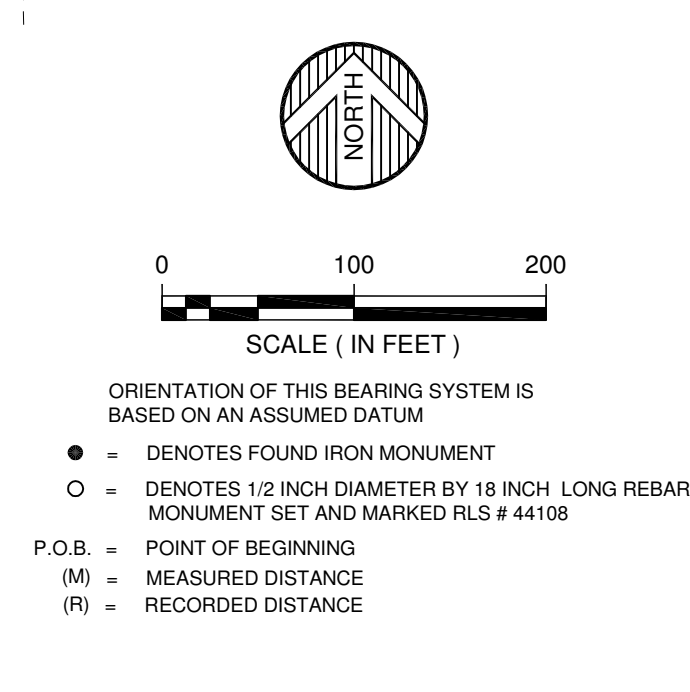
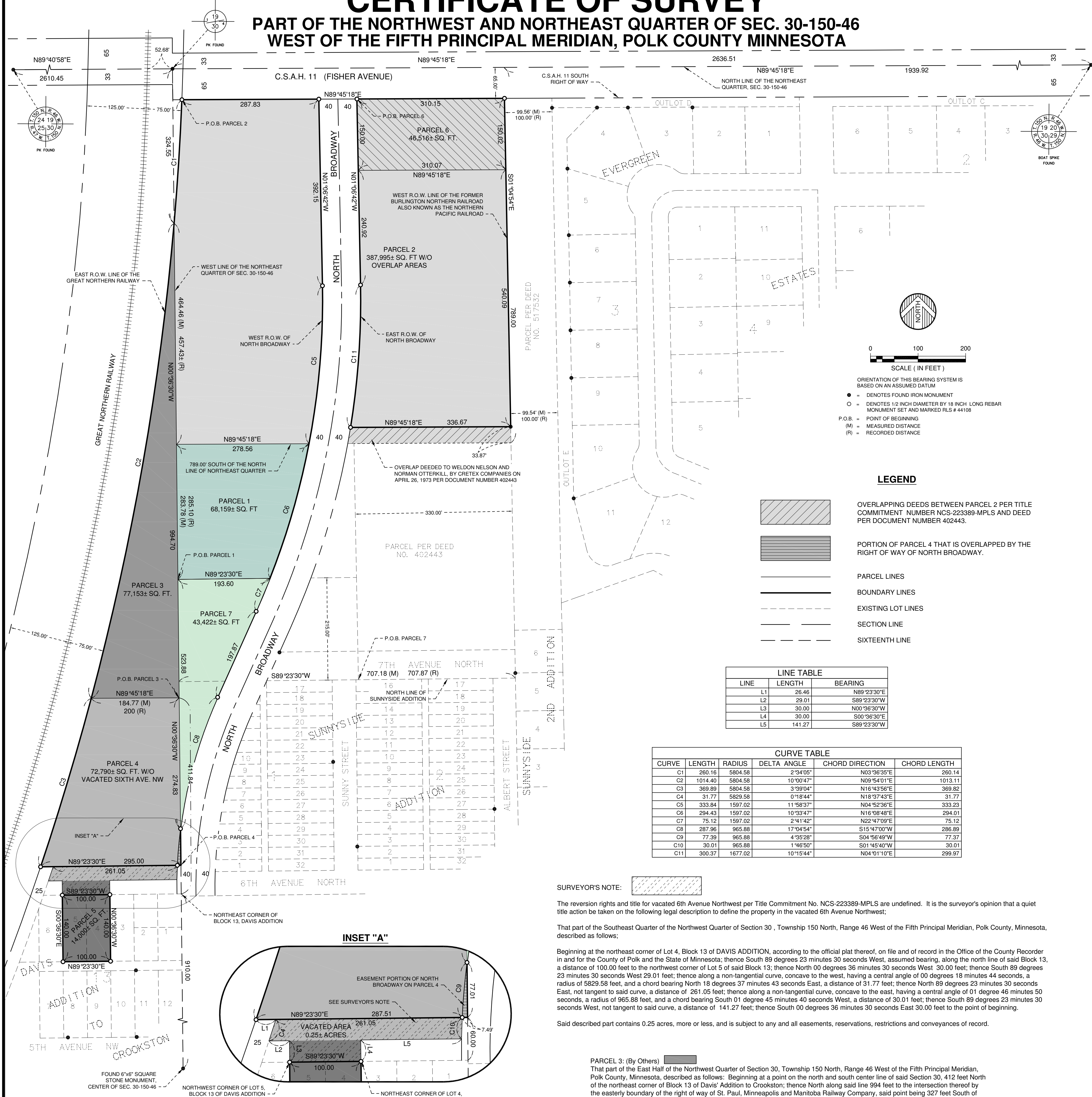


