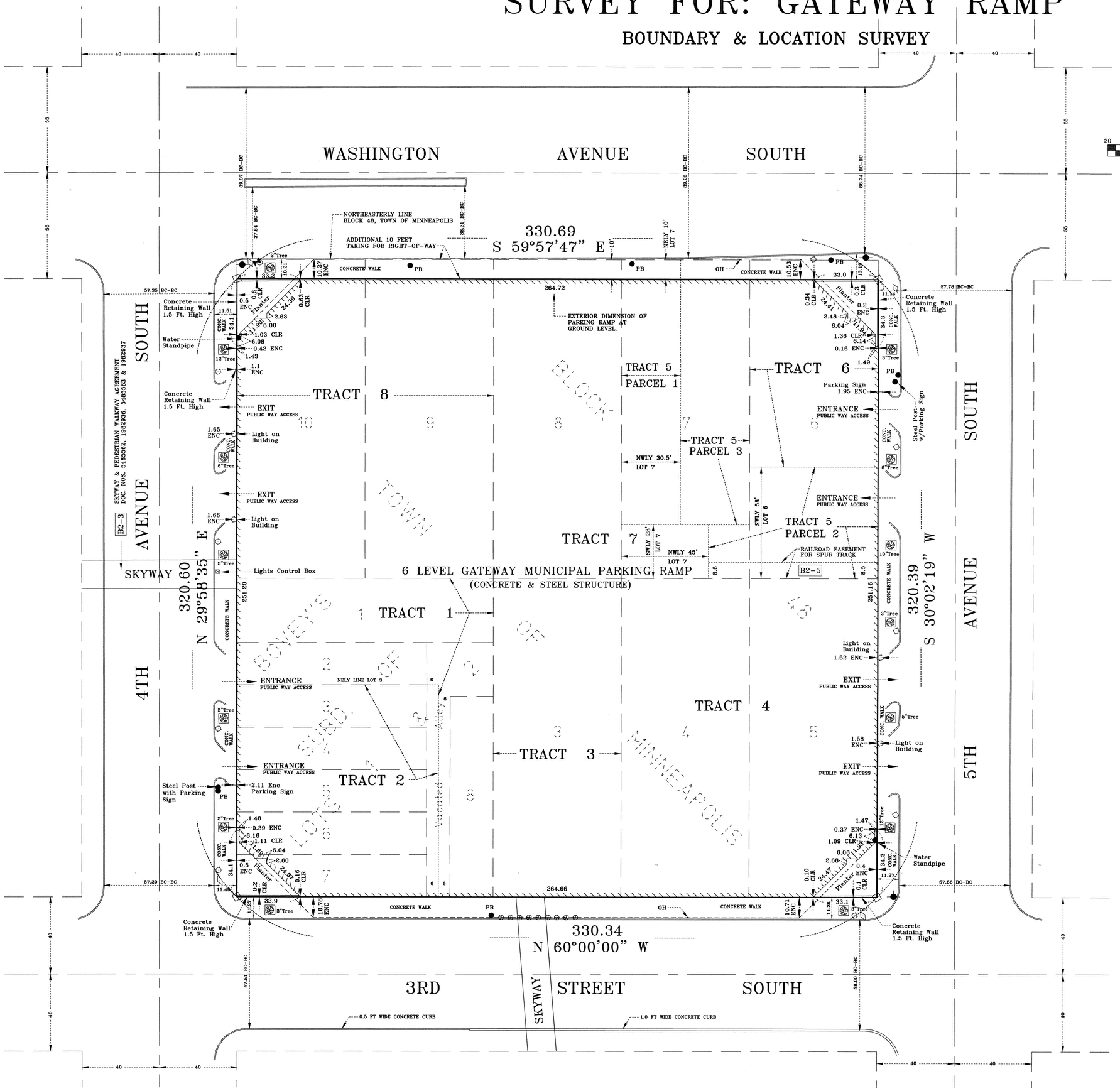
SURVEY FOR: GATEWAY RAMP

BOUNDARY & LOCATION SURVEY



NOTES:

ALL BEARINGS ARE ASSUMED.

SURVEYED PROPERTY CONTAINS 105,928 SQ. FT. (2.432 ACRES).

AREA OF PARKING RAMP AT GROUND LEVEL = 103,858 SQ. FT.

FLOOD ZONE: THE SURVEYED PROPERTY LIES IN ZONE X (OTHER AREAS), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27053C0375E, EFFECTIVE DATE SEPTEMBER 2, 2004. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY IS IN ZONE B4S-2, DOWNTOWN SERVICE DISTRICT, PER CITY OF MINNEAPOLIS CPED.

BUILDING SETBACKS: THIS PROPERTY IS NOT SUBJECT TO MINIMUM YARD REQUIREMENTS, PER CITY OF MINNEAPOLIS.

