



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #1
October 14, 2014
RLS-76

LAND USE APPLICATION SUMMARY

Property Location: 601 and 629 Nicollet Mall
Project Name: Gaviidae Commons
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Nightingale Properties, LLC
Project Contact: Mark Salo with Westwood Professional Services
Request: Vertical Registered Land Survey for Gaviidae Commons
Required Applications:

Registered Land Survey	Preliminary and final registered land survey for the properties located at 601 and 629 Nicollet Mall. The purpose of the registered land survey is to create different tracts for ownership purposes.
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SITE DATA

Existing Zoning	B4-2, Downtown Business District and the NM Nicollet Mall Overlay District and the DP Downtown Parking Overlay District
Lot Area	65,265 square feet – 1.5 acres
Ward(s)	3
Neighborhood(s)	Downtown West
Designated Future Land Use	Commercial
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	September 12, 2014	Date Extension Letter Sent	Not Applicable
End of 60-Day Decision Period	Not Applicable	End of 120-Day Decision Period	January 10, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located in Downtown Minneapolis. The site is location along Nicollet Mall between 6th Street South and 7th Street South.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial buildings, hotels and structured parking facilities. The site is located in the Downtown West neighborhood.

PROJECT DESCRIPTION. Nightingale Properties, LLC is proposing to subdivide the existing Gaviidae Commons building which is currently divided into two horizontal platted lots. The proposal is to subdivide the building into six three-dimensional tracts within the building and underground parking. The applicant is proposing to vertically subdivide the building in order to create different ownership tracts for leasing purposes.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. No comments have been submitted in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

PRELIMINARY/FINAL REGISTERED LAND SURVEY

The Department of Community Planning and Economic Development has analyzed the application for a Preliminary and Final Plat based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

With the recommended condition of approval, the RLS is in conformance with the subdivision regulations, zoning code, and comprehensive plan. While some of the tracts will meet the subdivision requirements, several tracts will not have frontage on a public street. However, all of the tracts will be tied to the overall zoning lot that does have frontage.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The applicant is proposing to vertically subdivide the proposed building into different tracts for ownership purposes. This will not have any impact on surrounding property.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

The land intended for building can be used safely without endangering the users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard. The site is relatively flat and does not pose the above hazards.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an*

approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.

The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The building was constructed in the late 1980's. No physical changes are proposed to the building.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Preliminary and Final Registered Land Survey:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the Preliminary and Final Registered Land Survey application for the properties located at 601 and 629 Nicollet Mall subject to the following conditions:

1. This RLS creates certain tracts (namely, Tracts A, B, D, F, and E) that, if separately redeveloped, would not meet the requirements of the zoning and subdivision ordinances for street frontage. Approval of this RLS does not constitute approval for the separate redevelopment of any tract if such tract does not comply with applicable zoning and subdivision ordinances.
2. This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

ATTACHMENTS

1. Overall project description and Responses to the RLS findings submitted by the applicant
2. Zoning map
3. Surveys
4. RLS
5. Responses from Public Works and the City Attorney's Office
6. Correspondence

GAVIIDAE COMMON and SAKS OFF 5TH AVENUE SUBDIVISION NARRATIVE

Description of the project: A Registered Land Survey (“RLS”) of the Property that will further subdivide the Property, from 2 horizontal platted lots, into 6 three-dimensional RLS tracts within the building and underground facilities. The uses will be consistent with the current uses of the space which include office, retail and parking. The RLS tracts will give the owner of the Property greater flexibility in connection with the sale or lease of the Tracts, including allocating costs among the various components of the Property.

The Property is relatively flat and consists of an existing five-story building with underground parking structure that occupies the vast majority of the property. There are no plans for new construction being proposed. Therefore the applicant is not submitting a contour and inventory map, except a copy of the ALTA/ACSM Land Title Survey that was prepared by Northstar Surveying – Northwoods, Inc., dated October 14, 2013.

