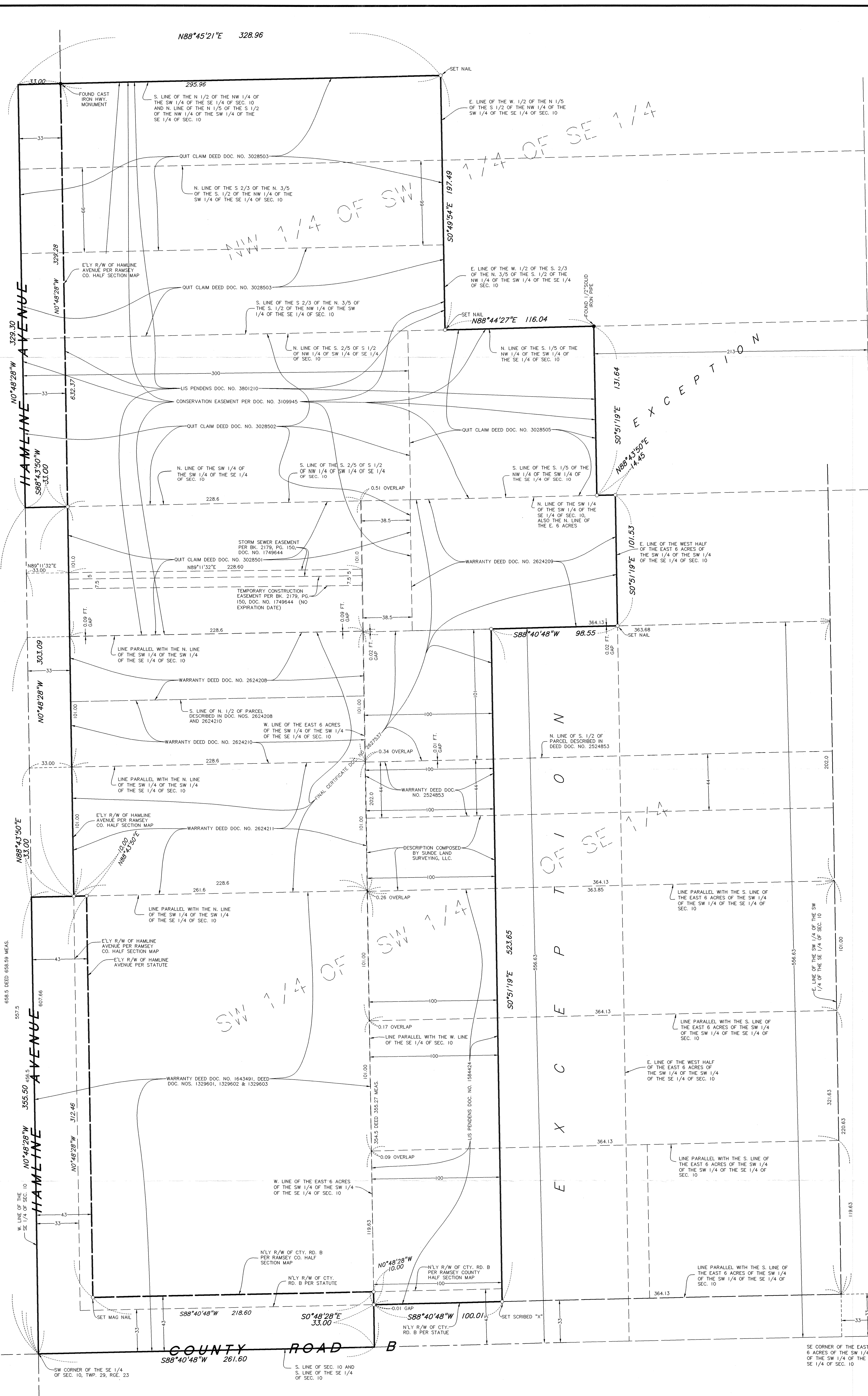


N88°45'21"E 328.96



**DESCRIPTION OF PROPERTY SURVEYED**  
 (Per Deed Doc. Nos. 1329601, 1329602, 1329603 and 1643491)

Commencing at the Southwest corner of the Southeast Quarter (S.E. 1/4) of Section Ten (10), Township Twenty-Nine North (29 N.), Range Twenty-Three West (23 W.); thence north along the West line of said Southeast Quarter (S.E. 1/4) a distance of Three Hundred Fifty-Five and five-tenths Feet (355.5') to a point; thence East and parallel with the North line of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (S.W. 1/4 of S.W. 1/4 of S.E. 1/4) of said Section Ten (10), a distance of Two Hundred Sixty-One and six-tenths Feet (261.6') to a point; thence South and parallel with the West line of said Southeast Quarter (S.E. 1/4) a distance of Three Hundred Fifty-Four and five-tenths Feet (354.5') to the South line of said Section Ten (10); thence West along the South line of said Section Ten (10) to the point of beginning, subject to easements to the public in and to Hamline Avenue and County Road B for highway purposes.

(Per Warranty Deed Doc. No. 2624211 and Final Certificate Doc. No. 2627537)

All that part of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 10, Township 29, Range 23, described as follows: Beginning at a point 456.5 feet North and 33.0 feet East of the SW corner of the SE 1/4 of Section 10, Township 29, Range 23, (being on the East right of the way line of Hamline Ave.) thence East parallel with the North line of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 10 a distance of 228.6 feet, thence South along the South line of said Section Ten (10) to the point of beginning, subject to easements to the public in and to Hamline Avenue and County Road B for highway purposes.

(Per Warranty Deed Doc. No. 2524853)

The West one hundred (100) feet of the North forty-four (44) feet of the South one-half (S. 1/2) of the following described premises:

Commencing at a point thirty-three (33) feet North and thirty-three (33) feet West of the Southeast corner of the East six (6) acres of the Southwest quarter (SW 1/4) of Southwest quarter (SW 1/4) of Southeast quarter (SE 1/4) of Section Ten (10), Township twenty-nine (29), Range twenty-three (23), thence North 321.63 feet to the place of beginning, thence West parallel to the South line of said East six (6) acres 364.13 feet, thence North along the West line of said East six (6) acres 202 feet, thence East 364.13 feet, thence South 202 feet to the place of beginning.

