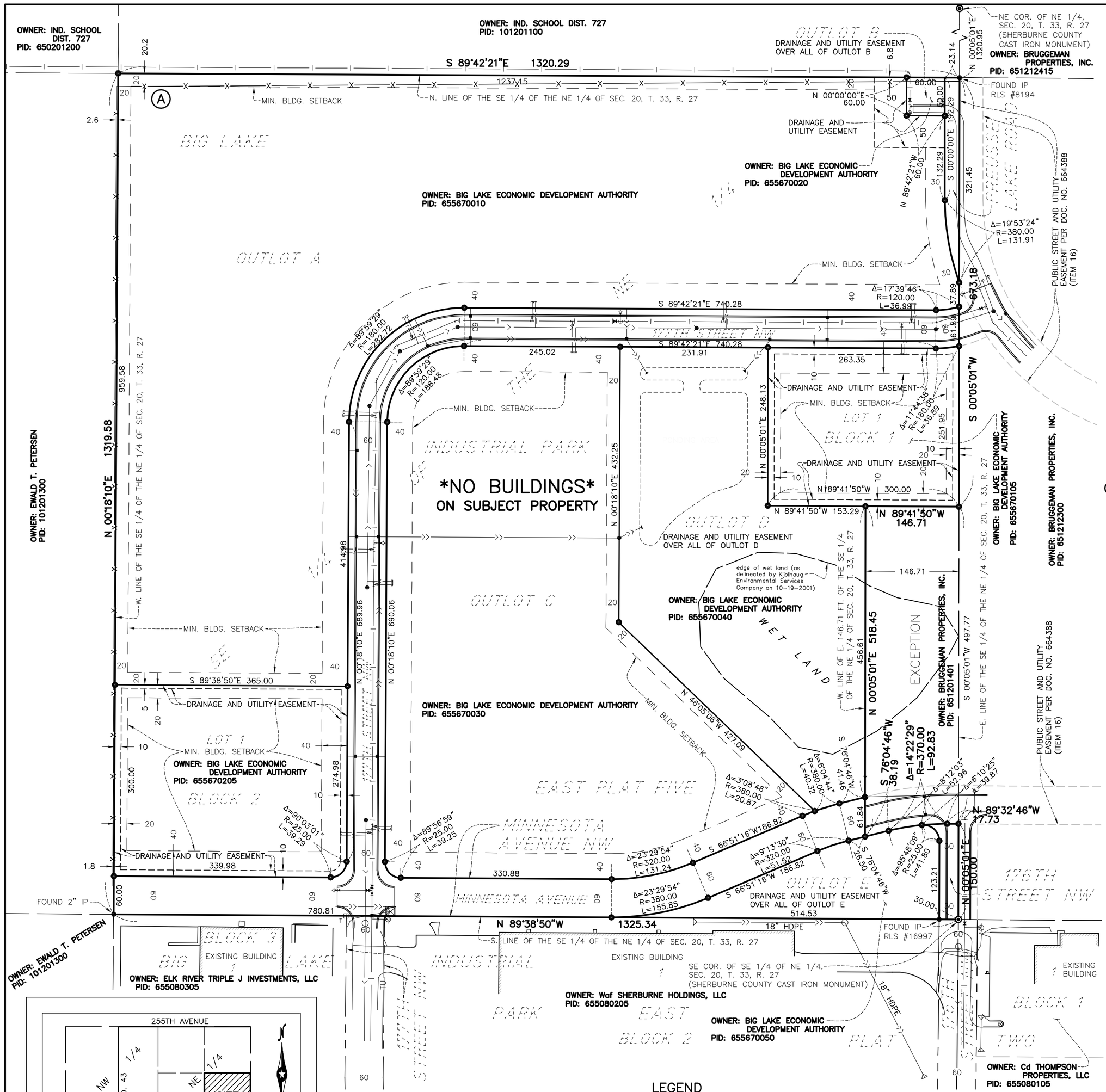

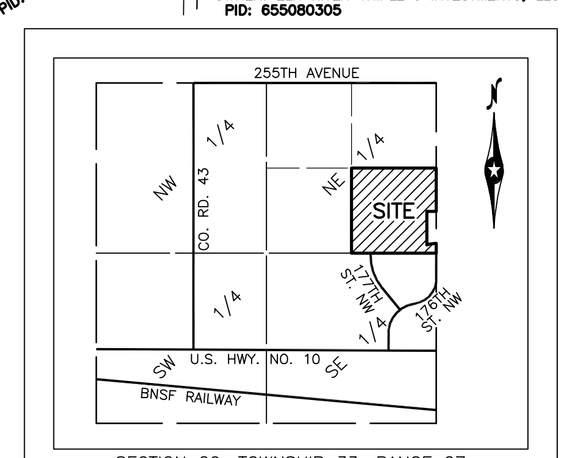

LOCATION MAP

NOT TO SCALE

LEGEND

- MONUMENT FOUND – MARKED BY LICENSE NO. 44530 (UNLESS OTHERWISE NOTED)
- CAST IRON MONUMENT FOUND
- APRON
- ELECTRIC TRANSFORMER
- TRAFFIC SIGN
- TELEPHONE PEDESTAL
- MANHOLE
- POST INDICATOR VALVE
- HYDRANT
- WELL
- WATER VALVE
- EU — ELECTRIC UNDERGROUND
- G — GAS LINE
- TU — TELEPHONE UNDERGROUND
- WATER LINE
- >> — STORM SEWER
- > — SANITARY SEWER
- X — FENCE LINE

