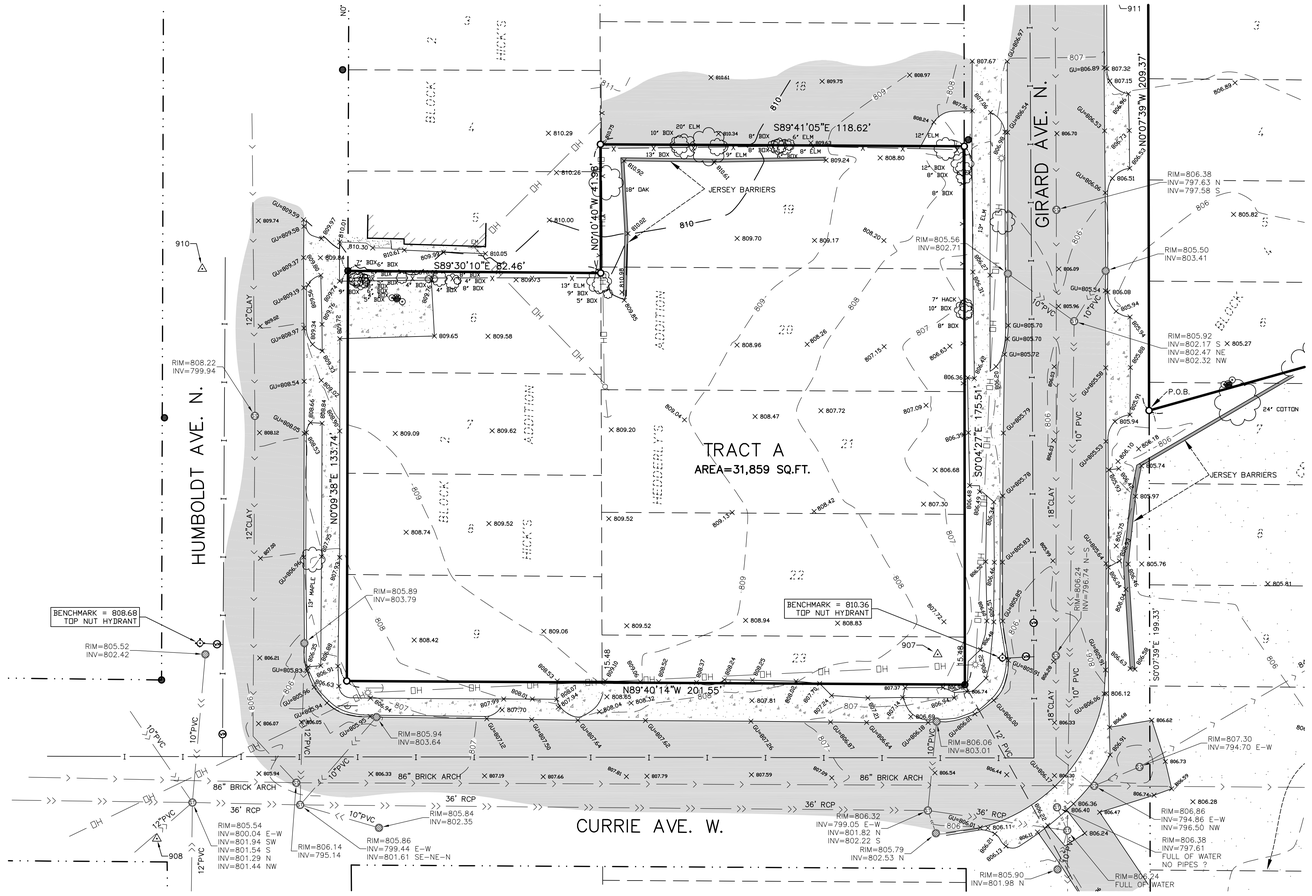

LEGAL DESCRIPTION TRACT A:

Lots 6, 7, 8 and 9, Block 2, Hick's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

AND

Lots 19, 20, 21, 22 and the North 15.48 feet of Lot 23, Hedderly's Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

LEGEND:

- Found Cast Iron Monument (CIM)
- *Set 1/2 Inch by 14 Inch Rebar with Plastic Cap Inscribed with License No. 44530*
- Found Iron Pipe
- *Control Point*
- Existing Elevation Contour Line
- x 900.0 Existing Spot Elevation
- Wetland Line
- Building Line
- Bituminous Surface
- Concrete Surface
- Paver Block Surface
- Gravel Surface
- Fence Line
- Overhead Utility Line
- Underground Electric Line
- Underground Telephone Line
- Underground Cable/TV Line
- Underground Fiber Optic Line
- Underground Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Utility Line
- Irrigation Line
- *FFE* *Finished Floor Elevation*
- *TNH* *Top Nut Hydrant*
- *RIM* *Structure Rim Elevation*
- *INV* *Structure Invert Elevation*
- *Soil Boring*
- Unknown Manhole
- Telephone Manhole
- Water Utility Manhole
- Well
- Hand Hole
- Electric Manhole
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin Manhole
- Flared End Section
- Gas Valve
- Water Valve
- Irrigation Control Valve
- Post Indicator Valve
- Water Shut-off/Curb Stop
- Fire Conn./Standpipe
- Fire Hydrant
- Cleanout
- Roof Drain
- Electric Transformer
- Electric Pedestal
- Telecommunications Pedestal
- Fiber Optic Pedestal
- Electric Meter
- Gas Meter
- Utility Pole
- Guy Wire
- Signal Pole
- Flag Pole
- Bollard/Guard Post
- Sign
- Light Pole
- Mailbox
- Shrub
- Deciduous Tree
- Coniferous Tree

GENERAL NOTES:

1. *Background information is based on a survey on the ground performed by Clark Engineering Corporation in September 2016, exclusively for this project.*
2. *All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.*
3. *At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.*
4. *For the purposes of this survey, the basis of bearing for the surveyed lines is the Hennepin County Coordinate System (1986 Adjustment). Vertical Datum is NAVD88.*
5. *Underground utilities shown on survey were obtained from a combination of field observations, markings from a Gopher State One–Call boundary survey locate ticket (No. 162381440) and available maps/as–built drawings. Private utility locations were not identified as part of this survey. Clark makes no guarantee that all existing underground utilities are shown.*
6. *This survey was performed, and survey map prepared, without the benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information is based on a cursory review of Internet county recorder records and an assortment of documents provided by the City of Minneapolis.*
7. *The surveyor makes no guaranty that all recorded easements are shown on this survey. It is recommended that a title professional provide the research for all easement matters.*
8. *The legal descriptions of record for tracts A, B and C as depicted on the face of this survey are extremely convoluted and contain numerous double calls, errors and confusing details. The surveyor has provided suggested revised legal descriptions for the three tracts to provide clarity. Some corrective deed action may become necessary, it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.*

0 10 20 40

1 inch = 20 ft.
(SCALE IN FEET)

EXISTING LEGAL DESCRIPTIONS OF RECORD:

(Document no. 8273428)
Parcel A:
All of Lots 1, 2, 3, 4 and 5, Block 4 in Croffut's Addition to Minneapolis, also that portion of Lots 6 and 7 of said Block 4 in Croffut's Addition to Minneapolis, described as follows: Beginning at the Northwest corner of Lot 6, thence South along the West line of said Lot 6 and Lot 7, 41.7 feet to a point which is 8 feet measured at right angles from the center line of the spur railroad track of the Electric Short Line Terminal company as now constructed and operated; thence Northeasterly and parallel to said spur track, a distance of 75.5 feet to a point on the East line of said Lot 6 which point is 20.85 feet South of the Northeast corner of said lot; thence Northerly on said East line of said Lot 6 to the Northeast corner thereof; thence Westerly along the North line of said Lot 6 to the point of beginning, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
Abstract Property
Parcel B:
Tract 1:
Lots 8 and 9, block 2, Hicks' Addition to Minneapolis, and Lots 19, 20, 21, 22 and the North 15.48 feet of Lot 23, Hedderly's Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
Abstract Property
Tract 2:
Lot 6, Block 2, Hicks' Addition to Minneapolis; according to the map and plat thereof on file and of record in the office of the Register of Deeds in and for said County of Hennepin.
Abstract Property
Tract 3:
Lot 7, Block 2, Hicks' Addition to Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
Abstract Property
Parcel C:
Tract 1:
A tract of land comprising a part of Lots 2, 3, 4, 5 and 6, Exhibit "A", Worthingham Estates, according to the record of said Exhibit "A" recorded in Book 299 of Deeds, page 326 in the Office of the County Recorder, Hennepin County, Minnesota; a part of Block 4, Harrison's Addition to Minneapolis and a part of the vacated unnamed street, known as Emerson Avenue North, adjoining the East line of said Block 4; a part of Lots 12 and 13, Block 3, Hamlin's Resubdivision of Block 2 and 3, Harrisons Addition to Minneapolis; and a part of the original bed of Bassett's Creek in Government Lot 5, Section 21, Township 29, Range 24 all described as follows:
Commencing at the Northwest corner of Block 6, Croffut's Addition to Minneapolis; thence on an assumed bearing of South, along the West line of said Block 6 a distance of 196.50 feet; thence North 59 degrees 27 minutes 00 seconds East, a distance of 119.10 feet to the actual point of beginning of the tract of land to be described; thence continuing North 59 degrees 27 minutes 00 seconds East, a distance of 180.48 feet; thence on a bearing of North, a distance of 26.21 feet; thence North 59 degrees 46 minutes 24 seconds East a distance of 39.37 feet to a point on the Southerly right of way line of 2nd Avenue North as opened across said Exhibit "A" Worthingham Estate distant 292.02 feet Easterly from the Northwest corner of said Block 6; thence North 89 degrees 34 minutes 55 seconds East, along said Southerly right of way line a distance of 81.56 feet; thence South 21 degrees 46 minutes 33 seconds East, a distance of 40.08 feet; thence South 51 degrees 08 minutes 04 seconds West, a distance of 101.84 feet; thence South 47 degrees 01 minutes 35 seconds West a distance of 201.55 feet to an intersection with a line bearing South 30 degrees 33 minutes 00 seconds East from the actual point of beginning; thence North 30 degrees 33 minutes 00 seconds West, a distance of 116.28 feet to the actual point of beginning. Except the part of Block 4, Harrison's Addition to Minneapolis, that part of the vacated unnamed street, known as Emerson Avenue North, adjoining the East line of said Block 4 and those parts of Lots 12 and 13, Block 3, Hamlin's Resubdivision of Blocks 2 and 3, Harrisons Addition to Minneapolis lying Northerly of the following described line: Commencing at a point on the southerly line of 2nd Avenue North as opened across Exhibit "A" Worthingham Estate distant 373.58 feet Easterly from the Northwest corner of Block 6, Croffut's Addition to Minneapolis; thence South 21 degrees 46 minutes 33 seconds East (assuming the West line of said Block 6 as bearing South) a distance of 40.08 feet to the point of beginning of the line to be described; thence South 51 degrees 08 minutes 04 seconds West 101.84 feet; thence South 47 degrees 01 minutes 35 second West, 201.55 feet and said line there terminating, Files of Registrar of Titles, County of Hennepin, State of Minnesota. Being registered land as is evidenced by Certificate of Title No. 686144.
Tract 2:
That part of Lots 10, 11 and 12, Block 5, Croffut's Addition to Minneapolis, and that part of Lots 6, 7, 8 and 9, Block 6, Croffut's Addition to Minneapolis, and that part of Lots 1, 2, 3 and 4, Exhibit "A" Worthingham Estate being a subdivision of Lots 11, 12, 13, 14 and 15 of Auditor's Subdivision No.22, Hennepin County, Minnesota, and that part of vacated 1st Avenue North and that part of vacated Fremont Avenue North, described as follows:
Beginning at the Southeast corner of said Block 5; thence Southerly along the East line of said Block 5 extended a distance of 36.62 feet; thence a Northwesterly direction at an angle of 30 degrees 18 minutes with said East line of Block 5, a distance of 42.43 feet to a point which is distant 21.41 feet West of the point of beginning, measured along the South line of said Block 5; thence in a Northwesterly direction along the extension of the last mentioned line a distance of 31.46 feet; thence Northerly along a line parallel with the East line of said Block 5 to a point distant 45.5 feet North and distant 37.28 feet West of the Point of beginning; thence Northeasterly a distance of 43.59 feet to a point in the East line of said Block 5, distant 68.09 feet North of the point of beginning; thence Northeasterly to a point in the West line of said Block 6, distant 196.5 feet South of the Northwest corner of said Block 6; thence Northeasterly at an angle of 59 degrees 27 minutes with the West line of said Block 6, a distance of 119.1 feet; thence at a right angle Southeasterly to the original center line of Bassett's Creek; thence Southerly along said center line to the North line of 1st Avenue North; thence West along the North line of 1st Avenue North to the point of beginning; together with a driveway easement over a tract of land 30 feet in width, 15 feet on each side of the following described centerline, over and across Lot 6, Exhibit "A" Worthingham Estate; being a subdivision of Lots 11, 12, 13, 14 and 15 of Auditor's Subdivision No. 22, Hennepin County, Minnesota; Commencing at a point on the South line of 2nd Avenue North distant 143 feet West of the East line of said Lot 6; thence Southwesterly at an angle of 57 degrees 30 minutes from the said South line a distance of 68 feet to a point which is distant 15 feet perpendicular to the original centerline of Bassett's Creek; thence Southwesterly and parallel to the original centerline of Bassett's Creek to an intersection with a point distant 10 feet East and perpendicular from the West line of said Lot 6, and there terminating; and over the South 30 feet of the West 10 feet of Lot 6 and the South 30 feet of Lots 5 and 4, all in Exhibit "A" Worthingham Estates, being a subdivision of Lots 11, 12, 13, 14 and 15 of Auditor's Subdivision No. 22, Hennepin County, Minnesota; the same being a strip of land 30 feet in width lying immediately adjacent to and Northerly of a line which is the original center line of Bassett's Creek and is also the Southerly line of said Exhibit "A" Worthingham Estate; the Northerly line of said strip running parallel to the center line of said creek, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
Abstract Property
Tract 3:
That part of Lots 9, 10 and 11, Block 5, and of those certain tracts marked A and B, Croffut's Addition to Minneapolis of vacated 1st Avenue North, and of the vacated alley in Block 5, Croffut's Addition to Minneapolis, described as follows:
Commencing at the Southeast corner of said Block 5, Croffut's Addition To Minneapolis, thence South along the extension South of the East line of said Block 5 a distance of 36.62 feet to the point of beginning of the tract herein to be described, thence continuing South along said extension a distance of 36.13 feet to the original center line of Bassett's Creek, thence Westerly along the original center line of Bassett's Creek to its intersection with the extension Southwesterly of a line drawn from a point in the South line of Block 5, Croffut's Addition To Minneapolis, distant 135.18 West from the Southeast corner thereof to a point in the North line of said tract marked A, distant 236.58 feet West of the East line of Block 5, extended South, thence Northeasterly along said last described line to the South line of said Block 5, Croffut's Addition To Minneapolis; thence Northeasterly to a point distant 45.5 feet North from the South line of said Block 5 and 37.28 feet West from the East line of said Block 5; thence South parallel with the East line of said Block 5, a distance of 18.34 feet; thence deflecting to the left 30 degrees 18 minutes a distance of 73.89 feet, more or less, to the point of the beginning.
All of block 5 and 9, "Harrison's Addition to Minneapolis";
Except the South 35 feet thereof:
And except that part of Block 5, "Harrison's Addition" To Minneapolis" lying Southeasterly of a line described as follows;
Commencing at a point on the South line of Section 21, Township 29, Range 24, distant 230.75 feet East from the South Quarter corner of said Section 21; thence in a Northeasterly direction to a point on the Easterly line of said Block 5 distant 217.75 feet Northerly, measured along said Easterly line from the Southeasterly corner of said Block 5;
And except that part of Block 9 "Harrison's Addition" To Minneapolis" lying Westerly of the extension Southerly of the Westerly line of Block 4, Croffut's Addition To Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
Being registered land as is evidenced by Certificate of Title No. 794967.
Parcel D:
Lot 14, Block 1, Hick's Addition to Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
Abstract Property