(Per Warranty Deed Doc. No. 2624208 and Final Certificate Doc. No. 2627537)

N-1/2 of a parcel of land described as follows: Beginning at a point 557.5 ft. N and 33 ft. E of the SW corner of SE-1/4 of Sec. 10, T. 29, R. 23, being the E. line of Hamline Avenue, thence E parallel with the N line of SW-1/4 of SE-1/4 of SE-1/4 of Sec. 10 a distance of 228.6 ft.; thence S 101 ft.; thence W 228.6 ft.; thence N along the E line of Hamline Avenue 101 ft to the point of beginning.

(Per Warranty Deed Doc. No. 2624210 and Final Certificate Doc. No. 2627537)

South 1/2 of parcel of land described as follows: Beginning at a point 557.5 feet North and 33 feet East of the Southwest corner of the Southeast 1/4 of Section 10, Township 29, Range 23, being East line of Hamline Avenue, thence East, parallel with the North line of the Southwest 1/4 of Southwest 1/4 of Southeast 1/4 of Section 10, a distance of 228.6 feet, thence South 101 feet, thence West 228.6 feet, thence North along East line of Hamline Avenue 101 feet to point of beginning.

(Per Final Certificate Doc. No. 2627537)

The West 100 feet of the following described property:

The north 101 feet of the south 556.63 feet of the east six (6) acres of the southwest quarter of the southwest quarter of the southeast quarter of Section 10, Township 29, Range 23.

(Per Lis Pendens Doc. No. 1584424)

The West 100 feet of the tract described as follows: That part of the East 6 acres of the SW 1/4 of SW 1/4 of SE 1/4 of Section 10, Township 29, Range 23 described as follows: Commencing at a point 33 feet North and 33 feet West of the SE corner of said East 6 acres of said SW 1/4 of SW 1/4 of SE 1/4 of Section 10; thence West parallel to the South line of said East 6 acres, 364.13 feet to the West line of said East 6 acres; thence North along the West line of said East 6 acres, 119.63 feet; thence South parallel to the South line of said East 6 acres 364.13 feet; thence South 119.63 feet to point of beginning.

