



Denotes a 1/2 inch by 1/4 inch iron pipe set in the ground and marked by License No. 24764

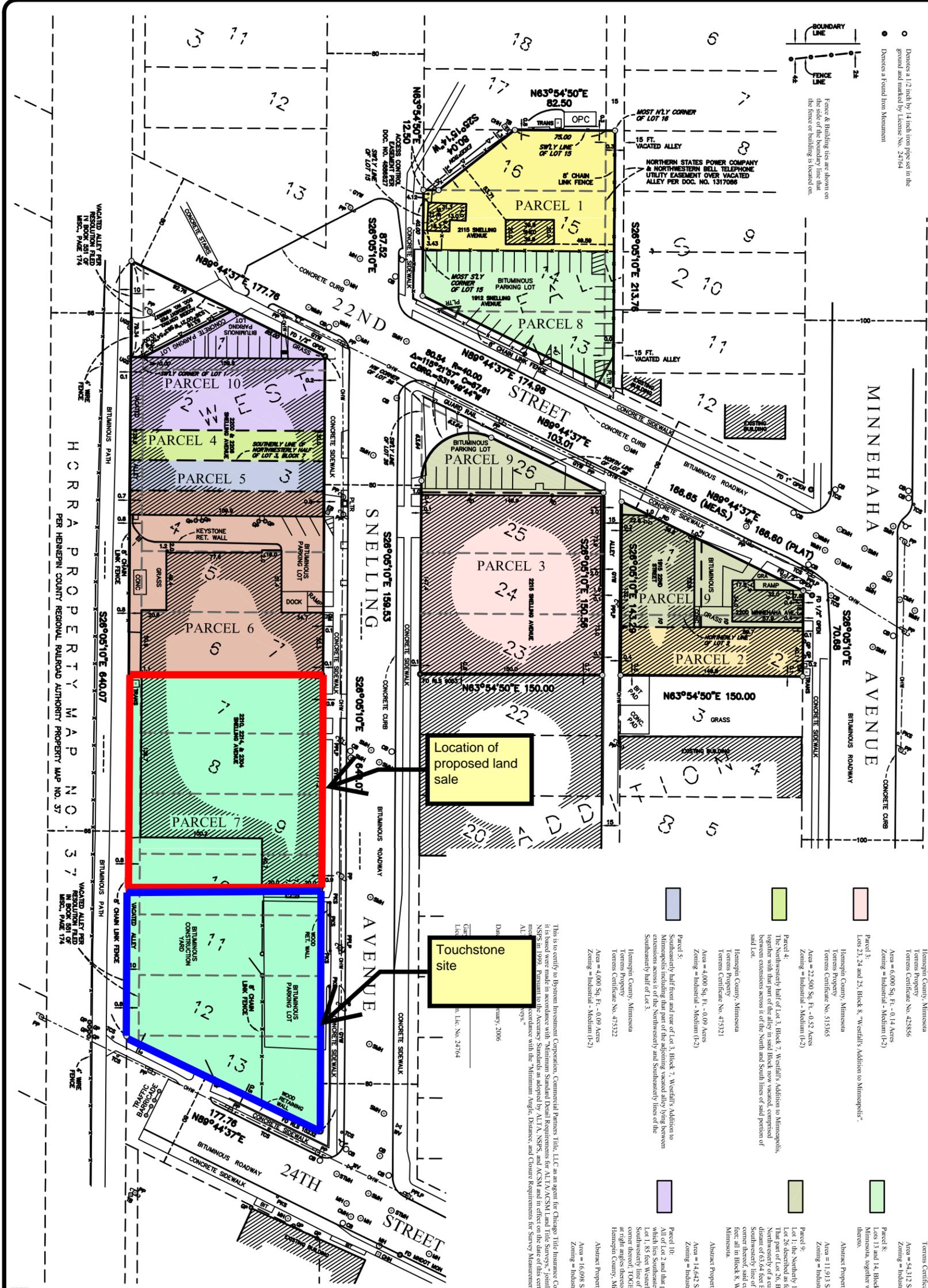
Denotes a Found Iron Measurement

Fence & Building ties are shown on the side of the boundary line that the fence or building is located on.

