



ALTA/ACSM LAND TITLE SURVEY
SURVEYOR'S CERTIFICATION

To the Grand Rapids Economic Development Authority, the Itasca Eco Industrial Park, LLC, a Minnesota Limited Liability Company, and Carmanvash Land Title Insurance Company:

This is to certify that the map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Data Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 of Table A therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the relative positional accuracy of this survey does not exceed that which is specified therein.

Date: Dennis J. Warner License No. _____

Dennis J. Warner April 23, 2010
 Short Elliott Hendrickson Inc.
 21 NE 5th Street, Suite 200
 Grand Rapids, MN 55716
 218-822-4900

Registration No. 42656
 Within the State of Minnesota
 Date of Survey: March-April, 2010
 Job No. 111597

LAND REFERRED TO IN TITLE COMMITMENT NO. 1038

The part of Government Lot 3, Section 30, Township 35 North, Range 25 West, Itasca County, Minnesota lying easterly and northerly of the following described line:

COMMENCING at the northeast corner of said Government Lot 3; thence North 86 degrees 48 minutes 08 seconds East, assigned bearing, along the north line of said Government Lot 3, a distance of 2865.18 feet to the northeast corner of said Government Lot 3 and the point of beginning of the line to be herein described; thence South 00 degrees 37 minutes 11 seconds West, along the east line of said West 190.00 feet a distance of 505.94 feet; thence South 44 degrees 39 minutes 07 seconds East 409.92 feet; thence South 35 degrees 17 minutes 36 seconds East 432.86 feet; thence South 75 degrees 32 minutes 33 seconds East 299.18 feet; thence South 55 degrees 17 minutes 09 seconds East 599.16 feet to the east line of said Government Lot 3 and said described line there terminating.

LESS AND EXCEPT that part of said Government Lot 3 described as follows:

BEGINNING at the northeast corner of said Government Lot 3; thence South 01 degrees 45 minutes 58 seconds West, bearings assumed, along the east line thereof, 630 feet, more or less, to intersect the northerly shore of the Mississippi River; thence southwest, along said shore to intersect the west line of the East 75.00 feet of said Government Lot 3; thence North 01 degrees 45 minutes 58 seconds East, along said west line, 622 feet, more or less, to intersect the north line of Government Lot 3; thence North 86 degrees 30 minutes 56 seconds East, along said north line a distance of 75.32 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.
 (Note: the assumed bearing of the Exception is on a different bearing system.)

- LEGEND**
- DENOTES FOUND MONUMENT
 - DENOTES SET-IT-REAR W/ CAP, I.C. NO. 42666
 - ⊗ DENOTES COMPUTED POSITION
 - ⊗ DENOTES SIGN
 - ⊗ DENOTES TELEPHONE PEDESTAL
 - ⊗ DENOTES UNDERGROUND TELEPHONE
- SURVEYOR'S NOTES:**
- PROPERTY IS ZONED SHORELAND INDUSTRIAL 2.
 - 100' BLD SETBACK FROM OAK.
 - 25' BLD SETBACK FROM REAR LOT LINE OR SIDE LOT LINE.
 - 10' BLD HEIGHT RESTRICTION.
 - NO FLOOD PLAZE RESTRICTIONS, BUT SUBJECT TO SOLE LOT COVERAGE.

SUBJECT TO FLOODING RIGHTS IN MSC RECORDS 18, PAGE 33 AND MSC RECORDS 18, PAGE 162 AND DEEDS 47, PAGE 578 AND DOCUMENT NO. 26366.
 THIS BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
 OBSERVED MARKED UTILITIES WERE LOCATED AND SHOWN ON THIS SURVEY. OTHER UTILITIES MAY EXIST THAT WERE NOT MARKED.
 DATUM = NAD 83 (NAD83-NAD83=NO FEET)
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON ITASCA COUNTY SOUTH ZONE COORDINATES
 NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK OR BUILDING ACTIVITY.
 NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 FLOOD ZONE DESIGNATION IS A & C AS BASED ON FLOOD INSURANCE MAP, ITASCA COUNTY, MN, COMMUNITY PANEL NO. 270200 0770A, EFFECTIVE DATE-NOV 1, 1978 (DATUM=NOV93).



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DENNIS J. WARNER

DATE: 4-26-10
 W.C. NO. _____

ALTA/ACSM LAND TITLE SURVEY
 GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

DW DRAWN BY	1	10-19-2010	AEEB EXAMINER NO. A00044807	DW
	2			
WDM CHECKED BY	1			
	2			

FILE NO. QPEDA 11097 DATE 4/28/2010