CERTIFICATE OF SURVEY

PART OF THE NORTHWEST AND NORTHEAST QUARTER OF SEC. 30-150-46 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY MINNESOTA



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 26.46 | N89°23'30"E |
| L2 | 29.01 | S89°23'30"W |
| L3 | 30.00 | N00°36'30"W |
| L4 | 30.00 | S00°36'30"E |
| L5 | 141.27 | S89°23'30"W |

| CURVE | LENGTH | RADIUS | DELTA ANGLE | CHORD DIRECTION | CHORD LENGTH |
|-------|---------|---------|-------------|-----------------|--------------|
| C1 | 260.16 | 5804.58 | 2°34'05" | N03°36'35"E | 260.14 |
| C2 | 1014.40 | 5804.58 | 10°00'47" | N09°54'01"E | 1013.11 |
| C3 | 369.89 | 5804.58 | 3°39'04" | N14°35'05"E | 369.82 |
| C4 | 31.77 | 5829.58 | 0°18'44" | N18°27'43"E | 31.77 |
| C5 | 333.84 | 1597.02 | 11°58'37" | N04°52'36"E | 333.23 |
| C6 | 294.43 | 1597.02 | 10°33'47" | N16°08'48"E | 294.01 |
| C7 | 75.12 | 1597.02 | 2°41'42" | N22°47'09"E | 75.12 |
| C8 | 287.96 | 965.88 | 17°04'54" | S15°47'00"W | 286.89 |
| C9 | 77.39 | 965.88 | 4°35'28" | S04°56'49"W | 77.37 |
| C10 | 30.01 | 965.88 | 1°46'50" | S01°45'40"W | 30.01 |
| C11 | 300.37 | 1677.02 | 10°15'44" | N04°01'10"E | 299.97 |

