

Registrar of Titles, Ramsey, MN
Date of Book: 04/22/2004 3:00 PM
As Doc #: 183352
Contract #: 548189

NOTES:

- 1.) Location and sizes of underground utilities shown herein are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked on site by those utility companies whose locators responded to our Gopher State One Call ticket number 771636. UTILITIES shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
- 3.) Chicago Title Insurance Company Commitment for Title Insurance File No. 22617, dated September 16, 2003, issued by Commercial Partners Title, LLC, was relied upon as to matters of record.
- 4.) The subject property lies within Zone X, (area determined to be outside the 500 year flood plain), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27504B 0006 B, dated August 3, 1985.
- 5.) Area = 56,314 Sq. Ft. or 1.293 Acres
- 6.) Property subject to terms and conditions of Declaration of Restrictions and Covenants Great Northern Business Center Phase 1, dated August 2, 2001, filed November 5, 2001, as Document No. 165874.

PROPERTY DESCRIPTION
(Per Chicago Title Insurance Company Commitment for Title Insurance File No. 22617, dated September 16, 2003, issued by Commercial Partners Title, LLC)
That part of Lot 1, Block 1, GREAT NORTHERN BUSINESS CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, being Easterly of a line described as commencing at the Northwest corner of said Lot 1; thence North 89 degrees 39 minutes 49 seconds East, assumed bearing, along the North line of said Lot 1, a distance of 340.62 feet to the point of beginning of the line to be described; thence South 0 degrees 05 minutes 33 seconds West, a distance of 259.77 feet to the south line of said Lot 1 and said line there terminating.

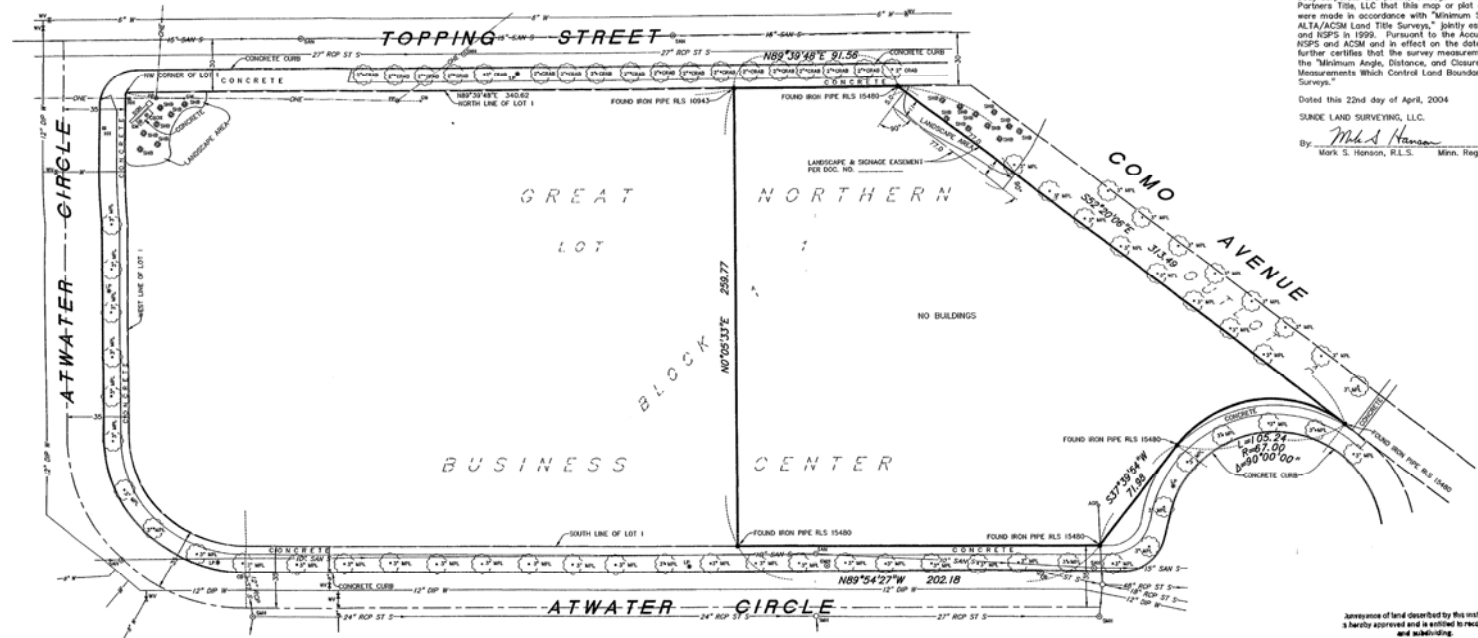
Ramsey County, Minnesota
Torrens Property.

LEGEND

AGP	Denotes above ground pipe
CB	Denotes catch basin
CBX	Denotes control box
DIP	Denotes ductile iron pipe
EM	Denotes electric meter
EMH	Denotes electric manhole
GW	Denotes guy wire
HI	Denotes hand hole
LP	Denotes light pole
OC	Denotes overhead electric line
PP	Denotes power pole
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SAM	Denotes storm manhole
ST S	Denotes storm sewer
W	Denotes water line
WV	Denotes water valve
CRAB	Denotes Crabapple tree
MFL	Denotes Maple tree
SHB	Denotes shrub

This is to certify to Ice Nine Property Company, LLC, a Minnesota limited liability company, Part Authority of the City of Saint Paul, a Minnesota public body corporate and public, Chicago Title Insurance Company, and Commercial Partners Title, LLC 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, ACSM and NPSI in 1993. Pursuant to the Accuracy Standards adopted by ALTA, NPSI and ACSM and in effect on the date of the certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated this 22nd day of April, 2004
SUNDE LAND SURVEYING, LLC.
By: *Mark S. Hanson*
Mark S. Hanson, R.L.S. Minn. Reg. No. 15480



Approval of land described by the instrument is hereby approved and is entitled to recording and subordination.
CITY OF SAINT PAUL
By: *Antoinette S. Blake* 10/9/04
City Planning Administrator Date

Drawn Title: _____ By: _____ Date: _____

ALTA/ACSM LAND TITLE SURVEY FOR ST. PAUL PORT AUTHORITY

Sunde Land Surveying, LLC.
900 East Hennepin, Suite 1100, St. Paul, MN 55102
612-291-2400 • Fax: 612-291-2401

Date: 04/22/2004
Project: 2004-017
Drawn: JAMES ALUM, dly
Sheet: 1 of 1

24X