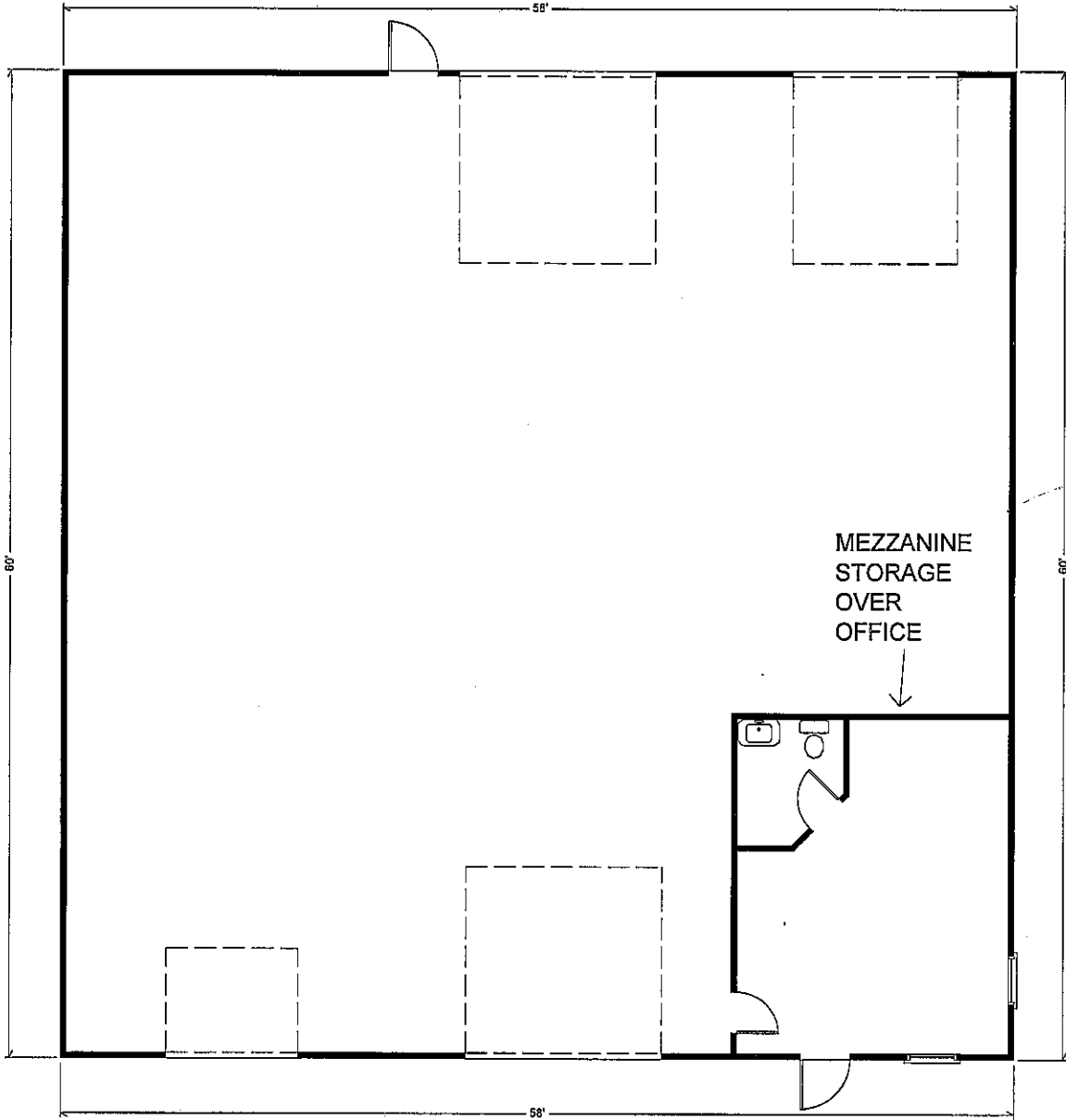


BRIEF DESCRIPTION OF IMPROVEMENTS

<i>STRUCTURE DATA</i>	BUILDING TWO
Occupancy	Single tenant
Type of Building	Industrial
Quality of Construction	Average
Date of Construction	1990's
Condition	Average
Number of Stories	One
Size of Building	3,480 s.f.
<i>CONSTRUCTION DETAILS</i>	
Footings and Foundation	Concrete
Frame, Exterior Walls	Post frame, steel exterior wall covering
Roof	Wood truss, steel roof cover
Insulation	Assumed average
Floor Structure	Reinforced concrete, slab on grade
Floor to Ceiling Clearance	16 foot sidewalls
Windows	Office area window
Interior Doors	Wood
Exterior Doors	Two overhead garage doors, one loading dock overhead garage door; steel service doors.
<i>INTERIOR DETAILS</i>	
Floor Covering	Carpet in office area; tile in washroom and office entrance
Interior Wall Framing/ Finish	Drywall in office area; metal in shop area
Ceiling Finish	Drywall in office/washroom area; metal in shop area
Lighting	Fluorescent
<i>MECHANICAL DETAILS</i>	
Electrical Service	Assumed 200 amp, three phase power
Plumbing	One washroom with one sink and one toilet
HVAC	Suspended gas forced air heat
<i>OTHER</i>	
Building Proportion	Finished office, washroom and shop. Should this change notably, this valuation is subject to change.

