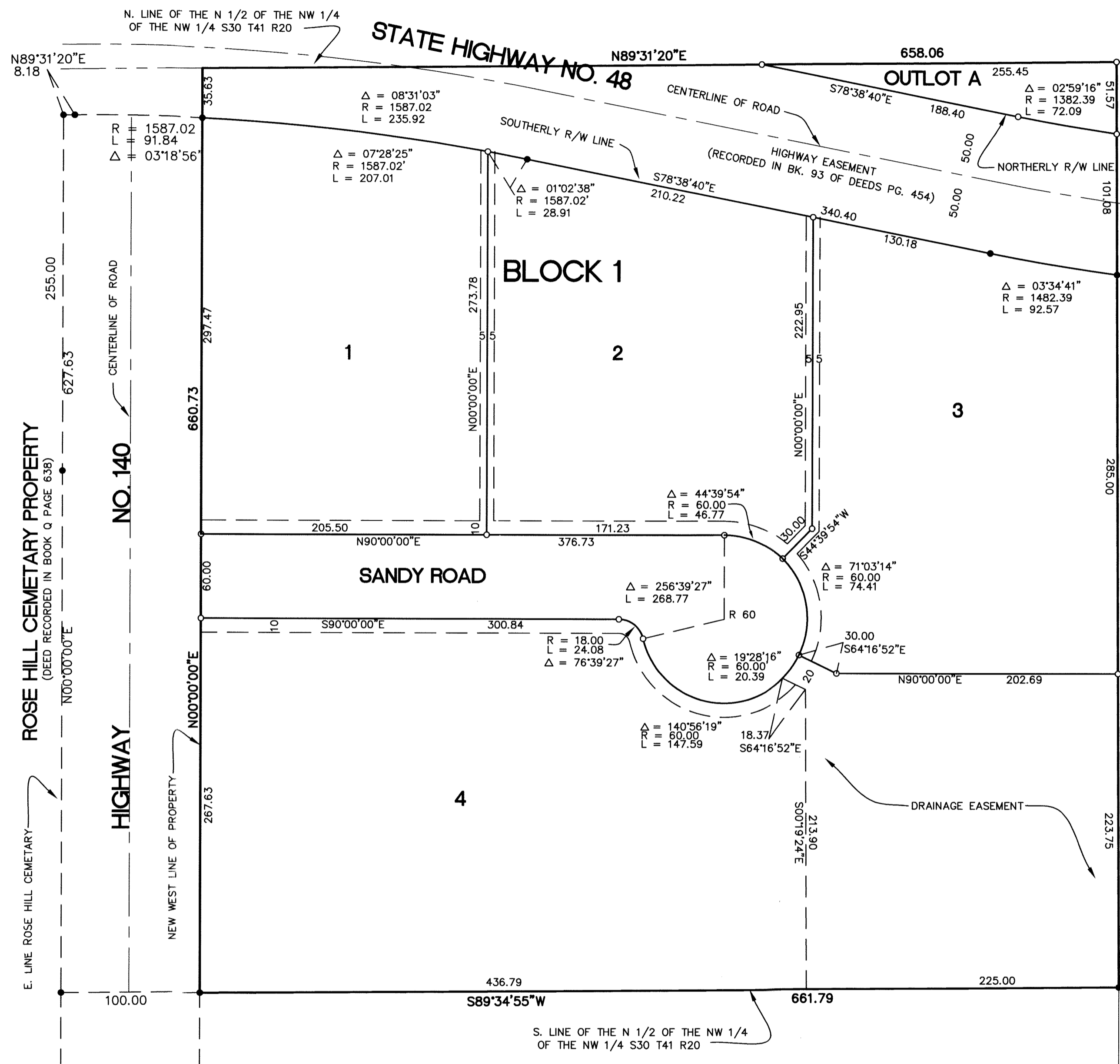


# HINCKLEY MEDICAL ADDITION

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF  
OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41, RANGE 20,  
PINE COUNTY, MINNESOTA



