

483.03  
**GEORGI-SCHMIDT & ASSOC. INC.**  
 Land Surveyors  
 3092 N. Lexington Ave. 483-4408  
 ROSEVILLE, MINNESOTA 55113

"To: Mover's Warehouse, Inc, a Minnesota Corporation; Northwestern National Life Insurance Co; and Minnesota Title Insurance Co.

I hereby certify that on the 27th. day of December, 1985:

- (a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location, and type of buildings and visible improvements thereon and the distance therefrom to the nearest facing exterior property, (ii) the location of all rights-of-way, easements, and any other matters of record as per furnished title binder (or of which I have knowledge or have been advised) affecting or benefiting the subject property, (iii) the location of the visible parking areas on the subject property, (iv) all abutting dedicated public streets providing access to the subject property, together with the name thereof;
- (b) Except as set forth below, or shown hereon, there are no visible (i) encroachments upon the subject property (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions. The exceptions to the above statements are as follows: 16" snow cover at time of survey; no record or knowledge of road (drive way) easement along south side of subject property; storage shed(s) along north side of property; cyclone fences and curbs along the North side of West property; curb along south side of SE property; overhead wires and power poles;
- (c) Adequate ingress to and egress from the subject property is provided by Rice Street, the same being paved, dedicated (or bought) public right-of-way maintained by Minnesota Department of Transportation. Access to Easterly property by drive along south of Westerly property- no knowledge of easement for same.
- (d) All required building set back lines on subject property are located as shown herein per Building Inspector.
- (e) This survey, plan or report was prepared by me or under my direct supervision and I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

NOTES:

16" snow cover at time of survey  
 Telephone (underground not located or shown)  
 Contact NW Bell for field location - 344-1979  
 Utilities as per public records and to accuracy of same  
 ZONED: B-3 Setbacks: Front 40.0 feet  
 Side: 0, unless next to R-1, then 40.0 feet  
 Back- 20.0 feet  
 Is not in "Food Hazard Area"  
 County Ditch #16- Doc. #2175918- Does not affect subject property.

Date: 1/2/86

*Donald W. Schmidt*  
 Donald W. Schmidt - Mn. Reg. #10459

*Office Copy*

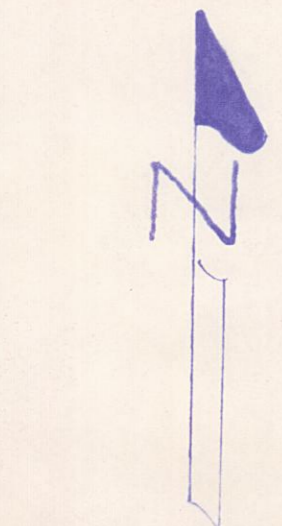
DESCRIPTION: (As furnished - Contains 228947 Sq. Ft.)

The North 200 feet of the West 483 feet of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 6, Township 29, Range 22, lying Westerly of the Minneapolis, St. Paul and Sault Ste. Marie Railway Co. right-of-way.

Parcel 2:  
 All that part of the North 200 feet of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 6, Township 29, Range 22, lying Westerly of the Westerly right-of-way line of the Soo Line Railroad and lying Easterly of the West 483 feet thereof.

Parcel 3:  
 That part of the South 6 acres of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 29, Range 22 in Ramsey County, Minnesota lying West of the West right-of-way line of the Minneapolis, St. Paul and Sault Ste. Marie Railway Co. and East of the West 483 feet of said South 6 acres.

Abstract Property.

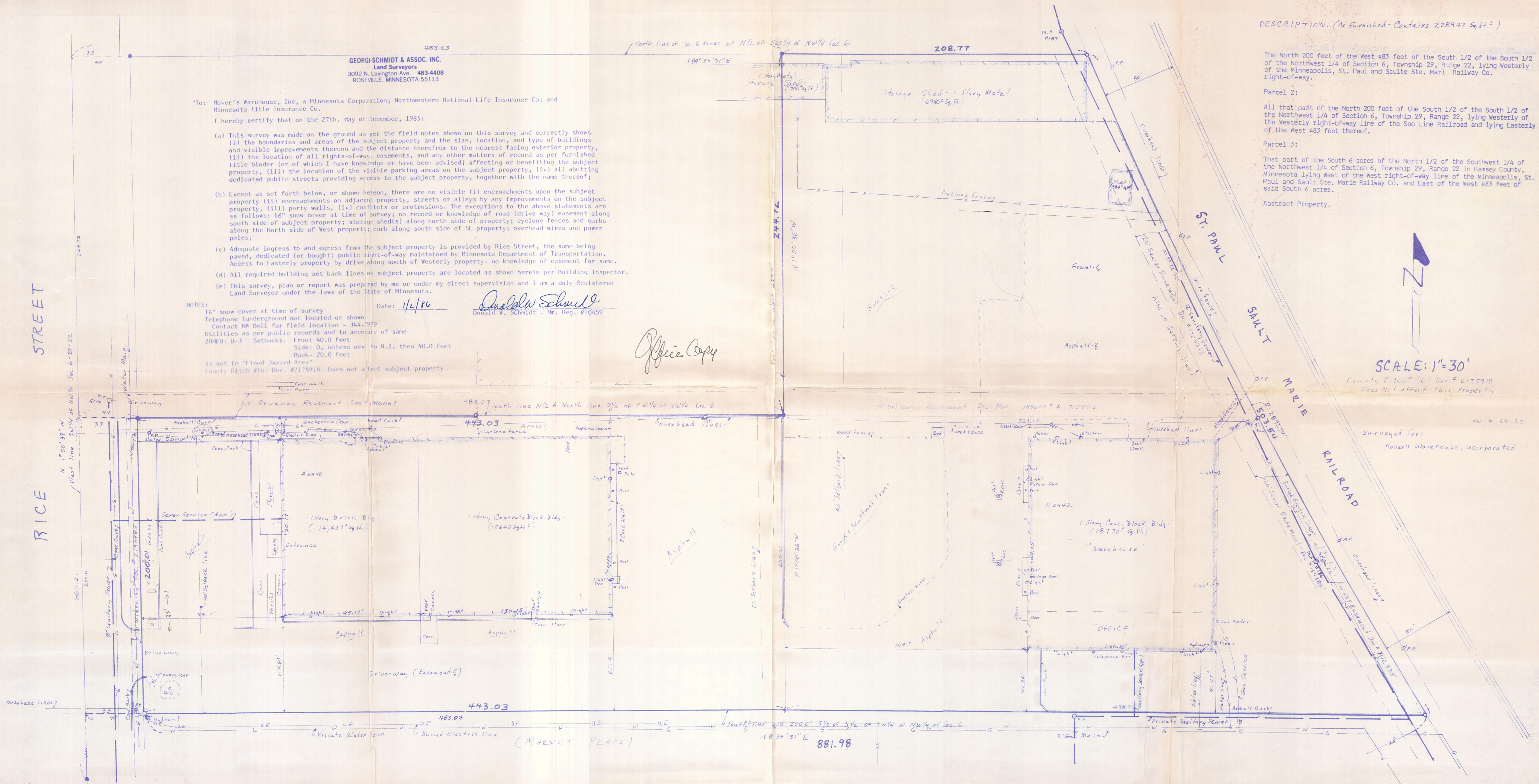


SCALE: 1"=30'

County Ditch #16: Doc # 2175918  
 Does Not affect this Property

NW 6-29-22

Surveyed For:  
 Mover's Warehouse, Incorporated



RICE STREET

RICE STREET

ST. PAUL

SAULT

MARIE

RAILROAD

(MARKET PLACE)