

PROPERTY DESCRIPTION
(Per Warranty Deed Doc. No. 4014962 recorded March 16, 2007)

Parcel 1:
That part of the Northwest Quarter of the Northwest Quarter, Section 15, Township 29, Range 23, Ramsey County, Minnesota, described as follows:
Commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North along the West line of said section a distance of 422.05 feet to a point; thence Easterly at an angle of 89 degrees 03 minutes turned clockwise from said West line a distance of 525.10 feet, to the Southwest corner of the wall of the Snyder Drug Store, the point of beginning of the 114 foot x 175 foot parcel of land being described; thence continuing Easterly along said line and wall a distance of 175 feet; thence Southerly at an angle of 89 degrees 47 minutes turned counterclockwise from said line, and along the West wall of the Har-Mar Mall and said wall as extended, a distance of 114 feet to a point; thence Westerly and parallel with the North line of said parcel a distance of 175 feet; thence Northerly 114 feet to the point of beginning.

Parcel 2:
That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter of Section 15; thence North, assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter of Section 15, a distance of 1026.54 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 262.26 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 02 minutes 30 seconds East a distance of 80.00 feet; thence North 0 degrees 57 minutes 30 seconds West a distance of 60.00 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 80.00 feet; thence South 0 degrees 57 minutes 30 seconds East a distance of 60.00 feet to the point of beginning.

Parcel 3:
That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter of Section 15; thence North, assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter of Section 15, a distance of 1004.20 feet; thence North 88 degrees 58 minutes 22 seconds East a distance of 995.05 feet to the point of beginning of the land to be described; thence continuing North 88 degrees 58 minutes 22 seconds East a distance of 62.00 feet; thence North 1 degree 01 minute 38 seconds West a distance of 64.00 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 23.97 feet; thence North 1 degree 01 minute 38 seconds West a distance of 41.00 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 12.00 feet; thence North 1 degree 01 minute 38 seconds West a distance of 54.00 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 15.00 feet; thence South 1 degree 01 minute 38 seconds East a distance of 41.00 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 25.00 feet; thence South 1 degree 01 minute 38 seconds East a distance of 64.00 feet; thence North 88 degrees 58 minutes 22 seconds East a distance of 30.00 feet; thence South 1 degree 01 minute 38 seconds East a distance of 62.00 feet to the point of beginning.

Parcel 4:
That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter of Section 15; thence North, assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter of Section 15, a distance of 99.50 feet; thence North 88 degrees 56 minutes 51 seconds East a distance of 307.00 feet; thence continuing North 88 degrees 56 minutes 51 seconds East a distance of 94.67 feet; thence North 1 degree 03 minutes 09 seconds West a distance of 122.17 feet; thence South 88 degrees 56 minutes 51 seconds West a distance of 94.67 feet; thence South 1 degree 03 minutes 09 seconds East a distance of 122.17 feet to the point of beginning.

Parcel 5:
That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter of Section 15; thence North, assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter of Section 15, a distance of 189.98 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 913.46 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 02 minutes 30 seconds East a distance of 1.14 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 14.16 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 14.16 feet; thence South 0 degrees 57 minutes 30 seconds East a distance of 125.00 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 207.95 feet; thence North 0 degrees 57 minutes 30 seconds West a distance of 26.98 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 17.00 feet; thence North 0 degrees 57 minutes 30 seconds West a distance of 55.38 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 50.28 feet; thence North 0 degrees 57 minutes 30 seconds West a distance of 93.02 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 9.74 feet; thence North 0 degrees 57 minutes 30 seconds West a distance of 8.45 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 10.98 feet; thence North 0 degrees 57 minutes 30 seconds West a distance of 120.12 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 13.49 feet; thence North 0 degrees 57 minutes 30 seconds West a distance of 134.03 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 140.83 feet; thence South 0 degrees 57 minutes 30 seconds East a distance of 5.00 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 19.87 feet; thence South 0 degrees 57 minutes 30 seconds West a distance of 5.00 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 20.01 feet; thence South 0 degrees 57 minutes 30 seconds West a distance of 5.03 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 5.03 feet; thence South 0 degrees 57 minutes 30 seconds West a distance of 20.01 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 11.50 feet; thence South 0 degrees 57 minutes 30 seconds East a distance of 31.34 feet; thence South 89 degrees 02 minutes 30 seconds West a distance of 6.02 feet; thence South 0 degrees 57 minutes 30 seconds East a distance of 36.07 feet; thence North 89 degrees 02 minutes 30 seconds East a distance of 13.69 feet; thence South 0 degrees 57 minutes 30 seconds East a distance of 178.18 feet to the point of beginning.

