

BRAEWOOD

KNOW ALL MEN BY THESE PRESENTS: That James M. Galloway and Diana Galloway, husband and wife, owners and proprietors, and Donald R. Galloway and Darline K. Galloway, husband and wife, owners and proprietors, and Donald R. Galloway and James M. Galloway, Successor Trustees of the Myrtle Galloway Revocable Trust Agreement, under agreement dated October 2, 1980, and FRANCE AVENUE PARTNERSHIP, a Minnesota General Partnership, first contract for deed purchaser, and BRAEWOOD DEVELOPMENT CORPORATION, a Minnesota Corporation, second contract for deed purchaser, of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of the West 1/2 of the Northwest 1/4 of Section 17, Township 27 North, Range 24, West of the 4th Principal Meridian, Hennepin County, Minnesota, described as follows: Commencing at the Southwest corner of said Northwest 1/4; thence North along the West line of said Northwest 1/4 a distance of 330.4 feet; thence Easterly at an angle of 89 degrees 47 minutes 30 seconds as measured from South to East, a distance of 86.62 feet to a point; thence along the arc of a tangential curve to the right (delta angle 31 degrees 05 minutes, radius 1145.92 feet) a distance of 621.67 feet to a point; thence tangent to said curve a distance of 2.57 feet to a point; thence along the arc of a tangential curve to the left (delta angle 31 degrees 04 minutes 30 seconds, radius 1145.92 feet) a distance of 621.5 feet to a point on the South line of said Northwest 1/4, distant 1270.6 feet East from the Southwest corner of said Northwest 1/4; thence West along the South line of said Northwest 1/4 a distance of 1270.6 feet to the point of beginning; and

That part of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 17, Township 27 North, Range 24, West of the Fourth Principal Meridian, lying North of a line described as follows: Commencing at a point on the West line of said Southwest 1/4, distant 1431 feet South of the Northwest corner thereof; thence East a right angle a distance of 50 feet; thence deflecting to the left 37 degrees 00 minutes in a Northeasterly direction a distance of 170 feet; thence deflecting to the left 17 degrees 30 minutes in a Northeasterly direction a distance of 120 feet; thence deflecting to the left 25 degrees 00 minutes in a Northeasterly direction a distance of 200 feet; thence deflecting to the right 69 degrees 00 minutes in a Northeasterly direction a distance of 160 feet; thence deflecting to the right 43 degrees 00 minutes a distance of 255 feet more or less to the East line of the West 1/2 of the West 1/2 of said Southwest 1/4 and there terminating; EXCEPTING therefrom that part of the North 471 feet of the West 1/2 of the West 1/2 of said Southwest 1/4 lying West of the East 180 feet thereof.

EXCEPT that part of the West Half of the Northwest Quarter of Section 17, Township 27, Range 24, Hennepin County, Minnesota, described as beginning at the Southwest corner of said Northwest Quarter; thence North 0 degrees 00 minutes 04 seconds West, assumed bearing, along the west line of said Northwest Quarter, a distance of 330.40 feet; thence South 89 degrees 47 minutes 34 seconds East a distance of 86.62 feet; thence southeasterly, a distance of 590.03 feet, along a tangential curve concave to the southwest, having a radius of 1145.92 feet and a central angle of 29 degrees 30 minutes 04 seconds; thence South 29 degrees 42 minutes 30 seconds West a distance of 50.00 feet; thence northwesterly, southeasterly and southerly, a distance of 55.73 feet, along a nontangential curve, concave to the southeast, having a radius of 30.00 feet and a central angle of 106 degrees 26 minutes 36 seconds, the chord of said curve bears South 66 degrees 29 minutes 12 seconds West; thence southerly, a distance of 64.44 feet, along a compound curve concave to the east, having a radius of 97.05 feet and a central angle of 38 degrees 02 minutes 50 seconds; thence South 65 degrees 13 minutes 05 seconds West a distance of 132.68 feet to the south line of said Northwest Quarter; thence westerly along said south line of the Northwest Quarter to the point of beginning.

