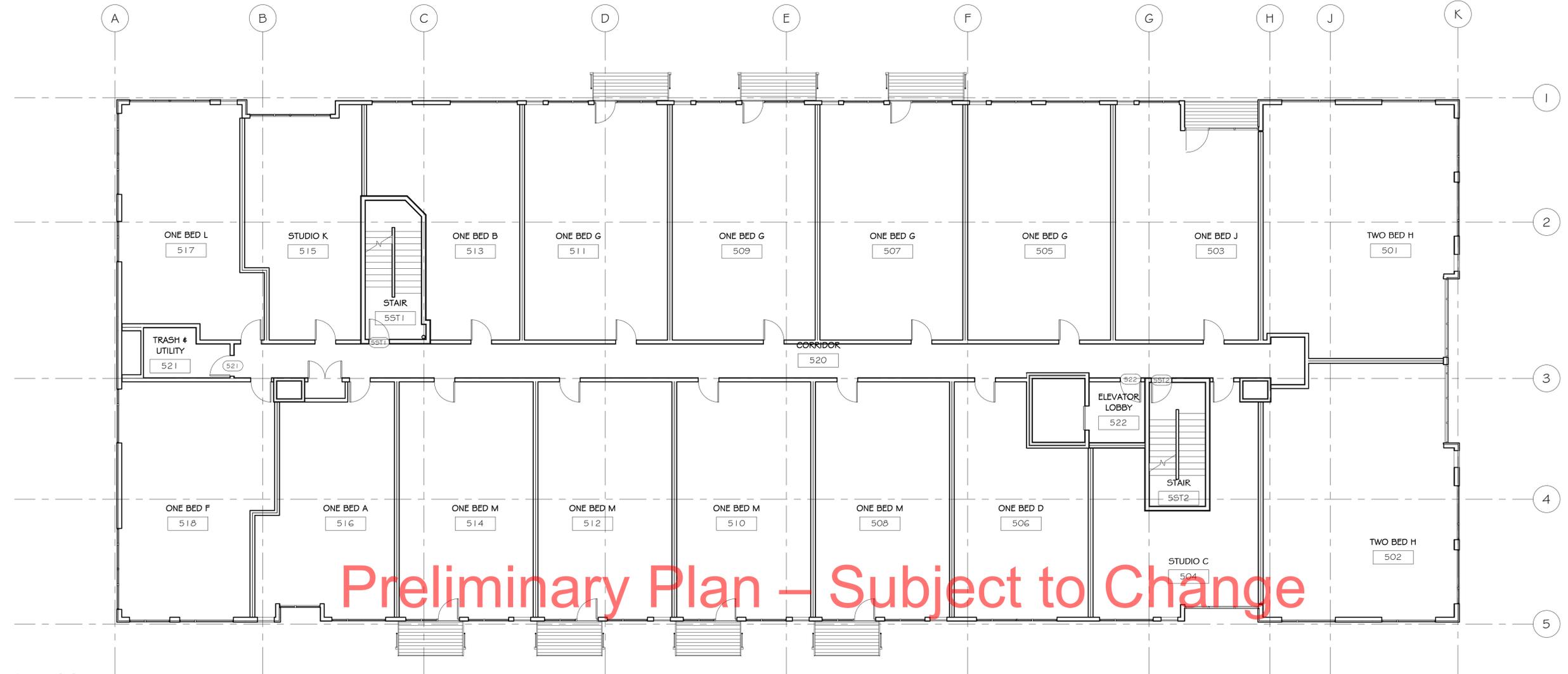
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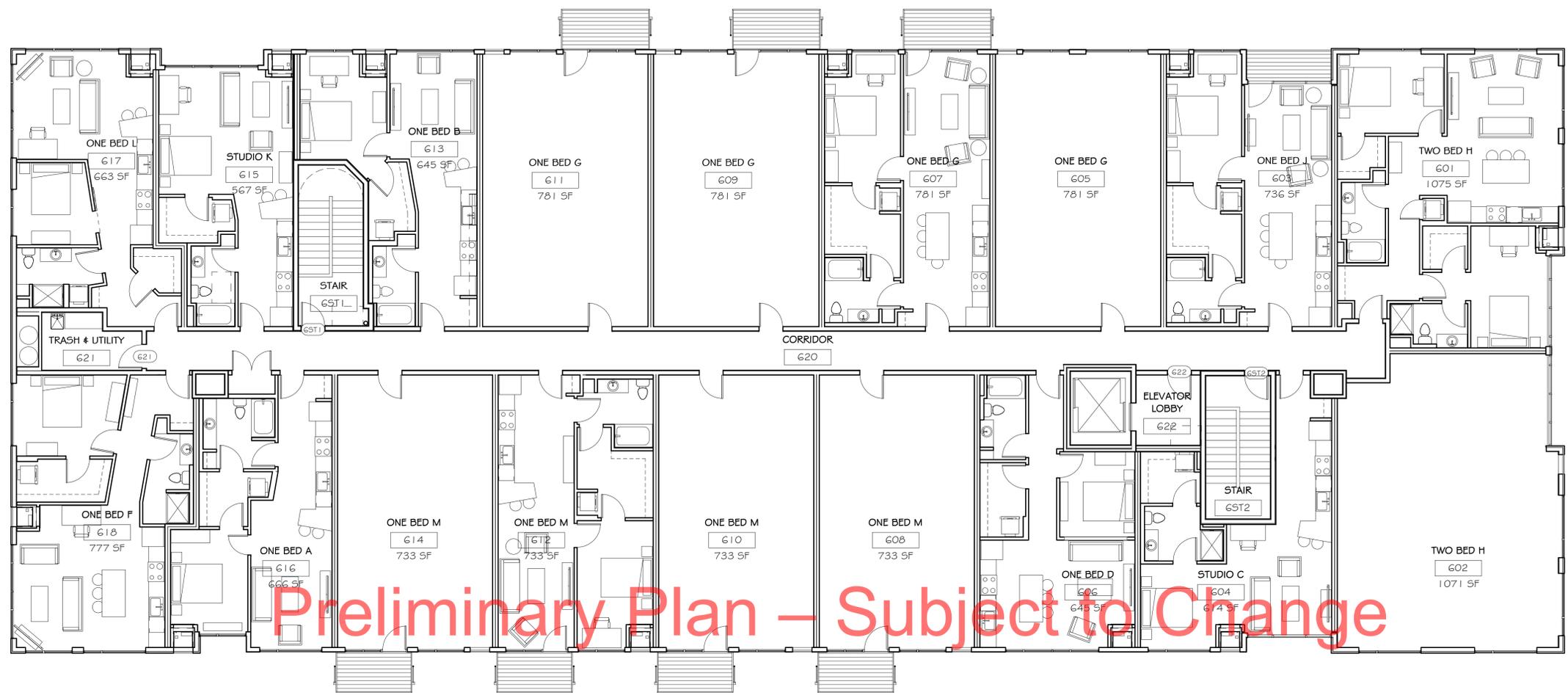
FIFTH FLOOR PLAN