Parcel 6: Blocks 1, 2 and 3, KAY REEN ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, including those portions of vacated streets accruing to said property by reason of vacation thereof.

And
The Northwest Quarter of the Northwest Quarter of Section 15, Township 29, Range 23, Ramsey County, Minnesota.

EXCEPT:
The East 160.00 feet of the South 200.00 feet of the North 433.00 feet of said Northwest Quarter of the Northwest Quarter of Section 15;

ALSO EXCEPT:
The North 173.00 feet of the East 140.00 feet of the West 700.00 feet of said Northwest Quarter of the Northwest Quarter of Section 15;

ALSO EXCEPT:
That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 29, Range 23, Ramsey County, Minnesota, described as follows:
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ALSO EXCEPT:
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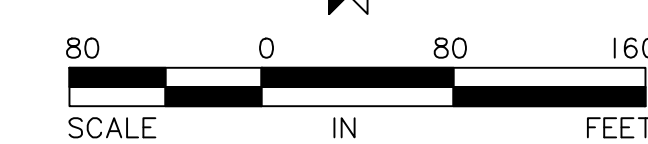
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Parcel 7:
The North 173.00 feet of the East 140.00 feet of the West 700.00 feet of the Northwest Quarter of Section 15, Township 29, Range 23, Ramsey County, Minnesota.

LEGEND
 • DENOTES FOUND MONUMENT
 ○ DENOTES IRON MONUMENT SET UNLESS OTHERWISE NOTED
 (N88°57'37"E) DENOTES BEARINGS BASED ON COUNTY COORDINATES

AREAS: GROSS = 2,111,201 Sq. Ft. or 48.466 Acres
 NET = 1,820,911 Sq. Ft. or 41.082 Acres

SEE SHEETS 2 and 3 FOR SURVEY NOTES,
 TOPOGRAPHY, LOCATION and UTILITY INFORMATION



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.

