



LESS AND EXCEPT: Lease Areas Parcel 2 (Abstract):

That part of the Southwest Quarter of Section 9, Township 30 North, Range 23 West, Ramsey County, Minnesota, and BROOK LAND ACRES, RAMSEY CO., MINN., described as follows: Commencing at the Northeast corner of said Southwest Quarter of said Section 9; thence South 00 degrees 41 minutes 07 seconds East along the east line of said Southwest Quarter a distance of 1458.80 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 890.47 feet to the point of beginning; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.00 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a

> That part of the Southeast Quarter of Section 9, Township 30 North, Range 23 West, Ramsey County, Minnesota, and BROOK LAND ACRES, RAMSEY CO., MINN., described as follows: Commencing at the Northwest corner of said Southeast Quarter of said Section 9; Thence South 00 degrees 41 minutes 07 seconds East along the west line of said Southeast Quarter a distance of 2215.93 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 411.74 feet to the point of beginning; thence North 89 degrees 43 minutes 43 East a distance of 90.00 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of

That part of the Northwest Quarter of Section 16. Township 30 North, Range 23 West, Ramsey County, Minnesota, and that part of the Southwest Quarter of Section 9, said Township 30 North, Range 23 West, and BROOK LAND ACRES, RAMSEY CO., MINN., described Commencing at the Northeast corner of said Northwest Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the east line of said Northwest Quarter a distance of 79.93 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 467.88 feet to the point of beginning; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 90.00 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 90.00 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.00 feet

That part of the Northwest Quarter of Section 16, Township 30 North, Range 23 West, Ramsev County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the east line of said Northwest Quarter a distance of 137.07 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 322.89 feet to the point of beginning; thence South 89 degrees 43 minutes 43 seconds West a distance of 93.32 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 108.24 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 93.32 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 108.24 feet

That part of the Northwest Quarter of Section 16, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the east line of said Northwest Quarter a distance of 312.92 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 680.15 feet to the point of beginning; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.00 feet: thence North 89 degrees 43 minutes 43 seconds East a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 90.00 feet

That part of the Northwest Quarter of Section 16, Township 30 North, Range 23 West, Ramsev County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the east line of said Northwest Quarter a distance of 693.36 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 943.87 feet to the point of beginning; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.00 feet: thence North 89 degrees 43 minutes 43 seconds East a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 90.00 feet

Ramsey County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the east line of said Northwest Quarter a distance of 1033.15 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 430.32 feet to the point of beginning; thence North 66 degrees 43 minutes 09 seconds West a distance of 128.46 feet; thence South 87 degrees 40 minutes 14 seconds West a distance of 247.67 feet; thence South 23 degrees 30 minutes 43 seconds West a distance of 633.00 feet; thence South 20 degrees 32 minutes 11 seconds East a distance of 275.61 feet; thence South 50 degrees 05 minutes 11 seconds East a distance of 36.22 feet; thence South 66 degrees 54 minutes 57 seconds East a distance of 32.11 feet; thence North 67 degrees 22 minutes 32 seconds East a distance of 310.70 feet; thence North 40 degrees 42 minutes 02 seconds East a distance of 33.79 feet; thence North 24 degrees 49 minutes 19 seconds East a distance of 384.54 feet; thence North 06 degrees 41 minutes 27 seconds East a distance of 36.34 feet; thence North 01 degree 58 minutes 52 seconds West a distance of 303.60 feet to the point of

That part of the Northwest Quarter of Section 16, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows: Commencing at the Northeast corner of said Northwest Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the east line of said Northwest Quarter a distance of 83.17 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 1097.86 feet to the point of beginning; thence North 66 degrees 43 minutes 09 seconds West a distance of 128.46 feet; thence South 87 degrees 40 minutes 14 seconds West a distance of 256.63 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 76.51 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.04 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 45.63 feet; thence South 23 degrees 30 minutes 43 seconds West a distance of 534.25 feet; thence South 20 degrees 32 minutes 11 seconds East a distance of 275.61 feet; thence South 50 degrees 05 minutes 11 seconds East a distance of 36.22 feet; thence South 66 degrees 54 minutes 57 seconds East a distance of 32.11 feet; thence North 67 degrees 22 minutes 32 seconds East a distance of 310.70 feet; thence North 40 degrees 42 minutes 02 seconds East a distance of 33.79 feet; thence North 24 degrees 49 minutes 19 seconds East a distance of 384.54 feet; thence North 06 degrees 41 minutes 27 seconds East a distance of 36.34 feet; thence North 01 degree 58 minutes 52 seconds West a distance of 303.60 feet to the point of beginning.

