

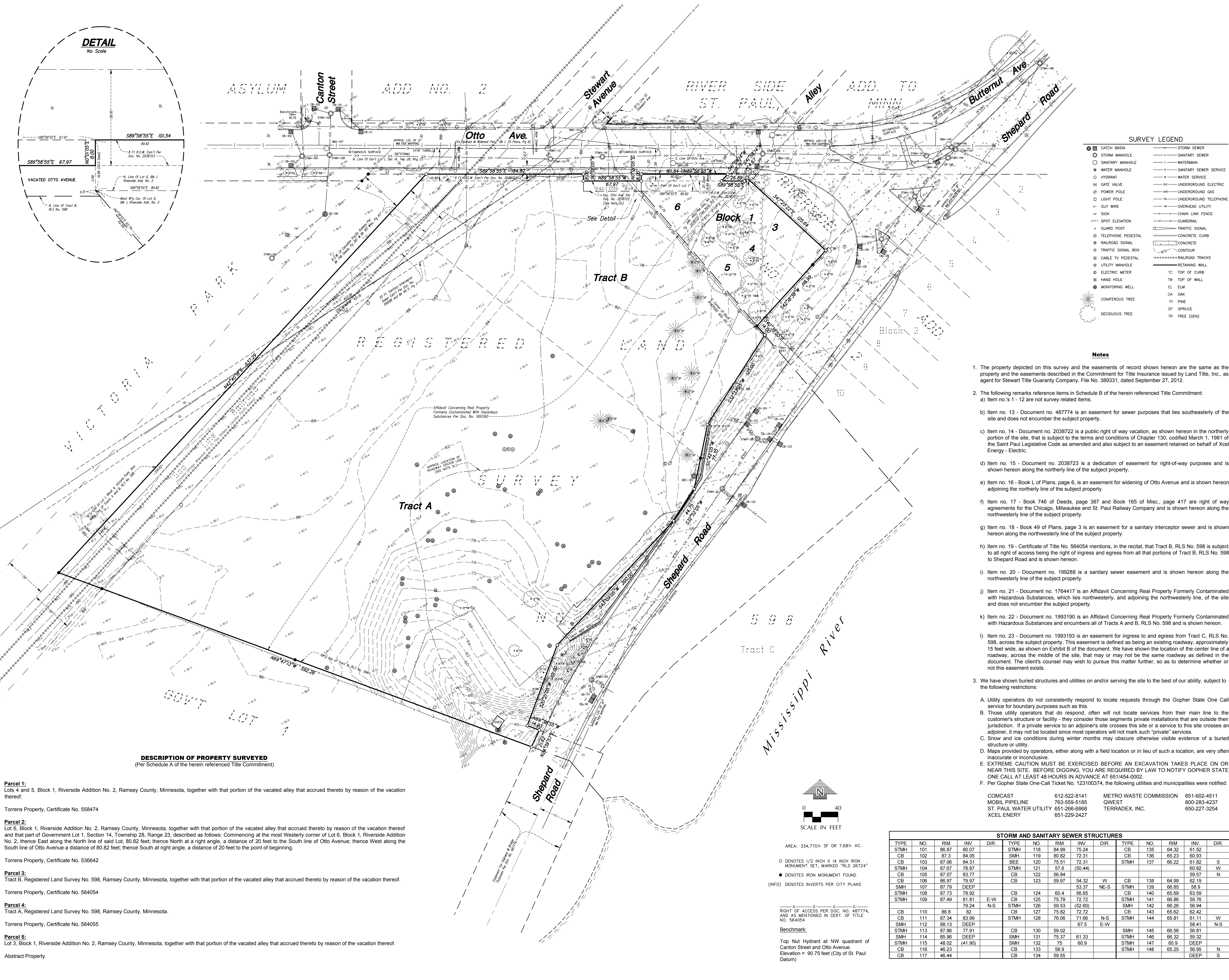
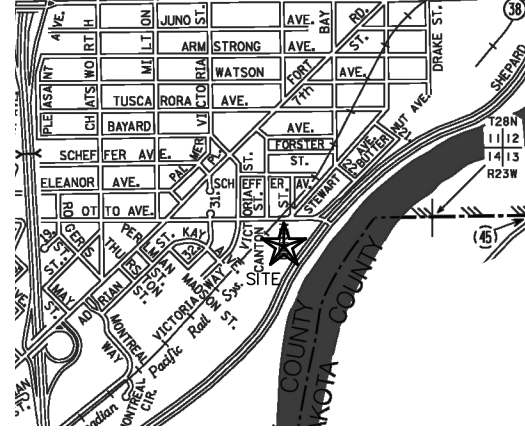
Table with 2 columns: Description, Date. Contains several empty rows for revisions.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Richard L. Licht - PLS

