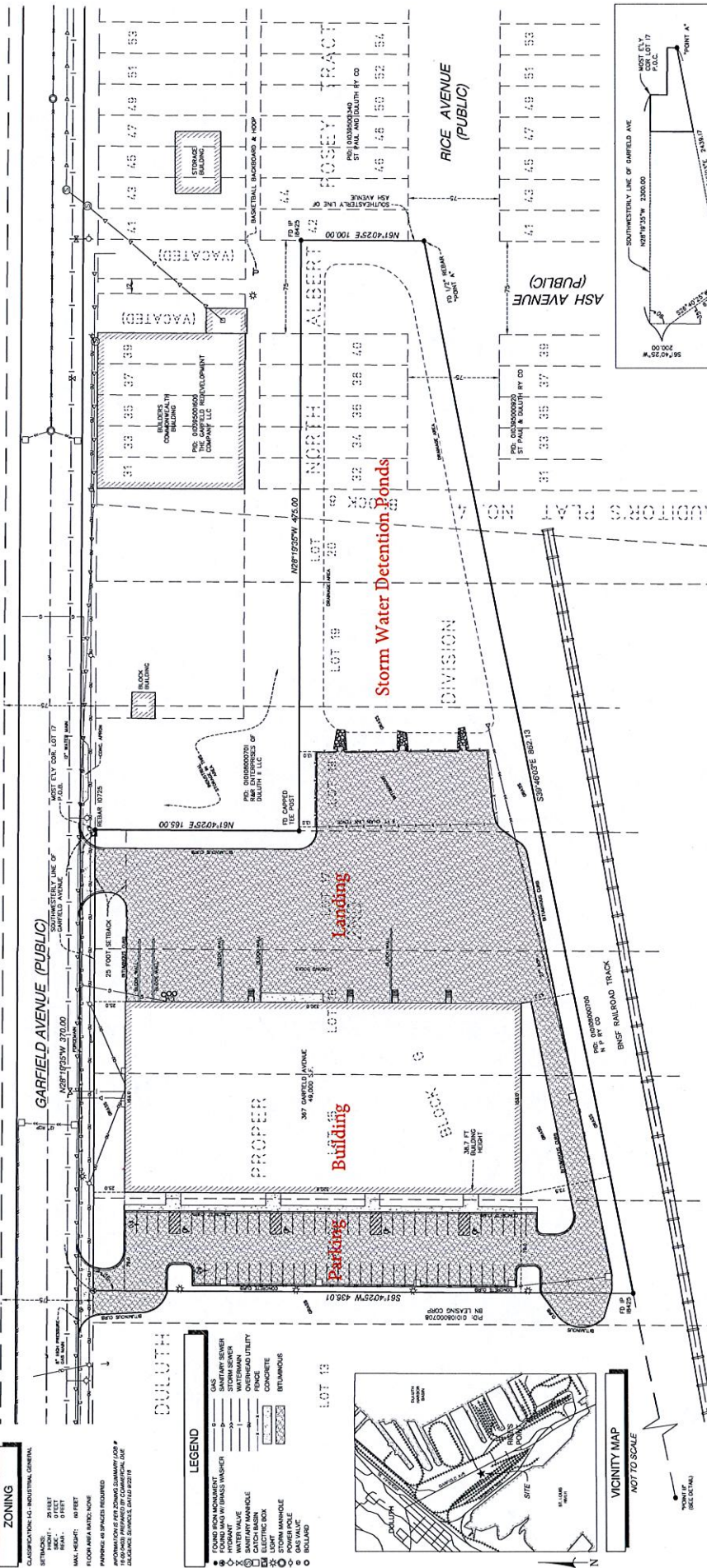


Garfield Industrial Park, LLC Property



ZONING
 COMMERCIAL INDUSTRIAL CENTER
 HEIGHT - 25 FEET
 MAX. HEIGHT - 35 FEET
 MAX. AREA - 100,000 SQ. FT.
 FLOOR AREA - 100,000 SQ. FT.
 FLOOR AREA - 100,000 SQ. FT.
 FLOOR AREA - 100,000 SQ. FT.

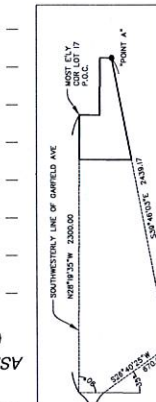
LEGEND
 FOUNDATION MARKERS
 SANITARY DRAIN
 WATER MAIN
 OVERHEAD UTILITY
 FENCE
 LIGHT MANHOLE
 POWER POLE
 GAS VALVE
 BUILDING

PROPERTY DESCRIPTION
 The property is located in the City of Duluth, Minnesota, and is bounded by Garfield Avenue to the north, Rice Avenue to the east, and Ash Avenue to the south. The property is currently zoned Commercial Industrial Center and is being offered for sale by Garfield Industrial Park, LLC.

CERTIFICATION
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the plat as the same appears in the records of the County of St. Louis, Missouri.

REVIEW COPY
 This is a review copy of the plat and is not to be used for any purpose other than for review.

NOTES
 1. The area of the above described property is 27.58 square feet or less.
 2. There are no other buildings or structures on the property.
 3. The boundaries of the property are as shown on the plat.
 4. All dimensions are in feet.
 5. The area of the above described property is 27.58 square feet or less.
 6. There are no other buildings or structures on the property.
 7. The boundaries of the property are as shown on the plat.
 8. All dimensions are in feet.



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ALLIANT
 233 Park Ave S, Ste 300
 Minneapolis, MN 55415
 612.758.3080 FAX
 612.758.3099 FAX
 www.alliantinc.com

GARFIELD INDUSTRIAL PARK
 367 GARFIELD AVENUE
 DULUTH, MINNESOTA

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DRAWN BY	DWE
CHECKED BY	DWE
DATE ISSUED	09/10/16
SCALE	1"=40'
JOB NO.	160129
BOOK	50

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