## LEGAL DESCRIPTION

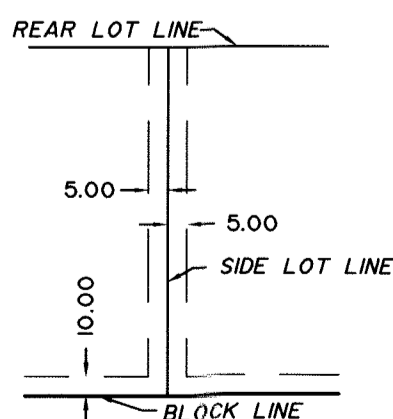
THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41, RANGE 20, PINE COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF DEEDED TO THE ROSE HILL CEMETERY ASSOCIATION BY DEED DATED MAY 4, 1894, RECORDED JUNE 6, 1894 IN BOOK Q OF DEEDS AT PAGE 638, AND ALSO EXCEPT THE WESTERLY 100 FEET OF THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41, RANGE 20, LYING EASTERLY OF THE EASTERLY LINE OF THAT PART THEREOF DEEDED TO THE ROSE HILL CEMETERY ASSOCIATION BY DEED DATED MAY 4, 1894, RECORDED JUNE 6, 1894 IN BOOK Q OF DEEDS AT PAGE 638.

ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 S30 T41 R20 HAVING THE ASSUMED BEARING OF N 89°31'20" E

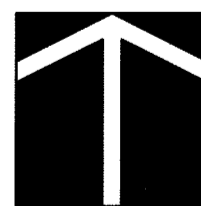
○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED BY REGISTRATION NUMBER 17517

● DENOTES FOUND IRON MONUMENT

Drainage and Utility Easements shown thus:

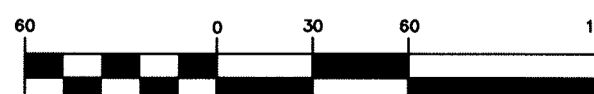


Being 5 feet in width and adjoining side lot lines, and 10 feet in width along block lines. Unless otherwise noted.



NORTH

GRAPHIC SCALE



(SCALE IN FEET)  
1 inch = 60 ft.

Know All Persons By These Presents that Hinckley Medical Building L.L.C., a Minnesota limited liability company, as fee owner, and Allina Health System, a Minnesota non-profit corporation, as holder of the mortgagee's interest under Mortgage dated August 30, 1996, recorded as Document No. 357501, owners and proprietors of the following described property situated in the County of Pine, State of Minnesota, to wit:

The North Half of the Northwest Quarter of the Northwest Quarter of Section 30, Township 41, Range 20, Pine County, Minnesota, EXCEPT that part thereof deeded to the Rose Hill Cemetery Association by Deed dated May 4, 1894, recorded June 6, 1894 in Book Q of Deeds at page 638, and also EXCEPT the westerly 100 feet of that part of the North Half of the Northwest Quarter of the Northwest Quarter of Section 30, Township 41, Range 20, lying easterly of the easterly line of that part thereof deeded to the Rose Hill Cemetery Association by Deed dated May 4, 1894, recorded June 6, 1894 in Book Q of Deeds at page 638.

and also EXCEPT:

That part of the North Half of the Northwest Quarter of the Northwest Quarter (N 1/2 of NW 1/4 of NW 1/4) of Section Thirty (30), Township Forty-one (41), Range Twenty (20), Pine County, Minnesota, described as follows: Commencing at the Southeast Corner (Monumented) of said N 1/2 of NW 1/4 of NW 1/4; thence N 00° 19' 24" W 223.75 feet along the East line of said N 1/2 of NW 1/4 of NW 1/4 to the point of beginning, thence N 90° 00' 00" W 202.69 feet; thence N 64° 16' 52" W 30.00 feet to a point on the easement of a proposed access road; thence northerly along said easement 74.41 feet along the arc of a curve concave westerly whose radius is 60.00 feet and whose central angle is 71° 03' 15"; thence N 44° 39' 54" E 30.00 feet; thence N 00° 00' 00" E 222.95 feet to a point on the Southerly right of way of State Highway No. 48; thence S 78° 38' 40" E along said right of way 130.18 feet to a point of curvature; thence continuing Southeasterly along said right of way 92.57 feet along the arc of a curve concave northerly whose radius is 1482.39 feet and whose central angle is 03° 34' 41"; thence S 00° 19' 24" E 288.56 feet to the point of beginning.

