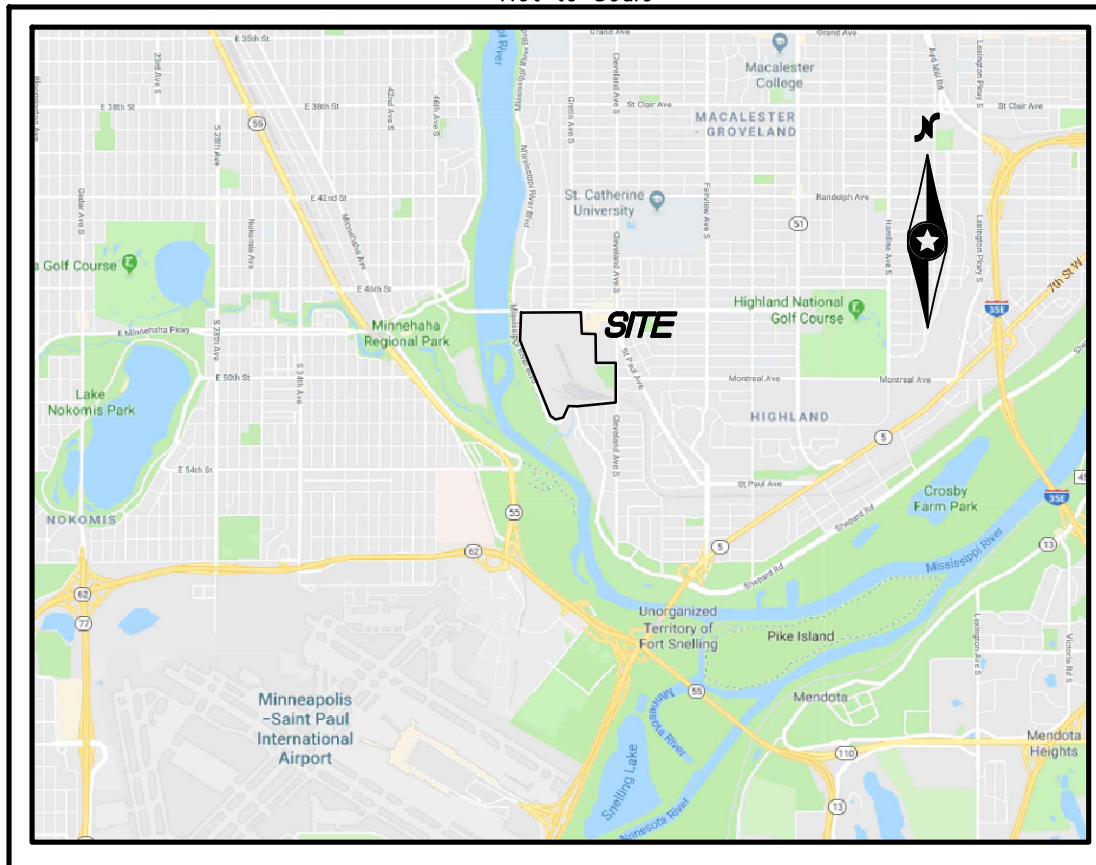


Vicinity Map
 Not to Scale



Project Paul St. Paul, Minnesota ALTA/NSPS LAND TITLE SURVEY

GENERAL DRAWINGS

DWG. NO. SHEET 2
TITLE BOUNDARY DEPICTION, TITLE COMMITMENT LEGAL DESCRIPTIONS AND SCHEDULE B II EXCEPTIONS

SHEETS 3-7
 DETAILED ALTA SHEETS

GENERAL NOTES

- (1) This survey was prepared using First American Title Insurance Company Title Commitment Number NCS-904994-MPLS having an effective date of July 31, 2019 at 7:30A.M. revised on November 25, 2019, and Title Commitment Number NCS-904994-7-MPLS having an effective date of November 04, 2019 at 8:00A.M.
- (2) The address of the surveyed property is 966 Mississippi River Blvd S St. Paul, MN 55116. (Table A Item 2)
- (3) Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 2712300087C dated 06/04/2010. (Table A Item 3)
- (4) Subject property contains 5,302,585 Sq.Ft. or 121.731 acres. See table for individual Lot and Block areas. (Table A Item 4)
- (5) Zoning information provided in a letter from the City of Saint Paul. See Table for individual zoning designations. (Table A Item 6 (a)(b))
 F1 - River Residential District
 F2 - Residential Mixed-Use Low-Rise District
 F3 - Residential Mixed-Use Mid-Rise District
 F4 - Mixed-Use High-Rise District
 F5 - Business Mixed District
 F6 - Gateway District
- (6) Subject property does not contain any parking stalls. (Table A Item 9)
- (7) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 181912733). (Table A Item 11)
- (8) As of the date the field work was completed for this survey, there was observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
- (9) Wetlands are shown per markings observed in the field during the course of our fieldwork. (Table A Item 18)
- (10) Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon. (Table A Item 19)
- (11) Bearings based on Ramsey County Coordinates NAD83 (2007 ADJ) US Survey Feet, Vertical Datum is NAVD88.
- (12) No adjoiner deeds were provided by Title Company.
- (13) A portion of the site improvements are shown per a previous survey provided by the Client. Westwood does not warrant or guarantee the accuracy or completeness of said improvements.
- (14) Adjoining ownership information is shown per a search of Ramsey County's GIS tax database on 7/22/18.
- (15) Lots and Blocks shown on sheets 2-7 are per the proposed plat of FORD. Streets shown will be public right of way upon the recording of the plat of FORD.

CERTIFICATION

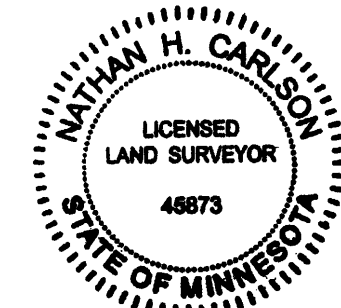
To: Ryan Companies US Inc.; Wells Fargo Bank, National Association, its successors and/or assigns; Project Paul, LLC; MN Ford Site Apartment Land, LLC; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(b)(c), 8, 9, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on 6/28/18.

