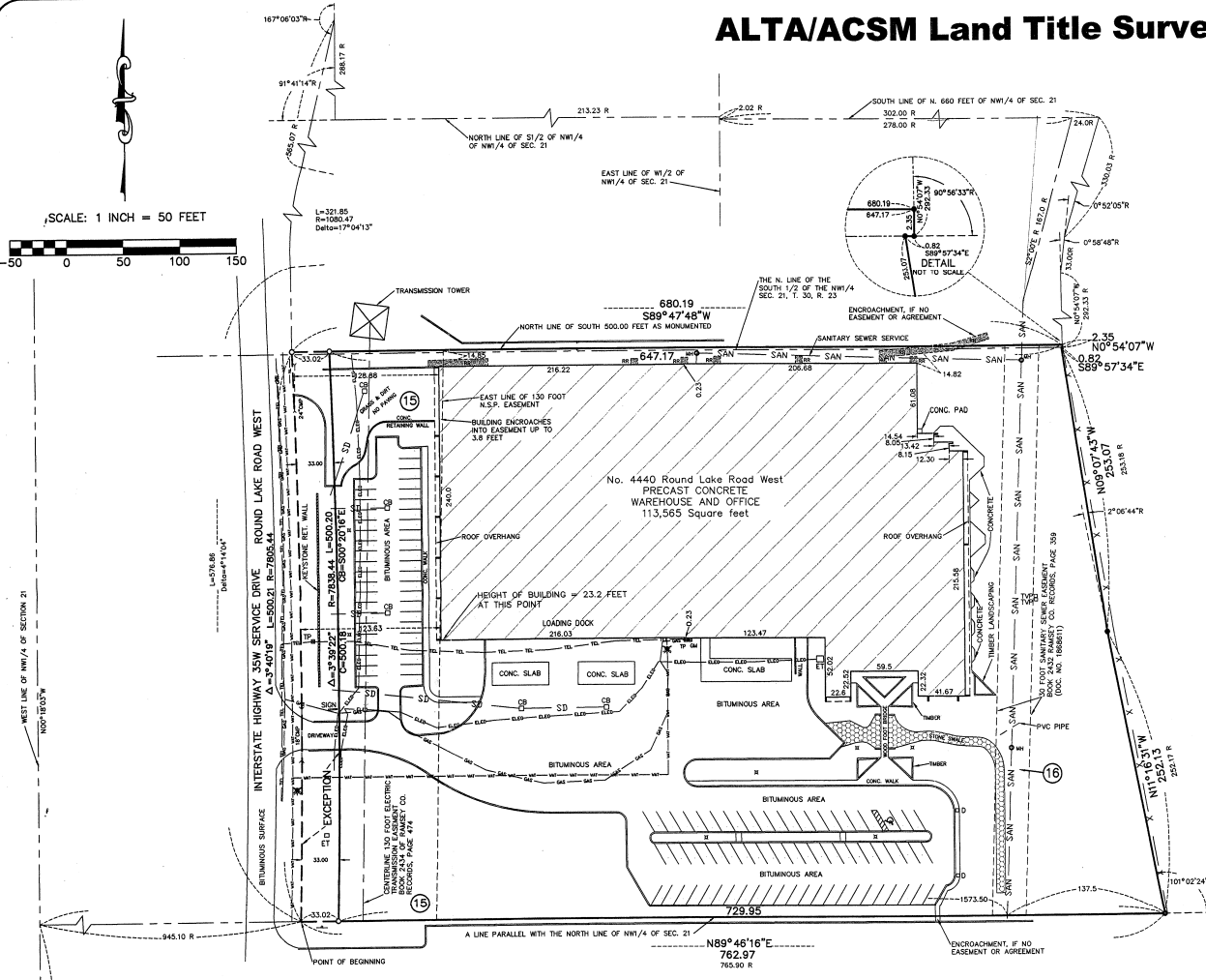
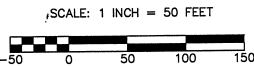
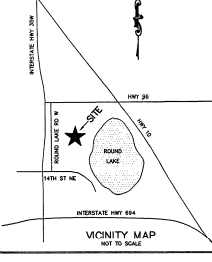


