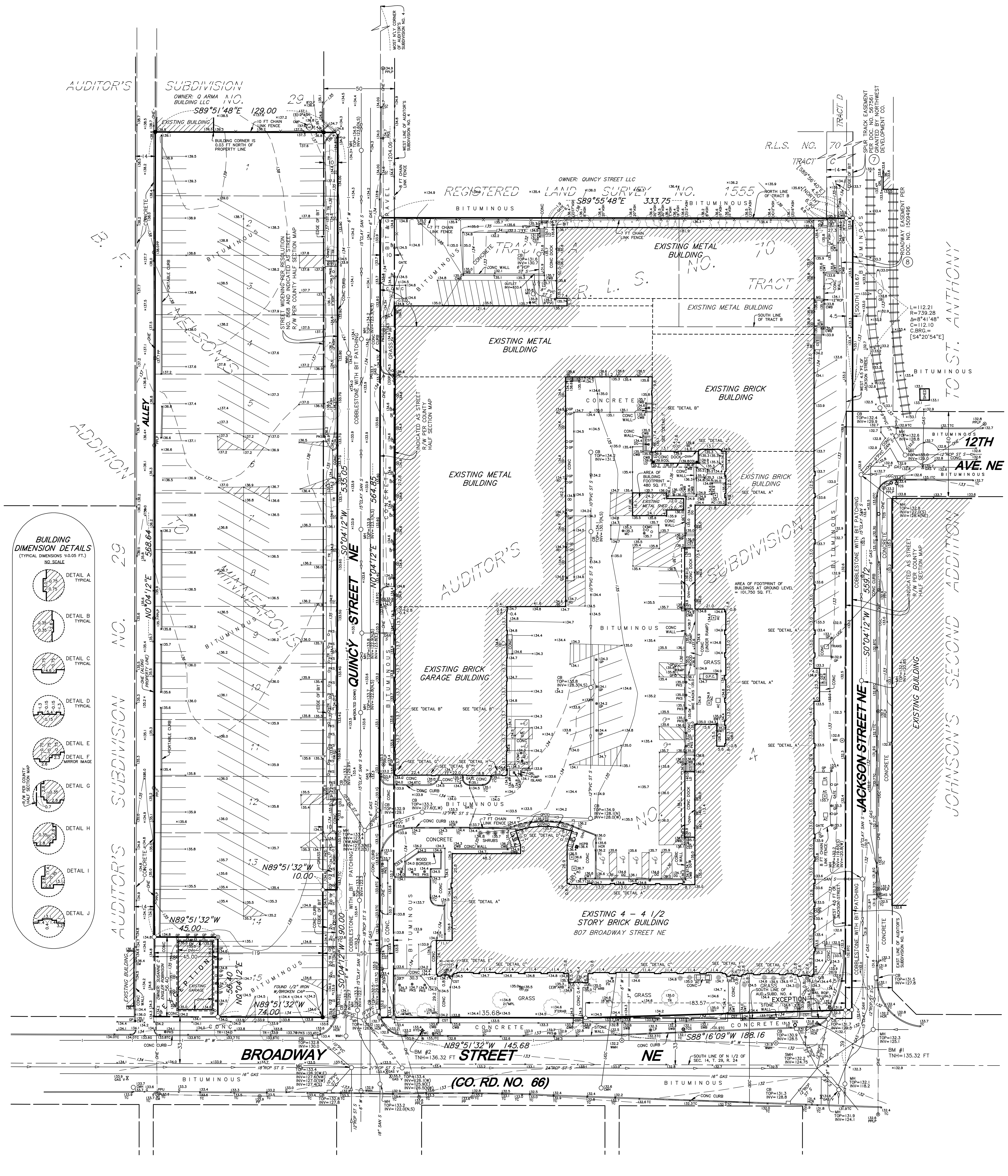


DESCRIPTION OF PROPERTY SURVEYED

(Per Old Republic National Title Insurance Company, Commitment for Title Insurance, File No. 58433, Effective Date September 20, 2012, issued by Guaranty Commercial Title, Inc.)

Parcel 1:

Tract A: Tract A, Registered Land Survey No. 70, Hennepin County, Minnesota

Being Registered land as is evidenced by Certificate of Title No. 184010.

Tract B:

Parcel 1: That part of Auditor's Subdivision No. 4 lying South of a line drawn at a right angle from the West line of said Subdivision from a point therein distant 1204.06 feet South, measured along said line from the most Northerly corner of said Subdivision, "Including the portions of the West 4.5 feet of Jackson Street Northeast lying between extensions across it of the North line of said Tract and the South line of said Subdivision" except that part thereof lying South of a line and its extension East extending from a point in the East line of said Subdivision distant 39 feet North of the South line of the North 1/2, Section 14, Township 29, Range 24 to a point on a line 33 feet North of said South line and 183.57 feet West of the East line of said Subdivision.

Parcel 2: Tract B, Registered Land Survey No. 70, Hennepin County, Minnesota including that portion of the West 4.5 feet of Jackson Street Northeast lying between extensions across it of the North and South lines of said Tract B.

Being Registered land as is evidenced by Certificate of Title No. 625768.

Parcel 2:

The West 119 feet of Lots 14 and 15, "B.F. Nelson's Addition To Minneapolis" except the West 45.00 feet of the South 56.40 feet of said tract, according to the recorded plat thereof, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 1049164.

Parcel 3:

Lot 13, "B.F. Nelson's Addition To Minneapolis", according to the recorded plat thereof, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 1020416.

Parcel 4:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in "B.F. Nelson's Addition To Minneapolis", according to the recorded plat thereof, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 204932.