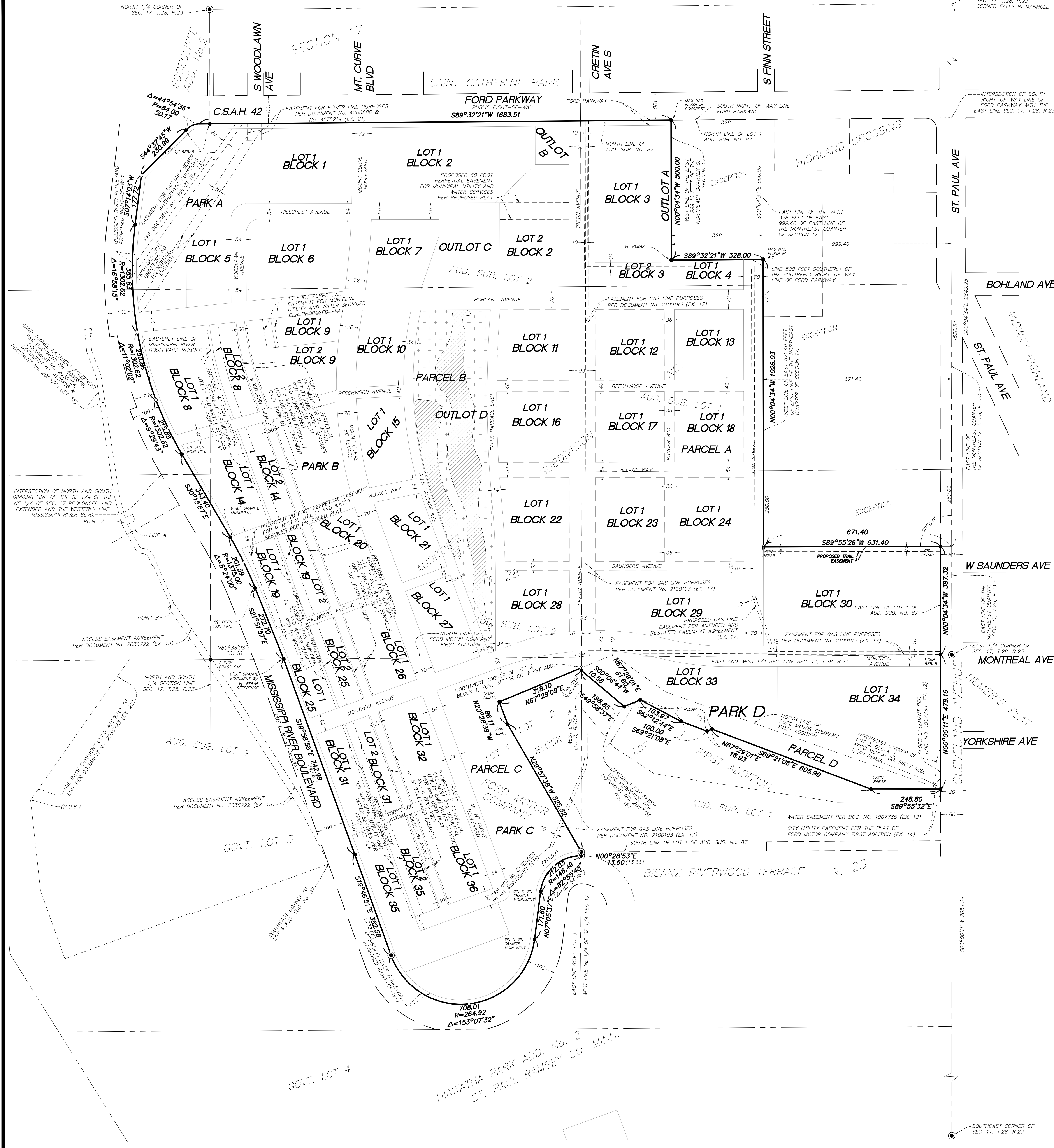
Date of Plat or Map: 12/09/19

Nathan H. Carlson 12/16/2019
 Date

Nathan H. Carlson
 Minnesota License Number 45873
 nate.carlson@westwoodsps.com



PARCEL	AREA	ZONING	PUBLIC ROW SETBACK (FEET)	INTERIOR LOT LINE SETBACK (FEET)
OUTLOT A	0.49± ACRES	F5	0	0
OUTLOT B	0.38± ACRES	F5	0	0
OUTLOT C	1.70± ACRES	F5	0	0
OUTLOT D	5.44± ACRES	F3	0	0
PARK A	3.65± ACRES	F6	0	0
PARK B	1.55± ACRES	F2	0	0
PARK C	6.39± ACRES	F1/F6	0	0
PARK D	1.50± ACRES	F6	0	0
LOT 1, BLOCK 1	2.29± ACRES	F6	5	6
LOT 1, BLOCK 2	3.40± ACRES	F5	5	6
LOT 2, BLOCK 2	2.37± ACRES	F5	5	6
LOT 1, BLOCK 3	2.65± ACRES	F5	5	6
LOT 2, BLOCK 3	0.53± ACRES	F5	5	6
LOT 1, BLOCK 4	0.63± ACRES	F5	5	6
LOT 1, BLOCK 5	1.13± ACRES	F6	5	6
LOT 1, BLOCK 6	2.30± ACRES	F6	5	6
LOT 1, BLOCK 7	1.30± ACRES	F5	5	6
LOT 1, BLOCK 8	1.94± ACRES	F1	10	10
LOT 2, BLOCK 8	0.74± ACRES	F2	10	6
LOT 1, BLOCK 9	0.58± ACRES	F2	10	6
LOT 2, BLOCK 9	1.53± ACRES	F2	10	6
LOT 1, BLOCK 10	1.07± ACRES	F3	10	6
LOT 1, BLOCK 11	1.47± ACRES	F3	5	6
LOT 1, BLOCK 12	1.43± ACRES	F4	5	6