SEARCH APPRAISAL

BUILDING TWO



REASONABLE FACSIMILE,
FOR ILLUSTRATION
PURPOSES ONLY

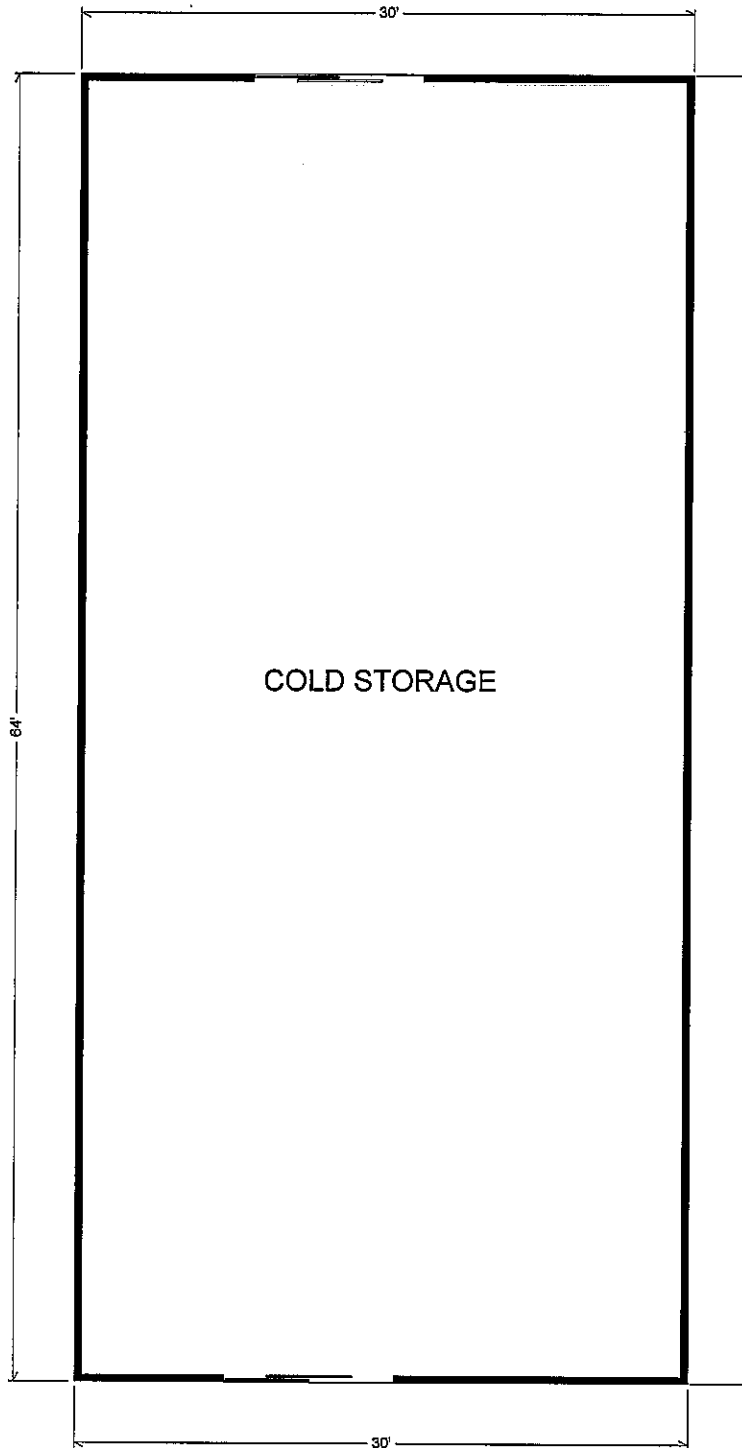
BUILDING AREA
3480 sq ft

BRIEF DESCRIPTION OF IMPROVEMENTS

<i>STRUCTURE DATA</i>	BUILDING THREE
Occupancy	Single tenant
Type of Building	Industrial
Quality of Construction	Average
Date of Construction	1976
Condition	Average
Number of Stories	One
Size of Building	1,920 s.f.
<i>CONSTRUCTION DETAILS</i>	
Footings and Foundation	Concrete
Frame, Exterior Walls	Pole frame, steel exterior siding
Roof	Wood truss, steel roof cover
Insulation	Assumed average
Floor Structure	Reinforced concrete, slab on grade
Floor to Ceiling Clearance	12 foot sidewalls
Windows	None
Interior Doors	None
Exterior Doors	Two sliding doors
<i>INTERIOR DETAILS</i>	
Floor Covering	None
Interior Wall Framing/ Finish	None
Ceiling Finish	None
Lighting	Fluorescent
<i>MECHANICAL DETAILS</i>	
Electrical Service	Assumed 100 amp, three phase
Plumbing	None
HVAC	None
<i>OTHER</i>	
Building Proportion	The building is used for cold storage. Should this change notably, this valuation is subject to change.

