SURVEYOR'S CERTIFICATE

I hereby certify to LUTHER COMPANY LIMITED PARTNERSHIP, U.S. BANK NATIONAL ASSOCIATION and FIRST AMERICAN TITLE INSURANCE COMPANY, and to their heirs, successors and assigns, that I have surveyed, on the ground, the property legally described hereon; that this map or plat is a true, correct and accurate drawing and representation of said property and the boundaries thereof; 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", as jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(b) and 13 of Table A thereof; and that in locating or identifying recorded easements or other recorded documents I have relied upon Commitment for Title Insurance issued by or on behalf of First American Title Insurance Company, having an effective date of December 02, 2004, and bearing Commitment No. 134085-1. Pursuant to the "Accuracy Standards For Land Title Surveys", as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, I further certify that the Positional Uncertainties (as defined therein) resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance (as defined therein).

_____
Daniel P. Kugel
Registration Number S-2684

DESCRIPTION FURNISHED BY CLIENT

Parcel 1:

Part of the NW 1/4 of SW 1/4, the SW 1/4 of NW 1/4 and the NW 1/4 of NW 1/4 of Section 32, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin described as follows:

Lot 1 of Certified Survey Map filed December 28, 1998 in Volume 13 of Certified Survey Maps, Page 3583, Document No. 594576.

Parcel 2:

Outlot 1 of Certified Survey Map filed January 4, 2003 in Volume 18 of Certified Survey Maps, Page 4646, Document No. 745637 being located in part of the NW 1/4 of the SW 1/4 of Section 32, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin, being part of Lot 2 of Certified Survey Map filed in Volume 13, Page 3583, Document No. 594576.

Parcel 3:

Outlot 2 of Certified Survey Map filed January 4, 2003 in Volume 18 of Certified Survey Maps, Page 4646, Document No. 745637 being located in part of the NW 1/4 of the SW 1/4 of Section 32, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin, being part of Lot 2 of Certified Survey Map filed in Volume 13, Page 3583, Document No. 594576.

EXCLUDED FROM PARCEL 1:

That part of Lot 1, CSM, Vol. 13, Page 3583, St. Croix County, Wisconsin described as commencing at the northeast corner of said Lot 1; thence N 86°49' 56" W, assumed bearing, along a line hereinafter known as "Line A" and along a north line of CSM Vol. 13, Page 3583, a distance of 829.24 feet to an east line of said Lot 1 and the point of beginning of the parcel to be described; thence N 02°10' 55" E, along said east line of Lot 1, 613.04 feet; thence S 86°49' 56" E, along said east line of Lot 1, a distance of 24.75 feet; thence N 02°10' 55" E, along said east line of Lot 1, a distance of 339.59 feet to the most northerly line of said Lot 1; thence N 87°49' 04" W, along said northerly line of Lot 1, a distance of 49.50 feet to the west line of said Lot 1; thence S 02°10' 55" W along said west line on Lot 1, a distance of 951.78 feet to the intersection with the westerly extension of "Line A"; thence S 86°49' 56" E, along said westerly extension of "Line A", a distance of 24.76 feet to the point of beginning.

(This "Excluded" description was transcribed from the Warranty Deed recorded in Volume 2779, Page 363, Document Number 791606 furnished by client.)