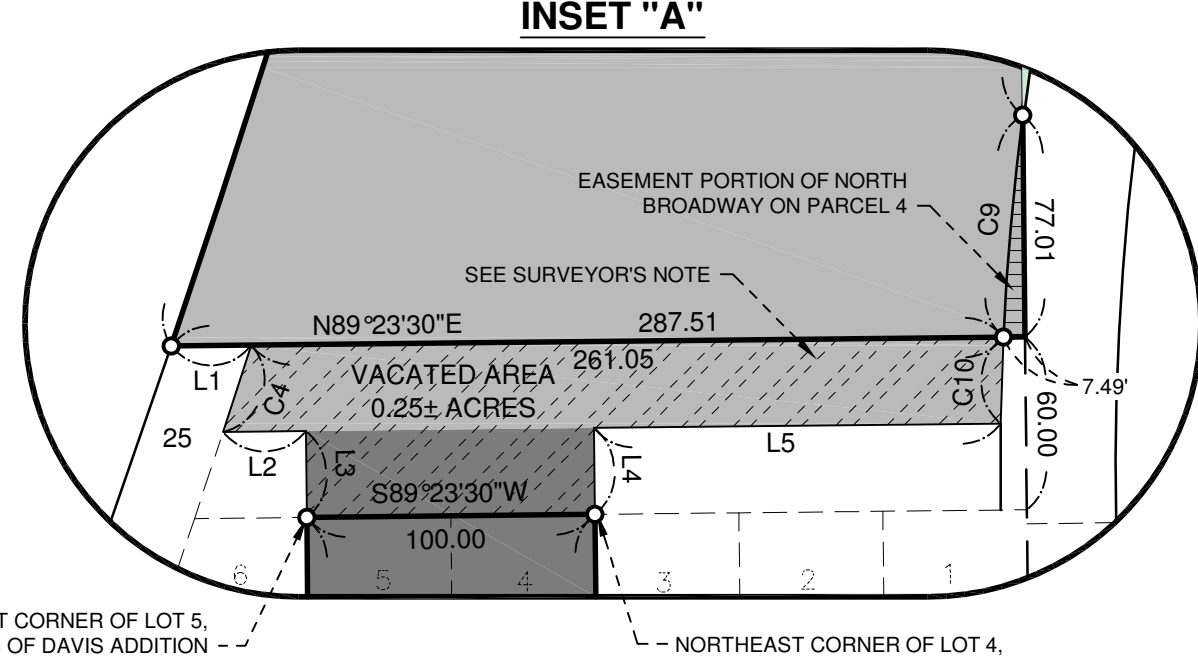
SURVEYOR'S NOTE: [Redacted]

The reversion rights and title for vacated 6th Avenue Northwest per Title Commitment No. NCS-223389-MPLS are undefined. It is the surveyor's opinion that a quiet title action be taken on the following legal description to define the property in the vacated 6th Avenue Northwest:

That part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 4, Block 13 of DAVIS ADDITION, according to the official plat thereof, on file and of record in the Office of the County Recorder in and for the County of Polk and the State of Minnesota; thence South 89 degrees 23 minutes 30 seconds West, assumed bearing, along the north line of said Block 13, a distance of 100.00 feet to the northwest corner of Lot 5 of said Block 13; thence North 00 degrees 36 minutes 30 seconds West, 30.00 feet; thence South 89 degrees 23 minutes 30 seconds West 29.01 feet; thence along a non-tangential curve, concave to the west, having a central angle of 00 degrees 18 minutes 44 seconds, a radius of 5829.58 feet, and a chord bearing North 18 degrees 37 minutes 43 seconds East, a distance of 31.77 feet; thence North 89 degrees 23 minutes 30 seconds East, not tangent to said curve, a distance of 261.05 feet; thence along a non-tangential curve, concave to the east, having a central angle of 01 degree 46 minutes 50 seconds, a radius of 965.88 feet, and a chord bearing South 01 degree 45 minutes 40 seconds West, a distance of 30.01 feet; thence South 89 degrees 23 minutes 30 seconds West, not tangent to said curve, a distance of 141.27 feet; thence South 00 degrees 36 minutes 30 seconds East 30.00 feet to the point of beginning.

Said described part contains 0.25 acres, more or less, and is subject to any and all easements, reservations, restrictions and conveyances of record.