(Document No. 8724388)
Parcel 1:

That part of Blocks 5 and 6, vacated Fremont Avenue North and the vacated alley in Block 5, all in Croffut's Addition to Minneapolis:

Lying Easterly of a line described as commencing at the Northwest corner of said Block 5; thence east along the North line of said Block 5 a distance of 11.25 feet to the point of beginning of the line to be described; thence South at right angles 46.3 feet; thence deflecting left 8 degrees 04 minutes a distance of 57.53 feet; thence East parallel with the North line of Block 5 a distance of 14.65; thence South at right angles to its intersection with a line bearing North 74 degrees 28 minutes 48 seconds East from a point on the West line of Block 4, said Addition, distant 209.37 feet South from the Northwest corner thereof, said West line having an assumed bearing of South 0 degrees 0 minutes 22 seconds East.

AND

Lying Northerly of a line described as beginning at a point on the Westerly line of said Block 5, a distance of 209.37 feet Southerly of the Northwesterly corner of said Block 4, as measured along said Westerly line; thence Northeasterly to a point on the Easterly line of said Block 6, said point being 77.13 feet Southerly of the Northeasterly corner of said Block 6, as measured along said Easterly line, and there terminating.

Parcel 2:

That part of Lots 1, 2, 3, and 5, Exhibit A, Worthingham Estate, being Exhibit A, in Book 299 of deeds, page 322, being a subdivision of Lots 11, 12, 13, 14 and 15, Auditors Subdivision No. 22, Hennepin County, Minnesota, lying Southerly of Second Avenue North, and lying Northerly of Electric Short Line right–of–way.

(Document No. 10312518)

Parcel 1:

That part of Lots 6, 7, 13 and a4, Block 4 and that part of Blocks 5 and 6, all in Croffut's Addition to Minneapolis.

Except: That portion of Lots 6 and 7 of said Block 4 in Croffut's Addition to Minneapolis, described as follows: Beginning at the Northwest corner of Lot 6; thence South along the West line of said Lot 6 and 7, 41.7 feet to a point which is 8 feet measured at a right angle from the center of the spur railroad track of the Electric Short Line Terminal Company as now constructed and operated; thence Northeasterly and parallel to said spur track a distance of 75.5 feet to a point on the East line of said Lot 6, which point is 20.85 feet South of the Northeast corner of said Lot; thence Northerly along the East line of said Lot 6 to the Northeast corner thereof; thence Westerly along the North line of sad Lot 6 to the point of beginning, together with any part or portion of any street or alley adjacent to said premises vacated or to be vacated.

Lying Northerly of a line described as beginning at a point on the Westerly line of said Block 4, a distance of 209.37 feet Southerly of the Northwesterly corner of said Block 4, as measured along the Westerly line; thence Northeasterly to a point on the Easterly line of Block 6, Croffut's Addition, said point being 77.13 feet Southerly of the Northeasterly corner of said Block 6, as measured along said Easterly line, and there terminating.

Also Except: That part of Blocks 5 and 6, vacated Fremont Avenue North and the vacated alley in Block 5, all in Croffut's Addition to Minneapolis, Lying Easterly of a line described as commencing at the Northwest corner of said Block 5; thence east along the North line of said Block 5 a distance of 11.25 feet to the point of beginning of the line to be described; thence South at right angles 46.3 feet; thence deflecting left 8 degrees 04 minutes a distance of 57.53 feet; thence East parallel with the North line of Block 5 a distance of 14.65 feet; thence South at right angles to its intersection with a line bearing North 74 degrees 28 minutes 18 seconds East from a point on the West line of Block 4, said Addition, distant 209.37 feet South from the Northwest corner thereof, said West line having an assumed bearing of South 0 degrees 0 minutes 22 seconds East, and lying Northerly of a line described as beginning at a point on the Westerly line of said Block 4, a distance of 209.37 feet Southerly of the Northwesterly corner of said Block 4, as measured along the Westerly line; thence Northeasterly to a point on the Easterly line of Block 6, Croffut's Addition, said point being 77.13 feet Southerly of the Northeasterly corner of said Block 6, as measured along said Easterly line, and there terminating.

Parcel 2:

Lots 15, 16, 17 and 18, Block 4, Croffut's Addition to Minneapolis, together with all adjoining vacated streets and alleys accruing thereto.

CERTIFICATION:

I hereby certify that this plan, specification, 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.

Craig E. Johnson, LS, CFedS
Minnesota License No. 44530

CRAIG E. JOHNSON
LICENSED LAND SURVEYOR
44530
STATE OF MINNESOTA

09/27/2016
Date

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SECTION 21, TWP. 29, RNG. 24
HENNEPIN COUNTY, MINNESOTA

SHEET TITLE: *BOUNDARY & TOPOGRAPHIC SURVEY*
FOR: *COMMUNITY PLANNING & ECONOMIC DEVELOPMENT*
PROJECT: *VAN WHITE PARCELS*
MINNEAPOLIS, MINNESOTA

DATE
REVISIONS

DRAWN BY: CRAIG J.
CHECKED BY: CODY J.
DATE: SEPTEMBER 27, 2016
PROJECT NO.: C16541
SHEET NO.: 1
Sheet 1 OF 3

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