

ALTA SURVEY OF SEVEN CORNERS RAMP 1504 WASHINGTON AVENUE SOUTH CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA



EAST SIDE OF SUBJECT PROPERTY ALONG 19TH AVENUE SOUTH



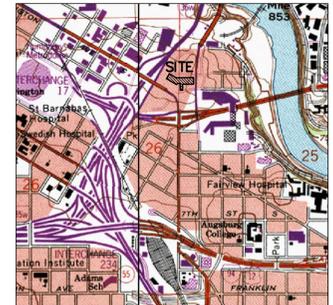
ENTRANCE TO SUBJECT PROPERTY AT WASHINGTON AVENUE SOUTH

1 INCH EQUALS 30 FEET

BASIS FOR BEARINGS:
STATE PLANE COORDINATE
SYSTEM, MINNESOTA SOUTH
ZONE (NAD83, 1983)
(AS PER GPS MEASUREMENTS
UTILIZING MINNESOTA
DEPARTMENT OF
TRANSPORTATION VRS
SYSTEM)

BASIS FOR ELEVATION:
NAVD 88 (AS PER GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT OF
TRANSPORTATION VRS
SYSTEM)

E1/2 SEC. 25 & W1/2 SEC. 26, T29N, R24W



VICINITY MAP
(NO SCALE)



NORTH SIDE OF SUBJECT PROPERTY ALONG 2ND STREET SOUTH

INTERSTATE HIGHWAY NO. 35W

TOWN OF MINNEAPOLIS

2ND STREET SOUTH

19TH AVENUE SOUTH

1504 WASHINGTON AVENUE SOUTH

WASHINGTON AVENUE SOUTH

NOTES CORRESPONDING TO SCHEDULE B

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. OR1039492-H, DATED AUGUST 20, 2006
2. ALL MINERALS AND MINERAL RIGHTS ARE RESERVED BY THE STATE OF MINNESOTA, AS SHOWN ON THE CERTIFICATE OF TITLE. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
3. ALL MINERALS AND MINERAL RIGHTS ARE RESERVED BY THE REGENTS OF THE UNIVERSITY OF MINNESOTA, AS SHOWN ON THE CERTIFICATE OF TITLE. (AS TO THE WESTERLY 17.5 FEET OF THE EAST 1/2 OF LOT 8, BLOCK 3, HANCOCK & RICE'S ADDITION TO MINNEAPOLIS) AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
4. EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN AGREEMENT FILED AS DOCUMENT NO. 2064344. (AS TO LOT 1, BLOCK 3, HANCOCK & RICE'S ADDITION TO MINNEAPOLIS) AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
5. EASEMENTS RESERVED IN VACATED CEDAR AVENUE AND 15TH AVENUE SOUTH IN RESOLUTION 829-130 FILED AS DOCUMENT NO. 4789983. THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON DECEMBER 30, 1983, AS DOCUMENT NO. 1554539. AFFECTS SUBJECT PROPERTY AND ARE PLOTTED AND SHOWN HEREON.
6. EASEMENTS RESERVED IN VACATED STREETS IN RESOLUTION NO. 829-532 FILED AS DOCUMENT NO. 1501447. AFFECTS PROPERTY NORTH OF SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
7. EASEMENT BY AND BETWEEN MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY AND SEVEN CORNERS HOTEL PARTNERS LIMITED PARTNERSHIP FILED AS DOCUMENT NO. 4800894. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.

CERTIFICATE OF SURVEY

07008 (07008.DWG) D.B. TODD HOLEN

LEGEND	
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
WMH	WATER MANHOLE
MH	MANHOLE
CB	CATCH BASIN
WV	WATER VALVE
FH	FIRE HYDRANT
LP	LIGHT POLE
PP	POWER POLE
TV	CABLE TV RISER
GMH	GAS MANHOLE
EMH	ELECTRIC MANHOLE
TMH	TELEPHONE MANHOLE
ET	ELECTRIC TRANSFORMER
SP	SIGNAL POLE
GV	GAS VALVE
SS	SANITARY SEWER
ST	STORM SEWER
W	WATER MAIN/SERVICE
G	GAS MAIN/SERVICE
E	OVERHEAD UTILITY LINES
UE	UNDERGROUND ELECTRIC LINES
UT	UNDERGROUND TELEPHONE LINES
TCV	UNDERGROUND CABLE TV LINES
TL	SIGN
BL	BOLLARD LIGHT
AC	AIR CONDITIONER
BS	DENOTES BITUMINOUS SURFACING
C	DENOTES CONCRETE SURFACING
•	DENOTES SET SURVEY MONUMENT MARKED 'KEMPER 1840'

