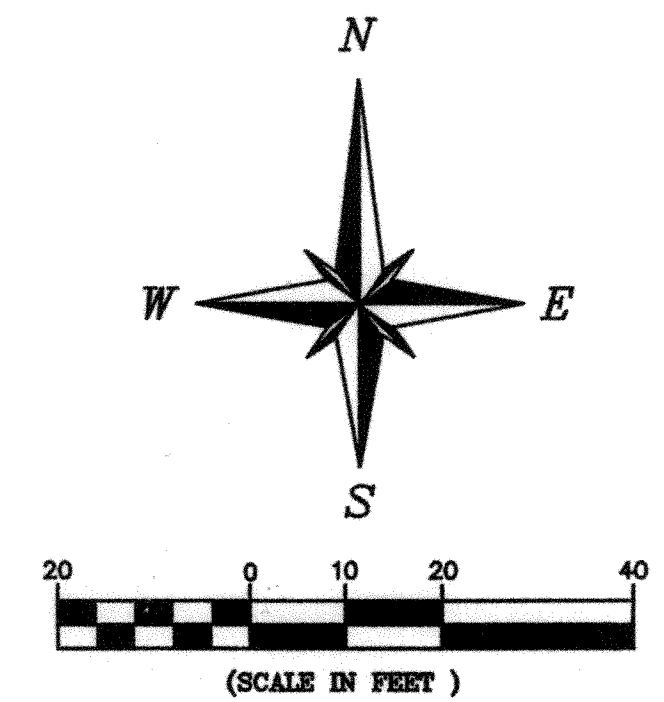
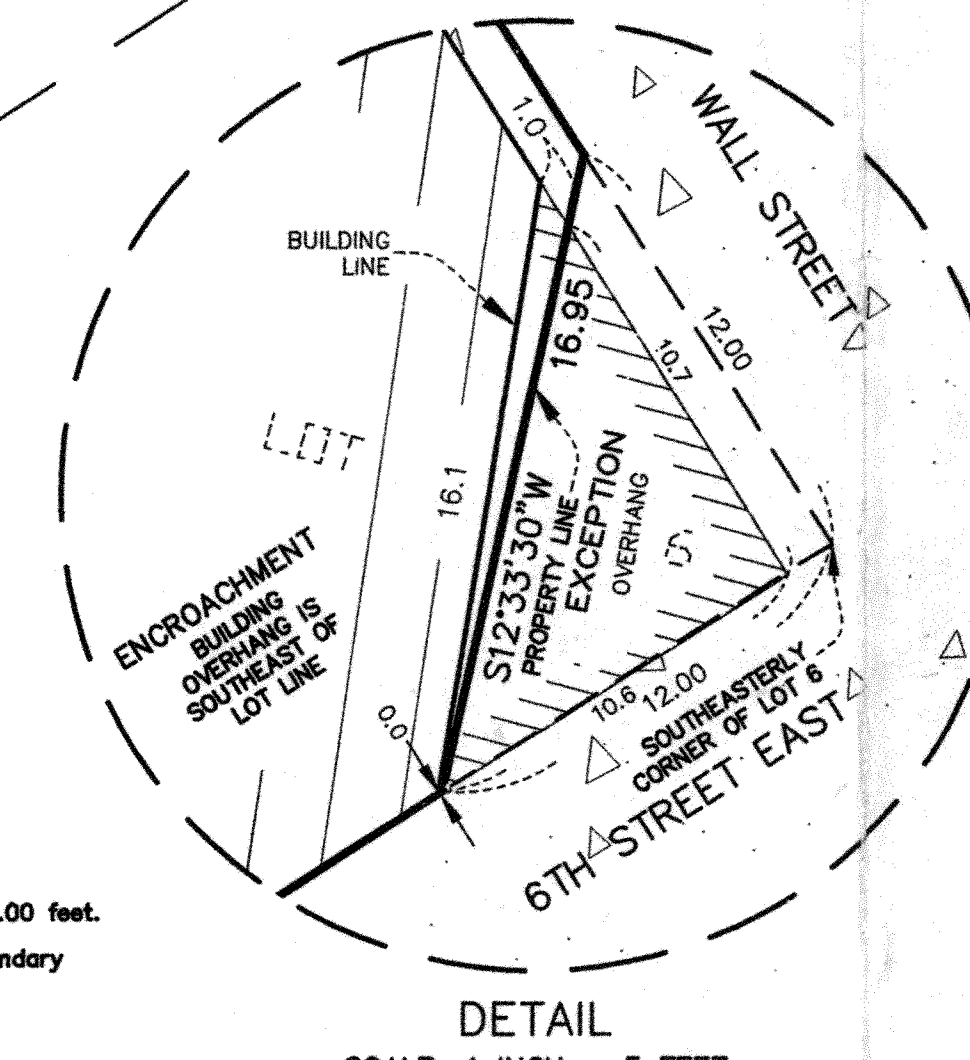