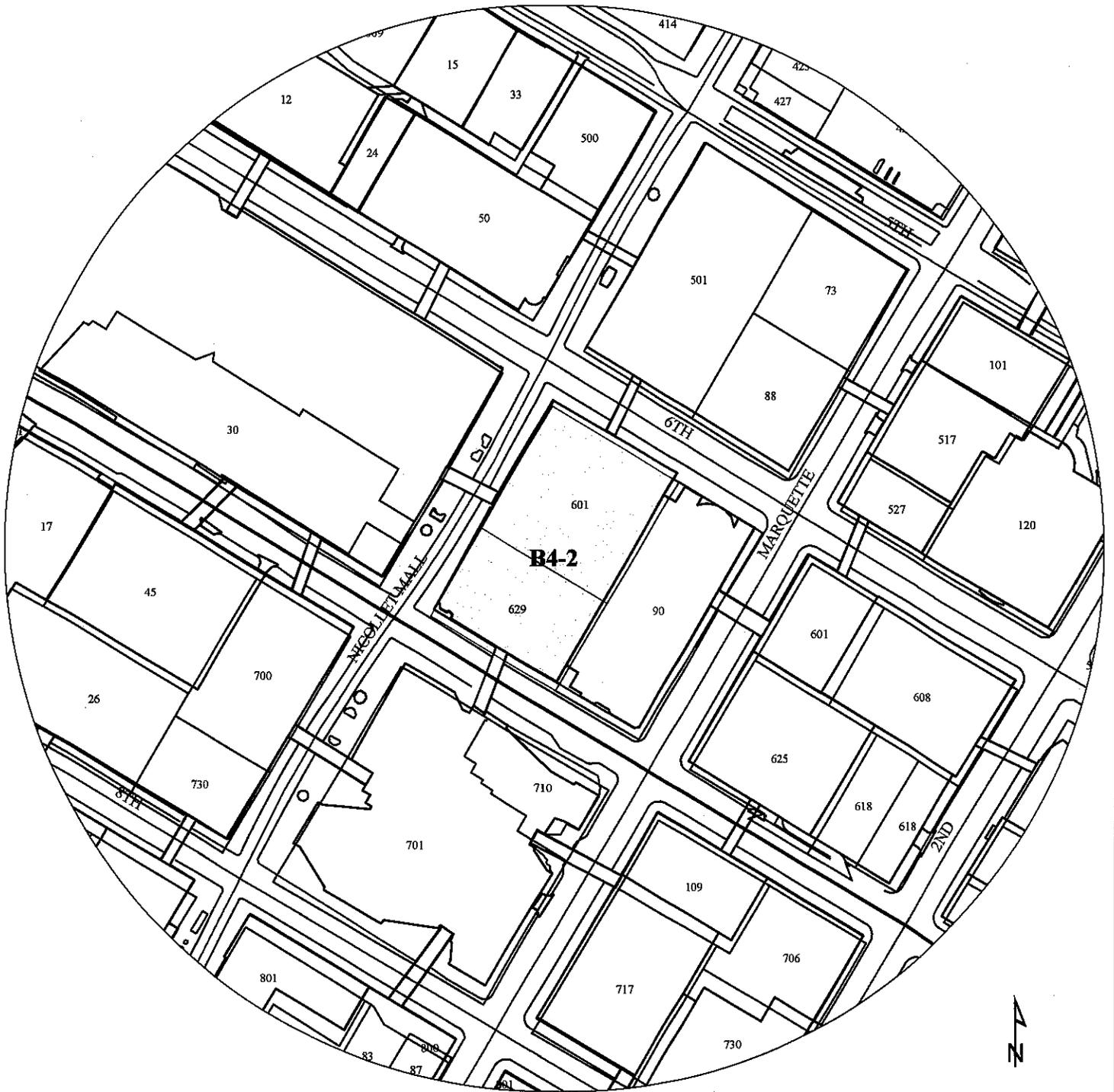
The subdivision pursuant to the RLS complies with the Required Findings of Minneapolis Code of Ordinances Section 598.270, namely (1) The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan, (2) The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets, (3) All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard, (4) The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration, and (5) The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.

Nightingale Properties, LLC - Gaviidae Commons

3rd

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

601 and 629 Nicollet Mall

FILE NUMBER

RLS-76

ITEMS CORRESPONDING TO SCHEDULE B OF PRO FORMA

12. Terms, conditions, covenants, restrictions, obligations, provisions, and easements as set forth and described in that certain Construction, Operation, and Reciprocal Easement Agreement dated June 16, 1997, recorded June 30, 1997 as Document No. 1846612, as affected by the Amendment and Assignment (REA) dated May 7, 1995, recorded May 17, 1995 as Document No. 2638811 (NO PLEASANT INFORMATION) (SEE PAGE 22 OF DOCUMENT NO. 1846612 AS TO THE AGREEMENT OF EASEMENT)
17. Terms, conditions, covenants, restrictions, obligations, provisions, and easements as set forth in the Stoney Agreement dated August 17, 1989, recorded December 12, 1990 as Document No. 2142431, (City of Minneapolis - Affiant as per document)
18. Terms, conditions, covenants, restrictions, obligations, provisions, and easements as set forth in the Dooney Agreement dated September 12, 1988, recorded December 12, 1990 as Document No. 2142430, (City of Minneapolis - Affiant as per document)
19. Terms, conditions, covenants, restrictions, obligations, provisions, and easements as set forth in the Dooney Agreement dated August 20, 1989, recorded December 12, 1990 as Document No. 2142431, (City of Minneapolis - Affiant as per document)
20. Terms, conditions, covenants, restrictions, obligations, provisions, and easements as set forth in the Sixth Street Stoney Agreement dated February 27, 1992, recorded March 31, 1992 as Document No. 2142434, (City of Minneapolis - Affiant as per document)

ZONING INFORMATION

SUBJECT PROPERTY IS ZONED B-2 COMMERCIAL BUSINESS DISTRICT, CITY OF MINNEAPOLIS PLANNING OVERLAY, & MINNEAPOLIS, MINN. CITY CHARTER.

SITE REQUIREMENTS:

Minimum Lot Area - None Required
Minimum Lot Width - None Required
Minimum Density - 15.0 Floor Area Ratio
Maximum Height - 10 story or 140 feet

Setbacks:

Front - 8 feet minimum along Nicollet Mall
Side - Equal to the minimum side yard required in the abutting Residence or Office Residence District
Rear - Equal to the minimum rear yard required in the abutting Residence or Office Residence District

Does the existing property meet the current site requirements? YES

PARKING REQUIREMENTS:

1 Parking Space per 4,000 Square Feet in excess of 4,000 Square Feet (61,854 Square Feet in excess of 4,000 Square Feet / 4,000 Square Feet = 15.47 parking spaces)

Total Parking Spaces required: 15

Total Parking Spaces Existing: 403

Does the existing parking meet the current parking requirements? YES

CONFORMANCE STATUS:

YES, The Use is Legal Continuing.

