

PROPERTY DESCRIPTION

(Per First American Title Insurance Company, Commitment For Title Insurance, Commitment No.: NCS-335700-MPLS, Commitment Date: December 1, 2007).

Parcel A1 (Abstract, but subject to an Application to Register Title in Ramsey County District Court File No. C8-06-1801):

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 20, Rice and Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

And

Those parts of the following described properties:

Lots 1, 2 and 3, Block 43, said Rice and Irvine's Addition to Saint Paul.

And

Lots 1, 2 and 6, Auditors Subdivision No. 25, St. Paul, Minn.

And

Spring Street, Water Street, Market Street and Wabasha Street as shown in said Rice and Irvine's Addition to Saint Paul, said Auditors Subdivision No. 25, St. Paul, Minn., and in City of Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

And

The westerly half of St. Peter Street as shown in said plat of Rice and Irvine's Addition to Saint Paul.

And

That part of the easterly half of St. Peter Street as shown in said plat of City of St. Paul lying southerly of a line described as beginning at a point on the center line of said St. Peter Street distant 106.08 feet southerly of the center line of Kellogg Boulevard (formerly Third Street) as originally platted, as measured along said center line of St. Peter Street, thence northeasterly deflecting 130 degrees 45 minutes 24 seconds a distance of 36.79 feet to a line distant 62.7 feet southerly of and parallel with said center line of Kellogg Boulevard (formerly Third Street), thence northeasterly along said parallel line, a distance of 2.47 feet to the easterly line of said St. Peter Street.

See note.

And

That part of the Southwest Quarter of the Northeast Quarter of Section 6, Township 28, Range 22, Ramsey County, Minnesota lying easterly of said St. Peter Street and southerly of said Auditor's Subdivision No. 25, St. Paul, Minn.

Described as beginning at the northwest corner of said Lot 8; thence North 80 degrees 09 minutes 48 seconds East, assumed bearing, along the northwesterly line of said Block 20 and its northeasterly extension, a distance of 507.78 feet to said center line of St. Peter Street; thence South 34 degrees 57 minutes 06 seconds East, along said center line of St. Peter Street, a distance of 24.51 feet to a point distant 69.13 feet southerly of the intersection of said center lines of St. Peter Street and Kellogg Boulevard; thence North 80 degrees 04 minutes 01 seconds East a distance of 342.71 feet; thence South 56 degrees 53 minutes 04 seconds East a distance of 11.31 feet; thence South 11 degrees 52 minutes 59 seconds East a distance of 70.23 feet; thence North 68 degrees 21 minutes 56 seconds East a distance of 30.81 feet; thence South 26 degrees 54 minutes 06 seconds East a distance of 8.23 feet; thence South 70 degrees 26 minutes 54 seconds West a distance of 327.86 feet to a point on said center line of St. Peter Street distant 172.73 feet southerly of its intersection with said northeasterly extension of the northwesterly line of Block 20; thence South 70 degrees 46 minutes 39 seconds West a distance of 286.38 feet; thence South 69 degrees 32 minutes 52 seconds West a distance of 322.45 feet; thence South 65 degrees 54 minutes 17 seconds West a distance of 21.56 feet to the northwesterly line of Block 44, said Rice and Irvine's Addition to Saint Paul; thence North 39 degrees 16 minutes 51 seconds West, along said northeasterly line of Block 44, a distance of 52.57 feet to the most northerly corner of Lot 1, said Block 44; thence North 10 degrees 28 minutes 52 seconds West a distance of 43.20 feet to the southeast corner of Lot 1, Block 21, said Rice and Irvine's Addition to Saint Paul; thence North 9 degrees 57 minutes 53 seconds West, along the easterly line of said Lot 1, Block 21, a distance of 144.34 feet to the northeast corner of said Lot 1, Block 21; thence North 60 degrees 42 minutes 13 seconds East a distance of 69.94 feet to a point on the westerly line of said Lot 8 distant 11.20 feet southerly of the northwest corner of said Lot 8; thence North 9 degrees 57 minutes 53 seconds West a distance of 11.20 feet to the point of beginning.

Parcel A2 (Certificate of Title No. 140381):

Lots 3, 4 and 5 of Auditors Subdivision No. 25.

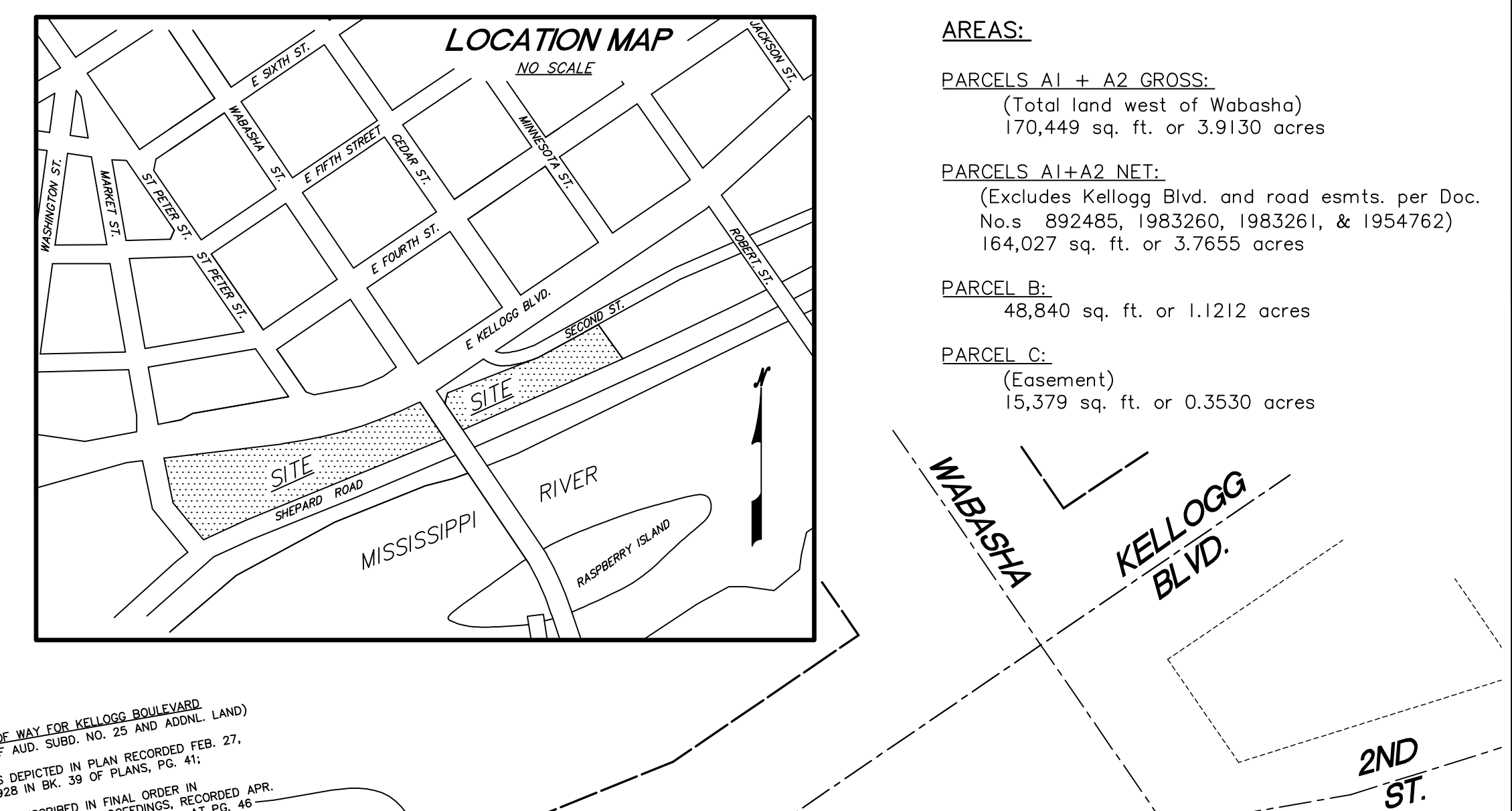
NOTE: For the purpose of this survey, the paragraph format has been modified from the description contained in the Title Commitment. The paragraphs have been indented for clarity.

