

COLLEGE PROPERTIES

KNOW ALL MEN BY THESE PRESENTS: That Northwestern College, a Minnesota non-profit corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot four (4), Block six (6), Fairview Heights Plat Three, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, and that part of vacated Russell Court adjoining thereto;

And that Richard G. Simpson and Jacqueline P. Simpson, husband and wife, owners and Northwestern College, a Minnesota non-profit corporation, contract for deed purchaser of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The East 225 feet of the North 183 feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 29 North, Range 23 West, according to the U.S. Government Survey thereof;

And that Scott W. Johnson and Arnold P. Orloff, Trustees of Limited Marital Trust No. 2 under The Lewis H. Johnson Revocable Trust Agreement, dated February 5, 1992, owners and Northwestern College, a Minnesota non-profit corporation, contract for deed purchaser of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lots 5, 6, 7 and 8, Block 6, Fairview Heights Plat Three, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, and that part of Vacated Russell Court adjoining thereto;

North 350 feet of the South 533 feet of the East 500 feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 29 North, Range 23 West, according to the U.S. Government Survey thereof;

North 633 feet of the East 500 feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 29 North, Range 23 West, except the East 225 feet of the North 183 feet thereof, and except the North 154 feet of the West 275 feet of the East 500 feet thereof, according to the U.S. Government Survey thereof;

North 154 feet of the West 275 feet of the East 500 feet, except the Westerly 40 feet thereof, in the Southeast Quarter of the Northeast Quarter of Section 4, Township 29 North, Range 23 West, according to the U.S. Government Survey thereof;

East 500 feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 29 North, Range 23 West, except the North 633 feet thereof, and except the South 533 feet thereof, according to the U.S. Government Survey thereof;

Lots 1, 2 and 3, Block 6, Fairview Heights Plat Three, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota, and that part of vacated Russell Court adjoining thereto;

The Westerly 40 feet of the North 154 feet of the West 275 feet of the East 500 feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 29 North, Range 23 West, according to the U.S. Government Survey thereof.

Have caused the same to be surveyed and platted as COLLEGE PROPERTIES and do hereby dedicate to the public for public use forever the thoroughfares, drainage and utility easement and the drainage easement as shown on this plat.

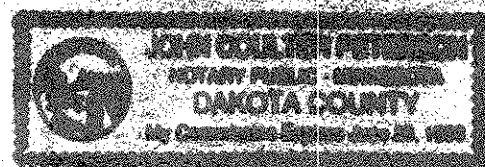
In witness whereof said Richard G. Simpson and Jacqueline P. Simpson, husband and wife, have hereunto set their hands this 15 day of October, 1993, and said Scott W. Johnson and Arnold P. Orloff, Trustees of Limited Marital Trust No. 2 under The Lewis H. Johnson Revocable Trust Agreement, dated February 5, 1992, have hereunto set their hands this 15 day of October, 1993 and said Northwestern College, a Minnesota non-profit corporation has, caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 15 day of October, 1993.

Richard G. Simpson
Richard G. Simpson

Jacqueline P. Simpson
Jacqueline P. Simpson

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 15TH day of OCTOBER, 1993 by Richard G. Simpson and by Jacqueline P. Simpson, husband and wife.



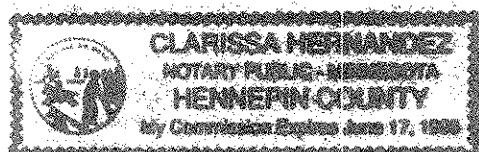
John Coulter Peterson
Notary Public, DAKOTA County, Minnesota
My Commission Expires JUNE 26, 1998

Scott W. Johnson
Scott W. Johnson, Trustee of Limited Marital Trust No. 2 under the Lewis H. Johnson Revocable Trust Agreement, dated February 5, 1992.

Arnold P. Orloff
Arnold P. Orloff, Trustee of Limited Marital Trust No. 2 under the Lewis H. Johnson Revocable Trust Agreement, dated February 5, 1992.

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 16th day of October, 1993 by Scott W. Johnson and by Arnold P. Orloff, Trustees of Limited Marital Trust No. 2 under The Lewis H. Johnson Revocable Trust Agreement, dated February 5, 1992.



Clarissa Hernandez
Notary Public, Hennepin County, Minnesota
My Commission Expires June 17, 1998

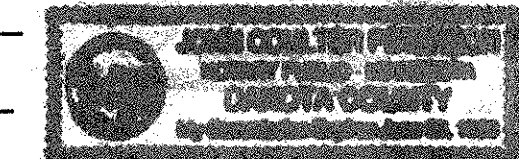
Signed: Northwestern College

Donald O. Erickson as President

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 14TH day of OCTOBER, 1993 by DONALD O. ERICKSON, PRESIDENT of Northwestern College, a Minnesota non-profit corporation, on behalf of the corporation.

