

ALTA/ACSM LAND AND TITLE SURVEY FOR:
RFF ENTERPRISES, LLC.
COMMERCIAL PARTNERS TITLE, LLC
CHICAGO TITLE INSURANCE COMPANY

DESCRIPTION OF SUBJECT PROPERTY
(Per Chicago Title Insurance Company Commitment Proforma Policy, Office file Number 16180, dated at time of recording)

PARCEL A:

That part of lots 5 and 6, Block 150, TOWN OF MINNEAPOLIS, lying Northeastly of a line drawn parallel to and 53 feet Northeastly measured at right angles from the Southwesterly line of said lots 5 and 6, except that part of the Northeastly 58.06 feet of said lot 6, lying Northwestly of a line drawn from a point on the Southwesterly line of said lot 6, distant 10 feet Southwesterly of the most Easterly corner of said lot 2; thence continuing Easterly along an extension of last described course to the Northeastly line of said lot 3 and there terminating.

PARCEL B:

That part of Lot 1 and that part of the Northeastly 50 feet of Lot 2 and 3, Block 150, TOWN OF MINNEAPOLIS, lying Northeastly of the following described line: Beginning at a point on the Northeastly line of said lot 1, distant 10 feet from the most Easterly corner of said lot 1, distant 10 feet Southwesterly of the most Easterly corner of said lot 2; thence continuing Easterly along an extension of last described course to the Northeastly line of said lot 3 and there terminating.

Lots 5, 6, and 7, Block 150, TOWN OF MINNEAPOLIS, except that part of the Southeastly 22 feet of Lot 7 lying Northeastly of the Southwesterly 53 feet thereof, and except that part of the Southwesterly 53 feet of Lot 5 acquired in fee by the State of Minnesota under Final Certificate filed as Document Nos. 3633844 and 4230575.

also except that part of Lots 5 and 6, Block 150, TOWN OF MINNEAPOLIS, lying Northeastly of a line drawn parallel to and 53 feet Northeastly measured at right angles from the Southwesterly line of said lots 5 and 6, according to the recorded plat thereof.

NOTES

- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures and combinations of records. Other underground utilities not shown may exist. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
- 3.) Chicago Title Insurance Company Commitment for Title Insurance File Proforma, effective date "at the time of recording", was relied upon as to matters of record.
- 4.) Area = 27,343 Sq. Ft. = 0.628 Acres
- 5.) Survey coordinate and bearing basis: Assumed

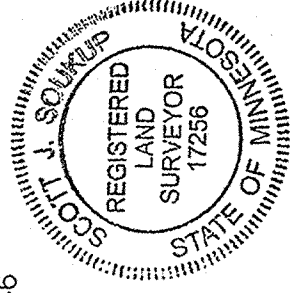
- LEGEND
- Denotes advertising-information sign
Denotes sand trap
Denotes electric manhole
Denotes guy wire
Denotes line hydrant
Denotes light pole
Denotes light pole/power pole
Denotes parking sign
Denotes power pole
Denotes power pole
Denotes traffic control sign
Denotes right of access taking

This is to certify to RFF ENTERPRISES, LLC, COMMERCIAL PARTNERS TITLE, LLC, and CHICAGO TITLE INSURANCE COMPANY that this survey was made in accordance with the requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and that the survey was made in accordance with the requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and that the survey was made in accordance with the requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999.