LOT 1, BLOCK 13	1.43± ACRES	F4	5	6
LOT 1, BLOCK 14	1.44± ACRES	F1	10	10
LOT 2, BLOCK 14	0.76± ACRES	F1	10	6
LOT 1, BLOCK 15	1.21± ACRES	F3	10	6
LOT 1, BLOCK 16	1.49± ACRES	F3	5	6
LOT 1, BLOCK 17	1.43± ACRES	F4	5	6
LOT 1, BLOCK 18	1.43± ACRES	F4	5	6
LOT 1, BLOCK 19	0.86± ACRES	F1	10	10
LOT 2, BLOCK 19	0.68± ACRES	F1	10	6
LOT 1, BLOCK 20	1.21± ACRES	F2	10	6
LOT 1, BLOCK 21	1.14± ACRES	F3	10	6
LOT 1, BLOCK 22	1.64± ACRES	F3	5	6
LOT 1, BLOCK 23	1.70± ACRES	F4	5	6
LOT 1, BLOCK 24	1.70± ACRES	F4	5	6
LOT 1, BLOCK 25	0.79± ACRES	F1	10	10
LOT 2, BLOCK 25	0.68± ACRES	F1	10	6
LOT 1, BLOCK 26	1.21± ACRES	F2	10	6
LOT 1, BLOCK 27	1.21± ACRES	F3	10	6
LOT 1, BLOCK 28	1.26± ACRES	F3	5	6
LOT 1, BLOCK 29	2.98± ACRES	F3	5	6
LOT 1, BLOCK 30	5.15± ACRES	F6	5	6
LOT 1, BLOCK 31	0.89± ACRES	F1	10	10
LOT 2, BLOCK 31	0.76± ACRES	F1	10	6
LOT 1, BLOCK 32	1.37± ACRES	F2	10	6
LOT 1, BLOCK 33	1.75± ACRES	F6	5	6
LOT 1, BLOCK 34	5.36± ACRES	F6	5	6
LOT 1, BLOCK 35	2.15± ACRES	F1	10	10
LOT 2, BLOCK 35	0.76± ACRES	F1	10	6
LOT 1, BLOCK 36	1.37± ACRES	F2	10	6