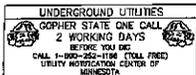
YES, The Property is Legal Continuing.

All Zoning Requirements have been obtained from Zoning - Info, Inc. Report was prepared by Cassie Phelps. Questions may be directed to Connie at: (408) 325-2299, ext.117 SITE NO.26580, dated 7/31/2013.

FLOOD NOTE

BY ORDERING THIS PRODUCT, THE BUYER AGREES TO THE FOLLOWING: THIS PRODUCT IS PROVIDED AS IS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

UTILITY NOTES



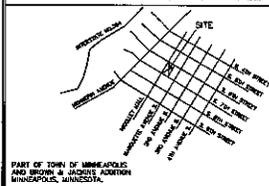
SIGNIFICANT OBSERVATIONS

- A) SEVERAL BUILDING ANCHORS AND CANTERS ENDOACH ONTO PUBLIC STREET AS SHOWN. (NOTE: ONE SHOWN ON EACH SIDE OF BUILDING AS EXAMPLE)
- B) SEVERAL WALL MOUNTED LIGHTS ENDOACH ONTO PUBLIC STREET AS SHOWN. (NOTE: ONE SHOWN ON EACH SIDE OF BUILDING AS EXAMPLE) (ENLIGHTEN PER PAGE 22 OF DOCUMENT NUMBER 1846612 MAY PERMIT THIS)
- C) CORNER SIGN ENCROACHES ONTO PUBLIC STREET AS SHOWN. (ENLIGHTEN PER PAGE 22 OF DOCUMENT NO. 1846612 MAY PERMIT THIS)
- D) WALL ANCHOR SIGNING AREA UNDER SIGNUM THAT MAY EXTEND OUT FROM BUILDING INTO PUBLIC STREET.

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VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent records.
2. We are not aware of any changes in street right-of-way proximity or proposed.
3. No observable evidence of site use as a solid waste dump, dump or sanitary landfill.
4. Property has physical access to City Street South.
5. Based on observed evidence only the site does not contain any easements or full title guarantees.
6. Operation of this hearing system is assumed to have a bearing of North 30° 00' 00" East along the Southeastly right-of-way of Nicollet Mall.
7. Adjoining ownership information shown herein was obtained from the City Assessor. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
8. All easements within the certification and other references located elsewhere herein, related to: Utilities, Improvements, structures, buildings, party walls, retaining, encroachments, set-backs, and encroachments, are located as shown on this plan, visible evidence, unless another source of information is specifically referenced herein.
9. There is an underground parking garage, the parking count as per the zoning code is 451 spaces, based on visual inspection parking garage is visible parking and multiple cars are being parked in stalls.
10. The record description of the subject property forms a mathematically closed figure.
11. We have shown improvements within the easements as provided by title, we did not observe any other visible easements.
12. Property contains 1.50 acres, more or less (65,569 Sq. Ft. of Gross Land Area).
13. Address of property are provided as 651 and 655 on Building on along Nicollet Mall, 511 on building along 5th Street South and 651 on building along 7th Street South.

RECORD DESCRIPTION

- PARCEL 1:** Titiana Certificate No. 702094
That part Lots 1, 2 and 3, Block 221, Town and Jackson Addition to Minneapolis, and Lots 1, 2 and 3, Block 221, Town of Minneapolis, all being Southwesterly of a line 142.00 feet Northwesterly of, we measured at right angles to and parallel with the Southwesterly line of Block 221, Brown and Jackson Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.
- PARCEL 2:** Titiana Certificate No. 606334
Lots 8, 9 and 10, Block 221, Town of Minneapolis; That part of Lots 1, 2 and 3, Block 221, Town of Minneapolis; and That part of Lot 3, Block 221, Brown and Jackson Addition to Minneapolis; all being Northwesterly of a line 140.00 feet Northwesterly of, we measured at right angles to and parallel with the Southwesterly line of Block 221, Brown and Jackson Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.
- PARCEL 3:** Non-exclusive benefits and easements set forth in the certain Construction, Operation and Reciprocal Easement Agreement recorded as Document No. 1846612 in the records of the Registrar of Titles, Hennepin County, Minnesota.
- PARCEL 4:** Non-exclusive benefits and easements set forth in the certain City of Minneapolis Agreement recorded as Document No. 2142429 in the records of the Registrar of Titles, Hennepin County, Minnesota.
- PARCEL 5:** Non-exclusive benefits and easements set forth in the certain City of Minneapolis Agreement recorded as Document No. 2142430 in the records of the Registrar of Titles, Hennepin County, Minnesota.
- PARCEL 6:** Non-exclusive benefits and easements set forth in the certain City of Minneapolis Agreement recorded as Document No. 2142431 in the records of the Registrar of Titles, Hennepin County, Minnesota.
- PARCEL 7:** Non-exclusive benefits and easements set forth in the certain Sixth Street Stoney Agreement recorded as Document No. 2142434 in the records of the Registrar of Titles, Hennepin County, Minnesota.
- THE ABOVE DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN THE FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES TITLE COMMITMENT FILE NO. 201302061, DATED SEPTEMBER 20, 2013.