Parcel B (Abstract):

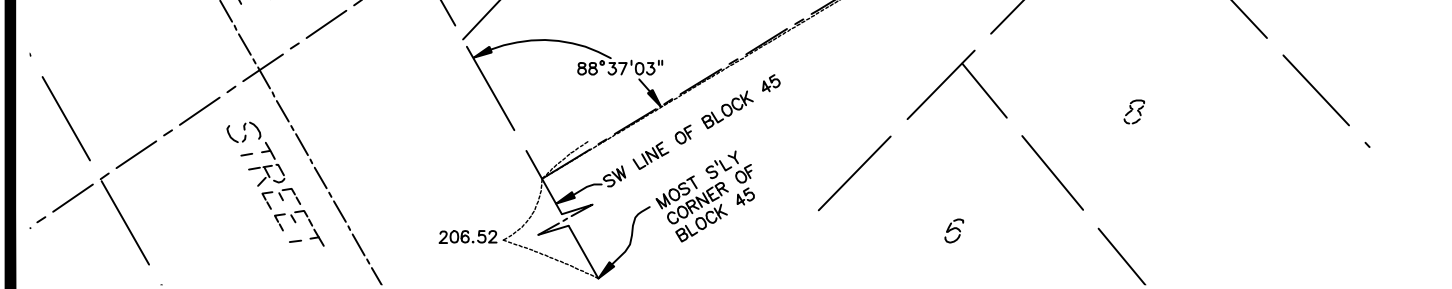
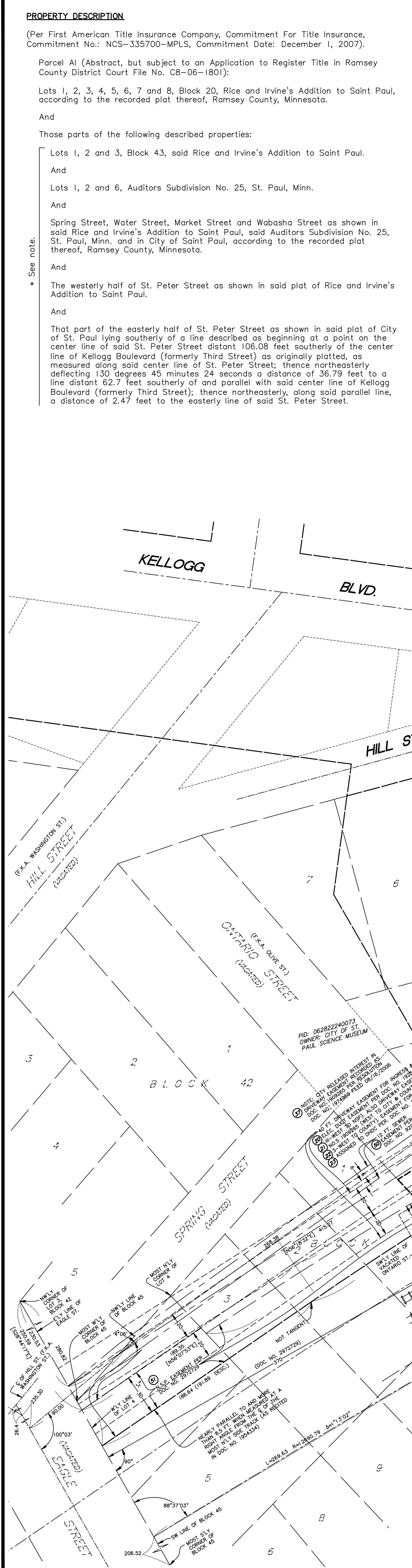
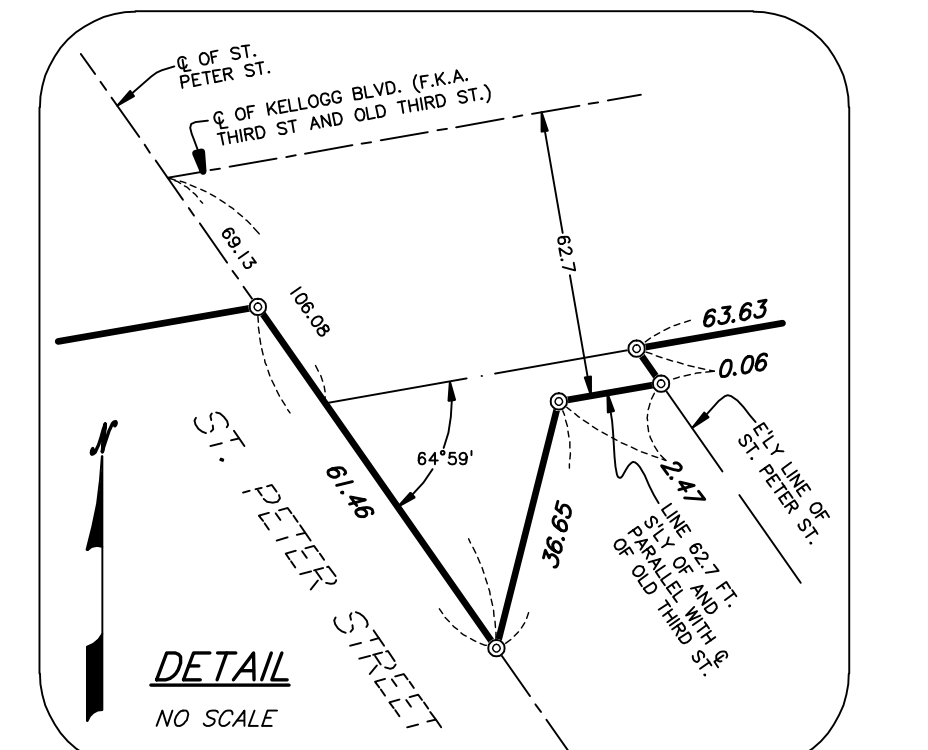
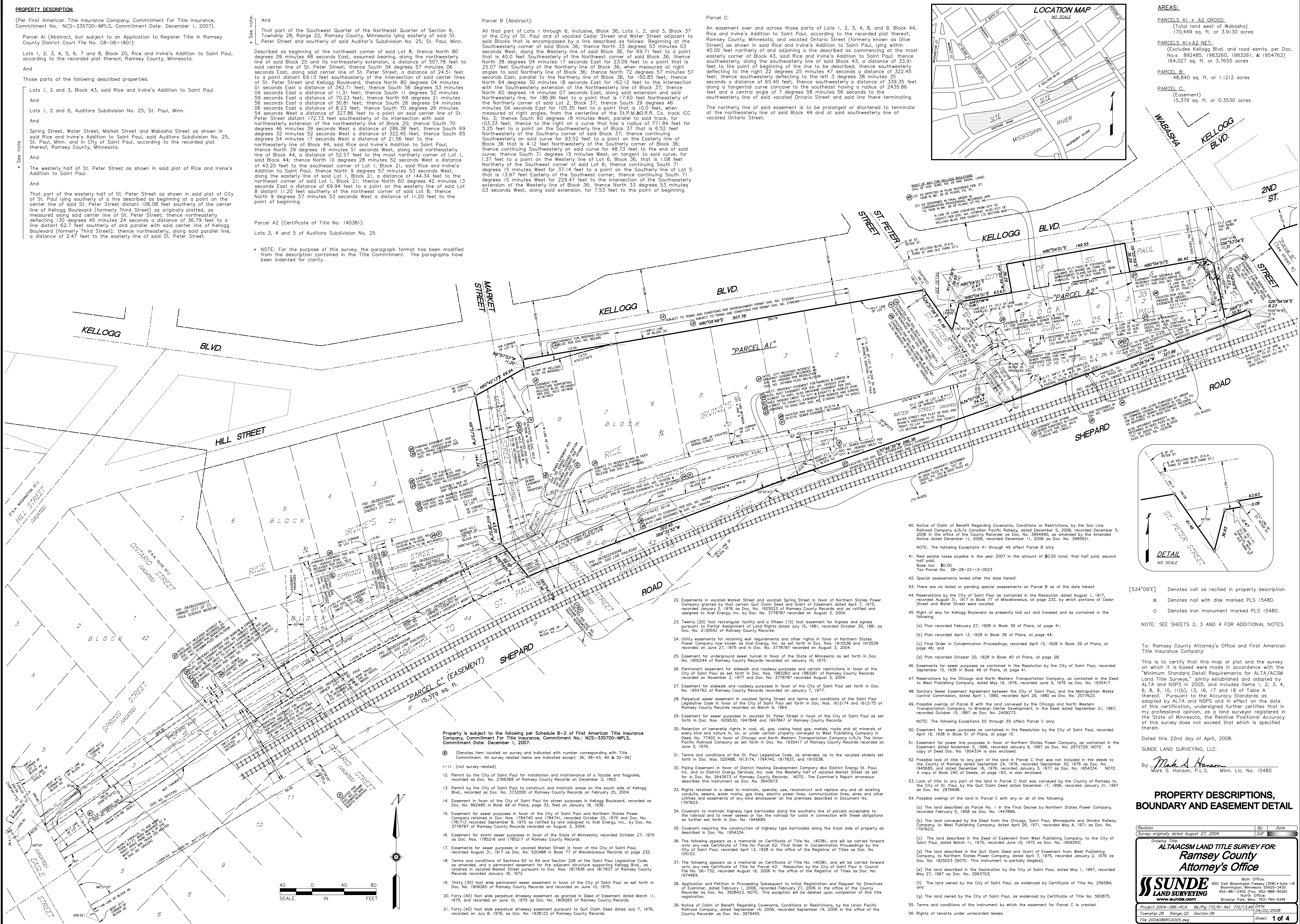
All that part of Lots 1 through 6, inclusive, Block 36, Lots 1, 2, and 3, Block 37 of the City of St. Paul and of vacated Cedar Street and Water Street adjacent to said Blocks that is encompassed by a line described as follows: Beginning at the Southwesterly corner of said Block 36; thence North 33 degrees 53 minutes 03 seconds West, along the Westerly line of said Block 36, for 69.71 feet to a point that is 40.0 feet Southwesterly of the Northwest corner of said Block 36; thence North 38 degrees 04 minutes 17 seconds East for 23.09 feet to a point that is 25.07 feet Southerly of the Northerly line of Block 36, when measured at right angles to said Northerly line of Block 36; thence North 72 degrees 57 minutes 57 seconds East, parallel to the Northerly line of Block 36, for 150.95 feet; thence North 64 degrees 30 minutes 18 seconds East for 162.12 feet to the intersection with the Southwesterly extension of the Northwesterly line of Block 37; thence North 60 degrees 14 minutes 07 seconds East, along said extension and said Northwesterly line, for 186.96 feet to a point that is 17.60 feet Northwesterly of the Northerly corner of said Lot 2, Block 37; thence South 29 degrees 46 minutes 04 seconds East for 105.35 feet to a point that is 10.0 feet, when measured at right angles, from the centerline of the S.T.P.M.&O.R.R. Co. track ICC No. 3; thence South 60 degrees 18 minutes West, parallel to said track, for 103.33 feet; thence to the right on a curve that has a radius of 717.84 feet for 5.25 feet to a point on the Southwesterly line of Block 37 that is 6.52 feet Northwesterly of the Southerly corner of said Block 37; thence continuing Southwesterly on said curve for 93.52 feet to a point on the Easterly line of Block 36 that is 4.12 feet Northwesterly of the Southerly corner of Block 36; thence continuing Southwesterly on said curve for 48.73 feet to the end of said curve; thence South 71 degrees 15 minutes West, on tangent to said curve, for 1.37 feet to a point on the Westerly line of Lot 6, Block 36, that is 1.08 feet Northwesterly of the Southwesterly corner of said Lot 6; thence continuing South 71 degrees 15 minutes West for 37.14 feet to a point on the Southerly line of Lot 5 that is 13.97 feet Easterly of the Southwest corner; thence continuing South 71 degrees 15 minutes West for 229.47 feet to the intersection of the Southwesterly extension of the Westerly line of Block 36; thence North 33 degrees 53 minutes 03 seconds West, along said extension, for 7.53 feet to the point of beginning.