Weidner Lots Description

Real property in the City of St. Paul, County of Ramsey, State of Minnesota, described as follows:
 Lot 1, Block 11; Lot 1, Block 12; Lot 1, Block 16; Lot 1, Block 17; Lot 1, Block 18; Lot 1, Block 22; Lot 1, Block 23; Lot 1, Block 24; Lot 1, Block 28; and Lot 1, Block 29, all in Ford, according to the recorded plat thereof.
 (Torrens property)
 The above described description will become valid with the recording of the proposed plat of Ford.

SCHEDULE B SECTION II, EXCEPTIONS (PER TITLE COMMITMENT NO. NCS-904994-7-MPLS)

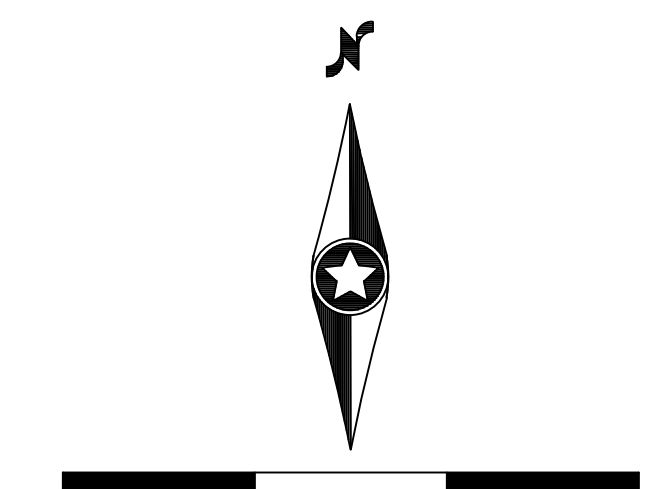
- The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.
- (12) The following, which appears as a recital on the Certificate of Title for the Land: Subject to the rights of the City of Saint Paul in the right of way for Mississippi River Boulevard, as said road is presently laid out and traveled, and as shown on the Plat of Mississippi River Boulevard No. 2, recorded August 13, 1906, in the office of the County Recorder as Doc. No. 328682, RIGHT OF WAY OF MISSISSIPPI RIVER BOULEVARD SHOWN ON SURVEY.
 - (13) The following, which appears as a recital on the Certificate of Title for the Land: Subject to the rights of the City of Saint Paul in the right of way for Ford Parkway, including easements for slopes, cuts and fills, as said road is presently laid out and traveled and as contained in the following: (a) Deed to the City of Saint Paul, dated March 31, 1923, recorded April 24, 1923, in the office of the County Recorder as Doc. No. 632082; and (b) Final Order, recorded September 13, 1923, in the office of the County Recorder as Doc. No. 642842, RIGHT OF WAY OF FORD PARKWAY SHOWN ON SURVEY.
 - (14) The following, which appears as a recital on the Certificate of Title for the Land: Subject to the easement for sanitary sewer interceptor purposes in favor of the City of Saint Paul, as contained in Council File 100314 by the City of Saint Paul, recorded November 16, 1935, in the office of the County Recorder as Doc. No. 888931. AS SHOWN.
 - (15) The following, which appears as a recital on the Certificate of Title for the Land: Reservation of all minerals and mineral rights by the grantor in the Quit Claim Deed, from the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, to Ford Motor Company, dated July 14, 1980, recorded August 20, 1980, in the office of the County Recorder as Doc. No. 2087758. BLANKET IN NATURE.
 - (16) The following, which appears as a recital on the Certificate of Title for the Land: Subject to that certain Gas Line Easement granted by the Ford Motor Company in favor of NSP, dated June 22, 2009, and recorded August 7, 2009, as document no. 4175214, and recorded as document no. 4206886. R/W AS SHOWN.
 - (17) The following, which appears as a recital on the Certificate of Title for the Land: Subject to that certain Electric Easement granted by the Ford Motor Company in favor of NSP, dated June 22, 2009, and recorded August 7, 2009, as document no. 4175214, and recorded as document no. 4206886. R/W AS SHOWN.
 - (18) The following, which appears as a recital on the Certificate of Title for the Land: Subject to in place Underground Electric Facilities within Lot 2 Auditor's Subdivision No. 87, and the North half of Lot 2, Section 17, Township 28, Range 23. ELECTRIC TUNNEL SHOWN.
 - (19) The following, which appears as a recital on the Certificate of Title for the Land: Plot of Auditor's Subdivision No. 87, recorded March 6, 1934, in the office of the County Recorder as Doc. No. 860584, and recorded March 6, 1934, in the office of the Registrar of Titles as Doc. No. 143957.
 - (20) The following, which appears as a memorial on the Certificate of Title for the Land: Plot of Auditor's Subdivision No. 87, recorded March 6, 1934, in the office of the Registrar of Titles as Doc. No. 143957.
 - (21) Rights of tenants under unrecorded leases.

