

CERTIFICATE OF SURVEY

COMSTOCK AND DAVIS INC.

STATE TRUNK HIGHWAY 10-62
INTERSTATE HIGHWAY 694

SURVEYED FOR: The Everest Group LTD as per Joan Kuschke

DESCRIPTION: (Contains 80028 sq.ft., more or less)
The West 400.00 feet of the South half of the Northeast quarter of Section 27, Township 30, Range 23, according to the United States Government Survey thereof and situated in Ramsey County, Minnesota.

I, Donald W. Schmidt, a licensed land surveyor under the laws of the State of Minnesota, do hereby certify to North Star State Bank, The Midway National Bank of St. Paul, JLS & Co., Limited Partnership and Title Insurance Company of Minnesota that this survey was prepared by me or under my direct supervision; that the property and easement descriptions were taken from Title Insurance Company of Minnesota's commitment to insure Application No. R-590768 C policy No. A2830369 dated March 10, 1988; that this survey was made on the ground and is a true and accurate representation of said real property; that said survey correctly shows the location of all buildings, major structures and major improvements on said described property; that there are no known recorded or visible encroachments onto adjoining properties, streets or alleys by any of said buildings, structures or improvements except as shown thereon; that there are no visible rights of way or easements on said described property except as shown on said survey; 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.

Date: Donald W. Schmidt, L.S. Mn.Reg.#10459

NOTES:
Easements shown based on Title Commitment R-590768 C Policy No. A2830369 dated March 10, 1988.

Property Contains 80028 sq.ft., more or less.
Building contains 23295 sq.ft., more or less.

one (1) loading dock -
85 marked parking spaces -

Utility locations as per public record and to accuracy of same - unless shown otherwise utility to building not known.

- DMH - Denotes manhole
- oPP - Denotes power pole
- oHyd - Denotes fire hydrant
- o - Denotes iron pipe monument (unless shown otherwise)
- OE-- Denotes overhead electric
- UE-- Denotes underground electric
- UTL-- Denotes underground telephone line
- UW-- Denotes underground water line
- FM-- Denotes sanitary sewer force main
- ST-- Denotes storm sewer

Presently Zoned I-2 (General Industrial District) see District requirements sheet shown hereon.