ALTA/ACSM Land Title Survey

NOTES

- All bearings shown are based on an assumed datum.
- Subject property contains a gross area of 308,036 square feet or 8.219 acres.
- Subject property contains a net area of 113,565 square feet or 2.600 acres.
- Utility plans shown were taken from plans and field locations provided by various utility companies and are shown for informational purposes only. Update State One Call (504-454-0002) must be contacted for field locations prior to any excavation or demolition.
- Sanitary sewer and water main data shown is per plans provided by the City of Arden Hills and field locations were located.
- Sooner State One Call was contacted.
- The FIRM FLOOD INSURANCE RATE MAP for the City of Arden Hills, Ramsey County, Minnesota, Community Panel No. 70333 0002 B effective date 7/2/1981 shows the property to be in Zone C, an area of minimal flooding.
- Minimum Building Setbacks:
Front - 50 feet
Side - 10 feet
Rear - 10 feet
Maximum Building Height - 35 feet
- Zoning, setback requirements and flood plain information as per the City of Arden Hills and field locations were located.
- Items certified to are limited to those items which are visible or made known to the surveyor.
- Items certification and easements shown are from Commitment by Title Insurance by First American Title Insurance Company, Commitment No. H05-113449-AM12, dated August 10, 2004 at 7:30 AM. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.
- There are no 188 record parking spaces and 1 handicapped parking space for the site.
- There is no observable evidence of earth moving work, building construction or building additions in recent months.
- There are no changes in street right of way lines either completed or proposed or observable evidence of recent street or sidewalk construction or repairs known to the surveyor.
- There is no observable evidence of site use as a solid waste dump, pump or sanitary landfill.



LEGAL DESCRIPTION

The South 500 feet of that part of the Northwest Quarter of Section 21, Township 30, Range 23, described as commencing at the Southwest corner of said Northwest Quarter; thence North along the West line of said Northwest Quarter a distance of 825 feet; thence East parallel to the North line of said Northwest Quarter, a distance of 845.10 feet, the actual point of beginning of the land herein surveyed; thence continuing East along said parallel line a distance of 765.00 feet; thence Northwesterly, deflecting to the left 101 degrees 02 minutes 24 seconds, a distance of 252.17 feet; thence Northwesterly, deflecting to the right 2 degrees 08 minutes 44 seconds, a distance of 253.18 feet to the North line of the South Half of said Northwest Quarter; thence East along said North line of the South Half a distance of 827.02 feet; thence North, deflecting to the left 90 degrees 56 minutes 33 seconds, a distance of 292.33 feet; thence North, deflecting to the right 60 degrees 58 minutes 48 seconds, a distance of 330.00 feet to the South line of the North 660 feet of said Northwest Quarter; thence West along said South line of the North 660 feet a distance of 302 feet to the East line of the West Half of said Northwest Quarter; thence North along said East line of the West Half of the Northwest Quarter a distance of 230.20 feet to the North line of the South Half of the Northwest Quarter of said Northwest Quarter; thence West along said North line of the South Half of the Northwest Quarter of the Northwest Quarter a distance of 213.22 feet; thence North, deflecting to the right 91 degrees 41 minutes 14 seconds, a distance of 226.17 feet; thence Southwesterly, deflecting to the left 167 degrees 06 minutes 03 seconds, a distance of 560.07 feet; thence on a long curved curve to a terminal point of 1080.47 feet and a central angle of 11 degrees 04 minutes 13 seconds, a distance of 321.85 feet; thence reverse curve along a radius of 7805.44 feet and a central angle of 4 degrees 14 minutes 04 seconds, a distance of 278.08 feet to the actual point of beginning; except that part lying Westerly of a line parallel to and 33 feet Eastwily of the Westerly line thereof.

Ramsey County, Minnesota
Torrans Property
Certificate of Title No. 539529

SURVEYOR'S CERTIFICATION

I hereby certify to CSM Equities, L.L.C., Eno Shores LLC, Branch Development LLC, Four Seasons Enterprises LLC and First American Title Insurance Company and their respective heirs, successors and assigns, that I have personally inspected and surveyed, on the ground, the above described property (the "Property"), and this plot of survey was made by me, or under my direction and supervision, effective as of the certification date set forth below.