PARCEL 1: (By Others) [Redacted]

That part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows: Beginning at point on the north line of Sunnyside Addition, City of Crookston, Polk County, Minnesota, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Polk County, Minnesota, 707.87 Feet West of the Northern Pacific Railway Company right of way as the same is now constructed through said Section 30, which point is also the north and south quarter line of said Section 30; thence North on said quarter line a distance of 215 feet to the point of commencement of the tract of land to be described; thence continuing North on said quarter line a distance of 285.1 feet to a point on a line drawn 789.00 feet South of and parallel with the north line of said Northeast Quarter; thence East along said line drawn 789.00 feet south of and parallel with the north line of said Northeast Quarter a distance of 73.38 feet, more or less; to a line 330 feet westerly of the parallel with the west line of said railroad right of way; thence southerly along said line 330 feet westerly of and parallel with the west line of said railroad right of way to a point, 215 feet north of the north line of said Sunnyside Addition; thence in a westerly direction and parallel with the north line of said Sunnyside Addition approximately 375.94 feet to the point of commencement. Together with the adjacent portion of vacated North Broadway that lies north of relocated North Broadway.

EXCEPT that portion thereof that lies within a strip of land 80 feet wide which is located 40 feet on either side of the following described line: Commencing at a point on the north line of the Northeast Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, which point is 346.40 feet East of the northwest corner of said Northeast Quarter of Section 30; thence South 0 degrees 52 minutes East, a distance of 456.55 feet to the beginning of a tangent curve to the right which has a radius of 1637.02 feet; thence continuing along this curve to the South and Southwest, a distance of 644 feet, more or less, to a line parallel with and 215.00 feet North of the north line of Sunnyside Addition to Crookston, EXCEPT that part presently dedicated as right of way for County State Aid Highway No. 11. The north line of Section 30 is assumed to run due East and West.

ALSO EXCEPT that portion thereof that lies within the tract of land bounded on the West by the Easterly line of the aforescribed tract; the South line of which is parallel with and 215.00 feet distant North of the North line of said Sunnyside Addition to Crookston; and the East line of which is a line commencing at a point 89 degrees 49 minutes and 37.87 feet distant East of the northwest corner of said Sunnyside Addition; thence running Northerly at an angle of 90 degrees 19 minutes measured from East to West with the North line of said Sunnyside Addition a distance of 528 feet and there terminating; and the North line of which is a line running due East and West through the northerly terminus of said East line.

PARCEL 2: (By Others) [Redacted]

That tract of land lying and being in the Northeast Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows: Beginning at a point on the north line of the Northeast Quarter of said Section 30, where the same is intersected by the east line of the Great Northern Railway right of way; thence Easterly along the north line of said Northeast Quarter to the west line of the Northern Pacific Railway; thence Southerly along the west line of said Northern Pacific right of way a distance of 789 feet to a point; thence Westerly and parallel with the north line of said Northeast Quarter a distance of 703.38 feet, more or less, to the west line of said Northeast Quarter; thence Northerly along the west line of said Northeast Quarter 457.43 feet, more or less, to the intersection of the easterly boundary line of the Great Northern Railway Company right of way; thence Northerly along the east line of said right of way to the point of beginning. Together with the adjacent portion of vacated North Broadway that lies north of relocated North Broadway.

EXCEPT that portion thereof that lies within a strip of land 80 feet wide which is located 40 feet on either side of the following described line: Commencing at a point on the north line of the Northeast Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, which point is 346.40 feet East of the northwest corner of said Northeast Quarter of Section 30; thence South 0 degrees 52 minutes East, a distance of 456.55 feet to the beginning of a tangent curve to the right which has a radius of 1637.02 feet; thence continuing along the curve to the South and Southwest, a distance of 644 feet, more or less to a line parallel with and 215.00 feet North of the north line of Sunnyside Addition to Crookston, EXCEPT that part presently dedicated as right of way for County State Aid Highway No. 11. The north line of Section 30 is assumed to run due East and West.