And that BRAEWOOD DEVELOPMENT CORPORATION, a Minnesota Corporation, owner and proprietor, and WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION OF STILLWATER, a Federally Chartered Savings and Loan Association, mortgagee of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 17, Township 27, Range 24, Hennepin County, Minnesota, described as beginning at the Southwest corner of said Northwest Quarter; thence North 0 degrees 00 minutes 04 seconds West, assumed bearing, along the west line of said Northwest Quarter, a distance of 330.40 feet; thence South 89 degrees 47 minutes 34 seconds East a distance of 86.62 feet; thence southeasterly, a distance of 590.03 feet, along a tangential curve concave to the southwest, having a radius of 1145.92 feet and a central angle of 29 degrees 30 minutes 04 seconds; thence South 29 degrees 42 minutes 30 seconds West a distance of 50.00 feet; thence northwesterly, southeasterly and southerly, a distance of 55.73 feet, along a nontangential curve, concave to the southeast, having a radius of 30.00 feet and a central angle of 106 degrees 26 minutes 36 seconds, the chord of said curve bears South 66 degrees 29 minutes 12 seconds West; thence southerly, a distance of 64.44 feet, along a compound curve concave to the east, having a radius of 97.05 feet and a central angle of 38 degrees 02 minutes 50 seconds; thence South 65 degrees 13 minutes 05 seconds West a distance of 132.68 feet to the south line of said Northwest Quarter; thence westerly along said south line of the Northwest Quarter to the point of beginning.

And that WEST BLOOMINGTON EVANGELICAL FREE CHURCH, BLOOMINGTON, MINNESOTA, a Minnesota Religious Corporation, owner and proprietor, and MIDWEST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MINNEAPOLIS, a United States of America Corporation, mortgagee of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lot 1, Block 1, WEST BLOOMINGTON EVANGELICAL FREE CHURCH 1ST ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota and that part of vacated West 98th Street lying within said plat of WEST BLOOMINGTON EVANGELICAL FREE CHURCH 1ST ADDITION.

Have caused the same to be surveyed and platted as BRAEWOOD and do hereby donate and dedicate to the public, for public use forever, the streets, avenue, road and drainage and utility easements as shown on said plat.

In witness whereof said James M. Galloway and Diana Galloway, husband and wife, have set their hands and seals this 23rd day of DECEMBER, 1983.

And in witness whereof said Donald R. Galloway and Darline K. Galloway, husband and wife have set their hands and seals this 23rd day of DECEMBER, 1983.

And in witness whereof said Donald R. Galloway and James M. Galloway, successor trustees of the Myrtle Galloway Revocable Trust Agreement, under agreement dated October 2, 1980, have set their hands and seals this 23rd day of DECEMBER, 1983.

And in witness whereof said FRANCE AVENUE PARTNERSHIP, a Minnesota General Partnership, has caused these presents to be signed by a partner this 5th day of DECEMBER, 1983.

And in witness whereof said BRAEWOOD DEVELOPMENT CORPORATION, a Minnesota Corporation, has caused these presents to be signed by its chief executive officer this 5th day of DECEMBER, 1983.

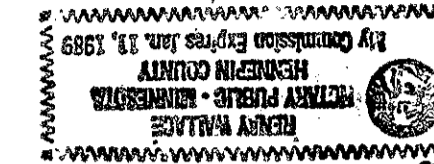
And in witness whereof said WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION OF STILLWATER, a Federally Chartered Savings and Loan Association, has caused these presents to be signed by its vice president, this 6th day of DECEMBER, 1983.

And in witness whereof said WEST BLOOMINGTON EVANGELICAL FREE CHURCH, BLOOMINGTON MINNESOTA, a Minnesota Religious Corporation, has caused these presents to be signed by its proper officers this 12th day of DECEMBER, 1983.

And in witness whereof said MIDWEST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MINNEAPOLIS, a United States of America Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 5th day of DECEMBER, 1983.

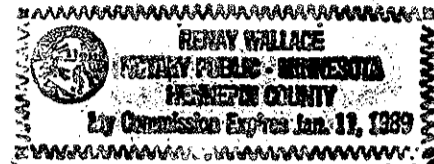
SIGNED: James M. Galloway, Diana Galloway, Donald R. Galloway, Darline K. Galloway, Donald R. Galloway, Trustee, James M. Galloway, Trustee, Norman L. Undestad, a partner, FRANCE AVENUE PARTNERSHIP, Norman L. Undestad, its Chief Executive Officer, BRAEWOOD DEVELOPMENT CORPORATION, Carolyn G. Peters, its Vice President, WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION OF STILLWATER, Dale M. Hilsman, its Chairman Trustee, Wallace O'Lea, its Trustee, WEST BLOOMINGTON EVANGELICAL FREE CHURCH, BLOOMINGTON, MINNESOTA, Carl A. Storkakken, its Assistant Vice President, and R. A. Morkke, its Assistant Secretary, MIDWEST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MINNEAPOLIS.

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 23rd day of December, 1983 by James M. Galloway and Diana Galloway, husband and wife.



