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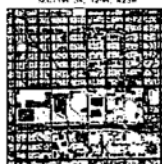
Document# 2069798
Certified Filed On 04/17/2009 1000
Registrar of Titles, Ramsey County, MN
Certificate# 575150
4.3.2 436073

OK to file
per NAB

14

1197 UNIVERSITY AVENUE WEST
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

FILED
Court Administrator
APR 15 2009
By Lie Deputy

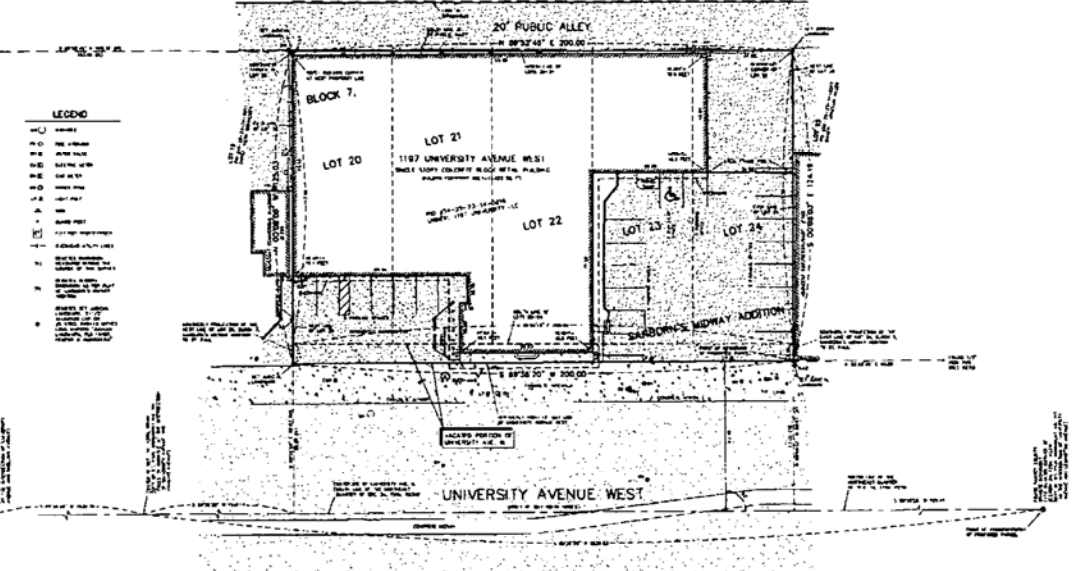


NOTES CORRESPONDING TO SCHEDULE B
COMMERCIAL PARTNERS TITLE, LLC
COMMITMENT FILE NO. 2069798 DATED DECEMBER 30, 2008
1. ALL RIGHTS AND INTERESTS IN THE PROPERTY ARE SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
2. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
3. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
4. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
5. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
6. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
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8. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
9. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.
10. THE PROPERTY IS SUBJECT TO THE RIGHTS AND INTERESTS OF COMMERCIAL PARTNERS TITLE, LLC AS SET FORTH IN THE COMMITMENT FILED WITH THE COUNTY RECORDS ON DECEMBER 30, 2008.

STATEMENT OF APPARENT ENCUMBRANCES
NONE

FLOOD ZONE
SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAPS MAINTAINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE MAPS ARE AVAILABLE FOR VIEWING AT THE ST. PAUL CITY ENGINEERING DEPARTMENT, 200 N. 3RD ST., ST. PAUL, MN 55101.

NOTES
1. THIS SURVEY WAS CONDUCTED WITH A LEICA DISTO D2 WITH STATION 1197.000. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR TO THE FACE OF THE BUILDING.
2. ALL DIMENSIONS AND STREET FRONT DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
3. THERE IS NO RECORDING EVIDENCE OF EXISTING OR ABANDONED RIGHTS IN THE SUBJECT PROPERTY.
4. THERE ARE NO POWER LINES, CABLES OR PIPES BURIED OR ON THE SURFACE OF THE SUBJECT PROPERTY.
5. UTILITIES SHOWN ARE FROM THE ST. PAUL CITY ENGINEERING DEPARTMENT'S RECORDS.
6. THIS SURVEY IS BASED ON THE SUBJECT PROPERTY'S SURVEY RECORDS AND THE RECORDS OF THE ST. PAUL CITY ENGINEERING DEPARTMENT.
7. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS NOTED ANY DISCREPANCIES.
8. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS NOTED ANY DISCREPANCIES.
9. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS NOTED ANY DISCREPANCIES.
10. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS NOTED ANY DISCREPANCIES.



LEGEND

- 1. LOT
- 2. PUBLIC ALLEY
- 3. STREET
- 4. CURB
- 5. SIDEWALK
- 6. DRIVEWAY
- 7. DRIVE
- 8. GARAGE
- 9. FENCE
- 10. UTILITY
- 11. EASEMENT
- 12. ENCUMBRANCE
- 13. ABANDONED
- 14. UNRECORDED
- 15. UNRECORDED
- 16. UNRECORDED
- 17. UNRECORDED
- 18. UNRECORDED
- 19. UNRECORDED
- 20. UNRECORDED
- 21. UNRECORDED
- 22. UNRECORDED
- 23. UNRECORDED
- 24. UNRECORDED
- 25. UNRECORDED
- 26. UNRECORDED
- 27. UNRECORDED
- 28. UNRECORDED
- 29. UNRECORDED
- 30. UNRECORDED


EXISTING LEGAL DESCRIPTION
COMMERCIAL PARTNERS TITLE, LLC
COMMITMENT FILE NO. 2069798
DATED DECEMBER 30, 2008
SUBJECT PROPERTY: LOTS 20, 21, 22, 23 AND 24
BLOCK 7, UNIVERSITY AVENUE WEST, ST. PAUL, MN 55101

PROPOSED NEW LEGAL DESCRIPTION
LOT 20, 21, 22, 23 AND 24, BLOCK 7, UNIVERSITY AVENUE WEST, ST. PAUL, MN 55101

AREA SUMMARY
TOTAL BLOCK AREA = 25,000 SQ. FT.
TOTAL PROPERTY AREA = 12,500 SQ. FT.
TOTAL PROPERTY AREA = 12,500 SQ. FT.

ZONING REQUIREMENTS
UNIVERSITY AVENUE WEST, ST. PAUL, MN 55101
GENERAL USE IS A PERMITTED USE
MINIMUM FLOOR AREA RATIO = 1.0
MAXIMUM HEIGHT = 35 FEET
SETBACKS: FRONT = 10 FEET, SIDE = 5 FEET, REAR = 10 FEET
PARKING REQUIREMENTS:
1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA (MINIMUM 10 SPACES)
SEE NEW CITY OF ST. PAUL ZONING CODE

PARKING SUMMARY
10 SPACES
10 SPACES



CERTIFICATE OF SURVEY

KEMPER & ASSOCIATES INC.
1000 UNIVERSITY AVENUE WEST, SUITE 100
ST. PAUL, MN 55101
TEL: 651-222-1111
FAX: 651-222-1112

PREPARED FOR:
COMMERCIAL PARTNERS TITLE, LLC
1000 UNIVERSITY AVENUE WEST, SUITE 100
ST. PAUL, MN 55101
DATE: APRIL 15, 2009
BY: [Signature]
TITLE: SURVEYOR

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LYNAE K.E. OLSON, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.



Dated this 16th day of April, 2008
BY Lynae K.E. Olson Court Administrator
Deputy
File No. 162-CV-07-2259