

LEGEND

- MANHOLE
- CATCH BASIN
- GUARD POST
- ◇ HYDRANT
- ◆ SIGN
- GATE VALVE
- ⊗ TELEPHONE MANHOLE
- ⊙ HANDHOLE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE BOX
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ◆ SEMAPHORE
- ◇ PEDESTRIAN LIGHT
- ⊙ POST INDICATOR VALVE
- ◇ SPRINKLER
- ◇ SPRINKLER VALVE
- ◆ HANDICAP SIGN
- FILL PIPE
- VENT PIPE
- ◇ FLAG POLE
- MANHOLE NOT FIELD LOCATED
- DENOTES UNDERGROUND ELECTRIC
- DENOTES STORM SEWER
- DENOTES SANITARY SEWER
- DENOTES WATERMAIN
- DENOTES UNDERGROUND GASMAIN
- DENOTES UNDERGROUND TELEPHONE CABLE
- DENOTES AREA OF DISPOSAL SITE EASEMENT (PARCEL NO. 9) AS DESCRIBED IN BOOK 1381 PAGE 421 AND FILED AS DOCUMENT NUMBER 1271292 WHICH LIES BELOW ELEVATION 705.

ALTA/ACSM LAND TITLE SURVEY

GROSS-GIVEN MANUFACTURING COMPANY

PROPERTY ADDRESS: 345 Plato Boulevard, Ramsey County, St. Paul, Minnesota.

LEGAL DESCRIPTION:

- PARCEL 1: Lot 2, Block 2, Riverview Industrial Park No. 8 (Torrens-Certificate No. 520152)
- PARCEL 2: Lot 3, Block 1, Riverview Industrial Park No. 10 (Torrens-Certificate No. 520152)
- PARCEL 3: Outlots A and B of Riverview Industrial Park No. 12 (Torrens-Certificate No. 520152)
- PARCEL 4: Outlot A, Riverview Industrial Park No. 10 (Abstract)
- PARCEL 5: Lot 3, Block 2, Riverview Industrial Park No. 8 (Torrens-Certificate No. 300884)

CERTIFICATION:
To Commonwealth Land Title Insurance Company, 528 Limited Partnership and Bremer Bank, N.A. I hereby certify that on the 21st day of August, 2001:

(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 subject property and the location and type of buildings and visible 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 and easements shown on Commitment for Title Insurance Order No. 117358 dated October 28, 2001 issued by Commonwealth Land Title Insurance Company (or of which I have knowledge or have been advised, whether or not of record) affecting or benefiting the subject property;
 - (iii) the location of the parking areas on the subject property showing the number of parking spaces provided thereby;
 - (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; and
 - (v) all other significant improvements on the subject property;
- (b) Except as set forth below, there are no:
- (i) encroachments upon the subject property by said improvements on adjacent property;
 - (ii) encroachments on adjacent property, streets or alleys by said improvements on the subject property;
 - (iii) party walls;
 - (iv) conflicts or protrusions.

The exceptions to the above statements are as follows:
1. underground electric lines along the south line of Parcel No. 2
2. electric meter and boxes along the north line of Parcel No. 1
3. bituminous surface along the south line of Parcel No. 1

