

**REQUEST FOR DEVELOPMENT PROPOSALS FOR CITY OWNED
REAL PROPERTY AT 1800 PLYMOUTH AVENUE NORTH
MARCH 2, 2006**



Issued by:



City of Minneapolis
Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, Minnesota 55401
(612)673-5095
www.ci.minneapolis.mn.us/cped

Contact Theresa Cunningham at theresa.cunningham@ci.minneapolis.mn.us
for issues specific to this Request for Proposals



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INTRODUCTION

The City of Minneapolis (“City”) is seeking development proposals for certain property owned by the City and located at the 1800 Plymouth Avenue North redevelopment site, which includes all land adjacent to and north of Plymouth Avenue North between Logan and Morgan Avenues North. The redevelopment site will specifically include the following properties:

| Property Address | PID |
|-------------------------|-------------------|
| 1800 Plymouth Ave. N. | 16-029-24-33-0155 |
| 1806 Plymouth Ave. N. | 16-029-24-33-0156 |
| 1810 Plymouth Ave. N. | 16-029-24-33-0157 |
| 1810 ½ Plymouth Ave. N. | 16-029-24-33-0158 |
| 1812 Plymouth Ave. N. | 16-029-24-33-0159 |
| 1822 Plymouth Ave. N. | 16-029-24-33-0160 |
| 1306 Morgan Ave. N. | 16-029-24-33-0161 |

SITE FACTS: The redevelopment site is a vacant, underutilized assemblage of real estate that includes approximately 32,990 square feet of land with a zoning classification of C1 for Neighborhood Commercial District use. C1 zoning districts allow both commercial and residential development, and this RFP is inviting residential development proposals only. Environmental testing has been conducted on the site whereby analytical results have found that the site shows evidence of pollutants. CPED is making available two Environmental Assessment Reports:

- Environmental Assessment – Phase 1 (Delta Project No. A004-100-1, dated March 26, 2004); and
- Limited Phase II Environmental Assessment Report (Delta Project No. A004-100, dated June 30, 2004)

These reports can be reviewed at the CPED office by appointment only by calling 612.673.5237. A reproduction fee will be charged for copies.

ESTIMATED FAIR REUSE VALUE OR ASKING PRICE

An estimated fair reuse value of the site has been determined, estimating the value at \$6.00 to \$8.00 per square foot (depending on density) or approximately \$197,940 to \$263,920. The City reserves the right to re-value the site based on responses to this Request for Proposals (RFP) and the specific proposals submitted. Attached as Exhibit B is a survey of the site.

DEVELOPMENT GOALS

The City of Minneapolis’ Community Planning & Economic Development Department (CPED) has organized an inter-departmental review committee that has devised the following development goals for the site:

The City of Minneapolis will allow the new construction of a mixed income. multi-family residential development on the site that is:

1. compatible with the surrounding architectural features of homes and businesses existing in the immediate area;
2. individuals units will provide maximum front door exposure along the boulevard to take advantage of sightlines to the downtown skyline and provide eyes on the avenue; and
3. for sale residential units, regardless of affordability levels. All units shall be built to the same high quality standards throughout the entire development.

The developer will recommend:

- A. **Density/Mix:** Developer should recommend a mix of units, types and styles appropriate for urban neighborhoods. Clear priority should be evident for a mixed income ownership development with a significant market rate component.
- B. **Massing and Composition:** Unit designs shall conform to the architectural features common to the area.
- C. **Building Types:** Allowable unit types may include townhouses, rowhouses, condominiums, apartments, or a mixture.
- D. **Garages and Parking:** Garage doors opening onto public streets are not permitted; however, they may be either detached or attached. Off-street parking may be accommodated at grade or underground.
- E. **Accessibility and Visitability:** Depending on financial resources provided, the following requirements and regulations may apply. Five (5%) percent of units shall be offered as accessible to mobility-impaired individuals. Adaptable to visual and hearing-impaired individuals should be provided as an alternative option. All unit entry and interior passage doors on the first floor will be a minimum of 2 feet 10 inches wide. Designers should refer to: The Architectural Barriers Act (1968), Section 504 of the Rehabilitation Act (1973), the Fair Housing Act of 1968 (as amended), The Americans with Disabilities Act (1990), ANSI and UFAS, and applicable state and local codes.
- F. **Landscaping:** Landscape patterns, fencing, retaining walls, and mobility ramps shall conform to City Code. Developer is required to work with the neighborhood organization, Northside Residents Redevelopment Council (NRRC) representatives on any public art plaza and encouraged to solicit local artists' participation.
- G. **Public Art:** The Near North/Willard Hay community has identified public art place-making as a high priority for Plymouth Avenue. The developer is encouraged to propose the inclusion of public art in the proposal along with an appropriate exterior setting, and to communicate with representatives of the neighborhood organization, Northside Residents Redevelopment Council, regarding the specifics of the community's consideration of this element.
- H. **Market:** Priority for a mixed income ownership development with a substantial market rate component will be given. If City financial assistance is

