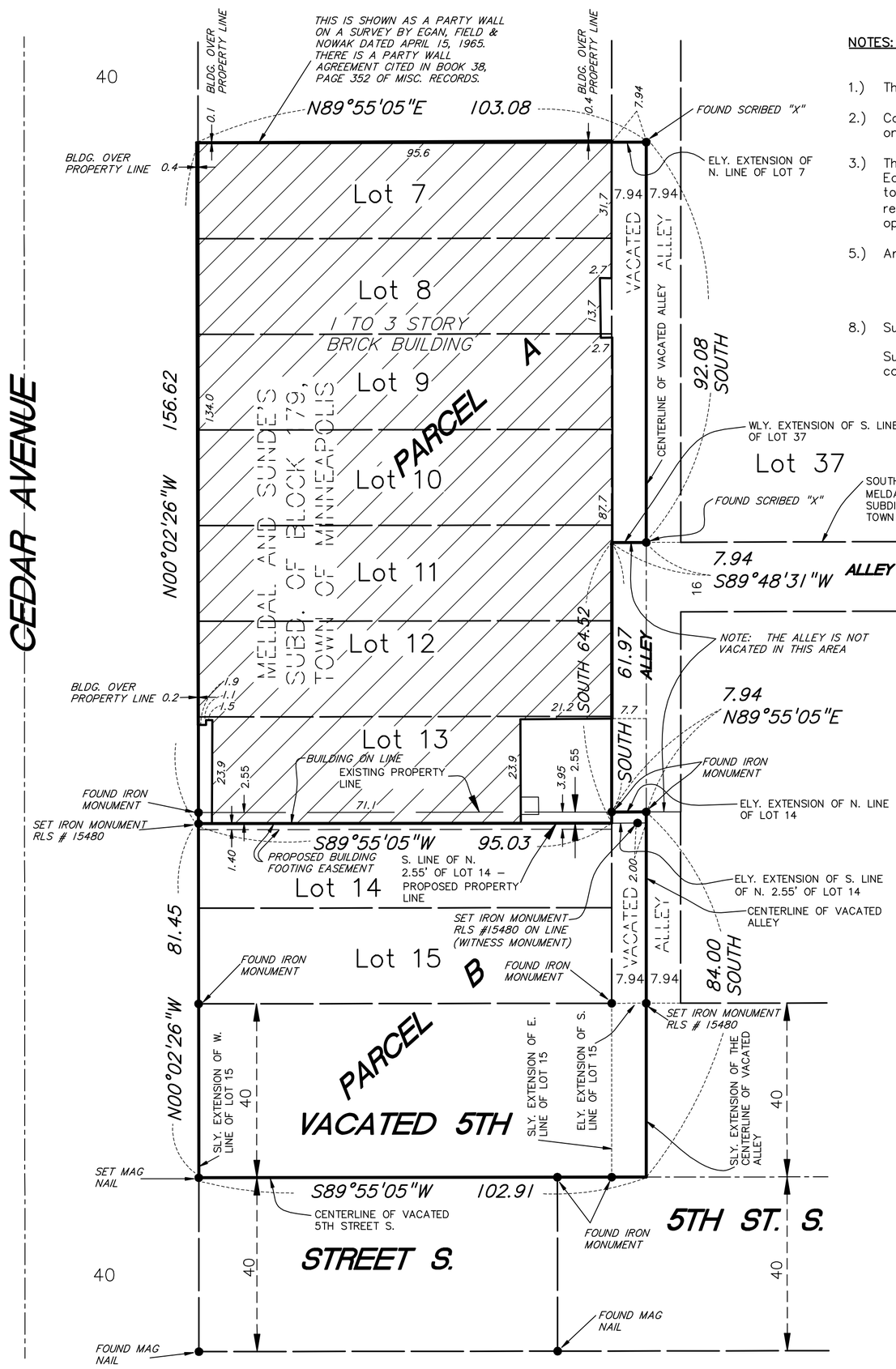

NOTES:

1.) This survey does not purport to show any underground utilities.

2.) Contact GOPHER STATE ONE CALL at 651–454–0002 for precise onsite location of utilities prior to any excavation.

3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, 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.

5.) Areas:

Total area	24,028	square feet or 0.552 acres
Parcel A	15,623	square feet or 0.359 acres
Parcel B	8,405	square feet or 0.193 acres

8.) Survey coordinate basis: Assumed datum.

Survey bearing basis: The East line of Lots 7 through 15 is considered to be a line bearing South.

EXISTING DESCRIPTIONS

PER QUIT CLAIM DEED – DOC. NO. 8450542

Lots 7, 8, 9, 10, 11, 12 and 13, Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis, together with the West half of the vacated alley lying between the easterly extensions of the northerly line of Lot 7 and the southerly line of Lot 13, according to the recorded plat thereof, Hennepin County, Minnesota.

and

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT, FILE NO. OR1036786–H(SUPPLEMENTAL NO. 1), DATED FEBRUARY 4, 2007

Lots 14 and 15, Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, together with that part of the North one–half of vacated 5th Street South lying between the southerly extensions of the West line of Lot 15 and the centerline of the vacated alley runing north and south in Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis and together with that part of the West one–half of the vacated alley lying between the easterly extension of the North line of Lot 14 and the South line of Lot 15.

PROPOSED DESCRIPTIONS

PARCEL A:

Lots 7, 8, 9, 10, 11, 12, 13 and the North 2.55 feet of Lot 14, Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis, together with the West half of the vacated alley lying between the easterly extensions of the northerly line of Lot 7 and the westerly extension of the south line of Lot 37, said Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis, Hennepin County, Minnesota. Together with an easement for building footing purposes over, under and across the South 1.40 feet of the North 3.95 feet of said Lot 14.

Containing 15,623 square feet or 0.359 acres.

PARCEL B:

All of Lot 15 and Lot 14 except the North 2.55 feet thereof, Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, together with that part of the North one–half of vacated 5th Street South lying between the southerly extensions of the West line of Lot 15 and the centerline of the vacated alley running north and south in Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis and together with that part of the West one–half of the vacated alley lying between the easterly extensions of the North line of Lot 14 and the South line of Lot 15.
Subject to an easement for building footing purposes over, under and across the South 1.40 feet of the North 3.95 feet of said Lot 14.

Containing 8,405 square feet or 0.193 acres.

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.

Dated this 27th day of March, 2008

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson

Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

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SCALE IN FEET

Revision	By	Date
2 Revise proposed descriptions, areas	TLS	3/27/2008
1 ADD FOOTING EASEMENT		5/2/2007
Original survey dated April 30, 2007	FRL	

Drawing Title:

PROPOSED LOT SPLIT FOR: CPED

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Project: 2007–105 Bk/Pg: 545/66
Township: 29 Range: 24 Section: 25
File: 2007105002.dwg
Date: 3/27/2008
Sheet: 1 of 1

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