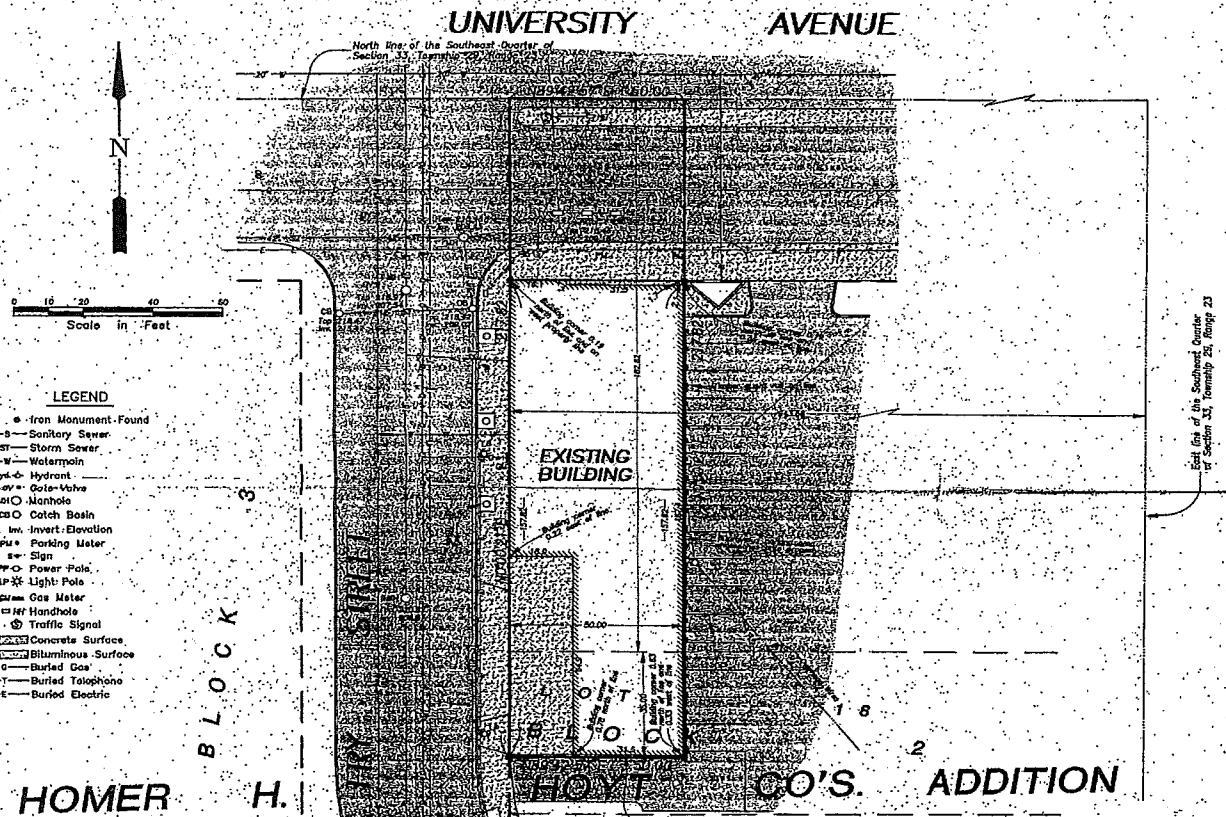


As Built Survey for
RIXMAN PROPERTIES



East line of the Southeast Quarter of Section 33, Township 25N, Range 23E

NOTES

- Bearings shown are based on an assumed datum.
- Utilities shown are from information furnished by the City of St. Paul, Northern States Power Company and U. S. West and are verified where possible.
- Contact Cooper State 1 for utility locations before any construction shall begin. Phone 454-0002.
- Bench Mark: Top of hydrant at the northeast corner of the intersection of University Avenue and Fry Street. Elevation = 221.98 feet (City of St. Paul Datum).
- Area including University Avenue = 10,891 square feet (0.25 acre).
- Area excluding University Avenue = 7,891 square feet (0.18 acre).
- Zoning: B-3* (General Business).
- All building setbacks are 0 unless there are windows or openings adjacent to side or rear in which case the building setback is 10 feet.
- This property is located in Flood Zone X (area above 500-year flood) per Flood Zone Panel No. 275246 0005 dated August 3, 1989.
- Building setback, zoning and flood zone information obtained from the City of St. Paul Zoning Department.

PROPERTY DESCRIPTION

Parcel 1: The West 50 feet of the East 1/4 of 50 feet of the North 1/2 of 1/2 acre of the Southeast Quarter of Section 33, Township 25N, Range 23E, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Parcel 2: The West 50 feet of the North 33 feet of Lot 18, Block 2, Homer H. Hoyt Co's Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described, and of the location of all improvements on said land and any encroachments, if any, on or from said land.

Dated this 9th day of June, 1997.

REHDER & ASSOCIATES, INC.

Alvin R. Rehder
Alvin R. Rehder, Land Surveyor
Minnesota Registration No. 13295

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 240 • Eagan, Minnesota • Phone (612) 452-8051

JOB: 974-1281.014 FILE: 97-124