

**DESCRIPTION OF PROPERTY SURVEYED**

- Parcel 1 (2916 Garfield Avenue): Lot 5, Block 8, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. Being Registered land as is evidenced by Certificate of Title No. 1018628.
- Parcel 2 (2920 Garfield Avenue): Lot 6, Block 8, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)
- Parcel 3 (2924 Garfield Avenue): Lot 7, Block 8, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)
- Parcel 4 (2928 Garfield Avenue): Lot 8, Block 8, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)
- Parcel 5 (2932 Garfield Avenue): Lot 1, Block 9, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)
- Parcel 6 (2936 Garfield Avenue): Lot 2, Block 9, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)
- Parcel 7 (2940 Garfield Avenue): Lot 3, Block 9, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)
- Parcel 8 (2944 Garfield Avenue): Lot 4, Block 9, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)
- Parcel 9 (2956 Garfield Avenue): Lots 5, 6, and 7, except the Westerly 60 feet of said lots, Block 9, "Excelsior Addition To Minneapolis," according to the recorded plat thereof, Hennepin County, Minnesota. (Abstract Property)

**ALTA/NSPS Land Title Survey Notes**  
(numbered per Table A)

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Site Address: 2916, 2920, 2924, 2928, 2932, 2936, 2940, 2944 and 2956 Garfield Ave, Minneapolis, MN 55408.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0358F, effective date of November 4, 2016.
- The Gross land area is 45,835 +/- square feet or 1.052 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located in the southwest quadrant of W Lake St and Garfield Ave S, having an elevation of 879.11. As shown hereon.
- The current Zoning for the subject property was not provided.
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- The number of parking stalls on this site are as follows: 105 Regular + 6 Handicap = 111 Total Parking Stalls.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.

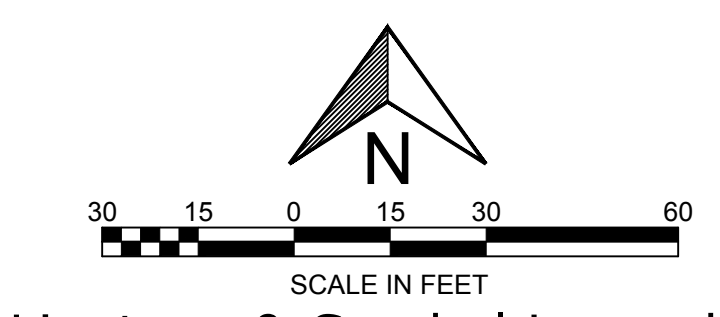
**SURVEY REPORT**

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Guaranty Commercial Title, Inc., as agent for Old Republic National Title Insurance Company, File No. 64927, dated May 14, 2019. We note the following with regards to Schedule B of the herein referenced Title Commitment:
  - Item no.'s 1-5 are not survey related.
  - The following are numbered per the referenced title Commitment:
    - Alley Easement across the Northwest Corner of the subject property, as shown in Deed Document No. 119233. (as to Parcel 1) *This easement is not specifically defined, but refers to the alley crossing over the Northwest corner of Lot 5.*
    - Patio, Gas Line, and Sewer easement(s) over subject property as evidenced by Document No(s). 7332870. (as to Parcel 9) *As shown hereon.*

**ALTA CERTIFICATION**

To: City of Minneapolis; and Guaranty Commercial Title, Inc., as agent for 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 8, 9, 11, and 13 of Table A thereof. The field work was completed on August 30, 2019. Dated this 10th day of September, 2019.

Rory L. Synstelien  
Minnesota License No. 44565  
rory@civilsitegroup.com



**Linetype & Symbol Legend**

FO	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
—	GASMAIN	⊙	UTILITY MANHOLE	●	BOLLARD
—	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
—	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
—	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
—	OVERHEAD UTILITIES	⊙	ROOF DRAIN	⊙	GAS VALVE
TEL	TELEPHONE LINE	⊙	TELEPHONE BOX	⊙	HANDICAP SYMBOL
ELE	ELECTRIC LINE	⊙	ELECTRIC TRANSFORMER	⊙	HYDRANT
CTV	CABLE LINE	⊙	TRAFFIC SIGNAL	⊙	WATER MANHOLE
—	CHAINLINK FENCELINE	⊙	CABLE TV BOX	⊙	WATER VALVE
—	WOODEN FENCELINE	⊙	ELECTRICAL METER	⊙	POWER POLE
—	GUARDRAIL	⊙	GAS METER	⊙	GUY WIRE
—	CONCRETE SURFACE	●	FOUND IRON MONUMENT	⊙	CONIFEROUS TREE
—	PAVER SURFACE	●	SET IRON MONUMENT	⊙	DECIDUOUS TREE
—	BITUMINOUS SURFACE	●	CAST IRON MONUMENT	⊙	
—	GRAVEL/LANDSCAPE SURFACE	●		⊙	

**Garfield Ave S**  
Minneapolis, MN 55408

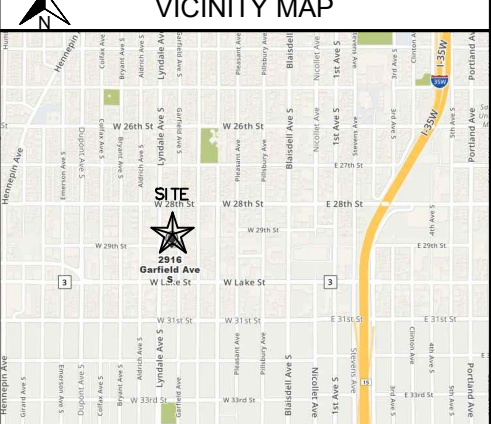
**City of Minneapolis-Community Planning and Economic Development**  
105 Fifth Ave S - 200 Minneapolis, MN 55401-2534

PROJECT

CLIENT

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN  
DATE 9-10-19 LICENSE NO. 44565



**REVISION SUMMARY**

DATE	DESCRIPTION