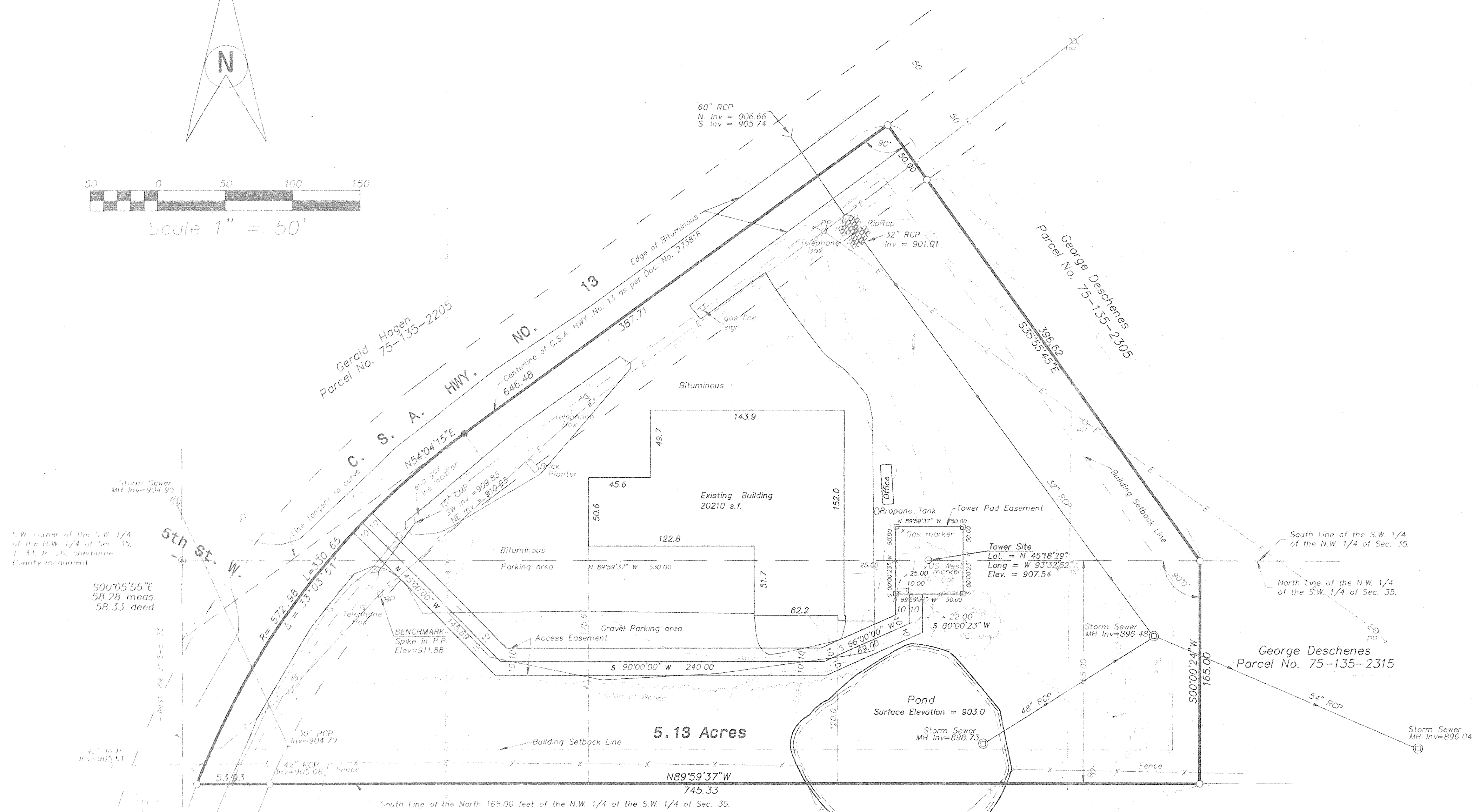
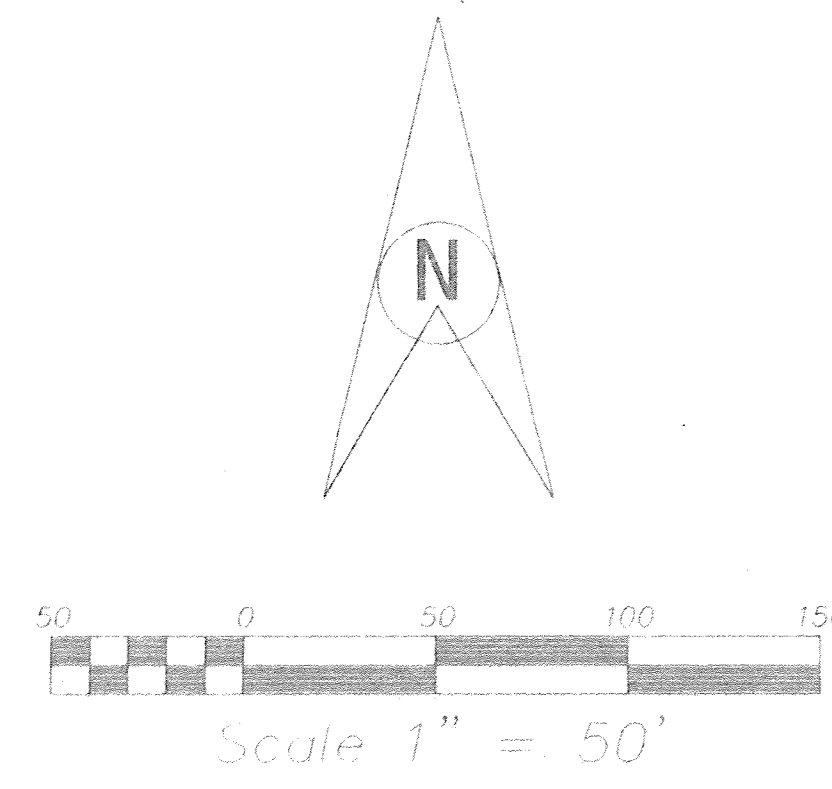