Parcel C:

An easement over and across those parts of Lots 1, 2, 3, 4, 8, and 9, Block 44, Rice and Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, and vacated Ontario Street (formerly known as Olive Street) as shown in said Rice and Irvine's Addition to Saint Paul, lying within 40.00 feet northerly of and adjoining a line described as commencing at the most easterly corner of Block 43, said Rice and Irvine's Addition to Saint Paul, thence southerly, along the southeasterly line of said Block 43, a distance of 33.91 feet to the point of beginning of the line to be described; thence southerly deflecting to the right 22 degrees 25 minutes 47 seconds a distance of 322.45 feet; thence southerly deflecting to the left 3 degrees 38 minutes 35 seconds a distance of 65.40 feet; thence southerly a distance of 339.35 feet along a tangential curve concave to the southeast having a radius of 2435.86 feet and a central angle of 7 degrees 38 minutes 56 seconds to the southerly line of said vacated Ontario Street and said line thence terminating. The northerly line of said easement is to be prolonged or shortened to terminate at the northwesterly line of said Block 44 and at said southerly line of vacated Ontario Street.



AREAS:
PARCELS A1 + A2 CROSS: (Total land west of Wabasha) 170,449 sq. ft. or 3.9130 acres
PARCELS A1+A2 NET: (Excludes Kellogg Blvd. and road easmts. per Doc. No. 892485, 1983260, 1983261, & 1954762) 164,027 sq. ft. or 3.7655 acres
PARCEL B: 48,840 sq. ft. or 1.1212 acres
PARCEL C: (Easement) 15,379 sq. ft. or 0.3530 acres



Property is subject to the following per Schedule B-2 of First American Title Insurance Company, Commitment For Title Insurance, Commitment No.: NCS-335700-MPLS, Commitment Date: December 1, 2007.

- (Denotes item located on survey and indicated with number corresponding with Title Commitment. All survey related items are indented except: 36, 38-43, 49 & 52-56)
1-11. (not survey related)
12. Permit by the City of Saint Paul for installation and maintenance of a facade and flagpoles, recorded as Doc. No. 2766368 of Ramsey County Records on December 3, 1993.
13. Permit by the City of Saint Paul to construct and maintain areas on the south side of Kellogg Blvd., recorded as Doc. No. 3732000 of Ramsey County Records on February 25, 2004.
14. Easement in favor of the City of Saint Paul for street purposes in Kellogg Boulevard, recorded as Doc. No. 892485 in Book 49 of Plans, page 33, filed on January 18, 1936.
15. Easement for sewer purposes in favor of the City of Saint Paul and Northern States Power Company retained in Doc. Nos. 1784740 and 1784741, recorded October 20, 1970 and Doc. No. 178173 recorded September 8, 1970 as retained by and assigned to Xcel Energy, Inc., by Doc. No. 3778787 of Ramsey County Records recorded on August 3, 2004.
16. Easement for storm sewer purposes in favor of the State of Minnesota, recorded October 27, 1970 as Doc. No. 1785216 and 1785217 of Ramsey County Records.
17. Easements for sewer purposes in vacated Market Street in favor of the City of Saint Paul, recorded August 31, 1917 as Doc. No. 520488 in Book 77 of Miscellaneous Records at page 232.
18. Terms and conditions of Sections 60 to 64 and Section 228 of the Saint Paul Legislative Code, as amended, and a permanent easement for the adjacent structure supporting Kellogg Blvd., as retained in vacated Market Street pursuant to Doc. Nos. 1817836 and 1817837 of Ramsey County Records recorded January 18, 1972.
19. Thirty (30) foot wide permanent sewer easement in favor of the City of Saint Paul as set forth in Doc. No. 1809265 of Ramsey County Records and recorded on April 1, 1975.
20. Forty (40) foot wide perpetual driveway easement as granted in Deed of Easement dated March 11, 1975, and recorded on June 10, 1975 as Doc. No. 1809265 of Ramsey County Records.
21. Forty (40) foot wide perpetual driveway easement pursuant to Quit Claim Deed dated July 7, 1976, recorded on July 8, 1976, as Doc. No. 1938123 of Ramsey County Records.

