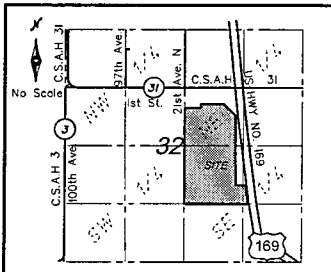


PRINCETON RESIDENTIAL SUITES

CITY OF PRINCETON
MILLE LACS COUNTY, MN



VICINITY MAP
Sec. 32, Twp. 36, Rng. 26
Mille Lacs County, MN

KNOW ALL PERSONS BY THESE PRESENTS: That Phoenix Capital, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Mille Lacs, State of Minnesota, to wit:

That part of the South 24 rods of the Northeast Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying westerly of the westerly right of way line of State Highway No. 169.

AND

The Northwest Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.

AND

The Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof. Together with an easement for ingress, egress and utility purposes over, under and across a tract of land lying 66 feet westerly of the following described line: Commencing at the intersection of the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota and the south line of County State Aid Highway No. 31, formerly State Highway No. 95; thence easterly, along said south line of former State Highway, a distance of 550 feet; thence southerly, parallel with said west line, a distance of 148.5 feet; thence continue southerly, parallel with said west line, a distance of 213.53 feet; thence easterly, parallel with said south line, along a line to be herein known as "Line A", a distance of 510 feet to the point of beginning of the line to be described; thence northerly parallel with said west line, a distance of 382.03 feet to said south right of way line and then terminating said line. The side lines of said easement are to be prolonged or shortened to terminate on said south right of way line of County State Aid Highway and on said Line A.

EXCEPT THE FOLLOWING DESCRIBED EIGHT (8) TRACTS:

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 200 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 180 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 190 feet, more or less, to point of beginning.

AND

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of said Trunk Highway No. 95, 350 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 470 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 132 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

AND

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 132 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 132 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning. (NOW PLATTED AS LOTS 1 AND 2 BLOCK 1, RUM RIVER)

AND

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 280.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 280.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning. (NOW PLATTED AS LOT 1, BLOCK 2, RUM RIVER)

AND

A tract of land situate in the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the East line of said Southwest Quarter of Northeast Quarter where the South right-of-way line of Old State Highway No. 95 (also known as 1st Street) intersects said East line, at a point approximately 44.53 feet South of the northeast corner of said Southwest Quarter of Northeast Quarter; thence continue West on said South right-of-way line of said Old State Highway No. 95, a distance of 260 feet; thence South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 148.5 feet to the point of beginning; thence continuing South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 213.53 feet; thence angle 45 degrees southeast to the East line of said Southwest Quarter of Northeast Quarter; thence North along the East line of said Southwest Quarter of Northeast Quarter to a point due East and approximately 260 feet East of the point of beginning; thence angle West 90 degrees to the point of beginning, being approximately 260 feet; according to the United States Government Survey thereof and situate in Mille Lacs County, Minnesota.

Together with an easement for all purposes over and across the following described tract, to-wit: A tract of land 15 feet wide commencing at the northwest corner of the above described tract and extending North a distance of approximately 148.5 feet to the South right-of-way line of said Old State Highway No. 95; also extending South from the said northwest corner of the above described tract a distance of approximately 100 feet. The said 15 foot easement is to lie West of the above described line.

AND

Those portions taken for Right of Way of Highway 169 and Highway 95 (now known as County State Aid Highway No. 31).

Has caused the same to be surveyed and platted as PRINCETON RESIDENTIAL SUITES and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Phoenix Capital, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Phoenix Capital, LLC

Patrick Briggs, Manager

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Patrick Briggs, Manager.

(Signature) _____ Notary Public, _____ County, Minnesota

(Printed Name) _____ My Commission Expires _____

I, Craig A. Wensmann do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Craig A. Wensmann, Land Surveyor
Minnesota License No. 47466

STATE OF MINNESOTA, COUNTY OF _____

The foregoing surveyor's certificate was acknowledged before me this _____ day of _____, 20____, by Craig A. Wensmann, Land Surveyor, Minnesota License Number 47466.

