



EXHIBIT A : 2011 Aerial view of PID # 012823410162, located at 236 Grand Avenue, St. Paul, Ramsey, Minnesota

*Handwritten mark*

Accessed 5/30/2014: [https://maps.co.ramsey.mn.us/SilverlightViewer\\_1\\_9/index.html?Viewer=MapRamsey](https://maps.co.ramsey.mn.us/SilverlightViewer_1_9/index.html?Viewer=MapRamsey)

**MapRamsey** Search for map features...

Getting Around | Tasks | Report

Initial Extent | Previous Extent | Next Extent | Zoom In | Zoom Out | Enable Map Tips | Display for... | Show Layers | Find Address | View Results | View Selected | Help Page | Add CSV file | Add Shapefile

**Results (1)**

<< View History | View Selected >>

Refine Results | List View | Zoom to All | Reports  
Export to CSV | Select All | Select None

ParcelID	SiteAddress	SiteCityStateZIP
012823410162	236 Grand Ave	Saint Paul MN 55102-2320

**Parcel ID: 012823410162**

PID: 012823410162  
Primary Owner 1: Grand Holding Co Llc  
Primary Owner 2:  
Site Address: 236 Grand Ave  
Saint Paul MN 55102-2320  
Lot: Block , SAMUEL LEECHES ADDITION  
Area: 0.63 Acres. Use: Commercial

Add To Selected | View Additional Details

50ft | 20m | Lat: | Lon:

Property Address: 236 Grand Avenue, St. Paul, Minnesota

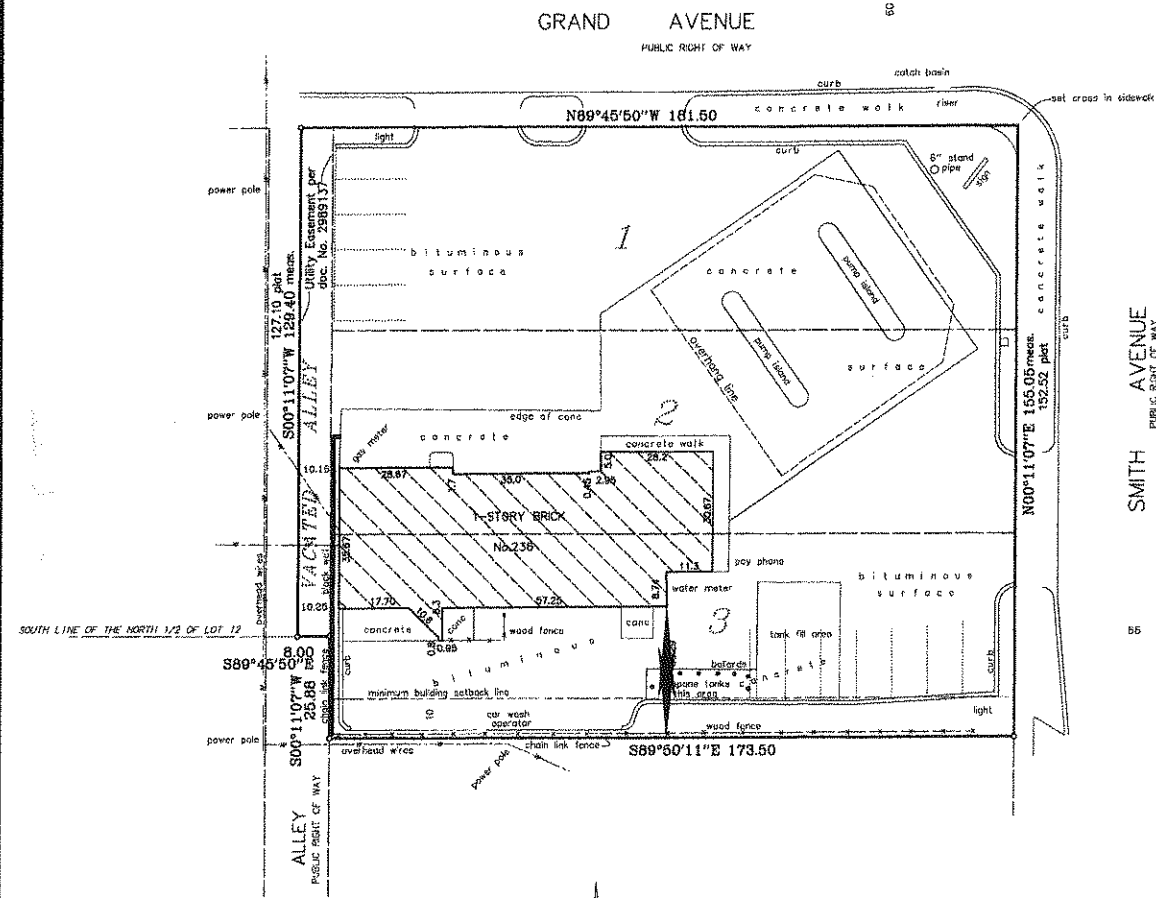
p.l.d. number 01-28-23-41-0162

Area of property = 27,955 Sq.Ft. (0.64 acres)

Property is in Flood Zone X - not a flood hazard area per F.E.M.A. Map and Panel Number 275246-0005-0 dated August 3, 1989

Total number of stripped parking stalls = 12

Legal description and easements per Title commitment from Commercial Partners Title, File No. 24149, dated October 13, 2004.



SMITH AVENUE  
PUBLIC RIGHT OF WAY

55

**LEGAL DESCRIPTION:**

Lots 1, 2 and 3, Block 3, Leech's Addition to St. Paul, Ramsey County, Minnesota. Together with the Easterly half of vacated alley lying between the extensions Westerly of the Northerly line of said Lot 1 and the Southerly line of said Lot 2, as vacated in Document No. 2989137.


Lot 3, Block 3 and the East one-half of the alley in Block 3 lying between the extension Westerly of the North line of said Lot 3 and the extension Easterly of the South line of the North one-half of Lot 12, Block 3, Samuel Leech's Addition to St. Paul, Ramsey County, Minnesota.

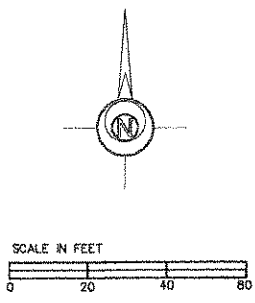
To Tigerpeg Capital, Midwest Oil of Minnesota, LLC, The Talon Group, Division of First American Title and Commercial Partners Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 12, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA / ACSM Land Title Surveys."

As to items number 14, 15 and 16 of Table A - not to our knowledge.

Dated December 8th, 2004.

Signed:   
Charles F. Anderson, Minn. Reg. No. 21753



ORIGINAL DATE:	_____
DESIGNED BY:	_____
DRAWN BY:	_____
CHECKED BY:	_____
REVISIONS:	_____
_____	_____
_____	_____
Lot 1-2-3inv 70618 .S90	

PREPARED BY: <b>LOT SURVEYS COMPANY, INC.</b> LAND SURVEYORS 7601 73RD AVE. NO. BROOKLYN PARK, MN 55428 Ph. (763) 560-3093 Fx. (763) 560-3522
F.B. No. 997-20 Inv. No. 70618

ALTA/ACSM LAND TITLE SURVEY for <b>MOSS &amp; BARNETT</b>
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