

NOTES:

- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. 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.) Property subject to Short Form Development Agreement dated December 1, 1987, filed February 4, 1988 as Doc. No. 2426030.
- 4.) Property subject to Assessment Agreement dated December 1, 1987, filed February 4, 1988 as Doc. No. 2426033.
- 5.) Property is subject to covenants, conditions and restrictions contained in Deed from Part Authority of the City of St. Paul per Document No. 2293004 (Abstract & 792440 (Torrens)).
- 6.) Property subject to riparian rights per Deed Doc. dated September 16, 1966, filed November 16, 1966 as Doc. No. 1688641.
- 7.) Property is subject to the easements and rights reserved by Chapter 130 of the St. Paul Legislative Code, as amended, and subject to the retained easements to protect the interests of Northern States Power Company, Electric Division, Western Union, Northwestern Bell Telephone Company and the Board of Water Commissioners of the City of St. Paul per Doc. No. 489257, as to part of vacated streets.
- 8.) Property is subject to rights of the State and the public in and to that part of the subject property lying below the natural high water mark of the adjacent body of water.
- 9.) Property is subject to reservation of all minerals and mineral rights by the State of Minnesota.
- 10.) First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-166493-MPLS, commitment date February 11, 2005, as to the registered portion of the land, and March 25, 2005 as to the abstract portion of the land, with revision date of August 17, 2005, was relied upon as to matters of record.
- 11.) The subject property appears to lie within Zone X, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) and within FLOODWAY AREAS IN ZONE AE, per the National Flood Insurance Program, Flood Insurance Rate Map Panel No. 2752480029 F, dated April 2, 2003.
- 12.) Area = 815,115 Sq. Ft. or 18,712 Ac.
- 13.) Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation as stated in note under "Table A" of Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys. Please contact local governing authorities for a determination of restrictions. Also see zoning letter dated August 19, 2005 provided by the Zoning Department of the City of St. Paul.
- 14.) Zoning information per zoning letter dated August 19, 2005 provided by the Zoning Department of the City of St. Paul: Subject property is located in a TNS zoning district, (Traditional Neighborhood District), and the RC-4, River Corridor Urban Diversified District.
- 15.) Surface Parking: Regular: 1,416 Handicap: 18 Total: 1,434

- LEGEND**
- BAS Denotes basswood tree
 - BH Denotes beehive catch basin
 - BRIG Denotes bridge
 - BS Denotes bridge support
 - BWW Denotes bridge wing wall
 - CB Denotes catch basin
 - COT Denotes cottonwood tree
 - CWB Denotes bottom of concrete wall
 - EB Denotes electrical box
 - EMH Denotes electric manhole
 - FTG Denotes footing
 - GAS V Denotes gas valve
 - HCR Denotes handicapped ramp
 - HH Denotes hand hole
 - HYD Denotes hydrant
 - HW Denotes invert elevation
 - LP Denotes light pole
 - MH Denotes manhole
 - MPL Denotes maple tree
 - SAN Denotes sanitary manhole
 - SAN S Denotes sanitary sewer
 - SHB Denotes shrub
 - SMH Denotes storm manhole
 - SPCG Denotes green spruce tree
 - STA Denotes survey control station
 - STL Denotes steel
 - ST S Denotes storm sewer
 - TB Denotes telephone box
 - TC Denotes top of curb elevation
 - TMH Denotes telephone manhole
 - TRANS Denotes transformer
 - UCE Denotes underground electric
 - UT Denotes underground telephone
 - WAF Denotes water fountain
 - WV Denotes water valve

PROPERTY DESCRIPTION:
(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-166493-MPLS, commitment date February 11, 2005, as to the registered portion of the land, and March 25, 2005 as to the abstract portion of the land, Commitment revised August 17, 2005)

Parcel 1:
Lot 1, Block 1; Lots 1, 2, 3, 4 and 5, Block 2, all in River Park Plaza, Ramsey County, Minnesota.