Project Paul Lots Description

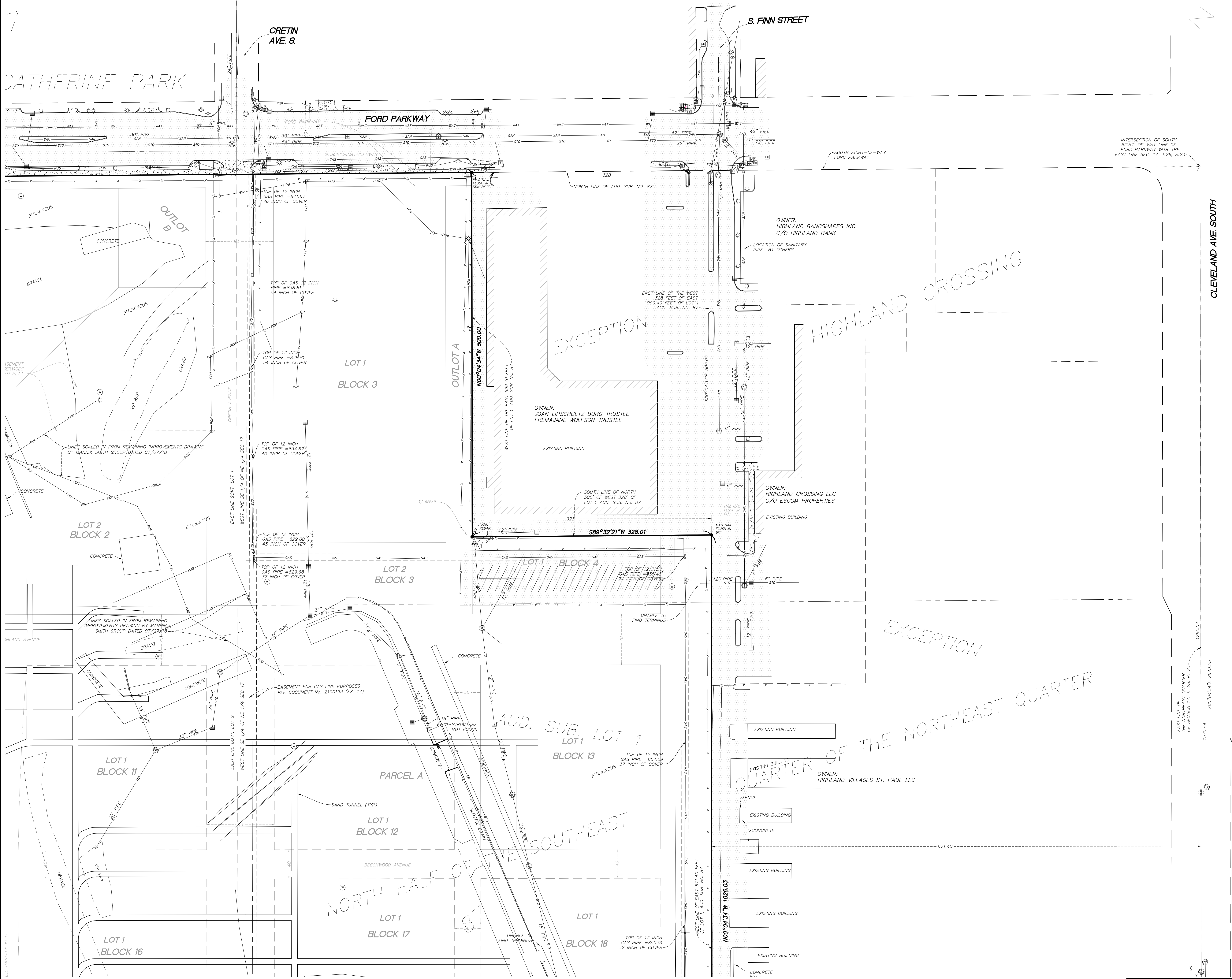
Real property in the City of St. Paul, County of Ramsey, State of Minnesota, described as follows:
 Lot 1, Block 1; Lot 1 and 2, Block 2; Lot 1 and 2, Block 3; Lot 1, Block 4; Lot 1, Block 5; Lot 1, Block 6; Lot 1, Block 7; Lot 1 and 2, Block 8; Lot 1 and 2, Block 9; Lot 1, Block 10; Lot 1, Block 11; Lot 1 and 2, Block 14; Lot 1 and 2, Block 15; Lot 1 and 2, Block 19; Lot 1, Block 20; Lot 1, Block 21; Lot 1 and 2, Block 25; Lot 1, Block 26; Lot 1, Block 27; Lot 1 and 2, Block 31; Lot 1, Block 32; Lot 1, Block 33; Lot 1, Block 34; Lot 1 and 2, Block 35; Lot 1, Block 36, all in Ford, according to the recorded plat thereof.
 Together With:
 Lot 1, Block 30, Outlot A, Outlot B, Outlot C and Outlot D, all in Ford, according to the recorded plat thereof.
 (Torrens property)
 The above described parcels are to be plotted out of the following described land:
 Parcel A:
 That part of Lot 1, Auditor's Subdivision No. 87, St. Paul, Minn., according to the recorded plat thereof, lying north of FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof, and lying southerly and westerly of the following described line:
 Beginning at a point on the East line of Section 17, Township 28, Range 23, according to the U.S. G.S. of the following described line: Beginning at a point on the intersection of the present South line of Ford Road with the East line of Section 17, thence East at right angles with the East line of Section 17 a distance of 671.40 feet to a point on the West line of the East 671.40 feet of the Northeast Quarter of Section 17, thence northerly on said west line a distance of 1,026 feet, more or less, to a point distant 500 feet southerly