

□ COURTHOUSE, LITTLE FALLS, MINNESOTA 56345 (612) 632-2504
 ■ 3092 NORTH LEXINGTON AVENUE, SAINT PAUL, MN. 55113 (612) 483-4408

GOMSTOCK AND DAVIS INC.

CERTIFICATE AND PLAT OF SURVEY

□ 1446 COUNTY ROAD 'J', MINNEAPOLIS, MINNESOTA 55432 (612) 784-9346
 □ 500 FOLZ BOULEVARD, MOOSE LAKE, MINNESOTA 55767 (218) 485-4811

ALTA/ACSM Land Title Survey

SURVEYED FOR: Mercury Partners No. 29, Inc.

DESCRIPTION: Contains 287,141 sq. ft.

All that part of the Southeast Quarter of Section 5, Township 29 North, Range 23 West, Ramsey County, Minnesota, described as follows:

Beginning at a point on the South line of said Section 5 distant 2246.01 feet West (assumed bearing) of the Southeast corner of said Section 5; thence North 12°53'30" East parallel to the Southeastly right-of-way line of Minnesota Belt Line Company Railway 849.44 feet; thence West 368.25 feet to the Southeastly right-of-way line of said Minnesota Belt Line Company Railway; thence South 12°53'30" West along said Southeastly right-of-way line 849.44 feet to the South line of said Section 5; thence East along said South line 368.25 feet to the point of beginning.

Except that part lying Southerly of the following described line:

Beginning at a point on the Northwest line of the above described tract, 55 feet North of the South line of said Section 5; thence Southeastly along a line, to a point on a line that is perpendicular to the South line of said Section 5 and 40 feet North thereof, said perpendicular line being 476.88 feet East of the Southwest corner of the Southeast Quarter of Section 5 as measured along the South line of said Section 5, and there terminating.

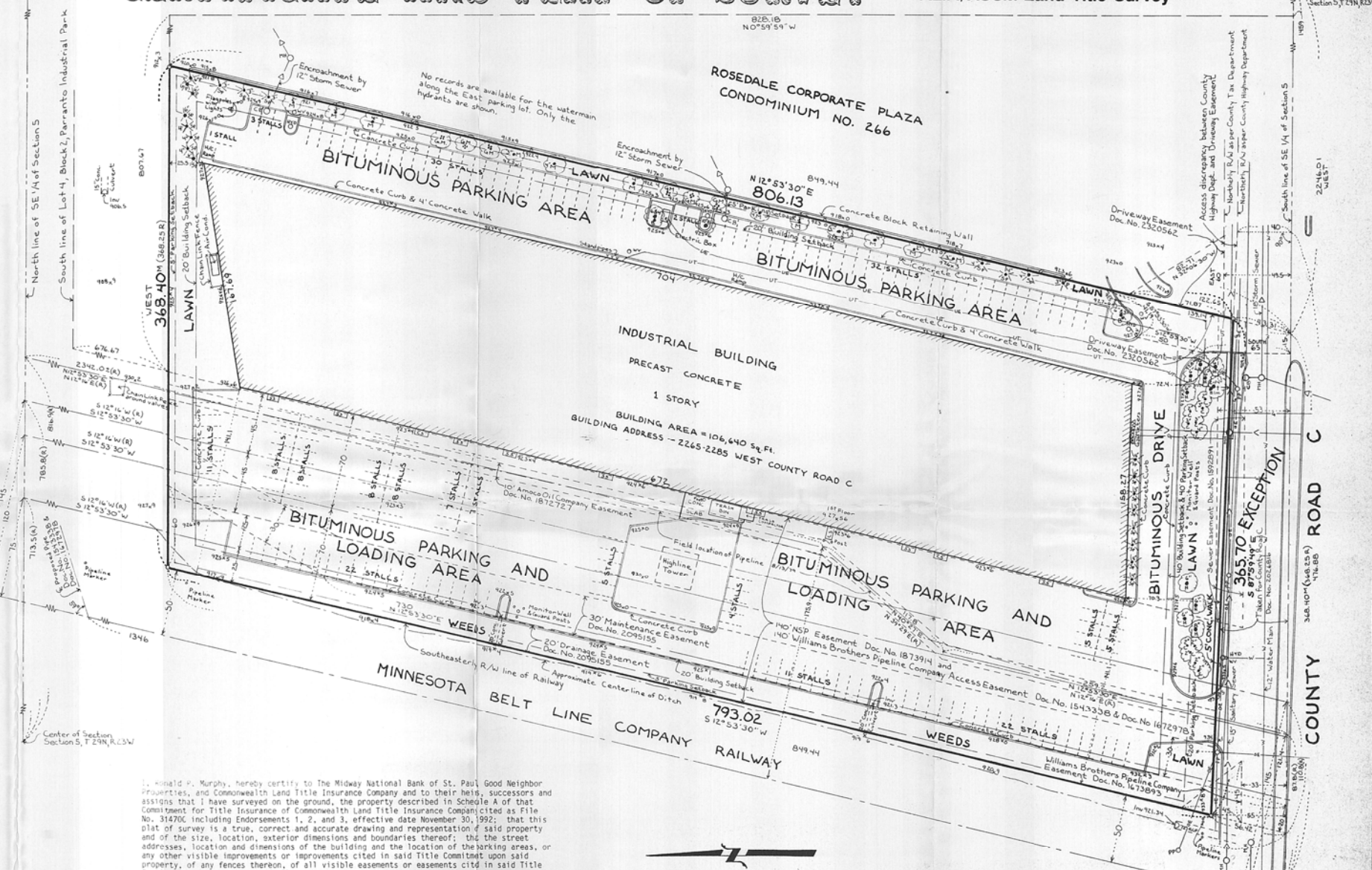
Together with a driveway easement per Grant of Relocated Easement dated June 18, 1986, recorded July 3, 1986 as document No. 2320562, over and across the following described parcel of land:

Commencing at a point on the South line of said Section 5 distant 2246.01 feet West (assumed bearing) of the Southeast corner of said Section 5; thence North 12°53'30" East parallel to the Southeastly right-of-way line of Minnesota Belt Line Company Railway 122.65 feet to the point of beginning of the lines to be herein described; thence South 12°53'30" West 71.87 feet to a point on the North line of the South 49.5 feet of said Southeast 1/4; thence East along said North line of South 49.5 feet a distance of 60.0 feet; thence North 32°06'30" West 82.71 feet to the point of beginning.

NOTES:

- In searching for the location of on-site utilities the following sources were consulted:
 - Gopher State One Call
 - City of Roseville
 - Everest Group, Inc.
 - Sheehy Construction Co.
 - Rummentals/Architects Inc.
 - BHW Inc.
- The locations of the underground electric, gas, water, sanitary sewer, and storm sewer in public right-of-way are taken from the records of the owner of the utility and were not located on the ground.
- The locations of the underground electric, gas, telephone, and storm sewer on the property are shown as located in the field by request to Gopher State One Call.
- The owner of the utility did not mark the location of any underground water, cable television, sanitary sewer, or transmission pipelines. Also the on-site privately owned water and electric were not marked.
- Spot elevations shown thus 92.5 are on City of Roseville Datum. Bench Mark = 932.27 feet at Northeast corner of concrete base at Northeast corner of highline tower on South side of County Road C opposite Southwest corner of property.
- There is a total of 199 painted parking stalls on the property, 3 of which are designated "Handicapped Parking Only".
- The City of Roseville has been converted to a Flood Zone C Classification by the Federal Emergency Management Agency. Flood Insurance is no longer required in the City of Roseville.
- This property is zoned I-1, Light Industrial. The building is less than the maximum allowed height of 45 feet. This building has a floor area ratio of .37 which is in excess of the maximum allowed floor area ratio of .3 for a one-story building.

Field work and monumentation done by Donald W. Schmidt, RLS No. 10459
 The stars on the West side of the building encroach onto easement



I, Ronald P. Murphy, hereby certify to the Midway National Bank of St. Paul, Good Neighbor Properties, and Commonwealth Land Title Insurance Company and to their heirs, successors and assigns that I have surveyed on the ground, the property described in Schedule A of that Commitment for Title Insurance of Commonwealth Land Title Insurance Company cited as File No. 31470C including Endorsements 1, 2, and 3, effective date November 30, 1992; that this plat of survey is a true, correct and accurate drawing and representation of said property and of the size, location, exterior dimensions and boundaries thereof; that the street addresses, location and dimensions of the building and the location of the parking areas, or any other visible improvements or improvements cited in said Title Commitment upon said property, of any fences thereon, of all visible easements or easements cited in said Title Commitment or known to me, of all streets, roads means of public access or rights-of-way which affect, benefit or burden said property visible to me or cited in said Title Commitment, utility lines from the building or on the site, to their points of access with the public systems as visible in the field, as shown on public records or as known to me, and of all building and parking setback lines as obtained from the City of Roseville which are upon said property and affect it are correctly shown; that there are no fences, lightposts or other visible improvements known to me which are appurtenant to said property and which are located within said property or within 10 feet of said property lines and located within the boundary lines of adjoining properties, except as shown hereon; that the legal description of said property is as cited in said Title Commitment; that the property is within a Zone C classification by the Federal Emergency Management Agency as of March, 1981; and that this plat or certificate of survey and the survey upon which it is based were made in accordance with the Minimum Standard Detail Requirements for Class A ALTA/ACSM Land Title Surveys, as jointly established and adopted by ALTA and ACSM in 1988.

Ronald P. Murphy, Minnesota Registered Land Surveyor No. 10832 Date 7-28-1992

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.



SCALE: 1 inch = 40 feet

LEGEND:

- Denotes Sanitary Sewer
- D— Denotes Storm Sewer
- W— Denotes Water Main
- G— Denotes Gas Main
- UT— Denotes Underground Telephone Cable
- LE— Denotes Underground Electric Line
- OL— Denotes Overhead Wires
- M Denotes measured data
- (R) Denotes record data

- Denotes Iron Pipe Monument set and marked with Registration No. 10459
- Denotes Water Valve
- Denotes Power pole
- Denotes Catch Basin
- Denotes Manhole
- Denotes Steel Stairs
- Denotes Concrete Stairs
- Denotes diameter and type of deciduous tree
- B Denotes Birch
- C Denotes Crab Apple
- GM Denotes Genalla Maple
- H Denotes Hackberry
- M Denotes Maple
- Denotes diameter and type of coniferous tree
- P Denotes Pine
- Sp Denotes Spruce