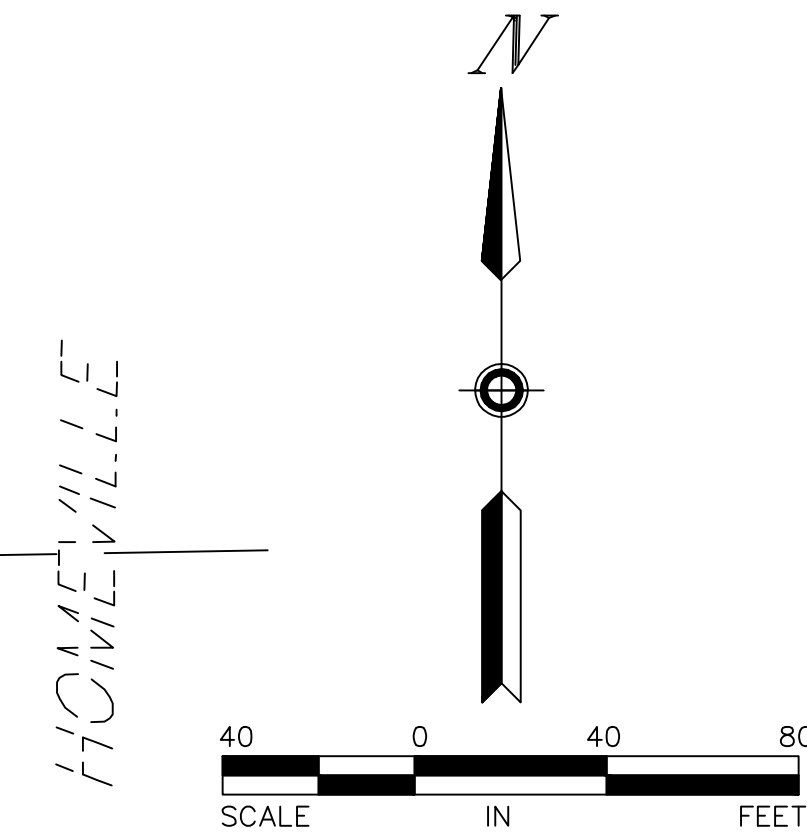
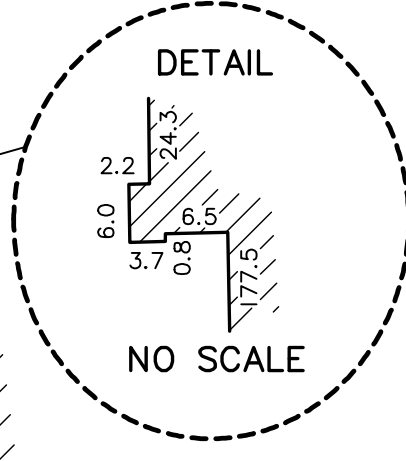
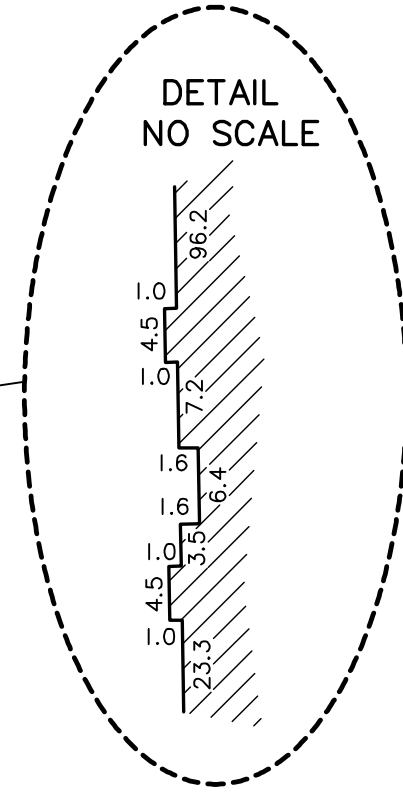
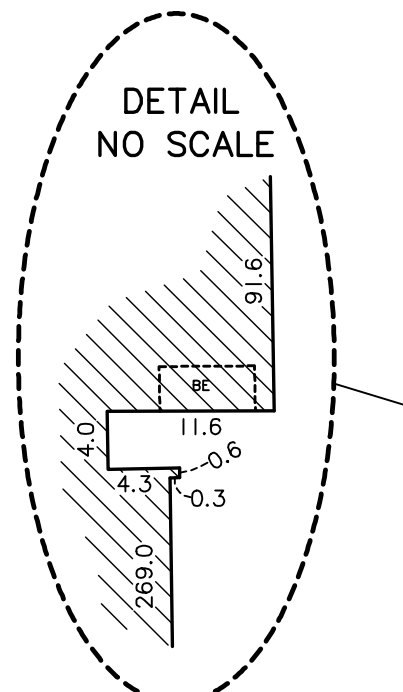