John Coulter Peterson
Notary Public, DAKOTA County, Minnesota
My Commission Expires JUNE 26, 1998



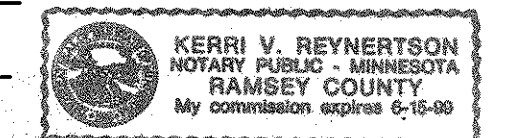
I hereby certify that I have surveyed and platted the property described on this plat as COLLEGE PROPERTIES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

John Coulter Peterson
John Coulter Peterson, Land Surveyor
Minnesota License No. 13792

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of October, 1993 by John Coulter Peterson, a Licensed Land Surveyor.

Kerri V. Reynertson
Notary Public, Ramsey County, Minnesota
My Commission Expires 6-15-99



City of Roseville

We do hereby certify that on the 15th day of October, 1993, the City Council of the City of Roseville, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Janna Johnson
Mayor
Steve P. Jafar
Manager

Taxes payable in the year 1993 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 22nd day of October, 1993.

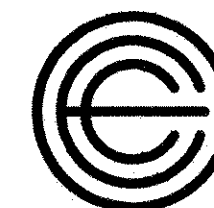
Lou McKenna, Director
Department of Property Taxation
By Luke Walbrat, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 26th day of OCTOBER, 1993 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, R.L.S.
Ramsey County Surveyor

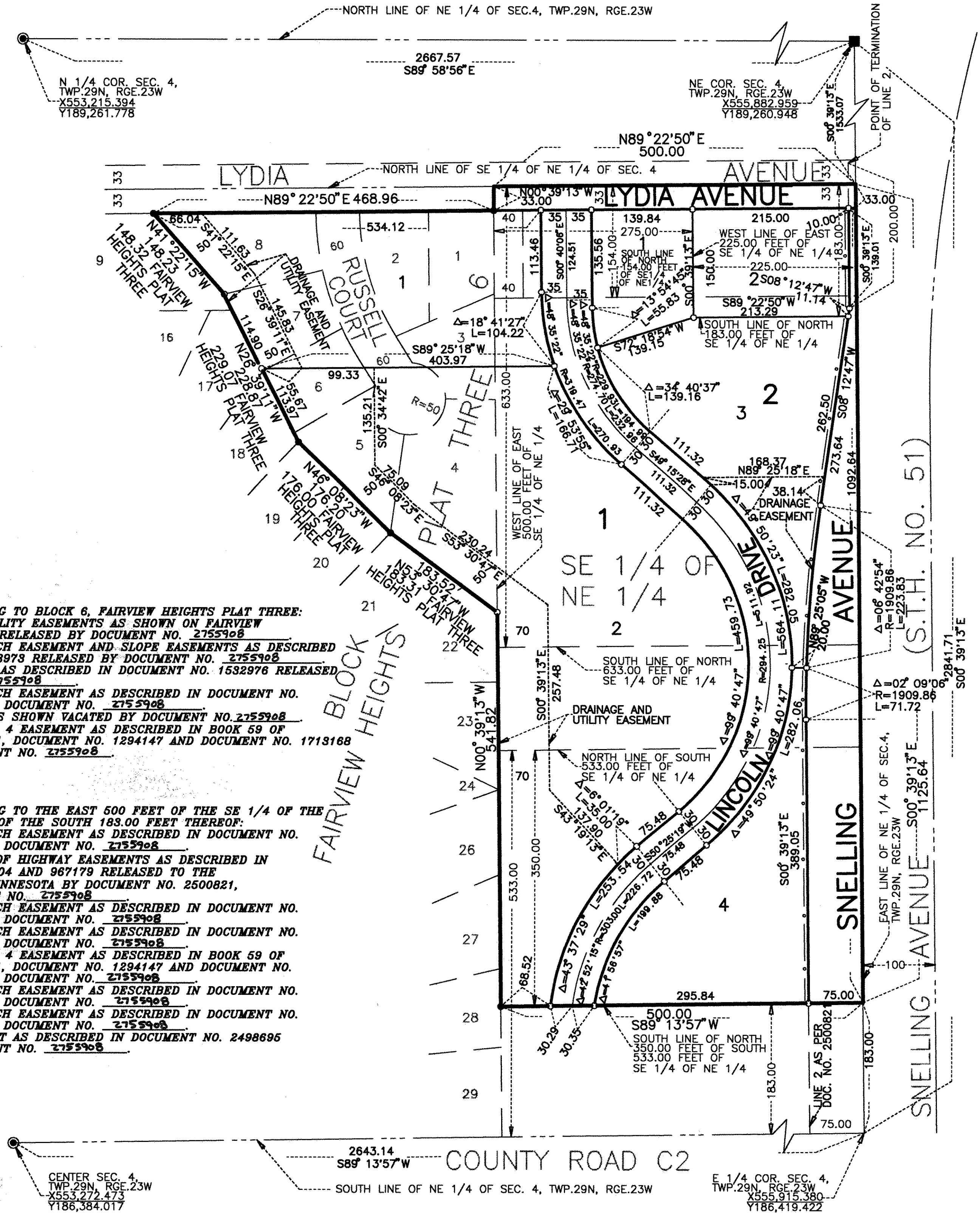
County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of COLLEGE PROPERTIES was filed in the office of the County Recorder for public record on this 28 day of OCTOBER, 1993, at 8:51 o'clock A.M. and was duly filed in Book 109 of Plats, Pages 8 and 9, as Document Number 2758251.