- NOTES**
- 1.) This survey does not show all underground utilities. The existing utilities shown are shown in an approximate way only. The contractor shall determine the exact location of any and all existing utilities before commencing work. The contractor shall be fully responsible for any and all damages arising out of his failure to exactly locate and protect all existing utility facilities.
  - 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise on-site location of utilities prior to any excavation.
  - 3.) Commercial Partners Title, LLC as agent for Chicago Title Insurance Company (Commitment for Title Insurance File No. 26350, effective date December 28, 2005, was relied upon as matters of record.
  - 4.) The subject property lies within Zone X (area determined to be outside of the 500 year flood plain and no base flood elevation determined), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2705FC0388E, dated September 7, 2002 as acquired from the Federal Emergency Management Agency Web Site.

- 5.) Zoning and setback information as provided by the Zoning Administration Department of the City of Minneapolis: Industrial - Light (I-1) and Industrial - Medium (I-2). Setback information is not specified.
- 6.) Survey bearing and coordinate basis: Hennepin County
- 7.) Minnesota State Statute 353B.603 Subd.2 (Hennepin County Highways) states: Maps or plans filed and used as a basis for the operation of licenses or permits shall be the property described but such maps shall be for descriptive purposes.
- 8.) Any modification to this survey or sketch performed by any person other than the surveyor signing this certification or persons under his direct supervision shall constitute valid certification. Only an original survey with an original wet signature shall constitute valid certification.

- LEGAL DESCRIPTIONS**
- Parcel 1:  
Lot 15 and all of Lot 16 except that part thereof lying Northwest of the following described line: Beginning at a point on the Northwest line of said Lot 16 distant 75 feet Southwest of the most Northerly corner thereof; thence running Southwest to a point on the Southwesterly line of Lot 15, Block 2, distant 40 feet Northwest of the most Southerly corner thereof and there terminating; all in Block 2, Westfall's Addition to Minneapolis, together with the Southwest half of the vacated alley adjoining thereon.  
Hennepin County, Minnesota  
Torrens Certificate No. 475323  
Area = 24,000 Sq. Ft. - 0.55 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 2:  
Lot 23, 24 and 25, Block 8, Westfall's Addition to Minneapolis.  
Hennepin County, Minnesota  
Torrens Certificate No. 42886  
Area = 6,000 Sq. Ft. - 0.14 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 3:  
Lot 23, 24 and 25, Block 8, Westfall's Addition to Minneapolis.  
Hennepin County, Minnesota  
Torrens Certificate No. 42886  
Area = 22,500 Sq. Ft. - 0.53 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 4:  
Lot 23, 24 and 25, Block 8, Westfall's Addition to Minneapolis.  
Hennepin County, Minnesota  
Torrens Certificate No. 42886  
Area = 22,500 Sq. Ft. - 0.53 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 5:  
Southwesterly half from and near of Lot 3, Block 7, Westfall's Addition to Minneapolis including that part of the adjoining vacated alley lying between the Southwest half of Lot 3, Substantively half of Lot 3.  
Hennepin County, Minnesota  
Torrens Certificate No. 475321  
Area = 4,000 Sq. Ft. - 0.09 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 6:  
Lot 4, 5 and 6, Block 7, Westfall's Addition to Minneapolis including that part of the adjoining vacated alley lying between extensions across it of the Northwest line of said Lot 4 and Southwesterly line of said Lot 6.  
Hennepin County, Minnesota  
Torrens Certificate No. 475323  
Area = 24,000 Sq. Ft. - 0.55 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 7:  
Lots 7, 8, 9, 10, 11, 12 and 13.  
All of the adjoining vacated alley lying between the Southwesterly extension across it of the Northwest line of said Lot 7 and the Westfall's extension across it of the South line of said Lot 13, all in Block 7, Westfall's Addition to Minneapolis.  
Hennepin County, Minnesota  
Torrens Certificate No. 103677  
Area = 34,312 Sq. Ft. - 1.25 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 8:  
Lot 14, Block 2, Westfall's Addition to Minneapolis, Hennepin County, Minnesota, together with the Southwesterly half of the vacated alley adjoining thereon.  
Abstract Property  
Area = 11,913 Sq. Ft. - 0.27 Acres  
Zoning = Industrial - Light (I-1)
- Parcel 9:  
Lot 1-1: The Northerly 10 feet from and near, of Lot 2; and Lot 26, except that part of Lot 26 described as follows:  
That part of Lot 26, Block 8, Westfall's Addition to Minneapolis, lying Northwest of a curved line running from a point in the North line of said Lot 26 distant of 63.64 feet East of the Northwest corner thereof to a point in the Southwesterly line of said Lot 26 distant 63.64 feet Southeast of the Northwest corner thereof, said curve being concave to the Southeast and having a radius of 40 feet, all in Block 8, Westfall's Addition to Minneapolis, Hennepin County, Minnesota.  
Abstract Property  
Area = 14,642 Sq. Ft. - 0.34 Acres  
Zoning = Industrial - Medium (I-2)
- Parcel 10:  
All of Lot 2 and that part of Lot 1, Block 7, Westfall's Addition to Minneapolis, including that part of the adjoining vacated alley lying between the Southwest line of said Lot 1 and the Southwest line of said Lot 2, distant 1.85 feet West of the most Southerly corner thereof, together with the vacated alley lying adjacent thereon measured at right angles thereon, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.  
Abstract Property  
Area = 16,698 Sq. Ft. - 0.37 Acres  
Zoning = Industrial - Medium (I-2)