PARCEL 3: (By Others) [Redacted]

That part of the East Half of the Northwest Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows: Beginning at a point on the north and south center line of said Section 30, 412 feet North of the northeast corner of Block 13 of Davis' Addition to Crookston; thence North along said line 994 feet to the intersection thereof by the easterly boundary of the right of way of St. Paul, Minneapolis and Manitoba Railway Company, said point being 327 feet South of the north line of said Section 30; thence Southerly along the easterly boundary of the said right of way to the intersection of said boundary by the north forty line of said Section 30, said intersection being 200 feet due West of the place of beginning; thence East 200 feet to the place of beginning. Together with the adjacent portion of vacated North Broadway that lies north of relocated North Broadway.

PARCEL 4: (By Others) [Redacted]

Part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows: Beginning at a point 60 feet North of the northeast corner of Block 13 of Davis' Addition to Crookston; thence North along the north and south quarter line through said Section 30 to intersect with the north boundary of the said Southeast Quarter of the Northwest Quarter of said Section 30; thence West along said line a distance of 200 feet to the easterly boundary of the right of way of the Great Northern Railway Company; thence Southerly along said right of way to a point 295 feet Westerly from the place of beginning; thence Easterly 295 feet to the place of beginning. Together with the adjacent portion of vacated North Broadway that lies north of relocated North Broadway, and also together with the adjacent portion of vacated Sixth Avenue.

PARCEL 5: (By Others) [Redacted]

Lots 4 and 5, Block 13, Davis' Addition to Crookston, According to the recorded plat thereof, Polk County, Minnesota. Together with the adjacent portion of vacated Sixth Avenue.

PARCEL 6: (By Others) [Redacted]

That part of the Northeast Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows: Commencing at a point where the east right of way line of North Broadway (relocated) intersects with the south right of way line of County State Aid Highway No. 11 (Fisher Avenue), which point shall be the point of beginning; thence South 0 degrees 52 minute East along the east right of way line a distance of 150 feet to a point; thence due East along a line parallel with the south right of way line of County State Aid Highway No. 11 (Fisher Avenue) to a point on the west right of way line of the Burlington Northern Railroad (formerly Northern Pacific Railroad); thence North along the west right of way line of the Burlington Northern Railroad to a point on the south right of way line of County State Aid Highway No. 11 (Fisher Avenue); thence East along said south right of way line to the point of beginning.

PARCEL 7: (By Others) [Redacted]

That part of Lots 1 through 16, Block 1, Sunnyside Addition to Crookston, and that part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 150 North, Range 46 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows: Beginning at a point on the north line of Sunnyside Addition to the City of Crookston 330 feet West of the Northern Pacific Railway right of way as the same is now constructed through Section 30; thence West along the north line of said Sunnyside Addition a distance of approximately 377.71 feet to the north and south quarter line of said Section 30; thence North on said quarter line a distance of 215 feet; thence East 215 feet distant from and parallel with the north line of said Sunnyside Addition to a point 330 feet West of the Northern Pacific Railway right of way; thence due South a distance of 215 feet to the point of beginning; lying West of an 80 foot wide street right of way, the centerline of which is described as follows: Commencing as a point on the centerline of North Broadway which point is at the south right of way line of Sixth Avenue North extended; thence North and Northeasterly along a curve to the right, with curve has a radius of 954.93 feet, for a distance of 412.36 feet to the end of this curve; thence continuing Northeasterly and tangent to this curve for a distance of 197.94 feet to the beginning of a tangent curve to the left, which curve has a radius of 1637.02 feet; thence continuing along the curve for a distance of 75 feet, more or less, to the north line of the above described property. Together with the adjacent portion of vacated North Broadway that lies north of relocated North Broadway.

| | | | | |
|-----------------------|-------|-------------|-----|--|
| DATE: NOV. 28, 2006 | DATE: | AMENDMENTS: | BY: | PREPARED FOR: KEITH DANKS |
| SCALE: AS SHOWN | | | | I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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. |
| DRAWN BY: G.R.B. | | | | BRIAN S. HOFFART |
| CHECKED BY: B.S.H. | | | | DATE: _____ LIC. NO. 44108 |
| FILE NUMBER: 693C0686 | | | | |



WIDSETH SMITH NOLTING

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