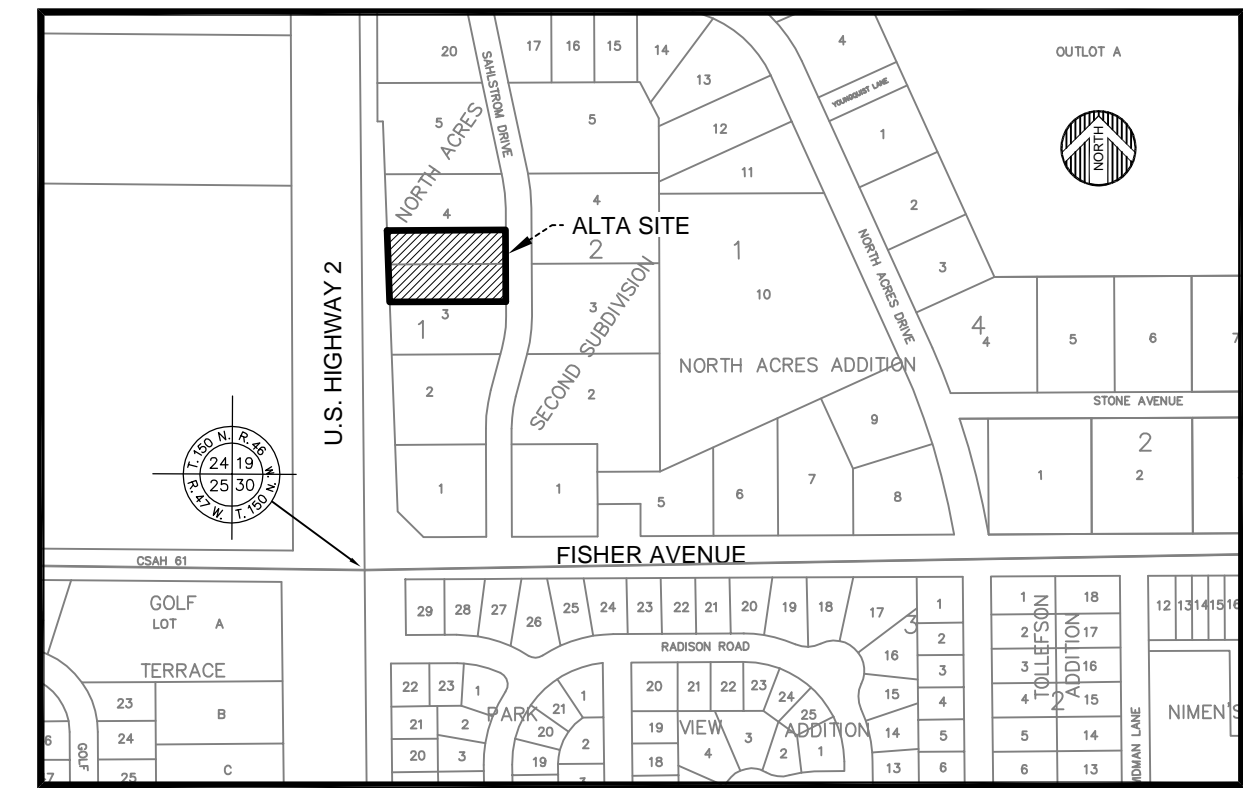
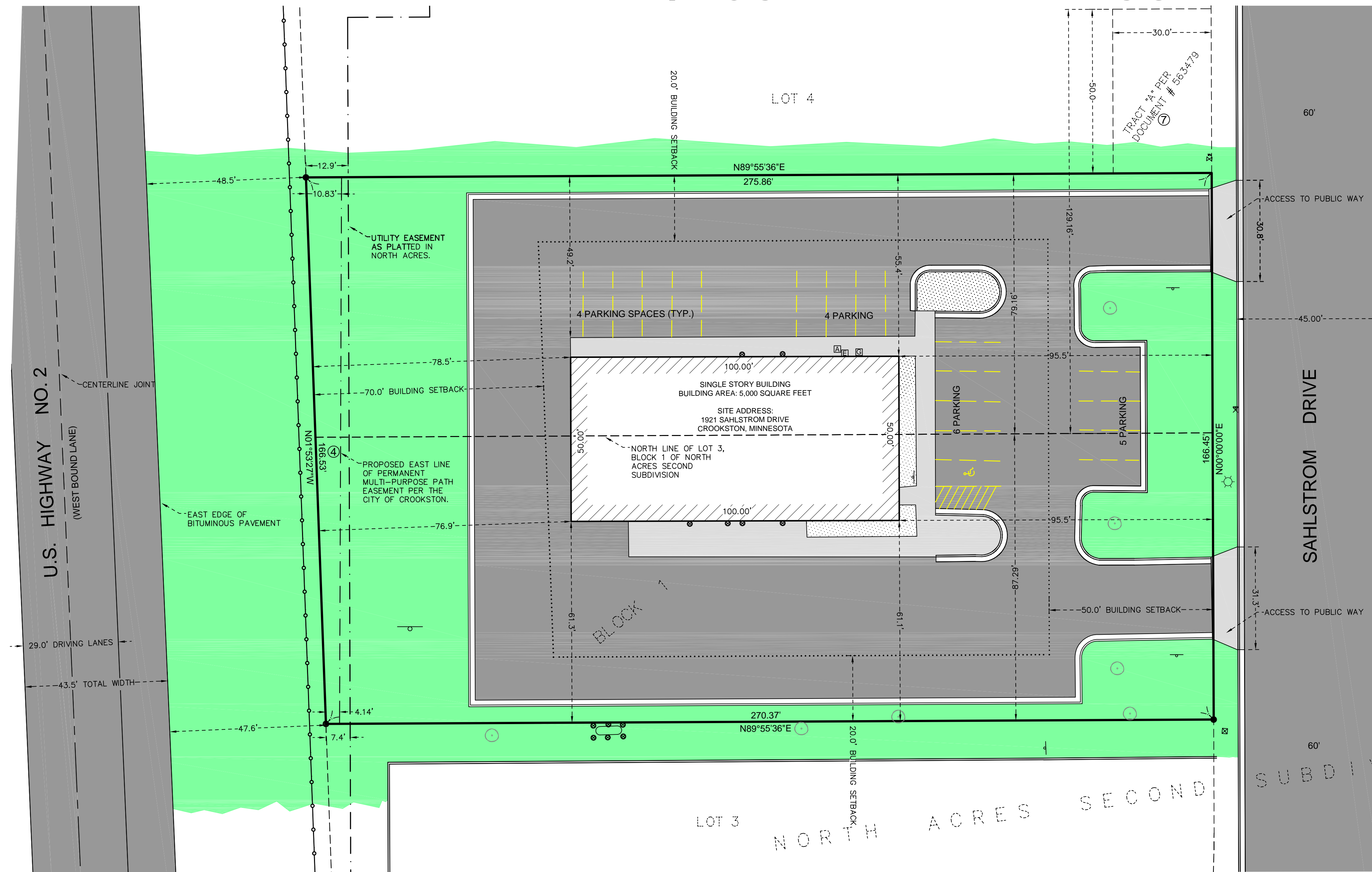


ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP
NO SCALE

LOT 4

LEGEND

	ALTA BOUNDARY
	LOT LINE
	EASEMENT
	BUILDING SETBACK
	MNDOT CONTROLLED ACCESS
	ROAD CENTER LINE
	CURB AND GUTTER STRIPE
	CONCRETE SURFACE
	BITUMINOUS SURFACE
	GRASS SURFACE
	LANDSCAPED SURFACE
	BUILDING
	SIGN
	MAILBOX
	DECIDUOUS TREE
	GUARD POST
	MAILBOX
	WATER CURB STOP
	GAS METER
	AIR CONDITIONER UNIT
	ELECTRIC METER
	LIGHT POLE
	COMMUNICATION PEDESTAL
	PROPANE TANK
	HANDICAP PARKING

ZONING DATA

Zoning Classification:
C-3, Shopping Business District

Setbacks:
State Highway - 70 Feet
County Road - 50 Feet
City Street - 50 Feet
Rear Yard - 35 Feet
Maximum Height - Two and One-Half Stories or 35 Feet

NOTES

- Site not in special flood hazard area per Community Panel No. 270364 0002C, having an effective date of September 1, 1977.
- No observable evidence of earth moving work or construction.
- No observable evidence of recent street or sidewalk construction.
- The Minnesota Department of Transportation (MNDOT) and the City of Crookston were contacted for any proposed right of way changes. The City of Crookston has a multi-purpose path easement on the west side of property per Document No. 623863 of record in the office of County Recorder, in and for the County of Polk, the State of Minnesota. The multi-purpose path easement is plotted. No changes are being proposed by MNDOT at this time.
- No observable evidence of site being used as a solid waste dump, sump, or sanitary landfill.
- There are a total of 19 parking spaces, including one handicap.
- Schedule "B" Exceptions: Item number 10, Tract "A" is plotted and Tract "B" is entire ALTA Site.

LEGAL DESCRIPTION

DESCRIPTION (by others):
The South 79.16 feet of Lot 4 and the North 87.29 feet of Lot 3, Block 1, North Acres Second Subdivision, Polk County, Minnesota.

SURVEYOR'S CERTIFICATION

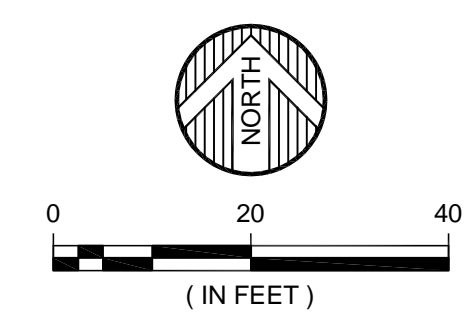
FOR
MICHAEL BEST & FRIEDRICH, LLP
BASED UPON TITLE COMMITMENT NO. NCS-173380-MAD
DATED: JULY 11th, 2005

The undersigned, being a registered surveyor of the State of Minnesota certifies to: Belron, Inc. and First American Title Insurance Company:

This is to certify that this map or plat 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 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(a), 14, 15, and 16 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, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated this ____ day of _____, 200__.

Brian S. Hoffart, MN. Land Surveyor No. 44108
216 So. Main St.
Crookston, MN. 56716
Phone: (218) 281-6522



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM
● = DENOTES FOUND IRON MONUMENT

PRELIMINARY

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ENVIRONMENTAL SERVICES WWW.WSN-MN.COM