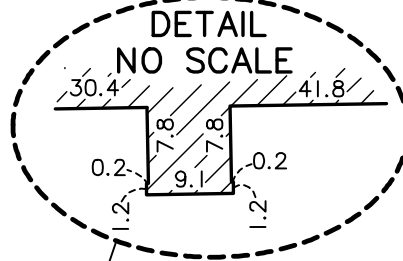
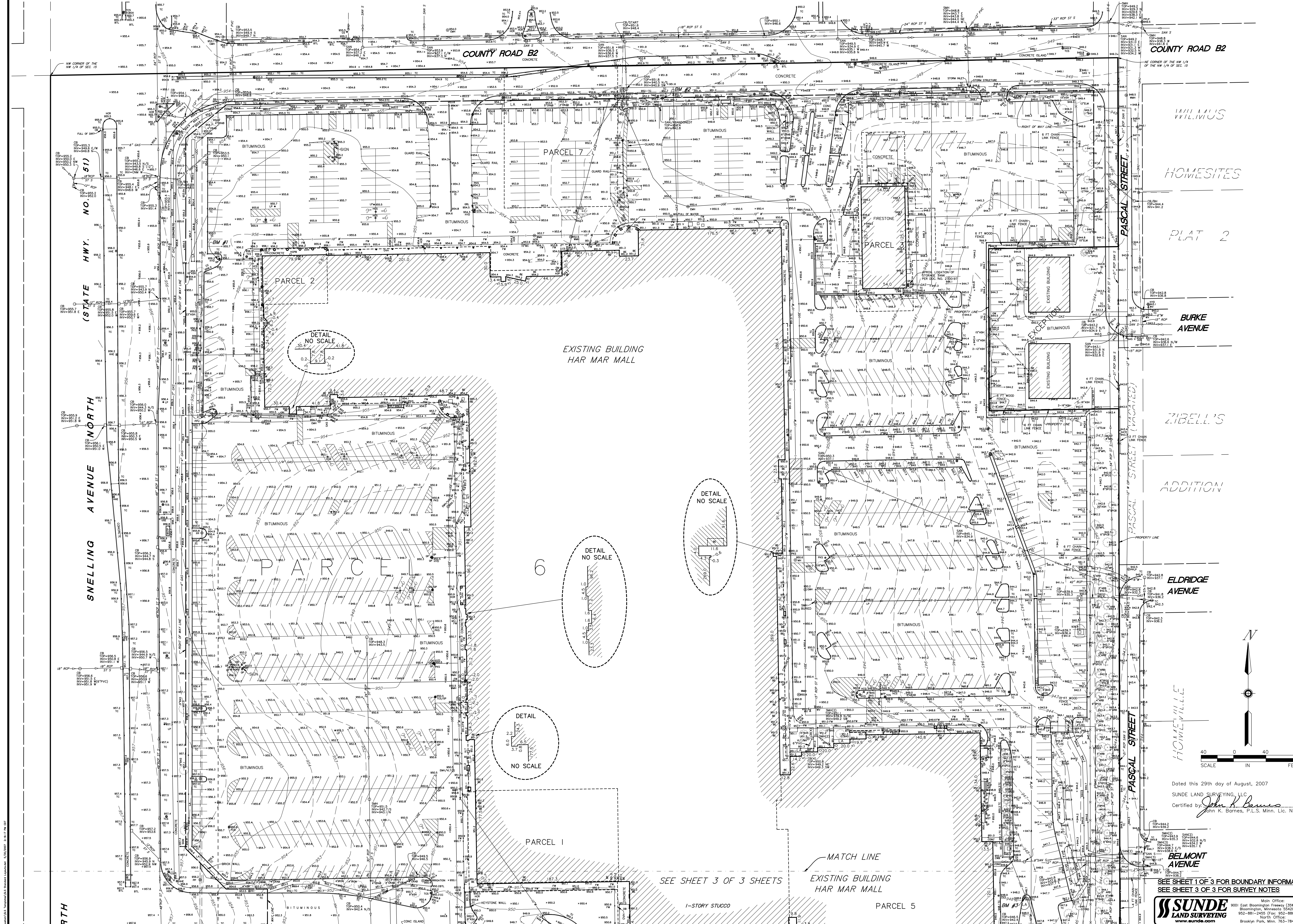
Dated this 29th day of August
 SUNDE LAND SURVEYING, L.L.C.
 By: John K. Barnes, P.L.S. Minn. Lic. No. 16456