The West 100 feet of the tract described as follows: Commence at a point 33 feet North and 33 feet West of the SE corner of the East 6 acres of the SW 1/4 of SW 1/4 of SE 1/4 of Section 10, Township 29, Range 23, thence North 119.63 feet to the place of beginning; thence West parallel to the South line of the said East 6 acres, 364.13 feet to the West line of said East 6 acres; thence North along the West line of said East 6 acres, 101 feet; thence South 101 feet to the place of beginning.

(Per Warranty Deed Doc. No. 2624209 and Final Certificate Doc. No. 2627537)

The West 1/2 of the East 6 acres of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 29, Range 23, except the Southerly 556.63 feet thereof and except the Westerly 38.5 feet thereof.

(Per Quit Claim Deed Doc. No. 3028501) (Lis Pendens Doc. No. 3801210)

The Westerly 38.5 feet of the West 1/2 of the East 6 acres of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 29, Range 23, except the Southerly 556.63 feet thereof; and

Beginning at a point 658.5 feet North and 33 feet East of the Southwest corner of the Southeast 1/4 of Section 10, Township 29, Range 23 (being on the East line of Hamline Avenue), thence East along the North line of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 29, Range 23, a distance of 228.6 feet, thence South 101 feet, thence West 228.6 feet, thence North along the East line of Hamline Avenue, 101 feet to point of beginning.

(Per Quit Claim Deed Doc. No. 3028502) (Lis Pendens Doc. No. 3801210)

West 300 feet of South two-fifths of south one-half of Northwest Quarter of Southwest Quarter of Section 10, Township 29, Range 23, except the Southerly 556.63 feet thereof and except the Westerly 38.5 feet thereof.

(Per Quit Claim Deed Doc. No. 3028503) (Lis Pendens Doc. No. 3801210)

The West 1/2 of the South 2/3 of the North 3/5 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 29, Range 23, except the North 66 feet thereof, according to the Government Survey thereof.

(Per Quit Claim Deed Doc. No. 3028504) (Lis Pendens Doc. No. 3801210)

The North 66 feet of the West 1/2 of the South 2/3 of the North 3/5 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 29, Range 23, West.

The West 1/2 of the North 1/5 of the South 1/2 of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 10, Township 29, Range 23.

(Per Quit Claim Deed Doc. No. 3028505) (Lis Pendens Doc. No. 3801210)

The South One-Fifth (1/5), except the West 300.00 feet and except the East 213.00 feet thereof, of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 10, Township 29, Range 23, Ramsey County, Minnesota.

(Description prepared by Sunde Land Surveying, LLC.)

The West 100.00 feet of the South Half of the following described property:

Commencing at a point 33.00 feet north of and 33.00 feet west of the southeast corner of the east 6 acres of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 10, Township 29, Range 23, Ramsey County, Minnesota; thence northerly, along a line lying 33.00 feet west of and parallel with the east line of said east 6 acres of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 10, a distance of 321.63 feet to the point of beginning of the parcel to be described; thence westerly, parallel with the south line of said east 6 acres, a distance of 364.13 feet to the west line of said east 6 acres; thence northerly, along said west line of the east 6 acres, a distance of 202.00 feet; thence easterly, parallel with said south line of the east 6 acres, a distance of 364.13 feet to said line lying 33.00 feet west of and parallel with the east line of the east 6 acres; thence southerly, along the last described parallel line, a distance of 202.00 feet to the point of beginning.

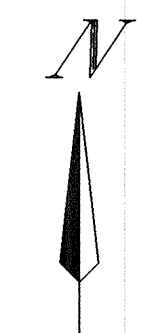
EXCEPT the north 44.00 feet thereof.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, from or on said land.

Dated this 20th day of February, 2007.