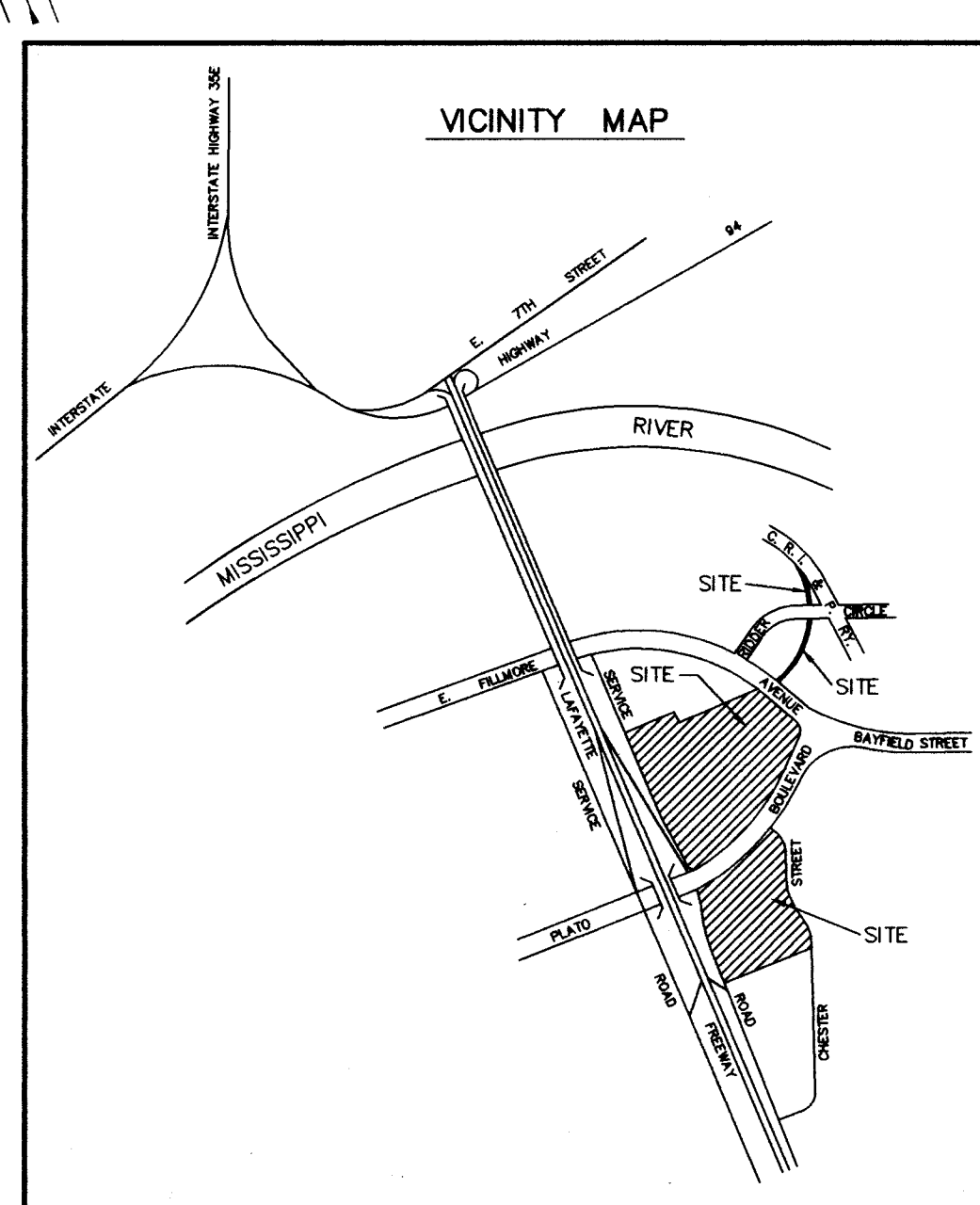
(c) Ingress to and egress from the subject property is provided by Ridder Circle, Fillmore Avenue, Lafayette Road, Plato Boulevard and Chester Street and the same being paved, public right-of-way maintained by the City of St. Paul.

(d) According to the City of St. Paul there are no building setback requirements effecting the subject property.

I further certify that this map or plot 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; and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10 and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dated this 21st day of August, 2001.
Revised this 30th day of August, 2001.
Revised this 17th day of September, 2001.
Revised this 19th day of February, 2002.
Revised this 26th day of February, 2002.
Revised this 27th day of February, 2002.
Revised this 8th day of March, 2002.

by: *[Signature]*
Jack Bolke, Minnesota License No. 20281
7415 Wayzata Boulevard, Mpls. MN 55426
telephone: (952) 546-6837



- NOTES:**
1. The orientation of this bearing system is based on the south line of Lot 2, Block 2, Riverview Industrial Park No. 8 which is assumed to have a bearing of South 68 degrees 17 minutes 12 seconds West.
 2. The legal description and easement information were obtained from Commonwealth Land Title Insurance Company Commitment No. 117358 dated October 28, 2001.
 3. The area of the property described hereon is 23.4770 acres and is divided as follows:
PARCEL 1 = 308,450 square feet or 7.1040 acres.
PARCEL 2 = 639,799 square feet or 14.6878 acres.
PARCEL 3 = 12,538 square feet or 0.2878 acres.
PARCEL 4 = 2,950 square feet or 0.0677 acres.
PARCEL 5 = 57,920 square feet or 1.3297 acres.
 4. According to the City of St. Paul the property described hereon lies in flood zone C per community panel map no. 275248-0010-X dated August 3, 1989.
 5. According to the City of St. Paul the property is zoned I-1 (Industrial) and has no building setback requirements.
 6. The property as described in Commonwealth Land Title Insurance Company Commitment No. 117358 dated October 28, 2001 has a total of 941 parking spaces of which 12 are handicapped parking spaces and 929 are regular parking spaces.
 7. The property is subject to conditions and covenants contained in Document No. 445354 and partial release of "restriction" contained in Document No. 678155.
 8. The property is subject to terms and conditions of Quit Claim Deed filed as Document Number 548107; Also terms and conditions of Contract for Deed contained in Document Numbers 1159044 (T), 3000702 (A) and 1518206.
 9. The property is subject to Restrictions contained in Book 1956 RCR, Page 166, Document Number 482998; And Notice to Extend Covenants, Conditions and Restrictions contained in Document Number 1021999; And Restrictions contained in Book 1957 RCR, Page 166, Document Number 482590.
 10. The property is subject to Notice of Lis Pendens as contained in Document Number 1500329.
 11. No information was available to us regarding the location of telephone services to the property.
 12. The easements contained in Document Numbers 650503 and 717117, do not effect the property described hereon and therefore are not depicted hereon.

EGAN, FIELD & NOWAK, INC. SURVEYORS
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