26724 License No. 11-12-12 Date

Project Lead: N/A, TMS/SEM; Checked By: RLL, Review Date: 11-14-12



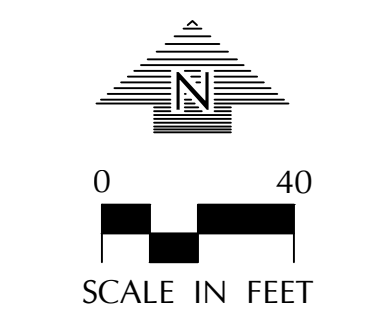
SURVEY LEGEND table listing symbols for various features like Catch Basin, Storm Manhole, Sanitary Sewer, Water Manhole, Hydrant, Gate Valve, Power Pole, Light Pole, GUY WIRE, SIGN, SPOT ELEVATION, GUARD POST, TELEPHONE PEDESTAL, RAILROAD SIGNAL, TRAFFIC SIGNAL BOX, CABLE TV PEDESTAL, UTILITY MANHOLE, ELECTRIC METER, HAND HOLE, MONITORING WELL, CONFEROUS TREE, DECIDUOUS TREE, STORM SEWER, SANITARY SEWER, WATERMAIN, SANITARY SEWER SERVICE, WATER SERVICE, UNDERGROUND ELECTRIC, UNDERGROUND GAS, UNDERGROUND TELEPHONE, CHAIN LINK FENCE, GUARDRAIL, TRAFFIC SIGNAL, CONCRETE CURB, CONTOUR, RAILROAD TRACKS, RETAINING WALL, TC TOP OF CURB, TW TOP OF WALL, EL ELM, OA OAK, PI PINE, SP SPRUCE, TR TREE (GEN).