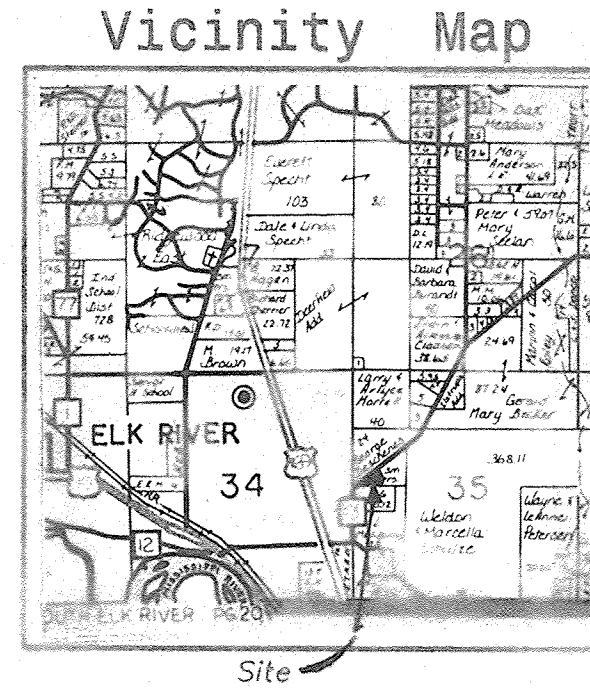
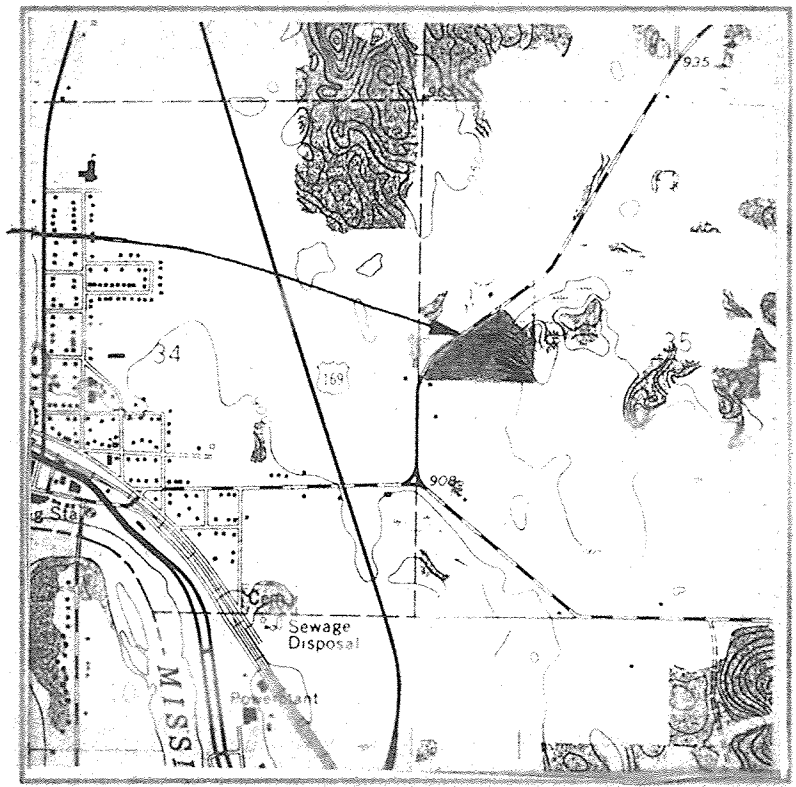
ALTA/ACSM Land Title Survey



SW corner of the S.W. 1/4 of the N.W. 1/4 of Sec. 35, T. 33, R. 26, Sherburne County, Minnesota  
 S00°05'55\" T  
 58.28 meas  
 58.33 deed

--- denotes underground gas line  
 --- denotes overhead electric line  
 All utilities located per Gopher State One Call  
 --- denotes set wooden lathe

- NOTES
- 1) Building Setbacks:  
 Front 30 feet  
 Side 25 feet  
 Rear 20 feet
  - 2) Zoned I-1 per Scott et al City of Elk River
  - 3) Parcel is not located in floodplain
  - 4) According to Commonwealth Land Title Company title commitment No. 96-098AAD dated June 26, 1996, this property is subject to a highway easement as per document No. 273816.