ALTA/ACSM LAND TITLE SURVEY

**RAMN-11002 Project
B&C Project No. 201302061, 001
651 and 655 Nicollet Mall,
Minneapolis, MN**

based upon Title Commitment file No. 3020-634317 of First American Title Insurance Company National Commercial Services bearing an effective date of September 20, 2013

Surveyor's Certification

To: Key Bank National Association, PO 51 Nicollet Mall LLC First American Title Insurance Company National Commercial Services, and Book & Clark Corporation.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSP, and include Items 1, 4, 5, 6, 7b, 8, 9, 10a, 13 and 14 of Table A thereof. The field work was completed on September 13, 2013.

Larry Hill
Registration No. 24312
in the State of Minnesota
Date of Survey: 08/20/13
One of Last Revision: 01/10/13
Date of Last Revision: 08/20/13
Network Project No. 201302061_001



Survey Performed By:
Northstar Surveying - Minneapolis, Inc.
455 Central Drive
Chicago, MN 55720
Phone: 715-694-9402
Fax: 214-454-5203
Email: Northstar@northstarsurveying.com
Drawing No. 13101-001

Book & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
Phone: (800) 333-6733 (Toll-Free) Fax: (612) 339-2800 www.bookandclark.com



Property Description

That part of Lots 1, 2 and 3, Block 221, BROWN AND JACKINS ADDITION TO MINNEAPOLIS, and Lots 1, 2 and 3, Block 221, TOWN OF MINNEAPOLIS, all lying southwesterly of a line 17400 feet northwesterly of, or measured at right angles to and parallel with, the southwesterly line of Block 221, BROWN AND JACKINS ADDITION TO MINNEAPOLIS, according to the recorded plats thereof, Hennepin County, Minnesota.

Together with:

Lots 8, 9 and 10, Block 221, TOWN OF MINNEAPOLIS; that part of Lots 1, 2 and 3, Block 221, TOWN OF MINNEAPOLIS and that part of Lot 3, Block 221, BROWN AND JACKINS ADDITION TO MINNEAPOLIS; all lying northwesterly of a line 140.00 feet northwesterly of, or measured at right angles to and parallel with, the southwesterly line of Block 221, BROWN AND JACKINS ADDITION TO MINNEAPOLIS, according to the recorded plats thereof, Hennepin County, Minnesota.

Owner

Nightingale Properties, LLC
 Attn: Elio Schwartz
 1430 Broadway, Suite 1605
 New York, New York 10019
 212-742-2800

Surveyor

Westwood Professional Services, Inc.
 7599 Annapur Drive
 Eden Prairie, MN 55344
 (952) 937-5150

Development Summary

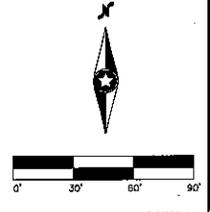
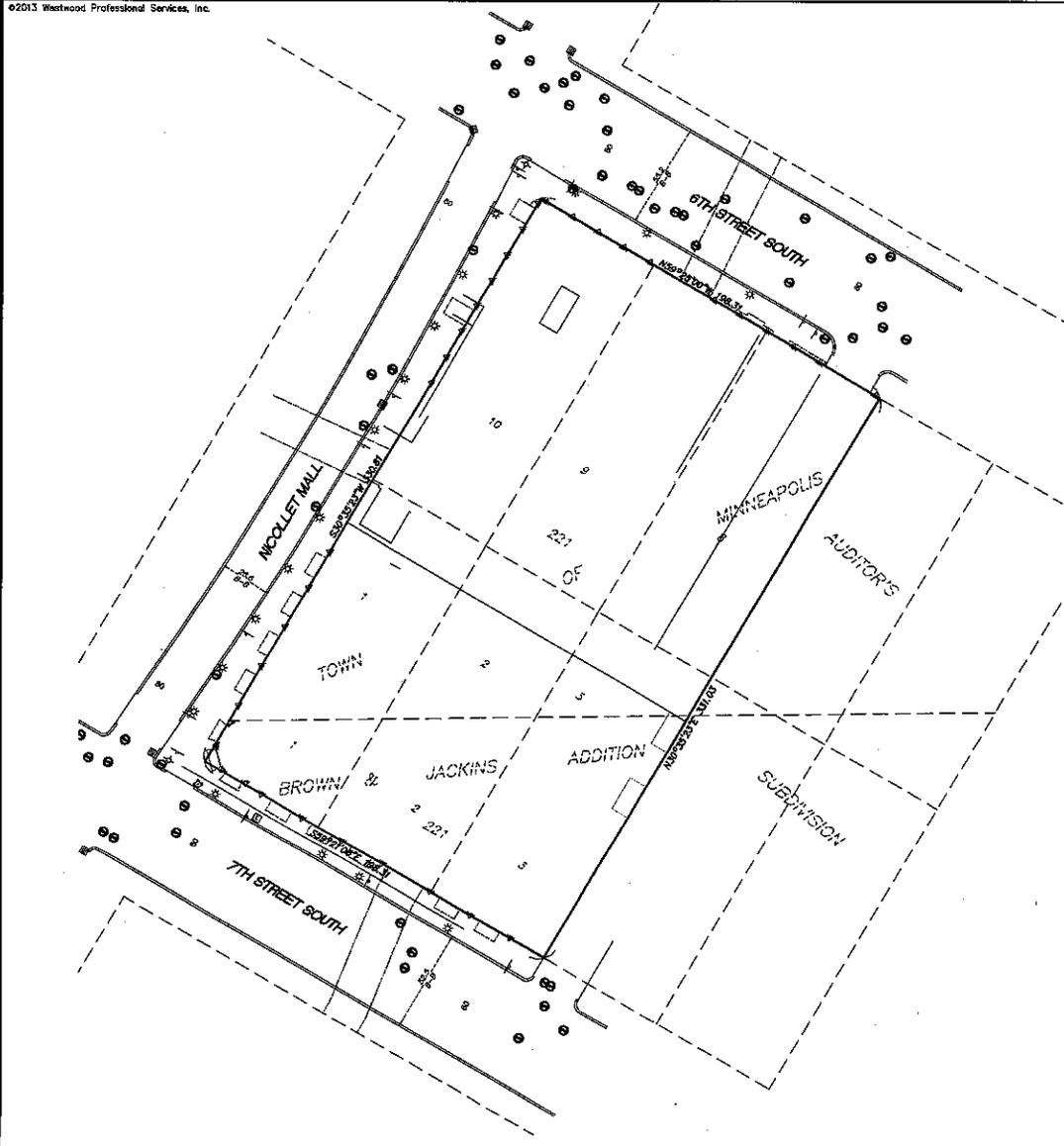
Total Site Area: 15 ac.
 see the Lot Area tabulation for individual tract areas.
 Existing Zoning: B4-2 with Nicollet Mall overlay
 Proposed Zoning: B4-2 with Nicollet Mall overlay

