

BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: *THE ADKINS ASSOCIATION INC.*

PROPERTY DESCRIPTION
(Per Certificate of Title 28072B)

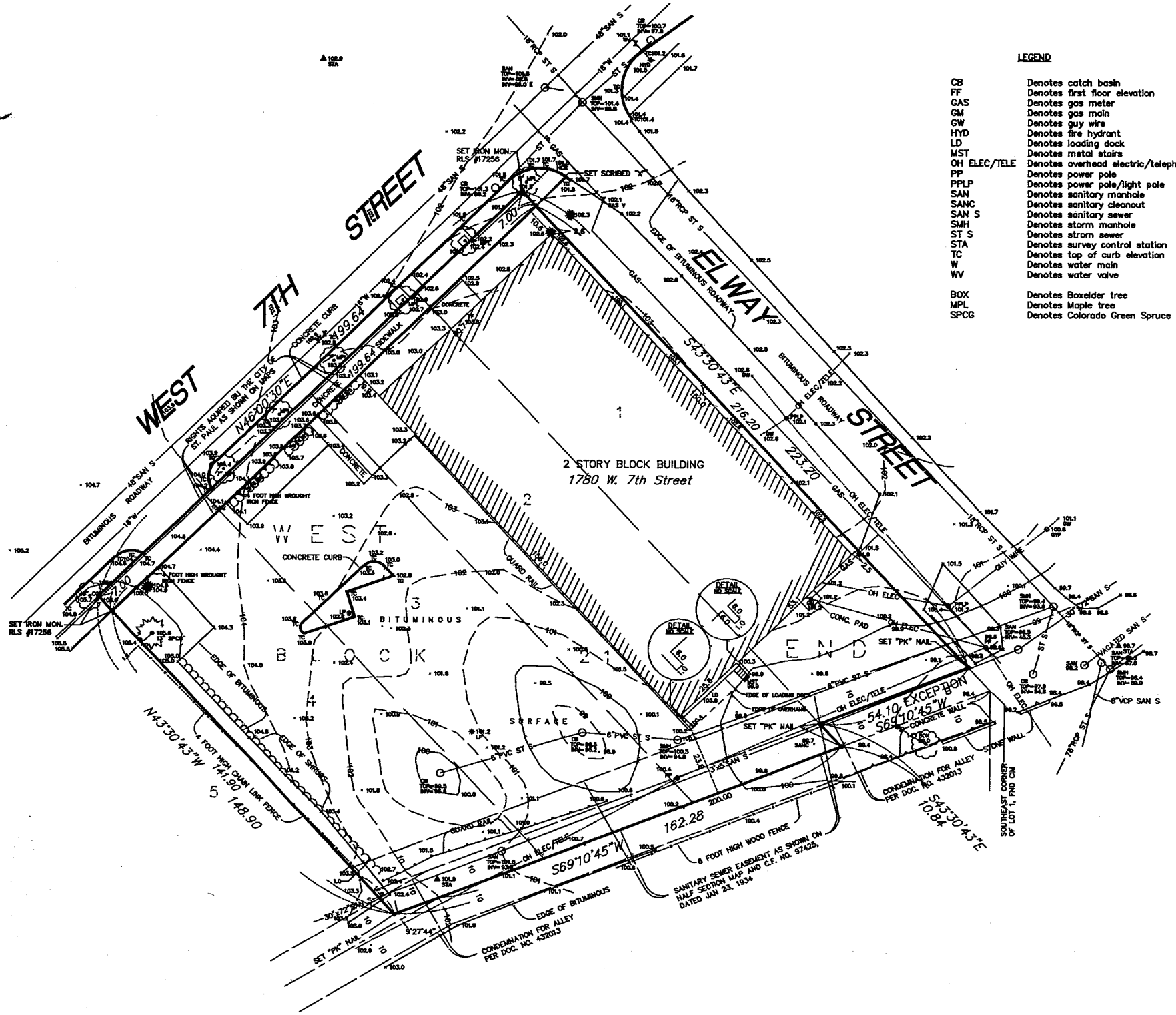
Lot 1, except the Southeastery 10 feet thereof;
Lots 2, 3 and 4;
All in Block 21, WEST END, subject to the rights acquired by the City of St. Paul for Seventh Street.
(Ramsey County, Minnesota)

NOTES

- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 68775. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
 - 3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
 - 4.) The subject property lies within Zone C (area of minimal flooding), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275248 0015 E, dated July 2, 1991.
 - 5.) Area = Gross: 37,683 Sq. Ft. - 0.865 Acres
Net: 36,285 Sq. Ft. - 0.833 Acres
 - 6.) Survey bearing and coordinate basis: Ramsey County Coordinates
 - 7.) Benchmarks:
 - 1.) Top of top nut of fire hydrant at NE corner of West 7th Street Montreal Ave. Elevation = 113.12 feet
 - 2.) Top of top nut of fire hydrant at NW corner of Elway St and Montreal Ave. Elevation = 96.07 feet
- (Elevations shown are based on St Paul Datum)
(Conversion factor Add 694.10 feet to shown elevation for mean sea level elevations)

LEGEND

CB	Denotes catch basin
FF	Denotes first floor elevation
GAS	Denotes gas meter
GM	Denotes gas main
GW	Denotes guy wire
HYD	Denotes fire hydrant
LD	Denotes loading dock
MST	Denotes metal stairs
OH ELEC/TELE	Denotes overhead electric/telephone
PP	Denotes power pole
PPLP	Denotes power pole/light pole
SAN	Denotes sanitary manhole
SANC	Denotes sanitary cleanout
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
STA	Denotes survey control station
TC	Denotes top of curb elevation
W	Denotes water main
WV	Denotes water valve
BOX	Denotes Boxelder tree
MPL	Denotes Maple tree
SPCG	Denotes Colorado Green Spruce tree



We hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, from or on said land.

Dated this 7th day of April, 2000

SUNDE LAND SURVEYING, LLC.

By: _____
Mark S. Hanson, R.L.S. Minn. Reg. No. 15480

