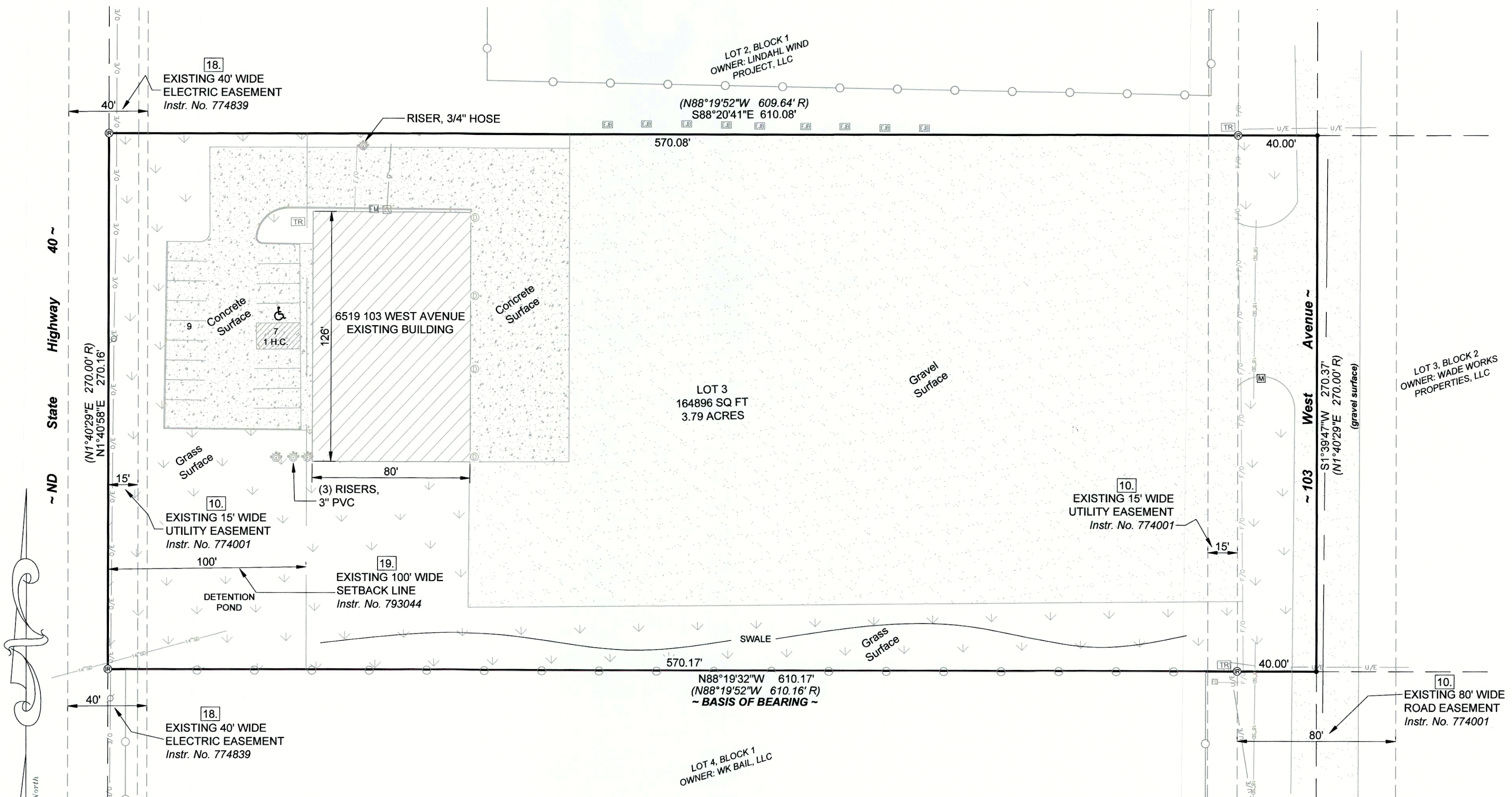


# ALTA/NSPS SURVEY

## LOT 3, BLOCK 1, TIOGA INDUSTRIAL PARK

### SITUATE IN THE W1/2SW1/4, SEC. 5, T156N, R95W, 5TH P.M., WILLIAMS COUNTY, NORTH DAKOTA



**~ ZONING REGULATIONS - WILLIAMS COUNTY ~**  
CHAPTER 2-7 LIGHT INDUSTRIAL (LI)

2-7-2 PERMITTED USES  
THE FOLLOWING USES ARE PERMITTED USES IN A LIGHT INDUSTRIAL DISTRICT, SUBJECT TO BUILDING PERMIT REVIEW AND APPROVAL

