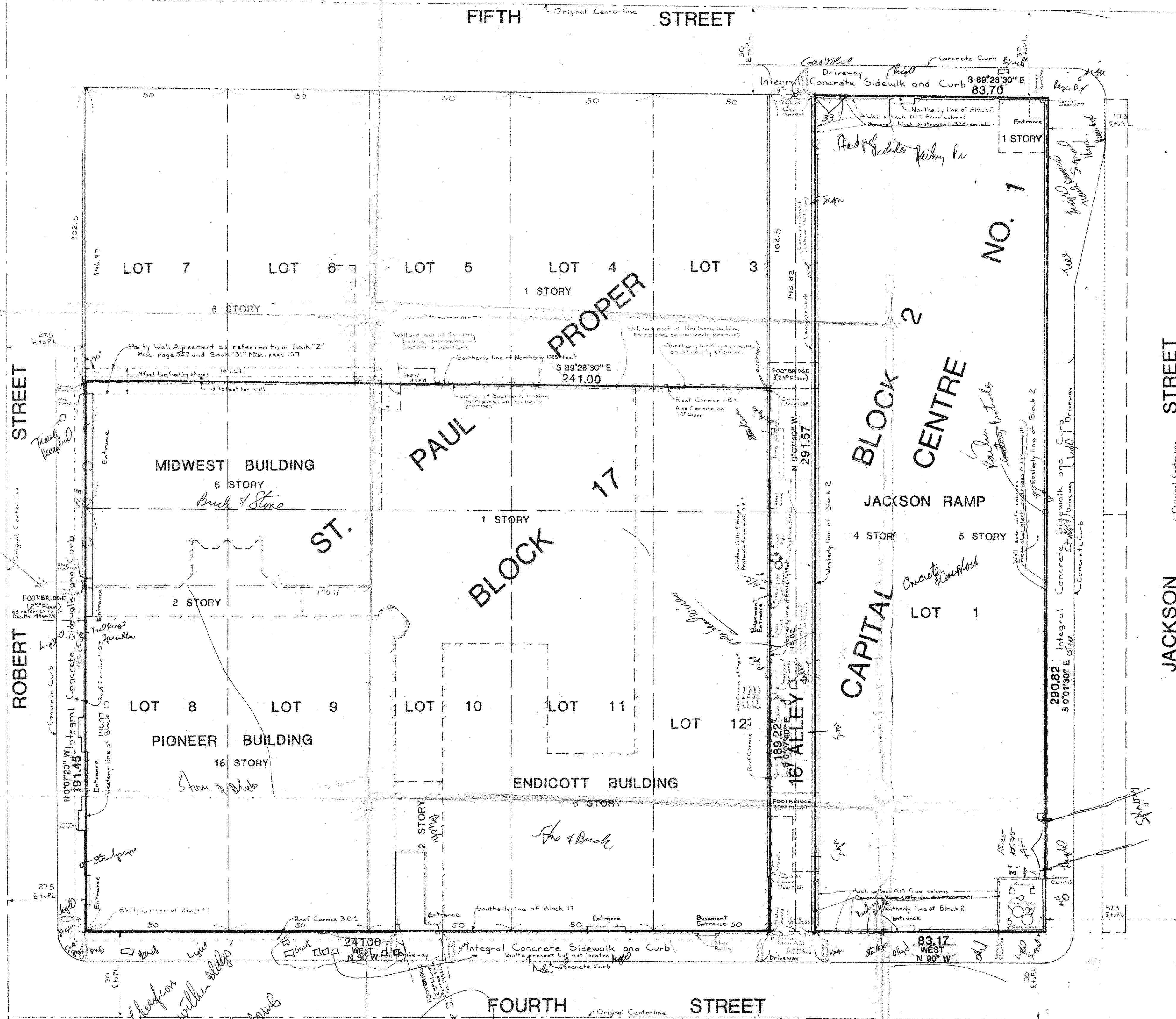




This survey is made for the benefit of Vance Capital Corporation, Vance Pioneer Associates Limited Partnership, The First National Bank of Saint Paul, Vance Financial Corporation, Bankers Life Company, Saplar & Bok and their respective successors and assigns.

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 of 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 9, 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 V. Schmidt-Registered Land Surveyor
Minnesota Registration No. 10459

Dated: 4/25/82

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 2, Capital Centre, Ramsey County, Minnesota.

Subject to party wall agreements dated October 24, 1888 filed November 9, 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, 509415 and 503712, 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, 1979 and filed March 10, 1979 as Document No. 195624; and subject to other easements, whether recorded or not recorded, not shown on above application No. 110292-C.

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

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