

Certificate of Survey

From the office of
GEORGI-SCHMIDT & ASSOC. INC.
 3092 No. Lexington Ave., Roseville, Min. 55113
 LAND SURVEYING
 483-4408

Job Number: 3794
 Surveyed For: Equitec Real Estate Investors
 Date: 1-20-89
 Scale: 1"=20'

"I hereby certify to: Equitec Real Estate Investors Fund XV, or its Assignees; American National Bank and Trust Company; and Commonwealth Land Title Company, that this is a true and correct survey of the following described property and correctly shows the location of all easements of record as shown on Commitment for Title Insurance File No. 025098 dated January 17, 1989; all visible buildings, structures and improvements on said described property; that there are no visible encroachments onto adjoining properties, streets, or alleys by any of said buildings, structures, or improvements other than shown or referred to; that there are no visible right-of-ways or easements on said described property other than shown or referred to; that visible party walls are indicated on said survey; that this survey was done by me, or under my direct supervision and that I am a duly registered Land Surveyor under the Laws of the State of Minnesota.

Parcel 1:
 All that part of Lots 4, 5, 6, 7 and 8, Block 11, City of St. Paul, described as follows:
 All that part of said Lots 4, 5 and 8 lying Northerly of a line distant 175.01 feet Northerly at right angles and parallel with the Southerly line of said Block 11, except the Northerly 2 feet of said Lots 4 and 5 for widening East 6th Street and except the Westerly 2 feet of said Lot 8 for widening Minnesota Street; and
 All that part of said Lots 6 and 7 except the Northerly 2 feet of said Lot 6 for widening East 6th Street and except the Westerly 2 feet of Lots 6 and 7 for widening Minnesota Street.

Parcel 2:
 That part of Lot 1, Block 11, Town of St. Paul, lying Southwesterly of the Northeasterly 20 feet thereof, and also except that part of Lot 1 lying within the following described lines:

Beginning at a point on the Southerly line of Lot 3, Block 11, Town of St. Paul, distant 40 feet Easterly of the Southwesterly corner thereof; thence Northerly at right angles to the Southerly line of said Block 11 a distance of 24.37 feet; thence Easterly at right angles a distance of 90.57 feet to a point on a line lying 20 feet Westerly of and parallel to the Easterly line of Lot 1, Block 11, Town of St. Paul; thence Southerly along said line a distance of 24.24 feet to the Southerly line of said Lot 1, Block 11, Town of St. Paul; thence Westerly along the Southerly line of Lots 1, 2 and 3 a distance of 90.78 feet to the point of beginning.

Lot 2, Block 11, Town of St. Paul, except that part of said Lot 2 lying within the following described lines:
 Beginning at a point on the Southerly line of Lot 3, Block 11, Town of St. Paul, distant 40 feet Easterly of the Southwesterly corner thereof; thence Northerly at right angles to the Southerly line of said Block 11 a distance of 24.37 feet; thence Easterly at right angles a distance of 90.57 feet to a point on a line lying 20 feet Westerly of and parallel to the Easterly line of Lot 1, Block 11, Town of St. Paul; thence Southerly along said line a distance of 24.24 feet to the Southerly line of said Lot 1; thence Westerly along the Southerly line of Lots 1, 2 and 3 a distance of 90.78 feet to the point of beginning.

Lot 3, Block 11, Town of St. Paul, except that part lying within the following described line:
 Beginning at a point on the Southerly line of said Lot 3 distant 40 feet Easterly of the Southwesterly corner thereof; thence Northerly at right angles to the Southerly line of said Block 11 a distance of 24.37 feet; thence Easterly at right angles a distance of 90.57 feet to a point on a line lying 20 feet Westerly of and parallel to the Easterly line of Lot 1, Block 11, Town of St. Paul; thence Southerly along said line a distance of 24.24 feet to the Southerly line of said Lot 1; thence Westerly along the Southerly line of Lots 1, 2 and 3 a distance of 90.78 feet to the point of beginning;

And also except that part of Lot 3 described as follows:
 Beginning at the Southwesterly corner of said Lot 3; thence Easterly along the Southerly line of said Lot 3 a distance of 40 feet; thence Northerly at right angles to the Southerly line of said Block 11, Town of St. Paul, a distance of 24.37 feet; thence Westerly at right angles a distance of 40.22 feet to a point on the Westerly line of said Lot 3; thence Southerly along the Westerly line of said Lot 3, a distance of 24.43 feet to the point of beginning;

All in Block 11, Town of St. Paul.

Note: Parcel designations are for convenience of reference only and do not constitute an integral part of the legal description.
 ***Walkway on 2nd Floor shown as per survey by C.O. Georgi Company in 1975. Walkway (on stairs) from 1st floor to 2nd floor as per above survey appears to not be in use since the doors from the 1st floor and 2nd floor are locked.
 There is a visible walkway on 1st floor from approx. the skyway on Sixth St. South to the South line of above described property.

ALTA SURVEY
 FOR
AMERICAN NATIONAL BANK
 IN
CITY OF SAINT PAUL
RAMSEY COUNTY, MINNESOTA
 SCALE: 1 inch = 20 feet
 GEORGI-SCHMIDT & ASSOC. INC.
 Land Surveyors
 3092 N. Lexington Ave. 483-4408
 ROSEVILLE, MINNESOTA 55113
 MARCH 1989