2-7-3 PERMITTED INSTITUTIONAL USES  
THE FOLLOWING INSTITUTIONAL USES ARE PERMITTED IN LIGHT INDUSTRIAL DISTRICT SUBJECT TO SECTION 2-7-2

2-7-4 PERMITTED AGRICULTURAL USES  
THE FOLLOWING AGRICULTURAL USES ARE PERMITTED IN A LIGHT INDUSTRIAL DISTRICT:

1. AGRICULTURAL BUSINESSES AND SERVICES
  2. FARM IMPLEMENT AND HEAVY EQUIPMENT SALES, RENTAL STORES AND SERVICES
  3. GENERAL FARMING ACTIVITIES INCLUDING BUILDINGS, STRUCTURES AND OPERATIONS RELATED TO FARMING AND/OR RANCHING
  4. GRAIN ELEVATORS, AGRICULTURAL HANDLING AND STORAGE
  5. MANUFACTURING AND PROCESSING OF AGRICULTURAL RESOURCES AND PRODUCTS
- 2-7-5 PERMITTED COMMERCIAL USES  
THE FOLLOWING COMMERCIAL USES ARE PERMITTED IN A LIGHT INDUSTRIAL DISTRICT SUBJECT TO SECTION 2-7-2:

1. ADULT ORIENTED BUSINESSES
2. ANIMAL HOSPITALS AND VETERINARY CLINICS
3. AUTOMOBILE SERVICE STATIONS
4. AUTOMOBILE, RV, WATERCRAFT AND ACCESSORY SALES
5. CABINET SHOPS
6. CAR WASHES
7. CARPENTER SHOPS
8. COMMERCIAL PARKING LOTS AND FACILITIES
9. COMMERCIAL RETAIL
10. CONSTRUCTION RELATED BUSINESSES
11. CONVENIENCE STORE
12. GARDEN SUPPLY STORE
13. GENERAL OFFICE USES
14. GUNSMITHS
15. HARDWARE STORES
16. INDOOR COMMERCIAL RECREATION/ENTERTAINMENT
17. LANDSCAPE MATERIALS WHOLESALE AND RETAIL
18. LIGHT AUTOMOTIVE REPAIR
19. MACHINE SHOPS
20. MANUFACTURE WORKS AND SALES
21. RETAIL OUTSIDE STORAGE
22. ROOFING SHOPS
23. SHEET METAL SHOPS
24. TAXIDERMISTS
25. WAREHOUSE WITHOUT OUTDOOR STORAGE
26. WHOLESALE TRADE AND WAREHOUSES