SURVEYOR'S DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T29N, R19W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN, BEING PART OF LOT 1 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 13, PAGE 3583, DOCUMENT NUMBER 594576, AND ALL OF OUTLOT 1 AND OUTLOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 18, PAGE 4646, DOCUMENT NUMBER 745637 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE W 1/4 CORNER OF SAID SECTION 32; THENCE N 02°10' 55" E (BEARINGS REFERENCED TO THE WEST LINE OF SAID NW 1/4 OF SECTION 32, ASSUMED TO BEAR N 02°10' E) 515.49' ALONG SAID WEST LINE; THENCE S 86°49' 56" E 854.00' ALONG A NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF; THENCE S 03°10' 06" W 998.44' ALONG AN EAST LINE OF SAID LOT 1 AND AN EAST LINE OF SAID OUTLOT 2; THENCE WESTERLY 128.58' ALONG A 1450.00' RADIUS CURVE CONCAVE SOUTHERLY WHOSE CHORD BEARS N 89°25' 55.0" W 128.53' ALONG A SOUTH LINE OF SAID OUTLOT 2; THENCE S 01°58' 22" E 30.00' ALONG AN EAST LINE OF SAID OUTLOT 1; THENCE WESTERLY 211.54' ALONG A 1420.00' RADIUS CURVE CONCAVE SOUTHERLY WHOSE CHORD BEARS S 83°45' 36.0" W 211.35' ALONG A SOUTH LINE OF SAID OUTLOT 1; THENCE S 79°29' 32" W 118.19' (PREVIOUSLY RECORDED AS 118.25') ALONG A SOUTH LINE OF SAID OUTLOT 1; THENCE N 65°51' 34" E 68.28 (PREVIOUSLY RECORDED AS 68.33') ALONG A WEST LINE OF SAID OUTLOT 1; THENCE N 27°47' 59" E 58.62' ALONG A WEST LINE OF SAID OUTLOT 1; THENCE N 13°16' 28" W 124.41' ALONG A WEST LINE OF SAID OUTLOT 1; THENCE NORTHWESTERLY 64.19' ALONG A 50.00' RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE CHORD BEARS N 50°03' 13.0" W 59.87' ALONG A WEST LINE OF SAID OUTLOT 1; THENCE N 86°49' 58" W 169.79' ALONG A WEST LINE OF SAID OUTLOT 1; THENCE NORTHWESTERLY 147.24' ALONG A 110.00' RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS N 48°29' 08.0" W (PREVIOUSLY RECORDED AS N 48°29' 04.5" W) 136.49' ALONG A WEST LINE OF SAID OUTLOT 1; THENCE N 86°49' 56" W 106.46' ALONG A SOUTH LINE OF SAID LOT 1; THENCE NORTHERLY 193.08' ALONG A 2809.79' RADIUS CURVE CONCAVE EASTERLY WHOSE CHORD BEARS N 00°35' 53.0" W 193.04' ALONG A WEST LINE OF SAID LOT 1; THENCE N 01°21' 50" E 64.15' ALONG A WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 17.955 ACRES, MORE OR LESS, BEING 782,106 SQUARE FEET, MORE OR LESS.
SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.

CURVE TABLE

CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	1450.00'	05°04' 50"	128.58'	128.53'	N 89°25' 55.0" W	N 86°53' 30" W	S 88°01' 40" W
C2	1420.00'	08°32' 08"	211.54'	211.35'	S 83°45' 36.0" W	S 88°01' 40" W	S 79°29' 32" W
C3	50.00'	73°33' 30"	64.19'	59.87'	N 50°03' 13.0" W	N 13°16' 28" W	N 86°49' 58" W
C4	110.00'	76°41' 40" (1)	147.24'	136.49'	N 48°29' 08.0" W (3)	N 86°49' 58" W (5)	N 10°08' 18" W
C5	2809.79'	03°56' 14"	193.08'	193.04'	N 00°35' 53.0" W	N 02°34' 00" W	N 01°22' 14" E
C6	110.00'	73°33' 30"	141.22'	131.72'	S 50°03' 13.0" E	S 86°49' 58" E	S 13°16' 28" E
C7	50.00'	59°34' 49" (2)	51.99'	49.68'	S 57°02' 33.5" E (4)	S 27°15' 09" E (6)	S 86°49' 58" E (7)

(1) PREVIOUSLY RECORDED AS 76°41' 33"
(2) PREVIOUSLY RECORDED AS 59°34' 43"
(3) PREVIOUSLY RECORDED AS N 48°29' 04.5" W
(4) PREVIOUSLY RECORDED AS N 57°02' 29.5" W
(5) PREVIOUSLY RECORDED AS N 27°15' 08" W
(6) PREVIOUSLY RECORDED AS N 86°49' 51" W
(7) PREVIOUSLY RECORDED AS N 86°49' 51" W

LOCATION MAP

SCALE: 1" = 3000'

BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32, T29N, R19W, ASSUMED TO BEAR N 02°10' 55" E.

