CRV # —
No delinquent taxes & transfer entered
this 28 day of October 20 10
W. Mark Krupski
Director of Property Records & Licensing
Deputy, Olmsted County, MN

OFFICE OF COUNTY RECORDER
Olmsted County, Minnesota

I hereby certify that this document was filed in this office on 10/28/2010 at 12:00 PM and was duly recorded as document number **A- 1243815**

W MARK KRUPSKI - Co Recorder, by_____ Deputy

Well Certifcate:____ Received ____ Not Required

Received from/return to:
ROCHESTER TITLE & ESCROW
2727 18TH AVE NW
ROCHESTER MN 55901

CORRECTIVE WARRANTY DEED
Business Entity to Business Entity

DEED TAX DUE: $1.65 DATE: OCTOBER 26, 2010

FOR VALUABLE CONSIDERATION, Elk Farm LLC, a limited liability company under the laws of the State of Delaware, ("Grantor"), hereby conveys and warrants to the City of Pine Island, a municipal corporation under the laws of the State of Minnesota, ("Grantee"), real property in Olmsted County, Minnesota, legally described as follows:

See Exhibit A attached hereto

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Covenants, Easements and Restrictions of Record, if any.

NOTE: This corrective warranty deed is being recorded to correct the legal description of that Warranty Deed dated August 27, 2010, recorded September 24, 2010 as Document No. 1240838.

TOTAL CONSIDERATION FOR THIS TRANSACTION WAS $500.00 OR LESS.

THIS REAL PROPERTY IS BEING DEDICATED FOR PUBLIC ROAD PURPOSES.

Check applicable box:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate

County of Olmsted
State of Minnesota
DEED STAMP TAX...$ 1.65
Date 10-28-10
№ 66028

ELK FARM, LLC, a Delaware limited liability company

By: Tower Investments, LLC, a Delaware limited liability company, its sole member

By: Tower Investments, Inc., a California corporation, managing member

By: Dave Marks
Its DAVID MARKS, SR. VICE PRES.

PAID
KT - check 10-28-10
4-811

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2010, by _____, _____ of Tower Investments, Inc., a California corporation, managing member of Tower Investments, LLC, a Delaware limited liability company, sole member of Elk Farm, LLC, a limited liability company under the laws of Delaware on behalf of the limited liability company.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

_____
(SIGNATURE OF NOTARIAL OFFICER)

See attached

THIS INSTRUMENT WAS DRAFTED BY:

Dunlap & Seeger, P.A.
206 South Broadway, Suite 505
P.O. Box 549
Rochester, MN 55903
(507) 288-9111

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

City of Pine Island
P O Box 1000
Pine Island, MN 55963

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Yolo }

On Oct 26, 2010 (Date) before me, Linda Ocegueda, Notary Public (Here Insert Name and Title of the Officer)

personally appeared David Marks (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda Ocegueda (Signature of Notary Public)

LINDA OCEGUEDA
Commission # 1818278
Notary Public - California
Yolo County
My Comm. Expires Oct 31, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5907

EXHIBIT A
(Page 1 of 10)
Elk Farm LLC

Parcel C-1 Land Description

That part of the South Half of the Southeast Quarter of Section 1, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter of Section 1; thence on an assumed bearing of South 89°01'27" East along the south line of said Southeast Quarter 1501.93 feet to the point of beginning; thence continuing South 89°01'27" East along the south line of said Southeast Quarter 250.81 feet; thence northwesterly 741.40 feet along a non-tangential curve, concave to the southwest, to the west line of the Southeast Quarter of said Southeast Quarter, said curve has a radius of 1151.74 feet, a central angle of 36°52'58", and the chord of said curve bears North 38°20'36" West 728.67 feet; thence North 15°38'02" West not tangent to said curve 663.34 feet; thence South 84°45'43" West 1022.66 feet; thence southeasterly 490.48 feet along a non-tangential curve concave to the northeast, said curve has a radius of 501.97 feet, a central angle of 55°59'02", and the chord of said curve bears South 37°44'18" East 471.20 feet; thence South 65°43'49" East tangent to said curve 720.38 feet; thence southeasterly 647.74 feet along a tangential curve, concave to the southwest, said curve has a radius of 921.74 feet, a central angle of 40°15'49", and the chord of said curve bears South 45°35'55" East 634.49 feet to the point of beginning.