requested, twenty percent (20%) of the units of each City assisted housing project of ten or more units will be affordable to households earning 50% or less of the Area Median Income (AMI). It is understood that these affordable units may include a mix of homeownership or rental, and can be located on the project site or anywhere within the City of Minneapolis. For the purposes of this provision, financial assistance may include tax increment financing, pollution remediation, condemnation, land buydowns, issuance of bonds to finance the project, and direct subsidy. Any specific projects requesting exemptions to this requirement must seek City Council approval on the basis of alternative public purpose.

The developer shall identify and secure financing sources for the affordable units and shall be responsible for submitting applications, when necessary, to secure these financial resources. Potential sources are available from the Minnesota Housing Financing Agency (MHFA), Minneapolis Empowerment Zone, Neighborhood Revitalization Program, and Hennepin County. CPED staff is available to assist in identifying additional potential funding sources.

For the ownership component, the developer shall create a homeowners association in conformance with local laws. The homeowner's association documents shall include projected initial monthly association fees and should also address long term maintenance and management goals for the common and public areas.

PROPOSAL DEADLINE

Proposal submission requirements:

Proposers must submit copies of their proposals as follows: one unbound copy, ten bound copies and one electronic version in Microsoft compatible or PDF format on diskette or CD. Proposals must be on standard 8 ½" by 11" paper. All supporting documentation must be on paper no larger than 8 ½" by 14". Proposals and supporting documentation must be submitted in a sealed envelope labeled "Redevelopment of 1800 Plymouth Avenue North." Telefaxed proposals will not be accepted. Proposers may choose to provide additional sets if and when invited to do so for presentation purposes. Submissions will not be returned.

Proposals shall be delivered to the City on or before Monday, April 17, 2006 @ 3:00 p.m.

To:

**City of Minneapolis - CPED
Contract Services
ATTN: Cheryl Groettum
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401**

Proposals received after the deadline will not be accepted. It is neither CPED's responsibility nor practice to acknowledge receipt of any proposal. It is the responder's responsibility to assure that a proposal is received in a timely manner.

RFP INQUIRIES

Prospective responders may only direct questions in writing to the department contact person:

City of Minneapolis
CPED – Multi-family Housing Development
ATTN: Ms Theresa Cunningham, Senior Project Coordinator
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401
Phone: 612.673.5237
Email: theresa.cunningham@ci.minneapolis.mn.us
Fax: 612.673.5248

All questions are due no later than 4:30 p.m. Friday, March 31, 2006. Questions will be answered in writing and posted on the CPED website.

(http://www.ci.minneapolis.mn.us/cped/rfps_home.asp) The department contact person is the only individual who can be contacted about the project by proposers before the proposal deadline. The department contact cannot vary the terms of the RFP. If you would like to tour the property, contact the department contact person in writing to schedule a tour.

PROPOSAL CONTENTS

Proposals must include the following:

1. A cover page that includes the following information:
 - a. Developer's name and mailing address
 - b. Developer's current legal status: corporation, partnership, sole proprietor, etc.
 - c. Federal Tax ID number or Social Security number
 - d. State ID number
 - e. Contact person's name, title, phone number, fax number and e-mail address
 - f. Signature of authorized corporate officer for each entity proposing as a partnership or team

2. A **description (narrative, preliminary schematic plans, site plan, and elevations) of the proposed development** (e.g., size of building and square footage of specific components, nature of improvements, number of parking spaces, anticipated materials and design style, circulation patterns, loading/service provisions) to be built on the site. If the development is proposed to be phased, the narrative should clearly define the components and timing of each phase and indicate the nature of the conditions upon which construction of subsequent phases would be based. The proposal should include information

about the bedroom compositions, rents and/or sales prices and amenities/services included.

