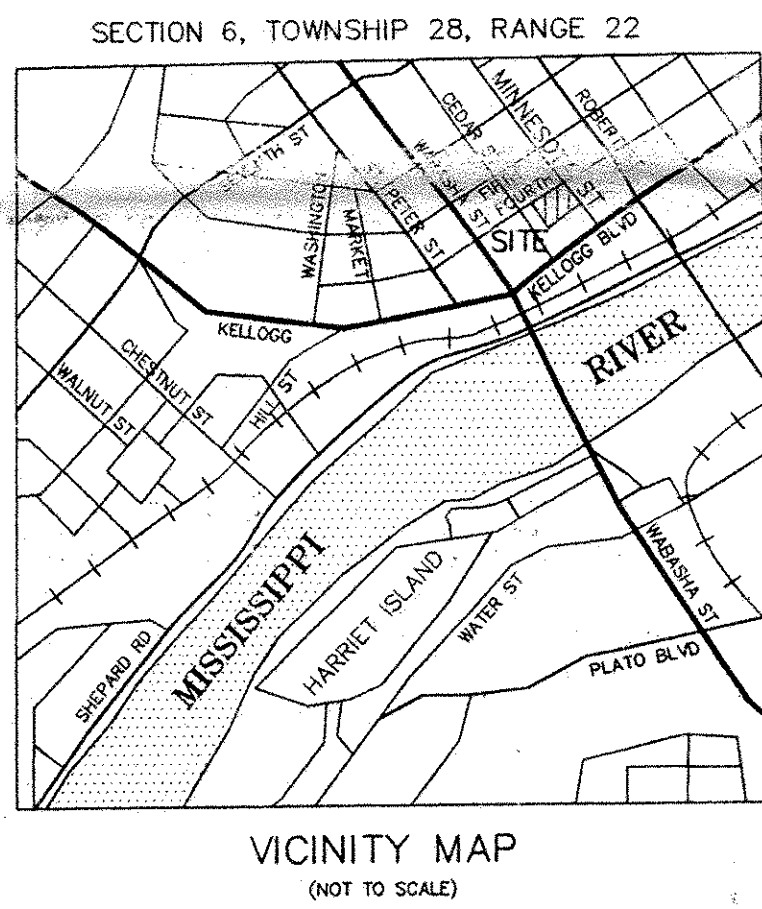


**BOUNDARY SURVEY OF
A PORTION OF LOTS 1, 2, 3, 4 AND 5,
BLOCK 24, ST. PAUL PROPER
RAMSEY COUNTY, MINNESOTA**
(SEE LEGAL DESCRIPTION BELOW)



AREA SUMMARY
TOTAL PROPERTY AREA =
33,229 SQ. FT. OR 0.7628 ACRES

ZONING REQUIREMENTS
ZONED B-4 - GENERAL BUSINESS
NO SETBACK REQUIREMENTS
(AS PER CITY OF ST. PAUL ZONING CODE)

FLOOD ZONE
SUBJECT PROPERTY IS DESIGNATED FLOOD ZONE X - AREAS OF MINIMAL FLOODING, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 2752480010 D, DATED AUGUST 8, 1989 (AS PER TOM BEACH, CITY OF ST. PAUL, 266-9086)