- 22. Easements in vacated Market Street and vacated Spring Street in favor of Northern States Power Company granted by that certain Quit Claim Deed and Grant of Easement dated April 7, 1975, recorded January 2, 1976 as Doc. No. 1820223 of Ramsey County Records and as ratified and assigned to Xcel Energy, Inc. by Doc. No. 3778787 recorded on August 3, 2004.
23. Twenty (20) foot rectangular facility and a fifteen (15) foot easement for ingress and egress pursuant to Partial Assignment of Land Rights dated July 15, 1981, recorded October 30, 1981 as Doc. No. 2130342 of Ramsey County Records.
24. Utility easements for retaining wall requirements and other rights in favor of Northern States Power Company now known as Xcel Energy, Inc. as set forth in Doc. Nos. 1910538 and 1910539 recorded on June 27, 1975 and in Doc. No. 3778787 recorded on August 3, 2004.
25. Easement for underground sewer tunnel in favor of the State of Minnesota as set forth in Doc. No. 1900244 of Ramsey County Records recorded on January 16, 1975.
26. Permanent easement for sidewalk and roadway purposes and certain restrictions in favor of the City of Saint Paul as set forth in Doc. Nos. 1983260 and 1983261 of Ramsey County Records recorded on November 2, 1977 and Doc. No. 3778787 recorded August 3, 2004.
27. Easement for sidewalk and roadway purposes in favor of the City of Saint Paul set forth in Doc. No. 1954762 of Ramsey County Records recorded on January 7, 1977.
28. Perpetual sewer easement in vacated Spring Street and terms and conditions of the Saint Paul Legislative Code in favor of the City of Saint Paul set forth in Doc. Nos. 1612174 and 1612175 of Ramsey County Records recorded on March 9, 1964.
29. Easement for sewer purposes in vacated St. Peter Street in favor of the City of Saint Paul as set forth in Doc. Nos. 1939530, 1947846 and 1947847 of Ramsey County Records.
30. Retention of ownership rights in coal, oil, gas, casing head gas, metals, rocks and all minerals of every kind and nature in, on, or under certain property conveyed to West Publishing Company in Doc. No. 77402 in favor of Chicago and North Western Transportation Company n/a/a The Union Pacific Railroad Company as set forth in Doc. No. 1935417 of Ramsey County Records recorded on June 3, 1976.
31. Terms and conditions of the St. Paul Legislative Code, as amended, as to the vacated streets set forth in Doc. Nos. 520488, 1613174, 1784740, 1817837, and 1910538.
32. Piping Easement in favor of District Heating Development Company dba District Energy St. Paul, Inc. and to District Energy Services, Inc. over the Westerly half of vacated Market Street as set forth in Doc. No. 2643973 of Ramsey County Records. NOTE: The Examiner's Report erroneous describes this instrument as Doc. No. 3643973.
33. Rights retained in a deed to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities and easements of any kind whatsoever on the premises described in Document No. 1797603.
34. Covenant to maintain highway type barricades along the southerly line of parcels acceptable to the railroad and to never assess or tax the railroad for costs in connection with these obligations as further set forth in Doc. No. 1846845.
35. Covenant requiring the construction of highway type barricades along the track side of property as described in Doc. No. 1954334.
36. The following appears as a memorial on Certificate of Title No. 140381, and will be carried forward onto any new Certificate of Title for Parcel A2: Final Order in Condemnation Proceedings by the City of Saint Paul, recorded April 13, 1928 in the office of the Registrar of Titles as Doc. No. 105103.
37. The following appears as a memorial on Certificate of Title No. 140381, and will be carried forward onto any new Certificate of Title for Parcel A2: Resolution by the City of Saint Paul in Council File No. 06-732, recorded August 16, 2006 in the office of the Registrar of Titles as Doc. No. 1974969.
38. Application and Petition in Proceeding Subsequent to Initial Registration and Request for Directives of Examiner, dated February 1, 2006, recorded February 27, 2006 in the office of the County Recorder as Doc. No. 3569403. NOTE: This exception will be deleted upon completion of this title registration.
39. Notice of Claim of Benefit Regarding Covenants, Conditions or Restrictions, by the Union Pacific Railroad Company, dated September 14, 2006, recorded September 14, 2006 in the office of the County Recorder as Doc. No. 3979455.

- 40. Notice of Claim of Benefit Regarding Covenants, Conditions or Restrictions, by the Soo Line Railroad Company d/b/a Canadian Pacific Rail, dated December 5, 2006, recorded December 5, 2006 in the office of the County Recorder as Doc. No. 3994990, as amended by the Amended Notice dated December 11, 2006, recorded December 11, 2006 as Doc. No. 3995921.
NOTE: The following Exceptions 41 through 49 affect Parcel B only.
41. Real estate taxes payable in the year 2007 in the amount of \$0.00 total; first half paid, second half paid.
Base Tax: \$0.00.
Tax Parcel No. 06-28-22-13-0023
42. Special assessments levied after the date hereof.
43. There are no levied or pending special assessments on Parcel B as of the date hereof.
44. Reservations by the City of Saint Paul as contained in the Resolution dated August 1, 1917, recorded August 31, 1917 in Book 77 of Miscellaneous, at page 232, by which portions of Cedar Street and Water Street were vacated.
45. Right of way for Kellogg Boulevard as presently laid out and traveled and as contained in the following:
(a) Plan recorded February 27, 1928 in Book 39 of Plans, at page 41;
(b) Plan recorded April 13, 1928 in Book 39 of Plans, at page 44;
(c) Final Order in Condemnation Proceedings, recorded April 13, 1928 in Book 39 of Plans, at page 46; and
(d) Plan recorded October 20, 1928 in Book 40 of Plans, at page 28.

- 46. Easements for sewer purposes as contained in the Resolution by the City of Saint Paul, recorded September 10, 1936 in Book 49 of Plans, at page 41.
47. Reservations by the Chicago and North Western Transportation Company, as contained in the Deed to West Publishing Company, dated May 19, 1976, recorded June 3, 1976 as Doc. No. 1935417.
48. Sanitary Sewer Easement Agreement between the City of Saint Paul, and the Metropolitan Waste Control Commission, dated April 1, 1980, recorded April 28, 1980 as Doc. No. 2077623.
49. Possible overlap of Parcel B with the land conveyed by the Chicago and North Western Transportation Company, to Brookline Center Development, in the Deed dated September 21, 1987, recorded October 15, 1987 as Doc. No. 2409273.
NOTE: The following Exceptions 50 through 56 affect Parcel C only.
50. Easement for sewer purposes as contained in the Resolution by the City of Saint Paul, recorded April 19, 1936 in Book 51 of Plans, at page 10.
51. Easement for power line purposes in favor of Northern States Power Company, as contained in the Easement dated November 5, 1986, recorded January 9, 1987 as Doc. No. 2972729. NOTE: A copy of Deed Doc. No. 1954334 is also enclosed.
52. Possibility of title to any part of the land in Parcel C that was not included in the deeds to the County of Ramsey dated September 14, 1976, recorded September 30, 1976 as Doc. No. 1945885, and dated December 15, 1976, recorded January 3, 1977 as Doc. No. 1954334. NOTE: A copy of Book 240 of Deeds, at page 193, is also enclosed.
53. Lack of title to any part of the land in Parcel C that was conveyed by the County of Ramsey to the City of St. Paul, by the Quit Claim Deed dated December 17, 1986, recorded January 31, 1997 as Doc. No. 2976966.
54. Possible overlap of the land in Parcel C with any or all of the following:
(a) The land described as Parcel No. 1 in the Final Decree by Northern States Power Company, recorded February 5, 1958 as Doc. No. 1447889;
(b) The land conveyed by the Deed from the Chicago, Saint Paul, Minneapolis and Omaha Railway Company, to West Publishing Company, dated April 26, 1971, recorded May 4, 1971 as Doc. No. 1797603;
(c) The land described in the Deed of Easement from West Publishing Company, to the City of Saint Paul, dated March 11, 1975, recorded June 10, 1975 as Doc. No. 1909265;
(d) The land described in the Quit Claim Deed and Grant of Easement from West Publishing Company, to Northern States Power Company, dated April 7, 1975, recorded January 2, 1976 as Doc. No. 1925023 (NOTE: This instrument is partially illegible);
(e) The land described in the Declaration by the City of Saint Paul, dated May 1, 1997, recorded May 27, 1997 as Doc. No. 2993703;
(f) The land owned by the City of Saint Paul, as evidenced by Certificate of Title No. 256584; and
(g) The land owned by the City of Saint Paul, as evidenced by Certificate of Title No. 360875.