Parcel 2:
Lot 14, Block 1, Bazil and Robert's Addition to West St. Paul, together with the Southeastery half of the alley in Block 1, adjoining Lot 14, vacated, lying between the Southeastery line and the Northwestery line of said Lot 14 extended Northwestery, and Southeastery half of Eaton Street, vacated lying between the centerline of the alley adjoining Lot 14 in Block 1, vacated, extended Northwestery and the Southeastery line of Lot 14 extended Northwestery.

AND

That part of the following described tract: Commencing at a point where the Westery line of Lot 5, Block 1, Bazil & Roberts Addition to West St. Paul, intersects a line drawn from the Northeast corner of Block 176 of Robertson's Addition to West St. Paul to the Northwest corner of Block 4 of Marshall's Addition to West St. Paul, (which last mentioned line is hereinafter called the "Levee Line"); thence Northwestery along the Levee Line a distance of 205.7 feet to a point; thence Northwestery at an angle of 87 degrees 18 minutes 19 seconds a distance of 60.06 feet to the place of beginning; thence Northwestery along said last described line to the Mississippi River, which line is the Westery boundary of the tract to be registered; thence Eastery along the Mississippi River to the centerline of Eaton Street, produced; thence Southeastery along the centerline of Eaton Street to a point made by its intersection with a line parallel to within 60 feet Northwestery from said Levee Line; thence Southeastery along said last described line to the place of beginning; which lies Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1;

Line 1 is a line commencing at the most Eastery corner of Block 2, said Bazil & Roberts Addition to West St. Paul; thence Northwestery at an angle of 90 degrees 02 minutes 31 seconds to the Northwestery line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating.

AND

All those parts of Lots 1, 2, 3 and 4 lying Southeastery of a line drawn from the Northeast corner of Block 176 to Robertson's Addition to West St. Paul to the Northwest corner of Block 4 of Marshall's Addition to West St. Paul;

That part of Lot 5 lying Southeastery of a line drawn from the Northeast corner of Block 176 of Robertson's Addition to West St. Paul to the Northwest corner of Block 4, Marshall's Addition to West St. Paul; and lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1;

That part of Water Street overlying Lots 1, 2, 3, 4 and 5, Block 1, Bazil & Roberts Addition to West St. Paul, vacated, lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1; and Southeastery of the Northwestery line of said Lot 1;

That part of Lot 6 lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1;

All of Lots 7, 8 and 13;

That part of the alley adjoining Lots 1, 2, 3, 4 and 5 to the Southeast and Lots 6 and 7 to the Northwest, vacated, lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1 and Southeastery of the extension Southeastery across said alley of the Northwestery line of said Lot 1;

That part of the Northwestery half of the alley adjoining Lots 8 and 9 to the Southeast and Lots 10, 11, 12, 13 and 14 to the Northwest, vacated, lying between the Southeastery and Northwestery lines of Lot 8 extended Southeastery across said alley; and

That part of the Southeastery half of said alley, vacated, lying between the Southeastery and Northwestery lines of Lots 13 extended Northwestery;

All that part of the Southeastery half of Eaton Street, vacated, lying Northwestery of the Northwestery extension of the centerline of the alley, vacated, adjoining Lot 8 to the Southeast and Lot 14 to the Northwest and lying Southeastery of a line drawn 60 feet Northwestery and parallel with a line drawn from the Northeast corner of Block 176 of Robertson's Addition to West St. Paul to the Northwest corner of Block 4, Marshall's Addition to West St. Paul;

all in Block 1, Bazil & Roberts Addition to West St. Paul;

Line 1 is a line commencing at the most Eastery corner of Block 2, said Bazil & Roberts Addition to West St. Paul; thence Northwestery at an angle of 90 degrees 02 minutes 31 seconds to the Northwestery line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating.

AND

That part of Lot 9, Block 1, Bazil & Roberts Addition to West St. Paul lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1 and the Northwestery half of the alley adjoining said Lot 9, vacated, lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1 and Southeastery of the Northwestery line of said Lot 9 extended Southeastery;

Line 1 is a line commencing at the most Eastery corner of Block 2, said Bazil & Roberts Addition to West St. Paul; thence Northwestery at an angle of 90 degrees 02 minutes 31 seconds to the Northwestery line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating.

