

**CERTIFICATION**  
 I hereby certify to the Minneapolis Public Library and to Old Republic National Title Insurance Company, that this is a survey of:

Parcel 1:  
 Lots 4, 5 and 6, Block 1, Dean's Addition to Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

Parcel 2:  
 Lot 7, Block 1, Dean's Addition to Minneapolis.  
 Being registered land as evidenced by Certificate of Title No. 423658.

and is based upon information found in the commitment for title insurance prepared by Old Republic National Title Insurance Company, Application No. HEN-OR1026207, dated effective September 8, 2004 at 7:00 AM, and correctly shows the locations of all buildings, structures or improvements visible on said property; that there are no visible rights of way or easements on said described property other than shown or noted hereon; that there are no party walls or visible encroachments on said described property by buildings, structures or other improvements situated on adjoining property except as shown or noted hereon; that all easements, if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown hereon; and that this map and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10 and 11(a), of Table A thereof and (ii) pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

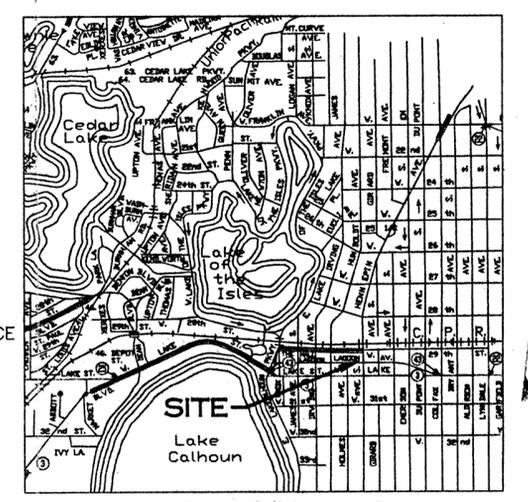
*Lee J. Nord*  
 Lee J. Nord  
 Minnesota License No. 22033

Date of signature: October 20, 2004  
 Date of survey: October 6, 2004

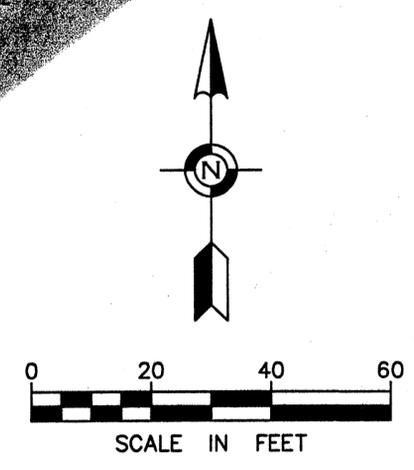
- NOTES:**
- The orientation of this bearing system is based on the north line of Lot 4, Block 1, Dean's Addition to Minneapolis, which is assumed to have a bearing of North 89 degrees 50 minutes 10 seconds East.
  - Area of the property described hereon is 20,550 square feet or 0.4718 acres.
  - Existing utilities and services shown hereon, where located either physically, from existing records made available to us or by resident testimony. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
  - According to the City of Minneapolis the property lies in Flood Zone C per Federal Insurance Rate Map Community Panel No. 27053C 0358E dated September 2, 2004.
  - According to the City of Minneapolis the property is zoned OR-2, and has the following building and setback requirements:  
 Building setback: Front = 15 feet, Side Corner = 8 feet, Side = 5 feet, Rear = 5 feet  
 Height = 4-story or 56 feet (max.) and Maximum building coverage (F.A.R.) = 2.5

**LEGEND**

- MANHOLE
- CATCH BASIN
- ⊕ HYDRANT
- ⊗ UTILITY POLE
- GUY ANCHOR
- ⊛ LIGHT
- ⊞ HAND HOLE
- GUARD POST
- SIGN
- PM PARKING METER
- ⊞ BCH BENCH
- OHW— OVERHEAD WIRES
- ▬ BUILDING LINE
- ROOF DRAIN (outlet)
- ⊞ COMMUNICATION BOX
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE
- ▨ LANDSCAPE ROCK SURFACE



**VICINITY MAP**  
 NOT TO SCALE



FIELD BOOK 2726	PAGE 27	FIELDWORK CHIEF: J.M.	REVISIONS	
DRAWING NAME: 31666-ALTA		DRAWN BY: J.L.	NO.	DATE
JOB NO. 31666		CHECKED BY: R.S.		
FILE NO. 814				

ALTA/ACSM LAND TITLE SURVEY:  
**MINNEAPOLIS PUBLIC LIBRARY**  
**2858 HENNEPIN AVE. SO.**  
**MINNEAPOLIS, MN 55401**

**EGAN, FIELD, & NOWAK, INC.**  
 "SURVEYORS SINCE 1872"  
 7415 WAYZATA BLVD, MINNEAPOLIS, MINNESOTA 55426  
 PHONE: (952) 546-6837 FAX: (952) 546-6839  
 WEB: EFNSURVEY.COM  
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