

DESCRIPTION: (Parcel 1-contains 38,262 sq.ft., more or less)

That part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 16, Township 29 North, Range 23 West, beginning at a point on the East line of said Section 16 distant 722.87 feet more or less, South of the Northeast Corner of said Section 16; thence West 150 feet along a line which if extended another 507.45 feet more or less would come to an iron monument on the West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 16 distant 722.22 feet more or less South of the North line of said Section 16; thence South parallel to the East line of said Section 16 127.61 feet to a point; thence East to a point on the East line of said Section 16 distant 127.61 feet from the point of beginning; thence North along the East line of said Section to the point of beginning;

Together with a permanent, exclusive easement for purposes of encroachments of any and all buildings or other improvements, for purposes of installation, maintenance and repair of parking and utilities and for purposes of ingress and egress over, under and across the following-described property:

Easement Parcel

Beginning at the Northwest corner of Parcel 1, thence West 183 feet on the Westerly extension of the North line of Parcel 1; thence South on a line parallel to the East line of said Parcel 1 127.61 feet more or less to a line lying on the Westerly extension of the South line of Parcel 1; thence East along said Westerly Extension of the South line of Parcel 1 to the Southwest corner of Parcel 1 thence North along the West line of Parcel 1 to the point of beginning.

Building Setbacks - as per plans furnished

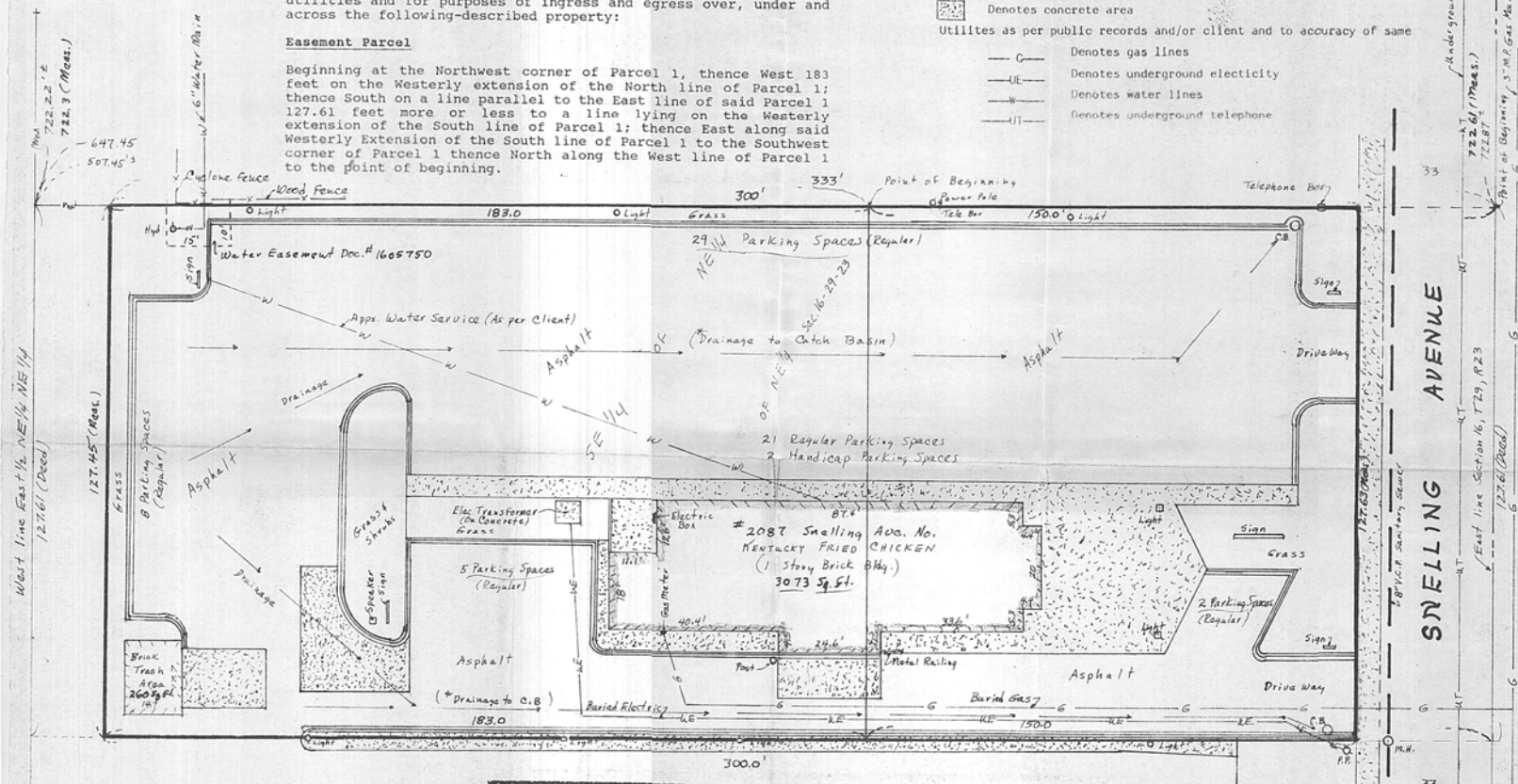
- Front - 30 foot
- Side - 10 foot

Property improved as per Buetow & Associates, Architects & Engineers Plans

- hyd Denotes fire hydrant
- o-cb Denotes catch basin (water)
- o-pp Denotes power pole
- Denotes concrete area

Utilities as per public records and/or client and to accuracy of same

- G - Denotes gas lines
- UE - Denotes underground electricity
- W - Denotes water lines
- UT - Denotes underground telephone



From the office of NE 16 29 23
GEORGI-SCHMIDT & ASSOC. INC.
 3092 No. Lexington Ave., Roseville, Mn. 55113
 LAND SURVEYING
 463-4406

I Hereby Certify that this plat shows a survey made by me of the property described on this plat, and that the corners are correctly placed as shown, that this survey, plan or report was prepared by me, or under my direct supervision; and that I am a duly registered Land Surveyor under the Laws of the State of Minnesota.

Job Number: 3395
 Surveyed For: Steve Saunders
 Date: 11/6/87
 Scale: 1"=20'

By: REGISTERED LAND SURVEYOR
 Mn. Registration No. 10459

"I hereby certify to Steven R. Saunders, Title Services, Inc., and Bell Atlantic Tricon Leasing Corporation, that this is a true and correct survey of the property described hereon and correctly show the location of easements of record as per title commitment dated April 23, 1987, File No. C22575; all buildings, structures, and improvements that are visible on said described property; that there are no visible encroachments onto adjoining properties, streets, or alleys by any of said buildings, structures, or improvements, that there are no visible right-of-ways or easements on said described property other than shown thereon; that there are no party walls or visible encroachments on said described property by buildings, structures or other improvements situated on adjoining property except as shown on said plat of survey; that this property in Roseville, Mn. does not lie within any flood hazard area; that this survey was done by me, or under my direct supervision; and that I am a duly registered Land Surveyor under the Laws of the State of Minnesota.

West line East 1/2 NE 1/4 NE 1/4 127.61 (Deed)

SNELLING AVENUE

Handground Telephone Cable

722.87 (17883) 722.87 (17883) Point of Beginning, S.M.P. Gas Main

East line Section 16, T29, R23 127.61 (Deed)