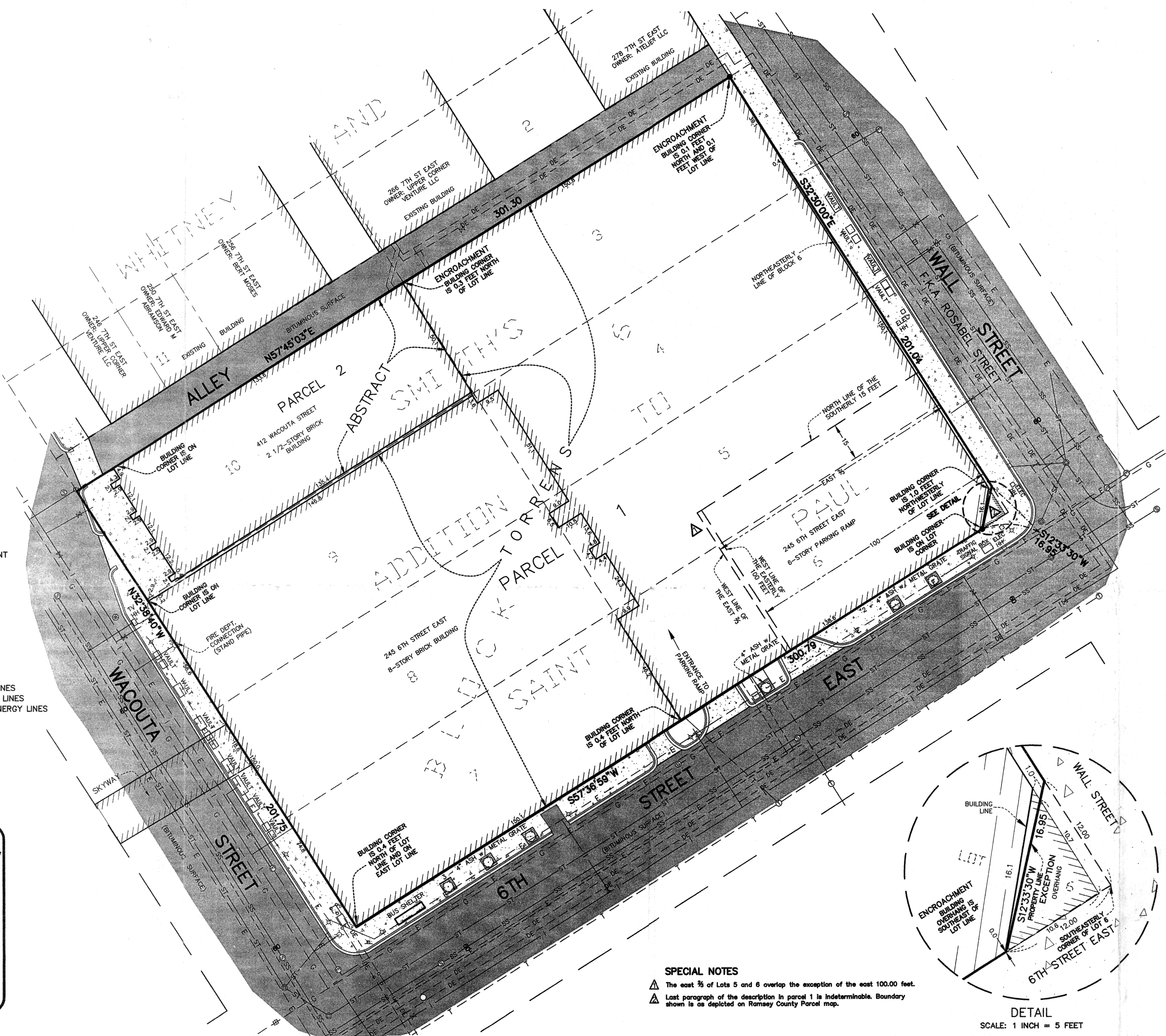
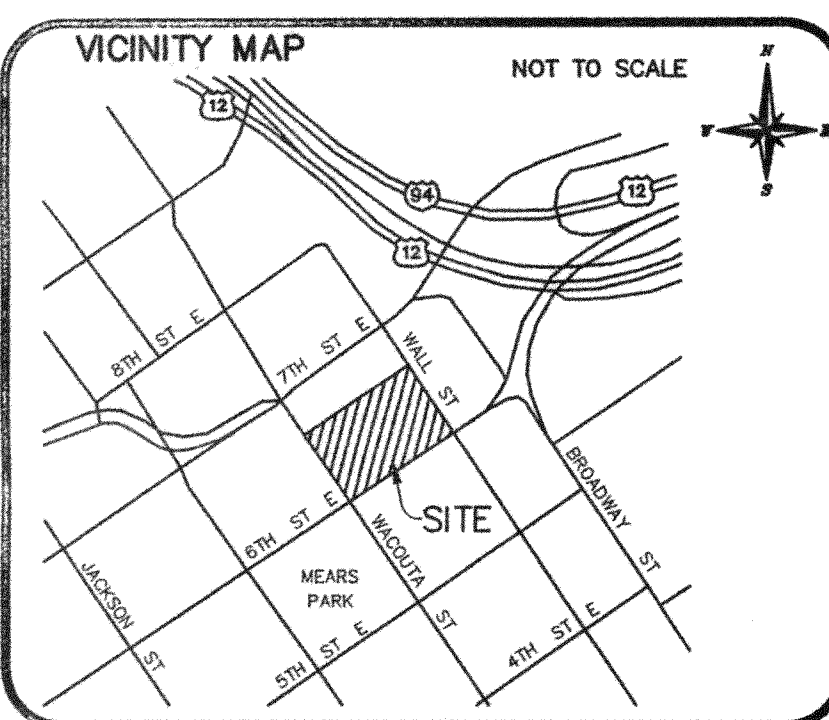


