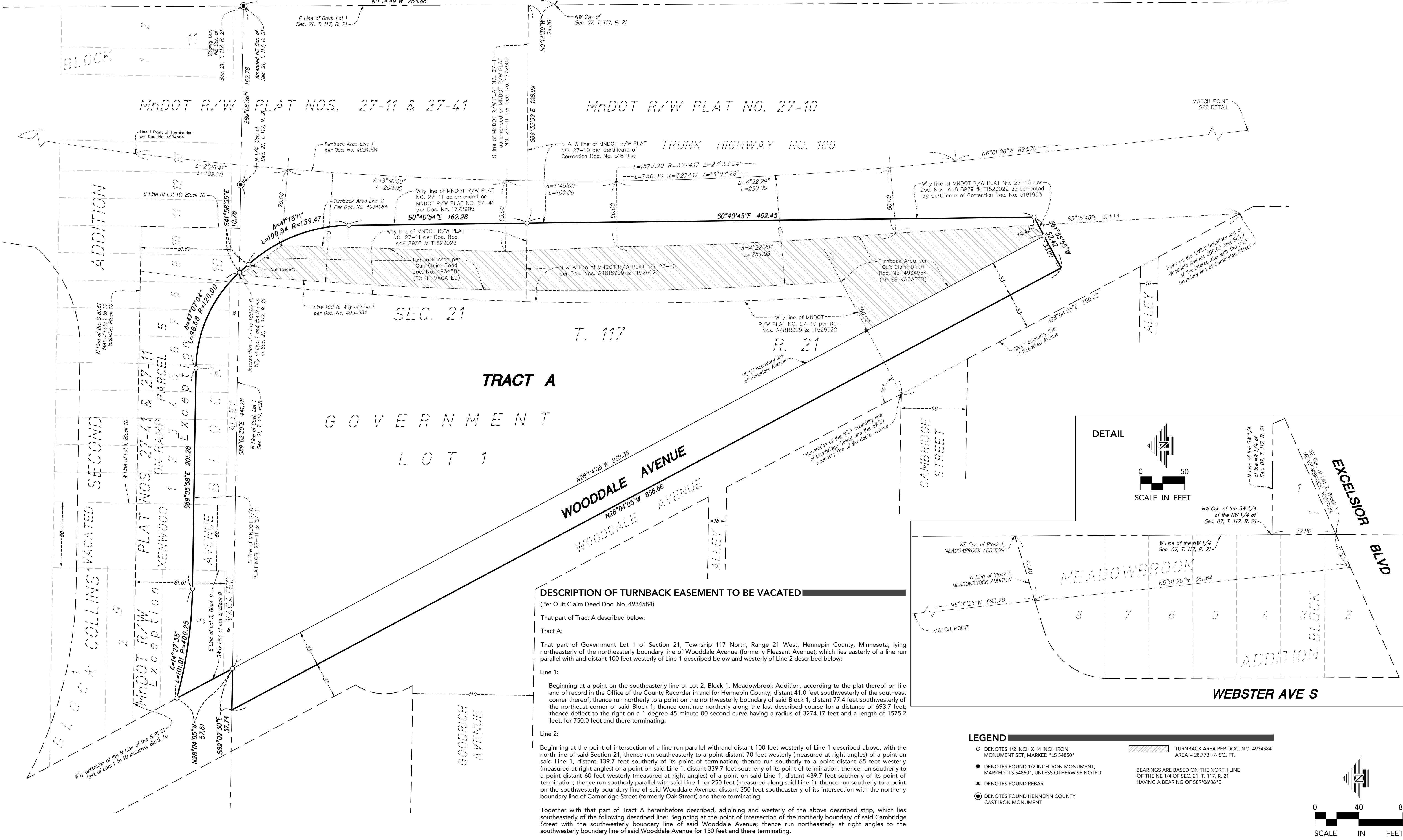


EXHIBIT

February 25, 2022



DESCRIPTION OF TURNBACK EASEMENT TO BE VACATED

(Per Quit Claim Deed Doc. No. 4934584)

That part of Tract A described below:

Tract A:

That part of Government Lot 1 of Section 21, Township 117 North, Range 21 West, Hennepin County, Minnesota, lying northeasterly of the northeasterly boundary line of Wooddale Avenue (formerly Pleasant Avenue); which lies easterly of a line run parallel with and distant 100 feet westerly of Line 1 described below and westerly of Line 2 described below:

