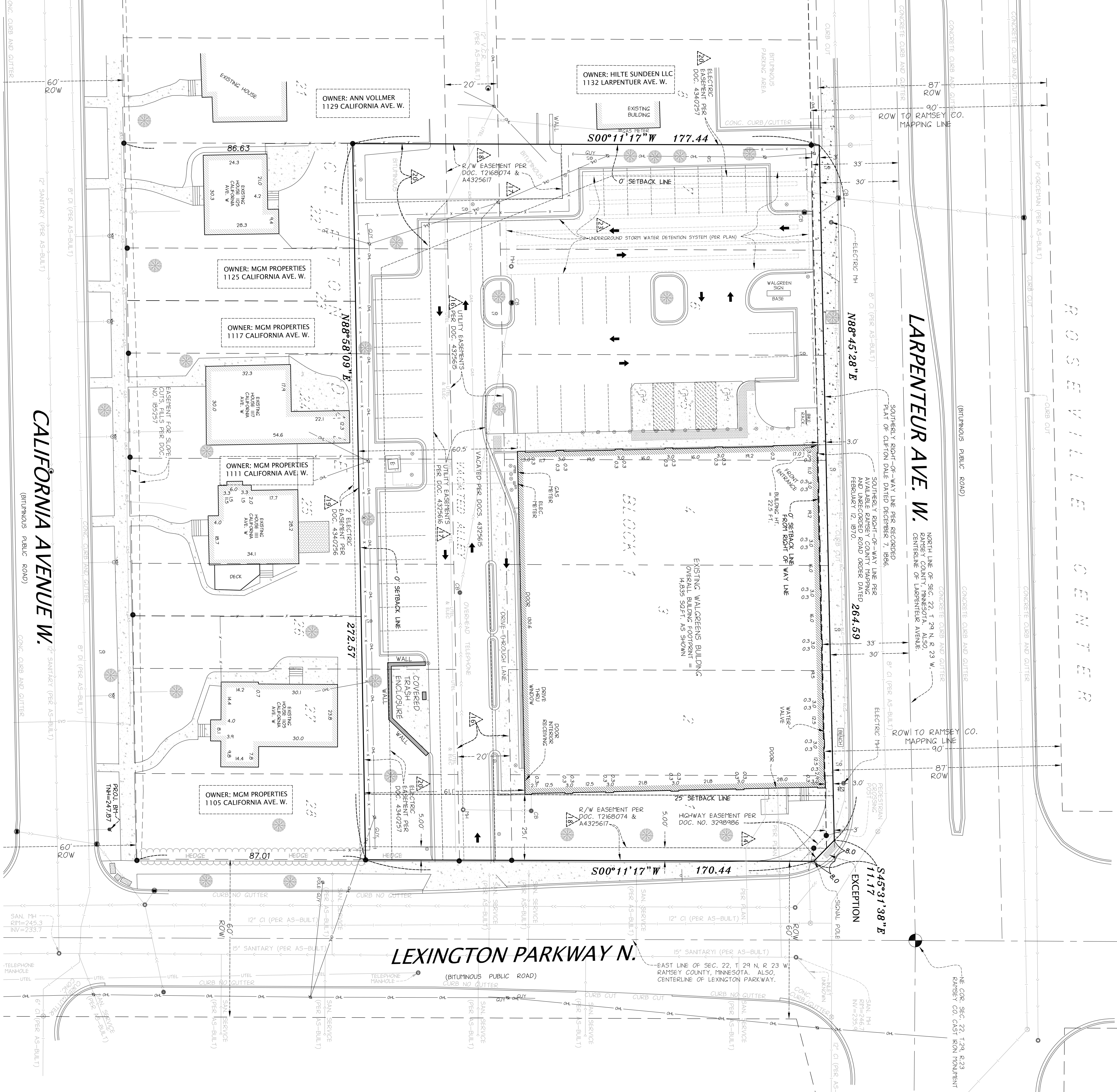
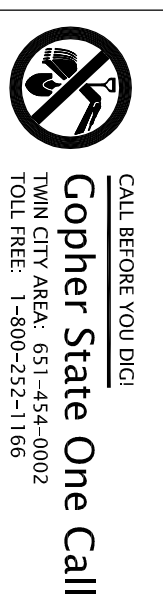


METES & BOUNDS LEGAL DESCRIPTION - (NOT OF RECORD - FOR INFORMATIONAL PURPOSES ONLY)

That part to Block 1, Clifton Dale, Ramsey County, Minnesota described as follows:
 BEGINNING at the northwest corner of Lot 7, said Block 1; thence on an assumed bearing of North 88 degrees 45 minutes 28 seconds East along the north line of said Block 1 a distance of 264.59 feet; thence South 45 degrees 31 minutes East a distance of 111.17 feet to the east line of said Block 1; thence South 00 degrees 01 minutes 17 seconds West along the east line of said Block 1 a distance of 170.44 feet; thence South 88 degrees 09 seconds West a distance of 272.57 feet to the west line of Lot 22, said Block 1; thence North 00 degrees 11 minutes 17 seconds East along said west line of Lots 22 and 7 and the southerly and northerly projections thereof a distance of 177.44 feet to the POINT OF BEGINNING.