AND

That part of Southeastery 66 feet of Lot 10 lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1; and the Southeastery 66 feet of Lot 11, all in Block 1, Bazil & Roberts Addition to West St. Paul;

Line 1 is a line commencing at the most Eastery corner of Block 2, said Bazil & Roberts Addition to West St. Paul; thence Northwestery at an angle of 90 degrees 02 minutes 31 seconds to the Northwestery line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating.

AND

Outlot A, River Park Plaza, according to the recorded plat thereof.

AND

That part of the Northwestery 50 feet of Lots 10 and 11, Block 1, Bazil & Roberts Addition to West Saint Paul lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1 and all of said Lot 12, Block 1, Bazil & Roberts Addition to West Saint Paul, together with that part of the Southeastery half of the vacated alley within said Block 1 lying Southeastery of the extension across said alley of the Northwestery line of said Lot 12 and lying Northwestery of a line drawn 60 feet Northwestery of and parallel with the following described Line 1;

Line 1 is a line commencing at the most Eastery corner of Block 2, said Bazil & Roberts Addition to West Saint Paul; thence Northwestery at an angle of 90 degrees 02 minutes 31 seconds to the Northwestery line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating.

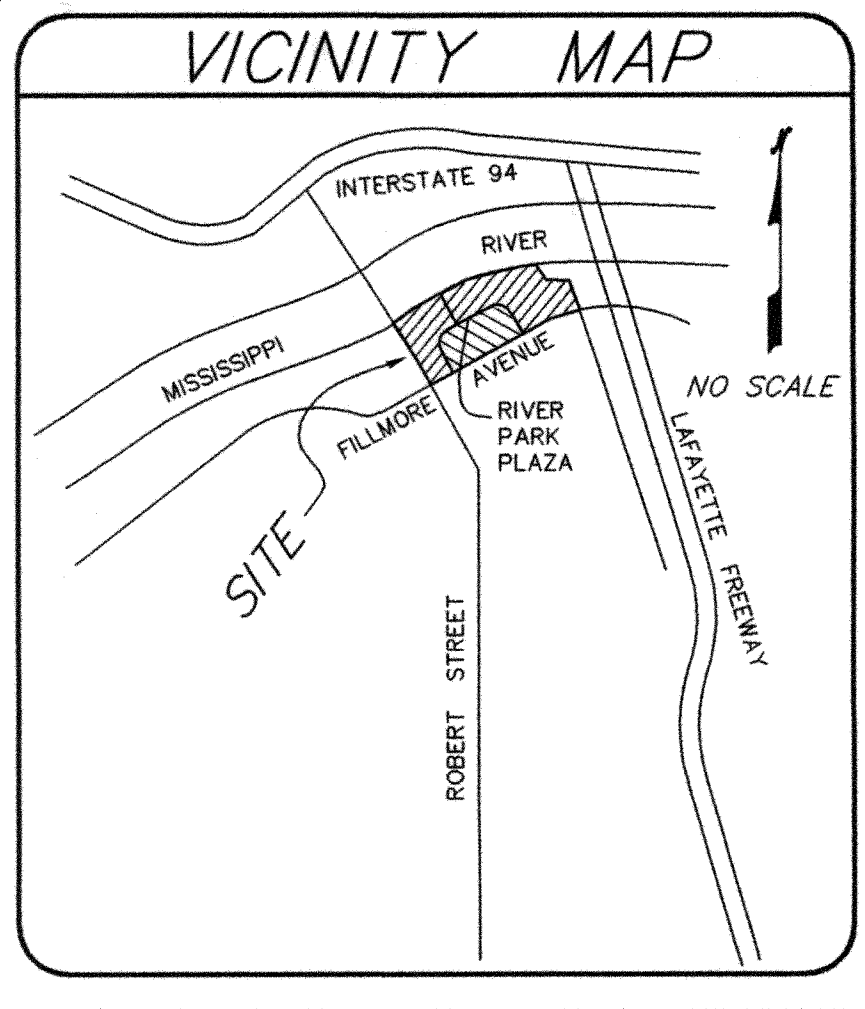
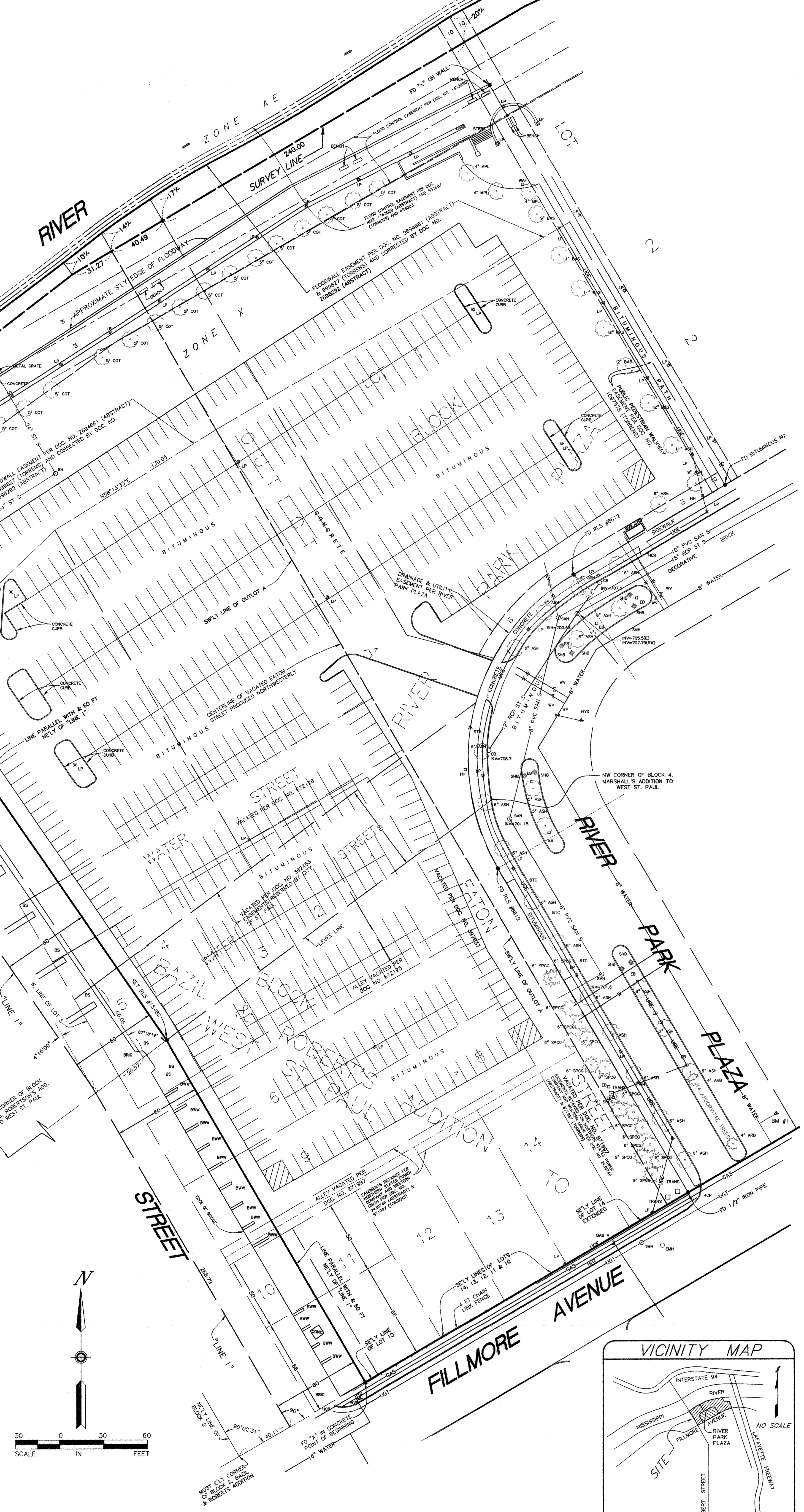
OVERALL PROPERTY DESCRIPTION:

Parcel 1:
Lot 1, Block 1; Lots 1, 2, 3, 4 and 5, Block 2 and Outlot A, all in RIVER PARK PLAZA, Ramsey County, Minnesota.