TRACT AREA TABULATIONS

Tract A 174,294.00 sf
 Tract B 55,526.74 sf
 Tract C 55,865.37 sf
 Tract D 141,010.04 sf
 Tract E 149,536.80 sf
 Tract F 20,453.32 sf
 Total 590,626.27 sf

LEGEND

○	BUSH/SHRUB	⊗	STORM MANHOLE
●	CONIFEROUS TREE	□	TELEPHONE BOX
⊗	DECIDUOUS TREE	⊗	TELEPHONE MANHOLE
△	WETLAND	⊗	TRAFFIC CONTROL SIGN
●	STEEL/WOOD POST	○	WIND HOLE
—	SIGN-TRAFFIC/OTHER	+	TRAFFIC LIGHT
—	SIGN-TRAFFIC/OTHER	+	GATE VALVE
⊗	MAIL BOX	⊗	HYDRANT
⊗	HANDICAPPED STALL	⊗	WATER METER
⊗	PERC TEST	⊗	CURB STOP BOX
⊗	MONITORING WELL	⊗	WATER MANHOLE
⊗	CABLE TV BOX	⊗	WELL
⊗	GAS METER	—	CABLE TV
⊗	STREET LIGHT	—	GAS LINE
—	GUY WIRE	—	POWER OVERHEAD
⊗	POWER POLE	—	POWER UNDERGROUND
⊗	ELECTRIC BOX	—	SEWAGE SANITARY SEWER
⊗	ELECTRIC METER	—	STORM SEWER
⊗	ELECTRIC MANHOLE	—	TELEPHONE OVERHEAD
⊗	ELECTRIC TOWER	—	TELEPHONE UNDERGROUND
⊗	SANITARY MANHOLE	—	WATERMAIN
⊗	SEWER CLEANOUT	—	FENCE LINE
⊗	BEEHIVE CATCH BASIN	—	DECIDUOUS TREE LINE
⊗	MANHOLE	—	CONIFEROUS TREE LINE
⊗	CATCH BASIN	—	CURB & CUTTER
⊗	FLAGGED END SECTION		



00034829901.dwg

Date: 09/12/14 Sheet: 1 OF 1

Westwood
 Westwood Professional Services, Inc.
 1999 Annapur Drive
 Eden Prairie, MN 55344
 PHONE: 952-937-5150
 FAX: 952-937-5152
 TOLL FREE: 1-888-337-6150
 www.westwood.com

I hereby certify that this plan 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.

Surveyor: _____
 Date: _____ License No. 49793

Client: _____
 Checked: _____
 Drawn: _____
 Record: _____

Prepared for: **Nightingale Properties, LLC**
 1430 Broadway Suite 1605
 New York, New York, 10019

Gaviidae Commons
 Minneapolis, Minnesota

Preliminary Plat

Proposed Gaviidae Common Legal Description

Tracts A, B, C, D, E and F, REGISTERED LAND SURVEY NO. _____

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

RLS Boundary
See Sheets 3-5 for tract details.

I, Mark R. Salo, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Hennepin, State of Minnesota:
That part of Lots 1, 2 and 3, Block 221, BROWN AND JACKINS ADDITION TO MINNEAPOLIS, and Lots 1, 2 and 3, Block 221, TOWN OF MINNEAPOLIS, all lying southwesterly of a line 140.00 feet northwesterly of a line 140.00 feet northwesterly of, as measured at right angles to and parallel with, the southwesterly line of Block 221; and that part thereof, Hennepin County, Minnesota.

Together with:
Lots 8, 9 and 10, Block 221, TOWN OF MINNEAPOLIS; that part of Lots 1, 2 and 3, Block 221, TOWN OF MINNEAPOLIS and that part of Lot 3, Block 221, BROWN AND JACKINS ADDITION TO MINNEAPOLIS, all lying northwesterly of a line 140.00 feet northwesterly of, as measured at right angles to and parallel with, the southwesterly line of Block 221; BROWN AND JACKINS ADDITION TO MINNEAPOLIS, according to the recorded plats thereof, Hennepin County, Minnesota.

I hereby certify that this REGISTERED LAND SURVEY was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land.
Dated this _____ day of _____, 2014.

Mark R. Salo, Licensed Land Surveyor
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF _____
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2014, by Mark R. Salo, Land Surveyor, Minnesota License No. 43933.