Lou McKenna, County Recorder
By _____, Deputy



C. E. COULTER & ASSOCIATES, INC.

COLLEGE PROPERTIES

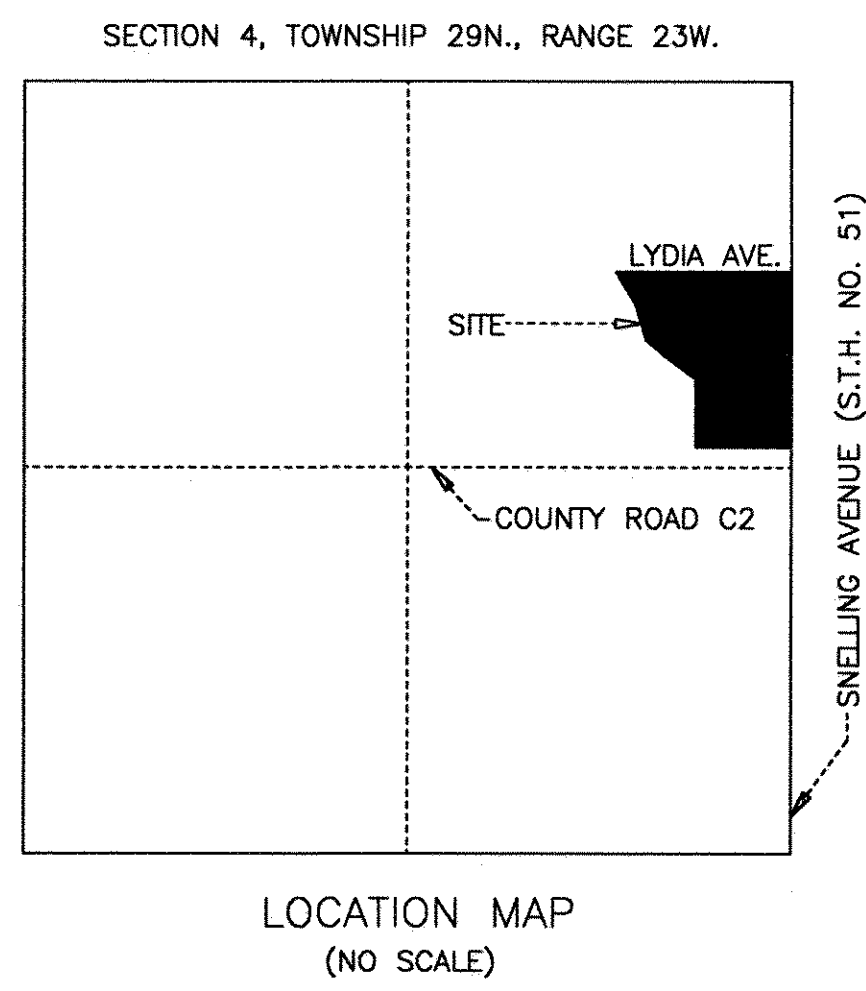
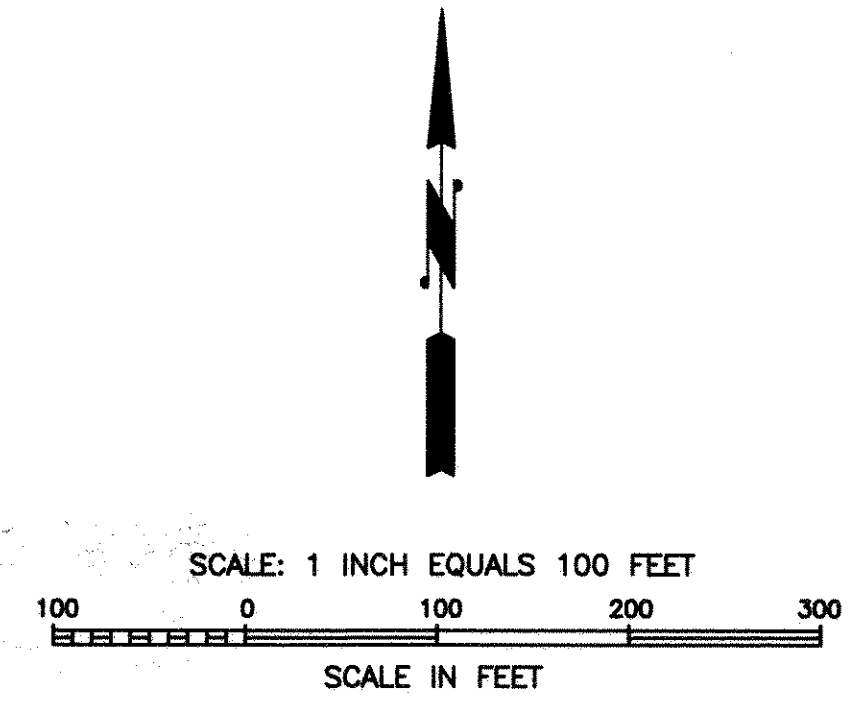


