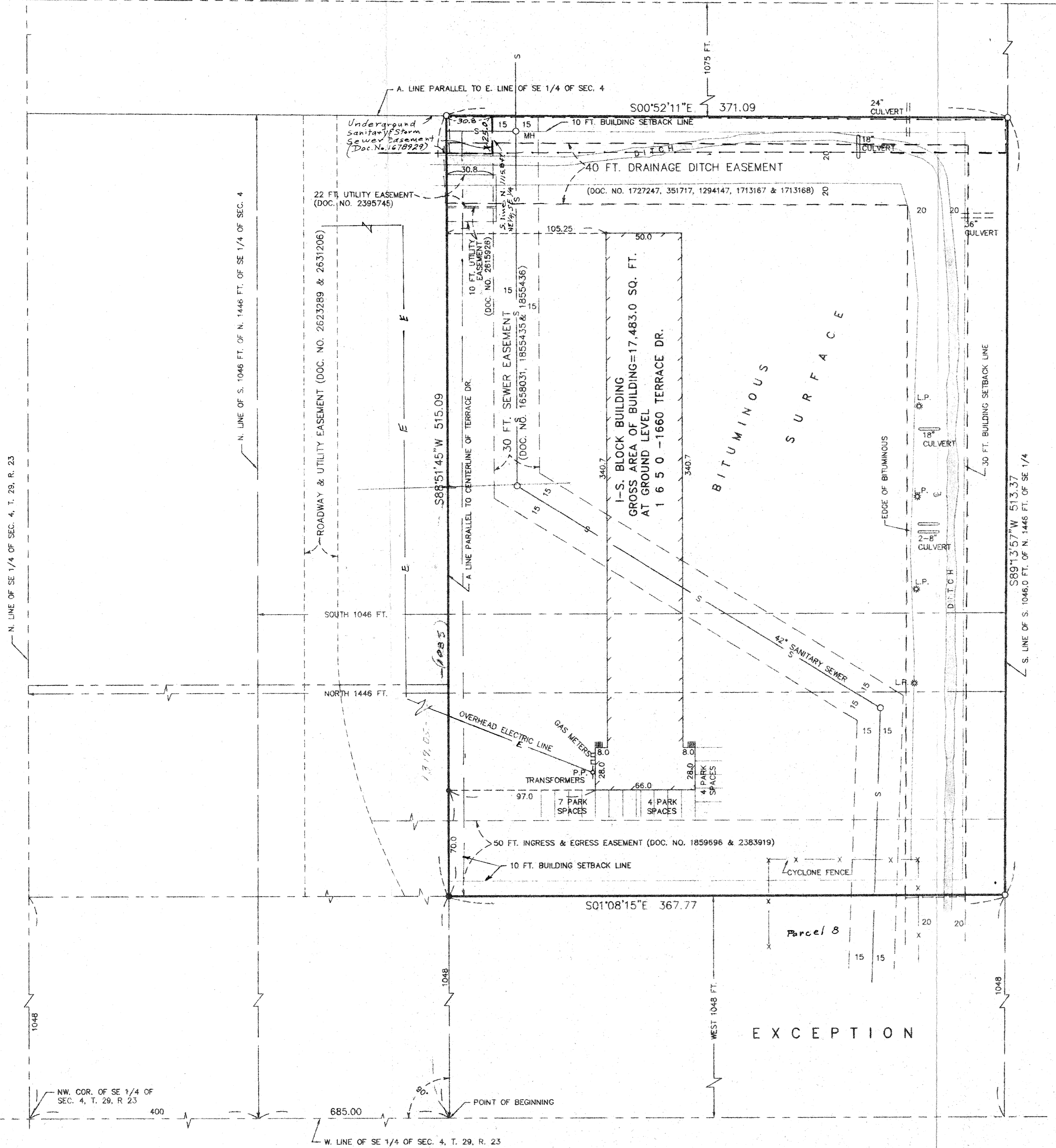


**Certificate of Survey for
ROSEVILLE INDUSTRIAL VENTURE LLC**

E. LINE OF SE 1/4 OF SEC 4, T. 29, R. 23



That part of the south 1046.0 feet of the north 1446.0 feet of the Southeast Quarter of Section 4, Township 29 North, Range 23 West, Ramsey County, Minnesota described as follows:

Commencing at a point on the west line of said Southeast Quarter, distant 400 feet south of the northwest corner of said Southeast Quarter, thence South along the west line of the Southeast Quarter, 685 feet to the point of beginning; thence east along a line drawn at right angles to said west line of the Southeast Quarter, and also being parallel to the centerline of Terrace Drive, to a point distant 1075.0 feet west of the east line of the Southeast Quarter; thence south along a line drawn parallel to said east line of the Southeast Quarter to the south line of the south 1046.0 feet of the north 1446.0 feet; thence west along the south line of the south 1046.0 feet of the north 1446.0 feet to the west line of said Southeast Quarter; thence north along the west line of said Southeast Quarter to the point of beginning and there terminating.

Except therefrom the west 1048 feet thereof.

We hereby certify to Roseville Industrial Venture LLC, a Delaware Limited Liability Company, Excel Bank and Old Republic National Land Title Insurance Company that this is a true and correct representation of an on the ground survey of the boundaries of the land above described and that the recorded easements, if any, listed in Schedule B - Section 2, Commitment for Title Insurance No. R OR966355 dated October 18, 1999, issued by Old Republic National Land Title Insurance Company, located on the above described land are shown on this survey and that this plat of survey and the survey on which it is based was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM in 1997, and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, and 13 of Table A thereof, and 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 13th day of December, 1999.

Carley-Torgersen, Inc.

By: *David E. Torgersen*
David E. Torgersen, Licensed Land Surveyor
Minnesota License No. 17551

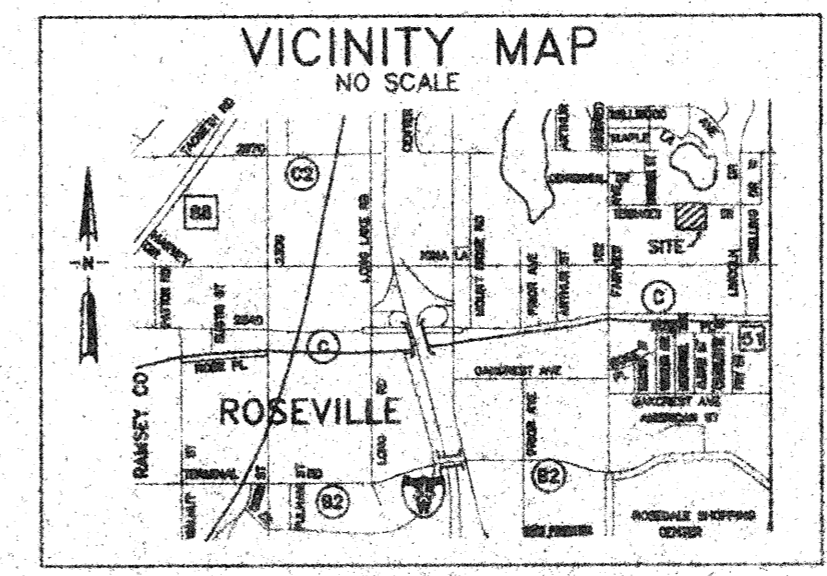
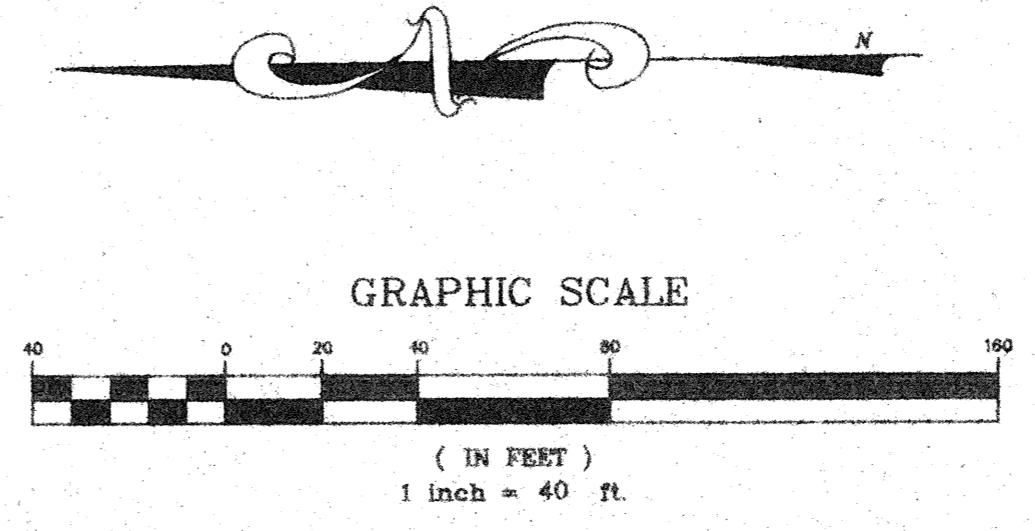
This property is classified as a Zone C area on the Flood Insurance Rate Map No. 270599 - 0001 B dated March 30, 1981. (Zone C is an area of least flood hazard.)