of the southerly right-of-way line of Ford Parkway, as now established; thence west 500 feet to the southerly right-of-way line of Ford Parkway, as now established, a distance of 328 feet, thence northerly along a line distant 999.40 feet westerly of, and parallel with, the east line of Section 17 for a distance of 500 feet, more or less, to the north line of said Lot 1, and said described line thence terminating.
 Parcel B:
 That part of Lot 1, Auditor's Subdivision No. 87, St. Paul, Minn., according to the recorded plat thereof, lying north of FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof.
 Parcel C:
 Lot 1, Block 1, Ford Motor Company First Addition.
 Parcel D:
 That part of Lot 3, Block 1, Ford Motor Company First Addition, lying northeasterly, northerly and northerly and westerly of the following described line: Beginning at a point on the East line of said Lot 3, said point of beginning being located along said west line South 00 degrees 06 minutes 52 seconds West, assuming bearing, a distance of 10.38 feet from the northeast corner of said Lot 3, thence South 49 degrees 54 minutes 51 seconds East a distance of 199.01 feet, thence North 62 degrees 29 minutes 09 seconds East a distance of 61.60 feet, thence South 62 degrees 12 minutes 36 seconds East a distance of 163.97 feet, thence South 69 degrees 21 minutes 00 seconds East a distance of 100.00 feet, thence North 67 degrees 29 minutes 09 seconds East a distance of 18.93 feet, thence South 69 degrees 21 minutes 09 seconds East a distance of 605.99 feet, thence North 89 degrees 57 minutes 00 seconds East a distance of 249.70 feet to the northeast corner of said Lot 3 and there terminating.
 (Torrens property, Certificate No. 631429)

