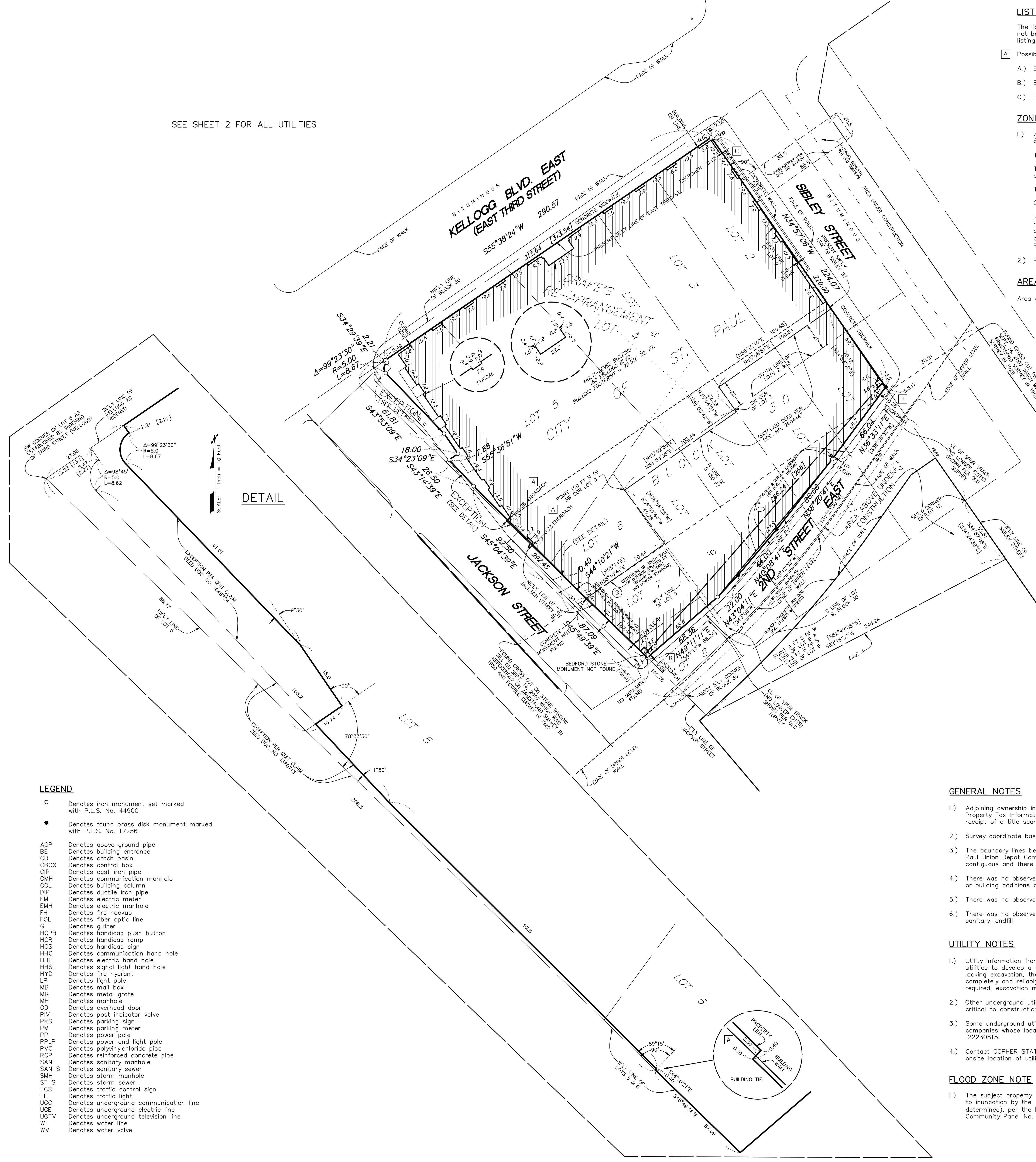
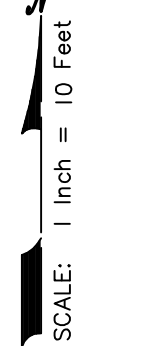