This is to certify to Bystrom Investment Corporation, Commercial Partners Title, LLC as agent for Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999. Presented to the Agency Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey and measurements were made in accordance with the Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for "ALTA/ACSM Land Title Surveys".

**LEGEND**

SMH	DENOTES SANITARY MANHOLE
SHH	DENOTES HYDRANT
W	DENOTES WATER VALVE
WH	DENOTES WATER MANHOLE
WB	DENOTES WATER BASIN
EB	DENOTES ELECTRICAL BOX
ET	DENOTES ELECTRICAL TRANSFORMER
STMH	DENOTES STORM MANHOLE
MH	DENOTES MANHOLE
UP	DENOTES UTILITY POLE
ULP	DENOTES UTILITY & LIGHT POLE
GPW	DENOTES GUY WIRE
CB	DENOTES COMMUNICATIONS BOX
CH	DENOTES COMMUNICATIONS HANDHOLE
CHH	DENOTES COMMUNICATIONS MANHOLE
GP	DENOTES GUARD POST
FP	DENOTES FLAG POLE
GS	DENOTES UNDERGROUND GAS
GM	DENOTES GAS METER
PS	DENOTES PARKING SIGN
TR	DENOTES TRAFFIC CONTROL SIGN
CS	DENOTES CONCRETE SURFACE
BS	DENOTES BITUMINOUS SURFACE
US	DENOTES UNDERGROUND COMM. SIGN
PLR	DENOTES LANDSCAPING PLANTER
OPC	DENOTES OUTDOOR POWER CENTER
OW	DENOTES OVERHEAD WIRE
AD	DENOTES ACCESS CONTROL
DD	DENOTES BUILDING AND DIMENSION

DATE	02/15/06
SCALE	AS SHOWN
JOB NO.	1257-001 BYSTROM BROS.
FILE NO.	1257-001 ALTA/0220206.DWG
BOOK	148
PAGE	38
SHEET	1

ALTA/ACSM LAND TITLE LAND SURVEY  
PREPARED FOR  
**BYSTROM INVESTMENT CORPORATION  
COMMERCIAL PARTNERS TITLE, LLC**  
MINNEAPOLIS, MINNESOTA

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

REVISED TITLE	DATE
03/02/06	TJH