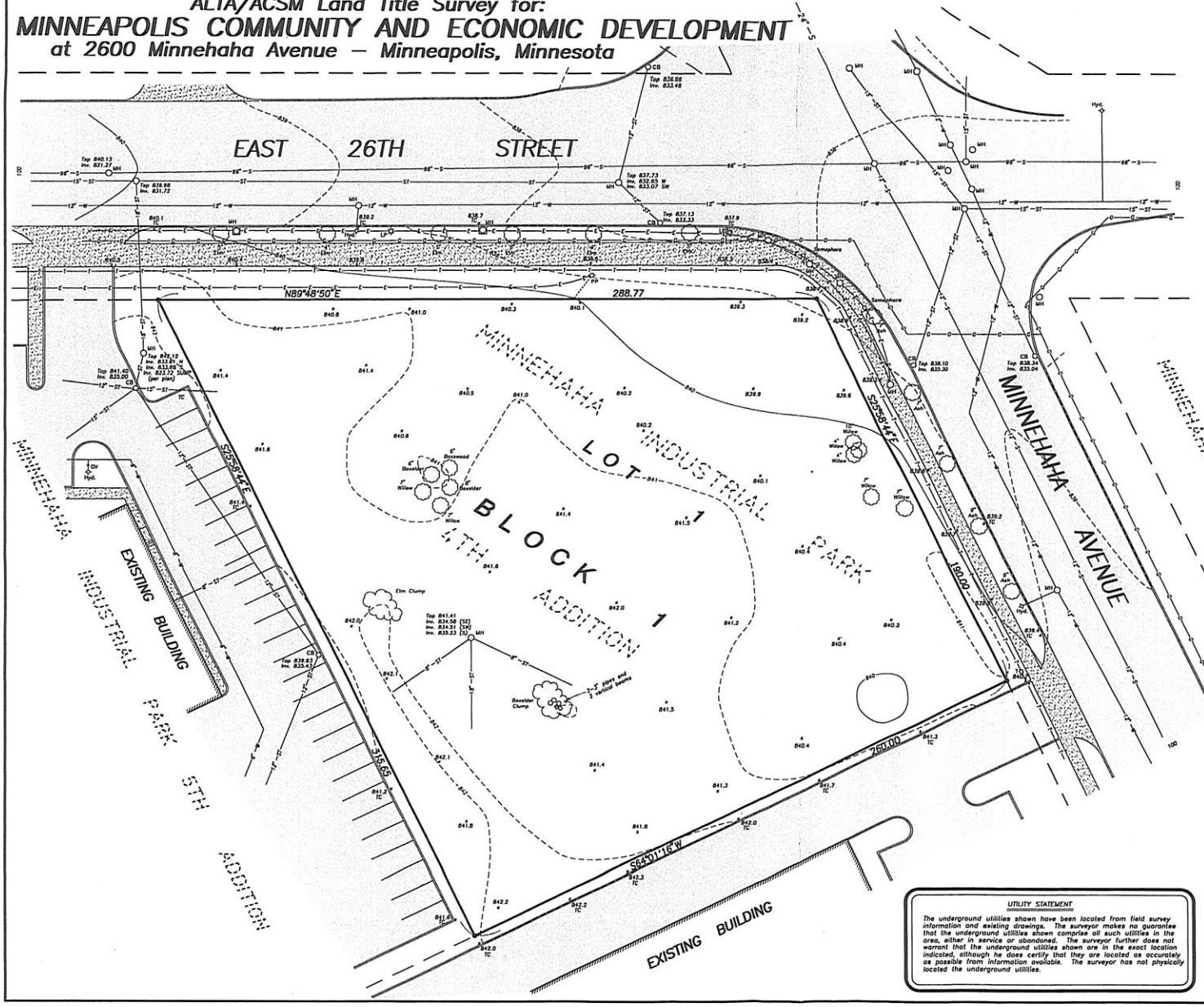
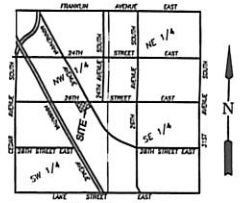
ALTA/ACSM Land Title Survey for:

MINNEAPOLIS COMMUNITY AND ECONOMIC DEVELOPMENT

at 2600 Minnehaha Avenue – Minneapolis, Minnesota





Vicinity Map
Section 36, Township 29, Range 24
No Scale

NOTES

- Bearings shown are based on the plat of MINNEHAHA INDUSTRIAL PARK 4TH ADDITION.
- Utilities shown are from information furnished by the City of Minneapolis, Xcel Energy, Qwest and Minnegasco in response to Gopher State One Call Ticket No. 90400312 and are verified where possible. Other information taken from design drawings.
- Contact Gopher State One for utility locations before any construction shall begin. Phone 651-454-0002.
- Bench Mark: Top of hydrant at the northeast corner of Minnehaha Avenue and East 26th Street. Elevation = 841.33 feet.
- Area = 65,734 square feet (1.51 acres).
- Zoning: I-1 (Light Industrial).
- Building setbacks = 0.
- Parking setbacks = 0.
- Maximum building height = 4 stories or 56 feet.
- Floor area ratio = 2.7.
- This property is located in Flood Zone X (area outside .2% annual chance flood plains) per Flood Zone Map No. 27053C0378E dated September 2, 2004.
- Building setback and zoning information obtained from the City Minneapolis Web Site.