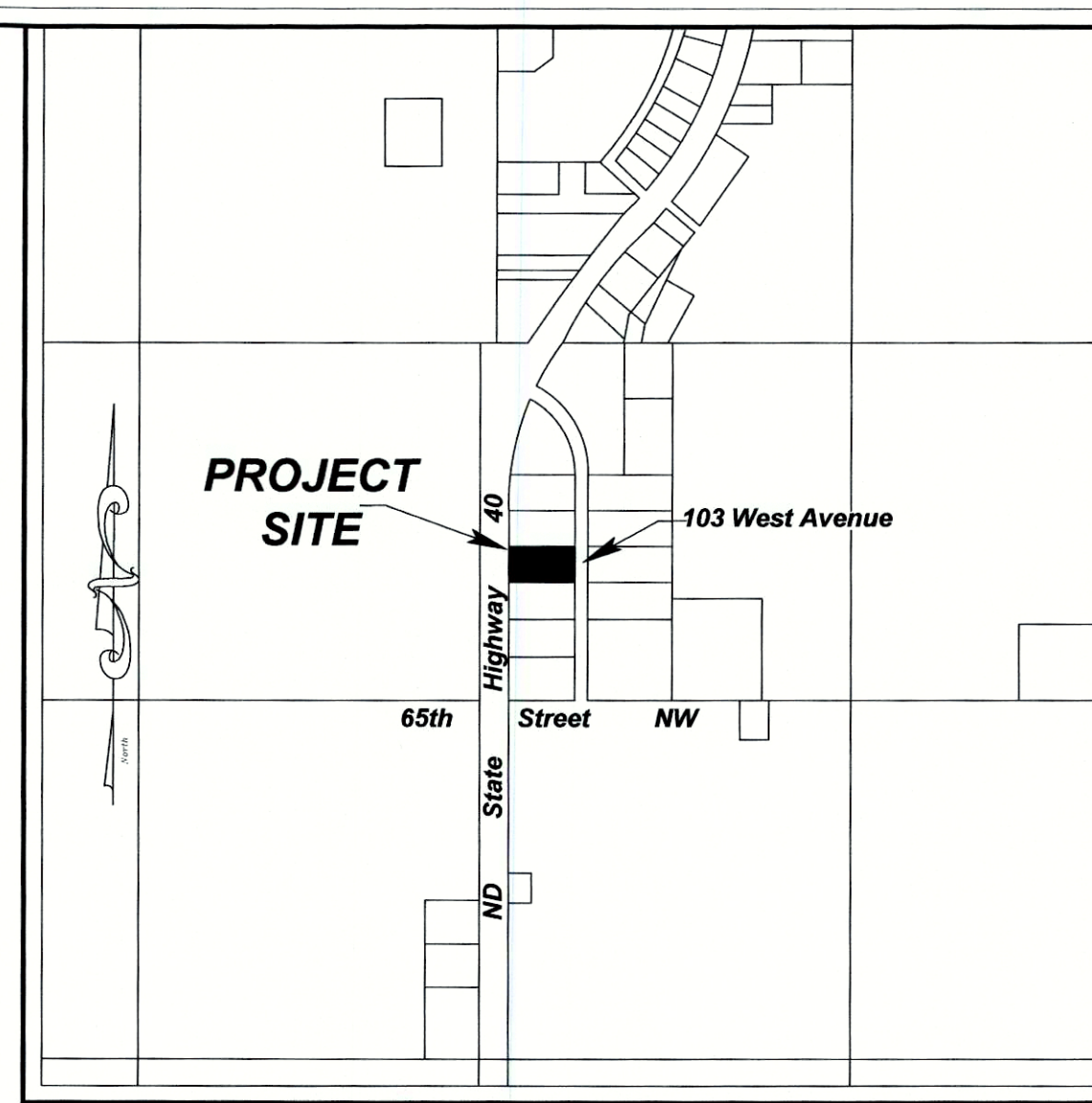
- 2-7-6 PERMITTED INDUSTRIAL USES  
THE FOLLOWING COMMERCIAL USES ARE PERMITTED IN A LIGHT INDUSTRIAL DISTRICT SUBJECT TO SECTION 2-7-2:
1. ACCESSORY OUTDOOR STORAGE (UP TO 25% OF THE BUILDING AREA)
  2. AUCTION YARD
  3. BOTTLE AND DISTRIBUTION PLANTS
  4. CONTRACTOR STORAGE YARDS
  5. EARTH MOVING CONSTRUCTION EQUIPMENT STORAGE
  6. HEAVY AUTOMOTIVE REPAIR AND MAINTENANCE SHOPS
  7. LIGHT INDUSTRY
  8. LIGHT MANUFACTURING AND PROCESSING
  9. LUMBER YARDS AND BUILDING SUPPLY OUTLETS
  10. MANUFACTURED HOME SERVICE
  11. SIGN MANUFACTURING
  12. TRUCK SERVICE STATIONS
  13. TRUCK STOPS, PARKING FACILITIES AND MAINTENANCE

- 2-7-7 PERMITTED UTILITY USES  
THE FOLLOWING UTILITY USES ARE PERMITTED IN A LIGHT INDUSTRIAL DISTRICT SUBJECT TO SECTION 2-7-2:
1. PUBLIC UTILITIES
  - 2.7-8 PERMITTED ACCESSORY USES  
ACCESSORY BUILDINGS AND USES WHEN INCIDENTAL TO A PERMITTED PRIMARY USE ARE PERMITTED, SUBJECT TO BUILDING PERMIT REVIEW AND APPROVAL

