

DESCRIPTION OF PROPERTY SURVEYED (ABSTRACT PROPERTY)

(Per Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219821, received on November 8, 2010)

Lots 1, 2, 3 and 4, Block 33, West End Addition to St. Paul, except part taken by the City of St. Paul for 7th Street, according to the plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County, Minnesota.

The plat of West End Addition to St. Paul was filed of record on November 25, 1884 in Book V of Plats, Page 41.

NOTES

- 1.) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) The subject property appears to lie within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain), per the National Flood Insurance Program, Flood Insurance Rate Map Community-Panel No. 2752480092G, effective date June 4, 2010. This information was obtained from the FEMA Map Service Center web site.
- 4.) Area = 24,220 sq. ft. or 0.556 acres
- 5.) Zoning and setback information was obtained from the City of St. Paul web site: The subject property is zoned TN2 (Traditional Neighborhood). The setbacks for zone TN2 are:

Building: Front: 0 feet-10 feet
Side: 0 feet*
Rear: 0 feet*

* See City Code Section 66.331 for restrictions which may apply to this property.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.

- 6.) Parking: 12 Regular Spaces
1 Handicap Space
13 Total Spaces

- 7.) PID# 142823230033

Address: 1734 West 7th Street, St. Paul, MN

- 8.) Survey coordinate & bearing basis: Assumed

- 9.) Date of last field work: June 24, 2010

TITLE COMMITMENT

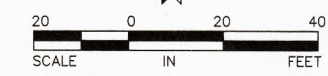
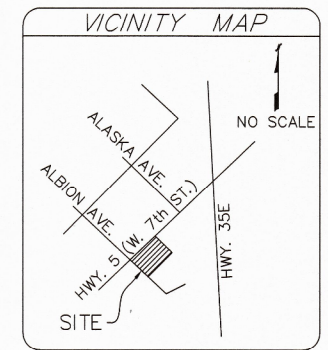
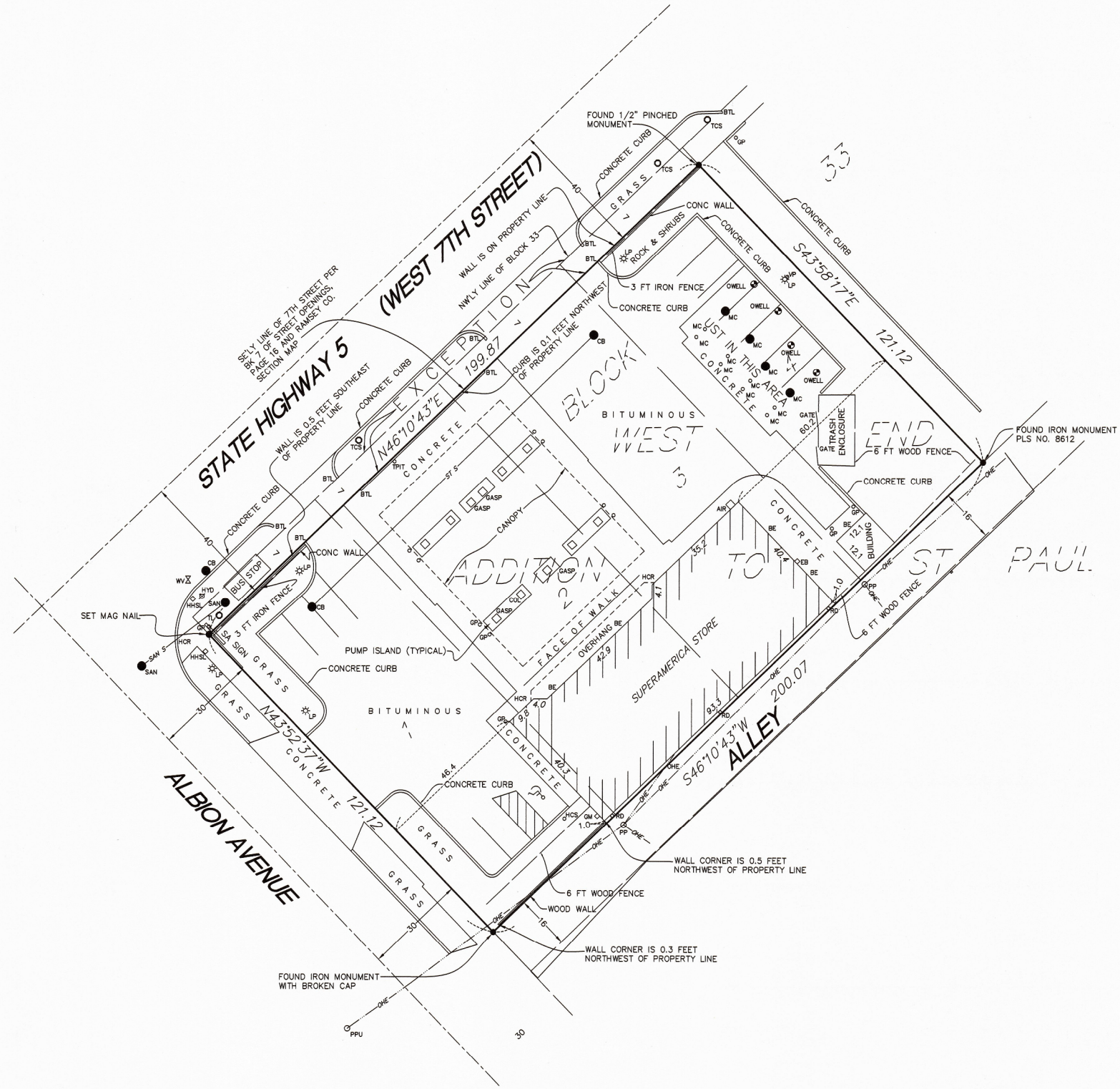
Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219821, received on November 8, 2010, was relied upon as to matters of record.

Schedule B Exceptions: (Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey. Items listed below apply to the subject property unless otherwise noted. Numbers correspond with the Title Commitment)

- 3 Conditional Use Permits filed of record October 2, 1984 as Document No. 2237248 and November 2, 1984 as Document No. 2241913.

LEGEND

- AIR Denotes drive up air compressor
- BE Denotes building entrance
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- COL Denotes building column
- EB Denotes electric box
- GASP Denotes gas pump
- GP Denotes guard post
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HHSL Denotes signal light hand hole
- HYD Denotes hydrant
- LP Denotes light pole
- MC Denotes metal cover
- OHE Denotes overhead electric line
- OWELL Denotes observation well
- PP Denotes power pole
- PPU Denotes utility power
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TPIT Denotes test pit
- UST Denotes underground storage tank(s)
- VP Denotes vent pipe
- WV Denotes water valve



To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Realty Income Corporation
Realty Income Properties 3, LLC
Fidelity National Title Insurance Company

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, 6, 7(a), 8, 9, 10, and 11(a) 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 Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 12th day of November, 2010.

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
	N.L.	

Drawing Title:
ALTA/ACSM LAND TITLE SURVEY FOR: SPEEDWAY SUPERAMERICA LLC 1734 WEST 7TH STREET, ST. PAUL, MN

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
North Office: Brooklyn Park, Minn. 783-784-9346

Project: 2010-182 Blk/Pg: 734/53 (781/7) Date: 11/12/2010
Township: 28 Range: 23 Section: 14
File: 2010182001_R1.dwg Sheet: 1 of 1