- 55. Terms and conditions of the instrument by which the easement for Parcel C is created.
56. Rights of tenants under unrecorded leases.

[S34°09'E] Denotes call as recited in property description
⊙ Denotes nail with disk marked PLS 15480.
○ Denotes iron monument marked PLS 15480.

NOTE: SEE SHEETS 2, 3 AND 4 FOR ADDITIONAL NOTES.

To: Ramsey County Attorney's Office and First American Title Insurance Company.

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 and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 8, 9, 10, 11(b), 13, 15, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 22nd day of April, 2008.

SUNDE LAND SURVEYING, LLC.
By: Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

PROPERTY DESCRIPTIONS, BOUNDARY AND EASEMENT DETAIL

Revision table and drawing title block for ALTA/ACSM LAND TITLE SURVEY FOR Ramsey County Attorney's Office, including Sunde Land Surveying logo and contact information.

NOTES.

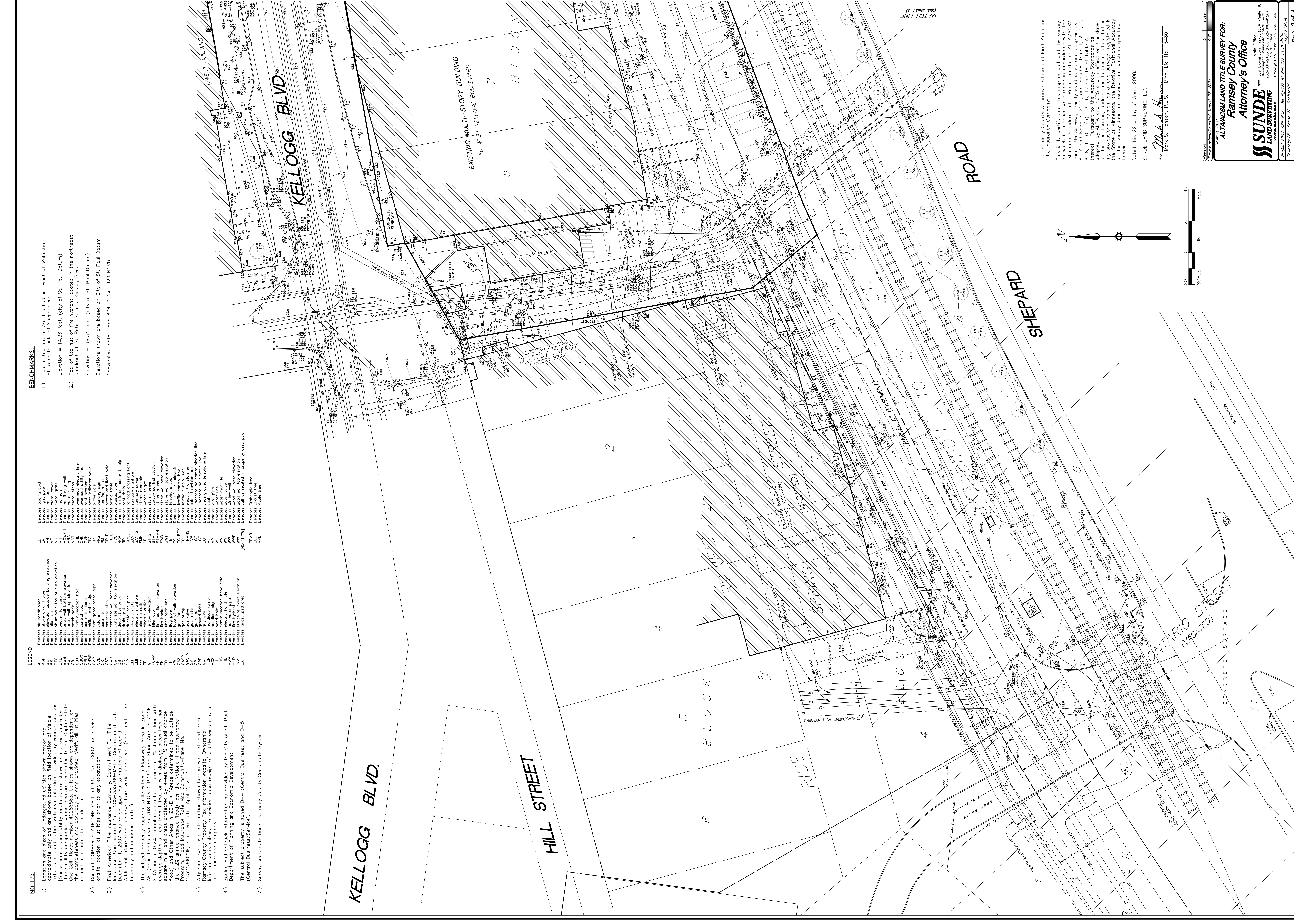
- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. (Some underground utility locations are shown as marked on the State One Call, ticket number 40286563. Utilities shown are dependent on the completeness and accuracy of data provided. 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.) First American Title Insurance Company, Commitment For Title Insurance, Commitment No.: NCS-335700-MPLS; Commitment Date: December 1, 2007 was relied upon as to matters of record. Additional information is shown from various sources. (See sheet 1 for boundary and easement detail)
- 4.) The subject property appears to lie within a Floodway Area in Zone AE, (base flood elevation 708 N.G.M.D. 1929) and Flood Area in ZONE X (Areas of 0.2% annual chance flood; areas of 1% chance flood with square mile and areas protected by levees from 1% annual chance flood) and Other Areas in ZONE X (Areas determined to be outside the 0.2% annual chance flood), per the National Flood Insurance Program Flood Insurance Rate Map Community-Panel No. 2704-68002P, Effective Date: April 2, 2003.
- 5.) Adjoining ownership information shown hereon was obtained from Ramsey County Property Tax Information website; Ownership revision upon receipt of a title search by a title insurance company.
- 6.) Zoning and setback information as provided by the City of St. Paul, Department of Planning and Economic Development: (Central Business/Service).
- 7.) Survey coordinate basis: Ramsey County Coordinate System

LEGEND.

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|-------|---|-------|---------------------------------|
| ADP | Denotes above ground pipe | LP | Denotes lighting pole |
| AE | Denotes elevation outside building entrance | MB | Denotes man box |
| BTC | Denotes bituminous top of curb elevation | MC | Denotes metal grate |
| BWB | Denotes brick wall bottom elevation | MG | Denotes monitoring well |
| BWT | Denotes brick wall top elevation | MWELL | Denotes monitoring well |
| CBK | Denotes communication box | OE | Denotes overhead electric line |
| CBX | Denotes concrete box | OH | Denotes overhead hydraulic line |
| CPV | Denotes chilled water pipe | OVI | Denotes overhead valve |
| CUP | Denotes concrete utility pipe | PIV | Denotes post indicator valve |
| CS1 | Denotes concrete stop | PKS | Denotes parking sign |
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| CS86 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS87 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS88 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS89 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS90 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS91 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS92 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS93 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS94 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS95 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS96 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS97 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS98 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS99 | Denotes concrete curb | PLC | Denotes plastic cable |
| CS100 | Denotes concrete curb | PLC | Denotes plastic cable |

BENCHMARKS.

- 1.) Top of top nut of 3rd fire hydrant west of Wabasha St. o north side of Shepard Rd.
Elevation = 14.36 feet. (city of St. Paul Datum)
 - 2.) Top of top nut of fire hydrant located in the northeast quadrant of St. Peter St. and Kellogg Blvd.
Elevation = 96.34 feet. (city of St. Paul Datum)
- Elevations shown are based on City of St. Paul Datum
Conversion factor: Add 694.10 for 1929 NGVD



To: Ramsey County Attorney's Office and First American Title Insurance Company.

This is to certify that this map or plat and the survey information contained hereon were prepared by the undersigned in accordance with the "Minimum Standards and Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, I am a duly qualified and competent person to perform the survey and the accuracy of this survey does not exceed that which is specified therein.

Dated this 22nd day of April, 2008.