The above described parcel contains 16.85 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 2 of 10)
Elk Farm LLC

Parcel D-1 Land Description

That part of the East Half of the Northeast Quarter of Section 12, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter of Section 12; thence on an assumed bearing of South 89°01'27" East along the north line of said Northeast Quarter 1501.93 feet to the point of beginning; thence continuing South 89°01'27" East along the north line of said Northeast Quarter 250.81 feet; thence southeasterly 83.97 feet along a non-tangential curve, concave to the southwest, said curve has a radius of 1151.74 feet, a central angle of 04°10'39", and the chord of said curve bears South 17°48'48" East 83.95 feet; thence South 15°43'28" East tangent to said curve 972.20 feet; thence South 29°45'39" East 103.08 feet; thence South 13°44'23" East 564.60 feet; thence South 30°55'39" East 552.38 feet; thence southeasterly 219.09 feet along a tangential curve, concave to the northeast, said curve has a radius of 2206.83 feet, a central angle of 05°41'18", and the chord of said curve bears South 33°46'17" East 219.00 feet to the east line of said East Half of the Northeast Quarter and to a point that lies 334.93 feet north of the southeast corner of said East Half of the Northeast Quarter; thence South 00°38'43" East not tangent to said curve and along the east line of said East Half of the Northeast Quarter 146.96 feet; thence northwesterly 336.64 feet along a non-tangential curve, concave to the northeast, said curve has a radius of 2600.00 feet, a central angle of 07°25'07", and the chord of said curve bears North 34°38'12" West 336.40 feet; thence North 30°55'38" West tangent to said curve 246.86 feet; thence South 22°55'47" West 117.64 feet; thence North 30°55'39" West 384.85 feet; thence northwesterly 278.59 feet along a tangential curve, concave to the northeast, said curve has a radius of 1049.93 feet, a central angle of 15°12'10", and the chord of said curve bears North 23°19'34" West 277.77 feet; thence North 15°43'28" West tangent to said curve 186.13 feet; thence North 33°43'44" West 210.30 feet; thence North 09°33'15" West 372.16 feet; thence North 15°43'28" West 652.20 feet; thence northwesterly 156.73 feet along a tangential curve concave to the southwest, said curve has a radius of 921.74 feet, a central angle of 09°44'32", and the chord of said curve bears North 20°35'44" West 156.54 feet to the point of beginning.

The above described parcel contains 11.93 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 3 of 10)
Elk Farm LLC

Parcel E-1 Land Description

That part of the Southwest Quarter of the Northwest Quarter of Section 7, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter of Section 7; thence on an assumed bearing of North 89°39'37" East along the south line of said Southwest Quarter of the Northwest Quarter 115.42 feet to the point of beginning; thence continuing North 89°39'37" East along the south line of said Southwest Quarter of the Northwest Quarter 185.96 feet; thence northwesterly 452.55 feet along a non-tangential curve concave to the northeast, said curve has a radius of 2206.83 feet, a central angle of 11°44'58", and the chord of said curve bears North 42°29'26" West 451.76 feet to the west line of said Southwest Quarter of the Northwest Quarter and to a point that lies 334.93 feet north of the southwest corner of said Southwest Quarter of the Northwest Quarter; thence South 00°38'43" East along the west line of said Southwest Quarter of the Northwest Quarter 146.96 feet; thence South 32°06'48" East 221.10 feet to the point of beginning.

The above described parcel contains 0.83 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 4 of 10)
Elk Farm LLC