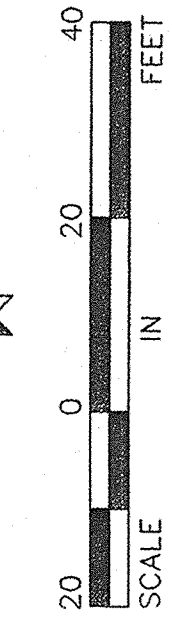
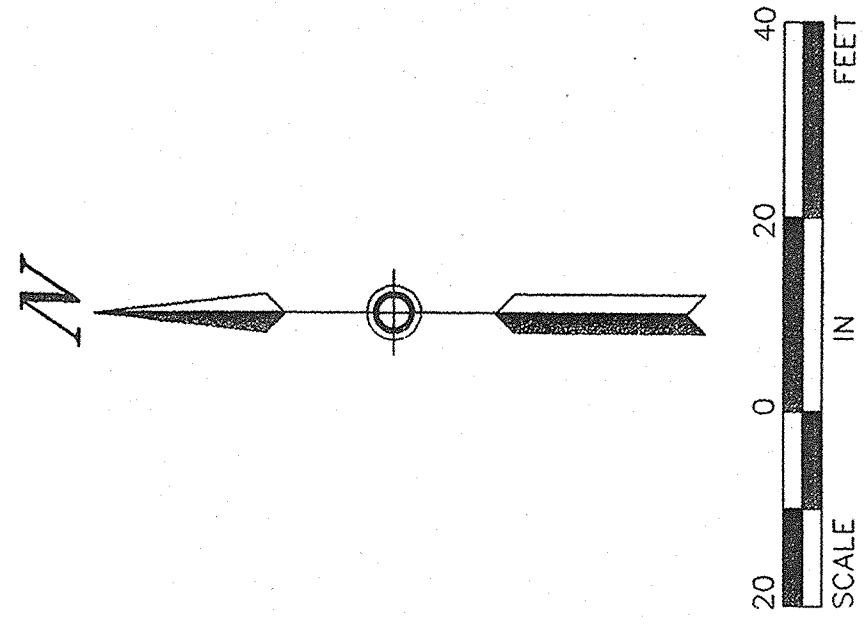
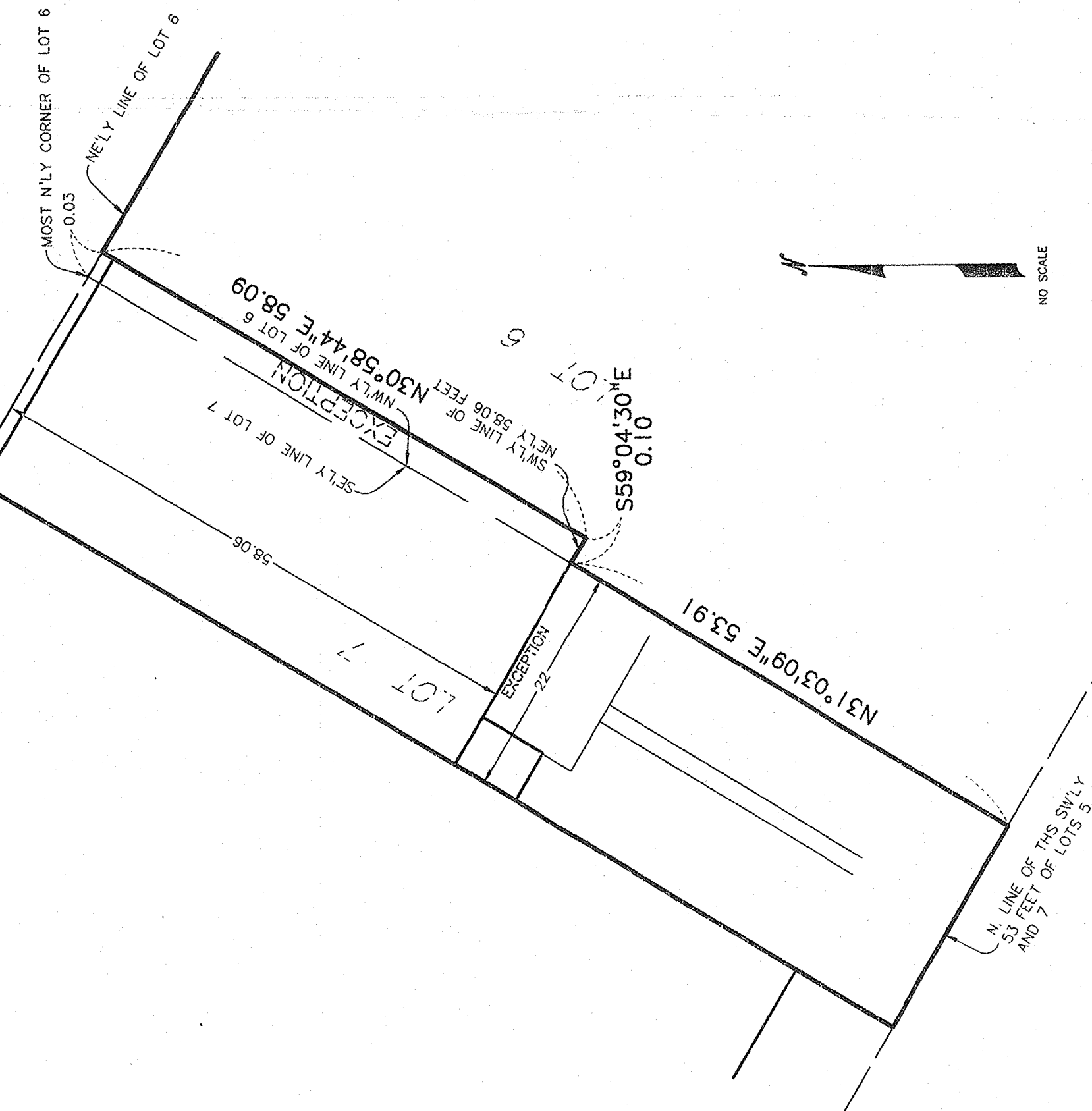
Dated this 27 day of March, 2001

SUNDE LAND SURVEYING, LLC

By: Scott A. Sunde, R.L.S. Minn. Reg. No. 17235



DETAIL



WASHINGTON AVE. S.

15TH AVENUE S.

CEDAR AVENUE S.

Sunde Land Surveying, LLC.

9001 East Hennepin Avenue (SW) • Suite 118
Bloomington, Minnesota 55420-3435
Business 952/881-2455 • FAX 952/889-9226