### **EXISTING PROPERTY DESCRIPTIONS**

Description from title commitment:

Parcel 1:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 11 minutes 39 seconds West 1319.78 feet; thence North 00 degrees 26 minutes 21 seconds West 160.00 feet along the West line of said Southeast Quarter of the Northeast Quarter to the point of beginning of the tract to be described; thence continuing on a bearing of North 00 degrees 26 minutes 21 seconds West along said West line 1154.23 feet to the North line of the South Half of the Northeast Quarter, thence South 89 degrees 16 minutes 25 seconds East along said North line of said South Half 859.69 feet; thence South 00 degrees 26 minutes 16 seconds East 1255.41 feet; thence North 89 degrees 11 minutes 39 seconds West 299.48 feet; thence North 00 degrees 48 minutes 21 seconds East 12.00 feet; thence North 89 degrees 11 minutes 39 seconds West 480.46 feet; thence North 24 degrees 24 minutes 27 seconds West 98.23 feet: thence South 89 degrees 33 minutes 39 seconds West 40.00 feet to the point of beginning and there terminating.

Also all of Lot 8, Block 1, Maplewood Mall Addition, Ramsey County, Minnesota.

Also all that part of Lot 7, Block 1, Maplewood Mall Addition, Ramsey County, Minnesota, lying Southwesterly and Westerly of the following described line:

Commencing at the Southeast corner of said Lot 7, thence on assumed bearing of North 00 degrees 26 minutes 16 seconds West along the Easterly line of said Lot 7 a distance of 157.58 feet; thence Northerly, Northeasterly and Easterly along the Easterly line of said Lot 7 and along a tangential curve concave to the Southeast having a central angle of 81 degrees 29 minutes 26 seconds a radius of 173.04 feet, a chord bearing of North 40 degrees 18 minutes 27 seconds East a distance of 246.11 feet to the point of beginning of the line to be described; thence South 81 degrees 03 minutes 10 seconds West 30.00 feet; thence North 53 degrees 56 minutes 50 seconds West 52.54 feet; thence North 4 degrees 37 minutes 01 seconds West 418.57 feet to a point on the North line of said Lot 7 distant 460.09 feet East of the Northwest corner thereof and there terminating.

Except for those parcels described as follows:

Toys -R- Us Parcel:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 00 degrees 26 minutes 21 seconds East 921.54 feet along the Westerly line of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 16 minutes 25 seconds East 75.37 feet to the point of beginning of the parcel to be described; thence South 89 degrees 16 minutes 25 seconds East 214.00 feet; thence South 00 degrees 43 minutes 35 seconds West 7.00 feet; thence South 89 degrees 16 minutes 25 seconds East 350.00 feet; thence North 00 degrees 43 minutes 35 seconds East 116.00 feet; thence North 89 degrees 16 minutes 25 seconds West 533.00 feet; thence North 00 degrees 43 minutes 35 seconds East 82.00 feet; thence North 89 degrees 16 minutes 25 seconds West 31.00 feet; thence South 00 degrees 43 minutes 35 seconds West 191.00 feet to the point of beginning and there terminating.

Olive Garden Parcel:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22 and also all that part of Lots 7 and 8, Block 1, Maplewood Mall Addition all in Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter of said Section 3; thence Easterly on an assumed bearing of South 89 degrees 16 minutes 25 seconds East along the North line of said Southeast Quarter of the Northeast Quarter a distance of 987.04 feet; thence deflecting right 90 degrees 00 minutes 00 seconds on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 871.29 feet to the point of beginning of the parcel to be described; thence on a bearing of South 89 degrees 16 minutes 25 seconds East 300.42 feet to a point on the Easterly line of said Lot 8, Block 1, Maplewood Mall Addition; thence South 00 degrees 26 minutes 16 seconds East 285.22 feet along the Easterly line of Lot 8, thence South 40 degrees 13 minutes 50 seconds West 98.74 feet to the Southeast corner of Lot 8; thence North 89 degrees 11 minutes 39 seconds West 243.40 feet; thence North 00 degrees 43 minutes 35 seconds East 361.01 feet to the point of beginning and there terminating.