3. An **identification of the entities** that will be involved, a description of the roles they will play (e.g., developer, architect, building owner, property manager, tenant, professional consultant) and a summary of the team's past experience in working together. A description of each of the entities' experience in developing similar projects must be included, including location, type of development, proposer's role(s), cost of project, funding sources, status of project, and information about any continued financial or operating interest in each. Include specific previous relevant experience with public entities, including reference contact information. The City may ask for supporting documentation substantiating claims of previous experience. Summarize any lawsuits to which the responder or any principals of the responder have been a party. Identify the principal person who will speak for the development team and any other key participants who will be involved in negotiating the project terms. Specify whether the development entity is or intends to form a corporation, a general or limited partnership, a joint venture or other type of business association to carry out the proposed development. The developer must also provide two years of financial statements, which may be submitted confidentially to the CPED Director under separate cover. Design consultants on the team must be licensed in the State of Minnesota and contractors must be licensed to work in the City of Minneapolis; the submission must include a certification that identified team members meet these requirements.
4. A preliminary **capital pro forma** (Exhibit C) prepared on the Minnesota Housing Finance Agency's (MHFA) Electronic Application showing the detailed sources and uses of funds (debt, equity and other) to acquire the parcel and construct the development (including any tenant improvements). Information as to the status of securing those funds should be included and inclusion of a conditional financing commitment is strongly encouraged. Clearly indicate and demonstrate any need for public assistance to be requested.
5. A **market study** or other information documenting the demand for the proposed development.
6. A **description of the public benefits** that will result from the development, e.g., the number and types of housing units, tax base enhancement, the quality of urban design and public art elements, the provision of retail goods and services, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
7. A **proposed timeframe** for the development, including identification of any conditions that must be met before the proposal can become a reality. The schedule should include the time needed to obtain financing, complete design

and secure permits and approvals, prepare the site, start and complete construction, and start and complete lease-up and/or sellout.

8. An executed "Consent for Release of Response Data" form (Exhibit A).
Proposals that do not include an executed "Consent for Release of Response Data" form shall be considered incomplete which will be grounds for rejection of the entire proposal.
9. Any **other information** that would help City staff understand and evaluate the concept.

The contents of the proposal and any clarification to the contents submitted by the successful proposer may become part of the contractual obligation and be incorporated by reference into the redevelopment contract between the selected developer and the City.

Developers responding to this RFP are not required to provide a Good Faith Deposit on the land with their proposals. However, the developer whose proposal is ultimately selected by the City Council must make the required deposit at the time of selection.

EVALUATION CRITERIA

In reviewing potential development concepts, the following criteria are among those that will be considered:

1. The experience and the financial and organizational capacity of the developer in successfully planning and completing development projects of similar type and scale, on time and within budget.
2. The extent to which the proposed development is in compliance with the Minneapolis Zoning Code, comprehensive plan and other relevant planning documents for the area and the development goals of this RFP.
3. The extent to which the project can move forward on a timetable that will coordinate with the other development in the area.
4. The market and financial feasibility of the project.
5. The ability of the project to secure necessary public and private funds.
6. The public benefits that would be provided by the project, including the proposed land price.
7. Overall quality of the submission.
8. Architectural character and quality of building materials.
9. Review of related previous experience.
10. Quality of exterior environment and public art elements.

The City may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the developer for the redevelopment site.

CITIZEN PARTICIPATION

The City of Minneapolis has established a citizen participation process for development projects impacting neighborhoods and values advice/input from the public obtained through this process. The neighborhood group officially designated to provide input on responses to this RFP is the Northside Residents Redevelopment Council (NRRC). Under the Minnesota Government Data Practices Act, Minnesota Statutes Ch. 13, public disclosure of RFP response data prior to execution of a contract is restricted. In order to meet the City's citizen participation goals, the City requires each proposer to execute and submit a "Consent for Release of Response Data" form as attached to this RFP as Exhibit B. Failure to submit the "Consent for Release of Response Data" will be grounds for rejection of the entire proposal as unresponsive. Notwithstanding the foregoing, if proposers are being asked to provide financial statements as part of the RFP response, proposers may submit such financial statements CONFIDENTIALLY under separate cover pursuant to the Minnesota Government Data Practices Act.