LEGAL DESCRIPTION:

The following Legal Description as shown on Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company Title Commitment No. 36452, First Supplemental, dated February 12th, 2013.
 Lots 1, 2, 5, 6, 24, 26 and that portion of the vacated alley lying easterly of the southerly extension of the West line of Lot 7 and which lies northerly of a line described as beginning at a point on the West line of Lot 28, lying 87.01 feet northerly of the Southwestern corner of said Lot 22; thence easterly to a point on the East line of Lot 28, lying 87.01 feet northerly of the Southeast corner of said Lot 28 and there terminating. All in Block 1, Clifton Dale, Ramsey County, Minnesota.
 Except that part of Lot 1, Block 1, described as follows: Beginning at the Northeast corner of Lot 1, Block 1, thence West along the North line of said Lot 1, a distance of 8 feet; thence southeasterly to a point on the East line of said Lot 1, distant 8 feet South of the Northeast corner thereof; then North along the East line of said Lot 1, a distance of 8 feet to the point of beginning. Abstract Property
 Lots 3, 4, and 7, Block 1, Clifton Dale, Ramsey County, Minnesota.
 And
 That part of Lots 22, 23, 25, 27 and 28, Block 1, Clifton Dale, Ramsey County, Minnesota lying northerly of a line described as beginning at the Northwest corner of Lot 22, said Block 1, thence West along the South line of said Lot 22, a distance of 86.63 feet North of the West line of Lot 22; thence easterly to a point on the East line of Lot 28, said Block 1, distant 87.01 feet northerly of the Southeast corner of said Lot 28 and there terminating.
 Torrens Property

EXISTING EASEMENT NOTES:

- 12. Minerals and mineral rights reserved by the State of Minnesota as shown by recital on the Certificate of Title. (NOT SHOWN ON SURVEY)
- 13. Minerals and mineral rights reserved by the State of Minnesota as shown by recital on the Certificate of Title. (NOT SHOWN ON SURVEY)
- 14. Easement for utility purposes per Document No. 4313457. (NOT SHOWN ON SURVEY)
- 15. Terms and conditions of a Conditional Use Permit per Document No. 4313457. (NOT SHOWN ON SURVEY)
- 16. Easements for utility purposes per Document No. 4325615 (Abstract) and as Document No. 2168072 (Torrens). (AS SHOWN ON SURVEY)
- 17. Terms and conditions of and easements contained in Dedication of Utility Easement per Document No. 4325615 (Abstract) and as Document No. 2168073 (Torrens). (AS SHOWN ON SURVEY)
- 18. Right of way easement per Document No. 4325617 (Abstract) and as Document No. 2168074 (Torrens). (AS SHOWN ON SURVEY)
- 19. Easement for electric transmission and distribution purposes per Document No. 4340257. (AS SHOWN ON SURVEY)
- 20. Easement for electric transmission and distribution purposes per Document No. 4340257 (Abstract) and 2176412 (Torrens). (AS SHOWN ON SURVEY)
- 21. Terms and conditions of Resolution in Zoning File Number 12-059759 granting a variance per Document No. 4343430. (NOT SHOWN ON SURVEY)
- 22. Terms and conditions of Resolution in Zoning File Number 12-059743 granting a variance per Document No. 4365071. (NOT SHOWN ON SURVEY)
- 23. Terms and conditions of Declaration for Maintenance of Stormwater Facilities per Declaration No. 430777 (Abstract) and 2178311 (Torrens). (AS SHOWN ON SURVEY)

CERTIFICATION:

To: Cypress St. Paul LLC, a Delaware limited liability company, Morgan Stanley Mortgage Capital Holdings LLC, a New York limited liability company and its successors and assigns, Old Republic 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly revised 3/4/09(D), (2011) 701.8, 9, 10(a), 11(b), 13, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was completed on December 18th, 2012.
 CORNERSTONE LAND SURVEYING, INC.
 Dated: 3-20-13
 Revised: _____
 By: *[Signature]*
 Daniel L. Thurnus
 Minnesota License No. 25718