Parcel 2:
All of Lots 1, 2, 3, 4, 7, 8, 11, 12, 13 and 14, Block 1, BAZIL AND ROBERTS ADDITION TO WEST ST. PAUL and those parts of Lots 5, 6, 9 and 10, vacated alleys in said Block 1, vacated Water streets per Document Numbers 262453 and 672126, vacated Eaton Street per Document Number 397637 and lands lying within the following described tract:

Beginning at the intersection of the Southeastery line of said Lot 10 and a line drawn 60 feet Northwestery of and parallel with a line hereinafter referred to as "Line 1" described below; thence Northwestery along said parallel line to the Mississippi River; thence Northwestery along the Mississippi River to the Northwestery line of said Outlot A; thence Southeastery along said Southeastery line of Outlot A to its intersection with the Northwestery extension of the Southeastery line of said Lot 14; thence Southeastery along the Southeastery lines of said Lots 14, 13, 12, 11 and 10 to the point of beginning.

"Line 1" is described as commencing at the most Eastery corner of Block 2, said BAZIL AND ROBERTS ADDITION TO WEST ST. PAUL; thence Northwestery at an angle of 90 degrees 02 minutes 31 seconds to the Northwestery line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating.



Mark S. Hanson, a registered land surveyor, License No. 15480, in and for the State of Minnesota and legally doing business in Ramsey County, does hereby certify to 10RPP, LLC, Greenwich Capital Financial Products, Inc., First American Title Insurance Company, and their respective successors and assigns:

- I. the accompanying survey ("Survey") represents an accurate survey made by me on August 16th, 2005 of the land therein particularly described;
 - II. the property described herein is the same as the property described in First American Title Insurance Company Commitment No. NCS-166493-MPLS with a commitment date of February 11, 2005, as to the registered portion of the land, and March 25, 2005 as to the abstract portion of the land and a revision date of August 17, 2005, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property;
 - III. all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
 - IV. any discharge into streams, rivers or other conveyance system is shown on the Survey;
 - V. said described property appears to lie within an area having a Zone Designation X, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) and a Zone Designation FLOODWAY AREAS IN ZONE AE, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 2752480029 F, with a date of identification of April 2, 2003, in Ramsey County, State of Minnesota, which is the current Flood Insurance Rate Map for the community in which said premises is situated;
 - VI. the subject property has access to Fillmore Avenue and River Park Plaza, duly dedicated and accepted public streets;
 - VII. except as shown on the Survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress; and
 - VIII. the total number of striped surface parking spaces on the subject property is 1424, including 18 designated handicap spaces.
- The parties listed above are entitled to rely on the Survey and this certificate as being accurate.

This map or plat of the survey on which it is based were made in accordance with laws regulating surveying in the State of Minnesota, and 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, 2, 3, 4, 6, 7, 8, 9, 10, 11(a), 13 and 14 in Table A, contained therein. 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."

Dated this 31st of August, 2005
SUNDE LAND SURVEYING, LLC.
By: *Mark S. Hanson*
Mark S. Hanson, R.L.S., Minn. Reg. No. 15480

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|--------------------------|-----|------------|
| ALTA/Revise per comments | EEB | 8/31/2005 |
| ALTA | SMT | 8/18/2005 |
| Comments per client | TLS | 5/22/2002 |
| Update and recertify | TLS | 5/10/2002 |
| Per comments | | 11/24/1999 |
| Update and recertify | | 11/23/1999 |
| Original Survey | | 6/02/1999 |
| Revision | By | Date |

Drawing Title:
ALTA/ACSM LAND TITLE SURVEY FOR
JLT GROUP, INC.

Sunde Land Surveying, LLC.
900 East Bloomington Freeway (SW) • Suite 118
Bloomington, Minnesota 55420-3435 Business
952-881-2455 • Fax: 952-888-1528

Date: 8/31/2005
Project: 88-400-A
Drawing: 88400A06Sheet1.dwg
Sheet: 1 of 2