LEGEND

- Iron Monument Found
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- T — Telephone Pedestal
- Concrete Surface
- Bituminous Surface
- G — Buried Gas
- T — Buried Telephone
- E — Buried Electric
- TC — Top of Curb Elevation

PROPERTY DESCRIPTION

Lot 1, Block 1, MINNEHAHA INDUSTRIAL PARK 4TH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

CERTIFICATION

To: Minneapolis Community Development Agency and 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 (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, 5, 6, 7, 8, 9, 10 and 11(a) of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Dated this 12th day of August, 2009.

REHDER & ASSOCIATES, INC.

Thomas J. Adam, Land Surveyor
Minnesota License No. 43414

UTILITY STATEMENT

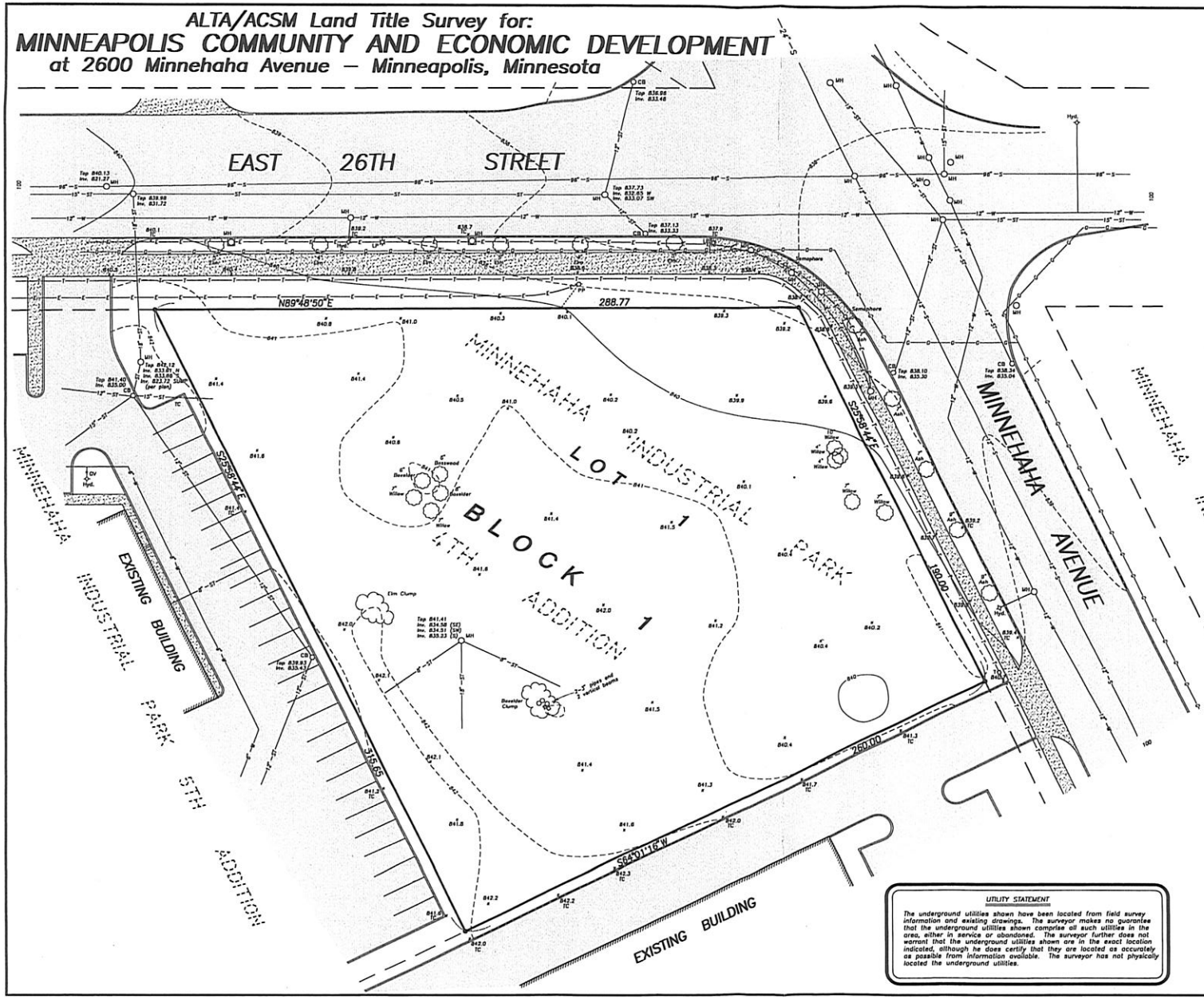
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground 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.