Revision	By	Date

Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: A ARCHITECTS, LLC HAR MAR MALL

Project: 87-050-A Blk/Pg 295/19 Date: 08/29/2007
 Township: 29 Range: 23 Section: 15
 File: 87050A002.DWG Sheet: 1 of 3

Main Office: 1001 East Bloomington Freeway (SW) • Suite 118
 Bloomington, Minnesota 55420-3450
 952-881-2455 (Fax: 952-888-8528)
 North Office: 10000 Northdale Avenue, Suite 100
 Brooklyn Park, Minn. 55420-3450

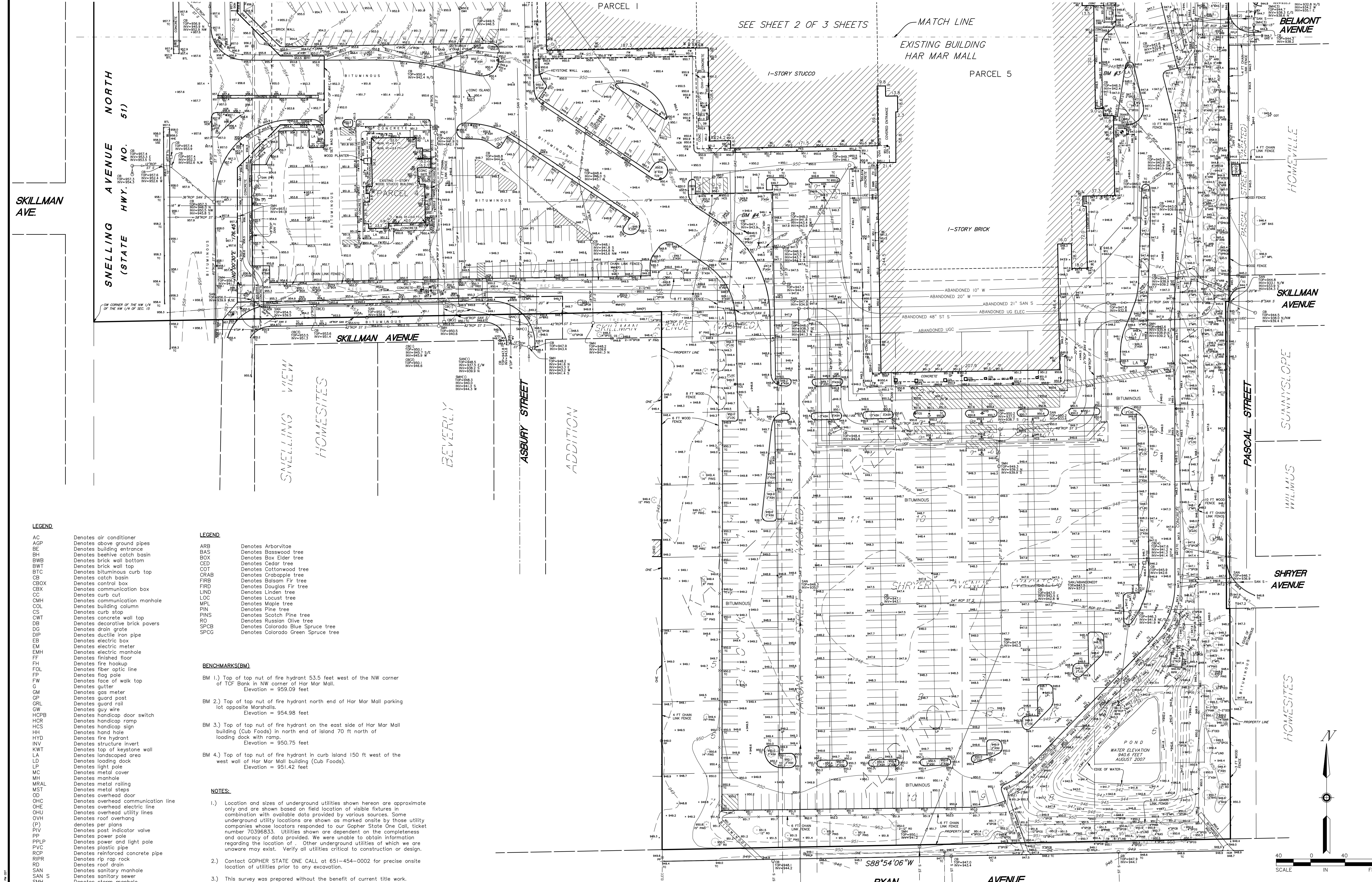


Dated this 29th day of August, 2007
 SUNDE LAND SURVEYING, LLC
 Certified by *John K. Barnes*
 John K. Barnes, P.L.S. Minn. Lic. No. 16456

