



This survey is made for the benefit of Vance Capital Corporation, Vance Pioneer Associates Limited Partnership, The First National Bank of Saint Paul, Vance Financial Corporation, Bankers Life Company, Saplar & Bok and their respective successors and assigns.

The undersigned hereby certifies to the aforesaid parties, as of the date set forth below, that he has reviewed the commitment of Title Insurance of Minnesota dated April 13, 1982 (Application No. 110292-C) and that:

(a) This survey (1) was made on the ground as per the drawing shown hereon and (ii) correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; that it correctly shows the location of all buildings, main structures and other improvements and matters situated on the above premises; that it (iii) correctly shows ties to the nearest streets from which the land indicated hereon and each individual parcel thereof is measured in the record description; and (iv) correctly shows the location and dimensions of all alleys, streets, roads, right-of-way, easements and other matters of record, as listed on the above commitment, whether or not visible, according to the legal description in such right-of-way, easements and other matters; and (b) except as shown, and except for the interior walkway easements described in Document No. 1996624, there are no visible easements or right-of-ways across said premises, or any other easements or right-of-ways of which the undersigned has been advised, nor any party walls or conflicts, nor encroachments on adjoining premises, streets or alleys by any said buildings, structures or other improvements, other than cornices on said buildings; and no encroachments on said premises by buildings, structures or other improvements situated on adjoining premises.

Subject to party wall agreements dated October 24, 1888 filed November 8, 1888, and recorded in Book "2" of Miscellaneous, page 557; and dated September 30, 1891 and filed April 23, 1892 and recorded in Book "31" of Miscellaneous, page 157.

Georgi-Schmidt & Associates, Inc.  
 Donald W. Schmidt-Registered Land Surveyor  
 Minnesota Registration No. 10459  
 Dated: 4/28/82

DESCRIPTION: (Contains 70,157 sq. ft. or 1.6106 acres, more or less)  
 Lots 3 to 12 inclusive, except the Northerly 102.5 feet thereof, and except the Easterly 9.0 feet of said Lot 3; also all of Lots 8 to 12 inclusive, except the Easterly 9 feet of said Lot 12; all in Block 17, St. Paul Proper;  
 and Lot 1 in Block 2, Capital Centre Nos. 1 all in Ramsey County, Minnesota;  
 Subject to party wall agreements dated October 24, 1888 filed November 8, 1888, and recorded in Book "2" of Miscellaneous, page 557; and dated September 30, 1891 and filed April 23, 1892 and recorded in Book "31" of Miscellaneous, page 157; subject to consent and waiver by Davidson Company that telephone equipment installed for Ludquist, Vilmar Schultz and Martin, Inc. will remain personal property as contained in Document No. 1938506; subject to State of Minnesota all minerals and mineral rights; subject to terms, conditions and covenants as shown and recorded in document numbers 1676502, 1676509 and 1685206, Register of Deeds and Document Numbers 500434, 489415 and 503742, Register of Titles; subject to conditions, reservations and provisions contained in Council File No. 273088 recorded November 9, 1979 as Document Number 2061719 re the maintaining of caption legal as a Heritage Preservation site; subject to grant of easement for pedestrian concourse system dated March 8, 1978 and filed March 10, 1978 as Document No. 195624; and subject to other easements, whether recorded or not recorded, not shown on above application No. 110292-C.

*Handwritten note:* This language should be removed from legal description of Capital Centre

**BOUNDARY AND LOCATION MAP**  
 FOR  
**PIONEER, ENDICOTT, MIDWEST BUILDINGS**  
 AND  
**JACKSON RAMP**  
 CITY OF SAINT PAUL  
 RAMSEY COUNTY, MINNESOTA  
**SCALE: 1" = 20'**  
 GEORGI-SCHMIDT & ASSOC. INC.  
 Land Surveyors  
 3092 N. Lexington Ave. 483-4408  
 ROSEVILLE, MINNESOTA 55113  
 APRIL 28, 1982

*Handwritten notes:*  
 - New Method -  
 Typo -  
 in the Exception Clause on the location of Stairs, with steps  
 Carving Still under beams  
 Gal Zimmers

*Handwritten notes:*  
 By June 1st  
 Draft  
 Confirmation

ALZA  
 444 So.  
 Twp. 55.00 S  
 T12E - CORNER PLAT

Notes: Bearings are on an assumed basis. Southerly line of Block 17 is assumed as bearing West.