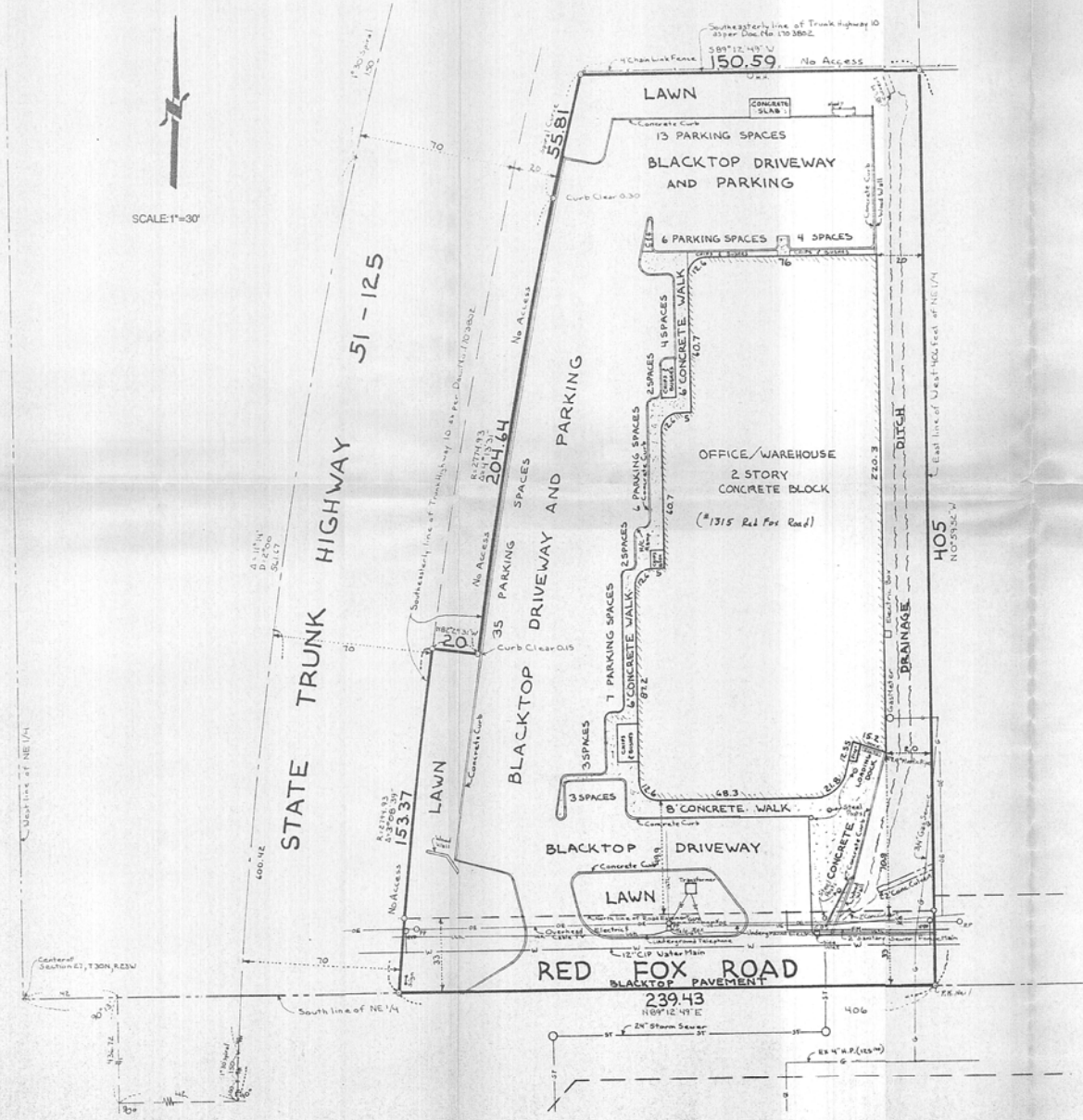
Site Plan Case #2-18A - approved 2/14/82 allows two (2) driveways -
Building setback at 50 feet as per planner's letter dated 7/27/80
Variance Case #6-29 approved 3/16/82 allows parking to be setback 7.0 feet from west property line.

F. District Requirements.

The table below shows the minimum and maximum requirements for all of the zoning districts in the city but for the GB District. The requirements and development standards for the GB District are set forth in subsection VIII(A) hereof.

	R-1	R-2	R-3	R-4	B-1	B-2	I-1	I-2
1) Minimum lot area (square footage per dwelling unit)								
Single-family	34,000	11,000	11,000	11,000	N/A	N/A	N/A	N/A
Two-family	14,000	8,000	8,000	8,000	N/A	N/A	N/A	N/A
2) Minimum lot area, nonresidential uses (permitted by special use or PUD permit)	14,000	11,000	11,000	11,000	10,000	10,000	30,000	24,000
3) Minimum lot dimensions (in feet, width at front building line/depth)					100/130	100/130	100/130	100/130
Single-family	90/120	80/120	85/120	85/120	-	-	-	-
Two-family	90/120	85/120	85/120	85/120	-	-	-	-
4) Maximum building bulk requirements per net acre								
Height (feet above grade)	5	35	35	35	35	35	35	45
Floor area ratio (FAR)	3	3	3	3	7	8	6	8
Lot coverage by structure (per cent)	5	35	35	35	35	40	30	40
5) Minimum landscape lot area (per cent)	6	65	65	65	25	25	25	25
6) Minimum setbacks (in feet)								
Front yard	0	40	40	40	50	50	55	50
Rear yard	0	10	10	10	10	10	10	10
Side yard, interior	3	30	30	30	20	20	20**	20
Side yard, exterior	3	10	10	10	10	10	10	10
7) PUD and SUP, maximum dwelling unit density per net acre	3.1	3.96	4.5	12.0	N/A	N/A	N/A	N/A

*Aggregate minimum 25 feet in R-1; aggregate minimum 15 feet in R-2, R-3 and R-4.
**But in no case less than 5' building height.
(Ord. No. 270, 9-10-90)
Supp. No. 20



3092 North Lexington Avenue., St. Paul, Mn. (612) 483-4408
1448 COUNTY ROAD J, MINNEAPOLIS, MN. 55432 (612-784-9348)
COURTHOUSE, LITTLE FALLS, MN. 56345 (612-632-2504)

I HEREBY CERTIFY 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.