- 2-7-9 CONDITIONAL USES  
THE FOLLOWING USES ARE ALLOWED IN A LIGHT INDUSTRIAL DISTRICT, SUBJECT TO THE ISSUANCE OF A CONDITIONAL USE PERMIT FROM THE BOARD OF COUNTY COMMISSIONERS AND BUILDING PERMIT REVIEW AND APPROVAL
- 2-7-10 CONDITIONAL INSTITUTIONAL USES  
THE FOLLOWING CONDITIONAL INSTITUTIONAL USES ARE ALLOWED IN A LIGHT INDUSTRIAL DISTRICT SUBJECT TO SECTION 2-7-9:

1. FINANCIAL INSTITUTIONS
  2. JAILS AND PRISONS
  3. PUBLIC SERVICES
  4. PUBLIC USES
  5. UNIVERSITIES
- 2-7-11 CONDITIONAL COMMERCIAL USES  
THE FOLLOWING CONDITIONAL COMMERCIAL USES ARE ALLOWED IN A LIGHT INDUSTRIAL DISTRICT SUBJECT TO SECTION 2-7-9:

1. AIRPORTS, LANDING STRIPS AND HELICOPTER PADS
2. BARBER SHOPS
3. BEAUTY SALONS
4. CONCENTRATED ANIMAL FEEDING OPERATIONS
5. KENNEL, COMMERCIAL
6. LAUNDRY AND DRY CLEANING ESTABLISHMENTS
7. LEATHER AND LEATHER PRODUCT MANUFACTURING
8. MANUFACTURED HOME SALES
9. NAIL SALONS
10. PROFESSIONAL OFFICES
11. RACING FACILITIES
12. RECREATIONAL CENTERS
13. RESEARCH AND DEVELOPMENT LABORATORIES OR FACILITIES
14. WIRELESS COMMUNICATION FACILITIES: MAXIMUM HEIGHT OF 150 FEET



- 2-7-12 CONDITIONAL INDUSTRIAL USES  
THE FOLLOWING CONDITIONAL INDUSTRIAL USES ARE ALLOWED IN A LIGHT INDUSTRIAL DISTRICT SUBJECT TO SECTION 2-7-9:
1. APPLIANCE MANUFACTURING
  2. AUTOMOBILE WRECKING YARD, JUNKYARD, SALVAGE YARD
  3. CONCRETE BATCH PLANTS
  4. COAL AND FUEL SALES
  5. COMPUTER MANUFACTURING
  6. INDUSTRIAL/MUNICIPAL AND/OR COMMERCIAL PIPELINES EXCEPT
  7. FOOD TEXTILE AND PRODUCTION
  8. HIGH VOLTAGE ELECTRICAL LINES
  9. INDUSTRIAL/MUNICIPAL AND/OR COMMERCIAL PIPELINES EXCEPT
  10. ANY POTABLE WATER LINE TO BE INSTALLED AND OPERATED BY A POLITICAL SUBDIVISION OR RURAL WATER PROVIDER
  11. ANY PIPELINE WHICH IS SUBJECT TO STATE OR FEDERAL GOVERNMENT REGULATION AND OVERSIGHT SHALL NOT REQUIRE A CONDITIONAL USE PERMIT AS PROVIDED IN THIS SECTION. PROOF OF SUCH GOVERNMENTAL REGULATIONS AND OVERSIGHT SHALL BE PROVIDED BY THE PIPELINE PROPONENT TO THE PERSON DESIGNATED BY THE DIRECTOR OF THE WILLIAMS COUNTY DEVELOPMENT SERVICES AND MAY BE IN THE FORM OF AN AFFIDAVIT, A STATE OR FEDERAL DOCUMENT DISCLOSING SUCH OVERSIGHT, OR SUCH OTHER FORM DETERMINED BY THE OFFICE OF DEVELOPMENT SERVICES TO PROVIDE SATISFACTORY EVIDENCE OF SUCH GOVERNMENTAL OVERSIGHT OF SUCH PIPELINE. THE PURPOSE OF SUCH OVERSIGHT IS TO ELIMINATE DUPLICATIVE LOCAL REVIEW OF A PIPELINE SUBJECT TO STATE FEDERAL GOVERNMENTAL OVERSIGHT. EXAMPLES OF SUCH GOVERNMENTAL OVERSIGHT INCLUDE NORTH DAKOTA PUBLIC SERVICE COMMISSION REGULATION OF TRANSMISSION LINES PURSUANT TO 49-22, NDCC (TRANSMISSION LINE AS DEFINED IN NDCC 49-22-03(1)(b)), AND NORTH DAKOTA INDUSTRIAL COMMISSION REGULATION OF UNDERGROUND GATHERING PIPELINES PURSUANT TO CHAPTER 38-08 NDCC (UNDERGROUND GATHERING PIPELINE AS DEFINED IN NDCC 38-08-02(1)). IF THE PROOF OF SUCH OVERSIGHT IS ADEQUATE THE WILLIAMS COUNTY PLANNING AND ZONING DIVISION SHALL PROVIDE NOTICE OF THE EXEMPTION TO THE PIPELINE PROPONENT WITHIN A REASONABLE TIME NOT TO EXCEED 30 DAYS FROM SUBMISSION OF SUCH PROOF OF QUALIFYING FOR SUCH EXEMPTION. SHOULD THE DESIGNATED OFFICIAL DEEM THE PROOF PROVIDED TO INADEQUATE THE PIPELINE PROPONENT MAY PRESENT SUCH PROOF TO THE PLANNING AND ZONING COMMISSION FOR DETERMINATION OF THE ADEQUACY OF SUCH PROOF WITHOUT FIRST FILING FOR A CONDITIONAL USE PERMIT

