

CERTIFICATE AND PLAN OF SURVEY

CENTURY HILLS SHOPPING CENTER

SURVEYED FOR: Clemens Graf Droste Zu Vischering

ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION: (Contains 243925 sq.ft.)

The North 333 feet of the East 714.8 feet of the following described parcel of land:

The Northeast quarter of the Northeast quarter of Section 36, T30N, R22W, except the West quarter thereof, and except that part taken for Highway purposes as follows:

The Easterly 133 feet of the Northeast quarter of the Northeast quarter of said Section 36 which lies Northerly of a line run parallel with and distant 75 feet Southerly of the North line of said Section 36; together with a triangular piece adjoining and Southerly of the above described strip and Northeasterly of the following described line: beginning at a point distant 133 feet West and 75 feet South of the Northeast corner of said Section 36, thence southeasterly to a point 33 feet West and 175 feet South of the Northeast corner of said Section 36;

and excepting the North 52 feet of said Northeast quarter of Northeast quarter the County Road E; and excepting that part taken for Highway purposes which lies Easterly of the following described line:

beginning at a point on the North line of said Section 36 distant 80 feet West of the East 714.8 feet line, thence run Southeasterly to a point on the East 714.8 feet line distant 80 feet West of the point of beginning, thence run Southeasterly to a point distant 80 feet West of the point of beginning, thence run Southeasterly to a point distant 80 feet West of the point of beginning.

And excepting the West 40 feet of the following described parcel of land:

The Northeast quarter of the Northeast quarter of Section 36, T30N, R22W, except the West quarter thereof and except the East 714.8 feet thereof; and excepting the Westerly 40 feet of the North 333 feet pursuant to a Roadway Easement to Valley Green Properties dated July 31, 1978. Subject to County Road E over the North 52 feet thereof.

County of Ramsey, State of Minnesota

Ramsey County, Minnesota

- NOTES:
- MH - Denotes Man Hole
 - WV - Denotes Water Valve
 - CB - Denotes water catch basin
 - Hyd. - Denotes fire hydrant
 - O - Denotes iron pipe monument
 - CS - Denotes concrete slab
 - ENT - Denotes entrance

Utilities as per public record and to accuracy of same. All onsite utility locations not shown on public record-Plan not furnished showing onsite utilities and their location.

- G--- Denotes underground gas main
- E--- Denotes underground electric cables
- W--- Denotes water mains
- UT--- Denotes underground Telephone

From City of White Bear Lake, Mn.
Not within flood plain.
Zoned - B-4 (General Business District)