STATE TRUNK HIGHWAY 10-62
INTERSTATE HIGHWAY 694

Building Square Footage - 23,295 sq.ft
Loading Dock - 1
Parking spaces - 85
Utility locations as per public record and to accuracy of same - unless shown otherwise, utility to building not known.

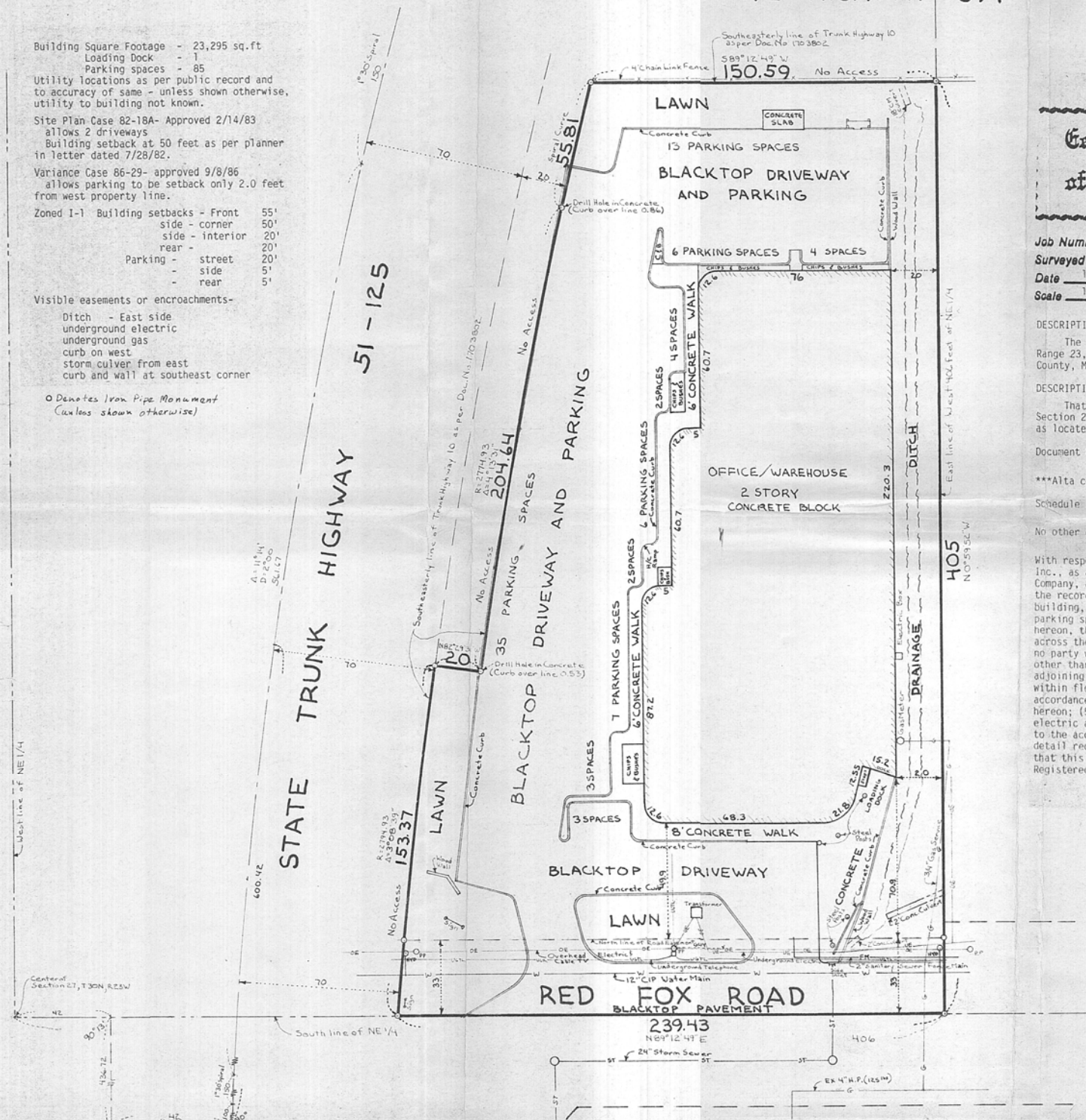
Site Plan Case 82-18A- Approved 2/14/83
allows 2 driveways
Building setback at 50 feet as per planner in letter dated 7/28/82.