- 2-7-13 MINIMUM SETBACK REQUIREMENTS
1. FRONT: 75 FEET, SIDE: 10 FEET, REAR: 10 FEET
  2. FROM A NON-PUBLIC ROAD RIGHT OF WAY: 75 FEET. SETBACKS FROM THE EASEMENT OF A ROAD NOT DESIGNATED A COUNTY, STATE OR TOWNSHIP ROAD, OR A SECTION LINE ROAD, SHALL BE DETERMINED BY THE EDGE OF THE PROPERTY LINE EXCEPT WHEN THE PROPERTY LINE EXTENDS INTO THE RIGHT OF WAY, IN SUCH SITUATIONS, THE SETBACK SHALL BE MEASURED FROM THE EDGE OF THE RIGHT OF WAY. IN SUCH CASES WHERE A PARCEL OF LAND HAS FRONTAGE ON MULTIPLE ROADS, THE SETBACK FROM EACH ROAD SHALL BE 75 FEET FROM THE EDGE OF THE RIGHT OF WAY.
  3. SETBACKS FROM A SECTION LINE OF FROM THE CENTER LINE OF THE ROAD EASEMENT OF A DESIGNATED COUNTY, STATE, OR TOWNSHIP ROAD, OR SECTION LINE ROAD, SHALL BE DETERMINED BY THE CENTER LINE OF THE ROAD EASEMENT. IN SUCH CASES WHEN A PARCEL OF LAND HAS FRONTAGE ON MULTIPLE ROADS, THE SETBACK FROM EACH ROAD SHALL BE 135 FEET FROM EACH COUNTY, STATE, TOWNSHIP ROAD, OR SECTION LINE ROAD, EASEMENT CENTERLINE.
  4. THE MINIMUM SETBACK FOR ALL STRUCTURES FROM SENSITIVE AREAS SUCH AS A NATURAL SHORELINE OF STREAMS, RIVERS, LAKES, RESERVOIRS, WETLANDS OR OTHER WATER AREAS SHALL BE 100 FEET FROM THE FURTHEST EDGE OF THE SENSITIVE AREA UNLESS MORE RESTRICTIVE REGULATIONS REQUIRE A LARGER SETBACK.

