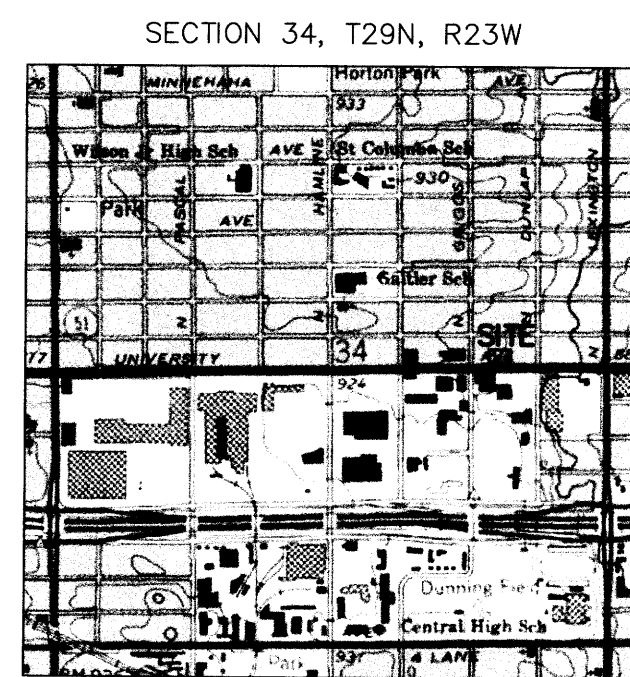
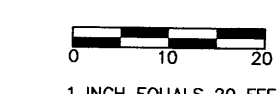


ALTA SURVEY OF

1197 UNIVERSITY AVENUE WEST
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA



VICINITY MAP
(NO SCALE)



1 INCH EQUALS 20 FEET

NOTES CORRESPONDING TO SCHEDULE B

- COMMERCIAL PARTNERS TITLE, LLC
COMMITMENT FILE NO. 26843, DATED DECEMBER 30, 2005
- 13. EASEMENT FOR SLOPES, CUTS AND FILLS IN GRADING ALLEY, IN FAVOR OF CITY OF ST. PAUL, AS CREATED IN DOCUMENT FILED DECEMBER 22, 1936, AS DOCUMENT NO. 161725 (TORRENS) AND FILED JANUARY 30, 1953 AS DOCUMENT NO. 315425 (TORRENS), AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
- 14. TERMS AND CONDITIONS OF SPECIAL CONDITION USE PERMIT FILED AUGUST 8, 1986, AS DOCUMENT NO. 2326177 (ABSTRACT), GRANTED CONDITIONAL USE PERMIT TO TWIN CITY HONDA-SUZUKI TO OPERATE A MOTORCYCLE SALES AND SERVICE BUSINESS WITH OUTDOOR SALES SPACE.
MAY NO LONGER AFFECT SUBJECT PROPERTY.
- 15. TERMS AND CONDITIONS OF LEASE DATED FEBRUARY 19, 1992, AS SHOWN BY LEASE DATED FEBRUARY 19, 1992, FILED JUNE 26, 1992, AS DOCUMENT NO. 980136 (TORRENS), BY AND BETWEEN AVALON FAMILY FUN LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, LESSOR, AND ANTIQUES MINNESOTA MIDWAY, INC., A MINNESOTA CORPORATION, LESSEE.

LEGEND

MH	MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
EM	ELECTRIC METER
GM	GAS METER
PP	POWER POLE
LP	LIGHT POLE
SL	SIGN
GP	GUARD POST
ET	ELECTRIC TRANSFORMER
—	OVERHEAD UTILITY LINES
(M)	DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
(R)	DENOTES RECORD DIMENSION AS PER PLAT OF SANBORN'S MIDWAY ADDITION
•	DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

STATEMENT OF APPARENT ENCROACHMENTS

- A BUILDING OVERHANG ENCLOSES INTO UNIVERSITY AVENUE RIGHT OF WAY A MAXIMUM DISTANCE OF 2.2 FEET.