SUNDE LAND SURVEYING, LLC

By: *Mark A. Hansen*
Mark S. Hansen, P.L.L.C.
Minn. Lic. No. 15480

Revision: Survey originally dated August 27, 2004

Project Title: ALTA/ACSM LAND TITLE SURVEY FOR: Ramsey County Attorney's Office

Project: 2004-086-ACA By: 772/61 Ref: 772/149 Date: 04/22/2008

Sheet: 2 of 4

File: 2004086RCA1005.dwg

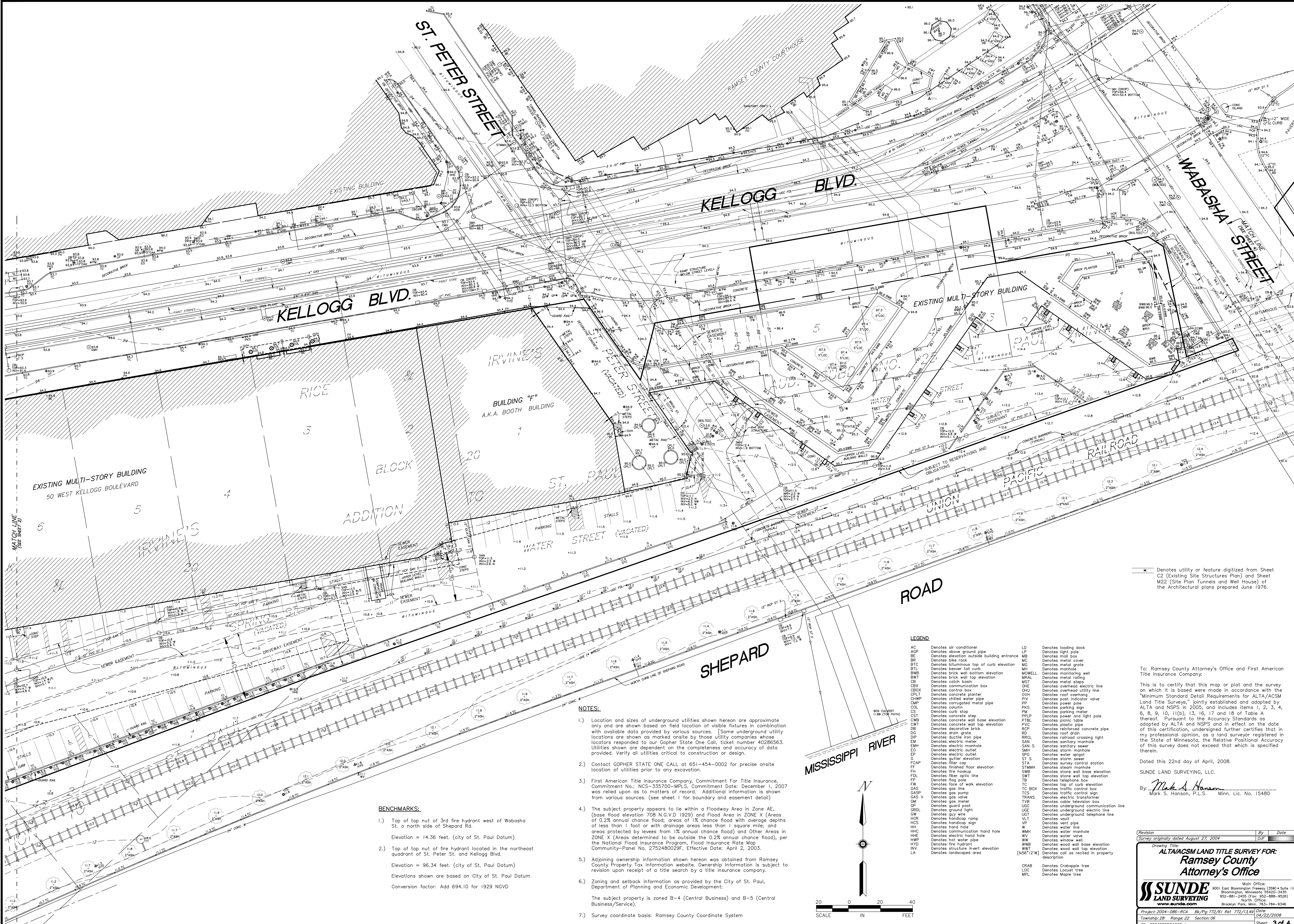
Main Office: 900 East Bloomington Avenue, Suite 118, St. Paul, MN 55105 (612) 224-8888

Project Office: 952-881-7405 (Fax: 952-888-9292)

Brooklyn Park, MN 763-784-9346

www.sunde.com

SUNDE LAND SURVEYING



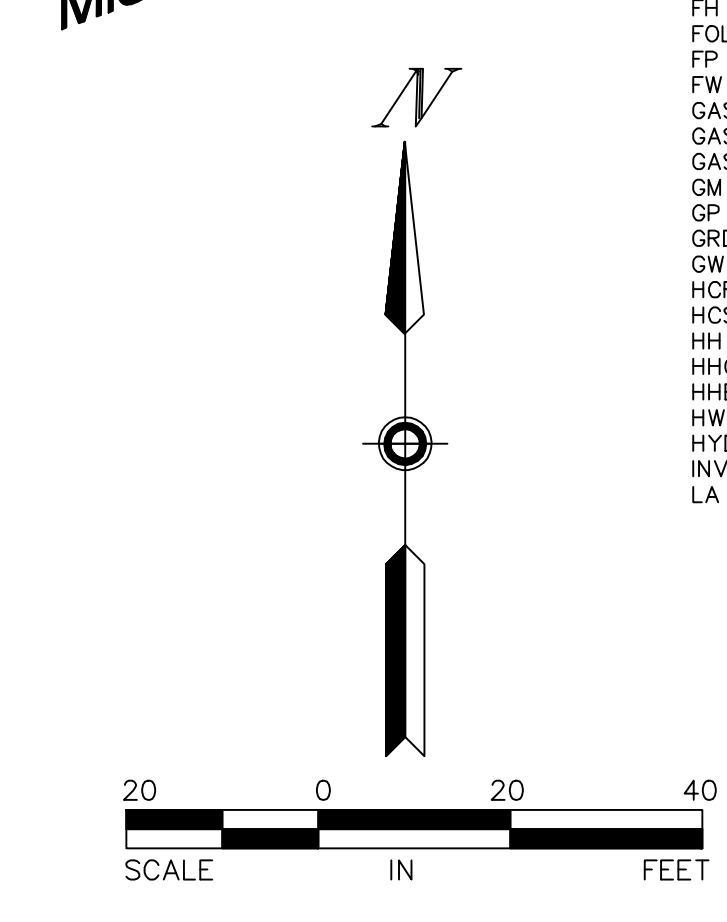
Denotes utility or feature digitized from Sheet C2 (Existing Site Structures Plan) and Sheet M22 (Site Plan Tunnels and Well House) of the Architectural plans prepared June 1976.