PROPERTY ADDRESS:
400 South 3rd Street, Minneapolis, MN 55415

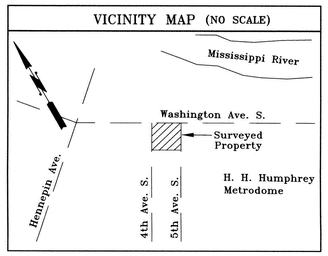
PROPERTY IDENTIFICATION No. 23-029-24-34-0051

20 0 20 40 60

Scale 1" = 20'

400 SOUTH 3RD ST.
Minneapolis, MN.
CPED Contract No. C-22891
Release No. 001

VICINITY MAP (NO SCALE)



LEGEND:

◇	DENOTES SET SCRIBE IN CONCRETE.
ENC	DENOTES ENCROACHMENT OVER PROPERTY LINE.
CLR	DENOTES CLEAR OF PROPERTY LINE.
◆	DENOTES FIRE HYDRANT.
⊠	DENOTES GAS VALVE.
⊗	DENOTES BOLLARD.
◇	DENOTES SEMAPHORE.
◇	DENOTES LIGHT POLE.
❀	DENOTES DECIDUOUS TREE & TREE GRATE. (INCHES DIAMETER OF TREE TRUNK, AS NOTED).
PB	DENOTES PULL BOX.
BC	DENOTES BACK OF CURB.
OH	DENOTES BUILDING OVERHANG.
B2-3	DENOTES ITEM NUMBER IN TITLE COMMITMENT, SCHEDULE B, SECTION 2.

LEGAL DESCRIPTION PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. OR10394491-H, EFFECTIVE 4/12/2006.

Tract 1:
Lots 1, 2 and 8, Bovey's Subdivision of Lots 1 and 2, Block 48, Minneapolis, together with all that part of the vacated alley lying between the Southwest line of Lot 8 as extended across it and the Northeast line of Lot 8 as extended across it, and Northeasterly of the Northeast line of Lot 8 and the Northeast line of Lot 8 as extended Northwesterly to the Southeast line of Lot 3, Southeasterly of the Southeast line of Lots 2 and 3, Southwesterly of the Southwest line of Lot 1 and Northwesterly of the Southeast line of Lot 8 as extended Northeasterly to the most Southeasterly corner of Lot 1, except that part of the Northwesterly 6 feet of the adjoining vacated alley lying between the extensions across said vacated alley of the Northeasterly line of said Lot 3 and the Southwesterly line of said Lot 7, all lying within Bovey's Subdivision of Lots 1 and 2, Block 48, Minneapolis, according to the recorded plat on file or of record in the office of the County Recorder (formerly Register of Deeds) in and for Hennepin County, Minnesota.

Abstract property.

Tract 2:
Lots 3, 4, 5, 6 and 7, Bovey's Subdivision of Lots 1 and 2, Block 48, Minneapolis, together with that part of the Northwesterly 6 feet of the adjoining vacated alley lying between the extensions across it of the Northeasterly line of said Lot 3 and the Southwesterly line of said Lot 7.

Being registered land as is evidenced by Certificate of Title No. 618066.

Tract 3:
Lot 3, Block 48, Town of Minneapolis.

Abstract Property.

Tract 4:
Lots 4 and 5, Block 48, Town of Minneapolis.

Abstract Property.

Tract 5:
Parcel 1:
That part of the Northwesterly 30.5 feet of Lot 7 lying Southwesterly of the Northeasterly 10 feet thereof and lying Northeasterly of the Southwesterly 28 feet thereof.

Parcel 2:
The Southwesterly 58 feet of Lot 6, that part of the Southwesterly 28 feet of Lot 7, lying Southeasterly of the Northwesterly 45 feet thereof.

Parcel 3:
That part of Lot 7 lying Southeasterly of the Northwesterly 30.5 feet of Lot 7 and lying between the Southwesterly 28 feet thereof and Northeasterly 10 feet thereof, All in Block 48, Town of Minneapolis according to the recorded plat thereof.

Being registered land as is evidenced by Certificate of Title No. 717494.

Tract 6:
That part of Lot 6 lying Northeasterly of the Southwesterly 58 feet thereof, except the Northeasterly 10 feet of said Lot 6, all in Block 48, Town of Minneapolis, according to the recorded plat on file or of record in the office of the County Recorder (formerly Register of Deeds) in and for Hennepin County, Minnesota.

Being registered land as is evidenced by Certificate of Title No. 618067.

Tract 7:
The Southwesterly 28 feet of the Northwesterly 45 feet of Lot 7 and all of Lot 8, except the Northeasterly 10 feet thereof, Block 48, Town of Minneapolis.

Abstract Property.

Tract 8:
Lots 9 and 10, except the Northeasterly 10 feet thereof, Block 48, Town of Minneapolis.

Abstract Property.

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

John Coulter Peterson

Date 1/31/2007 Lic.No. 13792

NOTE: THIS SURVEY CERTIFICATE IS NOT VALID WITHOUT A RAISED SEAL.

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DATE: 1/31/07	**C. E. COULTER & ASSOCIATES, INC.**	SCALE: 1" = 20'
REVISIONS	LICENSED LAND SURVEYORS IN MINNESOTA AND WISCONSIN	JOB NO. 12229
		BK./PG. 822/82
	1103 West Burnsville Pkwy, #200 Burnsville, Minnesota 55337 Phone: 952-808-9500/FAX: 952-808-9501 E-mail: coulter@cecoulter.com	FILE NO. 3-4-18
		SHEET 1 OF 1