FLOOD ZONE

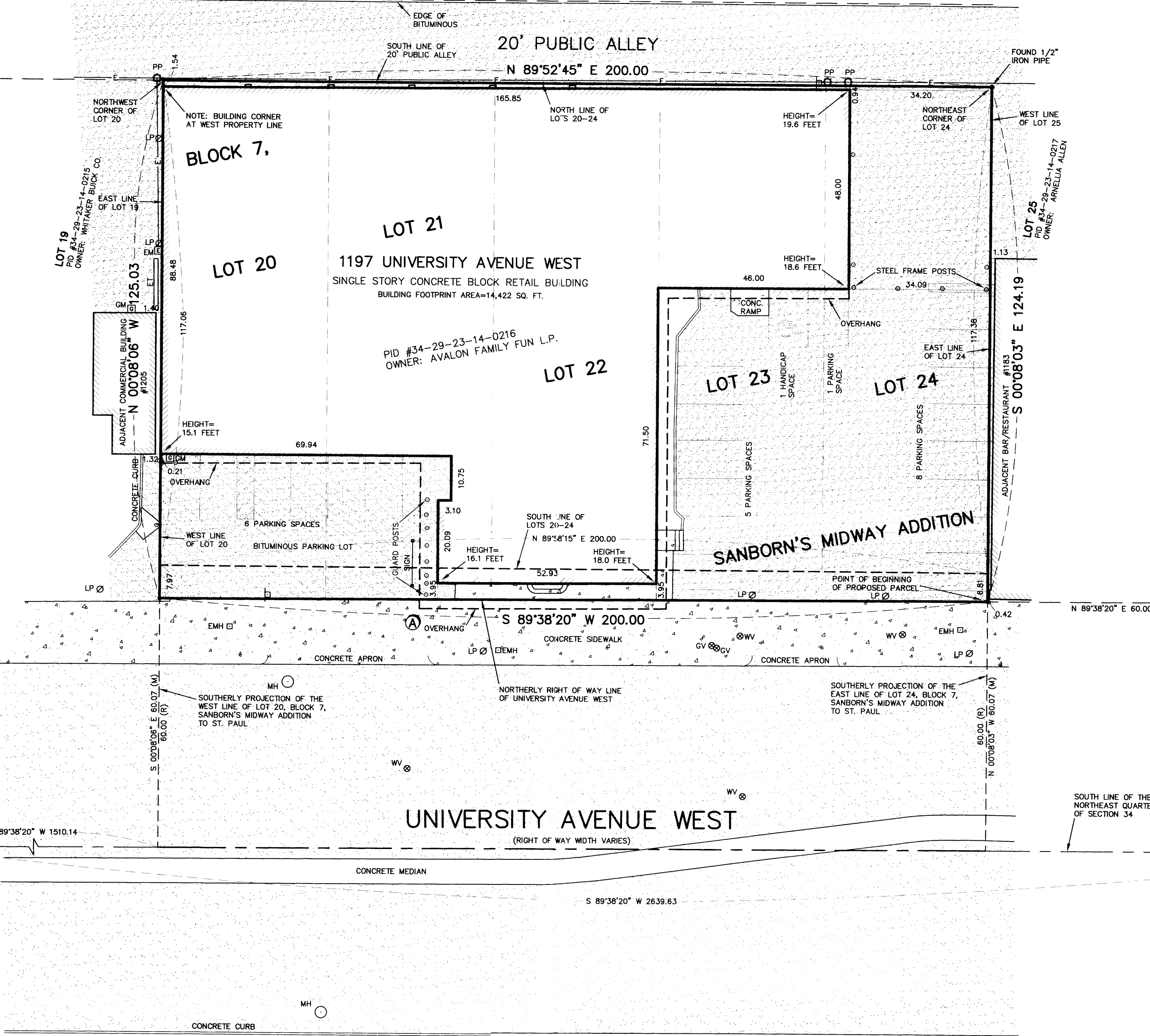
SUBJECT PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREAS ACCORDING TO THE ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 275248-0009 F (NON-PRINTED PANEL), DATED APRIL 2, 2003, ST. PAUL, MINNESOTA

NOTES

- THIS SURVEY WAS CONDUCTED WITH A LEICA RCS 1201 TOTAL STATION.
- ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR RADIAL TO SAID PROPERTY LINES.
- ALL DRIVEWAY AND STREET THROAT DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
- THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING ON OR RUNNING THROUGH SUBJECT PROPERTY.
- UTILITIES SHOWN ARE FROM FIELD MEASUREMENTS TAKEN DURING THE COURSE OF THIS SURVEY.
- ACCESS IS GAINED TO THE SUBJECT PROPERTY VIA UNIVERSITY AVENUE WEST, WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY.
- THE NORTH-SOUTH PROPERTY LINE DIMENSIONS ARE ±7-8 FEET LONGER THAN THE DIMENSIONS SHOWN ON THE RECORDED PLAT OF SANBORN'S MIDWAY ADDITION TO ST. PAUL.