SUNDE LAND SURVEYING, LLC.  
 By: *John K. Barnes*  
 John K. Barnes, P.L.S. Minn. Lic. No. 16456

\*SEE SHEET FOR LOCATION, TOPOGRAPHIC AND UTILITY INFORMATION

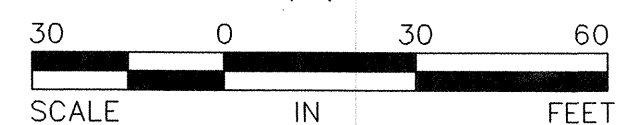


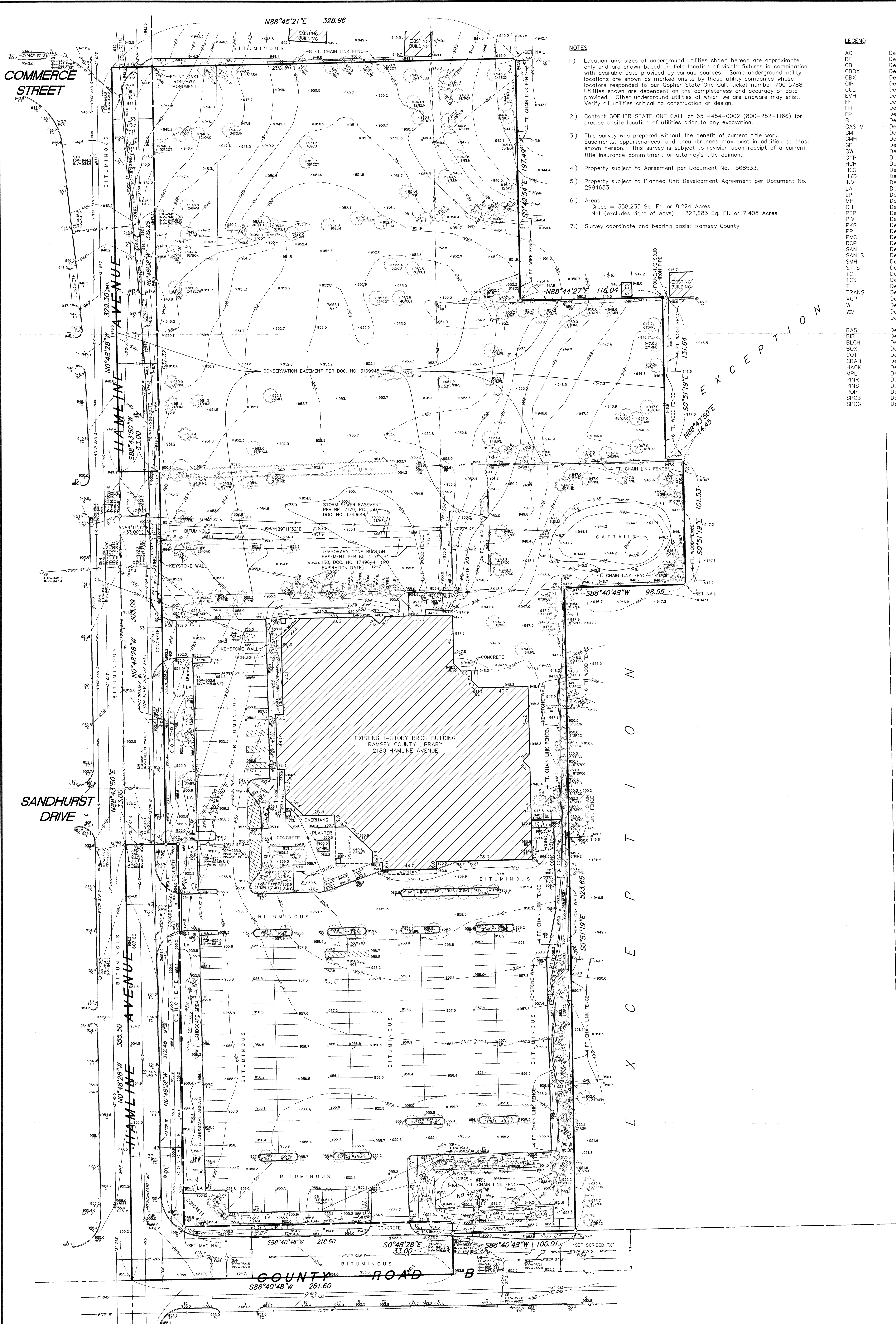
Revision	By	Date

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR RAMSEY COUNTY LIBRARY (2180 HAMLINE AVENUE)**

**Sunde Land Surveying, LLC.**  
 2007 East Bloomington Freeway, Suite 118  
 Bloomington, Minnesota 55420-3435 Business: 952-881-2455 • FAX: 952-888-9528