SEE SHEET 2 FOR ALL UTILITIES



DETAIL



- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 44900
 - Denotes found brass disk monument marked with P.L.S. No. 17296
 - AGP Denotes above ground pipe
 - BE Denotes building entrance
 - CB Denotes catch basin
 - CBOX Denotes control box
 - CIP Denotes cast iron pipe
 - CMH Denotes communication manhole
 - COL Denotes building column
 - DIP Denotes ductile iron pipe
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 - TL Denotes traffic light
 - UGC Denotes underground communication line
 - UGE Denotes underground electric line
 - UGTV Denotes underground television line
 - W Denotes water line
 - WV Denotes water valve

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A Possible encroachments are indicated on survey with boxed letters as listed below.
 - A) Building encroaches onto Jackson Street
 - B) Building encroaches onto 2nd Street
 - C) Building encroaches onto Sibley Street

ZONING NOTES

- 1) Zoning shown hereon is per zoning letter dated May 10, 2013 provided by City of Saint Paul.

The subject property is zoned B4 (Central Business District).

The proposed use of the property as residential multifamily housing plus commercial uses is permitted.

There are no unsatisfied zoning violations in the city files.

On-site parking is in conformance with zoning requirements.

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".
- 2) Parking stalls: none designated

AREA

Area = 74,421 square feet or 1.708 acres

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-480637-CO, commitment date January 8, 2013, revision information, May 22, 2013)

Parcel A:
That part of Block 30, City of St. Paul, and of Drake's Rearrangement of Lot 4 and part of Lots 5, 9, and 10, Block 30, St. Paul, Proper, described as follows: Beginning at the point of intersection of the present southerly line of Sibley Street with the present southerly line of East Third Street, thence southwesterly on the present southerly line of East Third Street 313.54 feet to the northeasterly line of Jackson Street; thence southeasterly on said line of Jackson Street 292.45 feet to a Bedford Stone Monument; thence approximately 266 feet to a point on the southerly side of Sibley Street 220 feet southeast of the said intersection of Third and Sibley Streets; thence along the southerly side of Sibley Street 220 feet to the place of beginning, excepting therefrom the land now owned by the Saint Paul Union Depot Company, which lands are more particularly described as being parts of Lots 6, 7, 8, 9, 10, 11 and 12, Block 30, lying northerly of the southerly boundary line of the tract of land first above generally described.

And also except that part of Lots 5 and 6, Block 30, City of St. Paul, bounded by the following described lines: Commencing at the northwest corner of said Lot 5 as established by the widening of Third Street (now Kellogg Boulevard) confirmed July 28, 1872, by the Board of Public Works, City of St. Paul; thence southeasterly on the westerly line of said Lots 5 and 6, a distance of 208.3 feet to a point; thence northeasterly on a straight line that makes an angle to the left of 90 degrees 00 minutes with the aforesaid westerly line of Lots 5 and 6, a distance of 0.4 feet to a point; thence in a northwesterly direction on a straight line that makes an angle to the left of 89 degrees 15 minutes, a distance of 92.5 feet to a point; thence in a northwesterly direction on a straight line that makes an angle to the right of 1 degree 50 minutes, a distance of 105.2 feet to a point; thence on a curve to the right, which radius is 5 feet and central angle is 98 degrees 45 minutes, a distance of 8.62 feet to a point; thence in a northwesterly direction on a straight line that makes an angle of 90 degrees 00 minutes with the tangent of aforesaid curve, a distance of 2.27 feet to a point on the southeasterly line of Kellogg Boulevard; thence in a southeasterly direction on the said southeasterly line of Kellogg Boulevard (which is also the northwesterly line of the said Lot 5 as established by the above mentioned Third Street widening), a distance of 13.1 feet to the point of beginning.