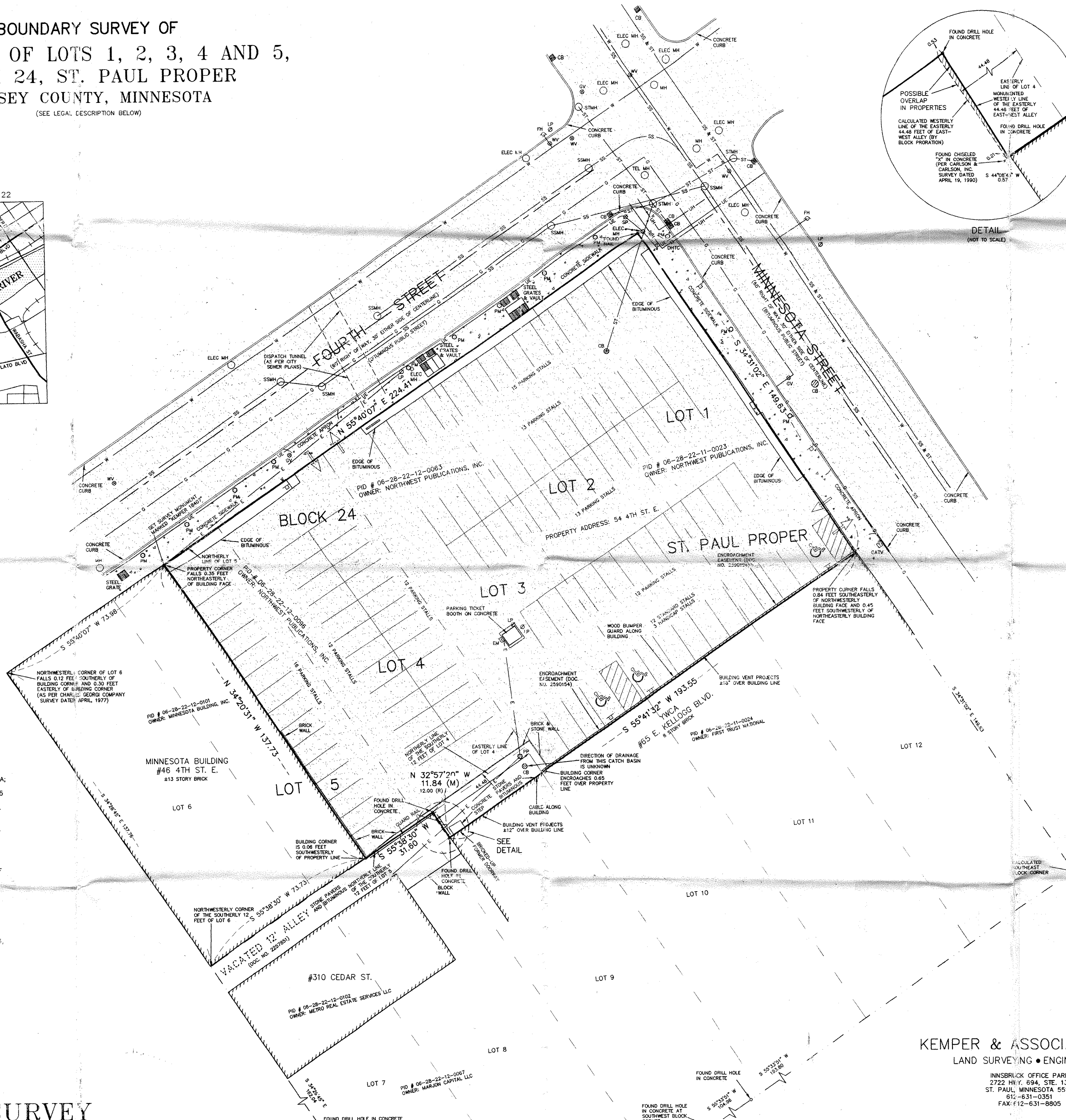
**NOTES CORRESPONDING TO
TITLE COMMITMENT SCHEDULE B**

AGREEMENT DATED AUGUST 28, 1990, FILED OF RECORD APRIL 3, 1991, AS DOCUMENT NO. 2590154, BY AND AMONG FIRST TRUST NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION; INDEPENDENT SCHOOL DISTRICT NO. 625, A POLITICAL SUBDIVISION OF THE STATE OF MINNESOTA; AND NORTHWEST PUBLICATIONS, INC., A DELAWARE CORPORATION. EXTINGUISHES PARTYWALL AGREEMENT DOCUMENT NOS. 1546804, 1546805 AND 1546806, AND GRANTS AN ENCROACHMENT EASEMENT OVER LOTS 1, 2 AND 3 FOR ADJACENT BUILDING SOUTHEAST OF SUBJECT PROPERTY.