Date: 2/20/2007  
 Project: 2007-033  
 Drawing: 200703001.dwg  
 Sheet: 1 of 2





**NOTES**

- 1.) Location and sizes of underground utilities shown hereon are approximate only 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 70015788. Utilities shown are dependent on the completeness and accuracy of data provided. 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 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) This survey was prepared without the benefit of current title work. Easements, opportunities, 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.) Property subject to Agreement per Document No. 1568533.
- 5.) Property subject to Planned Unit Development Agreement per Document No. 2994683.
- 6.) Areas: Gross = 358,235 Sq. Ft. or 8.224 Acres  
Net (excludes right of ways) = 322,683 Sq. Ft. or 7.408 Acres
- 7.) Survey coordinate and bearing basis: Ramsey County

**LEGEND**

AC	Denotes air conditioner
BE	Denotes building entrance
CB	Denotes catch basin
CBX	Denotes control box
CIB	Denotes communication box
CP	Denotes cast iron pipe
COL	Denotes column
EMH	Denotes electric manhole
FF	Denotes finished floor
FF	Denotes fire hookup
FP	Denotes flag pole
G	Denotes gutter
GAS V	Denotes gas valve
GM	Denotes gas meter
GMH	Denotes gas manhole
GP	Denotes guard post
GW	Denotes guy wire
GP	Denotes guy pole
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaped area
LP	Denotes light pole
MH	Denotes manhole
OHE	Denotes overhead electric line
PEP	Denotes polyethylene pipe
PIV	Denotes post indicator valve
PKS	Denotes parking sign
PP	Denotes power pole
PVC	Denotes plastic pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TL	Denotes traffic light
TRANS	Denotes electric transformer
VCP	Denotes vitrified clay pipe
W	Denotes water line
WV	Denotes water valve
	Denotes set iron pipe RLS 16456, unless otherwise noted

BAS	Denotes Basswood tree
BIR	Denotes Birch tree
BLCH	Denotes Black Cherry tree
BOX	Denotes Boxelder tree
COT	Denotes Cottonwood tree
CRAB	Denotes Crabapple tree
HACK	Denotes Hackberry tree
MPL	Denotes Maple tree
PNR	Denotes Red Pine tree
PNS	Denotes Scotch Pine tree
POP	Denotes Poplar tree
SPCB	Denotes Colorado Blue Spruce tree
SPCC	Denotes Colorado Green Spruce tree

EXCEPTION

STREET

DELLWOOD

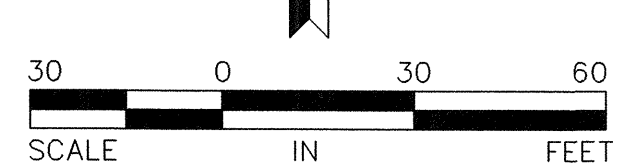
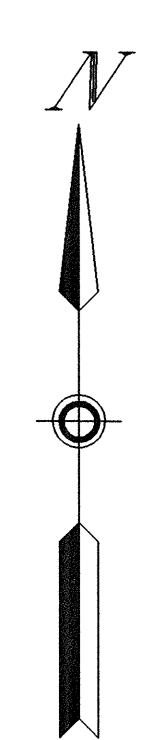
I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, from or on said land.  
 Dated this 20th day of February, 2007.

SUNDE LAND SURVEYING, LLC  
 By: *John R. Barnes*  
 John R. Barnes, P.L.S., Minn. Lic. No. 16456

\*SEE SHEET I FOR ADDITIONAL BOUNDARY INFORMATION

**BENCHMARKS**

- 1.) Top of top nut of 1st fire hydrant north of Sandhurst Drive, east side of Hamline Avenue.  
Elevation = 956.57 feet
- 2.) Top of northeast bolt of traffic light at the northeast quadrant of County Road B and Hamline Avenue.  
Elevation = 958.19 feet



Revision	By	Date
Drawing Title: <b>BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR RAMSEY COUNTY LIBRARY (2180 HAMLINE AVENUE)</b>		
<b>Sunde Land Surveying, LLC.</b>		
Date: 2/20/2007 Project: 2007-033 Drawing: 2007033001.dwg Sheet: 2 of 2		