Parcel G-1 Land Description

That part of the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter, all in Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter of Section 2; thence on an assumed bearing of South 00°04'39" East along the east line of said Northeast Quarter of the Northwest Quarter 60.00 feet to the southerly right of way line of 520th Street per the ELK RUN BIOSCIENCE PARK FIRST plat, according to the recorded plat thereof and on file at the County Recorder's Office, Olmsted County, Minnesota; thence North 89°54'02" West parallel with the north line of said Northeast Quarter of the Northwest Quarter, and along said southerly right of way line of 520th Street 675.19 feet to the easterly right of way line of Bioscience Drive SE per said ELK RUN BIOSCIENCE PARK FIRST plat; thence South 00°59'12" East along said easterly right of way line of Bioscience Drive SE 15.33 feet; thence South 89°55'36"East 674.94 feet to the east line of said Northeast Quarter of the Northwest Quarter; thence South 89°53'39" East 1274.73 feet; thence southeasterly 1081.56 feet along a non-tangential curve, concave to the southwest, said curve has a radius of 1357.40 feet, a central angle of 45°39'10", and the chord of said curve bears South 67°04'04" East 1053.18 feet; thence South 40°12'34" East not tangent to said curve 615.39 feet to the east line of said Northeast Quarter of the Northeast Quarter; thence North 00°09'25" West along the east line of said Northeast Quarter of the Northeast Quarter 306.55 feet; thence North 44°14'30" West 105.25 feet; thence North 44°14'28" West 288.43 feet; thence North 46°47'21" East 374.82 feet to the east line of said Northeast Quarter of the Northeast Quarter; thence North 00°09'25" West 105.98 feet to the northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89°52'05" West along the north line of said Northeast Quarter of the Northeast Quarter 735.96 feet; thence North 89°51'19" West along the north line of said Northeast Quarter of the Northeast Quarter and along the north line of said Northwest Quarter of the Northeast Quarter 1903.49 feet to the point of beginning.

The above described parcel contains 11.70 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 5 of 10)
Elk Farm LLC

Parcel H-1 Land Description

That part of the West Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, the Northwest Quarter of the Southeast Quarter, and the Southwest Quarter of the Northeast Quarter all in Section 1, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said West Half of the Northwest Quarter of Section 1; thence on an assumed bearing of South 00°09'25" East along the west line of said West Half of the Northwest Quarter 644.65 feet to the point of beginning; thence South 42°03'55" East 395.04 feet; thence South 44°14'29" East 740.00 feet; thence South 66°51'38" East 65.00 feet; thence South 27°32'33" East 52.20 feet; thence South 44°14'29" East 350.00 feet; thence South 71°35'16" East 2857.85 feet to the north line of said Northwest Quarter of the Southeast Quarter; thence South 00°42'03" West 809.46 feet; thence North 89°24'53" West 1298.60 feet; thence North 39°51'50" West 196.52 feet; thence North 44°14'29" West 2950.00 feet; thence North 54°26'43" West 254.02 feet; thence North 44°14'29" West 150.00 feet; thence North 40°12'32" West 24.62 feet to the west line of said West Half of the Northwest Quarter; thence North 00°09'25" West 306.55 feet to the point of beginning.

The above described parcel contains 60.06 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 6 of 10)
Elk Farm LLC

Parcel I-1 Land Description

That part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89°52'05" East along the north line of said Northwest Quarter of the Northwest Quarter 77.86 feet; thence South 00°07'11" West 33.00 feet; thence South 46°47'20" West 106.33 feet to the west line of said Northwest Quarter of the Northwest Quarter; thence North 00°09'25" West 105.98 feet to the point of beginning.

The above described parcel contains 0.12 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 7 of 10)
Elk Farm LLC

Parcel B-2 Land Description

That part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter, all in Section 1, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said East Half of the Southwest Quarter of Section 1; thence on an assumed bearing of North 00°28'22" West along the east line of said East Half of the Southwest Quarter 1088.11 feet to the point of beginning; thence North 89°29'55" West 1331.51 feet to the west line of said East Half of the Southwest Quarter; thence North 00°18'49" West along the west line of said East Half of the Southwest Quarter 815.48 feet; thence South 84°34'51" East 1180.79 feet; thence South 89°24'53" East 1298.60 feet; thence South 89°06'04" East 164.90 feet to the east line of said West Half of the Southeast Quarter; thence South 00°17'44" East along the east line of said West Half of the Southeast Quarter 610.13 feet; thence North 89°06'04" West 175.51 feet; thence South 84°45'43" West 1022.66 feet; thence North 89°29'55" West 112.27 feet to the point of beginning.