And also except an irregularly shaped piece of land being that part of Lot 5, Block 30, City of St. Paul, bounded by the following described lines: Commencing at the intersection of the southerly line of said Lot 5 and the southeasterly line of widened Third Street (now Kellogg Boulevard), confirmed July 28, 1872, by the Board of Public Works, City of St. Paul; thence southeasterly on the southerly line of said Lot 5, a distance of 88.77 feet to a point; thence northeasterly on a straight line that makes an angle to the left of 78 degrees 33.5 minutes with the aforesaid southerly line of Lot 5 a distance of 10.74 feet to a point; thence in a northwesterly direction on a straight line that makes an angle to the left of 90 degrees 00 minutes a distance of 18.0 feet to a point; thence in a northwesterly direction on a straight line that makes an angle to the left of 9 degrees 30 minutes a distance of 61.81 feet to a point; thence on a curve to the right, whose radius is 5 feet and central angle is 99 degrees 23.5 minutes a distance of 8.67 feet to a point; thence in a northwesterly direction on a straight line that makes an angle of 90 degrees 00 minutes with the tangent of aforesaid curve, a distance of 2.27 feet to a point on the southerly line of Kellogg Boulevard; thence in a southeasterly direction on the said southeasterly line of Kellogg Boulevard a distance of 23.06 feet to the point of beginning.

Parcel B:

A tract of land lying and being in the City of Saint Paul, County of Ramsey, State of Minnesota, particularly described as follows: Beginning at a point marked by a concrete monument in the northeasterly side of Jackson Street, distant North 45 degrees 46 minutes 20 seconds West measured along the northeasterly side of Jackson Street approximately 102.76 feet from the southerly corner of Block 30, said point being the most southerly corner of the Post Office and Custom House site, running thence North 55 degrees 14 minutes East along said site 70.44 feet to a point; thence continuing along said site North 36 degrees 56 minutes 25 seconds West 49.26 feet to a point; thence still continuing along said site North 55 degrees 02 minutes 55 seconds East 100.44 feet to a point; thence still continuing along said site North 35 degrees 00 minutes West 22.38 feet to a point; thence still continuing along said site North 55 degrees 12 minutes 10 seconds East 100.48 feet to a point in the southerly side of Sibley Street; thence South 34 degrees 53 minutes 30 seconds East along the southerly side of Sibley Street 70.12 feet to a point in a line 8.5 feet northwesterly from the center line of the spur railroad track as now located upon and across Block 30, said 8.5 feet being measured at right angles to the center line of the spur track; thence along said line parallel to and 8.5 feet westwardly from the center line of said spur track and the westerly branch of the wye the following courses and distances:

South 36 degrees 35 minutes 30 seconds West 66 feet; South 38 degrees 22 minutes 30 seconds West 66 feet; South 40 degrees 10 minutes 30 seconds West 44 feet; South 43 degrees 06 minutes West 22 feet; South 49 degrees 13 minutes West 68.24 feet to a concrete monument in the northeasterly side of Jackson Street; thence North 45 degrees 46 minutes 20 seconds West along the northeasterly side of Jackson Street 62.68 feet to a point or place of beginning; thence North 55 degrees 14 minutes East along the line of Lots 6 through 12, inclusive, Block 30, City of Saint Paul, Minnesota; containing an area of approximately 21,950 square feet, as shown on Topographic Survey, Drawing No. 1-1, made by F. J. Armstrong, Surveyor, Minnesota Certificate No. 878, dated September 11, 1959.

(Abstract property)