LEGEND

AC	Denotes air conditioner	LD	Denotes loading dock
AGP	Denotes above ground pipe	LP	Denotes light pole
BE	Denotes elevation outside building entrance	MB	Denotes mail box
BR	Denotes bike rack	MC	Denotes metal cover
BTC	Denotes bituminous top of curb elevation	MG	Denotes metal grate
BTL	Denotes beaver tail curb	MH	Denotes manhole
BWB	Denotes brick wall bottom elevation	MJ	Denotes monitoring well
BWT	Denotes brick wall top elevation	MRAL	Denotes metal railing
CB	Denotes catch basin	MST	Denotes metal steps
CBX	Denotes communication box	OE	Denotes overhead electric line
CBXO	Denotes control box	OHU	Denotes overhead utility line
CPLT	Denotes concrete planter	OVH	Denotes roof overhang
CHWP	Denotes chilled water pipe	PV	Denotes post indicator valve
CMP	Denotes corrugated metal pipe	PP	Denotes power pole
COL	Denotes column	PKS	Denotes parking sign
CS	Denotes curb stop	PM	Denotes parking meter
CST	Denotes concrete step	PLP	Denotes power and light pole
CWB	Denotes concrete wall base elevation	PTEL	Denotes picnic table
CWT	Denotes concrete wall top elevation	RCL	Denotes reinforced concrete pipe
DB	Denotes decorative brick	RD	Denotes roof drain
DC	Denotes drain grate	RPL	Denotes roof panel
DIP	Denotes ductile iron pipe	SAN	Denotes sanitary manhole
EM	Denotes electric meter	SAN S	Denotes sanitary sewer
EMH	Denotes electric manhole	SMH	Denotes storm manhole
EO	Denotes electric outlet	SPC	Denotes storm pipe
EP	Denotes electric outlet	STA	Denotes storm station
G	Denotes gutter elevation	ST S	Denotes storm sewer
FCAP	Denotes fire cap elevation	SWB	Denotes stone wall base elevation
FF	Denotes finished floor elevation	SWT	Denotes stone wall top elevation
FH	Denotes fire hookup	TB	Denotes telephone box
FOL	Denotes floor elevation	TC	Denotes top of curb elevation
FP	Denotes fire plug	TIC	Denotes traffic control box
FW	Denotes face of walk elevation	TCS	Denotes traffic control sign
GAS	Denotes gas line	TRANS	Denotes electric transformer
GASP	Denotes gas pump	TVB	Denotes cable television box
GAS V	Denotes gas valve	UCB	Denotes underground communication box
GM	Denotes gas meter	UOE	Denotes underground electric line
GP	Denotes guard post	UPT	Denotes underground telephone line
GRDL	Denotes ground light	VLT	Denotes vault
GW	Denotes guy wire	VLP	Denotes vent pipe
HCP	Denotes handicap ramp	WHM	Denotes water manhole
HCS	Denotes handicap sign	WV	Denotes water valve
HH	Denotes hand hole	WWT	Denotes water treatment tank
HHC	Denotes hand communication hand hole	WWB	Denotes wood wall base elevation
HHE	Denotes hand communication hand hole	WWT	Denotes wood wall top elevation
HWP	Denotes hot water pipe	WWT	Denotes wood wall top elevation
HYD	Denotes fire hydrant	WWT	Denotes wood wall top elevation
HW	Denotes hot water pipe	WWT	Denotes wood wall top elevation
HYD	Denotes fire hydrant	WWT	Denotes wood wall top elevation
INVT	Denotes structure invert elevation	WWT	Denotes wood wall top elevation
LA	Denotes landscaped area	[N56°12'W]	Denotes call as recited in property description

- 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. (Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 40286563. Utilities shown are dependent on the completeness and accuracy of data provided. 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.) First American Title Insurance Company, Commitment For Title Insurance, Commitment No.: NCS-335700-MPLS, Commitment Date: December 1, 2007 was relied upon as to matters of record. Additional information is shown from various sources. (see sheet 1 for boundary and easement detail)
 - 4.) The subject property appears to lie within a Floodway Area in Zone AE, (base flood elevation 708 N.G.V.D 1929) and Flood Area in ZONE X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Other Areas in ZONE X (Areas determined to be outside the 0.2% annual chance flood), per the National Flood Insurance Program, Flood Insurance Rate Map Community-Panel No. 2752480029F, Effective Date: April 2, 2003.
 - 5.) Adjoining ownership information shown hereon was obtained from Ramsey County Property Tax Information website. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
 - 6.) Zoning and setback information as provided by the City of St. Paul, Department of Planning and Economic Development:
The subject property is zoned B-4 (Central Business) and B-5 (Central Business/Service).
 - 7.) Survey coordinate basis: Ramsey County Coordinate System

- BENCHMARKS:**
- 1.) Top of top nut of 3rd fire hydrant west of Wabasha St. o north side of Shepard Rd.
Elevation = 14.36 feet. (city of St. Paul Datum)
 - 2.) Top of top nut of fire hydrant located in the northeast quadrant of St. Peter St. and Kellogg Blvd.
Elevation = 96.34 feet. (city of St. Paul Datum)
- Elevations shown are based on City of St. Paul Datum
Conversion factor: Add 694.10 for 1929 NGVD



To: Ramsey County Attorney's Office and First American Title Insurance Company:

This is to certify that this map or plot 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 and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 22nd day of April, 2008.
SUNDE LAND SURVEYING, LLC.
By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision: _____ By: _____ Date: _____
Survey originally dated August 23, 2004

Drawing Title:
ALTA/ACSM LAND TITLE SURVEY FOR:
Ramsey County
Attorney's Office

SUNDE LAND SURVEYING
www.sunde.com
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3430
952-881-2455 (Fax: 952-888-9526)
North Office: Brooklyn Park, Minn. 763-784-9346

Project: 2004-086-RCA Br/Pg: 772/61 Ref: 772/13,49 Date: 04/22/2008
Township: 28 Range: 22 Section: 06
File: 2004086RCA05.dwg Sheet: **3 of 4**