Variance Case 86-29- approved 9/8/86
allows parking to be setback only 2.0 feet from west property line.

Zoned I-1 Building setbacks - Front 55'
side - corner 50'
side - interior 20'
rear - 20'
Parking - street 20'
side 5'
rear 5'

Visible easements or encroachments-
Ditch - East side
underground electric
underground gas
curb on west
storm culver from east
curb and wall at southeast corner

O Denotes Iron Pipe Monument
(unless shown otherwise)



NE 27 30 23
From the office of
GEORGI-SCHMIDT & ASSOC. INC.
3092 No. Lexington Ave., Roseville, Mn. 55113
LAND SURVEYING
483-4408

I Herby 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: 3524
Surveyed For: Everest Investments Limited Partnership
Date: 1/13/88
Scale: 1"=30'

REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

DESCRIPTION: (As per title binder furnished)
The West 406 feet of the South 1/2 of the Northeast 1/4 of Section 27, Township 30, Range 23, according to the United States Government Survey thereof and situated in Ramsey County, Minnesota.

DESCRIPTION: (As per Doc. No. 1703802)
That part of the south half of the west 406 feet of the Northeast quarter (NE 1/4) of Section 27, Township 30 North, Range 23 West, lying southeasterly of Truck Highway No. 10 as located.

Document No. 1703802 describes the location of Trunk Highway No. 10.

**Alta commitment-1970 Rev. Application No. R 590768 C dated November 30, 1987.

Schedule B- Item 6. - Subject to highways: See Doc. No. 1703802
- Item 7. - Doc. No. 1474952 refers to highway property to north of subject property.

No other easements or restrictions referred to in furnished title binder.

With respect to this survey, the undersigned hereby certifies to Aidrich, Eastman & Walch, Inc., as agent for one or more of its pension trust clients, and to Minnesota Title Insurance Company, as follows: (1) this survey was actually made on the ground, is correct according to the record description of the land, correctly shows the square footage and location of the building, shows other visible improvements, shows the number and layout of loading dock and parking spaces and the location of water courses, lot lines and monuments; (2) except as shown hereon, there are no visible easements benefitting or burdening the premises or rights of way across the land or any other easement or right of way of which the undersigned has been advised, no party walls, no encroachments upon adjoining premises, streets or alleys that are visible other than shown, no encroachment on the land by buildings, or improvements situated on adjoining premises visible to the undersigned, other than shown; (3) that the premises lies within flood plain Zone C; (4) all access to and egress from the premises are shown and are in accordance with applicable governmental requirements and are provided via the means shown hereon; (5) municipal water service, storm sewer, sanitary sewer facilities and telephone, electric and gas services are available to the premises and shown as per public records and to the accuracy of same; (6) this survey was made in accordance with the minimum standard detail requirements of land title surveys established by ALTA and ACSM and revised in 1986, 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.

Donald W. Schmidt, L.S., Mn. Reg. #10459

SITE MAP
FOR
THE EVEREST GROUP LTD
IN
NW 1/4
SECTION 27, T30N, R23W
CITY OF ARDEN HILLS
RAMSEY COUNTY, MINNESOTA
SCALE: 1"=30'

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

JANUARY 13, 1988