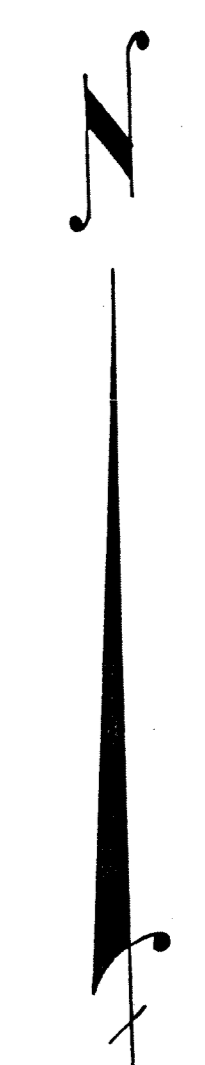
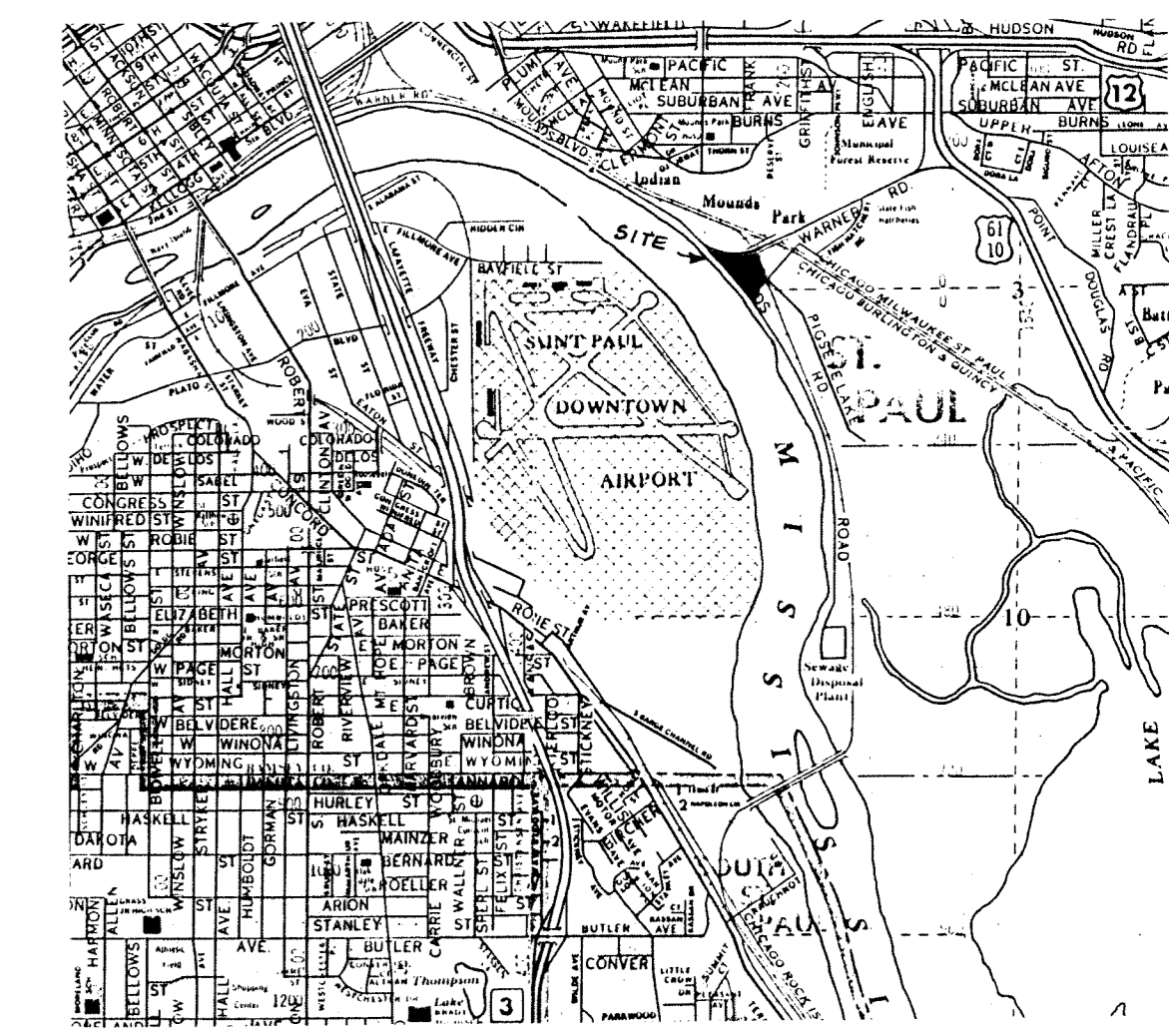


