



"I hereby certify to: Movers Warehouse, Incorporated, Western States Life Insurance Company, a North Dakota corporation, and First American Title Company of Florida, Inc., that on the 25th. day of July, 1989 I surveyed the property described hereon:

(a) That this survey was made on the ground and correctly shows the boundaries and area of the subject property and the size and location of buildings and location of visible improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; the location of all rights-of-way and easements of which I have knowledge or have been advised of affecting or benefiting the subject property; the location of paved driveways and parking areas; all abutting public streets providing access to the subject property and name thereof;

(b) There are no visible encroachments from or unto adjacent property except as shown hereon;

(c) Adequate ingress to and egress from the subject property is provided by Rice Street, the same being paved and opened public right-of-way maintained by Ramsey County;

(d) All required building setback lines as per city records are shown or referred to hereon;

(e) This survey shows all easements reflected on the Commitment for Title Insurance dated May 14, 1985, ALTA Commitment Application No. R 533679-C;

(f) This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM in 1986;

Dated: 12/27/89
 Donald W. Schmidt, Mn. Reg. # 10459

NOTES:
 Telephone (underground not located or shown)
 Contact NW Bell for field location - 344-7979
 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 "Flood Hazard Area"
 County Ditch #16- Doc. #2175918- Does not affect subject property

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 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

12/27/85
 Surveyed For:
 Movers Warehouse, Incorporated
 5/29/86 Field Check & Update
 12/10/86 Additional Locations
 7/25/89 Recertify & Field Check

GEORGI-SCHMIDT & ASSOC. INC.
 Land Surveyors
 3092 N. Lexington Ave. #83-4408
 ROSEVILLE, MINNESOTA 55113

Tom
 648-2806