- 2-7-15 MAXIMUM BUILDING HEIGHT  
HEIGHT OF STRUCTURES SHALL BE DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT IN ACCORDANCE WITH THE NORTH DAKOTA STATE BUILDING CODE, FEDERAL GUIDELINES AND RECOMMENDATIONS BY LOCAL FIRE DEPARTMENTS.
- 2-7-16 PERFORMANCE STANDARDS
1. BUFFER STRIP: A BUFFER STRIP, APPROVED BY THE PLANNING AND ZONING OFFICIAL FOR PERMITTED USES, AND REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR CONDITIONAL USES, SHALL PROVIDE A SIGHT AND SOUND BARRIER WHEN A PERMITTED OR CONDITIONAL USE ADJUTS THE RURAL RESIDENTIAL (RR) OR URBAN RESIDENTIAL (UR) DISTRICTS, A RURAL COMMERCIAL (RC) OR URBAN COMMERCIAL (UC) DISTRICT, A PUBLIC (P) DISTRICT OR PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT. THE BUFFER SHALL BE COMPRISED OF A COMBINATION OF LIVING AND MATURE TREES, SHRUBS, AND FENCES MADE OF NATURAL LOOKING MATERIALS. LANDSCAPING SHALL BE INDIGENOUS TO THE AREA, REQUIRE MINIMUM IRRIGATION, AND BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT/DEVELOPMENT USE.
  2. STORAGE: FOR CONDITIONAL USES, THE OPEN STORAGE OF MATERIALS AND EQUIPMENT MAY BE PERMITTED WHEN LOCATED AT LEAST 10 FEET FROM AN ADJACENT RESIDENTIAL DISTRICT AND AT LEAST 50 FEET FROM ANY STREET EASEMENT AND LOT LINE. ALL MATERIALS SHALL BE HANDLED SO AS TO EFFECTIVELY CONTROL DUST. ALL COMBUSTIBLE MATERIALS SHALL BE STORED IN ACCORDANCE WITH STATE LAW AND IN SUCH A WAY AS TO PROVIDE ACCESS TO FIRE AND OTHER EMERGENCY SERVICE PROVIDERS.
  3. LOADING REQUIREMENTS: ADEQUATE INGRESS, EGRESS, PARKING AND TURN-AROUND SPACE SHALL BE PROVIDED IN ACCORDANCE TO COUNTY STANDARDS.
  4. OFF-STREET PARKING: ALL DEVELOPMENTS SHALL DEMONSTRATE ADEQUATE PARKING FOR THE PROPOSED USE WILL BE PROVIDED ON-SITE AND NOT ON PUBLIC ROADS OR RIGHTS OF WAY.

- ~ LEGEND ~**
- ⊙ FOUND REBAR, 5/8" DIAM., W/ A PLASTIC CAP MKD "LS-7983", OR AS NOTED
  - CALCULATED POINT, NOTHING FOUND OR SET
  - ⊠ TRANSFORMER/POWER JUNCTION BOX
  - ⊞ ELECTRIC METER
  - ⊞ ELECTRIC JUNCTION BOX (TRUCK PLUG-IN)
  - ⊞ POWER POLE
  - ⊞ HANDICAP PARKING
  - ⊞ GAS METER
  - ⊞ RISER, AS NOTED
  - ⊞ STORM DRAIN (DOWNSPOUT)
  - ⊞ FIBER OPTIC MARKER
  - ⊞ MAILBOX
  - BOUNDARY LINE, SURVEYED
  - - - BOUNDARY LINE, EXISTING
  - - - EASEMENT LINE, NEW
  - - - BOUNDARY LINE, EXISTING
  - - - UNDERGROUND FIBER OPTIC
  - - - UNDERGROUND ELECTRIC
  - - - OVERHEAD ELECTRIC
  - - - UNDERGROUND GAS
  - - - STORM DRAIN (CULVERT/PIPE SIZE)
  - - - FENCE LINE, CHAINLINK