REVIEW/SELECTION PROCESS

An inter-departmental review committee that will include City regulatory staff representatives will review proposals received by the due date. Input also will be sought from the affected neighborhood organization(s). Some or all of the proposers may be requested to present their proposals to the inter-departmental review committee and/or the neighborhood organizations. It is hoped that this review process will be completed by June 30, 2006.

The review committee will then make a recommendation as to the developer that best meets the evaluation criteria. This recommendation will be considered by the CPED Director and then forwarded to the City Council for action.

If the City Council selects a development proposal that does not require any additional public investment, staff will proceed to negotiate with the selected developer the terms of the proposed land sale. If the selected proposal requests additional public investment, staff will determine what types of further analysis, underwriting and/or other processes are required. Unless further analysis indicates that the selected proposal is infeasible, staff will negotiate the terms of the proposed transaction during this period.

Once redevelopment contract terms have been negotiated and any further analysis completed, staff will return to the City Council for a land sale public hearing and consideration of approval of the land sale and related terms.

The City reserves the right to reject any or all proposals or parts of proposals, to negotiate modifications of proposals submitted, and to negotiate specific work

elements with a proposer into a project of lesser or greater magnitude than described in this RFP or the proposer's reply.

TIMING

It is the City's desire that a redevelopment contract be executed with the selected proposer by late 2006 and that construction of the project would begin by mid 2007.

Following is the anticipated timeline:

Submission deadline for proposals: April 17, 2006

Review/evaluation of proposals and neighborhood review completed: July 17, 2006

Recommendation to City Council Community Development Committee on the selected developer: August 22, 2006

Final action by City Council: September 1, 2006

CITY CONTRACTING REQUIREMENTS

The selected developer will be required to enter into a redevelopment contract with the City and comply with any applicable City requirements. These requirements vary depending upon the type of development and the source and amount of public investment, if any, and may include, without limitation, the payment of prevailing wages for construction, the preparation of affirmative action plans, competitive bidding, compliance with the Small and Underutilized Business Enterprise program or equivalent federal program, and Business Subsidy Act/Living Wage Policy, and reporting requirements for those programs. Some of the standard requirements are further discussed below, but the following list is not exhaustive. Proposers unfamiliar with these standard requirements are urged to seek further information.

- 1. Equal opportunity (nondiscrimination and affirmative action)** The selected developer and contractor will be required to submit a written affirmative action plan for the development project and to comply and cause its contractors to comply with applicable provisions of Chapters 139 and 141 (Title 7, Civil Rights), Minneapolis Code of Ordinances, nondiscrimination provisions contained in Chapter 181, Minnesota Statutes, the Americans with Disabilities Act of 1990 (as amended), Section 109 of the Housing and Community Development Act of 1974 (as amended), the Age Discrimination Act of 1975 (as amended) and Executive Order 11246, as amended by Executive Order 12086. The selected developer will be required to agree not to discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, affectional preference, disability or other handicap, age (40 – 70), marital status, or status with regard to public assistance. The selected developer also will be required to take affirmative action to ensure that all

employment practices are free of such discrimination. These employment practices include, but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The developer will post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause. The selected developer also will be required to, in all solicitations or advertisements for employees placed by or on behalf of the developer, state that it is an equal opportunity or affirmative action employer. CPED will require compliance in demolition, construction and marketing of development projects.

2. The **Job Linkage Program** links economic development with employment. The purpose of the program is to insure increased employment opportunities for Minneapolis residents. All commercial/industrial development projects whose primary purpose is job creation or retention, that receive non-City public development assistance, are required by contract to identify positions that are reserved for Minneapolis residents.
3. The City of Minneapolis **Living Wage Policy** established certain wage and hiring requirements applicable to the owner and tenants of development projects where the primary objective of the project is job creation or retention.
4. In accordance with the City's **Prevailing Wage Policy**, the selected developer covenants and agrees that it will cause its general contractor to comply with the wage and hour standards issued by the United States Secretary of Labor pursuant to the Davis Bacon Act, 40 U.S.C. Sections 276a to 276a-5, as amended, and the Contract Work Hours and Safety Standards Act 40 U.S.C. Sections 327-333. The developer shall maintain appropriate payroll documentation for a three-year period after completion of the project.
5. City of Minneapolis regulations require that all development projects that receive public financial assistance of \$100,000 or more must comply with Chapter 423 and Chapter 139.50 of the Minneapolis Code of Ordinances. Such requirements encourage the use of certified businesses owned by women and minorities in securing construction and professional services, and the employment of women and minority workers on the project. These requirements are applicable to developers and contractors. A list of certified businesses can be obtained by contacting the **Small and Underutilized Businesses** Program at 612 673-2112 or at www.govcontracts.org. Goals for the proposed project will be established upon approval of the proposed development by the City Council.