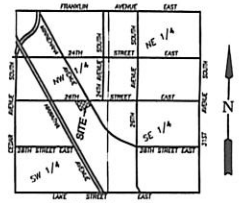
NOTICE OF RELEASE: 001
CONTRACT NUMBER: C-25967

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 094-0367.098

ALTA/ACSM Land Title Survey for:
MINNEAPOLIS COMMUNITY AND ECONOMIC DEVELOPMENT
at 2600 Minnehaha Avenue – Minneapolis, Minnesota





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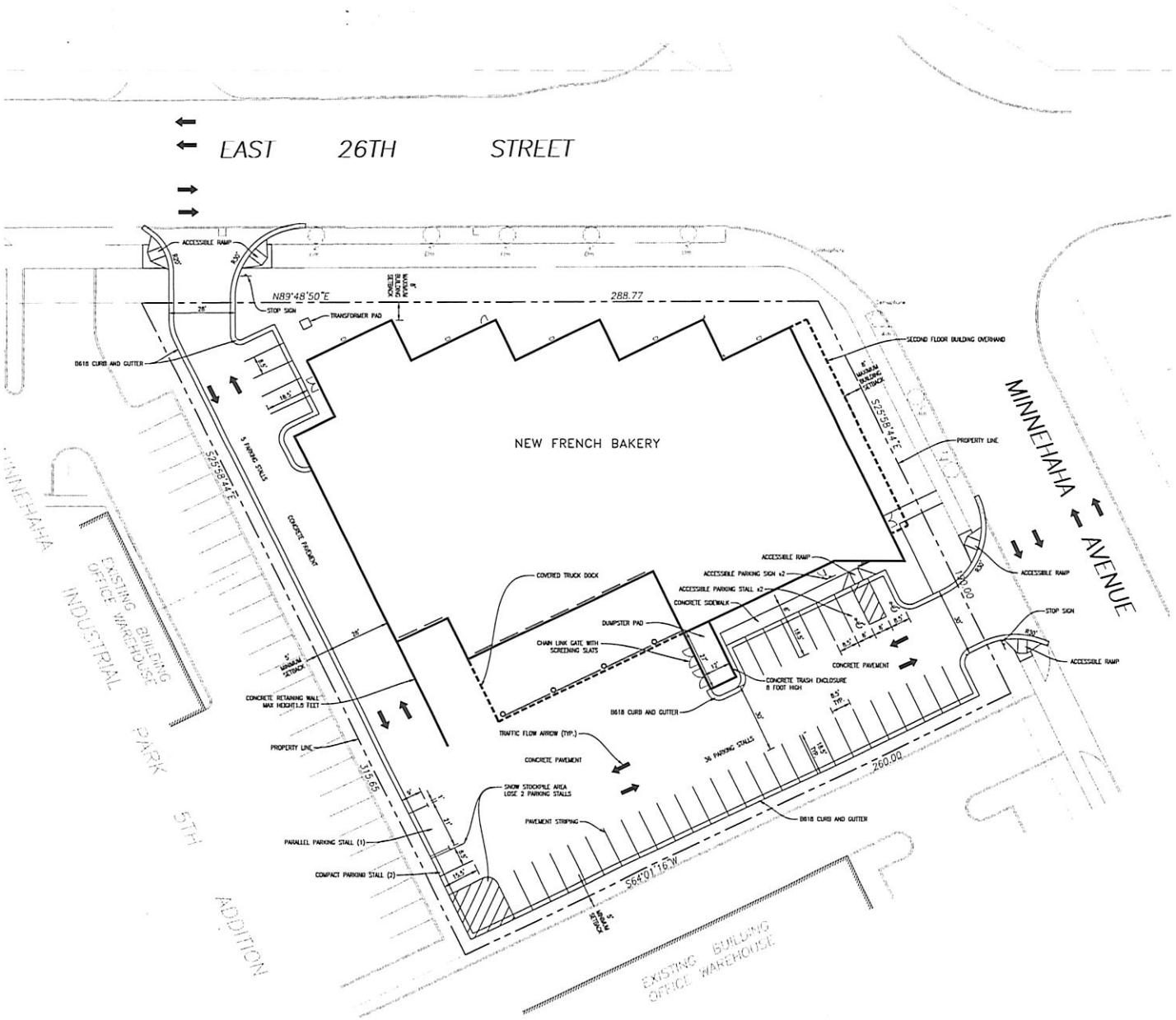

SITE PLAN NOTES

1. PROVIDE 4-INCH WIDE YELLOW SOLID STRIPING IN AUTOMOBILE PARKING AREAS.
2. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
3. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN THEM OF DEBRIS, BLOW THEM DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
4. ALL CURB AND GUTTER IS TO BE B618 UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF WALK, OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
6. ALL RADII ARE 5'-0" UNLESS OTHERWISE NOTED.

SITE DATA

ZONING DISTRICT:	I1
LOT AREA:	65,734 SF
FIRST FLOOR BUILDING AREA:	28,762 SF
OTHER IMPERVIOUS AREA:	27,053 SF
GREEN SPACE:	9919 SF
GREEN SPACE PERCENTAGE NOT INCLUDING BUILDING AREA:	28.8%
MINIMUM PARKING STALLS REQUIRED:	38 STALLS
PARKING STALLS PROVIDED:	42 STALLS
PERCENT IMPERVIOUS INCLUDING BUILDING AREA:	84.9%

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LEO A DALY
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Tel 612-338-8741 Fax 612-338-4840

KEY PLAN

REVISIONS

NO.	DESCRIPTION:	DATE:
	LAND USE APPLICATION	

FILE LOG

ACTIVITY	PP
Manager	DMB
Design	JCB
Draw	JCB
Check	MJH

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSHUA C BOWE

Signature

Date: SEPT. 8, 2009 Registration #: 46230

10' 0 10' 20'
SCALE 1"=20'-0"