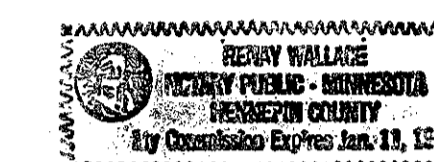
Renay Wallace Notary Public, Hennepin County, Minnesota My Commission Expires January 11, 1989

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 23rd day of December, 1983 by Donald R. Galloway and Darline K. Galloway, husband and wife.



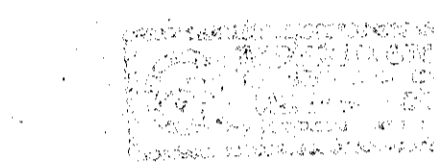
Renay Wallace Notary Public, Hennepin County, Minnesota My Commission Expires January 11, 1989

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 23rd day of December, 1983 by Donald R. Galloway and James M. Galloway, successor trustees of the Myrtle Galloway Revocable Trust Agreement, under agreement dated October 2, 1980.



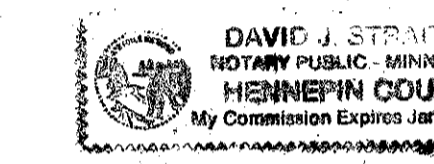
Renay Wallace Notary Public, Hennepin County, Minnesota My Commission Expires January 11, 1989

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 5th day of December, 1983 by Norman L. Undestad, a partner of said FRANCE AVENUE PARTNERSHIP, a Minnesota General Partnership, first contract for deed purchaser, on behalf of said partnership, and chief executive officer of said BRAEWOOD DEVELOPMENT CORPORATION, a Minnesota Corporation, second contract for deed purchaser, on behalf of said corporation.



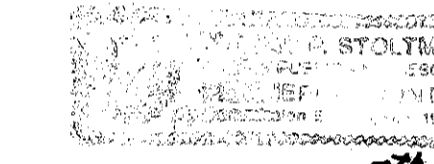
Renay Wallace Notary Public, Hennepin County, Minnesota My Commission Expires January 11, 1989

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 6th day of December, 1983 by Carolyn G. Peters its Vice President of said WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION OF STILLWATER, a Federally Chartered Savings and Loan Association, on behalf of said association.



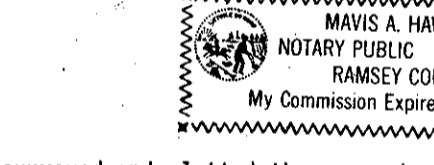
David J. Stratton Notary Public, Hennepin County, Minnesota My Commission Expires January 10, 1989

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 12th day of December, 1983 by Dale M. Hilsman its Chairman Trustee and Wallace O'Lea its Trustee of said WEST BLOOMINGTON EVANGELICAL FREE CHURCH, BLOOMINGTON, MINNESOTA, a Minnesota Religious Corporation, on behalf of said corporation.



David J. Stratton Notary Public, Hennepin County, Minnesota My Commission Expires January 10, 1989

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 5th day of December, 1983 by Carl A. Storkakken its Ass't V.P. and R. A. Morkke its Ass't Sec'y of said MIDWEST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MINNEAPOLIS, a United States of America Corporation, on behalf of said corporation.

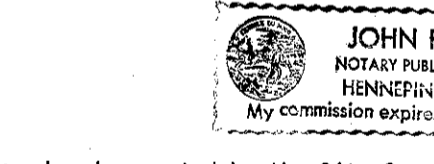


Mavis A. Hawkins Notary Public, Ramsey County, Minnesota My Commission Expires March 1, 1989

I hereby certify that I have surveyed and platted the property described on this plat as BRAEWOOD, that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat.

Edward H. Sunde, Land Surveyor Minnesota License No. 8612

STATE OF MINNESOTA COUNTY OF HENNEPIN The foregoing surveyor's certificate was acknowledged before me this 22nd day of DECEMBER, 1983 by Edward H. Sunde, Land Surveyor.



