

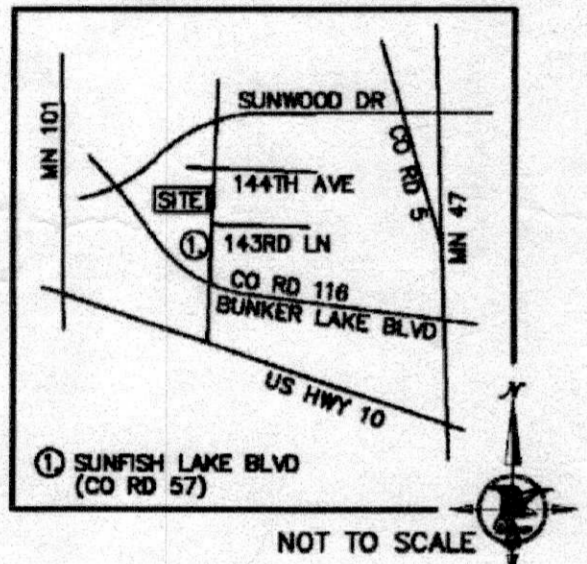
LEGEND

- Property Monument
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Power Pole
- Hydrant
- Gate Valve
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Light Pole
- Gas Meter
- Telephone Box

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 2160 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in "Zone C, Area of Minimal Flooding" on Flood Insurance Rate Map, Community-Panel No. 2708B100208, effective date November 1, 1978.
4. Site area = 90,465 square feet = 2.077 acres (including Right of Way).
= 78,573 square feet = 1.827 acres (excluding Right of Way).
5. There are a total of 8 striped parking stalls on said property, of which there are 1 designated as handicap.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
8. There is no observable evidence of corner markers in the field or of record.
9. The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 8a or 8b.
10. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
11. There is no observable evidence of recent street or sidewalk construction or repairs.
12. There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.
13. Distance to nearest intersection, approximately 170 feet southerly to 143rd Lane NW.
14. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Fidelity National Title Insurance Company, having an effective date of February 11, 2015 and bearing file number 150221698.

VICINITY MAP



EXCEPTION

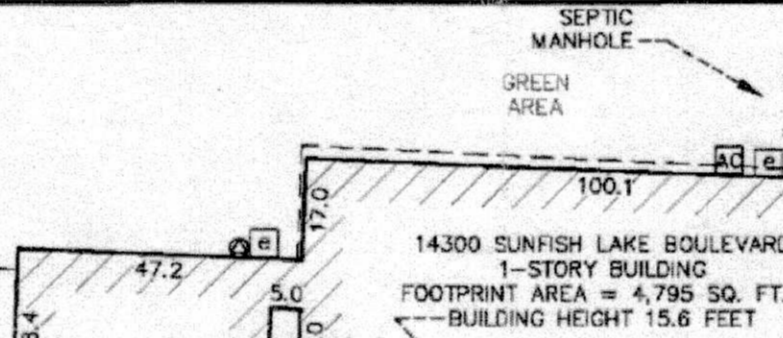
OWNER: WAL RENTAL INC.

N 89°48'07" E 500.01
437.01

SUNFISH LAKE BUSINESS PARK

OWNER: LISA & WAYNE NICHOLSON

N 0°25'08" E 180.20



14300 SUNFISH LAKE BOULEVARD
1-STORY BUILDING
FOOTPRINT AREA = 4,795 SQ. FT.
BUILDING HEIGHT 15.6 FEET

OWNER: ALICE & ALLEN KOENIG

EXCEPTION

SEC.

SOUTH LINE OF
NE/4 OF SE/4 OF
SEC. 27, T.32, R.25

500.00

SE CORNER OF
NE/4 OF SE/4 OF
SEC. 27, T.32, R.25

LEGAL DESCRIPTION

The East 500 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section numbered Twenty-seven (27), Township Thirty-two (32) North of Range Twenty-five (25) West, Anoka County, Minnesota, EXCEPT the South 400 feet and except the North 750 feet, said distances measured along the south and east lines thereof. Subject to an easement for road purposes over the East 63 feet thereof as reserved in Warranty Deed filed as Doc. # 87588 on October 16, 1975.

NOTES CORRESPONDING TO SCHEDULE B:

11. Utility and drainage easement(s), as shown on the recorded plat. (DOES NOT AFFECT SUBJECT PROPERTY)
12. Easement for road purposes over the East 63 feet thereof as reserved in Warranty Deed filed as Document No. 87588. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

LAND TITLE SURVEY

ALTA/ACSM
for:
ROCK SOLID COMPANIES

SITE: 14300 SUNFISH LAKE BOULEVARD
ANOKA, MINNESOTA

CERTIFICATION:

To POA, LLC or wholly owned assigns: Western Bank, ISAGA/ATMA; and Fidelity National 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 the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 10 11(a), 13, 16, 17 and 18 of Table A thereof.

The field work was completed on March 24, 2015.

Date of Plat or Map: March 23, 2015

Thomas E. Hodorf
Thomas E. Hodorf, L.S.
Minn. Reg. No. 23677

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File No.	1-3-9073	2015167		CAD	CT

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS & CONSULTANTS
BLOOMINGTON, MINNESOTA
PHONE: 952-884-8341 FAX: 952-884-8344

SURVEY PERFORMED BY:

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