**~ NOTES CORRESPONDING TO SCHEDULE B - SECTION II ~**

- 1.-9. NO AFFECT
10. ANY AND ALL MATTERS THAT AFFECT THE LAND AS SHOWN ON PLAT OF TIOGA INDUSTRIAL PARK, A PORTION OF THE W1/2SW1/4, EXCEPT STATE & DEEDED PARTS OF SECTION 5, TOWNSHIP 156 NORTH, RANGE 95 WEST OF THE 5TH P.M., RECORDED NOVEMBER 14, 2013 AS DOCUMENT NO. 774001, SEE INSTRUMENT FOR FULL PARTICULARS, PLOTTED.
11. RIGHT OF WAY CONTRACT RECORDED JUNE 30, 1953 IN BOOK 44 OF MISC., PAGE 87, AS DOCUMENT NO. 262584, EXECUTED IN FAVOR OF SIGNAL OIL AND GAS COMPANY, INC. SEE INSTRUMENT FOR FULL PARTICULARS, NOT PLOTTABLE.
12. RIGHT OF WAY CONTRACT RECORDED JULY 21, 1953 IN BOOK 44 OF MISC., PAGE 295, AS DOCUMENT NO. 262935, EXECUTED IN FAVOR OF SIGNAL OIL AND GAS COMPANY, INC. SEE INSTRUMENT FOR FULL PARTICULARS, NOT PLOTTABLE.
13. RIGHT OF WAY CONTRACT RECORDED OCTOBER 24, 1953 IN BOOK 45 OF MISC., PAGE 445, AS DOCUMENT NO. 264894, EXECUTED IN FAVOR OF SIGNAL OIL AND GAS COMPANY, INC. SEE INSTRUMENT FOR FULL PARTICULARS, NOT PLOTTABLE.
14. EASEMENT RECORDED AUGUST 30, 1966 IN BOOK 136 OF MISC., PAGE 433, AS DOCUMENT NO. 328714, EXECUTED IN FAVOR OF NORTHWESTERN BELL TELEPHONE COMPANY, SEE INSTRUMENT FOR FULL PARTICULARS, NOT PLOTTABLE.
15. EASEMENT RECORDED NOVEMBER 12, 1981 IN BOOK 296 OF MISC., PAGE 487, AS DOCUMENT NO. 432742, EXECUTED IN FAVOR OF NORTHWESTERN BELL TELEPHONE COMPANY, SEE INSTRUMENT FOR FULL PARTICULARS, NO AFFECT.
16. PERPETUAL EASEMENT AND CONSTRUCTION EASEMENT RECORDED SEPTEMBER 20, 2002 AS DOCUMENT NO. 802938, EXECUTED IN FAVOR OF RAT WATER SUPPLY ASSOCIATION, SEE INSTRUMENT FOR FULL PARTICULARS, NO AFFECT.
17. SUBDIVISION DEVELOPMENT AGREEMENT RECORDED NOVEMBER 14, 2013 AS DOCUMENT NO. 774002, SEE INSTRUMENT FOR FULL PARTICULARS, NOT PLOTTABLE.
18. EASEMENT RECORDED NOVEMBER 28, 2013 AS DOCUMENT NO. 774839, EXECUTED IN FAVOR OF MOUNTAIN-WILLIAMS ELECTRIC COOPERATIVE, SEE INSTRUMENT FOR FULL PARTICULARS, PLOTTED.
19. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 15, 2015 AS DOCUMENT NO. 793044, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANTS OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW, (CONTAINS NO FORFEITURE PROVISIONS); SEE INSTRUMENT FOR FULL PARTICULARS, PARTIAL PLOTTED.
20. MORTGAGE DATED JUNE 29, 2018 AND RECORDED JULY 6, 2018 AS DOCUMENT NO. 849844 EXECUTED BY OCS ENTERPRISES INC. A GEORGIA CORPORATION TO DACOTAH BANK, TO SECURE AN ORIGINAL, INDEBTEDNESS OF \$3,750,000.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, AND SUBSEQUENT MODIFICATION OF MORTGAGE RECORDED MAY 21, 2021 AS DOCUMENT 885525.
21. SPECIAL ASSESSMENTS, IF ANY, NOTE: THERE ARE NO SPECIAL ASSESSMENTS.