BELMONT AVENUE

SEE SHEET 1 OF 3 FOR BOUNDARY INFORMATION
 SEE SHEET 3 OF 3 FOR SURVEY NOTES

SUNDE LAND SURVEYING
 www.sunde.com
 Main Office: 9001 East Bloomington Freeway, (USH) Suite 118
 Bloomington, Minnesota 55420-5435
 952-881-2455 (Fax: 952-888-9526)
 North Office: Brooklyn Park, Minn. 763-784-9346



SKILLMAN AVE

SNELLING AVENUE NORTH (STATE HWY. NO. 51)

SNELLING VIEW HOMESITES

BEVERLY

ASBURY STREET

ADDITION

PARCEL 5

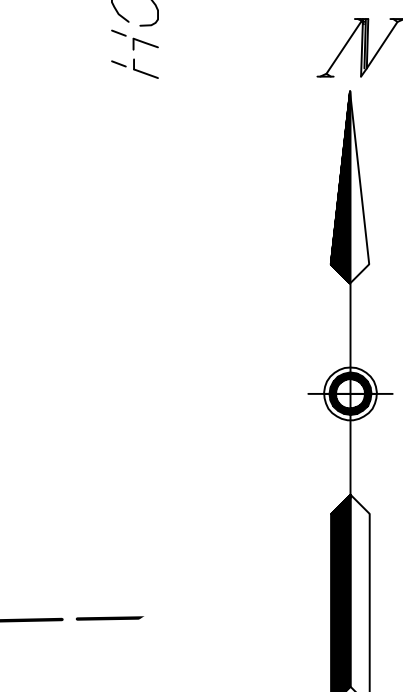
HOMESITES

SKILLMAN AVENUE

SUNNYSLOPE

WILMILUS

HOMESITES



- LEGEND**
- AC Denotes air conditioner
 - AGP Denotes above ground pipes
 - BE Denotes building entrance
 - BH Denotes beehive catch basin
 - SWB Denotes brick wall bottom
 - BWT Denotes brick wall top
 - BTC Denotes bituminous curb top
 - CB Denotes catch basin
 - CBX Denotes communication box
 - CC Denotes curb cut
 - CMH Denotes communication manhole
 - COL Denotes building column
 - CS Denotes curb stop
 - CWT Denotes concrete wall top
 - DB Denotes decorative brick pavers
 - DG Denotes drain grate
 - DIP Denotes ductile iron pipe
 - EB Denotes electric box
 - EM Denotes electric meter
 - EMH Denotes electric manhole
 - FF Denotes finished floor
 - FH Denotes fire hookup
 - FOL Denotes fiber optic line
 - FP Denotes flag pole
 - FW Denotes face of walk top
 - C Denotes gutter
 - GM Denotes gas meter
 - GP Denotes guard post
 - GRL Denotes guard rail
 - GW Denotes guy wire
 - HCPB Denotes handicap door switch
 - HCR Denotes handicap ramp
 - HCS Denotes handicap sign
 - HH Denotes hand hole
 - HYD Denotes fire hydrant
 - INV Denotes structure invert
 - KWT Denotes top of keystone wall
 - LA Denotes landscaped area
 - LD Denotes loading dock
 - LP Denotes light pole
 - MC Denotes metal cover
 - MH Denotes manhole
 - MRAL Denotes metal railing
 - MST Denotes metal steps
 - OD Denotes overhead door
 - OHC Denotes overhead communication line
 - OHE Denotes overhead electric line
 - OHU Denotes overhead utility lines
 - OVI Denotes roof overhang
 - P Denotes per plans
 - PV Denotes post indicator valve
 - PP Denotes power pole
 - PPLP Denotes power and light pole
 - PVC Denotes plastic pipe
 - RCP Denotes reinforced concrete pipe
 - RIIPR Denotes rip rap rack
 - RD Denotes roof drain
 - SAN Denotes sanitary manhole
 - SAN S Denotes sanitary sewer
 - SMH Denotes storm manhole
 - ST Denotes storm sewer
 - TB Denotes telephone box
 - TC Denotes top of curb
 - TRANS Denotes electric transformer box
 - UCC Denotes underground communication line
 - UCE Denotes underground electric line
 - VLT Denotes electric vault
 - VP Denotes vent pipe
 - VCP Denotes vitrified clay pipe
 - WMH Denotes water manhole

