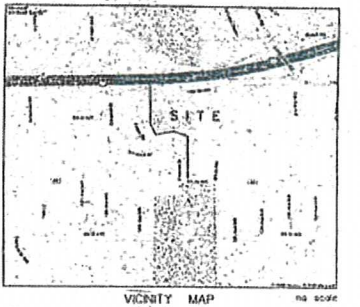


1201 10th Street NW



Property Address: 1201 10th Street NW
New Brighton, MN

Area of parcel is 1036149 sq.ft (23.787 acres)
(area includes right of way but does not include Highway 694)

Property zoned R3-A, High Density Residential
Building setback requirements per City zoning code:

Front - 30 feet
Rear - 30 feet
Side - 5 feet

Note: Minimum setback requirements are established by city ordinance. The setback lines are not drawn on any official map for this site. The location of setback lines are subject to legal interpretation and planning consideration. Therefore the minimum setbacks are listed but not shown on this survey. Specific questions regarding setback requirements should be directed to the regulating authority.

Property is in flood zones "A2" (area of within 100 year flood zone) and Zone "B" (area between 100 year and 500 year flood zone) per FEMA map number 2701800005B, dated 09-01-1978. Flood zone designation line as shown on survey per scanned images from FEMA maps (approximate locations)

Legal description and easements per title commitment from Old Republic National Title Ins. Co. File number 54797, with an issued date of March 24, 2009.

Building setbacks shown are to irregular stone face.

Total number of open air parking slots is 436, with 10 of these marked handicapped.

Width of 7th Street NW right of way per County half section maps.

Benchmarks: Top nut of hydrant located at 8th Street NW & Polynesian Village Drive. Elevation = 889.05 feet MVD 1929.

LEGAL DESCRIPTION

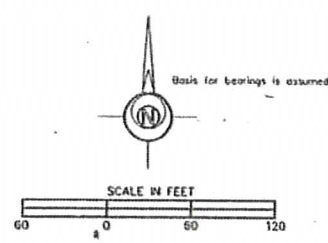
PARCEL A
That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 30, Range 23, except those parts described as follows: Beginning at a point on the Southeast corner of said Quarter Quarter section, thence on the Southern line of said Quarter Quarter section a distance of 537.19 feet; thence North 309.09 feet; thence North 18 degrees East 107.85 feet; thence North 41 degrees East 137 feet; thence North 41 degrees East a distance of 144.68 feet; thence North 62 degrees 04 minutes East 124.35 feet; thence South 210.95 feet; thence East 202.60 feet more or less to the Eastern line of said Quarter Quarter; thence Southerly on said Quarter Quarter line to point of beginning; and except that part lying within Lakeview Plaza.

PARCEL B
That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 30, Range 23, described as follows: Commencing at a point on the Southeast corner of said Quarter Quarter section, thence on the Southern line of said Quarter Quarter section a distance of 537.19 feet; thence North 309.09 feet; thence North 18 degrees East for a distance of 107.85 feet; thence North 41 degrees, East 281.68 feet; thence North 62 degrees 04 minutes East 138 feet to the actual point of beginning of the tract of land to be herein described; thence North 62 degrees 04 minutes East 122.37 feet; thence South 163.26 feet; thence North 45 degrees 35 minutes West 151.37 feet to the actual point of beginning.
Ramsay County, Minnesota.

Note: Possible typing error in Parcel A description from title commitment, 309.99 has been changed to 309.09. Referenced post title commitment from Chicago Title Ins. Co., File No. 2450557, dated 12/11/1994.

The undersigned being a registered surveyor of the State of Minnesota certifies to (i) Management, (ii) Pleasant Lake Properties, (iii) Deutsche Bank, (iv) Fannie Mae and/or their assigns (v) Old Republic National Title Insurance Company.
This map or plat and the survey to which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Congress on Surveying and Mapping in 1997 and this survey meets the requirements for an Urban Survey as defined therein.
1. The survey was made on the ground on April 30, 2009 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
2. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
3. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
4. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment, dated March 24, 2009, commitment number 54797, issued by Old Republic National Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment, except Parcel A as noted above. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment, except as shown.
5. The subject property has access to and from a duly dedicated and accepted public street or highway.
6. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
7. The record description of the subject property forms a mathematically closed figure.
8. Except as shown on the survey no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. The survey correctly indicates the zone designation of any area shown being within a Special Hazard Area.
The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.
Dated this 10th day of April, 2009.

Signed: Gregory R. Prasch, Minn. Reg. No. 24992



- LEGEND
- o denotes monument set
 - denotes monument found
 - bench
 - manhole
 - sign
 - hydrant
 - catch basins
 - light
 - power pole
 - overhead wires
 - risers
 - gas meters
 - Road zone limitation line

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