PARKING SUMMARY

- 20 STANDARD SPACES
- 1 HANDICAP SPACE
- 21 TOTAL PARKING SPACES



ZONING REQUIREMENTS

- ZONED B3 - GENERAL BUSINESS DISTRICT
- GENERAL RETAIL IS A PERMITTED USE
- MAXIMUM FLOOR AREA RATIO - 2.0
- MAXIMUM HEIGHT - 30 FEET
- BUILDING SETBACKS:
FRONT - 0 FEET
SIDE - NONE
REAR - NONE
- PARKING REQUIREMENTS:
1 SPACE PER 225 SQ. FT. OF GROSS FLOOR AREA (GENERAL RETAIL)
- (AS PER CITY OF ST. PAUL ZONING CODE)

LEGAL DESCRIPTION

COMMERCIAL PARTNERS TITLE, LLC
COMMITMENT FILE NO. 26843
DATED DECEMBER 30, 2005

Lots 20, 21, 22, 23 and 24, Block 7, Sanborn's Midway Addition to St. Paul, Ramsey County, Minnesota.
Abstract Property (Lots 20, 23 and 24)
Torrens Property (Lots 21 and 22)
Torrens Certificate No. 355237

AREA SUMMARY

SUBJECT PROPERTY = 24,921 SQ. FT. OR 0.5721 ACRES

PROPOSED PARCEL DESCRIPTION

That part of the Northeast Quarter of Section 34, Township 29 North, Range 23 West, Ramsey County, Minnesota described as follows: Commencing at the East Quarter corner of said Section 34; thence S 89°38'20" W (bearing based on the Ramsey County Coordinate System, December 1991 adjustment), along the south line of the Northeast Quarter of said Section 34, a distance of 929.49 feet to a point on the southerly projection of the East line of Lot 24, Block 7, Sanborn's Midway Addition to St. Paul; thence N 00°08'03" W, along the southerly projection of the East line of said Lot 24, a distance of 60.27 feet to the northerly right of way line of University Avenue West, and the point of beginning of the parcel to be described; thence S 89°38'20" W, along said northerly right of way line of University Avenue West, a distance of 200.00 feet to a point on the southerly projection of the West line of Lot 20, Block 7, Sanborn's Midway Addition to St. Paul; thence N 00°08'06" W, along the southerly projection of the West line of said Lot 20, a distance of 7.97 feet to a point which is 117.06 feet southerly of the Northwest corner of said Lot 20; thence N 89°38'15" E, Addition to St. Paul, a distance of 200.00 feet to a point on the East line of said Lot 24; thence S 00°08'07" E, along the southerly projection of the East line of said Lot 24, a distance of 6.81 feet to the point of beginning. Said parcel contains 1,477 square feet or 0.0339 acres.

SURVEYOR'S CERTIFICATE

To 1197 University A, LLC
1197 Broadway, LLC
First National Bank Waseca
Commercial Partners Title, LLC
Lawyers Title Insurance Corporation
Avalon Family Fun Partnership, a Minnesota Limited Partnership:

This is to certify that this map or plat and the survey on 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 ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

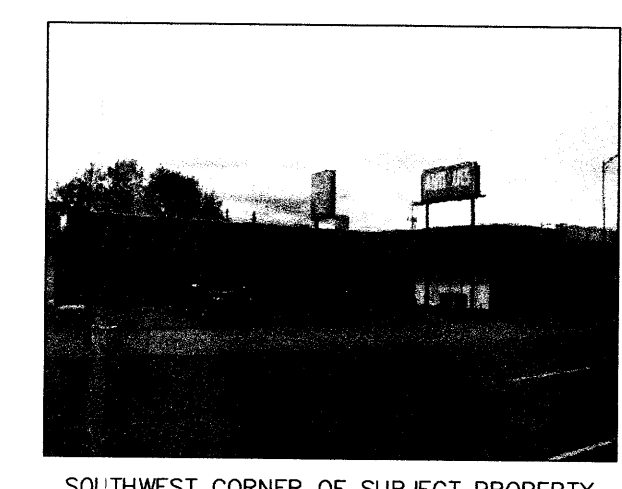
Prepared for:
RON LAUMBACH
13830 COUNTY ROAD 43
COLOGNE, MINNESOTA 55322
952-448-5855