Project No. 022-10120-000

SITE PLAN

C1.01

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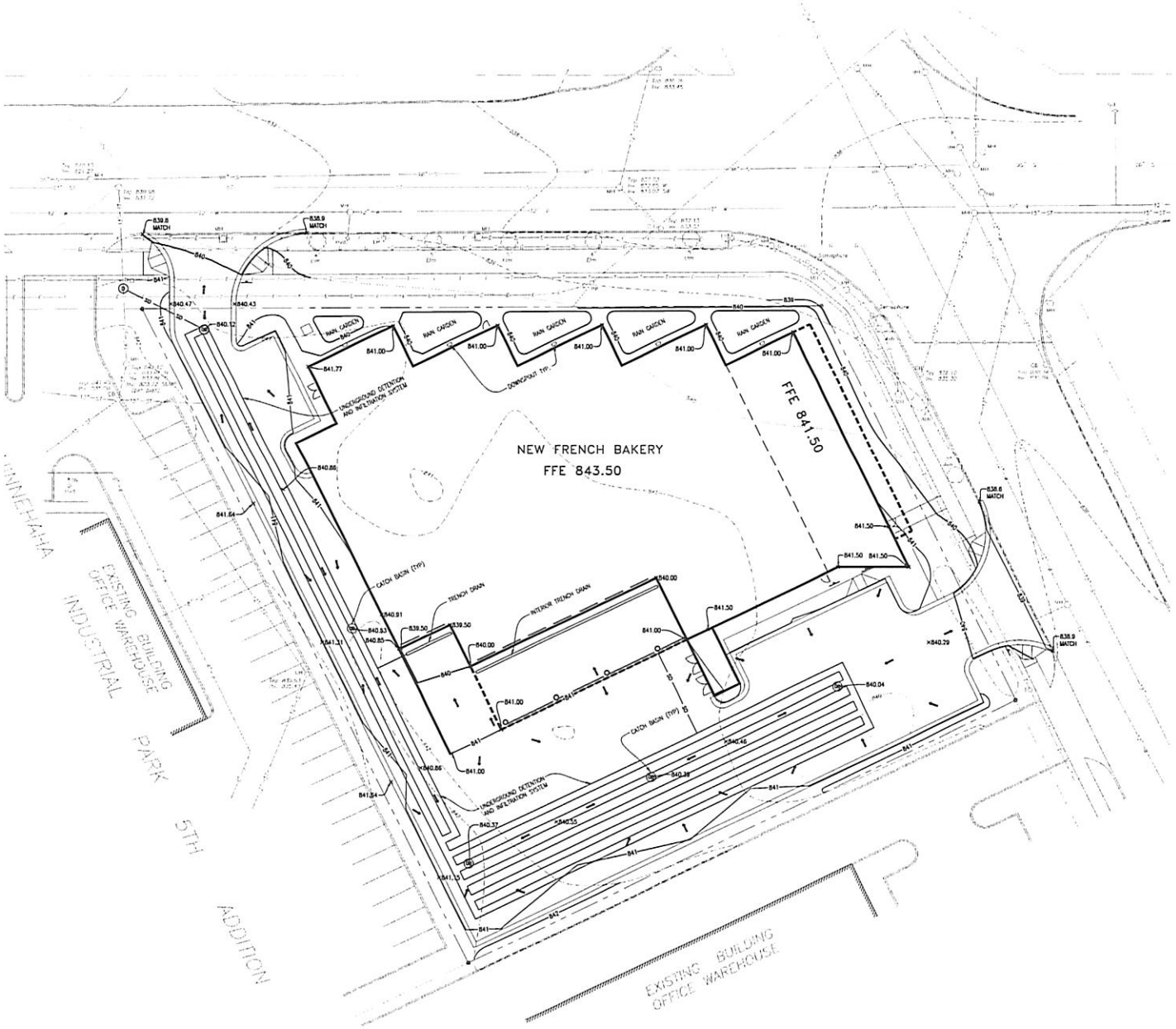

GRADING NOTES

1. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
2. THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE FLOWLINE UNLESS OTHERWISE NOTED.
3. GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF MINNEAPOLIS.
4. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
5. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
6. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE NOTED.
7. SEED ALL NON BUILDING AND NON PAVEMENT AREAS FOLLOWING FINAL GRADING ACTIVITIES.
8. CONTRACTOR SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS. CONTRACTOR SHALL COORDINATE WITH OWNER ON PLACEMENT OF SOD AROUND BUILDING ENTRANCES AND SIDEWALKS.
9. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE PROSECUTION OF WORK UNDER THIS CONTRACT.
11. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOD, TREES, AND SHRUBS, ETC.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL MANHOLE STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
13. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2%, UNLESS OTHERWISE NOTED. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 0.5%.