City of Maplewood Parcel:

That part of Lot 7, Block 1, Maplewood Mall Addition, described as follows:

Beginning at the Southeast corner of said Lot 7, Block 1, Maplewood Mall Addition; thence South 90 degrees 00 minutes 00 seconds West (assumed bearing), 1.98 feet along the Southerly line of said Lot 7; thence North 00 degrees 00 minutes 00 seconds East, 63.89 feet; thence Northwesterly 169.26 feet along the arc of a tangential curve concave to the Southwest having a central angle of 07 degrees 00 minutes 00 seconds and a radius of 1385.39 feet, the long chord of which bears North 03 degrees 30 minutes 00 seconds West, 169.15 feet; thence North 07 degrees 00 minutes 00 seconds West, 95.56 feet; thence Northwesterly 180.74 feet along the arc of a tangential curve concave to the Northeast having a central angle of 07 degrees 00 minutes 00 seconds and a radius of 1479.39 feet, the long chord of which bears North 03 degrees 30 minutes 00 seconds West 180.63 feet; thence North 01 degrees 25 minutes 56 seconds East, 266.66 feet to a point on the Northerly line of said Lot 7, Block 1; thence South 89 degrees 16 minutes 25 seconds East to the Southwest corner of Lot 6, Block 1, Maplewood Mall Addition; thence South 04 degrees 37 minutes 01 seconds East, 418.57 feet; thence South 53 degrees 56 minutes 50 seconds East, 52.54 feet; thence North 81 degrees 03 minutes 10 seconds East, 30.00 feet; thence Southwesterly along the arc of a tangential curve concave to the Southeast having a central angle of 81 degrees 29 minutes 26 seconds, a radius of 173.04 feet, a distance of 246.11 feet; thence South 00 degrees 26 minutes, 16 seconds East, along the East line of said Lot 7,157.58 feet to the Southeast corner of Lot 7, being the point of beginning, and there terminating.

McDonald's Parcel:

That part of Lots 7 and 8, Block 1, Maplewood Mall Addition, according to the plat of record thereof, Ramsey County, Minnesota, described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89 degrees 33 minutes 44 seconds West, assumed bearing, along the South line of said Lot 7, a distance of 1.98 feet to the actual point of beginning; thence North 00 degrees 26 minutes 16 seconds West, a distance of 63.89 feet; thence Northerly along a tangential curve concave to the West having a central angle of 2 degrees 54 minutes 39 seconds and a radius of 1385.39 feet for an arc distance of 70.38 feet; thence North 89 degrees 16 minutes 25 seconds West, not tangent to said curve, a distance of 201.15 feet; thence South 00 degrees 47 minutes 19 seconds West, a distance of 231.69 feet to the North line of a parcel described in Document No. 2513246; thence South 89 degrees 16 minutes 25 seconds East along said North line, a distance of 204.87 feet to the East line of said Lot 8; thence North 00 degrees 26 minutes 16 seconds West along said East line, a distance of 97.48 feet to said South line of said Lot 7, thence North 89 degrees 33 minutes 44 seconds East, along said South line, a distance of 3.02 feet to the point of beginning.

Den-Way, Inc. Parcel:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, and also all that part of Lot 8, Block 1, Maplewood Mall Addition, all in Ramsey County Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter of said Section 3; thence Easterly on an assumed bearing of South 89 degrees 16 minutes 25 seconds East along the North line of said Southeast Quarter of the Northeast Quarter a distance of 987.04 feet; thence deflecting right 90 degrees 00 minutes 00 seconds on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 950.27 feet to the point of beginning of the parcel to be described; thence continuing on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 282.02 feet to the South line of said Lot 8; thence North 89 degrees 11 minutes 39 seconds West a distance of 102.33 feet to the Southwest corner of said Lot 8; thence South 0 degrees 26 minutes 16 seconds East a distance of 23.01 feet; thence North 89 degrees 11 minutes 39 seconds West a distance of 196.59 feet; thence North 0 degrees 44 minutes 18 seconds East a distance of 267.48 feet; thence South 89 degrees 28 minutes 25 seconds East a distance of 135.64 feet; thence South 89 degrees 01 minutes 07 seconds East a distance of 91.00 feet; thence Northeasterly 37.62 feet along the arc of a tangential curve concave to the North having a central angle of 35 degrees 38 minutes 02 seconds and a radius of 60.49 feet; thence North 55 degrees 20 minutes 50 seconds East tangent to said curve a distance of 44.72 feet to the point of beginning and there terminating.