EASEMENTS PERTAINING TO BLOCK 6, FAIRVIEW HEIGHTS PLAT THREE:

- 1) DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON FAIRVIEW HEIGHTS PLAT THREE RELEASED BY DOCUMENT NO. 2155908
- 2) STORM WATER DITCH EASEMENT AND SLOPE EASEMENTS AS DESCRIBED IN DOCUMENT NO. 1723973 RELEASED BY DOCUMENT NO. 2155908
- 3) SEWER EASEMENT AS DESCRIBED IN DOCUMENT NO. 1532978 RELEASED BY DOCUMENT NO. 2155908
- 4) STORM WATER DITCH EASEMENT AS DESCRIBED IN DOCUMENT NO. 1713549 RELEASED BY DOCUMENT NO. 2155908
- 5) RUSSELL COURT AS SHOWN VACATED BY DOCUMENT NO. 2155908
- 6) COUNTY DITCH NO. 4 EASEMENT AS DESCRIBED IN BOOK 59 OF ASSIGNMENTS, PAGE 91, DOCUMENT NO. 1294147 AND DOCUMENT NO. 1713168 RELEASED BY DOCUMENT NO. 2155908

EASEMENTS PERTAINING TO THE EAST 500 FEET OF THE SE 1/4 OF THE NE 1/4 LYING NORTH OF THE SOUTH 183.00 FEET THEREOF:

- 1) STORM WATER DITCH EASEMENT AS DESCRIBED IN DOCUMENT NO. 1723487 RELEASED BY DOCUMENT NO. 2155908
- 2) THOSE PORTIONS OF HIGHWAY EASEMENTS AS DESCRIBED IN DOCUMENT NO. S 1365804 AND 967179 RELEASED TO THE CITY OF ROSEVILLE, MINNESOTA BY DOCUMENT NO. 2500821, VACATED BY DOCUMENT NO. 2155908
- 3) STORM WATER DITCH EASEMENT AS DESCRIBED IN DOCUMENT NO. 2340897 RELEASED BY DOCUMENT NO. 2155908
- 4) STORM WATER DITCH EASEMENT AS DESCRIBED IN DOCUMENT NO. 2340899 RELEASED BY DOCUMENT NO. 2155908
- 5) COUNTY DITCH NO. 4 EASEMENT AS DESCRIBED IN BOOK 59 OF ASSIGNMENTS, PAGE 91, DOCUMENT NO. 1294147 AND DOCUMENT NO. 1713168 RELEASED BY DOCUMENT NO. 2155908
- 6) STORM WATER DITCH EASEMENT AS DESCRIBED IN DOCUMENT NO. 1725511 RELEASED BY DOCUMENT NO. 2155908
- 7) STORM WATER DITCH EASEMENT AS DESCRIBED IN DOCUMENT NO. 2340898 RELEASED BY DOCUMENT NO. 2155908
- 8) PATHWAY EASEMENT AS DESCRIBED IN DOCUMENT NO. 2498695 RELEASED BY DOCUMENT NO. 2155908



- ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON RAMSEY COUNTY COORDINATES, NORTH AMERICAN DATUM OF 1983.
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT.
 - DENOTES 8 INCH BY 8 INCH RAMSEY COUNTY GRANITE MONUMENT.
 - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 13792.
 - DENOTES 1/2 INCH IRON PIPE FOUND AND MARKED BY LICENSE NO. 10459.
- NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET, AND WHICH SHALL BE IN PLACE ON OR BEFORE THE 18 TH DAY OF OCTOBER, 1994.
- · — · — DENOTES CONTROLLED ACCESS.



C. E. COULTER & ASSOCIATES, INC.