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LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS
730 Second Avenue South, Suite 1100
Minneapolis, MN 55402-2455 USA
Tel 612-338-8741 Fax 612-338-4840

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
	LAND USE APPLICATION	[illegible]

FILE LOG

ACTIVITY	BY
Manager	[illegible]
Design	[illegible]
Draw	[illegible]
Check	[illegible]

STAMP

10' 0 10' 20'
SCALE: 1"=20'-0"

N

Project No. 022-10120-000

GRADING PLAN

C2.01

J:\022-10120-000\E Design SD-DD-CD\01 Drawings\04 Civil\NFBC-201.dwg September 16, 2009 - 2:50pm jlbrown

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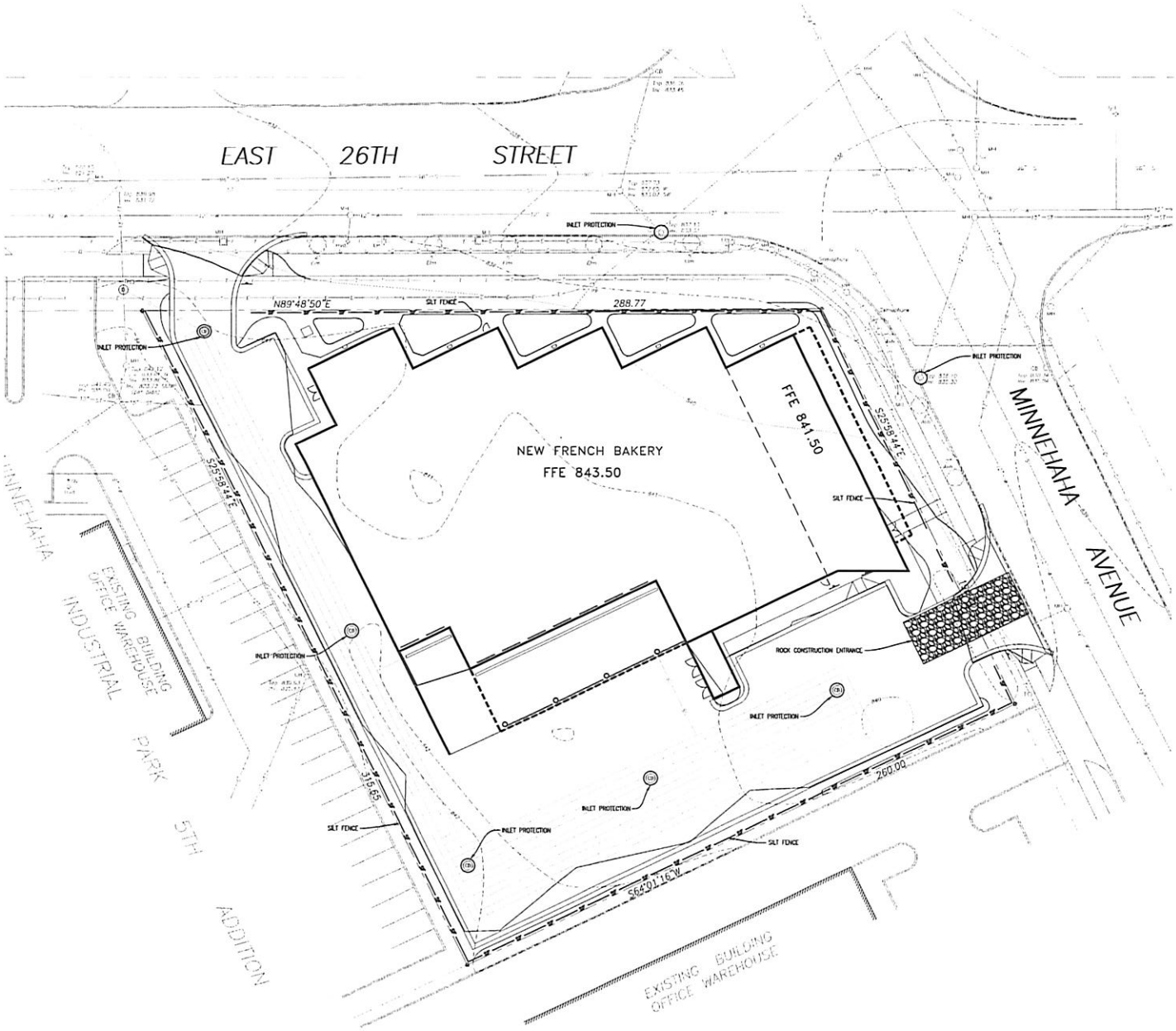

EROSION CONTROL NOTES

1. CONTRACTOR MUST CALL FOR A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO ANY LAND DISTURBANCES 612-673-3738. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO BEGINNING CONSTRUCTION. (HAY BALES ARE NOT AN ACCEPTABLE PERIMETER CONTROL)
3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE. USE A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE IN ORDER TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS. SWEEPING MAY BE ORDERED BY AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS ARE REQUIRED IN UNDISTURBED AREAS THAT RECEIVE RUNOFF FROM DISTURBED AREAS. NOTE: HAY BALES OR FILTER FABRIC WRAPPING THE GRATES ARE NOT EFFECTIVE OR AN ACCEPTABLE FORM OF INLET PROTECTION.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE BEEN FINISH-GRADED, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND, AND RUNNING WATER WITHIN 7-14 DAYS. USE SEEDING AND MULCHING, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED RECOMMENDED MINIMIZING EROSION POTENTIAL.
9. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION ESTABLISHMENT IS 70% COVER. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.
10. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. DESIGNATE CONCRETE WASHING/WASHOUT LOCATIONS IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO THE PUBLIC STORM SEWER.