PLAT RECORDING INFORMATION

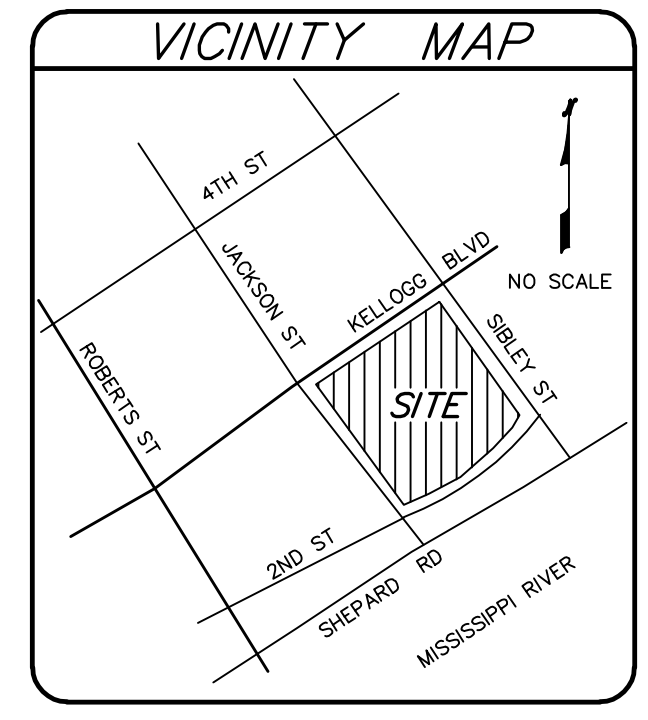
The plat of City of St. Paul was filed of record on April 17, 1852.
The plat of Drake's Re-Arrangement of Lot 4 and part of Lots 5, 9 and 10, Block 30, St. Paul Proper was filed of record November 20, 1882.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-480637-CO, commitment date January 8, 2013, revision information, May 22, 2013, was relied upon as to matters of record.

Schedule B Exceptions:

- 1) Exceptions are indicated on survey with circled numbers where applicable.
- 3) Terms and conditions contained in Council File No. 203128 by the City of Saint Paul, recorded September 27, 1961, as Doc. No. 1546427. [Shown on survey]
- 4) Terms and conditions contained in Council File No. 203129 by the City of Saint Paul, recorded September 27, 1961, as Doc. No. 1546428. [Not able to show on survey]
- 5) Any rights, interests or claims which may exist by reason of the following matters disclosed on ALTA/ACSM Land Title Survey prepared by Sunde Land Surveying dated September 5, 2012, last revised on March 20, 2013, and designated as Project no. 2012-144-A: Encroachment of the building improvements into the rights-of-way for Jackson Street, 2nd Street East and Sibley Street and the encroachment of a concrete wall into the Sibley Street right of way.



GENERAL NOTES

- 1) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- 2) Survey coordinate basis: Ramsey County Coordinate System
- 3) The boundary lines between the Post Office and Customs House site and the Saint Paul Union Depot Company site described in the description of property surveyed are contiguous and there are no gaps or gores between said parcels.
- 4) There was no observed evidence of current earth moving work, building construction or building additions on site.
- 5) There was no observed evidence of recent street or sidewalk construction or repairs.
- 6) There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill

UTILITY NOTES

- 1) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 122230815.
- 4) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1) The subject property lies within Zone A, (Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with no Base Flood Elevations determined), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2752480104C, dated June 4, 2010.

Updated per comments SFH 08/16/2013
 Updated certification SFH 08/14/2013
 Updated certification SFH 03/20/2013
 Update and recertify SFH 03/20/2013