Notes

- 1. The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Land Title, Inc., as agent for Stewart Title Guaranty Company, File No. 389331, dated September 27, 2012.
2. The following remarks reference items in Schedule B of the herein referenced Title Commitment:
a) Item no. 's' 1 - 12 are not survey related items.
b) Item no. 13 - Document no. 487774 is an easement for sewer purposes that lies southeasterly of the site and does not encumber the subject property.
c) Item no. 14 - Document no. 2038722 is a public right of way vacation, as shown hereon in the northerly portion of the site, that is subject to the terms and conditions of Chapter 130, codified March 1, 1981 of the Saint Paul Legislative Code as amended and also subject to an easement retained on behalf of Xcel Energy - Electric.
d) Item no. 15 - Document no. 2038723 is a dedication of easement for right-of-way purposes and is shown hereon along the northerly line of the subject property.
e) Item no. 16 - Book L of Plans, page 6, is an easement for widening of Otto Avenue and is shown hereon adjoining the northerly line of the subject property.
f) Item no. 17 - Book 746 of Deeds, page 387 and Book 165 of Misc., page 417 are right of way agreements for the Chicago, Milwaukee and St. Paul Railway Company and is shown hereon along the northwesterly line of the subject property.
g) Item no. 18 - Book 49 of Plans, page 3 is an easement for a sanitary interceptor sewer and is shown hereon along the northwesterly line of the subject property.
h) Item no. 19 - Certificate of Title No. 564054 mentions, in the recital, that Tract B, RLS No. 598 is subject to all right of access being the right of ingress and egress from all that portions of Tract B, RLS No. 598 to Shepard Road and is shown hereon.
i) Item no. 20 - Document no. 199288 is a sanitary sewer easement and is shown hereon along the northwesterly line of the subject property.
j) Item no. 21 - Document no. 1764417 is an Affidavit Concerning Real Property Formerly Contaminated with Hazardous Substances, which lies northwesterly, and adjoining the northwesterly line, of the site and does not encumber the subject property.
k) Item no. 22 - Document no. 1993190 is an Affidavit Concerning Real Property Formerly Contaminated with Hazardous Substances and encumbers all of Tracts A and B, RLS No. 598 and is shown hereon.
l) Item no. 23 - Document no. 1993193 is an easement for ingress to and egress from Tract C, RLS No. 598, across the subject property. This easement is defined as being an existing roadway, approximately 15 feet wide, as shown on Exhibit B of the document. We have shown the location of the center line of a roadway, across the middle of the site, that may or may not be the same roadway as defined in the document. The client's counsel may wish to pursue this matter further, so as to determine whether or not this easement exists.
3. We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
A. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
B. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining site, it may not be located since most operators will not mark such "private" services.
C. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
D. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
E. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651-454-0002.
F. Per Gopher State One-Call Ticket No. 123100374, the following utilities and municipalities were notified:
COMCAST 612-522-8141 METRO WASTE COMMISSION 651-602-4511
MOBIL PIPELINE 763-559-5185 QWEST 800-283-4237
ST. PAUL WATER UTILITY 651-266-8868 TERRADEX, INC. 650-227-3254
XCEL ENERGY 651-229-2427

DESCRIPTION OF PROPERTY SURVEYED

- Parcel 1: Lots 4 and 5, Block 1, Riverside Addition No. 2, Ramsey County, Minnesota, together with that portion of the vacated alley that accrued thereto by reason of the vacation thereof.
Parcel 2: Lot 6, Block 1, Riverside Addition No. 2, Ramsey County, Minnesota, together with that portion of the vacated alley that accrued thereto by reason of the vacation thereof and that part of Government Lot 1, Section 14, Township 28, Range 23, described as follows: Commencing at the most Westerly corner of Lot 6, Block 1, Riverside Addition No. 2, thence East along the North line of said Lot, 80.82 feet; thence North at a right angle, a distance of 20 feet to the South line of Otto Avenue; thence West along the South line of Otto Avenue a distance of 80.82 feet; thence South at right angle, a distance of 20 feet to the point of beginning.
Parcel 3: Tract B, Registered Land Survey No. 598, Ramsey County, Minnesota, together with that portion of the vacated alley that accrued thereto by reason of the vacation thereof.
Parcel 4: Tract A, Registered Land Survey No. 598, Ramsey County, Minnesota.
Parcel 5: Lot 3, Block 1, Riverside Addition No. 2, Ramsey County, Minnesota, together with that portion of the vacated alley that accrued thereto by reason of the vacation thereof.
Abstract Property



AREA: 334,770± SF OR 7.66± AC.
O DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "RLS 26724"
● DENOTES IRON MONUMENT FOUND
(NFO) DENOTES INVERTS PER CITY PLANS
RIGHT OF ACCESS PER DOC. NO. 487774, AND AS MENTIONED IN CERT. OF TITLE NO. 564054
Benchmark:
Top Nut Hydrant at NW quadrant of Canton Street and Otto Avenue. Elevation = 90.75 feet (City of St. Paul Datum)

Table with 4 columns: TYPE, NO., RIM, INV., DIR. for STORM AND SANITARY SEWER STRUCTURES. Lists various manholes and catch basins with their elevations and directions.