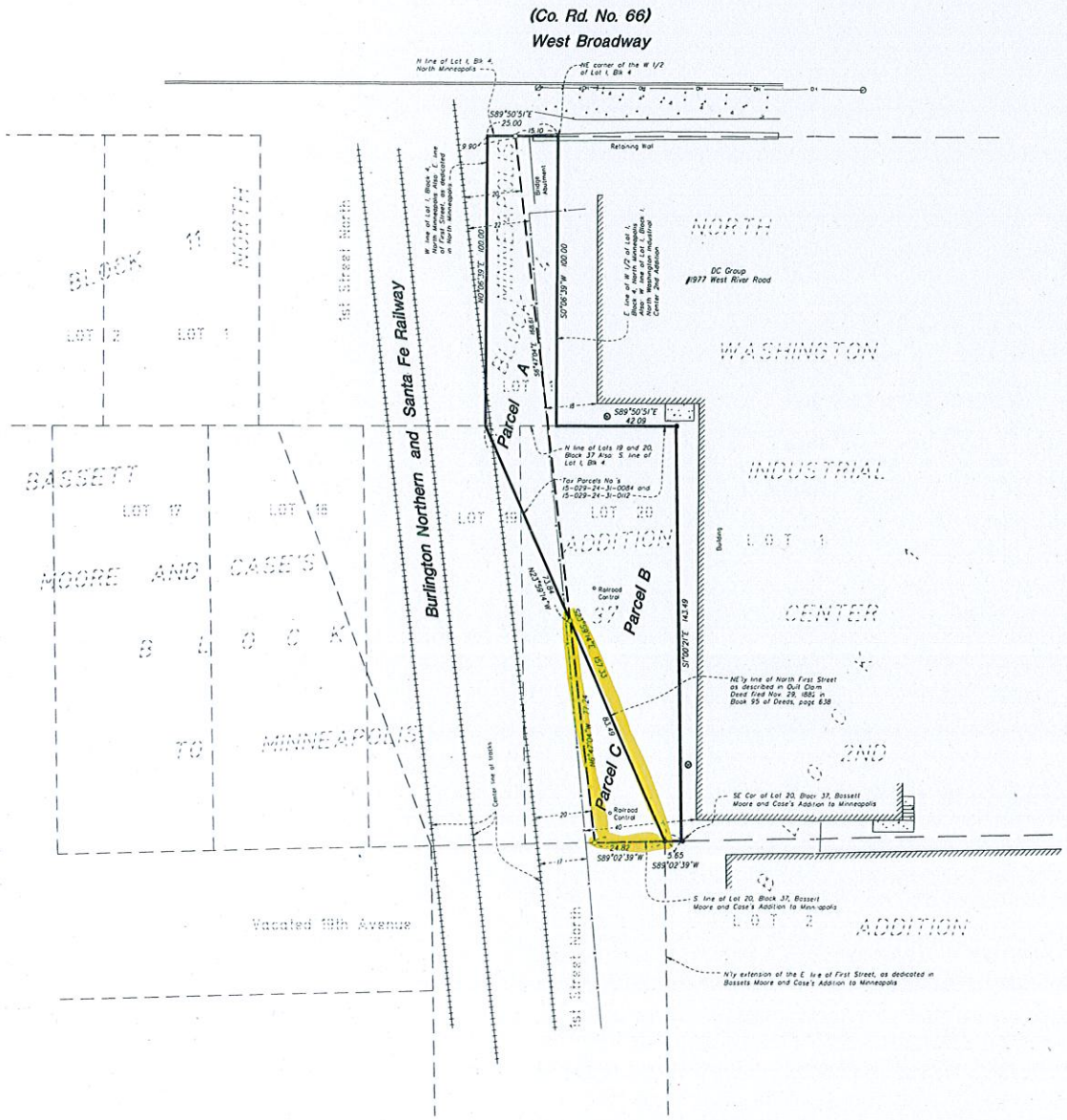

Parcel A

Legal Description for the
Portion of Tax Parcel No.'s 15-029-24-31-0084 and 15-029-24-31-0112
to be retained by BNSF Railroad
(October 29, 2013)

That part of the following described property

The West one half of Lot 1, Block 4, North Minneapolis,

Together with that part of Lots 19 and 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying East of North First Street as described in Quit Claim Deed filed November 29, 1882, in Book 95 of Deeds, Page 638, and as actually laid out.

Which lies westerly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of said Lot 1 distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1.

Parcel B

Legal Description for the
Portion of Tax Parcel No.'s 15-029-24-31-0084 and 15-029-24-31-0112
to be Purchased by DC Group
(October 29, 2013)

That part of the following described property

The West one half of Lot 1, Block 4, North Minneapolis;

Together with that part of Lots 19 and 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying East of North First Street as described in Quit Claim Deed filed November 29, 1882, in Book 95 of Deeds, Page 638, and as actually laid out.

Which lies easterly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of said Lot 1 distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1.

Parcel C

Legal Description for the
Triangular Portion of the ~~BNSF Property~~ CITY OF MPLS RR
to be Purchased by DC Group
(October 29, 2013)

That part of the following described property

That part of Lot 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying West of the east line of North First Street as described in Quit Claim Deed filed November 29, 1882, in Book 95 of Deeds, Page 638, and as actually laid out,

Which lies easterly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of Lot 1, Block 4, North Minneapolis, distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1.

Existing Legal Description of the
DC Group Property
(May 23, 2013)

Lot 1, Block 1, NORTH WASHINGTON INDUSTRIAL CENTER 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

NOTES

1. The legal description for tax parcel no.'s 15-029-24-31-0084 and 15-029-24-31-0112 was obtained from the Commitment for Title Insurance issued by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, File No. 36901 dated March 10, 2013.

   The legal description for Parcel C was prepared without the benefit of a title commitment. There may or may not be easements of record encumbering this parcel.

2. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be other utilities serving this site. Therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

AREAS:

Parcel A =	2,336 Sq.Ft.+/- or 0.05 Acres +/-
Parcel B =	5,385 Sq.Ft.+/- or 0.12 Acres +/-
Parcel C =	954 Sq.Ft.+/- or 0.02 Acres +/-

NORTH

0 20 40
SCALE IN FEET

O DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"

● DENOTES IRON MONUMENT FOUND

BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 4, NORTH MINNEAPOLIS HAVING AN ASSUMED BEARING OF N89°50'51"E

Project Name:
1977 West River Road
Parcel Split

Minneapolis, Minnesota

Owner/Developer:
DC Group

1977 West River Road North
Minneapolis, MN 55411

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

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CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional service. For use solely with respect to this project. These CADD files are not construction documents unless specifically so stated or for conformance of drawings prepared by others without further approval by the Consultant. With the Consultant's approval others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intellectual or proprietary rights in the CADD files are retained by the Consultant. Reuse at the full or in part party making such reuse, obtains or assumes and hold harmless and indemnify the Consultant from any & all claims, demands, and liabilities.

S13144-MASTER 5-24-13 LWC/Acr Split

Revisions:

5-24-13	Original Issue
10-29-13	Legal Descriptions

Professional Signature:

I hereby certify that this survey, plan 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.

Richard L. Lutz - PLS

26724 — 3-29-13
License No. — Date

Quality Control

Prepared — TMB
Checked By — RJL

Vicinity Map:

Sheet Title:
Parcel Split
Exhibit

Project No.
13-144

Sheet No.
Sheet 1 of 1

Plotted: 10/29/2013 9:55 AM W:\2013\13144\CADD DATA\SURVEY