The above described parcel contains 42.98 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 8 of 10)
Elk Farm LLC

Parcel B-3 Land Description

That part of the Northeast Quarter of the Southeast Quarter, Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter of Section 2; thence on an assumed bearing of North 00°09'22" West along the east line of said Southeast Quarter 1625.14 feet to the northeasterly right of way line of Trunk Highway No. 52 per the Minnesota Department of Transportation Right of Way Plat No. 55-30 and also to the point of beginning; thence northwesterly 221.73 feet along a non-tangential curve, concave to the southwest, and along said northeasterly right of way line of Trunk Highway No. 52, said curve has a radius of 3999.88 feet, a central angle of 03°10'34", and the chord of said curve bears North 55°50'31" West 221.70 feet; thence northwesterly along said northeasterly right of way line of Trunk Highway No. 52 and along a Euler Spiral Curve which falls 100.00 feet northeasterly of and parallel with the Euler Spiral Curve on the existing right of way acquisition line per said Minnesota Department of Transportation Right of Way Plat No. 55-30, the chord of said Euler Spiral Curve bears North 58°10'13" West 153.59 feet; thence North 58°32'38" West and along said northeasterly right of way line of Trunk Highway No. 52 a distance of 523.01 feet; thence South 84°34'51" East 762.40 feet to the east line of said Northeast Quarter of the Southeast Quarter; thence South 00°09'22" East along the east line of said Northeast Quarter of the Southeast Quarter 406.41 feet to the point of beginning.

The above described parcel contains 3.45 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 9 of 10)
Elk Farm LLC

Parcel C-3 Land Description

That part of the South Half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 1, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said South Half of the Southwest Quarter of Section 1; thence on an assumed bearing of North 00°09'22" West along the west line of said South Half of the Southwest Quarter and along the west line of said Northwest Quarter of the Southwest Quarter 1625.14 feet to the northeasterly right of way line of Trunk Highway No. 52 per the Minnesota Department of Transportation Right of Way Plat No. 55-30 and to the point of beginning; thence southeasterly 480.53 feet along a non-tangential curve, concave to the southwest, and along said northeasterly right of way line of Trunk Highway No. 52, said curve has a radius of 3999.88 feet, a central angle of 06°53'00" and the chord of said curve bears South 50°48'44" East 480.24 feet; thence southeasterly along said northeasterly right of way line of Trunk Highway No. 52 and along a Euler Spiral Curve which falls 100.00 feet northeasterly of and parallel with the Euler Spiral Curve on the existing right of way acquisition line per said Minnesota Department of Transportation Right of Way Plat No. 55-30, the chord of said Euler Spiral Curve bears South 46°37'48" East 153.59 feet; thence South 46°15'24" East along said northeasterly right of way line of Trunk Highway No. 52 a distance of 1768.30 feet to the south line of said South Half of the Southwest Quarter; thence South 89°47'24" East along the south line of said South Half of the Southwest Quarter 160.50 feet; thence North 22°45'42" West 1188.39 feet; thence North 89°29'55" West 129.21 feet to the east line of the Southwest Quarter of said Southwest Quarter; thence North 00°18'49" West along the east line of said Southwest Quarter of the Southwest Quarter and along the east line of said Northwest Quarter of the Southwest Quarter 815.48 feet; thence North 84°34'51" West 1335.50 feet to the west line of said Northwest Quarter of the Southwest Quarter; thence South 00°09'22" East along the west line of said Northwest Quarter of the Southwest Quarter 406.41 feet to the point of beginning.

The above described parcel contains 35.52 acres and is subject to any easements, covenants and restrictions of record.

EXHIBIT A
(Page 10 of 10)
Elk Farm LLC

Parcel D-3 Land Description

That part of the Northeast Quarter of the Northwest Quarter, Section 12, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of Section 12; thence on an assumed bearing of South 89°47'24" East along the north line of said Northwest Quarter 1756.95 feet to the northeasterly right of way line of Trunk Highway No. 52 per the Minnesota Department of Transportation Right of Way Plat No. 55-15 and to the point of beginning; thence South 46°15'24" East along said northeasterly right of way line of Trunk Highway No. 52, a distance of 1012.61 feet; thence North 39°13'29" West 903.04 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence North 89°47'24" West 160.50 feet to the point of beginning.

The above described parcel contains 1.28 acres and is subject to any easements, covenants and restrictions of record.