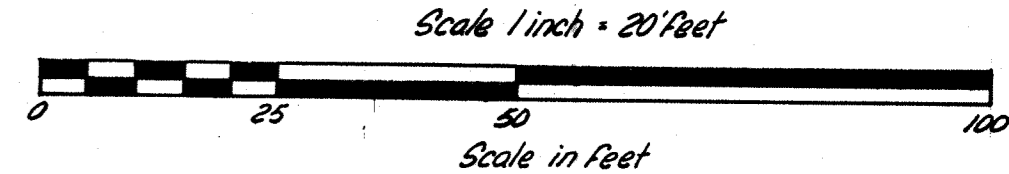
TITLE SURVEY for:
PORT AUTHORITY OF THE CITY OF SAINT PAUL



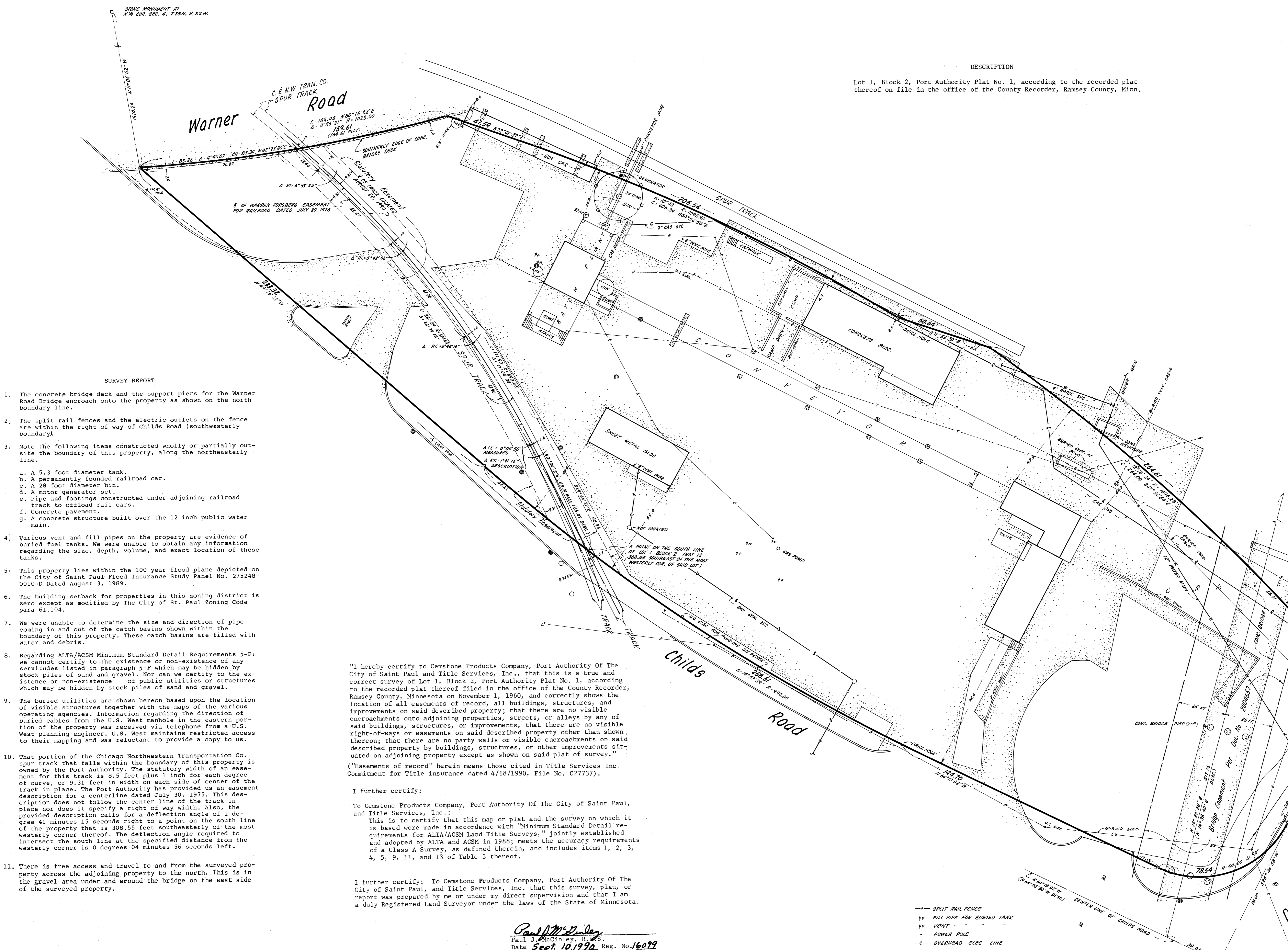
DESCRIPTION
 Lot 1, Block 2, Port Authority Plat No. 1, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minn.