I further certify that (a) this plot of survey is a true, correct and accurate drawing and representation of the Property and of the size, location, exterior dimensions and boundaries thereof; (b) that the street address, location and dimensions of all buildings, and the locations and dimensions of all parking areas, of any other improvements upon the Property, of all fences and/or retaining walls thereon, of all recorded and/or visible easements, restrictions and covenants (and the same are referenced to the appropriate recorded document number or other appropriate recording information), as cited in the title commitment of all streets, roads, rights-of-way, and means of public and/or private access which affect, benefit, burden or are adjacent to the Property, of all ditches, septic systems, drain fields, utility lines and/or systems (from each building or other location on the Property to their point of connection with the public systems) which affect, benefit, or burden the Property, and of all building setback lines and/or other setback lines which affect the Property, are correctly and accurately shown hereon; (c) that there are no visible gas and/or water shortages in area, visible encroachments of improvements over boundary lines from or onto the Property or upon easements or rights-of-way located on the Property, no overlapping of improvements, no visible easements, no overlapping of easements, and no roads, ditches, rights-of-way or building setback lines which affect the Property, except as shown hereon; (d) that there are no fences, retaining walls, lightbasas or other improvements appurtenant to the Property which are located within the boundary lines of adjoining properties, except as shown hereon; (e) that the Property is not located in any flood plain under any state or federal law, including without limitation, a "special flood hazard area" (100 Year Flood Plain) or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Prevention Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel # 270375 0002 B, dated 7/2/1981, which map panel covers the area in which the Property is located, except as shown on the survey; (f) that this plot of survey and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", as jointly established and adopted by ALTA and ACSM in 1990; meets the current accuracy standards jointly adopted by ALTA and ACSM for an ALTA/ACSM Urban Land Title Survey, as defined therein, and conforms Items 1 through 4, 6 through 11 and 14 through 18 inclusive of Table A of the 1999 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

Comstock & Davis, Inc.
By: *[Signature]* Date: September 21, 2004
Licensed Land Surveyor
Minnesota License No. 10382

COMSTOCK & DAVIS, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
1446 COUNTY ROAD J
MINNEAPOLIS, MN 55432
PHONE: 763-784-3546
FAX: 763-784-3595
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LEGEND

CB	CATCH BASIN	ELEC	ELECTRIC (UNDERGROUND)
D	DRAIN	GAS	GAS MAIN
ET	ELECTRIC TRANSFORMER	SAN	SANITARY SEWER
GM	GAS METER	SD	STORM SEWER
H	HYDRANT	TEL	TELEPHONE (UNDERGROUND)
L	LIGHT	WAT	WATER MAIN
MH	MAN HOLE	CURS	CURB
R	RECORD DIMENSION	FENCE	FENCE
SI	SIGN	WALL	WALL
TP	TELEPHONE PEDESTAL		
TVP	TELEVISION PEDESTAL		
		RR	RIP RAP

SCHEDULE B, SECTION 2 ITEMS

- The following recital appears on the Certificate of Title and will be carried forward to any new Certificate of Title: "Subject to an easement 130 feet in width for electric transmission line purpose in favor of Northern States Power Company, together with the incidental rights connected therewith, as set forth in the instrument recorded in Book 2434 of Ramsey County Records, page 474, the center line of which is described as follows: Commencing at the Southwest corner of the Northwest Quarter of Section 21, Township 30, Range 23, thence East, along the South line of said Northwest Quarter, a distance of 800 feet to the actual point of beginning of the line hereon described; thence Northwesterly, deflecting to the left 90 degrees 23 minutes, a distance of 161.6 feet; thence Northwesterly, deflecting to the right 1 degree 46 minutes, a distance of 1156 feet; thence Northwesterly, deflecting to the right 10 degrees 38 minutes, a distance of 1040 feet; thence Northwesterly to a point on the North line of said Northwest Quarter, distance 1145.0 feet East of the Northwest corner of said Northwest Quarter and three terminating 'P' Plotted on survey.
- The following recital appears on the Certificate of Title and will be carried forward to any new Certificate of Title: "Subject to an easement 30 feet in width for sewer purpose in favor of the Village of Arden Hills, together with the incidental rights connected therewith, as set forth in the instrument recorded in Book 2432 of Ramsey County Records, page 356, the center line of which is described as follows: Commencing at a point on the South line of the Northwest Quarter of Section 21, Township 30, Range 23, distant 278 feet East of the East line of the West half of said Northwest Quarter; thence South 2 degrees East (assuming said South line of the North 660 feet on bearing East and West) a distance of 167 feet; thence Southwesterly to a point on a line parallel to the North line of said Northwest Quarter and 825 feet North of the South line of said Northwest Quarter (as measured along the West line of said Northwest Quarter), distant 1573.5 feet East of the West line of said Northwest Quarter and three terminating 'P' Plotted on survey.
- Rights of the State of Minnesota, the County of Ramsey, the City of Arden Hills, and/or the public, in and to any portion of the land that may lie within the ordinary low water level of Round Lake, nothing to plot.

14 SCHEDULE B ITEM