Survey originally dated: September 5, 2012

By: *Ailee J. Gilson*
Ailee J. Gilson, P.L.S. Minn. Lic. No. 44900

REGISTERED LAND SURVEYOR 44900
STATE OF MINNESOTA

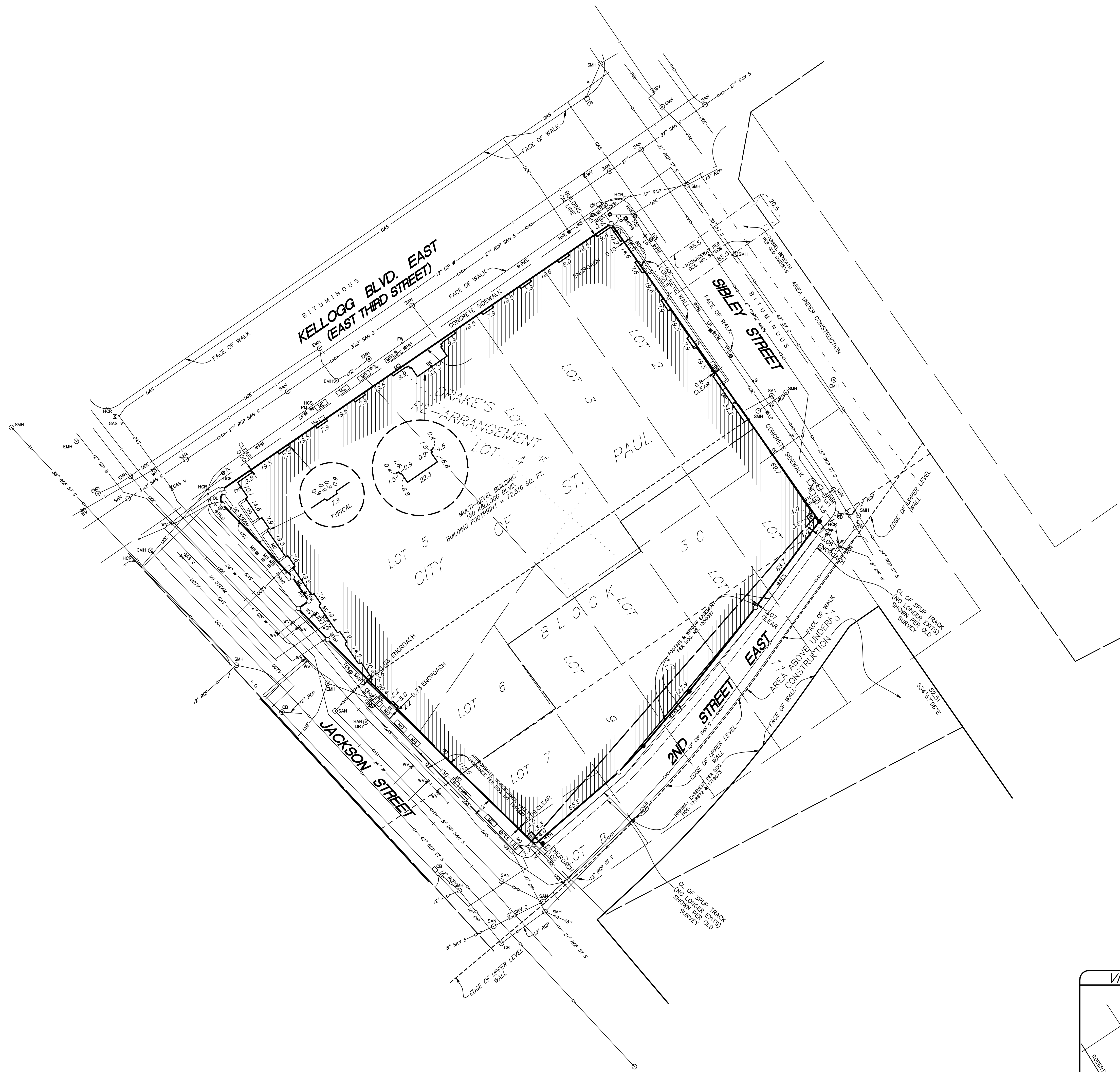
ALTA/ACSM LAND TITLE SURVEY FOR:
IRONTON MANAGEMENT, LLC
 180 KELLOGG BLVD, ST. PAUL, MN

Main Office: 9001 East Bloomington Freeway (35W) Suite 118
 Bloomington, Minnesota 55420-3433
 952-881-2455 (Fax: 952-888-9526)
 West Office: 1000 North Dakota
 Mandan, North Dakota 58540-6633-5562

Project: 2012-144-A Bk/Pg: 579/77 Date: 03/20/2013
 Township: 028 Range: 22 Section: 06
 File: 2012144A001R3.dwg Sheet: 1 of 2