0 100 200 300 400

SCALE 1 IN = 100 FEET

LEGAL DESCRIPTION

The following were provided in Chicago Title Insurance Company Commitment Number 301245, Effective date June 4, 2008, at 7:00 a.m., Schedule A.

The Southeast Quarter of the Northeast Quarter of Section 20, Township 33, Range 27, Sherburne County, Minnesota, EXCEPT that part thereof described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 05 minutes 01 seconds East, assumed bearing, along said east line, a distance of 150.00 feet to the point of beginning of the tract of land to be described; thence North 89 degrees 32 minutes 46 seconds West, a distance of 17.73 feet; thence westerly along a tangential curve, concave to the South, having a radius of 370.00 feet and a central angle of 14 degrees 22 minutes 29 seconds, a distance of 92.83 feet; thence South 76 degrees 04 minutes 46 seconds West, tangent to said curve, a distance of 38.19 feet to the West line of the East 146.71 feet of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 05 minutes 01 seconds East, along said West line, a distance of 518.45 feet to the intersection with a line which bears North 89 degrees 41 minutes 50 seconds West from a point on the East line of said Southeast Quarter of the Northeast Quarter, distant 497.77 feet northerly of the point of beginning; thence South 89 degrees 41 minutes 50 seconds East along said line, a distance of 146.71 feet to the East line thereof; thence South 00 degrees 05 minutes 01 seconds West along said East line, a distance of 497.77 feet to the point of beginning.

Big Lake, Minnesota
Abstract Property, Sherburne County

(NOTE: Now platted as BIG LAKE INDUSTRIAL PARK EAST PLAT FIVE, according to the recorded plat thereof, Sherburne County, Minnesota, Filed July 15, 2008, Recorded as Document No. 676486.)

NOTES CORRESPONDING TO SCHEDULE B – EXCEPTIONS

The following were provided in Chicago Title Insurance Company Commitment Number 301245, Effective date June 4, 2008, at 7:00 a.m., Schedule B – Section II Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B – Section II Exceptions, and are referenced on survey drawing by item number.

Items 5 through 10 & 17 through 19, Schedule B – Section II Exceptions are not addressed on this survey.

Item 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
– ANY FACTS, RIGHTS, INTERESTS OR CLAIMS PROVIDED IN THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT ARE SHOWN ON THIS SURVEY MAP.
Item 2: Rights or claims of parties in possession not shown by the public records.
– BOLTON & MENK, INC. IS NOT AWARE OF ANY RIGHTS OR CLAIMS OF PARTIES IN POSSESSION WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
Item 3: Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
– BOLTON & MENK, INC. ADDRESSES ANY POSSIBLE ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, OR ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES UNDER THE STATEMENT OF POSSIBLE ENCROACHMENTS.
Item 4: Easements or claims of easements, which are not shown by the public records.
– BOLTON & MENK, INC. IS NOT AWARE OF ANY EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD.
Item 11: Rights or claims of tenants in possession under unrecorded leases.
– BOLTON & MENK, INC. IS NOT AWARE OF ANY RIGHTS OR CLAIMS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
Item 12: Resolution No. 2001–79, filed April 30, 2002 as Document Number 467817.
– NOT PLOTTABLE
Item 13: Resolution No. 2003–07, filed February 26, 2003 as Document Number 498227
– NOT PLOTTABLE
Item 14: Public Improvement and Special Assessments Agreement dated March 24, 2004, filed June 29, 2004 as Document Number 555674.
– NOT PLOTTABLE
Item 15: Conditions, covenants and restrictions as contained in Document No. 664390.
– NOT PLOTTABLE
Item 16: Public Street and Utility Easement Agreement dated December 17, 2007, filed December 18, 2007, Document Number 664388.
– SAID EASEMENT IS SHOWN GRAPHICALLY ON THIS SURVEY MAP.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following are possible encroachments that may affect the Subject Property. Bolton & Menk, Inc. does not guarantee that all encroachments have been identified.

(A) Fence crosses inside and outside of subject property. Ownership of said fence is unknown.

UTILITY AND SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from Brad Potter, Zoning Administrator, City of Mankato, on December 6, 2002. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato Zoning Office (507)–387–8600).