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
	LAND USE APPLICATION	09/16/09

FILE LOG

ACTIVITY	BY
Manager	DMR
Design	KB
Draw	KB
Check	MJH

STAMP

10' 0 10' 20'
SCALE: 1"=20'-0"

N

Project No. 022-10120-000

EROSION CONTROL PLAN

C2.02

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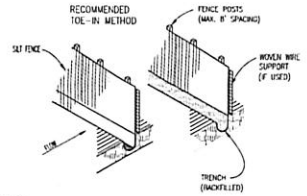
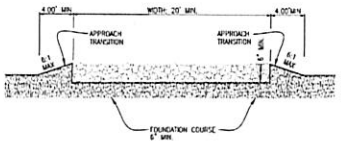


NOTES:

1. FENCE POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP AND 3"-4" WIDE TO ALLOW FOR THE SILT FENCE TO BE PLACED IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OF IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.

SILT FENCE DETAIL

SCALE: NO SCALE



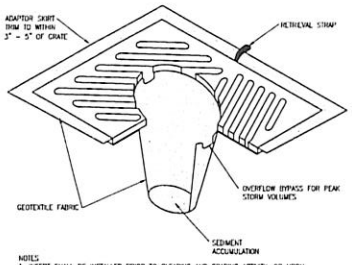
PROFILE

STABILIZATION CONSTRUCTION EXIT NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 2".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 8:1.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE, GEOWEB LOAD SUPPORT SYSTEM (OR EQUIVALENT GEOTEXTILE SYSTEM) OR OTHER MATERIAL CAPABLE OF SUPPORTING ANTICIPATED CONSTRUCTION TRAFFIC WHILE MAINTAINING OPERABLE EXIT.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE GUIDELINES ONLY AND MAY BE MODIFIED BY THE CONTRACTOR AS NEEDED TO MEET NPDES AND ALL OTHER PERMITTING REQUIREMENTS.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NO SCALE