PROPERTY DESCRIPTION:

All that part of the Southwest Quarter of the Northwest Quarter and all that part of the north 165.00 feet of the Northwest Quarter of the Southwest Quarter of Section 35, Township 33, Range 26, Sherburne County, Minnesota, lying southwesterly of the centerline of County State Aid Highway No. 13 and lying southwesterly and westerly of the following described line, commencing at the intersection of the west line of said Section 35 and the extension southwesterly of the tangent to the centerline of said County State Aid Highway No. 13, which point is 58.33 feet south of the southwest corner of said Southwest Quarter of the Northwest Quarter; thence northeasterly along said centerline extension and said centerline a distance of 646.48 feet to the actual point of beginning of the line to be described; thence southeasterly at right angles to intersect the south line of said Southwest Quarter of the Northwest Quarter; thence south at right angles to said south line of the Southwest Quarter of the Northwest Quarter to intersect the south line of said north 165.00 feet of the Northwest Quarter of the Southwest Quarter and there terminating.

PROPOSED LEASE TRACT DESCRIPTION:

That part of the Southwest Quarter of the Northwest Quarter and the Southwest Quarter of Section 35, Township 33, Range 26, Minnesota, described as follows:  
 Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees, 59 minutes 37 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, a distance of 530.00 feet to the point of beginning; thence North 00 degrees 00 minutes 23 seconds East a distance of 25.00 feet; thence South 89 degrees 59 minutes 37 seconds East, a distance of 50.00 feet; thence South 00 degrees 00 minutes 23 seconds West, a distance of 50.00 feet; thence North 89 degrees 59 minutes 37 seconds West, a distance of 25.00 feet to the point of beginning.

PROPOSED ACCESS EASEMENT DESCRIPTION:

A 20.00 foot wide permanent easement for access purposes over and across that part of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 35, Township 33, Range 26, Sherburne County, Minnesota, the centerline of said easement is described as follows:  
 Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees, 59 minutes 37 seconds East, along the south line of said Southwest Quarter of the Northwest Quarter, a distance of 230.00 feet; thence South 00 degrees 00 minutes 23 seconds West, a distance of 25.00 feet; thence South 89 degrees 59 minutes 37 seconds East, a distance of 10.00 feet to the point of beginning of the centerline of said 20.00 foot easement; thence South 00 degrees 00 minutes 23 seconds West, a distance of 22.00 feet; thence South 86 degrees 00 minutes 00 seconds West, a distance of 69.00 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 240.00 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 145.69 feet more or less to the centerline of County State Aid Highway No. 13 and said centerline of said 20.00 foot easement there terminating. The end limits of said easement shall terminate at a line which bears North 00 degrees 00 minutes 00 seconds West and South 00 degrees 00 minutes 23 seconds East from the point of beginning and at said centerline of CSAH No. 13.

- I hereby certify that this survey, plat and report were prepared and made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
- (a) this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the Owner's Property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and other matters of record (of which I have knowledge or have been advised, whether or not of record) affecting or benefitting the Owner's Property; (iii) all abutting dedicated public streets providing access to the Owner's Property, together with the width and name thereof; (iv) all other significant items on the Owner's Premises and the Utility Easement.
  - (b) except as set forth below, there are no encroachments upon the Leased Premises Access Easement or Utility Easement by improvements on adjacent property. The exceptions to the above statement are as follows: Bituminous surface of parking lot.
  - (c) adequate ingress to and egress from the Owners Property is provided by C.S.A.H. No. 13, the same being paved, dedicated public right-of-way maintained by Sherburne County.
  - (d) all required building set-back lines on the Owner's Property are located as shown hereon.
  - (e) Owner's Property does not lie within a flood plain zone.
  - (f) that this survey meets the Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys for Land Surveying in the State of Minnesota.

Date: 7/29/97  
 Edward J. Otto, L.S.  
 Registration No. 14843  
 Otto Associates, Engineers & Land Surveyors, Inc.  
 9 West Division Street  
 Buffalo, MN 55313, 682-4727  
 Project No. 96443

Revised: 4/21/97 7/25/97	9 West Division Buffalo MN 55313 Ph: 682-4727 Fax: 682-3622	Job No. 96443
<b>OTTO ASSOCIATES</b> Engineers and Land Surveyors, Inc.		
I hereby certify that this survey, plat and report were prepared and made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.	Edward J. Otto Land Surveyor Date: 7/29/97	Reg. No. 14843
Requested By: <b>Pinnacle Engineering, Inc.</b>	Scale: 1" = 50'	Created By: EJO
Date: 10/4/96	Drawn By: P.E.O.	
Survey of Tower Site in the Northwest Quarter of Section 35, Township 33, Range 26, Sherburne County, Minnesota		
denotes iron monument found	denotes iron pipe set and marked R.L.S. No. 14345	denotes soil boring
		denotes percolation test hole