ALTA/ACSM LAND TITLE SURVEY



LEGEND

- DENOTES GAS VALVE
- DENOTES GAS METER
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES NATURAL GAS MANHOLE
- DENOTES TELEPHONE MANHOLE
- DENOTES WATERMAIN MANHOLE
- DENOTES ELECTRIC MANHOLE
- DENOTES STORM CATCH BASIN
- DENOTES LIGHT POLE
- DENOTES STORM MANHOLE
- DENOTES FOUND IRON MONUMENT
- DENOTES SET IRON MONUMENT
- DENOTES UTILITY POLE
- DENOTES COMMUNICATIONS RISER
- DENOTES WELL
- DENOTES WATER METER
- DENOTES WATER GATE VALVE
- DENOTES SURVEY CONTROL POINT
- DENOTES ELECTRIC TRANSFORMER
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES POST
- DENOTES ELECTRIC METER
- DENOTES FLARED END SECTION
- DENOTES SIGN
- DENOTES STAND PIPE
- DENOTES POST INDICATOR VALVE
- DENOTES HANDICAP PARKING STALL
- DENOTES SEWER CLEANOUT
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES WATERMAIN
- DENOTES GASMAIN
- DENOTES UNDER GROUND ELECTRIC LINES
- DENOTES UNDER GROUND TELEPHONE LINES
- DENOTES UNDER GROUND DISTRICT ENERGY LINES
- DENOTES OVER HEAD LINES
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD FENCE
- DENOTES METAL FENCE
- DENOTES PARKING STALL COUNT
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE



CERTIFICATION

I hereby certify to RPL Condos, LLC, Hempel Properties, INC., and LandAmerica Commonwealth, that this is a survey of:
PARCEL 1
 Lots 3, 4, 7, 8, and 9;
 Lot 5 except the Southerly 15 feet of the Easterly 100 feet thereof;
 Lot 6 except the Easterly 100 feet thereof;
 All in Block 6, WHITNEY & SMITH'S ADDITION TO SAINT PAUL.