6. The developer's contractor will be subject to the City's **Apprenticeship Training Policy** for development projects where public financial assistance is provided to the developer/owner.
7. Depending upon the level and purpose of public assistance that may be received, provisions of the Minnesota **Business Subsidy Act** may also apply to the project. Should these requirements apply, they will be incorporated into the development agreement.
8. The development must be in conformance with the Uniform Federal **Accessibility Standards** as published on April 1, 1988. Developers must describe the accessibility design for people with disabilities of each of the code-required handicapped-accessible units, any proposed housing development (e.g. roll-in showers), the mix of accessible units in the project and where they are located, and any appropriate safety features for vision- and hearing-impaired people.
9. The City's **Affordable Housing Policy** applies to any residential development (rental or ownership) with ten units or more, or a project with a residential component of 10 or more units, that receives any public financial assistance. Public financial assistance includes the receipt of City-wide resources through the normal, competitive RFP funding processes established by the City, or the receipt of non-City resources that are either passed through the City or requires the City to be a co-applicant (see Affordable Housing Policy, Exhibit M).

Under the Affordable Housing Policy, three options are available:

- 20 percent of the units in the development must be affordable, or
- A comparable number of affordable units must be legally committed by the developer to be built elsewhere in the City, or
- A payment equal to the number of required affordable housing units times \$80,000 must be made into the City's Affordable Housing Fund.

Units are considered affordable if the rent (and/or the combined PITI with utilities) is no more than 30 percent of 50 percent of the Twin Cities Standard Metropolitan Statistical Area monthly household income, by family size. Affordable units must be occupied by households with incomes less than 50 percent of Metropolitan Median Income. Units must be affordable for a minimum of 15 years after completion.

10. **Soil Conditions:** The property will be sold "as-is" and it will be the developer's responsibility to correct and pay for all costs associated with soil problems. Any environmental reports in CPED's possession regarding the property may be reviewed during normal business hours at the CPED offices by making arrangements with the department contact person. Any potential proposer may also reasonably conduct its own environmental testing of the property by

contacting the department contact person, entering into a Right of Entry Agreement with the City and providing the requisite insurance coverage.

11. **Rezoning Responsibility:** It is the selected developer's responsibility to undertake and finance any rezoning, variance and use permits necessary for approval of the proposed development.
12. **Utilities:** It is the selected developer's responsibility to identify the locations of and provide for the installation of electricity, gas, water, sewer service and other utilities servicing the site from the public mains to the individual units.
13. **Construction Standards:** Development must meet FHA minimum property standards and all Minneapolis City codes, and projects will be reviewed for energy efficiency.
14. **Residential Sale and Commercial Sale/ Lease:** The completed units must be advertised and offered publicly and must be sold to the general public.
15. **Hold Harmless:** The Respondent shall agree to defend, indemnify and hold CPED harmless from any and all claims or lawsuits that may arise from the Candidate's activities under the provisions of the development agreement, that are attributable to the acts or omissions, including breach of specific contractual duties of the Respondent or the Respondent's independent contractors, agents, employees or officers.

EXHIBITS

- A. Form of Consent for Release of Response Data
- B. Survey of the Site
- C. MHFA Electronic Application

EXHIBIT A
Form of Consent for Release of Response Data

_____, 20_____

City of Minneapolis
Department of Community Planning and Economic Development
105 5th Avenue S.
Minneapolis, MN 55401

Re: _____ Request for Proposals
Consent for Release of Response Data

_____, on behalf of
_____, hereby consents to the release of its development
proposal in response to the _____ Request for
Proposals and waives any claims it may have under Minnesota Statutes Section 13.08
against the City of Minneapolis for making such information public. The foregoing
consent and waiver does not extend to financial statements submitted under separate
confidential cover.