ZONING REQUIREMENTS

ZONED C3A - COMMUNITY ACTIVITY CENTER DISTRICT
SUBJECT TO PO - PEDESTRIAN ORIENTED OVERLAY DISTRICT
PARKING FACILITY IS A CONDITIONAL USE
MINIMUM LOT AREA (PARKING FACILITY) - 5,000 SQ. FT.
MINIMUM LOT WIDTH (PARKING FACILITY) - 40 FEET
MAXIMUM FLOOR AREA RATIO - 2.7
MAXIMUM HEIGHT - 4 STORIES OR 56 FEET, WHICHEVER IS LESS
BUILDING SETBACKS:
FRONT - FIRST FLOOR SHALL NOT BE LOCATED MORE THAN 8 FEET FROM THE FRONT LOT LINE (PEDESTRIAN OVERLAY)
SIDE - NONE
REAR - NONE
(AS PER CITY OF MINNEAPOLIS ZONING CODE)

STATEMENT OF APPARENT ENCROACHMENTS

1. "SEVEN CORNERS MUNICIPAL RAMP PUBLIC PARKING" SIGN ENCROACHES 2.0 FEET INTO WASHINGTON AVENUE SOUTH RIGHT OF WAY. SAID ENCROACHMENT APPEARS TO BE PERMITTED BY PARKING SIGN LEASE AGREEMENT DATED APRIL 1, 1983. SAID LEASE AGREEMENT DOES NOT APPEAR TO HAVE BEEN RECORDED WITH HENNEPIN COUNTY, AND THEREFORE DOES NOT APPEAR IN THE TITLE WORK FOR THE SUBJECT PROPERTY.
2. CONCRETE RETAINING WALL ENCROACHES ONTO SUBJECT PROPERTY A MAXIMUM DISTANCE OF 1.2 FEET.
3. NO APPARENT EASEMENT FOR CABLE SERVICE TO ADJOINING PROPERTY CROSSING SUBJECT PROPERTY.
4. NO APPARENT EASEMENT FOR INGRESS AND EGRESS ACROSS ADJOINING PROPERTY TO ENTER RAMP.
5. CORNER OF SUBJECT BUILDING ENCROACHES ONTO ADJOINING PROPERTY 1.02 FEET.
6. CORNER OF SUBJECT BUILDING ENCROACHES ONTO ADJOINING PROPERTY 0.88 FEET.
7. NO APPARENT PARTY WALL AGREEMENT BETWEEN SUBJECT PROPERTY AND ADJOINING HOTEL PROPERTY.
8. NO APPARENT EASEMENT FOR STORM SEWER BETWEEN CATCH BASINS CROSSING SUBJECT PROPERTY.
9. NO APPARENT EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS BETWEEN SUBJECT PROPERTY AND ADJOINING PROPERTY.
10. KEYSTONE RETAINING WALL ENCROACHES ONTO SUBJECT PROPERTY A MAXIMUM DISTANCE OF 1.8 FEET.

NOTES

1. THIS SURVEY WAS CONDUCTED WITH A LEICA RCS 1200 TOTAL STATION AND LEICA 1200 GPS SYSTEM.
2. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR RADIAL TO SAID PROPERTY LINES.
3. UTILITIES SHOWN HEREON ARE AS PER ABOVE GROUND EVIDENCE AND AVAILABLE UTILITY PLANS.
4. ACCESS IS GAINED TO THE SUBJECT PROPERTY VIA WASHINGTON AVENUE SOUTH AND 2ND STREET SOUTH, WHICH ARE DEDICATED PUBLIC RIGHTS-OF-WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
6. THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING ON OR RUNNING THROUGH SUBJECT PROPERTY.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
11. A PARKING SIGN LEASE AGREEMENT BETWEEN THE CITY OF MINNEAPOLIS ("LESSOR") AND MUNICIPAL PARKING INC. ("LESSEE") COMMENCING ON APRIL 1, 1983 DESCRIBES A LEASE OF ONE PARKING SIGN TO BE INSTALLED BY LESSOR IN THE RIGHT-OF-WAY ADJACENT TO LESSEE'S "PARKING FACILITY ENTRANCE." THE AGREEMENT SHALL EXPIRE ON DECEMBER 31, 2008.
12. A PARKING AGREEMENT BETWEEN THE CITY OF MINNEAPOLIS AND SEVEN CORNERS HOTEL PARTNERS LIMITED PARTNERSHIP DATED JUNE 1, 1983 RESERVES UP TO 250 SPACES IN THE PARKING RAMP FOR USE BY PATRONS OF THE HOTEL.
13. A SURVEY BY SUBURBAN ENGINEERING, DATED SEPTEMBER 15, 1981 WAS USED AS A REFERENCE FOR THIS SURVEY.

SURVEYOR'S CERTIFICATE

To City of Minneapolis
Community Planning and Economic Development
Old Republic National Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1,2,3,4,6,7(a),7(b)(1),7(c),8,9,10,11(b),13,14,16,17 and 18 of Table A thereof. 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 in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
Date: _____
Mark D. Kemper, Professional Land Surveyor
Minnesota Registration No. 18407
Kemper & Associates, Inc.
721 Old Highway 8 N.W.
New Brighton, Minnesota 55112
Phone 651-631-0351
Fax 651-631-8805
email: kemper@pro-ns.net