NOTES

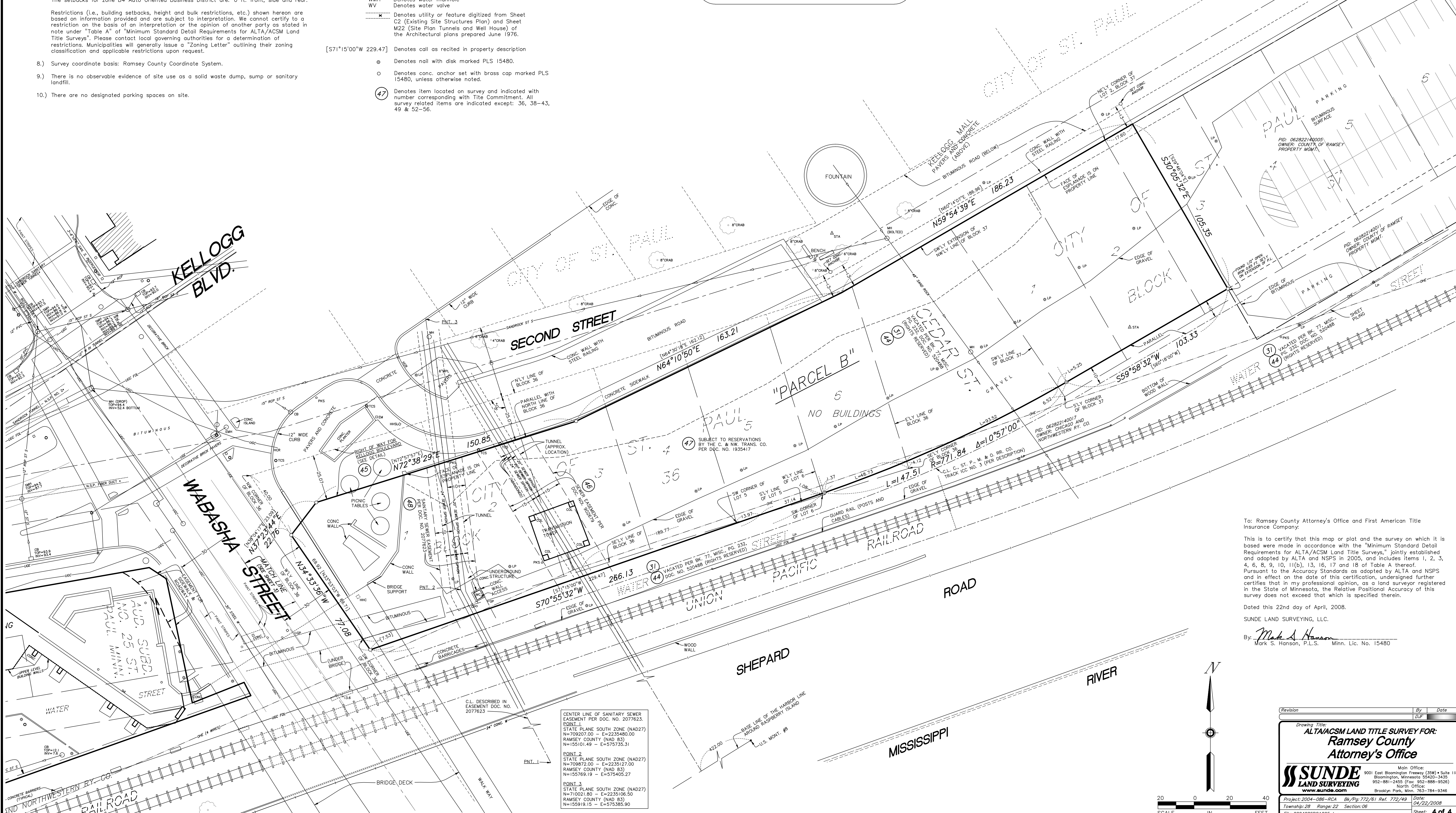
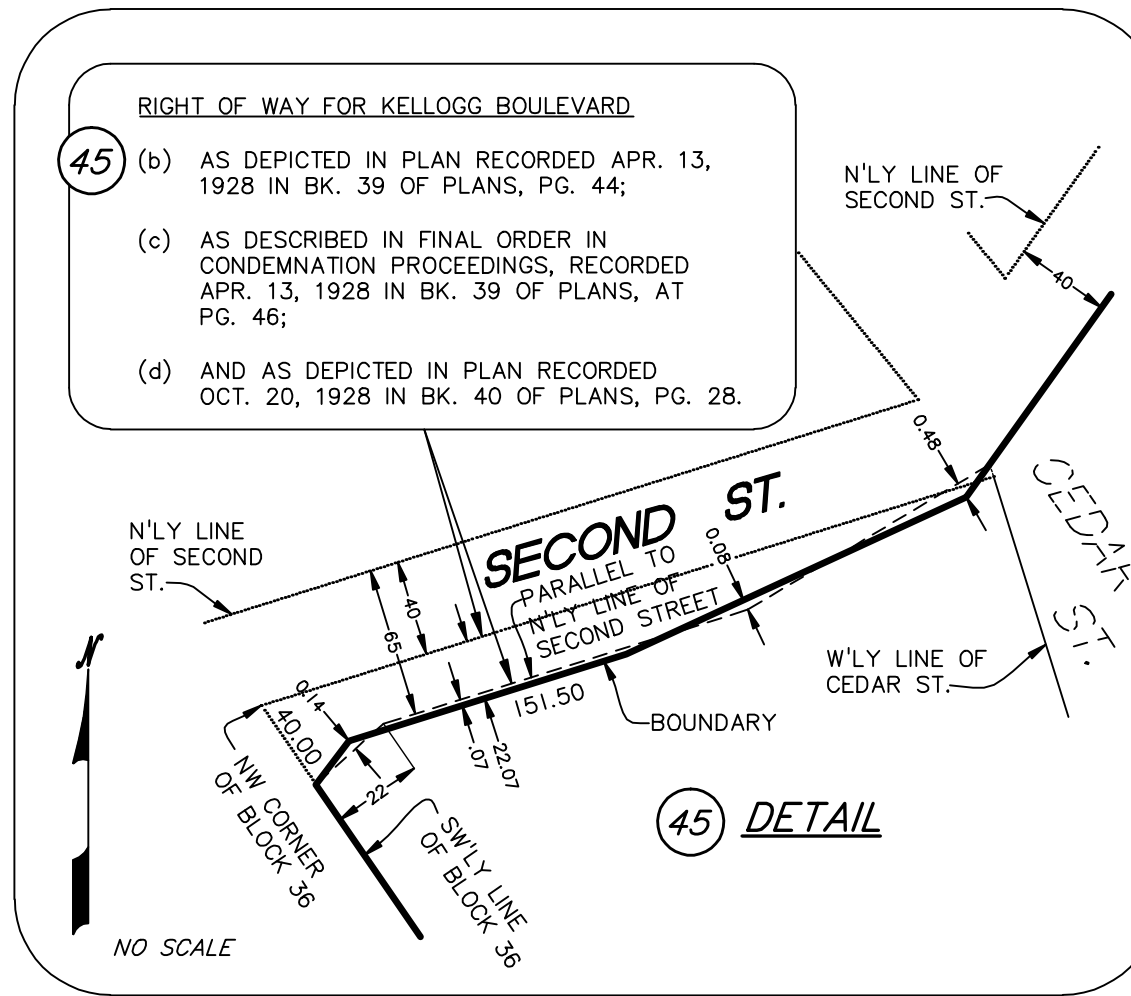
- Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
- First American Title Insurance Company, Commitment For Title Insurance, Commitment No.: NCS-335700-MPLS, Commitment Date: December 1, 2007 was relied upon as to matters of record. Additional information is shown from various sources.
- The subject property appears to lie within Other Areas Zone X, (Areas determined to be outside the 0.2% annual chance floodplain), and Other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square miles; and areas protected by levees from 1% annual chance flood) per the National Flood Insurance Rate Map No. 2752480029 F, dated April 2, 2003.
- Area (Parcel B) = 48,840 sq. ft. or 1.1212 acres
- Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information website. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- Zoning and setback information as provided by the Planning Department of the City of Saint Paul:
The subject property is zoned B4 (central business)
The setbacks for zone B4 Auto Oriented Business District are: 0 ft. front, side and rear.
Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party 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. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.
- Survey coordinate basis: Ramsey County Coordinate System.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- There are no designated parking spaces on site.

LEGEND

- | | |
|-------|---|
| CB | Denotes catch basin |
| CBOX | Denotes control box |
| CBX | Denotes communication box |
| CMH | Denotes communication manhole |
| COL | Denotes building column |
| EM | Denotes electric meter |
| EMH | Denotes electric manhole |
| FOL | Denotes fiber optic line |
| GM | Denotes gas meter |
| GP | Denotes guard post |
| HCR | Denotes handicap ramp |
| HH | Denotes hand hole |
| HHC | Denotes communication hand hole |
| HHSL | Denotes signal light hand hole |
| HYD | Denotes fire hydrant |
| LP | Denotes light pole |
| MC | Denotes metal cover |
| MH | Denotes manhole |
| OHE | Denotes overhead electric line |
| PKS | Denotes parking sign |
| PP | Denotes power pole |
| PPLP | Denotes power and light pole |
| PVC | Denotes polyvinylchloride pipe |
| RCP | Denotes reinforced concrete pipe |
| SAN S | Denotes sanitary sewer |
| ST S | Denotes storm sewer |
| TB | Denotes telephone box |
| TCS | Denotes traffic control sign |
| UGC | Denotes underground communication line |
| UCE | Denotes underground electric line |
| UGT | Denotes underground telephone line |
| W | Denotes water line |
| WMH | Denotes water manhole |
| WV | Denotes water valve |
| --- | Denotes utility or feature digitized from Sheet |

[S71°15'00"W 229.47'] Denotes call as recited in property description

- ⊙ Denotes nail with disk marked PLS 15480.
- Denotes conc. anchor set with brass cap marked PLS 15480, unless otherwise noted.
- ④ Denotes item located on survey and indicated with number corresponding with Title Commitment. All survey related items are indicated except: 36, 38-43, 49 & 52-56.



CENTER LINE OF SANITARY SEWER EASEMENT PER DOC. NO. 2077623.
 POINT 1
 STATE PLANE SOUTH ZONE (NAD27)
 N=709207.00 - E=2235480.00
 RAMSEY COUNTY (NAD 83)
 N=155101.49 - E=575735.31
 POINT 2
 STATE PLANE SOUTH ZONE (NAD27)
 N=709872.00 - E=2235127.00
 RAMSEY COUNTY (NAD 83)
 N=155769.19 - E=575405.27
 POINT 3
 STATE PLANE SOUTH ZONE (NAD27)
 N=710021.80 - E=2235106.50
 RAMSEY COUNTY (NAD 83)
 N=155919.15 - E=575385.90

To: Ramsey County Attorney's Office and First American Title Insurance Company
 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 and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 8, 9, 10, 11(b), 13, 15, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 22nd day of April, 2008.
 SUNDE LAND SURVEYING, LLC.
 By: *Mark S. Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date

Drawing Title:
**ALTA/ACSM LAND TITLE SURVEY FOR:
 Ramsey County
 Attorney's Office**

SUNDE LAND SURVEYING
 Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
 Bloomington, Minnesota 55420-3435
 952-881-2455 (Fax: 952-888-9526)
 North Office: Brooklyn Park, Minn. 763-784-9346
 www.sunde.com

Project: 2004-086-RCA Bk/Pg. 772/61 Ref. 772/49 Date: 04/22/2008
 Township: 28 Range: 22 Section: 06
 File: 2004086RCA005.dwg Sheet: 4 of 4

