



Donald W. Schmidt, Minnesota Registered Surveyor No. 10459, hereby certifies to Crown Life Insurance Company, Pearson Candy Company and Title Services, Inc. that the foregoing is a true and correct representation of the boundaries and area of the following described real estate:

- (Parcel 1) Lots 1 and 2, Block 6, Kentucky Terrace, including that part of the South-easterly 1/2 of adjoining Benson Street, vacated, lying between the extensions across it of the Southwesterly line of said Lot 2 and the most Easterly line of said Lot 1. Subject to the easements and rights reserved by Section 228 of the St. Paul Legislative Code.
- (Parcel 2) Lots 9 to 13, inclusive, Block 3, Kentucky Terrace, including that part of the Northwesterly 1/2 of adjoining Benson Street, vacated, lying between the extensions across it of the Southwesterly line of said Lot 9 and the most Easterly line of said Lot 12. Subject to the easements and rights reserved by Section 228 of the St. Paul Legislative Code.
- (Parcel 3) Except Rankin Street, all that part of the following described tract lying Northeastly of Rankin Street of the East 1/3 of the Southeast Quarter of the Southwest quarter lying Southerly of West 7th Street and Northwesterly of a line drawn from a point on the East line of said tract where the same is intersected by the Southeasterly line of Rockwood Avenue to a point on the South line of said tract where the same is intersected by the said Southeasterly line of Rockwood Avenue; part of Section 15, Township 28, Range 23.
- (Parcel 4) That part of Rockwood Avenue, vacated, adjoining Block 13, all in Palisade Addition to Saint Paul, lying Northeastly of the extension across said street of the Southwesterly line of said Block 13.

Reserving to the State of Minnesota, in trust for the taxing districts concerned, all minerals and mineral rights, as provided in Section 10, Chapter 386, Laws of 1935. Subject to easement for purposes of obtaining access to and operation of gate valves on the private water main on parcel 3 dated October 22, 1968, filed November 21, 1968 as Document No. 529573. Subject to easement for slopes, cuts and fills in the grading of Rankin Street filed as Document Nos. 400059 and 505366. Subject to easement to Northern States Power Company filed January 15, 1969 as Document No. 531830.

and of the location of all buildings and other improvements situated thereon; location and name of all public streets or alleys located thereon or adjacent thereto; location, dimensions and recording data of all easements as per title binders furnished; location and dimensions of all unrecorded easements visible thereon; location of applicable building setback lines required by local ordinances and regulations if available; and location of all visible encroachments onto or from said lands. The undersigned further certifies that this survey was made under his direct supervision and that he is a duly registered Land Surveyor under the Laws of the State of Minnesota.

Right of access retained on property as per Document #531830  
 \* Title Binder: Chicago Title Insurance Company File No. 100678 Dated Dec. 08, 1982.

- NOTES:
- FLOOD PLAIN - Zone X (Area Determined to be outside 500 year flood plan as per Flood Insurance Rate Map - National Flood Insurance Program)
  - ZONED I-1 (Industrial 1) - See enclosed Zoning Code, Map and Legislative Code
  - Front (Street side) setback- 1/2 time height of building, max. height bldg.=50' setback =75'
  - Side & back yard setback- 0 (zero) feet where adjoining land is zoned I-1 (Property East and South are also zoned I-1)
  - Alley in Block 6, Kentucky Terrace, vacated - (Does not show in description.)
  - Easements (recorded) shown as per Title Binders furnished.
  - Section 228 of St. Paul Legislative Code refers to vacated streets and alleys and such reservation of needed easements relative to in-place utilities. Not furnished.
  - Document Nos. 400059 & 505366 refer to slope & fill easements for construction of Rankin Street - Rankin St. is graded and paved. (Cuts & fills per drawings furnished not shown).
  - Trees and hedges not located or shown. Benches & Tables not shown.
  - All signs not located or shown.
  - o Denotes iron pipe monument set in 1982.
  - Denotes iron found in place in 1982.
  - o Denotes power pole (PP)
  - o Denotes light pole (LP)
  - Also not located portable conc. curb, landscaping, bldg utility pipes.
  - 1" snow on ground at time of survey 1/01/90

\* Southealy line taken as NEly Extension of SEly line of Rockwood Ave in Palisade Addn. per old survey. Visible Apparent Encroachments: Parking at NW cor. of property by Alley, Power Poles & Overhead Lines on East Faces of 2 Apts. NW Corner Guy pole & line West Side.

Contains 8.98 acres, more or less.

SCALE: 1" = 50'

BOUNDARY AND LOCATION MAP  
 PEARSON CANDY COMPANY  
 ST. PAUL, RAMSEY CO., MINNESOTA

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

December 12, 1982  
 January 9, 1990  
 January 15, 1990 - Added Flood Plain Zone  
 June 6, 1990 - Add Title Services