Ramsey County, Minnesota, described as follows: Commencing at the Northwest corner of said Southeast Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the west line of said Southeast Quarter a distance of 591.04 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 1282.54 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East a distance of 90.00 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.00 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 90.00 feet to the point of beginning.

Commencing at the Northwest corner of said Southeast Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the west line of said Southeast Quarter a distance of 996.89 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 379.58 feet to the point of beginning; thence North 51 degrees 21 minutes 40 seconds East a distance of 46.21 feet; thence South 42 degrees 53 minutes 07 seconds East a distance of 51.29 feet; thence North 50 degrees 01 minute 00 seconds East a distance of 553.44 feet; thence South 40 degrees 03 minutes 19 seconds East a distance of 566.24 feet; thence South 49 degrees 26 minutes 49 seconds West a distance of 558.08 feet; thence South 38 dearees 55 minutes 52 seconds East a distance of 38.67 feet; thence South 52 degrees 09 minutes 37 seconds West a distance of 49.52 feet; thence North 39 degrees 31 minutes 26 seconds West a distance of 660.93 feet to the point of beginning.

Commencing at the Northwest corner of said Southeast Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the west line of said Southeast Quarter a distance of 1554.15 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 1499.75 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East a distance of 198.36 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 91.00 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 198.36 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 91.00 feet to the point of beginning.

That part of the Southeast Quarter of Section 16, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows: Commencing at the Northwest corner of said Southeast Quarter of said Section 16; thence South 00 dearees 37 minutes 18 seconds East alona the west line of said Southeast Quarter a distance of 1775.38 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 1810.61 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East a distance of 90.00 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.00 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 90.00 feet to the point of beginning.

That part of the Southeast Quarter of Section 16, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows: Commencing at the northwest corner of said Southeast Quarter of said Section 16; thence South 00 degrees 37 minutes 18 seconds East along the west line of said Southeast Quarter a distance of 1390.26 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 2046.83 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East a distance of 90.00 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 90.00 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 90.00 feet to the point of beginning.

That part of the Southeast Quarter of Section 16, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows: Commencing at the Northwest corner of said Southeast Quarter of said Section 16; thence South 00 dearees 37 minutes 18 seconds East alona the west line of said Southeast Quarter a distance of 1531.22 feet; thence North 89 degrees 43 minutes 43 seconds East a distance of 1993.41 feet to the point of beginning; thence North 89 degrees 43 minutes 43 seconds East a distance of 90.00 feet; thence South 00 degrees 16 minutes 17 seconds East a distance of 270.00 feet; thence South 89 degrees 43 minutes 43 seconds West a distance of 90.00 feet; thence North 00 degrees 16 minutes 17 seconds West a distance of 270.00 feet to the point of beginning.

ROW corner B4406

File No.: NCS-584355-MPLS Policy No.: 584355

EXCEPTIONS FROM COVERAGE This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Discrepancies, conflicts in boundary lines, shortgages in area, encroachments, or any other fact which a correct survey would disclose, and which are not shown by Public Records. (All such matters are shown as noted) Any fact, rights, interests, or claims which are not shown by the Public Records

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DETAIL A

inquiry of persons in possession thereof. (All matters are shown as noted on sheet 2 of 2 for related unrecorded easements) Easements, claims of easement or encumbrances which are not shown by the Public Records. (All matters are shown as noted on sheet 2 of 2 for related

unrecorded easements) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records. (not survey Real estate taxes due and payable in the year 2013 and thereafter.(not survey

but which could be ascertained by an inspection of said Land or by making

6. Any and all levied special assessments. (not survey related) 7. Any and all pending special assessments. (not survey related)

Rights in connection with the rights of way for Interstate Highway 35W,U.S. Highway 10, and County presently laid out and traveled and as contained or shown in the following: (a) Final Order on County Road, recorded July 29, 1926, in the office of the County Recorder inBook 111, at page 77,as Doc. No. 714823; (does not affect subject property, said order reflects right of way in section 16 which is currently covered by MNDOT right—of—way plats 62 — 43 and 62 — 42 of record)