KTJ 69 Parcel:

That part of Lots 7 and 8, Block 1, Maplewood Mall Addition, according to the recorded plat thereof and the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as commencing at the southeast corner of said Lot 7; thence South 89 degrees 33 minutes 44 seconds West, assumed bearing, along the south line of said Lot 7, a distance of 1.98 feet; thence North 0 degrees 26 minutes, 16 seconds West a distance of 63.89 feet; thence northerly a distance of 70.38 feet along a tangential curve concave to the west having a central angle of 2 degrees 54 minutes 39 seconds and a radius of 1385.39 feet; thence North 89 degrees 16 minutes 25 seconds West, not tangent to said curve, a distance of 201.15 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 16 minutes 25 seconds West a distance of 298.32 feet; thence South 77 degrees 32 minutes 21 seconds West a distance of 98.40 feet; thence South 0 degrees 44 minutes 18 seconds West a distance of 325.37 feet; thence South 89 degrees 28 minutes 25 seconds East a distance of 135.64 feet; thence South 89 degrees 01 minutes 07 seconds East a distance of 91.00 feet; thence Northeasterly a distance of 37.63 feet along a tangential curve, concave to the North and having a radius of 60.50 feet and a central angle of 35 degrees 38 minutes 03 seconds; thence North 55 degrees 20 minutes 50 seconds East, tangent to said curve a distance of 44.71 feet to the Southerly extension of Line "A" described below; thence North 0 degrees 43 minutes 35 seconds East along said Southerly extension of Line "A" a distance of 78.99 feet to the termination point of said Line "A"; thence South 89 degrees 16 minutes 25 seconds East a distance of 95.55 feet to the intersection with a line drawn South 0 degrees 47 minutes 19 seconds West from the point of beginning; thence North 0 degrees 47 minutes 19 seconds East a distance of 231.69 feet to the point of beginning. Line "A" is described as commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter of said Section 3; thence Easterly on an assumed bearing of South 89 degrees 16 minutes 25 seconds East along the North line of said Southeast Quarter of the Northeast Quarter a distance of 987.04 feet to the point of beginning of said Line "A"; thence deflecting right 90 degrees 00 minutes 00 seconds on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 871.29 feet and said Line "A" there terminating. Ramsey County, Minnesota

**Abstract Property** Parcel 2:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter, thence on an assumed bearing of South 00 degrees 26 minutes 21 seconds East 921.54 feet along the Westerly line of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 16 minutes 25 seconds East 75.37 feet to the point of beginning of the parcel to be described; thence South 89 degrees 16 minutes 25 seconds East 214.00 feet; thence South 00 degrees 43 minutes 35 seconds West 7.00 feet; thence South 89 degrees 16 minutes 25 seconds East 350.00 feet; thence North 00 degrees 43 minutes 35 seconds East 116.00 feet; thence North 89 degrees 16 minutes 25 seconds West 533.00 feet; thence North 00 degrees 43 minutes 35 seconds East 82.00 feet; thence North 89 degrees 16 minutes 25 seconds West 31.00 feet; thence South 00 degrees 43 minutes 35 seconds West 191.00 feet to the point of beginning and there terminating. Ramsey County, Minnesota Abstract Property

PROPOSED PROPERTY DESCRIPTIONS

Parcel 1A:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 11 minutes 39 seconds West 1319.78 feet; thence North 00 degrees 26 minutes 21 seconds West 160.00 feet along the West line of said Southeast Quarter of the Northeast Quarter to the point of beginning of the tract to be described; thence continuing on a bearing of North 00 degrees 26 minutes 21 seconds West along said West line 1154.23 feet to the North line of the South Half of the Northeast Quarter, thence South 89 degrees 16 minutes 25 seconds East along said North line of said South Half 859.69 feet; thence South 00 degrees 26 minutes 16 seconds East 1255.41 feet; thence North 89 degrees 11 minutes 39 seconds West 299.48 feet; thence North 00 degrees 48 minutes 21 seconds East 12.00 feet; thence North 89 degrees 11 minutes 39 seconds West 480.46 feet; thence North 24 degrees 24 minutes 27 seconds West 98.23 feet: thence South 89 degrees 33 minutes 39 seconds West 40.00 feet to the point of beginning and there terminating.