PARCEL 2
 Block 6, WHITNEY & SMITH'S ADDITION TO SAINT PAUL
 and is based upon information found in the commitment for title insurance prepared by LandAmerica Commonwealth, Commitment No. 205573, dated effective September 10th, 2004 at 8:00 A.M., and shows the locations of all buildings, structures or improvements visible on said property; that there are no visible rights of way or easements on said described property other than shown or noted hereon; that there are no party walls or visible encroachments on said described property by buildings, structures or other improvements situated on adjoining property except as shown or noted hereon; that all easements, if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown hereon; and that this map and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(c) of Table A thereof and (f) 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."

Date of Original Signature: May 17th, 2005
 Date of Field Survey: May 11th, 2005

 Theodore D. Kemna
 Land Surveyor, MN License No. 17006

GENERAL NOTES

1. Fee ownership is vested in Port Authority of the City of Saint Paul, a Minnesota body corporate and political, per above described title commitment.
2. This survey is based upon information found in the commitment for title insurance prepared by LandAmerica Commonwealth, Commitment No. 205573, dated effective September 10, 2004 at 8:00 A.M.
3. For the purpose of this survey, the Northeasterly line of Block 6, WHITNEY & SMITH'S ADDITION TO SAINT PAUL has an assumed bearing of S32°30'00"E.
4. The City of St. Paul, has indicated that the property shown on this survey map is in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 275248 0029 F, published by the Federal Emergency Management Agency, effective date April 2, 2003.
5. Utilities shown are from visible surface marks provided by Gopher State One Call. Reference ticket number 50139755 for utility information across this property. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center (800) 252-1166 for verification of utility type and field location prior to excavation.
6. Area of property: 60,557 Sq. Ft. (1.39 Ac.)
7. Property has access to Wacouta Street, 6th Street East, Wall Street, and an alley, all public rights-of-way.
8. Names of adjoining owners were provided by the Ramsey County WebSite (GIS Mapping).
9. The field survey of this site was completed on May 11, 2005.
10. The City of St. Paul, has indicated that the property is currently zoned B5 (business) under the applicable zoning regulations, and that the current setbacks are:

| | |
|--------------------------|-------------------------|
| Building: Front = 0 feet | Parking: Front = 0 feet |
| Side = 0 feet | Side = 0 feet |
| Rear = 0 feet | Rear = 0 feet |
- For additional information to www.lrap.com.
11. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this property.
12. There was no observable evidence of use as a solid waste dump, sump or sanitary landfill at time of field survey.
13. There was no observable evidence of earthwork, building construction or additions at time of field survey.

SPECIAL NOTES

- ▲ The east 2/3 of Lots 5 and 6 overlap the exception of the east 100.00 feet.
- ▲ Last paragraph of the description in parcel 1 is indeterminate. Boundary shown is as depicted on Ramsey County Parcel map.

SCHOELL & MADSON, INC.

ENGINEERS • SURVEYORS • PLANNERS
 SOIL TESTING • ENVIRONMENTAL SERVICES
 10580 WAYZATA BOULEVARD, SUITE 1
 MINNETONKA, MN 55305
 (952) 546-7601 FAX: (952) 546-9065
 COPYRIGHT © 2005

| REVISIONS | | | | |
|-----------|------|----|-------------|------|
| NO. | DATE | BY | DESCRIPTION | CK'D |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

This drawing has been checked and reviewed this 17th day of MAY, 2005 by Theodore D. Kemna
 JOB BOOK NUMBER: (140-77)
 FIELD BOOK: 644 PAGE: 36

CERTIFICATION
 I hereby certify that this survey was prepared under my supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

 THEODORE D. KEMNA
 Date: 5-17-05 License No. 17006

LOCATION
RIVER PARK LOFTS
ST. PAUL, MN

CLIENT
RPL CONDOS, LLC
4205 LANCASTER LANE N., SUITE 105
PLYMOUTH, MN 55441
 SHEET NO. 1 OF 1
 S.M.I. PROJECT NO. 64303-001