SEARCH APPRAISAL

BUILDING THREE



REASONABLE FACSIMILE,
FOR ILLUSTRATION
PURPOSES ONLY

BUILDING AREA
1920 sq ft



- City Road
- Unnamed Private Road
- Other County Road
- Railroads
- Bike Trail
- Airport
- Unincorporated Cities
- Courthouse
- Prison
- Golf Courses
- Post Office
- Clinic
- Hospital
- Town/City Hall
- Schools
- Library
- Fairgrounds
- Boat Access
- Rivers
- Lakes
- City
- Township
- Sections
- Aerial Photos
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

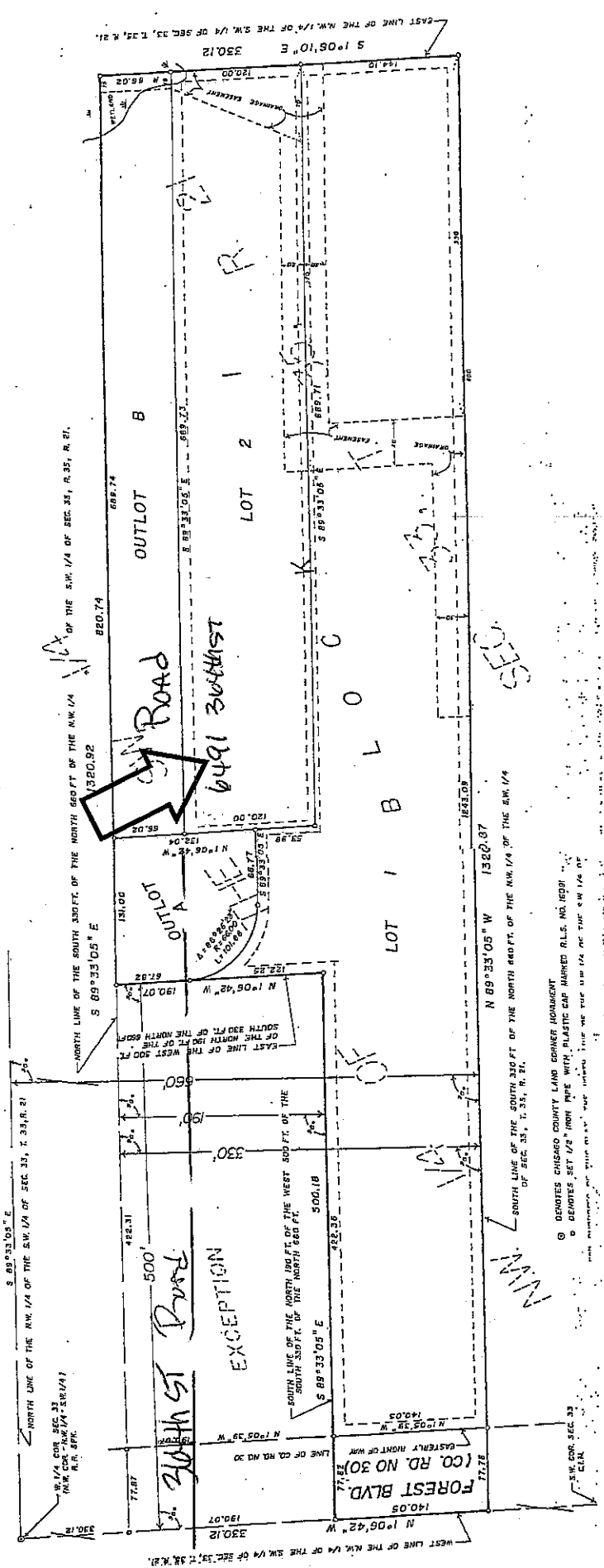
NORTH BRANCH COLLISION

August 17, 2006 6:09 pm

Pro-West & Associates, Inc.