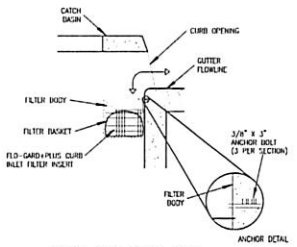


NOTES

1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

GEOTEXTILE DROP INLET PROTECTION DETAIL

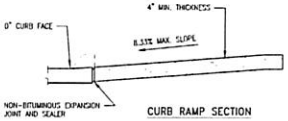
SCALE: NO SCALE



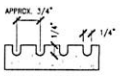
CURB INLET-SIDE VIEW

CURB INLET FILTER BASKET DETAIL

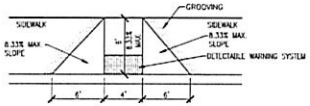
SCALE: NO SCALE

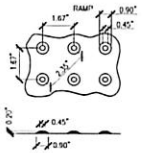


CURB RAMP SECTION



GROOVING DETAIL

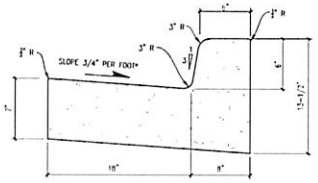




DETECTABLE WARNING
SYSTEM DETAIL

ACCESSIBLE SIDEWALK RAMP DETAIL

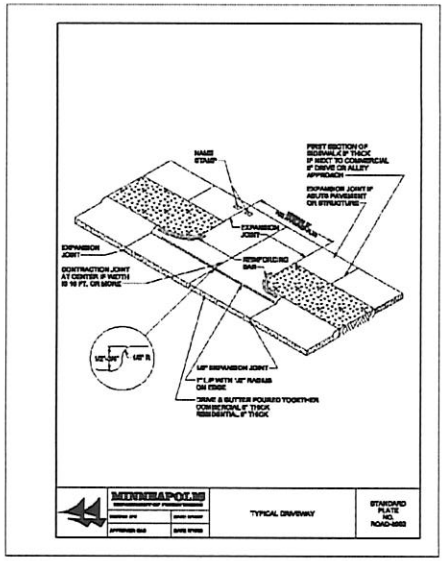
SCALE: NO SCALE



*SLOPE NOT TO EXCEED 1:20 AT CURB RAMPS

B618 CURB AND GUTTER DETAIL

SCALE: NO SCALE



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FILE LOG

ACTIVITY	BY
Manager	DMR
Design	KB
Draw	KB
Check	MJH

STAMP

Project No. 022-10120-000

STANDARD DETAILS

C5.01

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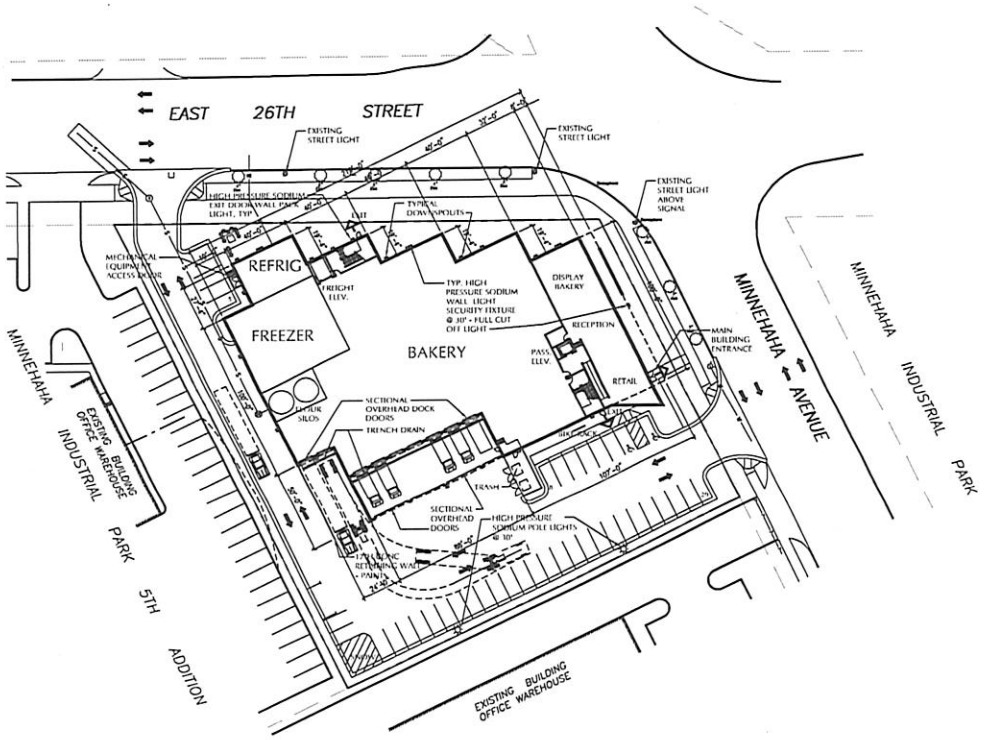
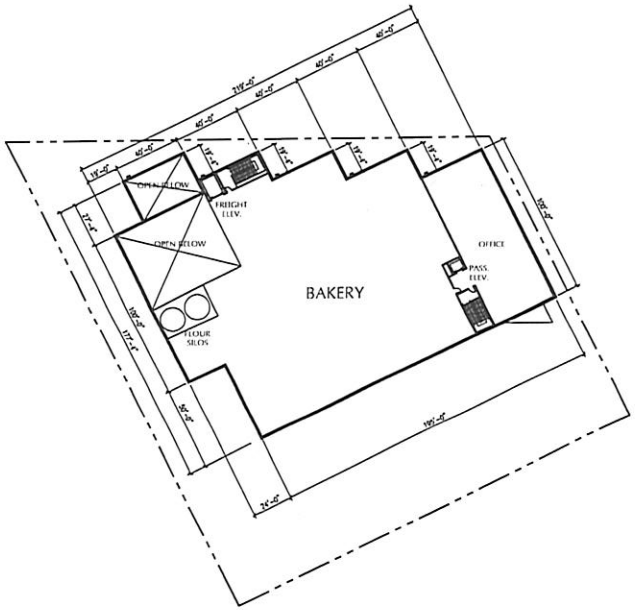


SITE / 1st FLOOR PLAN



2nd FLOOR PLAN

SITE DATA	
SITE AREA	65,734 SF (1.51 ACRE)
GROSS BUILDING AREA	58,144 SF (2 STORY - 28,762 SF 1ST FLOOR, 29,382 SF 2ND FLOOR)
BUILDING HEIGHT	46' (56' MAX ALLOWED PER ZONING ORDINANCE)
BUILDING FOOTPRINT	29,562 SF
PARKING REQUIRED	38 STALLS
PARKING PROVIDED	42 STALLS
OPEN SPACE REQUIRED	7,312 SF
OPEN SPACE PROVIDED	9,578 SF (26.2%)
OFF STREET LOADING REQUIRED	2 SEMI DOCKS
OFF STREET LOADING PROVIDED	2 SEMI DOCKS, 6 VAN DOCKS

NEW FRENCH BAKERY
NEW MINNEHAHA BAKERY
MINNEHAHA AVE. & 26TH ST. E.
MINNEAPOLIS, MN 55404

New French Bakery
828 Kasota Avenue South East
Minneapolis, MN 55414

LEO A DALY
730 Second Avenue South, Suite 1100
Minneapolis, MN 55402-2455 USA
Tel 612-338-8741 Fax 612-338-4840

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	
Draw	
Check	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Print Name: WALTER DANIELS

Signature:

Date: SEPT. 8, 2009 Registration #: 14298

16' 0 16' 32'
SCALE: 1/32"=1'-0"

