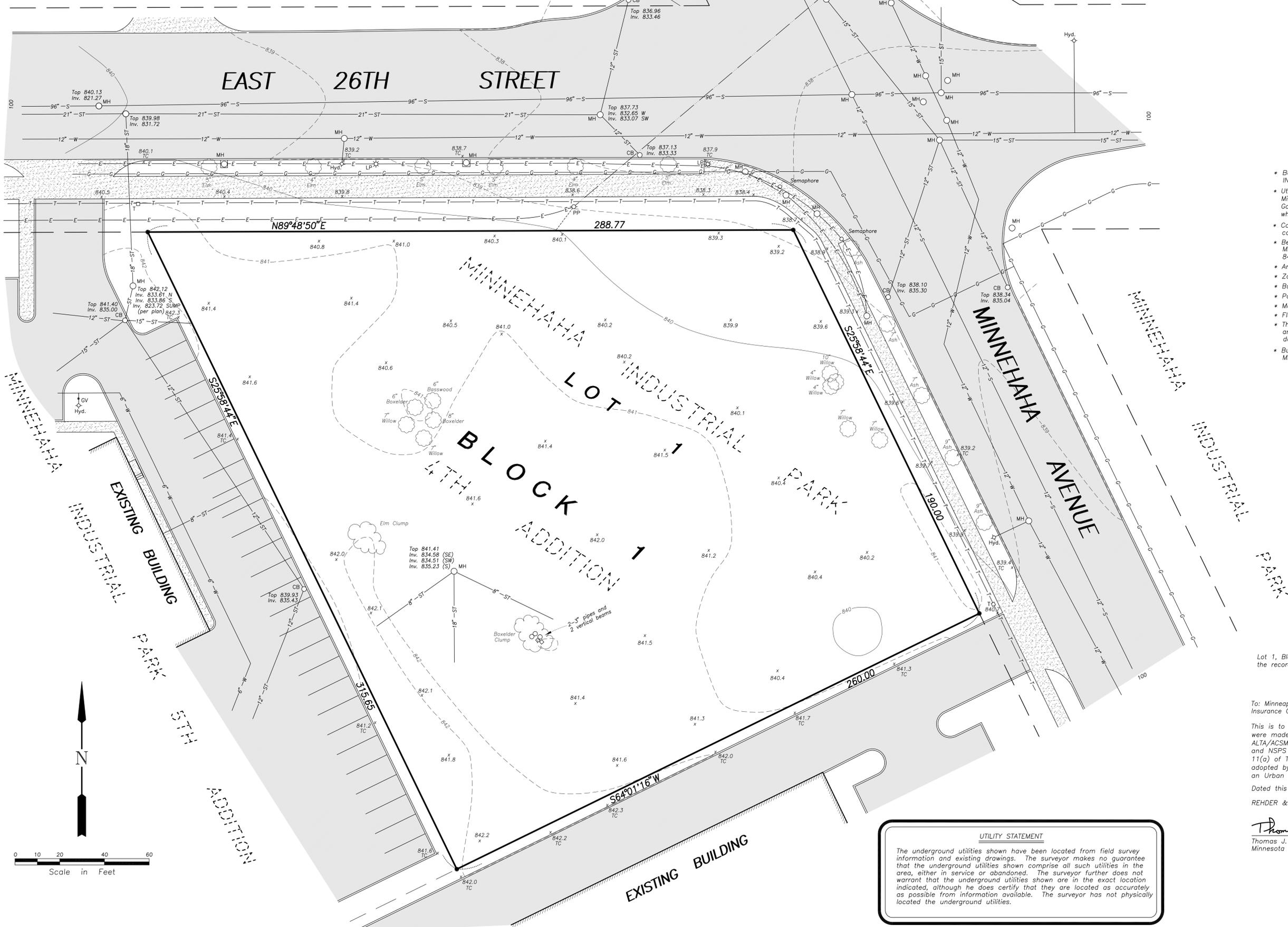
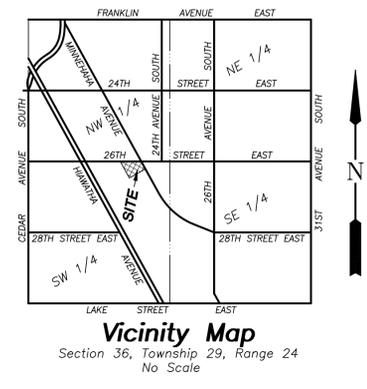


ALTA/ACSM Land Title Survey for: MINNEAPOLIS COMMUNITY AND ECONOMIC DEVELOPMENT at 2600 Minnehaha Avenue – Minneapolis, Minnesota



NOTES

- * Bearings shown are based on the plat of MINNEHAHA INDUSTRIAL PARK 4TH ADDITION.
- * Utilities shown are from information furnished by the City of Minneapolis, Xcel Energy, Oneast and Minnegaco in response to Gopher State One Call Ticket No. 90400312 and are verified where possible. Other information taken from design drawings.
- * Contact Gopher State One for utility locations before any construction shall begin. Phone 651-454-0002.
- * Bench Mark: Top of hydrant at the northeast corner of Minnehaha Avenue and East 26th Street. Elevation = 841.33 feet.
- * Area = 65,734 square feet (1.51 acres).
- * Zoning: I-1 (Light Industrial).
- * Building setbacks = 0.
- * Parking setbacks = 0.
- * Maximum building height = 4 stories or 56 feet.
- * Floor area ratio = 2.7.
- * This property is located in Flood Zone X (area outside .2% annual chance flood plane) per Flood Zone Map No. 27053C0378E dated September 2, 2004.
- * Building setback and zoning information obtained from the City Minneapolis Web Site.

LEGEND

- Iron Monument Found
- S— Sanitary Sewer
- ST— Storm Sewer
- W— Watermain
- Hyd. ◊ Hydrant
- GV • Gate Valve
- MH ○ Manhole
- CB ○ Catch Basin
- Inv. Invert Elevation
- PP ○ Power Pole
- LP ✱ Light Pole
- ⊠ Telephone Pedestal
- ▭ Concrete Surface
- ▭ Bituminous Surface
- G— Buried Gas
- T— Buried Telephone
- E— Buried Electric
- TC Top of Curb Elevation

PROPERTY DESCRIPTION

Lot 1, Block 1, MINNEHAHA INDUSTRIAL PARK 4TH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

CERTIFICATION

To: Minneapolis Community Development Agency and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11(a) of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Dated this 12th day of August, 2009.

REHDER & ASSOCIATES, INC.

Thomas J. Adam
Thomas J. Adam, Land Surveyor
Minnesota License No. 43414

NOTICE OF RELEASE: 001
CONTRACT NUMBER: C-25967

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

UTILITY STATEMENT
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