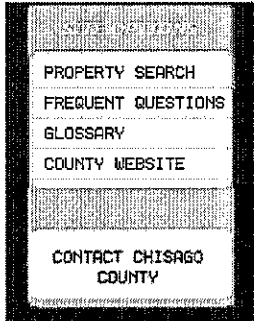
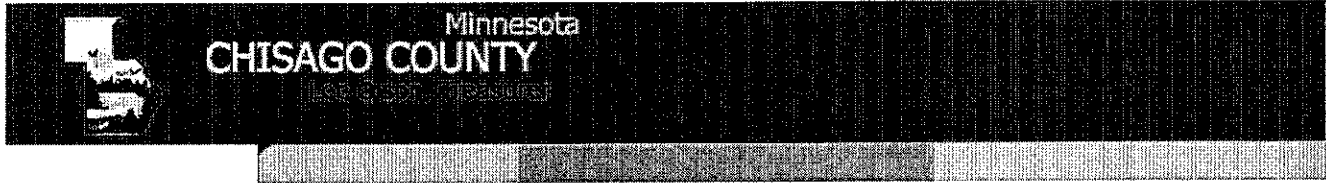


O'CONNELLS SUBDIVISION



Road 1.05 A
 Site Buildings 1-90 A
2.95 A TOTAL

DENOTES CHISAGO COUNTY LAND CORNER MONUMENT
 DENOTES SET 1/2" IRON PIPE WITH PLASTIC CAP MARKED R.L.S. NO. 18291
 DENOTES SET 1/2" IRON PIPE WITH PLASTIC CAP MARKED T.M. 184 OF THE S.W. 1/4 OF SEC. 33, T. 33, N. 21.



Parcel Number 11.00983.76

Payable Year: 2009

Property Address
6491 364TH ST NORTH BRANCH

Tax Roll Type: REAL ESTATE
Jurisdiction: NORTH BRANCH
School District: SCHOOL DISTRICT 138

PRINT BILL

Identification Information

Primary Taxpayer/Owner
BRUCE J & DEBORAH M ZOCH
25695 PIGEON LOFT RD
STACY MN 55079

Escrow Information

Escrow Agent:

Legal Description

Section: 33 **Township:** 035 **Range:** 021
Lot: 002 **Block:** 001 **Plat Name:** 11232 O'CONNELLS SUBDIVISION

Real Estate and Personal Property Taxes are determined using the previous year assessment value.
Mobile Home Taxes are determined using the current year assessment value.

Property Classification: NON-HOMESTEAD COMM LAND & BLDGS

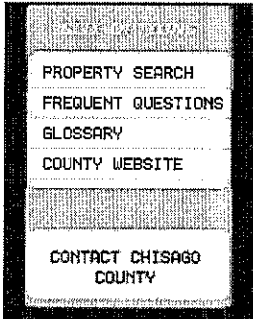
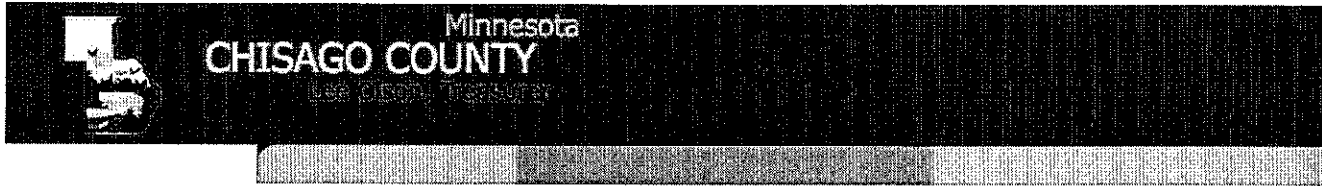
Assessment Year 2008		Payable Year 2009	
Est. Market Value - Building	\$216,800.00	Total Tax	\$10,143.58
Est. Market Value - Land	\$100,000.00	Special Assessments:	
Est. Market Value - Total	\$316,800.00	RURAL STORM WATER UTILITY	\$116.42
Taxable Market Total	\$316,800.00	WASTE MANAGEMENT	\$40.00
		Total Tax/Asmts.	\$10,300.00

Paid To Date

Installments	Due Date	Amount Due
Taxes/Assessments 1st Half	5/15/2009	\$5,150.00
Taxes/Assessments 2nd Half	10/15/2009	\$5,150.00

*Total Tax/Asmts. does not include any fees, interest and/or penalties that may apply.

**Additional reductions in taxable value may apply due to special tax deferrals,
This Old House, Plat Laws, etc.



Parcel Number 11.00983.90

Payable Year: 2009

Property Address

Tax Roll Type: REAL ESTATE
 Jurisdiction: NORTH BRANCH
 School District: SCHOOL DISTRICT 138

PRINT BILL

Identification Information

Primary Taxpayer/Owner
 BRUCE J & DEBORAH M ZOCH
 25695 PIGEON LOFT RD
 STACY MN 55079

Escrow Information

Escrow Agent:
 Legal Description
 OUTLOT B

Section: 33 Township: 035 Range: 021
 Lot: Block: Plat Name: 11232 O'CONNELLS SUBDIVISION

Real Estate and Personal Property Taxes are determined using the previous year assessment value.
 Mobile Home Taxes are determined using the current year assessment value.