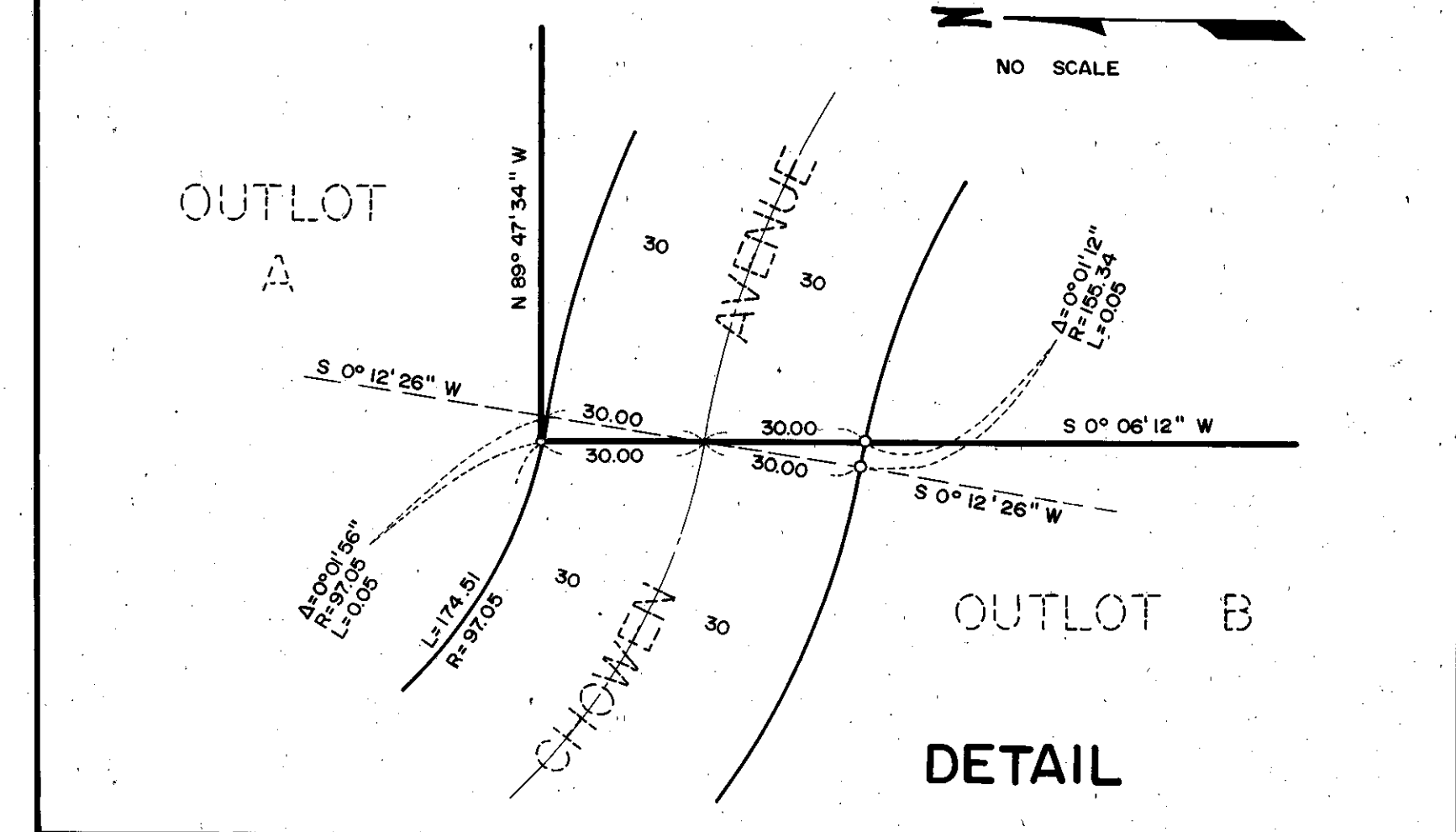
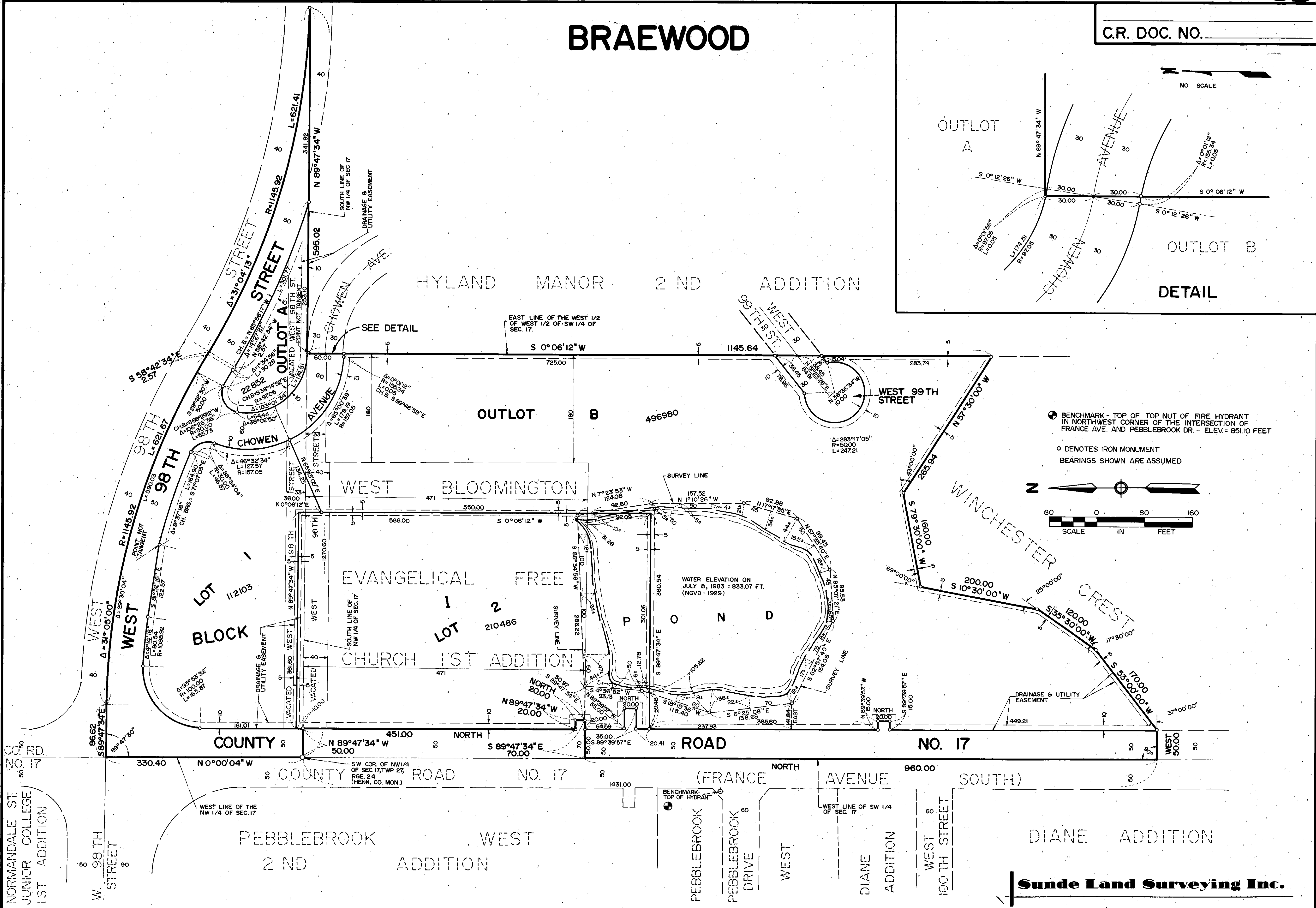
John K. Barnes Notary Public, Hennepin County, Minnesota My Commission Expires September 18, 1985

