

ALTA/ACSM Land Title Survey For: Minneapolis Community Planning and Economic Development of 700 5th Avenue S., Minneapolis, MN (AKA Centre Village Ramp)



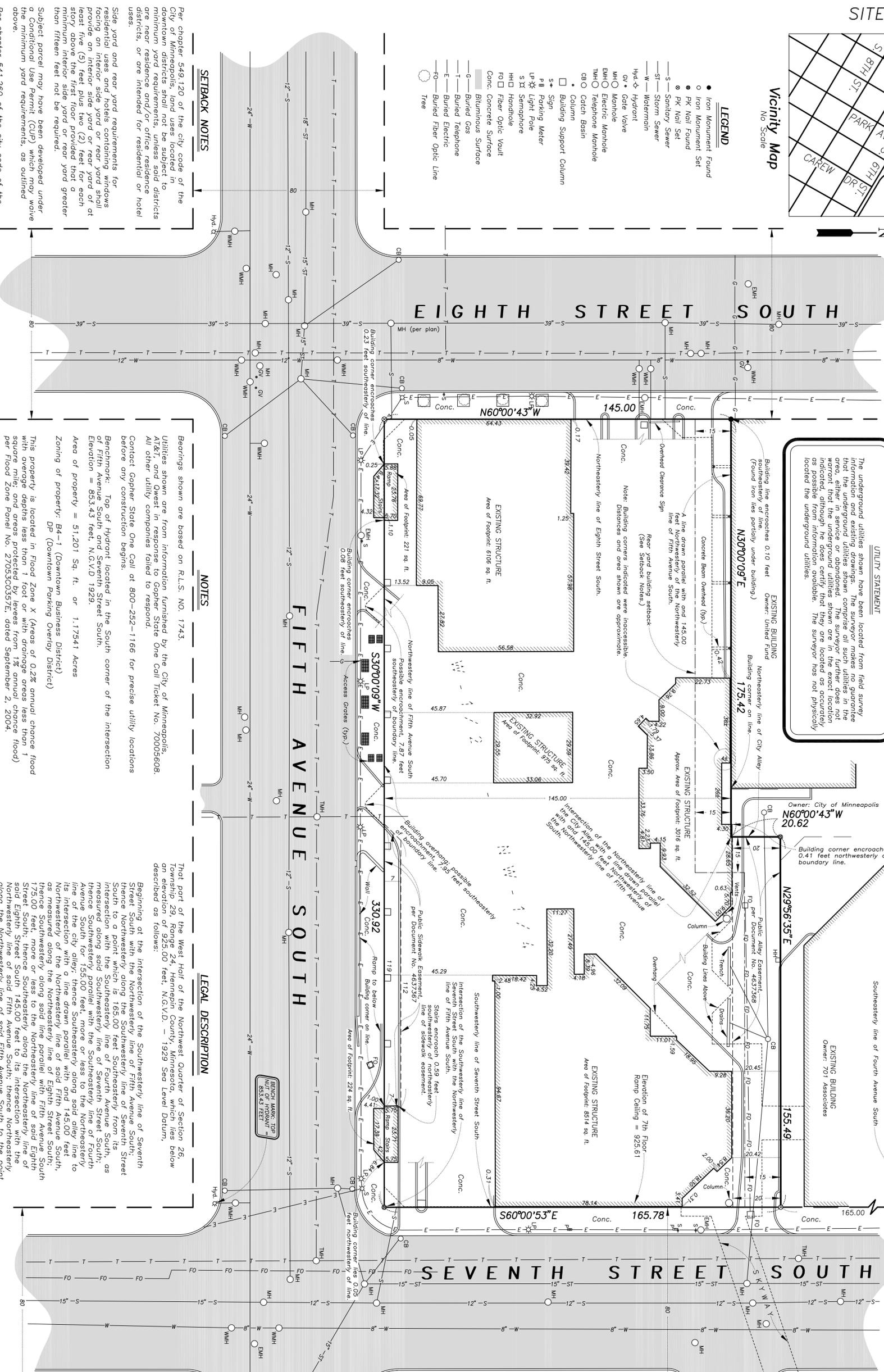
Vicinity Map
 No Scale

LEGEND

- Iron Monument Found
- PK Nail Found
- PK Nail Set
- S Sanitary Sewer
- S Storm Sewer
- W Watermain
- Hyd. ∅ Hydrant
- ev ∅ Gate Valve
- MH ∅ Manhole
- EMH ∅ Electric Manhole
- TMH ∅ Telephone Manhole
- GB ∅ Catch Basin
- Column
- Building Support Column
- s+ SIP
- P.B. Parking Meter
- up ∅ Light Pole
- S X Semaphore
- HH ∅ Handhole
- FO ∅ Fiber Optic Vault
- Conc. Concrete Surface
- Bituminous Surface
- Buried Gas
- Buried Telephone
- Buried Electric
- FO Buried Fiber Optic Line
- Tree