Property Classification: NON-HOMESTEAD COMM LAND & BLDGS

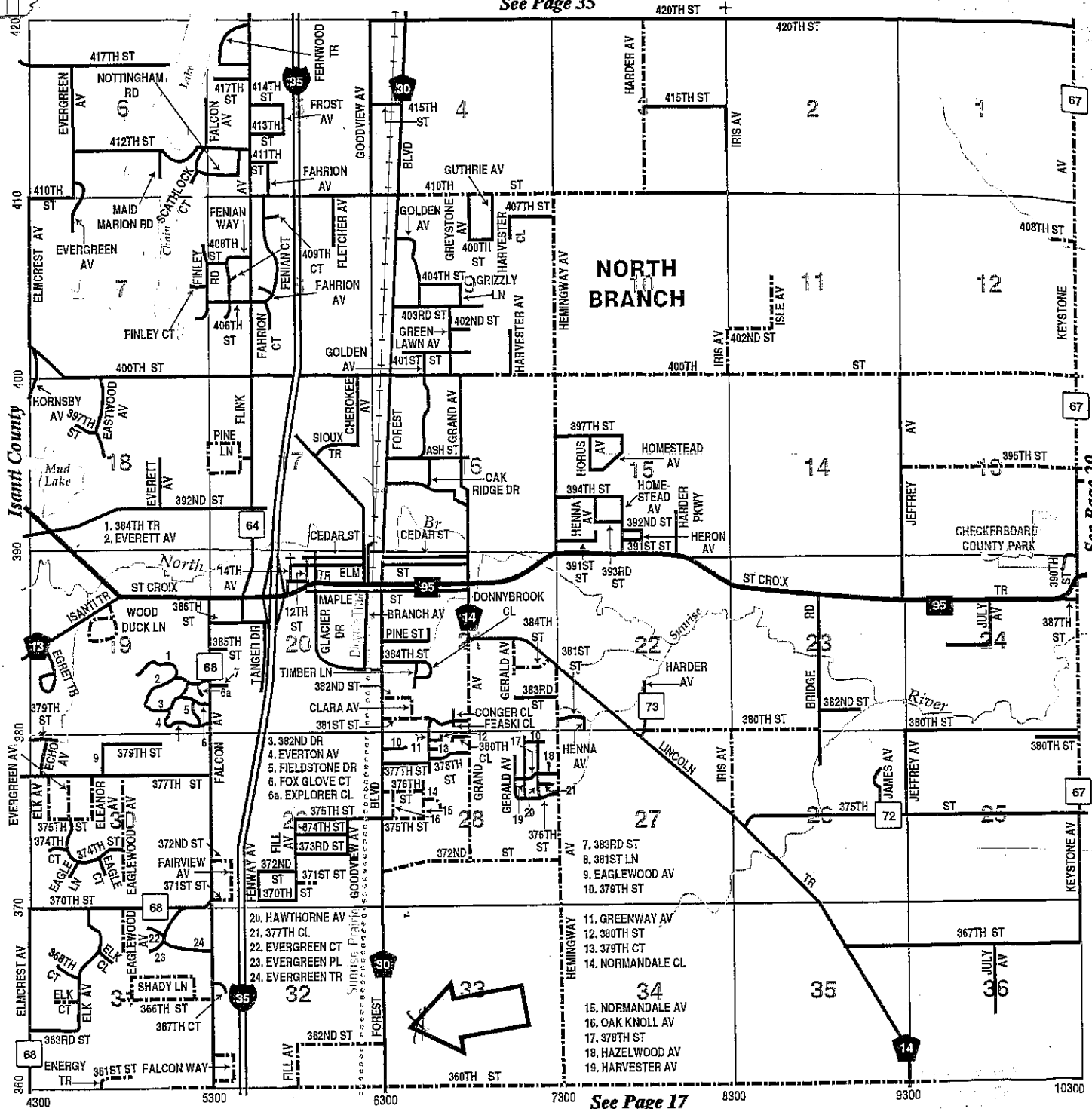
Assessment Year 2008		Payable Year 2009	
Est. Market Value - Land	\$34,100.00	Total Tax	\$1,236.00
Est. Market Value - Total	\$34,100.00	Special Assessments:	
Taxable Market Total	\$34,100.00	Total Tax/Asmts.	\$1,236.00

Paid To Date

Installments	Due Date	Amount Due
Taxes/Assessments 1st Half	5/15/2009	\$618.00
Taxes/Assessments 2nd Half	10/15/2009	\$618.00

*Total Tax/Asmts. does not include any fees, interest and/or penalties that may apply.