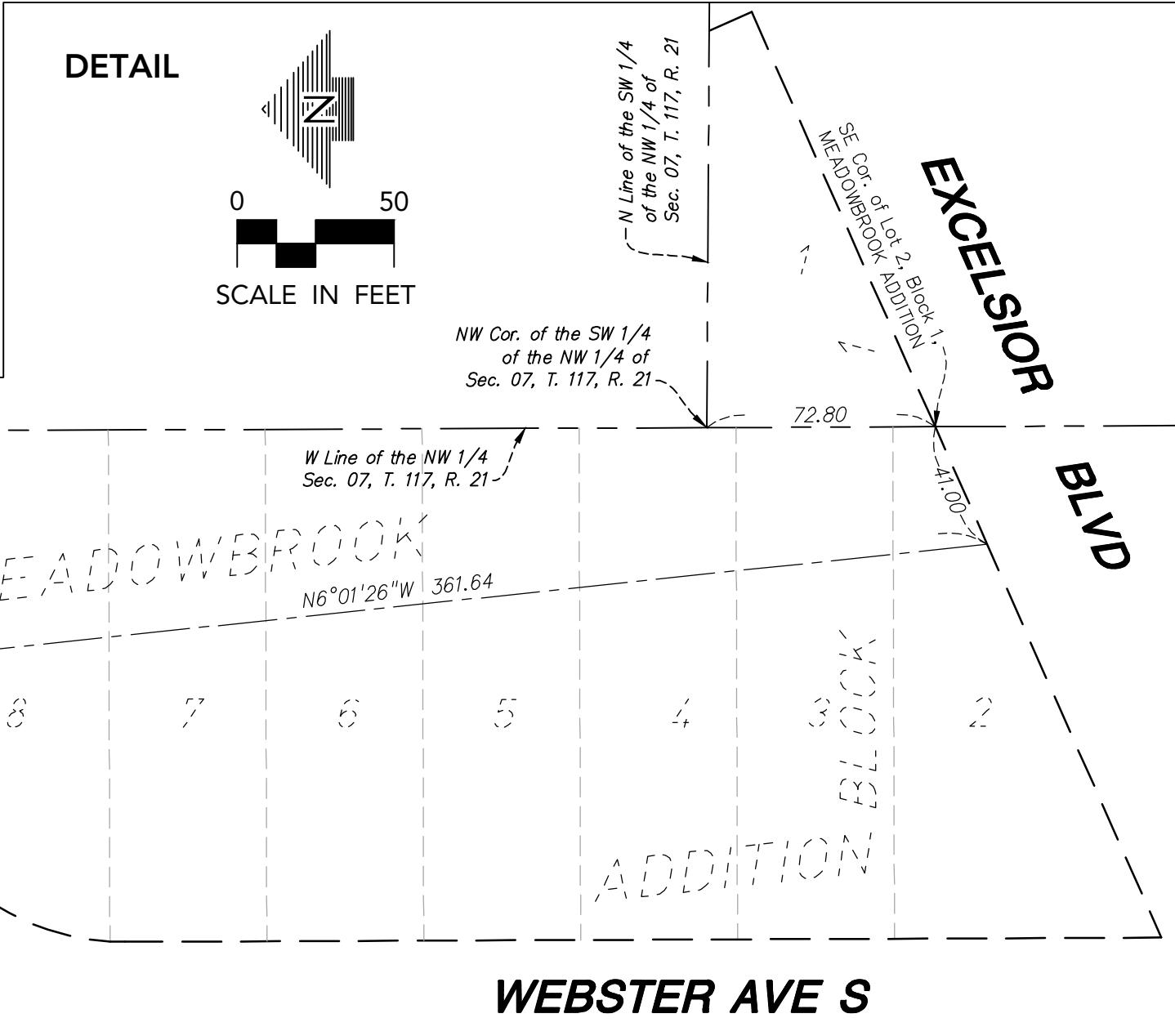
Line 1:

Beginning at a point on the southeasterly line of Lot 2, Block 1, Meadowbrook Addition, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, distant 41.0 feet southwesterly of the southeast corner thereof; thence run northerly to a point on the northwesterly boundary of said Block 1, distant 77.4 feet southwesterly of the northeast corner of said Block 1; thence continue northerly along the last described course for a distance of 693.7 feet; thence deflect to the right on a 1 degree 45 minute 00 second curve having a radius of 3274.17 feet and a length of 1575.2 feet, for 750.0 feet and there terminating.

Line 2:

Beginning at the point of intersection of a line run parallel with and distant 100 feet westerly of Line 1 described above, with the north line of said Section 21; thence run southeasterly to a point distant 70 feet westerly (measured at right angles) of a point on said Line 1, distant 139.7 feet southerly of its point of termination; thence run southerly to a point distant 65 feet westerly (measured at right angles) of a point on said Line 1, distant 339.7 feet southerly of its point of termination; thence run southerly to a point distant 60 feet westerly (measured at right angles) of a point on said Line 1, distant 439.7 feet southerly of its point of termination; thence run southerly parallel with said Line 1 for 250 feet (measured along said Line 1); thence run southerly to a point on the southwesterly boundary line of said Wooddale Avenue, distant 350 feet southeasterly of its intersection with the northerly boundary line of Cambridge Street (formerly Oak Street) and there terminating.

Together with that part of Tract A hereinbefore described, adjoining and westerly of the above described strip, which lies southeasterly of the following described line: Beginning at the point of intersection of the northerly boundary of said Cambridge Street with the southwesterly boundary line of said Wooddale Avenue; thence run northeasterly at right angles to the southwesterly boundary line of said Wooddale Avenue for 150 feet and there terminating.



LEGEND

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 54850"
- DENOTES FOUND 1/2 INCH IRON MONUMENT, MARKED "LS 54850", UNLESS OTHERWISE NOTED
- * DENOTES FOUND REBAR
- DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- ▨ TURNBACK AREA PER DOC. NO. 4934584 AREA = 28,773 +/- SQ. FT.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SEC. 21, T. 117, R. 21 HAVING A BEARING OF $S89^{\circ}06'36''E$.

SCALE IN FEET

0 40 80

SCALE IN FEET