(Signature) _____ (Name Printed) _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

MINNEAPOLIS, MINNESOTA
I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____, 2014, the City of Minneapolis acting by and through its City Planning Commission duly approved this REGISTERED LAND SURVEY and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

Secretary of the Planning Commission
MINNEAPOLIS, MINNESOTA
I hereby certify that this REGISTERED LAND SURVEY was approved by the City Planning Commission of the City of Minneapolis at a meeting held this _____ day of _____, 2014.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that taxes payable in 2014 and prior years have been paid for land described on this REGISTERED LAND SURVEY.
Dated this _____ day of _____, 2014.

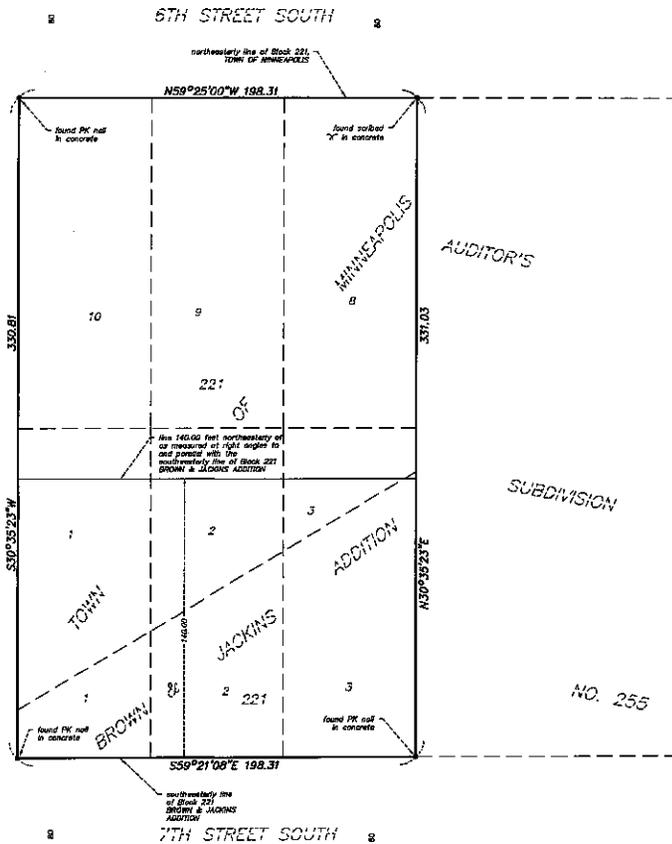
Mark V. Chapin, Hennepin County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MINN. STAT. Sec. 389.565 (1999) this REGISTERED LAND SURVEY has been approved this _____ day of _____, 2014.

Chris F. Moide, Hennepin County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify this REGISTERED LAND SURVEY NO. _____ was filed in this office this _____ day of _____, 2014, at _____ o'clock _____M.

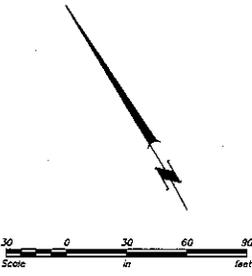
Martin McCormick, Registrar of Titles By: _____ Deputy



The northwesterly line of Block 221, TOWN OF MINNEAPOLIS is assumed to bear N59°21'07"E.

Note: The interior front boundaries do not show the physical structure of the buildings. Therefore, no monuments have been set at the interior front corners.

BENCH MARK:
Top N1/4 of Lot 1 in the S2nd quadrant of Nicollet Mall and 67th Street South
Elevation = 658.24 ft. (N.G.M.D. 25)
■ Denotes found PK nail in concrete surface, unless otherwise indicated.



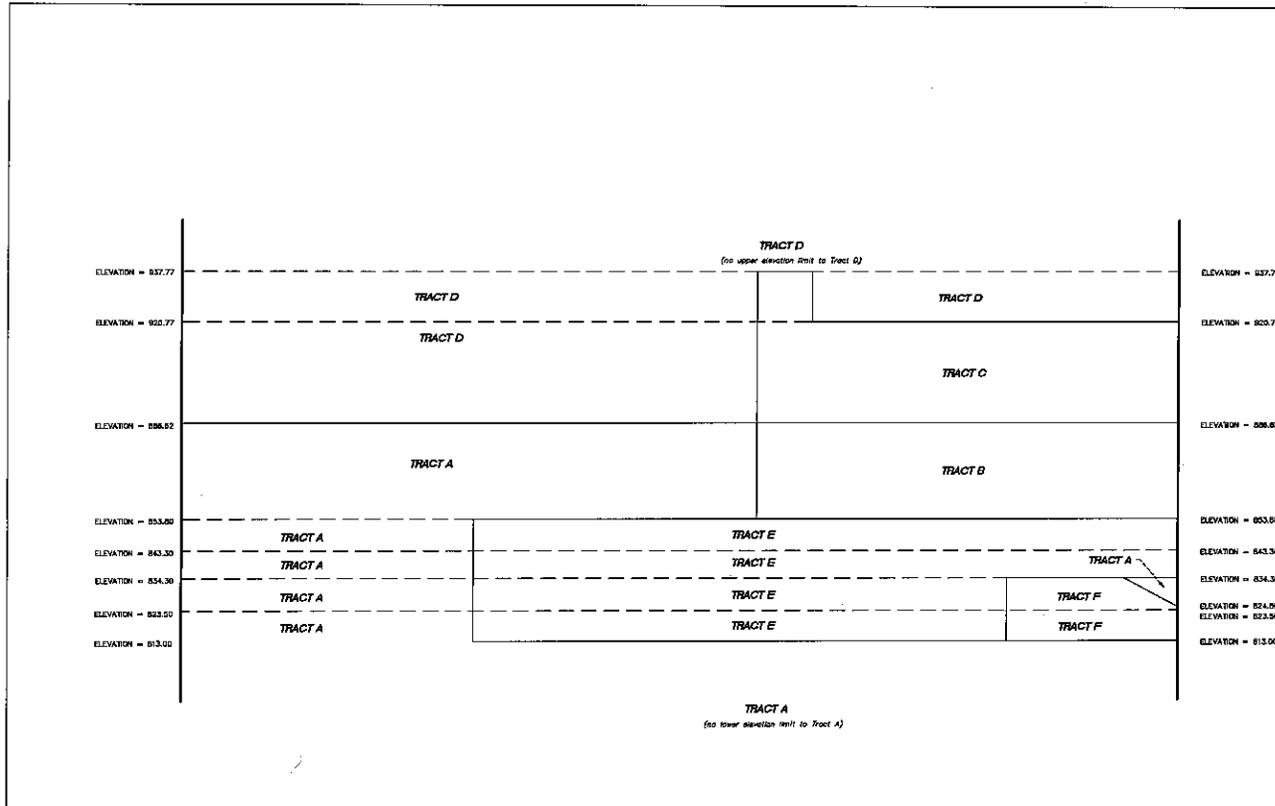
Westwood
Professional Services, Inc.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