**Additional reductions in taxable value may apply due to special tax deferrals, This Old House, Plat Laws, etc.

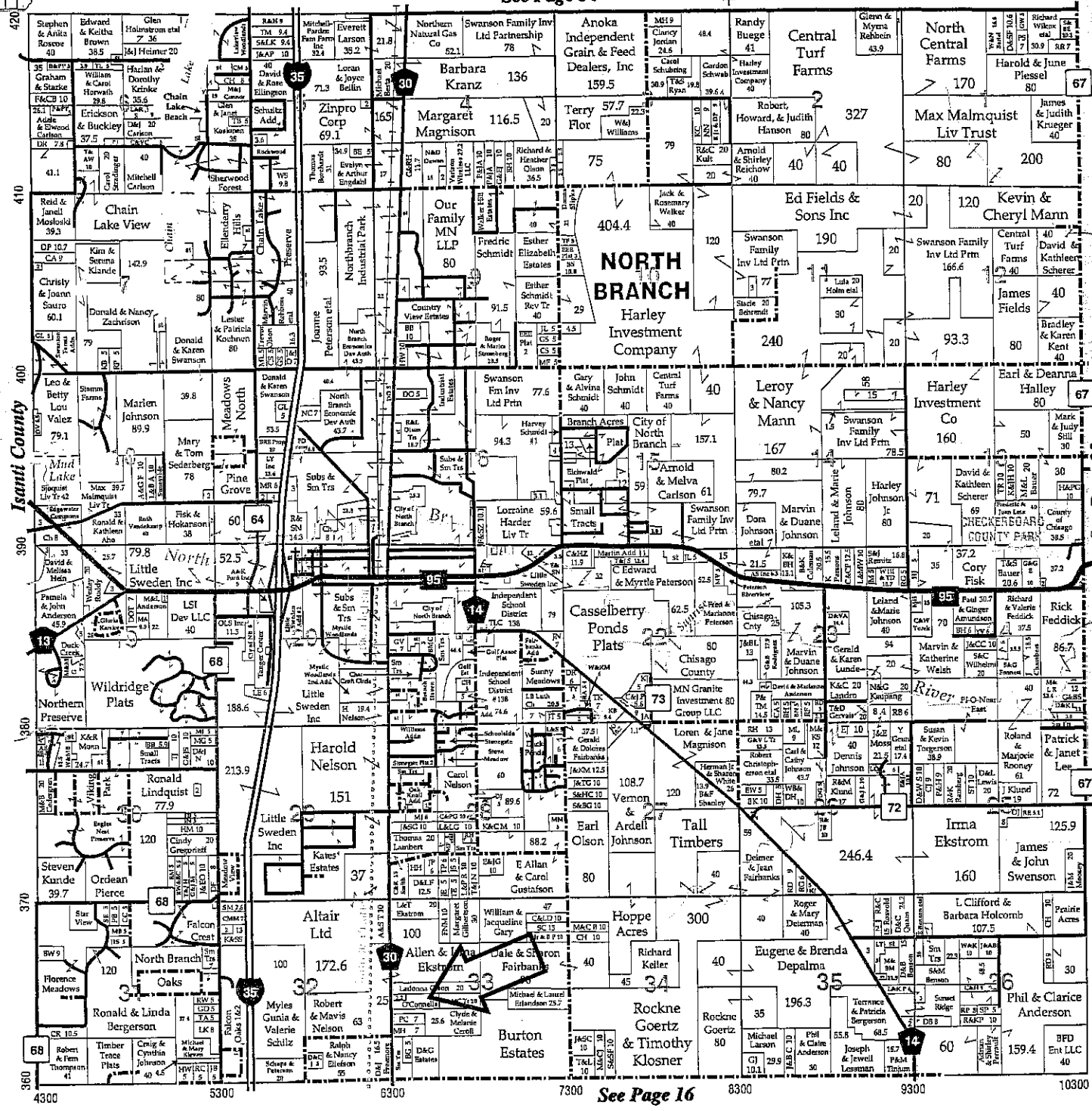


TERRENCE ROUEHENBACHER, L.P.
 PAUL CHERNE, P.E.
 201 85th Ave. N.W. • Coon Rapids, MN 55433
 Phone: (763) 783-1880 • Fax: (763) 783-1883