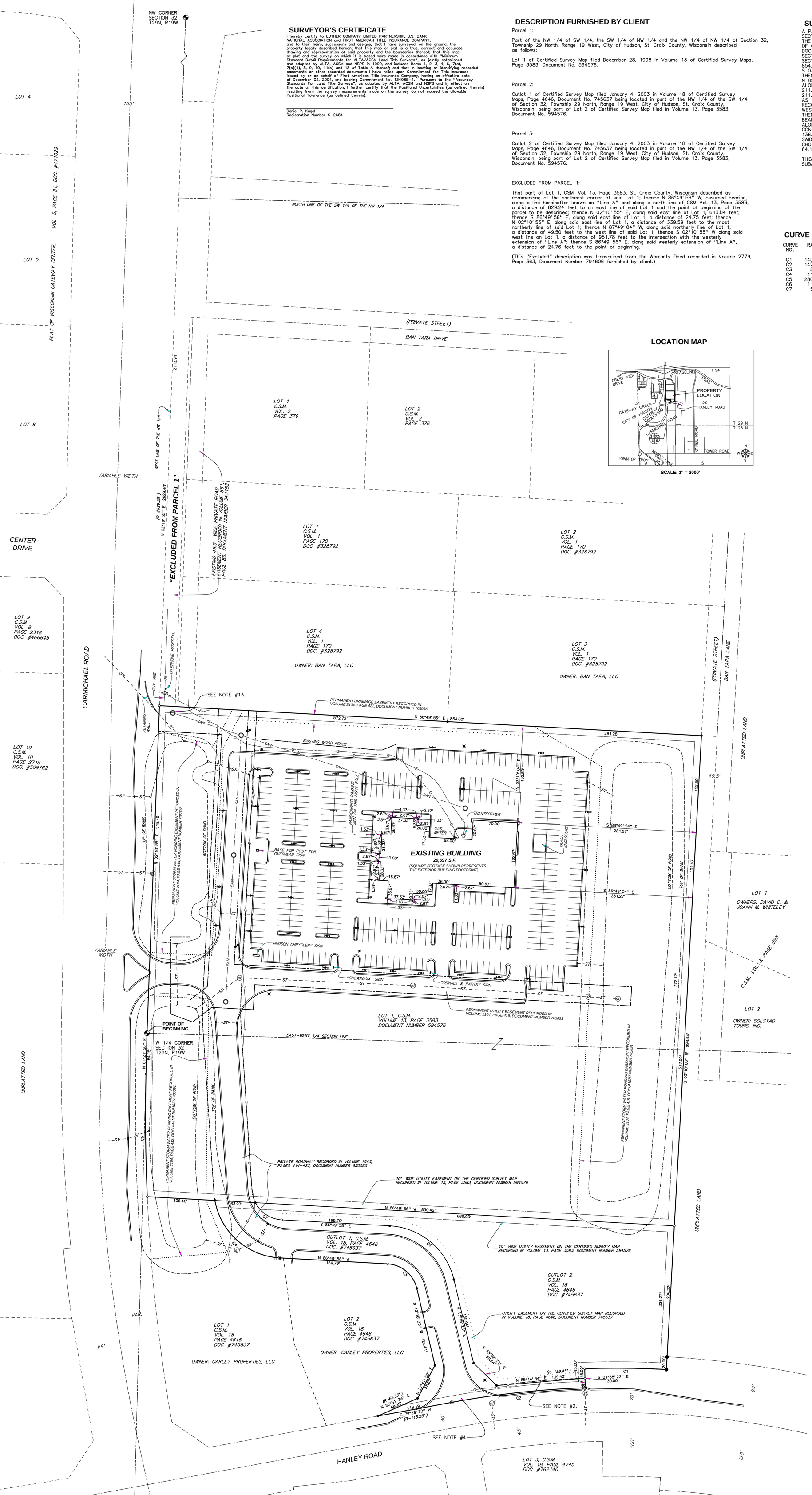
SCALE IN FEET
0 25 50 100 150

LEGEND

- COUNTY SECTION CORNER MONUMENT POSITION (POSITION COMPUTED FROM SECTION CORNER TIES).
- 1 1/4" IRON PIPE, FOUND.
- 1 5/8" IRON PIPE, FOUND.
- 1 1/4" x 18" IRON PIPE WEIGHING 1.68#/LINEAR FOOT, SET.
- MAGNETIZED SURVEY NAIL, SET.
- —E— E —E— UNDERGROUND ELECTRIC LINE.
- —G— G —G— UNDERGROUND GAS LINE.
- SANITARY SEWER MANHOLE.
- GATE VALVE.
- FIRE HYDRANT.
- ST STORM SEWER MANHOLE OR INLET.
- CONCRETE CURB AND GUTTER.
- LIGHT POLE.
- POWER POLE.
- (R-) PREVIOUSLY RECORDED INFORMATION.
- HANDICAPPED PARKING STALL SIGN.
- —OE— OVERHEAD ELECTRIC LINE.
- —ST— ST —ST— UNDERGROUND STORM SEWER LINE.
- —SAN— SAN —SAN— UNDERGROUND SANITARY SEWER LINE.

NOTES:

1. ALL IRON PIPE (FOUND OR SET) ARE DIMENSIONED AS OUTSIDE DIAMETER.
2. THE PRIVATE ROADWAY (RECORDED IN VOLUME 1543, PAGES 414-422, DOCUMENT NUMBER 630085) ENCROACHES ON OUTLOT 2. THIS LINE IS DESCRIBED AS A CURVE IN THE PRIVATE ROADWAY DESCRIPTION. THE CERTIFIED SURVEY MAP (RECORDED IN VOLUME 18, PAGE 4646, DOCUMENT NUMBER 745637) DEFINES THE SOUTHERN BOUNDARY OF OUTLOT 2 BEING A STRAIGHT LINE. THE BEARING OF THE BOUNDARY LINE MATCHES THE CHORD BEARING OF THE CURVE IN SAID PRIVATE ROADWAY DESCRIPTION.
3. ANY PARKING STALLS PAINTED ON THE ASPHALT WITHIN THE PROPERTY BOUNDARY WERE NOT ABLE TO BE OBSERVED, DUE TO SNOW AND ICE COVER. THE PARKING STALLS SHOWN (384 TOTAL) WERE OBTAINED FROM SCALING OFF OF THE "SITE CIVIL PLAN" PREPARED BY MCCOMBS FRANK ROOS ASSOCIATES, INC., DATED 02/01/00.
4. A 10' WIDE UTILITY EASEMENT WAS CREATED OVER LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 13, PAGE 3583, DOCUMENT NUMBER 594576. OUTLOTS 1 AND 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 18, PAGE 4646, DOCUMENT NUMBER 745637 WERE CREATED FROM SAID LOT 2. SAID CERTIFIED SURVEY MAP (VOL. 18, PAGE 4646, ...) DOES NOT SHOW THE UTILITY EASEMENT OVER OUTLOT 1 ADJOINING HANLEY ROAD. BASED UPON THE DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, THIS EASEMENT WAS NOT RELEASED AND STILL EXISTS.
5. THE STORM SEWER INLETS AND APRON ENDWALLS WERE LOCATED DURING THIS SURVEY. THE LINES CONNECTING THEM ARE BASED UPON MAPS PROVIDED BY THE CITY OF HUDSON.
6. THE SANITARY SEWER MANHOLES THAT WERE VISIBLE ARE SHOWN. MORE MANHOLES MAY EXIST THAT WERE NOT OBSERVED DUE TO THE SNOW AND ICE COVER. THE LINES CONNECTING THEM ARE BASED UPON MAPS PROVIDED BY THE CITY OF HUDSON.
7. THE FIRE HYDRANTS AND WATER LINE GATE VALVES THAT WERE VISIBLE ARE SHOWN ON THIS SURVEY. MORE GATE VALVES WERE SHOWN ON THE PLAN PROVIDED BY THE CITY OF HUDSON, BUT WERE NOT VISIBLE, EITHER DUE TO SNOW AND ICE COVER OR DUE TO VEHICLES BEING PARKED OVER THEM.
8. BUILDING DIMENSIONS ARE AT GROUND LEVEL.
9. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
10. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THE UNDERGROUND GAS LINE AND UNDERGROUND ELECTRIC LINE LOCATIONS WERE COMPILED FROM MARKINGS ON THE GROUND MADE BY UTILITY LOCATING SERVICES BETWEEN JANUARY 7, 2005 AND JANUARY 17, 2005 (DIGGERS HOTLINE TICKET NUMBER 20050204370). THE LOCATIONS SHOWN MAY NOT BE EXACT AND MAY EXTEND BEYOND THE LOCATIONS SHOWN. TELEPHONE LINES WERE NOT MARKED BUT MAY EXIST ON THE PROPERTY.
12. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE C. THIS DETERMINATION IS BASED ON EXAMINING THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP I-27 FOR COMMUNITY NO. 555578B FOR ST. CROIX COUNTY, WISCONSIN (UNINCORPORATED AREAS) DATED JULY 1, 1974.
13. ACCORDING TO THE PLANS PROVIDED BY THE CITY OF HUDSON, THE SANITARY SEWER LEAVES THIS MANHOLE AND HEADS NORTH TO THE EASTERLY MANHOLE OF TWO MANHOLES WHICH ARE ROUGHLY SIDE-BY-SIDE. ONLY ONE MANHOLE WAS FOUND DURING THE FIELD SURVEY.
14. THE PROPERTY IS ZONED B-2 (GENERAL BUSINESS). UNDER THIS ZONING:
    - -THE FRONT YARD SETBACK IS 30'
    - -THE REAR YARD SETBACK IS 25'
    - -THE SIDE YARD SETBACK IS 30' IF A CORNER LOT, STREET SIDE
    - -THE SIDE YARD SETBACK IS 20' IF AN INTERIOR LOT
    - -THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING IS 60'
    - -THE FLOOR AREA TO LOT AREA RATIO IS 2.5
15. THE PROPERTY IS SUBJECT TO AN AGREEMENT RECORDED IN VOLUME 1543, PAGE 414, DOCUMENT NUMBER 630085 REGARDING A 60' WIDE PRIVATE ROADWAY.
16. THE PROPERTY IS SUBJECT TO A PRIVATE ROADWAY AGREEMENT RECORDED IN VOLUME 2453, PAGE 283, DOCUMENT NUMBER 746234 (REGARDING ACCESS FOR LOTS 1 AND 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 18, PAGE 4646, DOCUMENT NUMBER 745637 FROM OUTLOT 1 OF SAID CERTIFIED SURVEY MAP).
17. THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY GRANT TO WISCONSIN BELL, INC. RECORDED IN VOLUME 905, PAGE 405, DOCUMENT NUMBER 470364.
18. THE PROPERTY IS SUBJECT TO THE ROAD AGREEMENT RECORDED IN VOLUME 554, PAGE 515, DOCUMENT NUMBER 340340 (RECORDING INFORMATION OBTAINED FROM SCHEDULE B, SECTION TWO OF THE TITLE COMMITMENT - THE RECORDING INFO. WAS NOT ON THE COPY OF THE ROAD AGREEMENT PROVIDED).
19. THE EXISTING FEATURES SHOWN AND THE OBSERVATIONS ABOUT THE SITE ARE BASED ON A FIELD SURVEY PERFORMED BETWEEN JANUARY 10, 2005 AND JANUARY 18, 2005.
20. THIS MAP IS A REVISION OF THE ALTA/ACSM LAND TITLE SURVEY DATED 1-28-05. THE REASON FOR THE REVISION IS A PORTION OF LOT 1, CERTIFIED SURVEY MAP, VOLUME 13, PAGE 3583, DOCUMENT NUMBER 594576 HAS BEEN EXCLUDED FROM THIS PROPERTY.



ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 50'	OGDEN ENGINEERING CO. Civil Engineering & Land Surveying 1234 S. Wasson Lane, River Falls, WI 54022 (715) 425-7631	DRAWN BY: DPK
DATE: 1-28-05		FILE: /D.05/D.052765/ALTA/ACSMLand TitleSurveyRevisedApril272005.scj
REVISED: 4-27-05 6-14-05	CLIENT: MOTORS MANAGEMENT CORP. c/o KATHY DICKSON 701 XENIA AVENUE SOUTH, SUITE 220 GOLDEN VALLEY, MINNESOTA 55416	LAYERS: ALL EXCEPT 22
LOCATION: SECTION 32, T29N, R19W		JOB NO.: 05-2765