Established in 1962
LOT SURVEYS COMPANY, INC.

LAND SURVEYORS
 REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7601 73rd Avenue North
 612-660-3093
 Fax No. 660-3622

Minneapolis, Minnesota 55428
Surveyors Certificate

INVOICE NO. 54077
 F.B.NO. 841-44
 SCALE: 1" = 40'

- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage

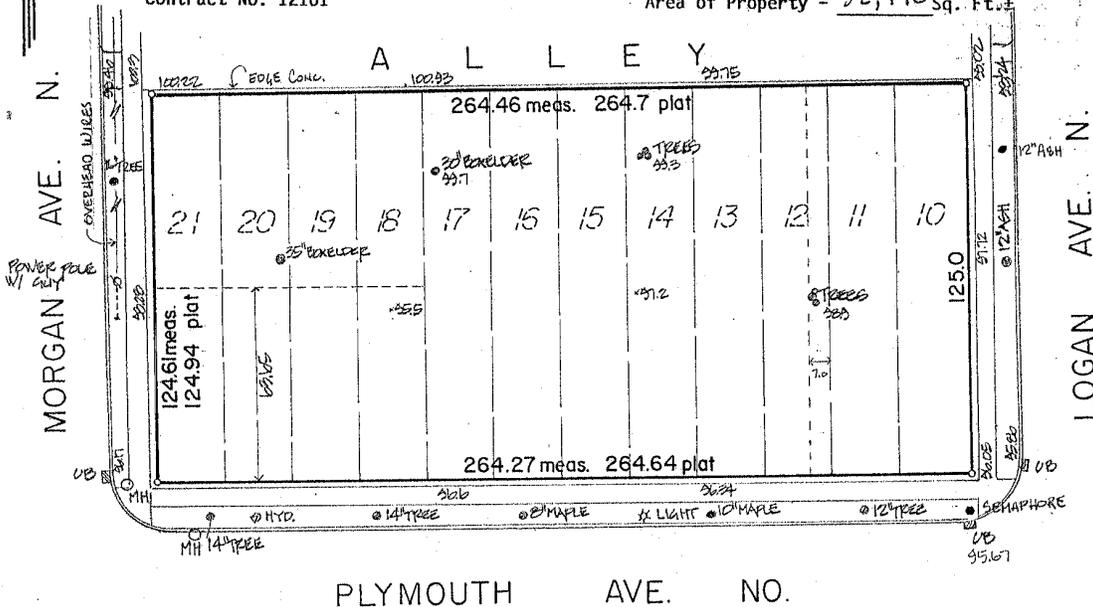
MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

NOTE: Elevation Datum Assumed

Notice of Release No. 50
 Contract No. 12101

Address: 1800-1822 Plymouth Ave. No.

Area of Property - 32,990 Sq. Ft.



Legal description and easements, if any, are shown per Old Republic National Title Insurance Company's Application No. H OR962015 H dated July 9, 1999

Parcel One:

Lots 10, 11 and the East 7 feet of Lot 12, Block 5, Rosedale Park, according to the recorded plat thereof, and situate in Hennepin County, Minnesota

Parcel Two:

Lot 12, except the East 7 feet thereof and all of Lot 13, Block 5, Rosedale Park, according to the recorded plat thereof, and situate in Hennepin County, Minnesota

Parcel Three:

Lots 14 and 15, Block 5, Rosedale Park, according to the recorded plat thereof, and situate in Hennepin County, Minnesota

Parcel Four:

Lots 16 and 17, Block 5, Rosedale Park, according to the recorded plat thereof, and situate in Hennepin county, Minnesota

Parcel Five:

The South 63.65 feet of Lots 18, 19, 20 and 21, Block 5, Rosedale Park, according to the recorded plat thereof, and situate in Hennepin County, Minnesota

Parcel Six:

Lots 18, 19, 20 and 21, Block 5, except the South 63.65 feet thereof, Rosedale Park, according to the recorded plat thereof, and situate in Hennepin County, Minnesota

The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 24th day of August 1999

Signed

Charles F. Anderson

Charles F. Anderson, Minn. Reg. No. 21753 or
 Gregory R. Prosch, Minn. Reg. No. 24992