ZONING: Subject property: I–1/PUD (INDUSTRIAL PARK DISTRICT–PLANNED UNIT DEVELOPMENT)

LOT REQUIREMENTS AND SETBACKS:
A) Lot Area 40,000 square feet
B) Lot Width: 150 feet
C) Principal Building Setbacks (Shown graphically):
1) Front Yard 40 feet
2) Side Yard 20 feet
3) Rear Yard 20 feet
4) Principal Arterial Road 30 feet
5) Minor Arterial Road 30 feet
6) Collector Road 30 feet
D) Parking Setbacks (Not shown graphically):
1) Front Yard 20 feet
2) Side Yard 10 feet
3) Rear Yard 15 feet
E) Maximum Building Coverage: 50% of Lot
F) Maximum Impervious Surface: 85% of Lot

MAXIMUM BUILDING HEIGHT:
A) Principal Building/Structure: 35 feet
B) Accessory Building/Structure: 15 feet

(NOTE: There are no floor space area restrictions for the subject property.)

FLOOD ZONE: Community Panel No. 27141C0355 E, dated May 4, 2000, of Flood Insurance Rate Maps published by U.S. Department of Housing and Urban Development, shows this site as being located in Zone X (OTHER AREAS). Zone X (OTHER AREAS) is defined as "Areas determined to be outside 500–year floodplain."

UTILITIES: Only utility lines and structures observed during the course of the field survey of this site are shown on this map. The surveyor does not guarantee that there are no other utility lines and structures, active or abandoned, on or adjacent to the subject property.

AREA TABULATION:

LOT 1 BLOCK 1:	74,492.49	SQ. FT. (1.710 AC.)
LOT 1 BLOCK 2:	109,366.57	SQ. FT. (2.511 AC.)
OUTLOT A:	696,138.01	SQ. FT. (15.981 AC.)
OUTLOT B:	3,600.05	SQ. FT. (0.083 AC.)
OUTLOT C:	366,707.67	SQ. FT. (8.418 AC.)
OUTLOT D:	196,487.01	SQ. FT. (4.511 AC.)
OUTLOT E:	38,628.29	SQ. FT. (0.887 AC.)
(RIGHT–OF–WAY):	187,086.11	SQ. FT. (4.295 AC.)
TOTAL:	1,672,506.20	SQ. FT. (38.40 AC.)

SURVEYOR'S NOTES

1. Orientation of the bearing system is based upon the East Line of the Southeast Quarter of the Northeast Quarter of Section 20, Township 33, Range 27, Sherburne County, Minnesota which is assumed to bear South 00 degrees 05 minutes 01 seconds West.
2. Bolton & Menk, Inc. did not determine ownership of adjacent land. Corresponding recording data was not provided by the title company.
3. There are no buildings on subject property.
4. There are no designated parking areas on subject property.
5. Subject property has ingress and egress from 176th Street NW, 177th Street NW, Minnesota Avenue NW and Preusse Lake Road.
6. The boundaries of areas labeled "WET LAND" represent wetland limits determined by a Jurisdictional Wetland Delineation that was not performed by Bolton & Menk, Inc., but by others. Markings for the wetland boundaries, as placed by the delineator, were located by Bolton & Menk, Inc. as a part of this survey.
7. Improvements shown graphically on subject property were built per plan. Locations of improvements were not field verified.

SURVEYOR'S CERTIFICATION

To: 1) Big Lake Economic Development Authority; 2) Chicago Title Insurance Company; 3) Land Title Inc.

That this is to certify that this map or plat and the survey on which it is based were made on the date shown below of the premises described in Chicago Title Insurance Company Commitment Number 301245, Effective date June 4, 2008, at 7:00 a.m., and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association (ALTA), the American Congress on Surveying and Mapping (ACSM) and the National Society of Professional Surveyors (NSPS) in 2005, and includes Items 1, 2, 3, 4, 6, 8, 10, 11a, 13, 16, 17 and 18 Table A thereof, and (i) pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys." (ii) that this survey was prepared under my direct supervision and that I am a duly registered land surveyor under the laws of the State of Minnesota.

Bolton & Menk, Inc.

By: Craig E. Johnson
Registration No. 44530
Date Signed: January 27, 2010

Note: This certification is made to the parties listed above as a professional opinion based on the knowledge information and belief of the surveyor as of the date of issuance. Over time, survey and title conditions may change from those shown on this survey or in the title commitment. The above parties are advised that updated title documentation and surveys will be required to confirm conditions affecting the subject property after date of issuance of this survey.

ALTA/ACSM LAND TITLE SURVEY
BIG LAKE, MN 55309

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
12224 NICOLLET AVENUE S, BURNSVILLE, MN 55337 (952) 890–0509
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

BIG LAKE INDUSTRIAL PARK
EAST PLAT FIVE

SHERBURNE COUNTY, MN

FOR: CITY OF BIG LAKE

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