ATTORNEY:
KERRY OLSON
1017 HENNERIN AVENUE
GLENCOE, MINNESOTA 55336-2287
320-864-5142

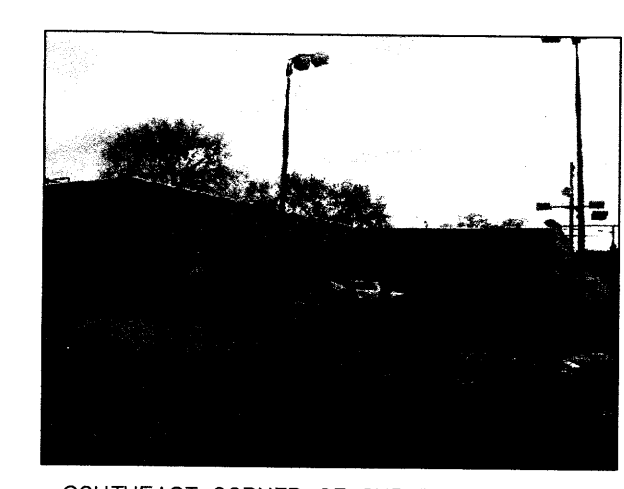
CITY OF ST. PAUL CONTACT:
MIKE MURPHY, PLS
CITY SURVEYOR
CITY OF ST. PAUL
900 CITY HALL ANNEX
ST. PAUL, MINNESOTA 55102
651-266-6076

Date: **NOVEMBER 15, 2006**

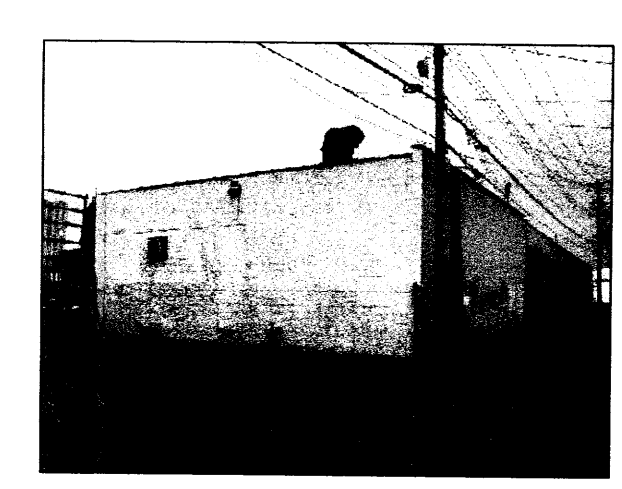
Mark D. Kemper, Professional Land Surveyor
Minnesota Registration No. 18407
Kemper & Associates, Inc.
721 Old Highway 8 N.W.
New Brighton, Minnesota 55112
Phone 651-631-0351
Fax 651-631-8805
email: kemper@pra-ns.net



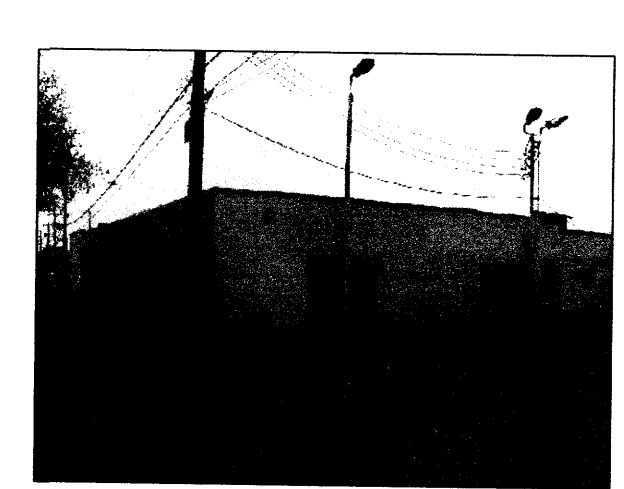
SOUTHWEST CORNER OF SUBJECT PROPERTY



SOUTHEAST CORNER OF SUBJECT PROPERTY



NORTHEAST CORNER OF SUBJECT PROPERTY



NORTHWEST CORNER OF SUBJECT PROPERTY

KEMPER & ASSOCIATES INC.
LAND SURVEYING • ENGINEERING
721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805

CERTIFICATE OF SURVEY