

# ALTA/ACSM LAND TITLE SURVEY

To the Close/Converse Commercial Properties and First American Title Insurance Company this is a true and correct survey of:

LEGAL DESCRIPTION ACCORDING TO TITLE COMMITMENT NUMBER 872479:

Two acres in the Southeast corner of the Southeast Quarter of the Northeast Quarter, Section 17, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows, to-wit: Beginning at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence run due North along the east line of said forty a distance of 20 rods; thence West at right angles a distance of 16 rods; thence South at right angles and parallel with the east line of said forty a distance of 20 rods to the south line of said forty; thence East along the south line of said forty a distance of 16 rods to the place of beginning, LESS that part of the Southeast Quarter of the Northeast Quarter, Section 17, Township 133 North, Range 30 West, shown as Parcel 239 on Minnesota Department of Transportation Right of Way Plat Numbered 11-21.

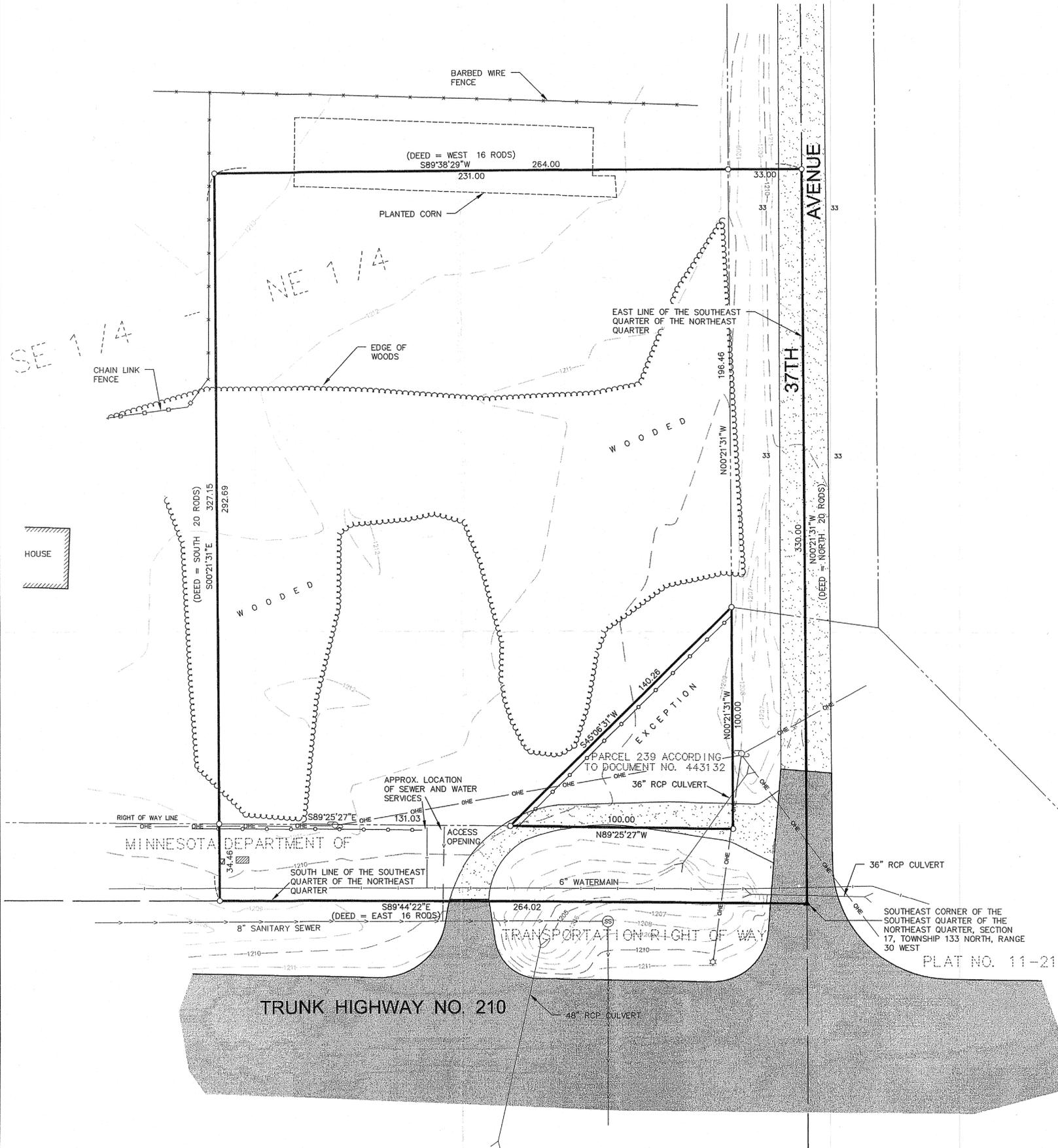
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1,2,4,5,8,10,11a and 14 and of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

And correctly shows the location of easements of record; buildings, structures, and improvements on said described property; that there are no visible encroachments onto adjoining properties, streets, or alleys by said buildings, structures, or improvements; that there are no visible rights-of-way or easements on said described property other than shown thereon; that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown on said plat of survey.

*Chad M. Conner*  
Chad M. Conner Registration No. 41643

7.20.07  
Date

TOTAL PROPERTY AREA = 81,743 SQ. FT. (1.876 ACRES)  
PROPERTY AREA LESS RIGHT OF WAY = 63,047 SQ. FT.

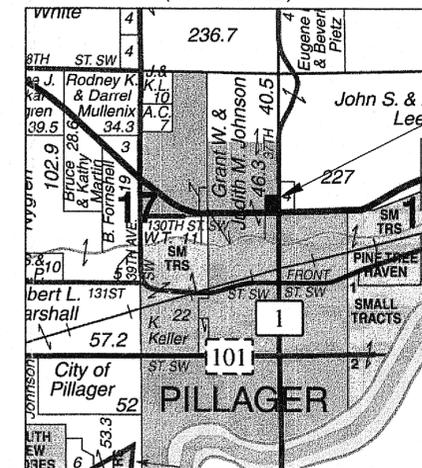


0 30 60  
SCALE (IN FEET)

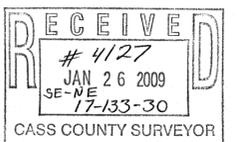
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM  
VERTICAL DATUM BASED ON NAVD 88
- = DENOTES FOUND IRON MONUMENT
  - = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
  - ▲ = DENOTES PK NAIL IN PLACE
  - ▣ = DENOTES ELECTRIC BOX
  - ⊠ = DENOTES CABLE TV PEDESTAL
  - ☆ = DENOTES LIGHT POLE
  - ⊙ = DENOTES SANITARY SEWER MANHOLE
  - ⊕ = DENOTES POWER POLE
  - ⊖ = DENOTES STATE OF MINNESOTA CONTROLLED ACCESS

NOTE:  
THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE AND EXISTING AS-BUILT PLANS FROM THE CITY OF PILLAGER. WIDSETH SMITH NOLTING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THESE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.

## VICINITY MAP (NOT TO SCALE)



SUBJECT PROPERTY



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DATE:	7-20-07	DATE	AMENDMENTS	BY	PREPARED FOR:	CLOSE/CONVERSE-GERRELS
SCALE:	AS SHOWN					
DRAWN BY:	RDS					
CHECKED BY:	CMC					
FILE NUMBER:						



ENGINEERS ALEXANDRIA  
BEMIDJI  
BRAINERD  
ARCHITECTS CROOKSTON  
LAND SURVEYORS GRAND FORKS  
ENVIRONMENTAL SERVICES WWW.WSN-MN.COM