CORRECTED AND RE-RECORDED PARTY WALL AND EASEMENT AGREEMENT EFFECTIVE AS OF DECEMBER 23, 1982, FILED OF RECORD SEPTEMBER 30, 1983, AS DOCUMENT NO. 2194948. GRANTS A PARTY WALL AND EASEMENT ALONG THE EASTERLY WALL OF THE MINNESOTA BUILDING FOR IMPROVEMENTS ON SUBJECT PROPERTY.

CORRECTED AND RE-RECORDED AGREEMENT FOR EASEMENTS AND RESTRICTIVE COVENANTS EFFECTIVE AS OF DECEMBER 23, 1982, FILED OF RECORD SEPTEMBER 30, 1983, AS DOCUMENT NO. 2194949. REFERS TO EASEMENTS AND RESTRICTIVE COVENANTS ON SUBJECT PROPERTY IF AND WHEN NEW PERMANENT IMPROVEMENTS ARE CONSTRUCTED ON THE SUBJECT PROPERTY.

CONDITIONS AND RESTRICTIONS CONTAINED IN VACATION PROCEEDINGS UNDER RESOLUTION FILED OF RECORD MARCH 28, 1995, AS DOCUMENT NO. 2257851. VACATES EAST-WEST ALLEY IN BLOCK 24, ST. PAUL PROPER LEGALLY DESCRIBED AS THE SOUTHERLY 12 FEET OF LOTS 4, 5 AND 6, BLOCK 24, ST. PAUL PROPER. RETAINS EASEMENT TO PROTECT THE INTERESTS OF NORTHWESTERN BELL TELEPHONE COMPANY. ASSIGNS RESPONSIBILITY TO DACOTAH INVESTMENTS, ITS SUCCESSORS AND ASSIGNS FOR THE STORM SEWER UNDER THE ALLEY AND THE CATCH BASIN AT THE END OF THE ALLEY.



LEGAL DESCRIPTION
(COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 387000)
LOTS 1, 2 AND 3, BLOCK 24, ST. PAUL PROPER, LOT 4, EXCEPT THE REAR OR SOUTHERLY 12 FEET THEREOF, BLOCK 24, ST. PAUL PROPER, AND ALL THAT PART OF LOT 5, EXCEPT THE REAR OR SOUTHERLY 12 FEET THEREOF, BLOCK 24, ST. PAUL PROPER WHICH LIES EASTERLY OF A LINE DRAWN THROUGH SAID LOT 5 AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 5, BEING THE SOUTHERLY SIDE OF FOURTH STREET, 73.98 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF LOT 6, BLOCK 24, ST. PAUL PROPER; THENCE RUNNING IN A SOUTHERLY DIRECTION TO A POINT ON THE NORTHERLY LINE OF THE SOUTHERLY 12 FEET OF SAID LOT 5 WHICH POINT IS 73.73 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF THE SOUTHERLY 12 FEET OF LOT 6, BLOCK 24, ST. PAUL PROPER; AND THE EASTERLY 44.48 FEET OF THAT CERTAIN EAST-WEST ALLEY IN BLOCK 24, ST. PAUL PROPER, WHICH ALLEY IS LEGALLY DESCRIBED AS THE SOUTHERLY 12 FEET OF LOTS 4, 5 AND 6, BLOCK 24, ST. PAUL PROPER TAKEN FOR ALLEY PURPOSES; ALL ACCORDING TO THE RECORDED PLAT THEREOF, RAMSEY COUNTY, MINNESOTA.