NOTES:

- A. EASEMENT FOR SEWER PURPOSES GRANTED TO THE CITY OF ROSEVILLE AS EVIDENCED BY DOCUMENT NO. 1658031. RESOLUTION AND AGREEMENT ALLOWING CONSTRUCTION OF A WAREHOUSE OVER SAID EASEMENT FILED AS DOCUMENT NOS. 1855435 AND 1855436. SAID RESOLUTION AND AGREEMENT CONTAIN RESTRICTIONS AND PROVISIONS AS TO THE CONSTRUCTION AND THE BUILDING LOCATED THEREON.
- B.
- C. EASEMENT FOR DRAINAGE DITCH, UNDERGROUND STORM SEWER AND COUNTY DITCH NO. 4 GRANTED TO THE CITY OF ROSEVILLE AND THE BOARD OF RAMSEY COUNTY COMMISSIONERS AS EVIDENCED BY DOCUMENT 1713188 AND AS LOCATED ON SURVEY DATED MARCH 28, 1994 PREPARED BY CARLEY-TORGERSON, INC.
- D. EASEMENT FOR DRIVEWAY PURPOSES OVER PART OF PREMISES AS REFERRED TO IN DEED DOCUMENT NO. 1859696 AND AS EVIDENCED BY DECLARATION OF EASEMENT FILED AS DISTRICT OF COLUMBIA 2383919.
- E. EASEMENT FOR UNDERGROUND UTILITY PURPOSES OVER PART OF PREMISES TOGETHER WITH INCIDENTAL RIGHTS GRANTED TO THE CITY OF ROSEVILLE AS EVIDENCED BY DOCUMENT NO. 2395745.

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- MH DENOTES MANHOLE
- HYD. DENOTES HYDRANT
- CB DENOTES CATCHBASIN
- P.P. DENOTES POWER POLE
- L.P. DENOTES LIGHT POLE

RECEIVED
JUN 7 2000
RICE CREEK
WATERFED DISTRICT



PARCEL - 2 BUILDING NO. 11

CARLEY-TORGERSON, INC.
LAND SURVEYORS
(651) 484-3301
SUITE 703
70 WEST COUNTY ROAD "C"
LITTLE CANADA, MN. 55117
TORGERSON, INC.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
David E. Torgersen
David E. Torgersen, P.L.S.
Minn. Reg. No. 17551 Date 11-22-99

THIS PROPERTY DOES NOT FALL WITHIN A FEDERALLY-DESIGNATED FLOOD HAZARD AREA AS PER THE CITY ENGINEER.

THE LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST WHICH HAVE NOT BEEN SHOWN. CONTACT GOPHER STATE ONE CALL AT 454-0002 FOR EXACT LOCATIONS BEFORE BEGINNING ANY CONSTRUCTION.