SCHEDULE B SECTION II, EXCEPTIONS (PER TITLE COMMITMENT NO. NCS-904994-MPLS)

- The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.
- (10) Rights of the City of Saint Paul in the right of way for Mississippi River Boulevard, as said road is presently laid out and traveled, and as shown on the following:
 (a) Plat of Mississippi River Boulevard No. 2, recorded August 13, 1906, in the office of the County Recorder as Doc. No. 328682; and
 (b) Intentionally Deleted.
 RIGHT OF WAY IS SHOWN ON SURVEY.
 - (11) Rights of the City of Saint Paul in the right of way for Ford Parkway, including easements for slopes, cuts and fills, as said road is presently laid out and traveled and as contained in the following:
 (a) Deed to the City of Saint Paul, dated March 31, 1923, recorded April 24, 1923, in the office of the County Recorder as Doc. No. 632082; and
 (b) Final Order, recorded September 13, 1923, in the office of the County Recorder as Doc. No. 642842.
 RIGHT OF WAY IS SHOWN ON SURVEY; NOTE: THERE ARE SLOPE EASEMENTS ALONG THE SOUTH RIGHT OF WAY OF FORD PARKWAY WHICH APPEAR TO AFFECT THE SUBJECT PROPERTY, HOWEVER THE SLOPE MAPS ARE UNREADABLE. EASEMENTS ARE NOT SHOWN.
 - (12) Rights of the City of Saint Paul in the right of way for Cleveland Avenue, including easements for slopes and water purposes, as said road is presently laid out and traveled and as shown on the instrument recorded in the office of the County Recorder as Doc. No. 1907795.
 RIGHT OF WAY, WATER EASEMENT, AND SLOPE EASEMENT ARE SHOWN ON SURVEY.
 - (13) Easement for sanitary sewer interceptor purposes in favor of the City of St. Paul, as contained in Council File 100314 by the City of St. Paul, recorded November 16, 1935, in the office of the County Recorder as Doc. No. 888931. AS SHOWN.
 (Affects Parcels A1, A3, and D)
 - (14) City utility easement along Cleveland Avenue, as shown on the plat of Ford Motor Company First Addition, AS SHOWN.
 (Affects Parcels A and D)
 - (15) Reservation of all minerals and mineral rights by the grantor in the Quit Claim Deed, from the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, to Ford Motor Company, dated July 14, 1980, recorded August 20, 1980, in the office of the County Recorder as Doc. No. 2087758. BLANKET IN NATURE OVER PARCEL D, NOT GRAPHICALLY SHOWN.
 (Affects Parcel B)
 - (16) This item has been intentionally deleted.
 - (17) Easement for gas line purposes in favor of Northern States Power Company, as contained in the Gas Line Easement, dated August 20, 1974, recorded December 11, 1980, in the office of the County Recorder as Doc. No. 2100193. AS SHOWN.
 (Affects Parcels A1, A2, A3, C, and D)
 - (18) This item has been intentionally deleted.
 - (19) This item has been intentionally deleted.
 - (20) This item has been intentionally deleted.
 - (21) Easement for power line purposes in favor of Northern States Power Company, as contained in the Electric Easement, dated June 22, 2009, recorded August 7, 2009, in the office of the County Recorder as Doc. No. 4175214, and recorded February 5, 2010, in said office as Doc. No. 4206886. AS SHOWN.
 (Affects Parcel B)
 - (22) This item has been intentionally deleted.
 - (23) This item has been intentionally deleted.
 - (24) This item has been intentionally deleted.
 - (25) This item has been intentionally deleted.
 - (26) This item has been intentionally deleted.
 - (27) This item has been intentionally deleted.
 - (28) This item has been intentionally deleted.
 - (29) This item has been intentionally deleted.
 - (30) Rights of tenants under unrecorded leases.
 - (31) The following matters, as shown on the survey by Beth A. Braun, on behalf of Mannik Smith Group, dated June 6, 2016:
 (a) Encroachment of parking and fenced area across the western boundary of Parcel B1 of the Land and approximately 19.3 feet into the right of way for Mississippi River Boulevard; NOTED ON SURVEY
 (b) Encroachment of fenced area across the western boundary of Parcel B1 of the Land and approximately 24.2 feet into the right of way for Mississippi River Boulevard; NOTED ON SURVEY
 (c) Encroachment of fence across the southern boundary of Parcel C and approximately 4.7 feet into the railroad parcel to the south; NOTED ON SURVEY
 (d) Encroachment of concrete across the southern boundary of Parcel C and approximately 5.9 feet into the railroad parcel to the south; NOTED ON SURVEY
 (e) Possible encroachments regarding the boundary fence, ownership unclear, across the southern boundary of the Land; and
 (f) Matters, if any, arising as a result of the apparent use by others of the ball fields lying in the southeasterly portion of the Land.
 (32) This item has been intentionally deleted.
 - (33) The following, which appears as a recital on the Certificate of Title for the Land: Subject to in place Underground Electric Facilities within Lot 2 Auditor's Subdivision No. 87, and the North half of Lot 2, Section 17, Township 28, Range 23. ELECTRIC TUNNEL SHOWN.
 - (34) The following, which appears as a memorial on the Certificate of Title for the Land: Plot of Auditor's Subdivision No. 87, recorded March 6, 1934, in the office of the County Recorder as Doc. No. 860584, and recorded March 6, 1934, in the office of the Registrar of Titles as Doc. No. 143957.