BUILDING SETBACK & ZONING INFO

THIS PARCEL IS ZONED B-2 (COMMUNITY BUSINESS) PER ENDORSEMENT NO. 1 OF THE ABOVE MENTIONED TITLE COMMITMENT
 BUILDING SETBACKS PER CITY OF ST. PAUL CODE:
 FRONT = 0'
 REAR = 0'
 SIDE = 25' ALONG PARKWAY, 0' INTERIOR
 HEIGHT = 30'

EXISTING PARKING

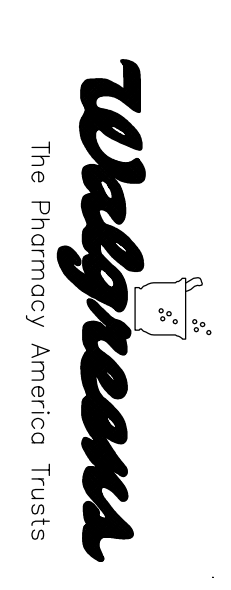
THERE ARE 39 VISIBLE PARKING SPACES DESIGNATED ON THIS PARCEL INCLUDING 3 HANDICAPPED SPACES.
 37 REQUIRED PARKING SPACES PER 828 REPORT BY NATIONAL PLANNING AND ZONING CONSULTING SERVICE

LEGEND:

- DENOTES SET 11/2" IRON PIPE MARKED RLS 23718
- DENOTES FOUND IRON MONUMENT
- ⊕ WATER VALVES
- ⊕ HYDRANT
- ⊕ GAS VALVE/STORM MH
- ⊕ CATCH BASIN/STORM MH
- ⊕ SANITARY MANHOLE
- ⊕ CLEAN OUT
- ⊕ SIGN
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ HAND HOLE
- ⊕ TELE/ELEC BOX
- ⊕ GAS VALVE/LINE
- ⊕ ELECTRIC LINE
- ⊕ TELEPHONE LINE
- ⊕ OVERHEAD LINE
- ⊕ STORM SEWER LINE
- ⊕ WATER SEWER LINE
- ⊕ SANITARY SEWER LINE
- ⊕ CHAINLINK FENCE
- ⊕ CURB
- ⊕ CONCRETE
- ⊕ DETECTABLE WARNING STRIP
- ⊕ SPOT ELEVATION
- ⊕ TREE/SHRUB
- ⊕ GAS METER
- ⊕ ELECTRIC METER

FLOOD INFORMATION:

SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION UNWARRANTED AND UNRECORDED BY THE STATE OF MINNESOTA AND MAP NO. 27123C00085C UNPUBLISHED FOR COMMUNITY NUMBER 27123, IN RAMSEY COUNTY, STATE OF MINNESOTA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED

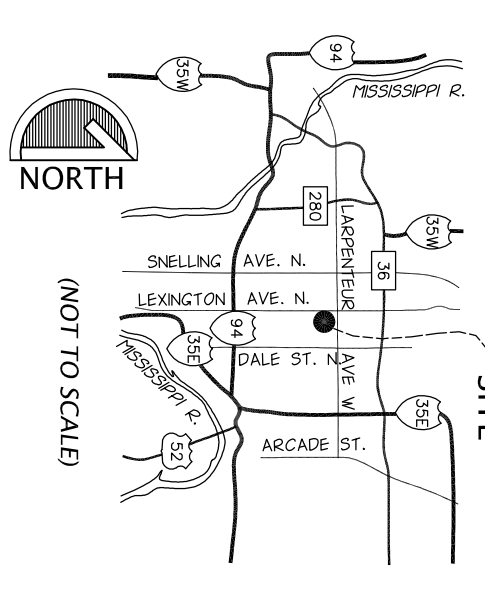


CONTACT

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 235 Montgomery Street, Suite 920
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 (650) 996-6901 | Mobile
 (415) 391-7447 | Fax

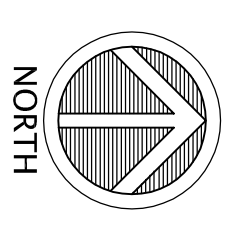
COUNTY/CITY:
RAMSEY COUNTY
CITY OF ST. PAUL

VICINITY MAP



REVISIONS:

DATE	REVISION
12-28-12	AS BUILT SURVEY
01-02-13	CORRECT COMMENTS
3-20-13	MORGAN STANLEY UPDATE



SCALE: 1 INCH = 20 FEET

PROJECT LOCATION:
1110 LARPENTEUR AVE. W.
PID#222923110194

Site #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.9899
 Fax 651.275.9976
 dan@cornerstone.com
 csurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: AS-SURV534 Morgan
 PROJECT NO.: S011034E
AS-BUILT SURVEY