Subject to a non-exclusive roadway easement and a non-exclusive easement for the construction, maintenance, repair and replacement of utility lines running in favor of Allina Medical Group, a non-profit corporation, or assigns, over and across the following described premises:

That part of the North Half of the Northwest Quarter of the Northwest Quarter (N 1/2 of NW 1/4 of NW 1/4) of Section 30, Township 41, Range 20, Pine County, Minnesota, described as follows: Commencing at the Southeast Corner (Monumented) of said N 1/2 of NW 1/4 of NW 1/4; thence N 00° 19' 24" W 223.75 feet along the East line of said N 1/2 of NW 1/4 of NW 1/4; thence N 90° 00' 00" W along the South line of proposed Lot 1 (One) 202.69 feet; thence continuing along said line N 64° 16' 52" W 30.00 feet to the point of beginning, thence westerly 147.59 feet along the arc of a curve concave northerly whose radius is 60.00 feet and whose central angle is 140° 56' 19" to a point of reverse curvature; thence westerly 24.08 feet along the arc of a curve concave southerly whose radius is 18.00 feet and whose central angle is 78° 38' 56" to a point of tangency; thence N 90° 00' 00" W 329.02 feet to a point on the easterly right of way of Highway No. 140; thence N 00° 00' 00" E along said right of way 60.00 feet; thence N 90° 00' 00" E 404.91 feet to a point of curvature; thence southeasterly 121.18 feet along the arc of a curve concave southwesterly whose radius is 60.00 feet and whose central angle is 115° 43' 09" to the point of beginning.

And Allina Medical Group, a Minnesota non-profit corporation, owner and proprietor of the following described property situated in the County of Pine, State of Minnesota, to wit:

That part of the North Half of the Northwest Quarter of the Northwest Quarter (N 1/2 of NW 1/4 of NW 1/4) of Section Thirty (30), Township Forty-one (41), Range Twenty (20), Pine County, Minnesota, described as follows: Commencing at the Southeast Corner (Monumented) of said N 1/2 of NW 1/4 of NW 1/4, thence N 00° 19' 24" W 223.75 feet along the East line of said N 1/2 of NW 1/4 of NW 1/4 to the point of beginning, thence N 90° 00' 00" W 202.69 feet; thence N 64° 16' 52" W 30.00 feet to a point on the easement of a proposed access road; thence northerly along said easement 74.41 feet along the arc of a curve concave westerly whose radius is 60.00 feet and whose central angle is 71° 03' 15"; thence N 44° 39' 54" E 30.00 feet; thence N 00° 00' 00" E 222.95 feet to a point on the Southerly right of way of State Highway No. 48; thence S 78° 38' 40" E along said right of way 130.18 feet to a point of curvature; thence continuing Southeasterly along said right of way 92.57 feet along the arc of a curve concave northerly whose radius is 1482.39 feet and whose central angle is 03° 34' 41"; thence S 00° 19' 24" E 288.56 feet to the point of beginning.

Including a non-exclusive easement for ingress and egress to the above-described premises and for the construction, maintenance, repair and replacement of utility lines over and across the following described premises:

That part of the North Half of the Northwest Quarter of the Northwest Quarter (N 1/2 of NW 1/4 of NW 1/4) of Section 30, Township 41, Range 20, Pine County, Minnesota, described as follows: Commencing at the Southeast Corner (Monumented) of said N 1/2 of NW 1/4 of NW 1/4; thence N 00° 19' 24" W 223.75 feet along the East line of said N 1/2 of NW 1/4 of NW 1/4; thence N 90° 00' 00" W along the South line of proposed Lot 1 (one) 202.69 feet; thence continuing along said line N 64° 16' 52" W 30.00 feet to the point of beginning; thence westerly 147.59 feet along the arc of a curve concave northerly whose radius is 60.00 feet and whose central angle is 140° 56' 19" to a point of reverse curvature; thence westerly 24.08 feet along the arc of a curve concave southerly whose radius is 18.00 feet and whose central angle is 78° 38' 56" to a point of tangency; thence N 90° 00' 00" W 329.02 feet to a point on the easterly right of way of Highway No. 140; thence N 00° 00' 00" E along said right of way 60.00 feet; thence N 90° 00' 00" E 404.91 feet to a point of curvature; thence southeasterly 121.18 feet along the arc of a curve concave southwesterly whose radius is 60.00 feet and whose central angle is 115° 43' 09" to the point of beginning.