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the location, depth, or condition of any utility shown is correct. The surveyor is not responsible for any damage to or interference with any utility shown, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



SETBACK NOTES

Per chapter 549.120 of the city code of the City of Minneapolis, all buildings in the downtown districts shall not be subject to minimum yard requirements, unless said districts are near residence and/or office residence districts, or are intended for residential or hotel uses.

Side yard and rear yard requirements for residential uses and hotels containing windows facing an interior side yard or rear yard shall provide an interior side yard or rear yard of at least five (5) feet plus two (2) feet for each story above the first floor provided that a minimum rear side yard of one (1) yard greater than fifteen feet not be required.

Subject parcel may have been developed under a Conditional Use Permit (CUP) which may waive the minimum yard requirements, as outlined above.

Per chapter 541.260 of the city code of the City of Minneapolis, parking areas are prohibited in any required interior side yard or rear yard.

NOTES

Bearings shown are based on R.L.S. NO. 1743.

Utilities shown are from information furnished by the City of Minneapolis, AT&T, and Qwest in response to Gopher State One Call Ticket No. 70005608. All other utility companies failed to respond.

Contact Gopher State One Call at 800-252-1166 for precise utility locations before any construction begins.

Benchmark: Top of Hydrant located in the South corner of the intersection of Fifth Avenue South and Seventh Street South.
 Elevation = 853.43 feet, N.G.V.D. 1923.

Area of property = 51,201 Sq. ft. or 1.17541 Acres

Zoning of property: B4-1 (Downtown Business District)
 DP (Downtown Parking Overlay District)

This property is located in Flood Zone X (Areas of 0.2% annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Flood Zone Panel No. 27053C0357E, dated September 2, 2004.

Building setbacks, zoning and flood zone information obtained from the City of Minneapolis.

Easements shown on this survey are taken from Old Republic National Title Insurance Company Application No. HEN-GR1039493, dated April 6, 2006.

LEGAL DESCRIPTION

That part of the West Half of the Northwest Quarter of Section 26, Township 42 North, Range 44 West, County of Hennepin, State of Minnesota, with an elevation of 925.00 feet, N.G.V.D. - 1923 Sea Level Datum, described as follows:

Beginning at the intersection of the Southwesterly line of Seventh Street South with the Northwesterly line of Fifth Avenue South; thence Northwesterly along the Southwesterly line of Seventh Street South to a point which is 165.00 feet Southwesterly from its intersection with the Southwesterly line of Fourth Avenue South; as measured along said Southwesterly line of Seventh Street South; thence Southwesterly parallel with the Southwesterly line of Fourth Avenue South 350.92 feet, more or less, to a point which is 112.00 feet Southwesterly to its intersection with a line drawn parallel with and 145.00 feet Northwesterly of the Northwesterly line of said Fifth Avenue South; as measured along the Northwesterly line of said Fifth Avenue South; thence Southwesterly along said line parallel with Fifth Avenue South 175.00 feet, more or less to the Northwesterly line of said Eighth Street South; thence Southwesterly along the Northwesterly line of said Eighth Street South 145.00 feet to its intersection with the Northwesterly line of said Fifth Avenue South; thence Northwesterly along the Northwesterly line of said Fifth Avenue South to the point of beginning.

CERTIFICATION

To Minneapolis Community Planning and Economic Development, and Old Republic National Title Insurance Company:

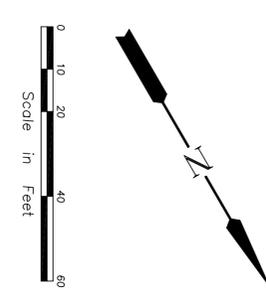
This is to certify that this survey was made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as promulgated and adopted by ALTA and NSPS in 2005.

Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 24th day of January, 2007.

REHDER & ASSOCIATES, INC.

David C. Coitler, Land Surveyor
 Minnesota License No. 42618



Rehder and Associates, Inc.
 CIVIL ENGINEERS AND LAND SURVEYORS
 3440 Federal Drive • Suite 240 • Eagan, Minnesota • Phone (651) 452-5051
 JOB: 074-0367.096