PIONEER engineering

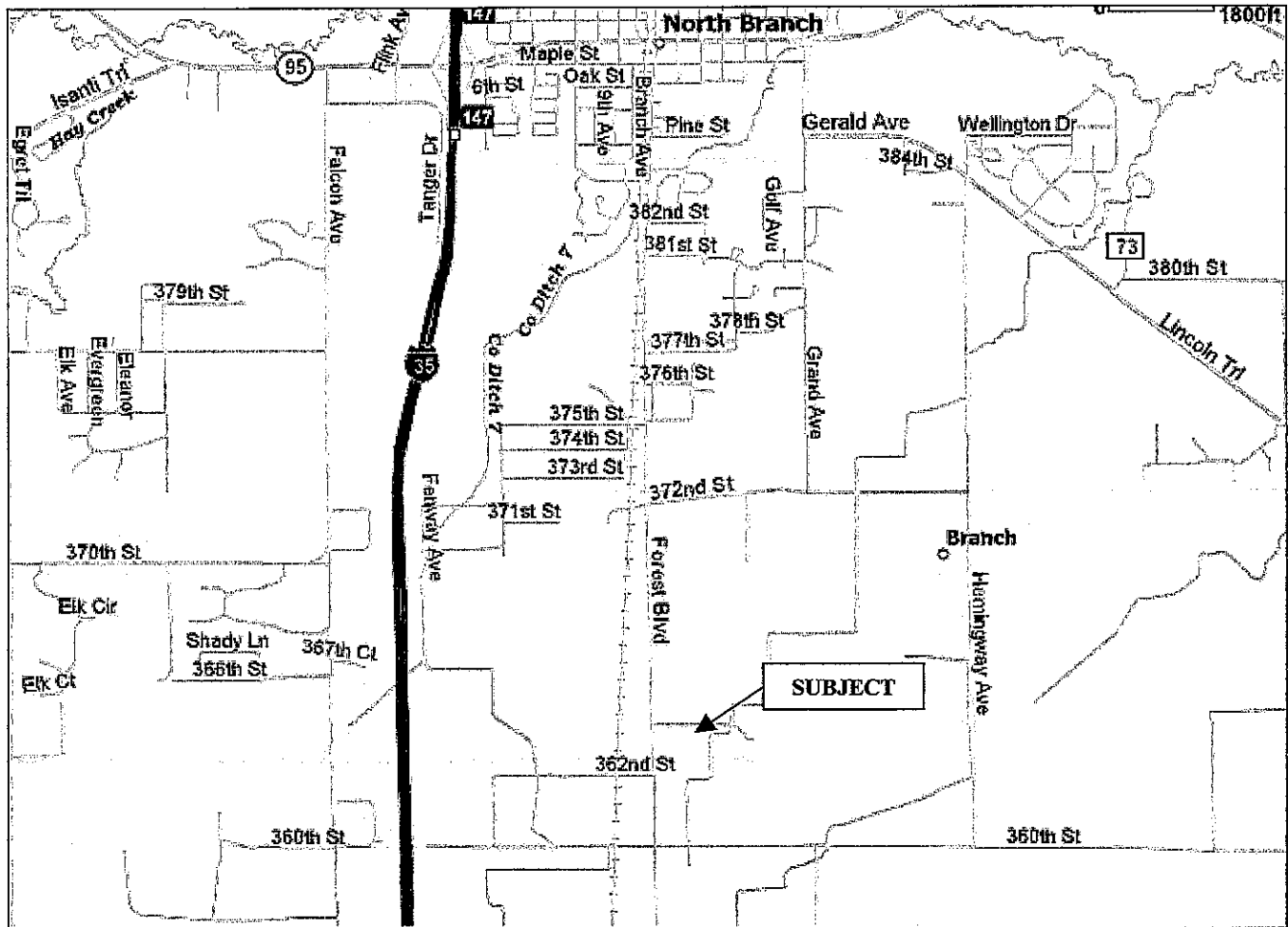
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Chicago, MN



See Page 28

ACCESSIBILITY



ACCESSIBILITY:	The subject property is located along Forest Boulevard with a Forest Boulevard Address. Access is from a permanent easement for ingress and egress along the north side of the property. This access roadway is a one lane gravel road. Forest Boulevard is a two lane blacktopped roadway which intersects with State Highway #95 approximately 2 ½ miles to the north. Interstate #35 is approximately three miles northwest of the subject property
ACCESS:	Good access to major roadways; 690' on private roadway
TRAFFIC PATTERN:	Two way
STREET IMPROVEMENTS	
SIDEWALKS:	None
CURBING:	None
LIGHTING:	Municipal
WIDTH:	Two lane
CONDITION:	Average
ROADWAY:	Gravel/earth

SEARCH APPRAISAL

DIVISION 15. I-2 GENERAL INDUSTRIAL DISTRICT**Sec. 66-625. Purpose.**

The purpose of the I-2 general industrial district is to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses.

(Code 1996, § 17.28.010)

Sec. 66-626. Permitted uses.

The following are permitted uses within the I-2 general industrial district:

- (1) Assembly and fabrication from component parts or materials already processed or manufactured into their usable forms.
- (2) Art supplies and manufacturing.
- (3) Auto body shops and towing facilities, any outside storage to be screened as defined in section 66-970 et seq.
- (4) Bakery products, wholesale.
- (5) Blank books, looseleaf binders, fabrication and assembly.
- (6) Books and book binding.
- (7) Bus terminals and maintenance garages and shops.
- (8) Cabinets and woodworking establishments.
- (9) Carpenter, cabinet and plumbing shop.
- (10) Clothing manufacturing.
- (11) Camera and photographic manufacturing.
- (12) Confectionery and related products, manufacturing and packaging.
- (13) Dental instruments and supply.
- (14) Dry cleaning establishments and laundries.
- (15) Frozen food locker.
- (16) Jewelry manufacturing.
- (17) Laboratories.
- (18) Machine and metal shops.
- (19) Mail order houses.
- (20) Manufacturing, wholesaling, warehousing, bulk storage plants and establishments.
- (21) Medical and surgical instrument manufacturing and supply.
- (22) Mini storage.
- (23) Optical manufacturing and assembly.