Recorder inBook 827, at page 201, as Doc. No. 735191; (does not affect subject property, said easement reflects right of way in section 16 which is currently covered by MNDOT right—of—way plat 62 – 42 of record) (c) Highway Easement, dated March 11, 1937, recorded May 28, 1937, in the office of theCounty Recorder as Doc. No. 915154; (does not affect subject property, said easement reflects right of way in section 9 which is currently covered by MNDOT right-of-way plat 62 - 44 of record) (d) Amended Width Order, recorded March 6, 1942, in the office of the County Recorder in Book205, page 271, as Doc. No. 1006568; (does not affect subject property, said order reflects right of way in section 16 which is currently covered by MNDOT right-of-way plat 62 - 43 of record) (e) Slope Easement Order, recorded July 1, 1942, in the office of the County Recorder as Doc. No. 1012041; (does not affect subject property, said slope easement would have expired from normal construction of highway no. 96 during the 1940 road construction period and terms of said order this order is based on the road centerline order no. 15264 and right of way order no. 15265 in section 16 which is currently covered by MNDOT right—of—way plats 62 — 42 and 62 — 60 of record and known as a portion of Truck Highway No. 10 and C.S.A.H. No. 96)

(b) Highway Easement, dated May 12, 1927, recorded in the office of the County

(f) Center Line Order, recorded July 2, 1942, in the office of the County Recorder as Doc. No.1012098; (does not affect subject property, said order no. 15264 reflects road centerline in section 16 which is currently covered by MNDOT right-of-way plats 62 - 42 and 62 - 60 of record and known as a portion of Truck Highway No. 10 and C.S.A.H. No. 96) (a) Width Order, recorded July 2, 1942, in the office of the County Recorder as Doc. No.1012099; (does not affect subject property, said order no. 15265 reflects right of way in section 16 which is currently covered by MNDOT right-of-way

plats 62 – 42 and 62 – 60 of record and known as a portion of Truck Highway

No. 10 and C.S.A.H. No. 96)

(h) Final Certificate by the State of Minnesota, recorded February 4, 1954, in the office of the County Recorder in Book 1440, page 451, as Doc. No. 1326463; (does not affect subject property, said final certificate reflects right of way in section 16 which is currently covered by MNDOT right-of-way plats 62 - 42, 62 -(i)Minnesota Department of Transportation Right of Way Plat No. 62—42, recorded June 13, 2007, in the office of the County Recorder as Doc. No. 4035939; (As (i)Minnesota Department of Transportation Right of Way Plat No. 62—43, recorded June 13, 2007, in the office of the County Recorder as Doc. No. 4095938; (As (k)Minnesota Department of Transportation Right of Way Plat No. 62—44,recorded June 13, 2007, in the office of the County Recorder as Doc. No. 4035937; (As 1)Minnesota Department of Transportation Right of Way Plat No. 62—45, recorded

June 13, 2007, in the office of the County Recorder as Doc. No. 4035936, and

recorded June 13, 2007, in the office of the Registrar of Titles as Doc. No. 2007796: (As shown) m) Quitclaim Deed, from the United States of America, as grantor, to the State f Minnesota, as grantee, dated December 20, 2011, recorded December 21, 2011, in the office of the County Recorder as Doc. No. 4311291, and recorded December 21, 2011,in the office of the Registrar of Titles as Doc. No. 2160982; deed for highway right of way purposes affects establishment of westerly boundary of subject property surveyed through and reflected on MNDOT riaht-of-way plats 62 - 42, 62 - 43, 62 - 44 and 62- 45. Establishes 3 controlled access openings and does conflict with the tract "D" and "E" line as described in said document related to existing record MNDOT plats. This conflicting line is not show as it has been corrected in corrective action through Doc. No.

4389368 as listed in 8 (n).) (Write a reversion to USA if conditions of Deed are

(n) Corrective Quitclaim Deed, from the United States of America, as grantor, to The State of Minnesota, as grantee, dated March 6, 2013, recorded March 7, 2013. in the office of the County Recorder as Doc. No. 4389368, and recorded March 7,2013, in the office of the Registrar of Titles as Doc. No. 2203413; (corrective deed for highway right of way purposes affects establishment of westerly boundary of subject property surveyed through and reflected on MNDOT right-of-way plats 62 - 42, 62 - 43, 62 - 44 and 62- 45. Establishes 3 controlled access points as shown on said survey.) (write a reversion to USA if conditions of Deed are not met) (o) Quitclaim Deed, from the United States of America, as grantor, to the County

office of the County Recorder as Doc. No. 4391801. (deed for highway right of way purposes affects establishment of westerly and southerly boundary of subject property surveyed through and reflected on MNDOT right-of-way plats 62 - 60 commonly referred to as Parcel 21. Establishes 1 controlled access point as shown on said survey.) (write a reversion to USA if conditions of Deed are not

of Ramsey, as arantee, dated March 12, 2013, recorded March 21, 2013, in the

Easement for highway purposes in favor of the Town of Mounds View, as contained in the Highway Easement, dated May 3, 1940, recorded June 10,1940, in the office of the County Recorder in Book 1054, page 309,as Doc. No. 973228. (As shown)