Also all of Lot 8, Block 1, Maplewood Mall Addition, Ramsey County, Minnesota.

Also all that part of Lot 7, Block 1, Maplewood Mall Addition, Ramsey County, Minnesota, lying Southwesterly and Westerly of the following described line:

Commencing at the Southeast corner of said Lot 7, thence on assumed bearing of North 00 degrees 26 minutes 16 seconds West along the Easterly line of said Lot 7 a distance of 157.58 feet; thence Northerly, Northeasterly and Easterly along the Easterly line of said Lot 7 and along a tangential curve concave to the Southeast having a central angle of 81 degrees 29 minutes 26 seconds a radius of 173.04 feet, a chord bearing of North 40 degrees 18 minutes 27 seconds East a distance of 246.11 feet to the point of beginning of the line to be described; thence South 81 degrees 03 minutes 10 seconds West 30.00 feet; thence North 53 degrees 56 minutes 50 seconds West 52.54 feet; thence North 4 degrees 37 minutes 01 seconds West 418.57 feet to a point on the North line of said Lot 7 distant 460.09 feet East of the Northwest corner thereof and there terminating.

Except for those parcels described as follows:

Olive Garden Parcel:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22 and also all that part of Lots 7 and 8, Block 1, Maplewood Mall Addition all in Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter of said Section 3; thence Easterly on an assumed bearing of South 89 degrees 16 minutes 25 seconds East along the North line of said Southeast Quarter of the Northeast Quarter a distance of 987.04 feet; thence deflecting right 90 degrees 00 minutes 00 seconds on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 871.29 feet to the point of beginning of the parcel to be described; thence on a bearing of South 89 degrees 16 minutes 25 seconds East 300.42 feet to a point on the Easterly line of said Lot 8, Block 1, Maplewood Mall Addition; thence South 00 degrees 26 minutes 16 seconds East 285.22 feet along the Easterly line of Lot 8, thence South 40 degrees 13 minutes 50 seconds West 98.74 feet to the Southeast corner of Lot 8; thence North 89 degrees 11 minutes 39 seconds West 243.40 feet; thence North 00 degrees 43 minutes 35 seconds East 361.01 feet to the point of beginning and there terminating.

City of Maplewood Parcel:

That part of Lot 7, Block 1, Maplewood Mall Addition, described as follows:

Beginning at the Southeast corner of said Lot 7, Block 1, Maplewood Mall Addition; thence South 90 degrees 00 minutes 00 seconds West (assumed bearing), 1.98 feet along the Southerly line of said Lot 7; thence North 00 degrees 00 minutes 00 seconds East, 63.89 feet; thence Northwesterly 169.26 feet along the arc of a tangential curve concave to the Southwest having a central angle of 07 degrees 00 minutes 00 seconds and a radius of 1385.39 feet, the long chord of which bears North 03 degrees 30 minutes 00 seconds West, 169.15 feet; thence North 07 degrees 00 minutes 00 seconds West, 95.56 feet; thence Northwesterly 180.74 feet along the arc of a tangential curve concave to the Northeast having a central angle of 07 degrees 00 minutes 00 seconds and a radius of 1479.39 feet, the long chord of which bears North 03 degrees 30 minutes 00 seconds West 180.63 feet; thence North 01 degrees 25 minutes 56 seconds East, 266.66 feet to a point on the Northerly line of said Lot 7, Block 1; thence South 89 degrees 16 minutes 25 seconds East to the Southwest corner of Lot 6, Block 1, Maplewood Mall Addition; thence South 04 degrees 37 minutes 01 seconds East, 418.57 feet; thence South 53 degrees 56 minutes 50 seconds East, 52.54 feet; thence North 81 degrees 03 minutes 10 seconds East, 30.00 feet; thence Southwesterly along the arc of a tangential curve concave to the Southeast having a central angle of 81 degrees 29 minutes 26 seconds, a radius of 173.04 feet, a distance of 246.11 feet; thence South 00 degrees 26 minutes, 16 seconds East, along the East line of said Lot 7,157.58 feet to the Southeast corner of Lot 7, being the point of beginning, and there terminating.