Project No. 022-10120-000

SITE / FLOOR PLANS

A1.01

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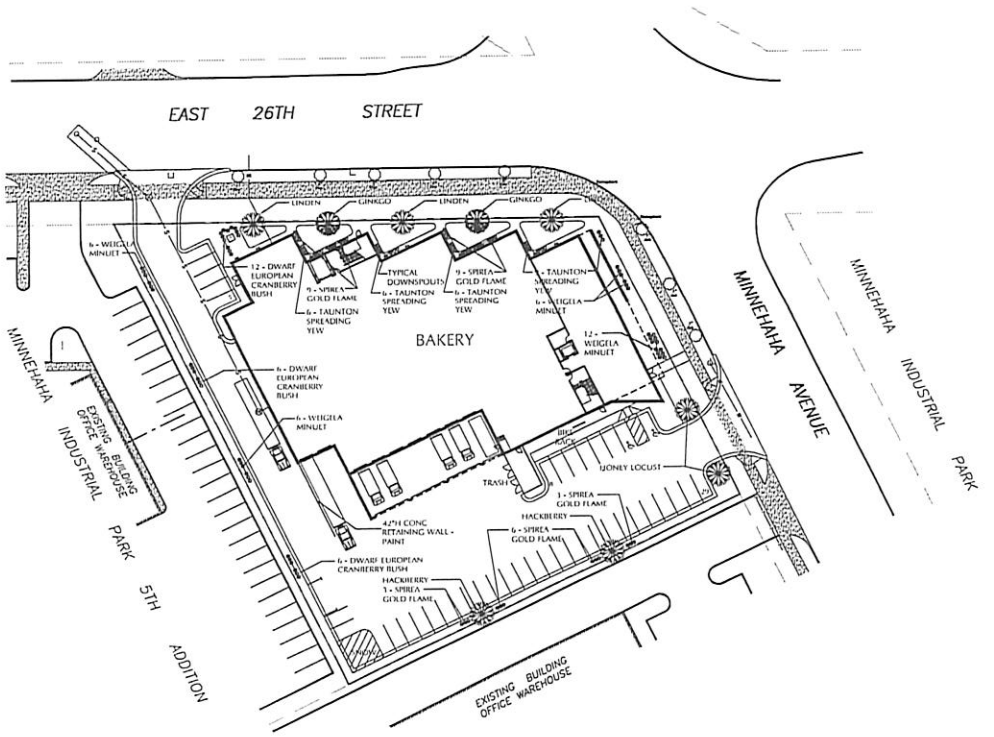

LANDSCAPE PLAN

PLANTING SCHEDULE

	TYPE	QUANTITY	SIZE
TREES	LINDEN	3	2"
	GINKGO	2	2"
	HONEY LOCUST	2	2"
	HACKBERRY	2	2"
	SUB TOTAL	9	
SHRUBS	SPIREA GOLD FLAME	30	2 GAL
	TAUNTON SPREADING YEW	27	2 GAL
	DWARF EUROPEAN CRANBERRY BUSH	24	2 GAL
	WEIGELA MINUET	36	2 GAL
	SUB TOTAL	117	

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
	CONDITIONAL USE APPLICATION	09.11.09

FILE LOG

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Print Name:

Signature:

Date: SEPT. 8, 2009 Registration #:

16' 0 16' 32'
SCALE: 1/32"=1'-0"

N

Project No. 022-10120-000

LANDSCAPE PLAN

A1.02

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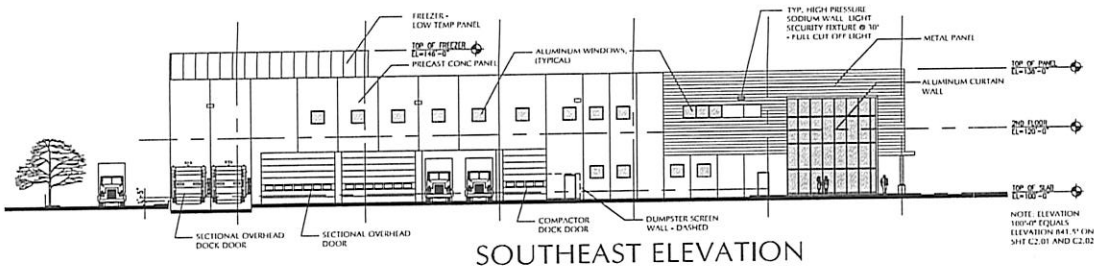
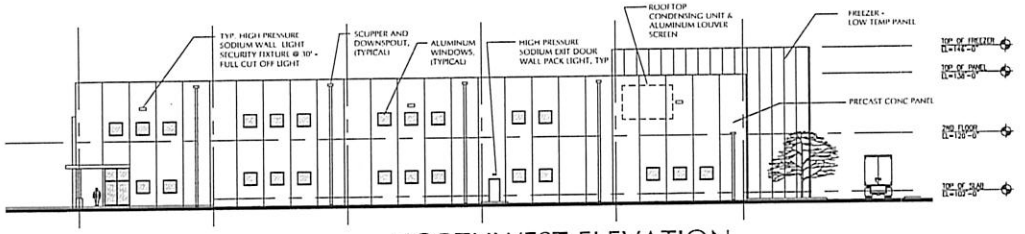
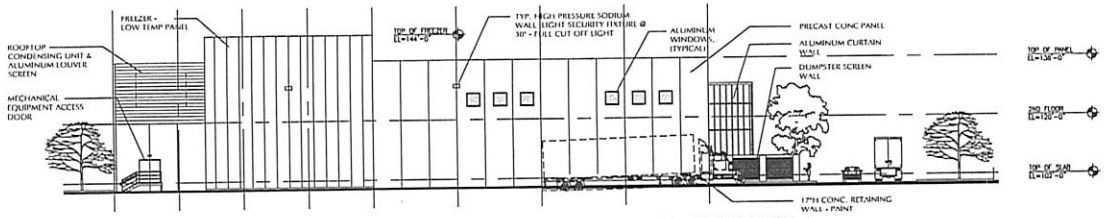


SOUTHEAST ELEVATION

NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

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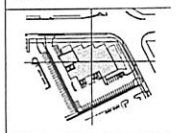
KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE
	LAND USE APPLICATION	

FILE LOG

Project Name: WALTER DANIELS
Signature:
Date: SEPT. 8, 2009 Registration # 14208

SCALE: 1/16"=1'-0"

Project No. 022-10120-000

ELEVATIONS

A3.01

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