Vicinity Map 1 inch = 3000 feet



PAUL R. McLAGAN & SON
 940 So. Robert Street
 West St. Paul, MN 55118
 Minnesota Registered Land Surveyors



SURVEY REPORT

- The concrete bridge deck and the support piers for the Warner Road Bridge encroach onto the property as shown on the north boundary line.
- The split rail fences and the electric outlets on the fence are within the right of way of Childs Road (southwesterly boundary).
- Note the following items constructed wholly or partially outside the boundary of this property, along the northeasterly line.
 - A 5.3 foot diameter tank.
 - A permanently founded railroad car.
 - A 28 foot diameter bin.
 - A motor generator set.
 - Pipe and footings constructed under adjoining railroad track to offload rail cars.
 - Concrete pavement.
 - A concrete structure built over the 12 inch public water main.
- Various vent and fill pipes on the property are evidence of buried fuel tanks. We were unable to obtain any information regarding the size, depth, volume, and exact location of these tanks.
- This property lies within the 100 year flood plane depicted on the City of Saint Paul Flood Insurance Study Panel No. 275248-0010-D Dated August 3, 1989.
- The building setback for properties in this zoning district is zero except as modified by The City of St. Paul Zoning Code para 61.104.
- We were unable to determine the size and direction of pipe coming in and out of the catch basins shown within the boundary of this property. These catch basins are filled with water and debris.
- Regarding ALTA/ACSM Minimum Standard Detail Requirements 5-F: we cannot certify to the existence or non-existence of any servitudes listed in paragraph 5-F which may be hidden by stock piles of sand and gravel. Nor can we certify to the existence or non-existence of public utilities or structures which may be hidden by stock piles of sand and gravel.
- The buried utilities are shown hereon based upon the location of visible structures together with the maps of the various operating agencies. Information regarding the direction of buried cables from the U.S. West manhole in the eastern portion of the property was received via telephone from a U.S. West planning engineer. U.S. West maintains restricted access to their mapping and was reluctant to provide a copy to us.
- That portion of the Chicago Northwestern Transportation Co. spur track that falls within the boundary of this property is owned by the Port Authority. The statutory width of an easement for this track is 8.5 feet plus 1 inch for each degree of curve, or 9.3 feet in width on each side of center of the track in place. The Port Authority has provided us an easement description for a centerline dated July 30, 1975. This description does not follow the center line of the track in place nor does it specify a right of way width. Also, the provided description calls for a deflection angle of 1 degree 41 minutes 15 seconds right to a point on the south line of the property that is 308.55 feet southeasterly of the most westerly corner thereof. The deflection angle required to intersect the south line at the specified distance from the westerly corner is 0 degrees 04 minutes 56 seconds left.
- There is free access and travel to and from the surveyed property across the adjoining property to the north. This is in the gravel area under and around the bridge on the east side of the surveyed property.

"I hereby certify to Cemstone Products Company, Port Authority of the City of Saint Paul and Title Services, Inc. that this is a true and correct survey of Lot 1, Block 2, Port Authority Plat No. 1, according to the recorded plat thereof filed in the office of the County Recorder, Ramsey County, Minnesota on November 1, 1960, and correctly shows the location of all easements of record, all buildings, structures, and improvements on said described property; that there are no visible encroachments onto adjoining properties, streets, or alleys by any of said buildings, structures, or improvements, that there are no visible right-of-ways or easements on said described property other than shown thereon; that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown on said plat of survey."
 ("Easements of record" herein means those cited in Title Services Inc. Commitment for Title insurance dated 4/18/1990, File No. C27737).

I further certify:
 To Cemstone Products Company, Port Authority of the City of Saint Paul, and Title Services, Inc.:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class A Survey, as defined therein, and includes items 1, 2, 3, 4, 5, 9, 11, and 13 of Table 3 thereof.

I further certify: To Cemstone Products Company, Port Authority of the City of Saint Paul, and Title Services, Inc. that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Paul R. McLagan
 Paul R. McLagan, R.L.S.
 Date Sept. 10, 1990 Reg. No. 16079

Area Tabulation

Total area of Lot 1	101,087 Sq.ft.
Area of bridge easement	7,742 Sq.ft.
Statutory Railroad easement	4,885 Sq.ft.
Area of Lot 1, excluding easements	88,460 Sq.ft.

- SPLIT RAIL FENCE
- ++ FILL PIPE FOR BURIED TANK
- ▽ VENT
- POWER POLE
- OVERHEAD ELEC. LINE
- PHONE
- CONCRETE PAVEMENT
- MAN HOLE, SEWER
- PHONE
- CATCH BASIN
- 8" W/ WOOD PIPE MONUMENT SET MARKED NO. 1007 (UNLESS OTHERWISE NOTED)