McDonald's Parcel:

That part of Lots 7 and 8, Block 1, Maplewood Mall Addition, according to the plat of record thereof, Ramsey County, Minnesota, described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89 degrees 33 minutes 44 seconds West, assumed bearing, along the South line of said Lot 7, a distance of 1.98 feet to the actual point of beginning; thence North 00 degrees 26 minutes 16 seconds West, a distance of 63.89 feet; thence Northerly along a tangential curve concave to the West having a central angle of 2 degrees 54 minutes 39 seconds and a radius of 1385.39 feet for an arc distance of 70.38 feet; thence North 89 degrees 16 minutes 25 seconds West, not tangent to said curve, a distance of 201.15 feet; thence South 00 degrees 47 minutes 19 seconds West, a distance of 231.69 feet to the North line of a parcel described in Document No. 2513246; thence South 89 degrees 16 minutes 25 seconds East along said North line, a distance of 204.87 feet to the East line of said Lot 8; thence North 00 degrees 26 minutes 16 seconds West along said East line, a distance of 97.48 feet to said South line of said Lot 7, thence North 89 degrees 33 minutes 44 seconds East, along said South line, a distance of 3.02 feet to the point of beginning.

Den-Way, Inc. Parcel:

All that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, and also all that part of Lot 8, Block 1, Maplewood Mall Addition, all in Ramsey County Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter of said Section 3; thence Easterly on an assumed bearing of South 89 degrees 16 minutes 25 seconds East along the North line of said Southeast Quarter of the Northeast Quarter a distance of 987.04 feet; thence deflecting right 90 degrees 00 minutes 00 seconds on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 950.27 feet to the point of beginning of the parcel to be described; thence continuing on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 282.02 feet to the South line of said Lot 8; thence North 89 degrees 11 minutes 39 seconds West a distance of 102.33 feet to the Southwest corner of said Lot 8; thence South 0 degrees 26 minutes 16 seconds East a distance of 23.01 feet; thence North 89 degrees 11 minutes 39 seconds West a distance of 196.59 feet; thence North 0 degrees 44 minutes 18 seconds East a distance of 267.48 feet; thence South 89 degrees 28 minutes 25 seconds East a distance of 135.64 feet; thence South 89 degrees 01 minutes 07 seconds East a distance of 91.00 feet; thence Northeasterly 37.62 feet along the arc of a tangential curve concave to the North having a central angle of 35 degrees 38 minutes 02 seconds and a radius of 60.49 feet; thence North 55 degrees 20 minutes 50 seconds East tangent to said curve a distance of 44.72 feet to the point of beginning and there terminating.

KTJ 69 Parcel:

That part of Lots 7 and 8, Block 1, Maplewood Mall Addition, according to the recorded plat thereof and the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as commencing at the southeast corner of said Lot 7; thence South 89 degrees 33 minutes 44 seconds West, assumed bearing, along the south line of said Lot 7, a distance of 1.98 feet; thence North 0 degrees 26 minutes, 16 seconds West a distance of 63.89 feet; thence northerly a distance of 70.38 feet along a tangential curve concave to the west having a central angle of 2 degrees 54 minutes 39 seconds and a radius of 1385.39 feet; thence North 89 degrees 16 minutes 25 seconds West, not tangent to said curve, a distance of 201.15 feet to the point of beginning of the land to be described; thence continuing North 89 degrees 16 minutes 25 seconds West a distance of 298.32 feet; thence South 77 degrees 32 minutes 21 seconds West a distance of 98.40 feet; thence South 0 degrees 44 minutes 18 seconds West a distance of 325.37 feet; thence South 89 degrees 28 minutes 25 seconds East a distance of 135.64 feet; thence South 89 degrees 01 minutes 07 seconds East a distance of 91.00 feet; thence Northeasterly a distance of 37.63 feet along a tangential curve, concave to the North and having a radius of 60.50 feet and a central angle of 35 degrees 38 minutes 03 seconds; thence North 55 degrees 20 minutes 50 seconds East, tangent to said curve a distance of 44.71 feet to the Southerly extension of Line "A" described below; thence North 0 degrees 43 minutes 35 seconds East along said Southerly extension of Line "A" a distance of 78.99 feet to the termination point of said Line "A"; thence South 89 degrees 16 minutes 25 seconds East a distance of 95.55 feet to the intersection with a line drawn South 0 degrees 47 minutes 19 seconds West from the point of beginning; thence North 0 degrees 47 minutes 19 seconds East a distance of 231.69 feet to the point of beginning. Line "A" is described as commencing at the Northwest corner of said Southeast Quarter of the Northeast Quarter of said Section 3; thence Easterly on an assumed bearing of South 89 degrees 16 minutes 25 seconds East along the North line of said Southeast Quarter of the Northeast Quarter a distance of 987.04 feet to the point of beginning of said Line "A"; thence deflecting right 90 degrees 00 minutes 00 seconds on a bearing of South 00 degrees 43 minutes 35 seconds West a distance of 871.29 feet and said Line "A" there terminating. Ramsey County, Minnesota