Have caused the same to be surveyed, platted and known as HINCKLEY MEDICAL ADDITION situated in the County of Pine, State of Minnesota, described to wit:

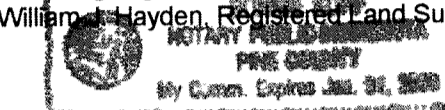
The North half of the Northwest Quarter of the Northwest Quarter of Section 30, Township 41, Range 20, EXCEPT that part thereof deeded to the Rose Hill Cemetery Association by Deed dated May 4, 1894, recorded June 6, 1894 in Book Q of Deeds at page 638, and also EXCEPT the westerly 100 feet of that part of the North Half of the Northwest Quarter of the Northwest Quarter of Section 30, Township 41, Range 20, lying easterly of the easterly line of that part thereof deeded to the Rose Hill Cemetery Association by Deed dated May 4, 1894, recorded June 6, 1894 in Book Q of Deeds at page 638, and correctly shows the location of all easements cited in said Title Commitment.

I hereby certify that I have surveyed and platted the property described on this plat as HINCKLEY MEDICAL ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways other than shown.

*William J. Hayden*  
William J. Hayden, Land Surveyor  
Minnesota Registration No. 17517

STATE OF MINNESOTA  
COUNTY OF Pine

The foregoing instrument was acknowledged before me this 20th day of November, 1997, by



*Bonnie Koef*  
Notary Public Pine County, MN  
My Commission Expires 1-31-2000

In witness Hinckley Medical Building L.L.C., Allina Health System, and Allina Medical Group, have each caused these presents to be properly signed as of the 20th day of November, 1997.

Hinckley Medical Building L.L.C.  
By *Daniel Farnsworth*  
Its Manager

Allina Health Systems  
By *Tracy A. Calderon*  
Its President

Allina Medical Group  
By *Tracy A. Calderon*  
Its President

STATE OF MINNESOTA  
COUNTY OF Hennepin

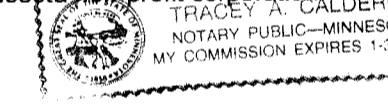
The foregoing instrument was acknowledged before me this 20th day of November, 1997, by *Daniel Farnsworth* as manager of Hinckley Medical Building L.L.C., a Minnesota limited liability company.



*Tracy A. Calderon*  
Notary Public Hennepin County, MN  
My Commission Expires 1-31-2000

STATE OF MINNESOTA  
COUNTY OF Hennepin

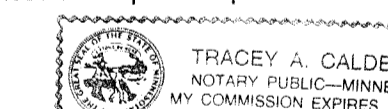
The foregoing instrument was acknowledged before me this 20th day of November, 1997, by *Tracy A. Calderon* as vice president of Allina Health System, a Minnesota non-profit corporation.



*Tracy A. Calderon*  
Notary Public Hennepin County, MN  
My Commission Expires 1-31-2000

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 20th day of November, 1997, by *Tracy A. Calderon* as vice president of Allina Medical Group, a Minnesota non-profit corporation.



*Tracy A. Calderon*  
Notary Public Hennepin County, MN  
My Commission Expires 1-31-2000

Approved and accepted by the City Council of the City of Hinckley, Minnesota this 20th day of Nov, 1997.

*Robert Becker*  
Mayor

*James M. Cassman*  
City Administrator

This plat was approved as to form and execution on this 20th day of November, 1997.

*Harold M. Leplin*  
City Attorney, Hinckley, Minnesota

No delinquent taxes and transfer entered this 25th day of November, 1997.

*Lauren D. Quercus*  
County Auditor

I hereby certify that the taxes for the year 1997 on the property described herein are paid this day of 1997.

*Steve A. Blain*  
County Treasurer

County Recorder, County of Pine State of Minnesota

I hereby certify that this plat of HINCKLEY MEDICAL ADDITION was filed in this office this 25th day of November, 1997 at 2 o'clock P.m. and was filed in book 367421 of plats, page 367421.

*Erica S. Teich*  
County Recorder

By \_\_\_\_\_ Deputy

ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
367 EAST KELLOGG BLVD. - ST. PAUL - MINNESOTA 55001 - (612) 228-9564