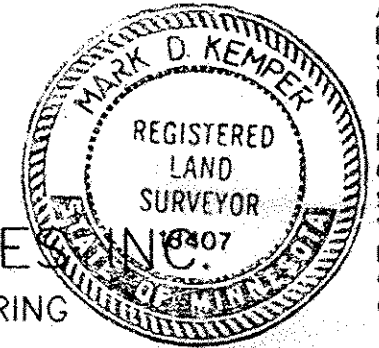
LEGEND

CB	STORM SEWER CATCH BASIN	DHTC	UNDERGROUND HEATING SYSTEM ACCESS COVER
STMH	STORM SEWER MANHOLE	□	SIGN
MH	MANHOLE	EM	ELECTRIC METER
ELEC MH	ELECTRIC MANHOLE	— E —	OVERHEAD UTILITY LINES
WV	WATER VALVE	— W —	UNDERGROUND WATER MAIN
PH	FIRE HYDRANT	— UE —	UNDERGROUND ELECTRIC LINES
LP	LIGHT POLE	— SS —	SANITARY SEWER
PP	POWER POLE	— ST —	STORM SEWER
GV	GAS VALVE	— UH —	UNDERGROUND HEATING
CATV	CABLE TV RISER		
PM	PARKING METER		

NOTE: UTILITIES SHOWN AS PER FIELD MEASUREMENTS OF SURFACE FEATURES AND AVAILABLE UTILITY MAPS. ALL LOCATIONS ARE APPROXIMATE, AND NOT ALL UTILITIES ARE SHOWN. THE EXISTENCE OF UNDERGROUND SERVICE TUNNELS, OTHER THAN THAT SHOWN UNDER 4TH STREET (PER CITY PLAN), IS UNKNOWN. ALL UTILITY LOCATIONS TO BE VERIFIED THROUGH GOPHER STATE ONE CALL PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO CTV-1, LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, THAT THIS IS A TRUE AND CORRECT SURVEY OF LOTS 1, 2 AND 3, BLOCK 24, ST. PAUL PROPER; LOT 4, EXCEPT THE REAR OR SOUTHERLY 12 FEET THEREOF; BLOCK 24, ST. PAUL PROPER, AND ALL THAT PART OF LOT 5, EXCEPT THE REAR OR SOUTHERLY 12 FEET THEREOF; BLOCK 24, ST. PAUL PROPER WHICH LIES EASTERLY OF A LINE DRAWN THROUGH SAID LOT 5 AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 5, BEING THE SOUTHERLY SIDE OF FOURTH STREET, 73.98 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF LOT 6, BLOCK 24, ST. PAUL PROPER; THENCE RUNNING IN A SOUTHERLY DIRECTION TO A POINT ON THE NORTHERLY LINE OF THE SOUTHERLY 12 FEET OF SAID LOT 5 WHICH POINT IS 73.73 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF THE SOUTHERLY 12 FEET OF LOT 6, BLOCK 24, ST. PAUL PROPER; AND THE EASTERLY 44.48 FEET OF THAT CERTAIN EAST-WEST ALLEY IN BLOCK 24, ST. PAUL PROPER, WHICH ALLEY IS LEGALLY DESCRIBED AS THE SOUTHERLY 12 FEET OF LOTS 4, 5 AND 6, BLOCK 24, ST. PAUL PROPER TAKEN FOR ALLEY PURPOSES; ALL ACCORDING TO THE RECORDED PLAT THEREOF, RAMSEY COUNTY, MINNESOTA.

AND CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS OF RECORD, ALL 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, THAT THERE ARE NO VISIBLE RIGHT-OF-WAY OR EASEMENTS ON SAID DESCRIBED PROPERTY OTHER THAN SHOWN THEREON; 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 ON SAID PLAT OF SURVEY.



KEMPER & ASSOCIATES
LAND SURVEYING • ENGINEERING
INNSBRUCK OFFICE PARK
2722 HWY. 694, STE. 130
ST. PAUL, MINNESOTA 55112
612-631-0351
FAX: 612-631-9805

MARK D. KEMPER, PLS 18407
DATED THIS 21 DAY OF MAY 1998

CERTIFICATE OF SURVEY