- (24) Printing and publishing establishments.
- (25) Radio, television, and computer assembly and parts fabrication.
- (26) Telephone and telegraph manufacturing and assembly.
- (27) Temperature control manufacturing and assembly.

(Code 1996, § 17.28.020)

Sec. 66-627. Accessory uses.

The following are permitted accessory uses in the I-2 general industrial district:

- (1) Commercial or business buildings and structures for a use accessory to the principal use but shall not exceed 30 percent of the gross floor area of the principle use.
- (2) Off-street parking as regulated by section 66-848 et seq.
- (3) Off-street loading as regulated by section 66-848 et seq.
- (4) Fencing, screening and landscaping as permitted and regulated by section 66-970 et seq.
- (5) Signs as regulated by section 66-821 et seq.
- (6) Essential services.
- (7) Essential service buildings of 1,000 square feet or less.

(Code 1996, § 17.28.030)

Sec. 66-628. Conditional uses.

The following are conditional uses in the I-2 general industrial district that require a conditional use permit based upon procedures set forth in and regulated by section 66-62 et seq.:

- (1) Multiple principal buildings on a lot of record.
- (2) Adult use establishments.
- (3) Antenna for radio or television broadcasting.
- (4) Dry cleaning facilities.
- (5) Greenhouse and plant husbandry.
- (6) Industrial research laboratories.
- (7) Laboratories, instrument testing and medical.
- (8) Precision instrument manufacturing.
- (9) Plastic manufacturing/molding.
- (10) Plumbing fixture and equipment wholesale.
- (11) Printing plants and publishing establishments.
- (12) Radio and television, transmitting station.
- (13) Cellular and digital telephone towers.
- (14) Outdoor storage shall be a conditional use permit. Paving and screening of this

storage area shall be addressed as part of the conditional use permit. Expansion of existing outdoor storage areas shall require a conditional use permit.

(15) Limited recreational facilities on the perimeter of the park.

(16) Industrial planned unit developments as regulated in section 66-655 et seq.

(Code 1996, § 17.28.040; Ord. No. 102, § 1 (17.28.045), 10-24-2005)

Sec. 66-629. Area and bulk regulations.

Area and bulk regulations in the I-2 general industrial district are as follows:

(1) Lot area:

- a. Minimum of 10,000 square feet for lots with municipal utilities.
- b. Minimum of ten acres for lots without municipal utilities.

(2) Lot width at front yard setback line:

- a. Minimum of 100 feet for lots with municipal utilities.
- b. Minimum of 300 feet for lots without municipal utilities.

(3) Minimum lot depth:

- a. One hundred feet for lots with municipal utilities.
- b. Three hundred feet for lots without municipal utilities.

(4) Yard dimensions:

a. Front Yard Setback:

1. Twenty feet from the lot line or road right-of-way if applicable for lots with municipal utilities.
2. Fifty feet for lots without municipal utilities.

b. Side Yard Setback (each side):

1. Minimum 20 feet from the lot line for lots with municipal utilities.
2. Fifty feet for lots without municipal utilities.

c. Rear Yard Setback:

1. Minimum of 20 feet from the lot line for lots with municipal utilities.
2. Fifty feet for lots without municipal utilities.

(5) Maximum building height: 45 feet.

(6) Minimum impervious area: five percent.

(Code 1996, § 17.28.050)

Sec. 66-630. Fencing, screening, and landscaping requirements.

The fencing, screening and landscaping requirements in section 66-970 et seq. shall apply to all developments in the I-2 general industrial district.

(Code 1996, § 17.28.060)

Sec. 66-631. Required parking.

For permitted uses, four parking spaces per 1,000 square feet of gross floor area shall be provided and maintained unless otherwise regulated in section 66-848 et seq.

(Code 1996, § 17.28.070)

Sec. 66-632. Performance standards.

All uses allowed in the I-2 general industrial district shall comply with all applicable federal, state and local nuisance and pollution laws, ordinances and regulations.

(Code 1996, § 17.28.080)

Sec. 66-633. Design standards.

All structures under 20,000 square feet in this zoning district must meet the city design guidelines. Buildings over 20,000 square feet must be approved by the city design committee.

(Code 1996, § 17.28.090)

Secs. 66-634–66-654. Reserved.