Parcel 1B:

That part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

TO BE DETERMINED

Parcel 1C:

That part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

TO BE DETERMINED

### PROPOSED PROPERTY DESCRIPTIONS CONTINUED

Parcel 1B:

That part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

TO BE DETERMINED

Parcel 1C:

That part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

TO BE DETERMINED

#### PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTIONS

A 10.00 foot easement over, under and across that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, lying within 5.00 feet on the interior side and 5.00 feet on the exterior side of the boundary line of the following described as follow tract:

TO BE DETERMINED

Together with a 10.00 foot easement over, under and across that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota, lying within 5.00 feet on the interior side and 5.00 feet on the exterior side of the boundary line of the following described as follow tract:

TO BE DETERMINED

## PROJECT SUMMARY

Parcel 1 property address is 1715 Beam Ave E, Maplewood, MN, its property identification number is 032922140015. Parcel 2 property address is 1719 Beam Ave E, Maplewood, MN, its property identification number is 032922140006.

Parcel 1 has a gross area of 26.007 Acres or 1,132,851 Square Feet, right of way area of 1.33 Acres or 57,741 Square Feet and the net area of 24.681 Acres or 1,075,110

Parcel 2 has a gross area of 1.526 Acres or 66,468 Square Feet and no right of way area.

PROPOSED PARCEL AREAS:

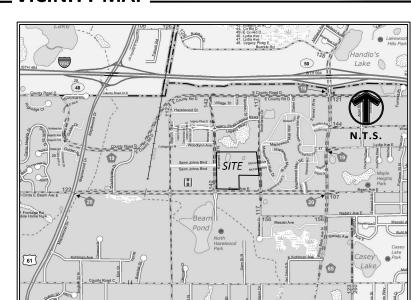
Parcel 1A has a gross area of 26.664 Acres or 1,161,464 Square Feet, right of way area of 1.33 Acres or 57,741 Square Feet and the net area of 25.338 Acres or 1,103,723

Parcel 1B has a gross area of 0.448 Acres or 19,253 Square Feet and no right of way area. Parcel 1C has a gross area of 0.421 Acres or 18,332 Square Feet and no right of way area.

# SURVEY NOTES

- 1. This survey was prepared utilizing Title Commitment Order No. CP73797 by Fidelity National Title Insurance Company, bearing an effective date of 05/21/2024.
- 2. The bearing system is based on the Ramsey County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of N 01° 06' 49" W for the East line of Northeast Quarter, Section 03, Township 29, Range 22.
- 3. The vertical datum is based on NAVD88. The originating bench marks are BUCK and SHACK, both referenced from the MnDOT Geodetic Database. TNH Elev.=916.87

BENCHMARK #2 TNH Elev.=918.55 **=**VICINITY MAP=



JAF		I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under	10/11/2024	JJA		CERTIFICATE OF SURVEY
ECH)		the laws of the State of Minnesota.		DESIGNED BY BB	Samhatek	ARIZONA PARTNERS
(LMS TI		Print Name: Jared Averbeck  ORAFT 10/15/24		CHECKED BY  JJA	www.sambatek.com	BIRCH RUN STATION SUBDIVISI
24.1S	© 2021 Sambatek	Date License #53642		PROJECT NO. 52826	Engineering   Surveying   Planning   Environmental	MAPLEWOOD, MINNESOTA