PLAT RECORDING INFORMATION

Registered Land Survey No. 70 was filed of record on May 6, 1952, as Document No. 366093;
The plat of B. F. Nelson's Addition was filed of record on October 13, 1909. No Document Number was assigned;
Auditor's Subdivision No. 4 was filed of record on July 25, 1884. No Document Number was assigned.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Old Republic National Title Insurance Company, Commitment for Title Insurance, File No. 58433, Effective Date September 20, 2012, issued by Guaranty Commercial Title, Inc., was relied upon as to matters of record.

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers where applicable.

6) Railroad track easement(s) over part of Tract A of Parcel 1 in favor of Great Northern Railway, as created in Document No. 256139. [recorded document is missing exhibit – not shown on survey]

7) Terms, conditions and spur track easements contained in Agreement dated July 21, 1958, filed August 28, 1958, as Document No. 567561. (As to Tract B of Parcel 1) [portions of said easement granted to Northwest Development Co. are not described]

8) Roadway easement(s) over part of Tract B of Parcel 1 as evidenced by Document No(s). 1509496. [shown on survey]

9) Minerals and mineral rights reserved by the State of Minnesota, as shown on the Certificate of Title. (As to Parcel 2) [not plottable]

GENERAL NOTES

1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.

2.) Survey coordinate basis: Assumed. Survey bearing basis: Assumed

3.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

4.) We have shown the current zoning classification of the property in the zoning notes section of the survey based on our own research; however, we have not included item 6(a) in the survey certification because zoning information has not been provided to us by the insurer as called for in the 2011 ALTA requirements.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 123391467.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

ZONING NOTES

1.) Zoning information obtained from the City of Minneapolis web site on December 8, 2012.

The subject property is zoned I1 (Light Industrial) with Industrial Living Overlay District.

PARKING

287 Regular Spaces
9 Handicap Spaces
296 Total Spaces

FLOOD ZONE NOTES

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 270172 0219 E and 270172 0357 E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

AREAS

Gross Area = 265,202 square feet or 6.088 acres

BENCH MARKS (BM)

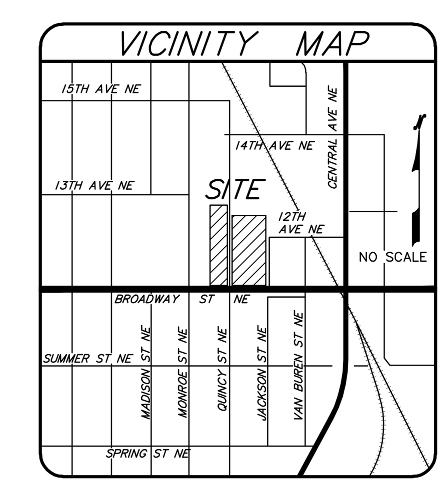
1.) Top of top nut of fire hydrant northwest quadrant of Broadway Street NE and Jackson Street NE.
Elevation = 135.32 feet

2.) Top of top nut of fire hydrant northeast quadrant of Broadway Street NE and Quincy Street NE.
Elevation = 136.31 feet

NOTE: Elevations shown are based on City of Minneapolis Datum. Add 710.32 feet to convert to mean sea level datum.

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44900.
●	Denotes found iron monument marked with P.L.S. No. 8612, unless otherwise noted
◎	Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900
AC	Denotes air conditioner
BE	Denotes building entrance
BWB	Denotes brick wall base
BWT	Denotes brick wall top
CB	Denotes catch basin
CMH	Denotes communication manhole
CMP	Denotes corrugated metal pipe
COL	Denotes building column
CST	Denotes concrete step
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
DG	Denotes drain grate
EM	Denotes electric meter
FH	Denotes fire hookup
FF	Denotes finished floor
FP	Denotes flag pole
G	Denotes gutter
GAS V	Denotes gas valve
GASP	Denotes gas pump
GM	Denotes gas meter
GP	Denotes guard post
GR	Denotes guard rail
GW	Denotes guy wire
HCPB	Denotes handicap door push button
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HYD	Denotes fire hydrant
INV	Denotes structure invert
LD	Denotes loading dock
MC	Denotes metal cover
MH	Denotes manhole
OD	Denotes overhead door
OHE	Denotes overhead electric line
O.P.C.	Denotes outdoor power center
OVH	Denotes roof overhang
PKS	Denotes parking sign
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
SWB	Denotes stone wall base
SWT	Denotes stone wall top
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric
VP	Denotes vent pipe
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
WWB	Denotes wood wall base
WWT	Denotes wood wall top
ARB	Denotes Arborvitae
MPL	Denotes Maple tree
SHB	Denotes shrub
TR	Denotes deciduous tree



SURVEYOR'S CERTIFICATION

To: City of Minneapolis, Old Republic National Title Insurance Company and Guaranty Commercial Title, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on December 12, 2012.

Dated this 12th day of December, 2012.

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

ARLEE J. CARLSON REGISTERED LAND SURVEYOR 44900 STATE OF MINNESOTA

N

30 0 30 60
SCALE IN FEET

Revision	By	Date
	DJF	

Drawing Title:

ALTA/ACSM LAND TITLE SURVEY FOR: CITY OF MINNEAPOLIS PLANNING AND ECONOMIC DEVELOPMENT

SUNDE LAND SURVEYING
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

Project: 97-004-A Bk/Pg: 966/27	Date: 12/12/2012
Township: 29 Range: 24 Section: 14	
File: 97004A001.dwg	Sheet: 1 of 1

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