- LEGEND**
- ARB Denotes Arborvitae
 - BAS Denotes Basswood tree
 - BOX Denotes Box Elder tree
 - CED Denotes Cedar tree
 - COT Denotes Cottonwood tree
 - CRAB Denotes Crabapple tree
 - FIRB Denotes Balsam Fir tree
 - FIRD Denotes Douglas Fir tree
 - LIND Denotes Linden tree
 - LOC Denotes Locust tree
 - MPL Denotes Maple tree
 - PIN Denotes Pine tree
 - SPIN Denotes Scotch Pine tree
 - RO Denotes Russian Olive tree
 - SPCB Denotes Colorado Blue Spruce tree
 - SPCG Denotes Colorado Green Spruce tree

- BENCHMARKS (BM)**
- BM 1.) Top of top nut of fire hydrant 53.5 feet west of the NW corner of TCF Bank in NW corner of Har Mar Mall. Elevation = 959.09 feet
 - BM 2.) Top of top nut of fire hydrant north end of Har Mar Mall parking lot opposite Marshalls. Elevation = 954.98 feet
 - BM 3.) Top of top nut of fire hydrant on the east side of Har Mar Mall building (Cub Foods) in north end of island 70 ft north of loading dock with ramp. Elevation = 950.75 feet
 - BM 4.) Top of top nut of fire hydrant in curb island 150 ft west of the west wall of Har Mar Mall building (Cub Foods). Elevation = 951.42 feet

- NOTES:**
- 1.) Location and sizes of underground utilities shown hereon are approximate and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 70396833. Utilities shown are dependent on the completeness and accuracy of data provided. We were unable to obtain information regarding the location of . . . Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
 - 3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
 - 4.) Areas: Gross = 2,111,201 Sq. Ft. or 48.466 Acres
Net = 1,820,911 Sq. Ft. of 41.802 Acres
 - 5.) Survey coordinate basis: Ramsey County Coordinate System
 - 6.) No indication of wetland delineation by a qualified wetland specialist has been located or observed on site.

Dated this 29th day of August, 2007
 SUNDE LAND SURVEYING, LLC
 Certified by: *John K. Barnes*
 John K. Barnes, P.L.S. Minn. Lic. No. 16456

IDA WILLL HOMESITES
 SCHACHT
 AROMA STREET
 ADD.
 KAY-REEN
 SIMPSON STREET
 HOMESITE

SEE SHEET 1 OF 3 FOR BOUNDARY INFORMATION

Revision _____ By _____ Date _____

Drawing Title: **BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: HAR MAR MALL**

SUNDE LAND SURVEYING
 WWW.SUNDE.COM

Main Office: 3001 East Bloomington Freeway (35W) • Suite 118
 Bloomington, Minnesota 55420-3450
 952-881-2455 (Fax: 952-888-9526)
 North Office: 763-784-9346
 Brooklyn Park, Minn.

Project: 87-050-A Blk/Pg: 795/19 Date: 08/29/2007
 Township: 29 Range: 23 Section: 15
 File: 87050A001.DWG Sheet: 3 of 3