4, 1941, in the office of the County Recorder as Doc. No. 984961, and recorded January 4, 1941, in the office of the Registrar of Titles as Doc. No. 189787. (As shown) (11), Easement for flowage and ponding purposes in favor of the Rice Creek Watershed

District, as contained in the Easement, recorded March 4, 2008, in the office of the County Recorder as Doc. No. 4082870, and in the Quit Claim Deed, from the

United States of America, as grantor, to Ramsey County, as grantee, recorded

(10) Roads and avenues as shown on the plat of Brook Land Acres, recorded January

June 30, 2006, in the office of the County Recorder as Doc. No. 3965453 (which Quit Claim Deed is referred to and incorporated into said Easement). (Doc. No. 4082870 details easement location and conditions said easement does not affect subject property as shown) 12. Any and all matters, including easements for utilities, drainage, and other purposes, as shown on two pages provided by the United States of America that are unrecorded and that are identified respectively as:

Site (AHATS) and Arden Hills Army Reserve Center (USARC)"; and (b) "SUBJECT: Ingrants Supporting the Twin Cities Army Ammunition Plant, Minnesota." (as shown and noted on sheet 2 of 3 of subject survey) 13. Rights of Harry M. Robbins, his successors and/or assigns, as the owner of that part of the Land contained within Ramsey County Certificate of Title No. 102823.

(a) "SUBJECT: Status of the Outgrants at the Twin Cities AAP (TCAAP), Arden Hills

NOTE: See also the Court Order recorded in the office of the Registrar of Titles as Doc. No. 195987. (not survey related) (14) Rights of the United States of America, the State of Minnesota, the County or

Ramsey, the City of Arden Hills, and/or the public, in and to any part of the Land lying within Rice Creek. (Rice Creek is shown and depicted on subject

(15) Riparian rights incident to Rice Creek. Title to riparian rights is not insured hereunder. (Rice Creek is shown and depicted on subject survey)

16. The Company hereby insures against loss or damage resulting from a final court order vesting title in someone other than the Insured, but will not pay for litiaation costs or any other expenses associated with the defense of title for the parcel described as the Anna Sinna or Annie Senna or Kate Sinna or Anna Grudnowski or Grudnoske or Grudnwoski or Grudnoske which was identified in the condemnation petition as John Grudnowski, Jean Grudnoski and F. Grudnowski, as well asunknown heirs and assigns arising as a result of any allegation or determination that the United States of America did not pay for each and every parcel of land in the United States District Court condemnation actions by which those parcels were purportedly acquired. (not survey related) 17. Terms and conditions, including easements, as contained in the Environment Covenant and Easement, between the United States of America, and the Minnesota Pollution Control Agency, dated April 12, 2013, recorded April 16, 2013,in the office of the County Recorder as Doc. No. 4396482, and recorded April16, 2013, in the office of the Registrar of Titles as Doc. No. 2207138. (property identified as parcel 1 and 2 in said document are shown on the survey and comprise the overall property with exceptions and lease properties as

described, terms and conditions are not survey related)

in the Quitclaim Deed. from the United States of America, as grantor, to the County of Ramsey, as grantee, dated April 12, 2013, recorded April 16, 2013, in the office of the County Recorder as Doc. No. 4396486, and recorded April 16, 2013, in the office of the Registrar of Titles as Doc. No. 2207139, including the terms and conditions of the instrument referred to in said Quitclaim Deed. (Refers to blanket easement for access in reference to terms and conditions which are not survey related to overall subject property 1 including related subject parcels 2 tracts 5, 6, 7, 8 & 9, 10, 11, 101, 102 & 12, 16, 501, 19 &20, 21 22 & 23 as described in this document. Said parcel 1 and 2 are shown on the

18. Terms and conditions, including easements reserved by the grantor, as contained

19. Terms and conditions of the Lease Agreement, between the United States of America, as landlord, and the County of Ramsey, as tenant, dated April 15, 2013 which is unrecorded, and of the Memorandum of Lease, dated April 15, 2013, recorded April 16, 2013, in the office of the County Recorder as Doc. No. 4396484, which refers to said Lease Agreement. (lease tracts 5, 6, 7, 8 & 9, 10, 11, 101, 102 & 12, 16, 501, 19 &20, 21, 22 & 23 as described in this agreement are shown on subject survey, terms and conditions are not survey related)

SHEET INDEX

Sheet 1 - Certificate of Survey: Includes Boundary information, legal description, and Section Breakdown detail. Sheet 2 - Easements: Includes Electric and gas easements that lie within the property, existing watermain and building that are to remain Sheet 3 - Topographic Survey: Includes 2 foot contour intervals, all

surface features on the property at the time the survey was completed,