ELEVATION DETAIL

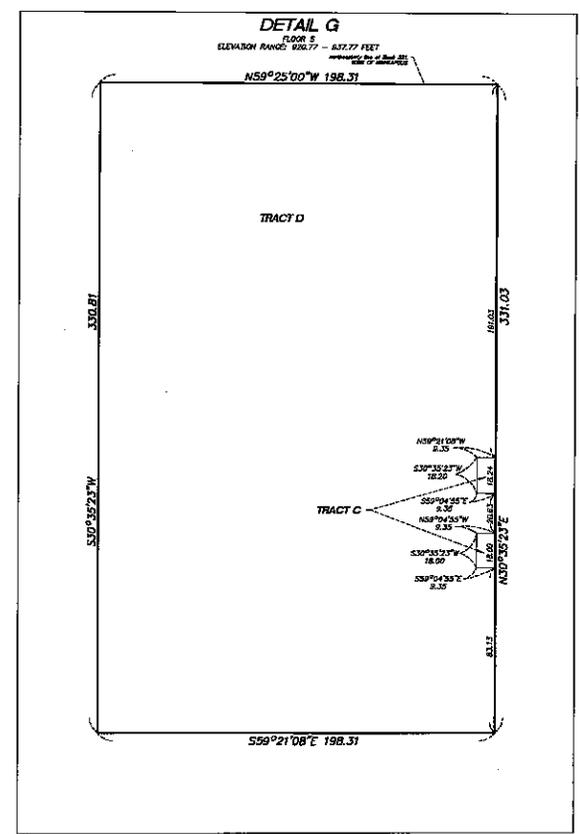
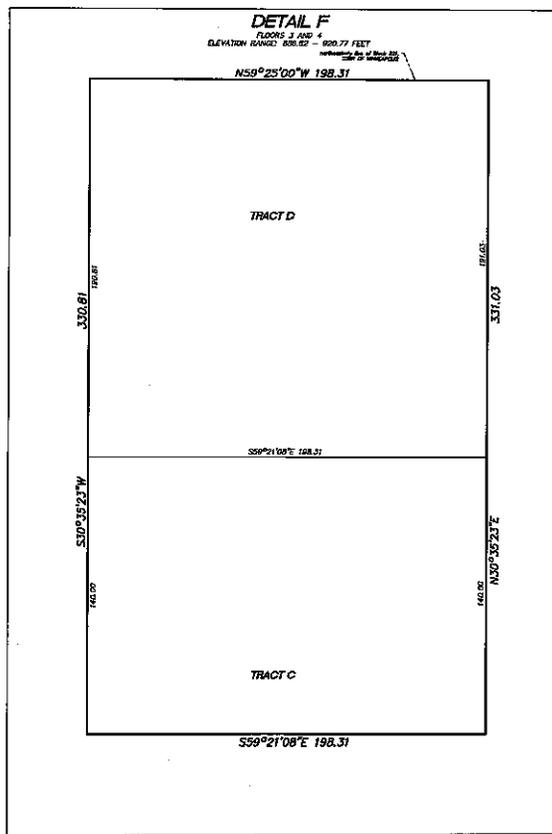
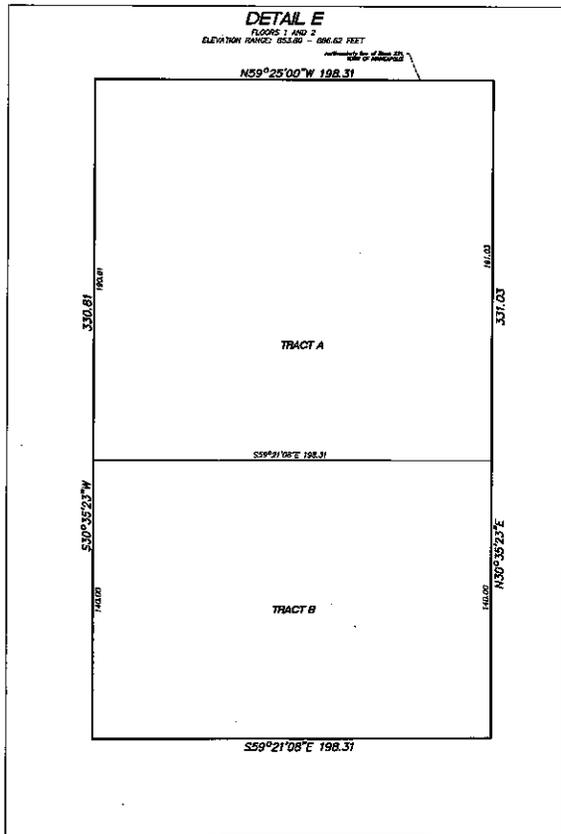
NOTE: This elevation detail does not reflect any horizontal relationship between the tracts