A1.6



Preliminary Plan – Subject to Change

FIFTH FLOOR PLAN
 SCALE 1/8" = 1'-0"



Preliminary Plan – Subject to Change

1 SIXTH FLOOR PLAN (TYPICAL OF 2ND-6TH FLOORS)
 SCALE 1/8" = 1'-0"

701 2nd Street Apartments
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 Minnesota 55401

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Revisions & Addendums

21 | 057

SIXTH FLOOR PLAN

A1.7

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EXTERIOR ELEVATIONS

A3.0



1 Northeast (2nd Street) Elevation
SCALE 1/8" = 1'-0"

Preliminary Plan – Subject to Change



2 NORTHWEST ELEVATION
SCALE 1/8" = 1'-0"

701 2nd Street Apartments
 701 2nd Street North Minneapolis,
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2 SOUTHWEST ELEVATION
 SCALE 1/8" = 1'-0"

Preliminary Plan – Subject to Change



1 SOUTHEAST ELEVATION
 SCALE 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A3.1

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PERSPECTIVES

A3.2

1 View from East
 SCALE



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PERSPECTIVES

A3.3

1 View from North
 SCALE

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PERSPECTIVES

A3.4

1 View from South
 SCALE



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Preliminary Plan - Subject to Change

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PERSPECTIVES

A3.6

1 View from West
 SCALE