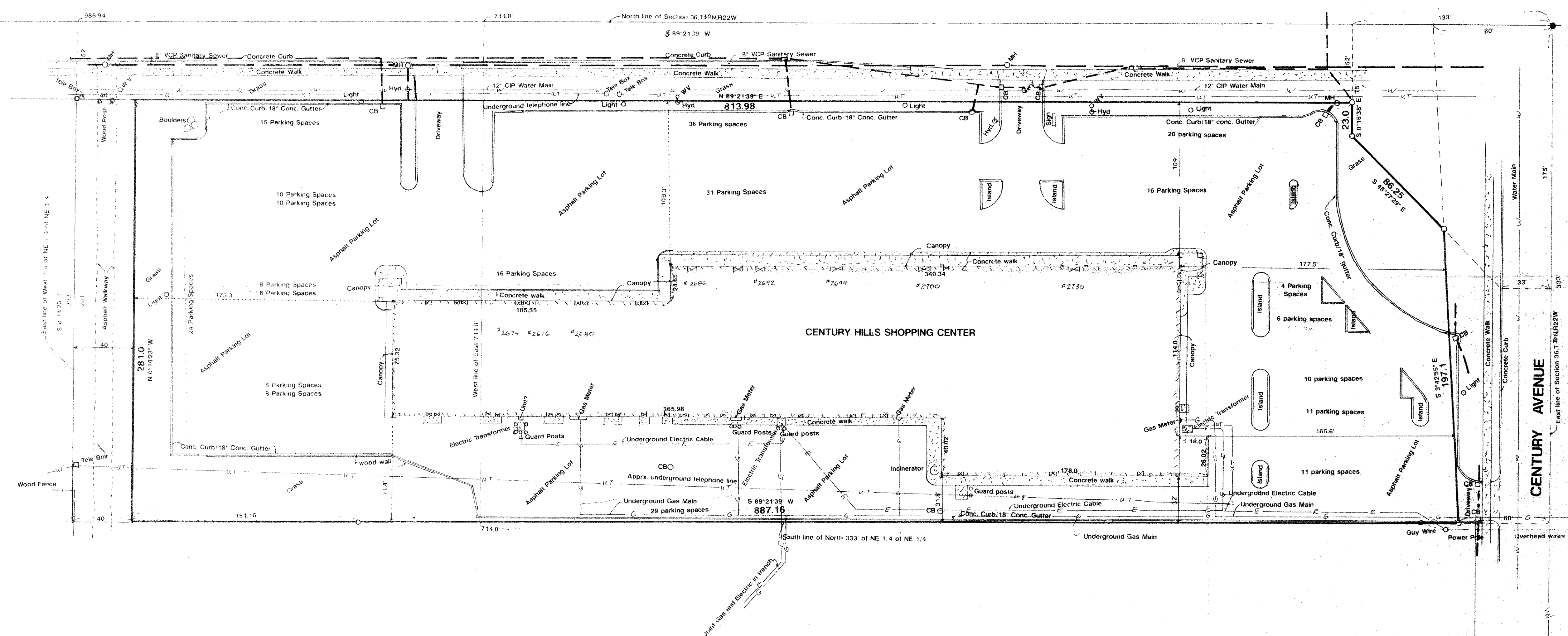
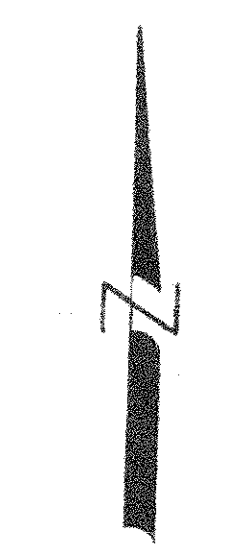
- Setbacks:
- Front ----- 30 feet
 - Side (abutting street) - 30 feet
 - Rear ----- 20 feet
 - Side (interior)----- 10 feet

Trees not located-
Improvement extending from building not located, such as lights, meters, water downspouts, etc.

I hereby certify to Clemens Graf Droste Zu Vischering, CSM Investors, Inc. and Old Republic National Title Insurance Company and to their heirs, assigns and assigns, that I have surveyed on the ground, the property hereon, and that this plat of survey is a true, correct and accurate description of the location, boundaries and the location of a parking areas, of any other improvements on said property, fences thereon, of all recorded easements as evidenced by public records, roads, means of public access, utility lines as per public records, of-way which affect, benefit or burden said property, and of all setbacks lines, as per public records, which affect said property and correctly and accurately referred to hereon; that there are no obvious discrepancies, conflicts, gaps, boundary disputes, shortages in area, visible encroachments, other than shown, of improvements over boundary lines from or onto said property or upon easements, overlapping of improvements, visible easements, overlapping of easements, roads, alleys, rights-of-way or building setback lines which affect said property, except as shown hereon; that there are no fences, lightposts or other improvements appurtenant to said property which are located within the boundary lines of adjoining properties, except as shown hereon; that the legal description of said property, as set out hereon is correct, complete and accurate (according to commitment furnished), that any portion of said property which is located in a flood plain or in any other flood hazard or flood danger area, as designated by applicable governmental authorities, is shown and identified as such hereon; that this plat of survey and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land title Surveys," as jointly established and adopted by ALTA and ACSM.

Donald W. Schmidt Dated: 9/10/93
 Donald W. Schmidt, C.S.M.
 Mn. Registration #10459

COUNTY ROAD E



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.

Donald W. Schmidt REG. NO. 10459 DATE 9/10/93

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 BOOK NO. PG. JOB NO. R-92809 FILE NO.