(Signature) _____ Notary Public, _____ County, Minnesota

(Printed Name) _____ My Commission Expires _____

Reviewed by the Planning Commission of the City of Princeton, Minnesota, this _____ day of _____, 20____.

Chairperson _____ Attested: _____ Secretary

This plat of PRINCETON RESIDENTIAL SUITES was approved and accepted by the City of Princeton, Minnesota at a _____ meeting thereof held this day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

Mayor _____ City Clerk _____

I hereby certify that proper evidence of title has been presented to and examined by me and I hereby approve this plat as to form and execution this _____ day of _____, 20____.

Princeton City Attorney

Checked and approved as to compliance with Chapter 505, Minnesota Statutes, dated this _____ day of _____, 20____.

Mille Lacs County Surveyor

This plat has been examined by this office and the plat is recommended for approval this _____ day of _____, 20____.

Mille Lacs County Engineer

Taxes paid and transfer entered this _____ day of _____, 20____.

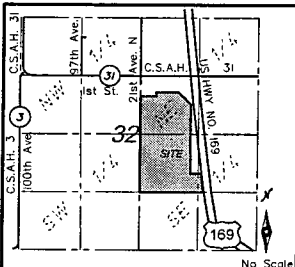
Mille Lacs County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____ at _____ o'clock _____ M. and was duly recorded as Document No. _____.

Mille Lacs County Recorder

PRINCETON RESIDENTIAL SUITES

CITY OF PRINCETON
MILLE LACS COUNTY, MN

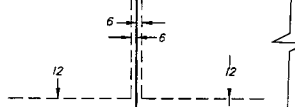


VICINITY MAP
Sec. 32, Twp. 36, Rng. 26
Mille Lacs County, MN

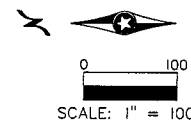
LEGEND:

- Denotes 1/2 inch x 1/4 inch iron monument set with a plastic plug stamped R.L.S. 47466
- Denotes 1/2 inch by 1/4 inch iron pipe with a plastic plug stamped R.L.S. 47466, unless otherwise noted, to be set within one year of platting date
- Denotes iron monument found
- Denotes cast iron monument
- PK Denotes found PK nail mag
- Denotes found metal disk
- Denotes wetland interior
- LS 18434 Denotes Michael J. Trunk, LS
- LS 6274 Denotes Roy J. Hansen, LS
- LS 47466 Denotes Craig A. Wensmann, LS
- LS 16095 Denotes Dennis D. Pederson, LS
- D Denotes Dead
- M Denotes Measured
- Denotes easement
- Denotes right of way
- Denotes existing adjoiners
- Denotes restricted access
- Denotes delineated wetland

Drainage and Utility Easements are shown thus:



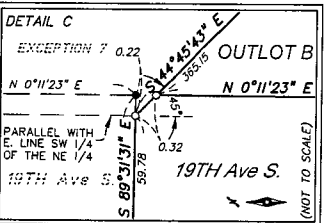
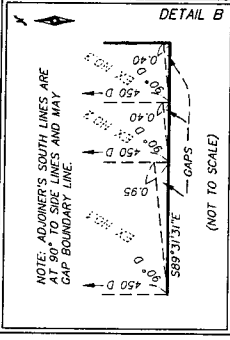
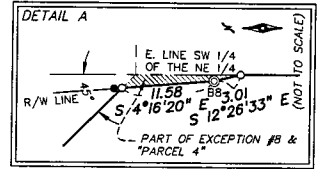
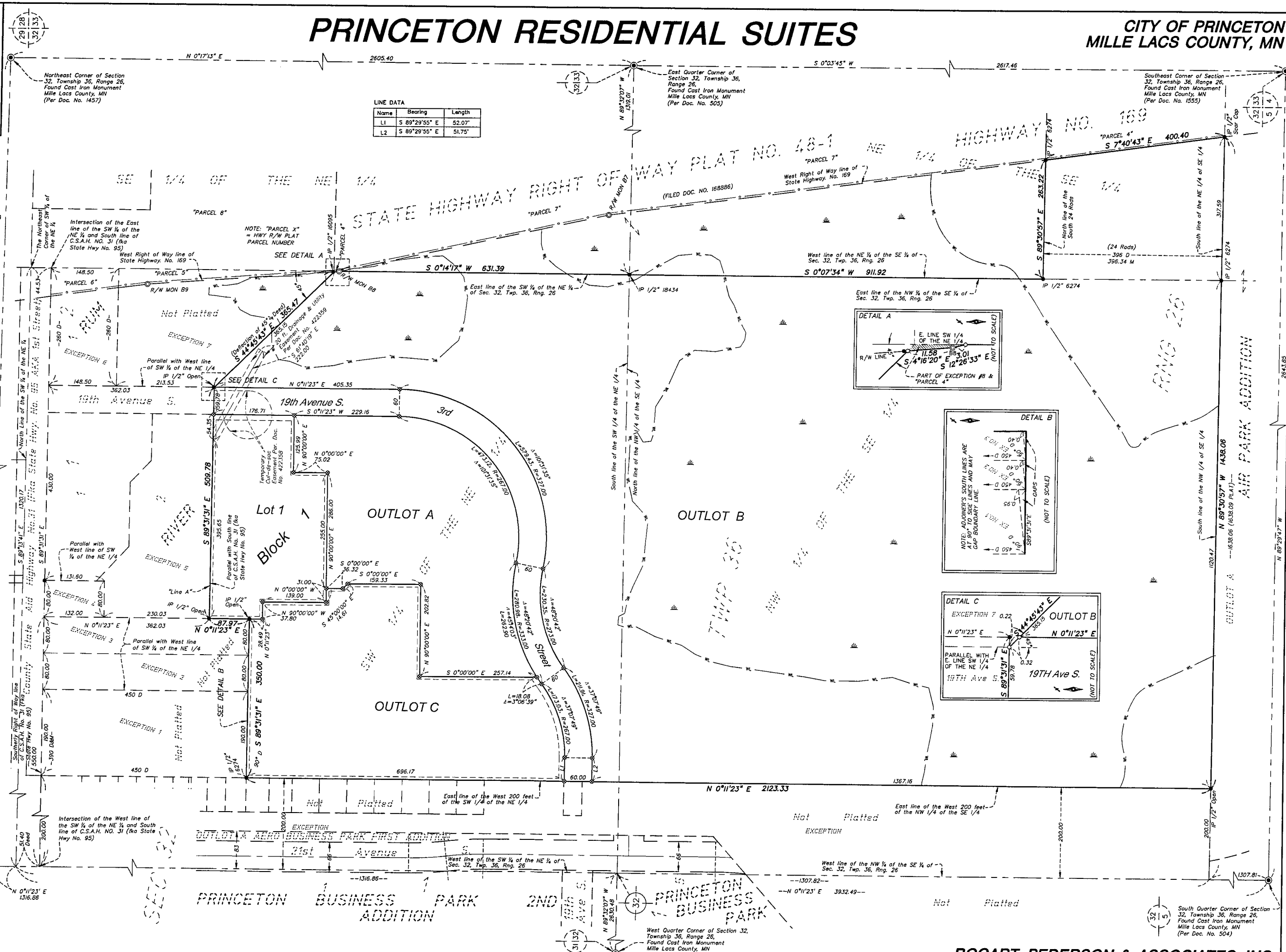
Being 12 feet in width and adjoining right of way lines, also being 6 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.



Bearings are based on the Mille Lacs County Coordinate System (NAD83 1996 Ad.). For the purpose of this plat, the West Line of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, is assumed to bear North 00 degrees 11 minutes 23 seconds East.

LINE DATA

Name	Bearing	Length
L1	S 89°29'55" E	52.07'
L2	S 89°29'55" E	51.75'



South Quarter Corner of Section 32, Township 36, Range 26, Found Cast Iron Monument Mille Lacs County, MN (Per Doc. No. 504)