**~ ALTA/NSPS TABLE A NOTES ~**

9. STRIPING, NUMBER AND TYPE OF PARKING SPACES IN PARKING AREAS, LOTS AND STRUCTURES, THERE WERE SEVENTEEN (17) DESIGNATED PARKING SPACES, INCLUDING ONE (1) HANDICAP PARKING SPACE.
16. OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, THERE WAS NO EVIDENCE OF ANY NEW CONSTRUCTION OBSERVED AT THE TIME OF FIELD SURVEY.
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION, OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD SURVEY.

**~ BASIS OF BEARING ~**  
NAD83 2011, NORTH DAKOTA STATE PLANE COORDINATES, NORTH ZONE 3301.  
POINT OF ORIGIN: ND1069  
LATITUDE: 48°24'00.04041" N  
LONGITUDE: 102°56'56.71028" W  
ELLIPSOID HT: 2234.788'  
COMBINED SCALE FACTOR: 0.999846677  
GROUND DISTANCES SHOWN AND CONVERGENCE ANGLE NOT APPLIED TO BEARINGS SHOWN.

**~ SURVEYOR'S NOTE ~**  
1. ALL UNDERGROUND UTILITIES ARE SHOWN FOR REFERENCE ONLY. LOCATIONS DEPICTED ARE BASED ON FIELD OBSERVATION DURING THE TIME OF FIELD SURVEY. NO CERTIFICATION TO THEIR ACTUAL UNDERGROUND LOCATION IS IMPLIED. CONTACT 811 PRIOR TO EXCAVATION.

**~ SOURCE OF TITLE INFORMATION ~**  
TITLE INFORMATION FOR THIS ALTA/NSPS SURVEY WAS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MINNEAPOLIS, MN, AS COMMITMENT NUMBER L21-1275, WITH AN EFFECTIVE DATE OF: DECEMBER 1, 2021 at 7:59 am.

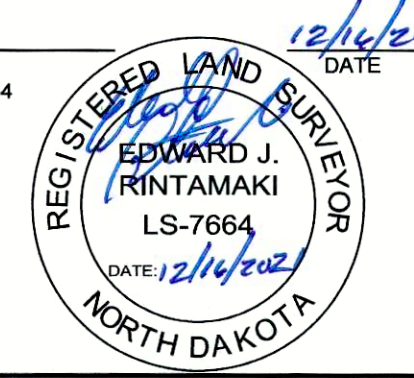
**~ BOUNDARY DESCRIPTION ~**  
LOT 3, BLOCK 1, TIOGA INDUSTRIAL PARK, A PORTION OF THE S1/2SW1/4, EXCEPT STATE & DEEDED PARTS OF SECTION 5, TOWNSHIP 156 NORTH, RANGE 95 WEST OF THE 5TH P.M., WILLIAMS COUNTY, NORTH DAKOTA. THIS BOUNDARY DESCRIPTION IS THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER L21-1275.

**~ SURVEYS OF RECORD ~**  
1. M.W. BRADSHAW LS-7983 OCT. 2013 TIOGA INDUSTRIAL PARK INSTR. NO. 774001

**~ SURVEYOR'S CERTIFICATE ~**  
TO DUNLAP PROPERTIES, LLC, NEWTEK SMALL BUSINESS FINANCE, LLC, NORTH DAKOTA GUARANTY AND TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

THIS 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(a), 7(a), 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2021.

EDWARD J. RINTAMAKI  
REGISTERED LAND SURVEYOR NO. LS-7664  
STATE OF NORTH DAKOTA  
49TH LATITUDE LAND SURVEY, LLC  
DATE: 12/16/2021



<p style="text-align: center;"><b>ALTA/NSPS SURVEY</b> LOT 3, BLOCK 1, TIOGA INDUSTRIAL PARK SITUATE IN THE W1/2SW1/4, SEC. 5, T156N, R95W, 5TH P.M., WILLIAMS COUNTY, NORTH DAKOTA</p>			
<b>PREPARED FOR:</b>	NEWTEK LENDING/LUCAS DUNLAP	<b>DRAWN BY:</b>	EJR
<b>PROJECT NO:</b>	21_160	<b>SCALE:</b>	1" = 40'
<b>FILE NAME:</b>		<b>DATE:</b>	
21_160 SBL-Tioga IP ALTA_SURVEY.DWG		December 15, 2021	
<b>SHEET:</b>		<b>1 of 1</b>	