- Denotes Parcel Boundary
- Denotes Lots not included in Title Commitment
- Denotes 1/2" x 1/4" Iron Monument Set with Minnesota cap No. 48873
- Denotes Iron Monument Found
- Denotes Cast Iron Monument Found
- Denotes record measurement per legal description
- Proposed Open Space Easement
- Central Stormwater Easement



LEGEND

⊙	SANITARY MANHOLE	☐	TELEPHONE BOX
⊙	SEWER CLEANOUT	⊙	TELEPHONE MANHOLE
⊙	STORM MANHOLE	⊙	CABLE TV BOX
⊙	CATCH BASIN	⊙	TRAFFIC CONTROL BOX
⊙	BEEHIVE CATCH BASIN	⊙	HAND HOLE
⊙	FLARED END SECTION	⊙	TRAFFIC LIGHT
⊙	POWER POLE	⊙	STREET LIGHT
⊙	GUY WIRE	⊙	BUSH/SHRUB
⊙	ELECTRIC BOX	⊙	CONIFEROUS TREE
⊙	ELECTRIC METER	⊙	DECIDUOUS TREE
⊙	ELECTRIC MANHOLE	⊙	WETLAND
⊙	ELECTRIC TOWER	⊙	TREE LINE
⊙	GATE VALVE	⊙	CABLE TV
⊙	HYDRANT	⊙	GAS LINE
⊙	WATER METER	⊙	POWER OVERHEAD
⊙	CURB STOP BOX	⊙	POWER UNDERGROUND
⊙	WATER MANHOLE	⊙	SANITARY SEWER
⊙	WELL	⊙	STORM SEWER
⊙	GAS METER	⊙	TELEPHONE OVERHEAD
⊙	STEEL/WOOD POST	⊙	TELEPHONE UNDERGROUND
⊙	SIGN-TRAFFIC/OTHER	⊙	WATERMAIN
⊙	SIGN-TRAFFIC/OTHER	⊙	FIBER OPTIC
⊙	MAIL BOX	⊙	FENCE LINE
⊙	HANDICAPPED STALL	⊙	CURB & GUTTER
⊙	PERC TEST	⊙	ACCESS CONTROL
⊙	MONITORING WELL	⊙	GAS VALVE
⊙	FIRE HOSE CONNECTION	⊙	CONCRETE SURFACE
⊙	CULVERT	⊙	BITUMINOUS SURFACE
⊙	FLOOD LIGHT	⊙	GRAVEL SURFACE
⊙	SOIL BORING		

Denotes Parcel Boundary
 Denotes Lots not included in Title Commitment
 ○ Denotes 1/2" X 14" Iron Monument Set with Minnesota cap No. 45873
 ● Denotes Iron Monument Found
 ⊙ Denotes Cast Iron Monument Found
 (xxx) Denotes record measurement per legal description
 + + + + + Proposed Open Space Easement
 ▨ Central Stormwater Easement