BLOOMINGTON, MINNESOTA The plat of BRAEWOOD was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this day of 1983. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA BY: _____, its Mayor BY: _____, its Manager PROPERTY TAXATION DEPT., HENNEPIN COUNTY, MINNESOTA I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of 1983. Vernon T. Hoppe, Director BY: _____, Tax Clerk SURVEY DIVISION, Hennepin County Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____, 1983. Robert L. Bakka, Hennepin County Surveyor BY: _____ COUNTY RECORDER, Hennepin County, Minnesota I hereby certify that the within plat of BRAEWOOD was filed in this office this _____ day of _____, 1983 at _____ o'clock _____ M. R. Dan Carlson, County Recorder BY: _____, Deputy

BRAEWOOD

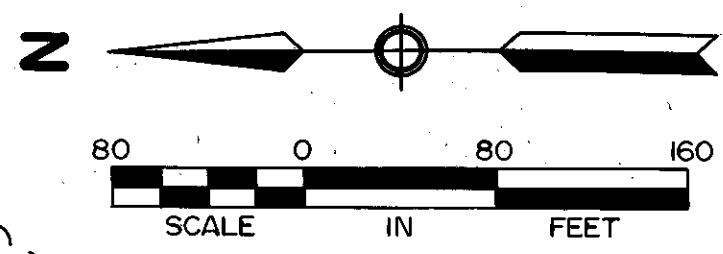
C.R. DOC. NO. _____



⊕ BENCHMARK - TOP OF TOP NUT OF FIRE HYDRANT IN NORTHWEST CORNER OF THE INTERSECTION OF FRANCE AVE. AND PEBBLEBROOK DR. - ELEV. = 851.10 FEET

○ DENOTES IRON MONUMENT

BEARINGS SHOWN ARE ASSUMED



Sunde Land Surveying Inc.