BEARING: Top Half Point is the S.W. quarter of Section 16 and 6th Street South
 Direction = 855.24 ft. (N.C.K.O. 29)
 See Sheet 1 of 5 Sheets
 Elevations shown are in feet and hundredths of a foot.

REGISTERED LAND SURVEY NO.

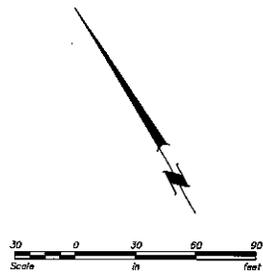
R.T. DOC. NO.



The metes and bounds of Block 221, TOWN OF MINNEAPOLIS is assumed to bear S59°25'00\"/>

Note: The interior tract boundaries do which the physical structure of the building. Therefore, no monuments have been set at the interior tract corners.

BENCH MARK
Top of Monument in the S.W. corner of Nicollet Mall and 6th Street South
Elevation = 628.24 ft. (N.C.V.D. 29)
See Sheet 1 of 5 Sheets
Elevations shown are in feet and hundredths of a foot.



**Department of Public Works
Engineering Design Division/Right-of-Way Section
309 2nd Avenue South, Room 200
673-2428**

Date: October 2, 2014

To: Hilary Dvorak – CPED Planning
Erik Nilsson – City Attorney

From: Robert Boblett, Right of Way

Subject: RLS for Gaviidae Commons – Preliminary and Final

We have reviewed the preliminary and final plats of the Gaviidae Commons RLS, and we no right of way issues.

Dvorak, Hilary A.

From: Nilsson, Erik A.
Sent: Monday, October 06, 2014 9:56 AM
To: Dvorak, Hilary A.
Subject: RE: RLS for Gaviidea Commons

It is approved on my end.

Thank you-

Erik E. Nilsson | Assistant Minneapolis City Attorney | Phone: 612.673.2192 | Fax: 612.673.3362

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From: Dvorak, Hilary A.
Sent: Thursday, October 02, 2014 10:34 AM
To: Boblett, Robert; Nilsson, Erik A.
Subject: RLS for Gaviidea Commons

Do you have comments on this RLS? Thanks, Hilary

Hilary Dvorak | Principal City Planner | City of Minneapolis | CPED – Land Use, Design and Preservation
250 South 4th Street | Room 300 | Minneapolis, MN 55415
Phone: 612-673-2639 | Fax: 612-673-2526 | hilary.dvorak@minneapolismn.gov
The City's website is now: www.minneapolismn.gov

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David J. Yung
612-367-8730
david.yung@btlaw.com

September 11, 2014

Councilman Jacob Frey
Minneapolis City Council
350 S. 5th Street, Room 307
Minneapolis, MN 55402

**RE: Subdivision Application
601 & 626 Nicollet Mall, Minneapolis (the "Property")
Our File No. 58156-3**

Dear Councilman Frey:

Our office represents NG 651 Nicollet Mall LLC, the owner of the Property (the "Property Owner"), and The Nightingale Group, LLC (the "Applicant"), the manager of 651 Nicollet Mall Investors LLC, which is the sole member of the Property Owner. The Applicant, on behalf of the Property Owner, intends to apply for subdivision approval of the above-referenced Property, and in that regard, please be advised as follows:

Description of the project: A vertical registered land survey ("RLS") of the Property that will further subdivide the Property, from 2 horizontal platted lots, into 6 three-dimensional RLS tracts within the building and underground facilities, which will be used for office, retail and parking. The RLS tracts will give the owner of the Property greater flexibility in connection with sale or lease of the Property, including allocating costs among the various components of the Property.

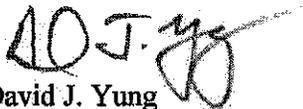
Land use applications needed for the project: Subdivision application.

Address of the property for which zoning approval is sought: 601 & 626 Nicollet Mall, Minneapolis, Minnesota.

Applicant's name, address, telephone number and e-mail address:

The Nightingale Group, LLC
1430 Broadway, Suite 1650
New York, NY 10018
212-742-2800; ESchwartz@thengroup.com

Very truly yours,



David J. Yung

DJY:tmn

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david.yung@btlaw.com

September 11, 2014

Downtown Minneapolis Neighborhood Association
Attn: Christie Rock-Hantge
40 S. 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402

**RE: Subdivision Application
601 & 626 Nicollet Mall, Minneapolis (the "Property")
Our File No. 58156-3**

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Very truly yours,


David J. Yung

DJY:tmn