0 30 60
 SCALE IN FEET

SEE SHEET 1 FOR BOUNDARY INFORMATION



GENERAL NOTES

- 1.) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- 2.) Survey coordinate basis: Ramsey County Coordinate System
- 3.) The boundary lines between the Post Office and Customs House site and the Saint Paul Union Depot Company site described in the description of property surveyed are contiguous and there are no gaps or gores between said parcels.
- 4.) We have shown the current zoning classification of the property in the zoning notes section of the survey based on our own research; however, we have not included item 6(a) in the survey certification because zoning information has not been provided to us by the insurer as called for in the 2011 ALTA requirements.
- 5.) There was no observed evidence of current earth moving work, building construction or building additions on site.
- 6.) There was no observed evidence of recent street or sidewalk construction or repairs.
- 7.) There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
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- 1.) The subject property lies within Zone A, (Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with no Base Flood Elevations determined), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2752480104G, dated June 4, 2010.

ZONING NOTES

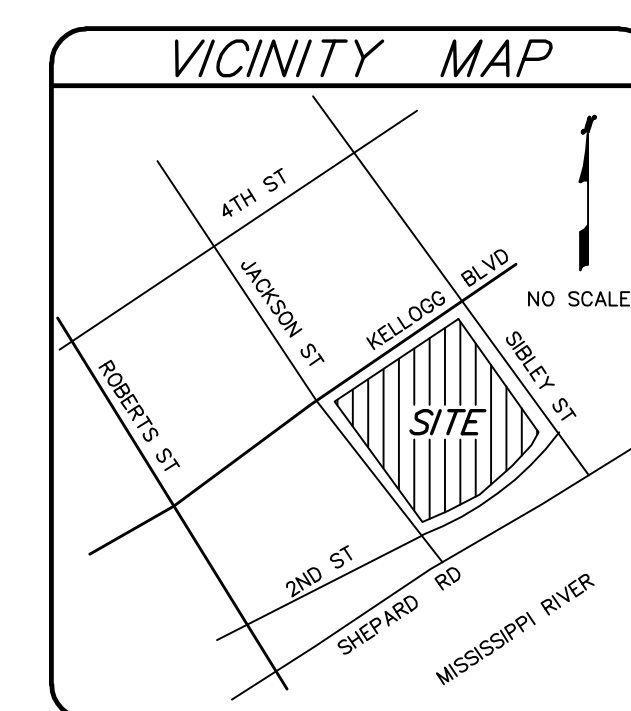
- 1.) Zoning shown hereon is per zoning letter dated May 10, 2013 provided by City of Saint Paul. The subject property is zoned B4 (Central Business District). The proposed use of the property as residential multifamily housing plus commercial uses is permitted. There are no unsatisfied zoning violations in the city files. On-site parking is in conformance with zoning requirements. 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".
- 2.) Parking stalls: none designated

AREA

Area = 74,421 square feet or 1.708 acres

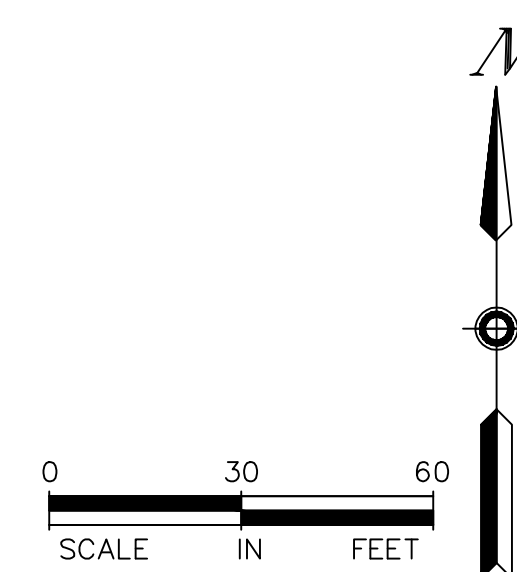
LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found brass disk monument marked with P.L.S. No. 17256
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Dated this 20th day of March, 2013.

Certified by: *Ailee J. Carlson*
Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900



SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2400 (Fax: 952-888-9026)
North Office: Brooklyn Park, Minn. 763-784-9346
File: 201214A001R3.dwg Sheet: 2 of 2

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