

CROCUS NEW HILL ADDITION

DESCRIPTION OF PROPERTY SURVEYED

(Per Old Republic National Title Insurance Company, issued by Guaranty Commercial Title, Inc., Commitment for Title Insurance File No. 57845, effective date March 6, 2012, Issue Date, April 2, 2012)

Lots 9 to 24, inclusive, Block 2, J.C. Stout's Addition to Summit Park; Lot 25, Block 2, J.C. Stout's Addition to Summit Park, except the Northerly 20 feet. All of Lot A, J.C. Stout's Addition to Summit Park, lying West of the East line of Lot 24 extended North to the North line of Lot A.

Being Registered land as is evidenced by Certificate of Title No. 244292.

(Exception property to be vacated with application to the city, will be added to the Plat)

The Northerly 20 feet of Lot 25, Block 2, J.C. Stout's Addition to Summit Park

NOTES

Existing conditions shown as shaded line work.

ZONING NOTES

- Zoning information obtained from the City of St. Paul web site. The subject property is zoned R-4 one-family.
- The setbacks for zone R-4 are:
 Building: Front = 25 feet
 Side = 4 feet
 Rear = 25 feet
 (See City Code for additional requirements that may apply)
 Maximum height = 3 stories, 30 feet

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".

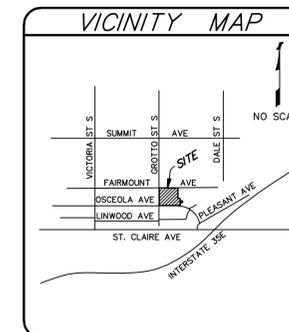
AREAS

Title Description = 114,416 square feet or 2.627 acres
 Exception = 800 square feet or 0.018 acres
 Total = 115,216 square feet or 2.645 acres

BENCH MARKS

- Top of top nut of fire hydrant on north side of Fairmount Avenue at 657 Fairmount Avenue.
Elevation = 209.46 feet
- Top of top nut of fire hydrant at the northeast quadrant of Osceola Avenue and Grotto Street.
Elevation = 222.17 feet
- Top of top nut of fire hydrant at the northeast quadrant of Fairmount Avenue and Grotto Street.
Elevation = 216.95 feet

NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

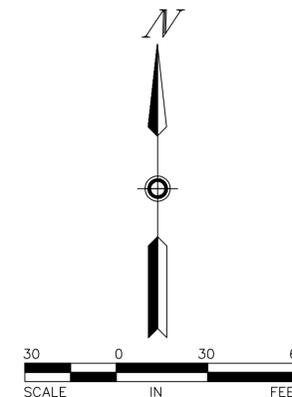


I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 12th day of April, 2012.

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



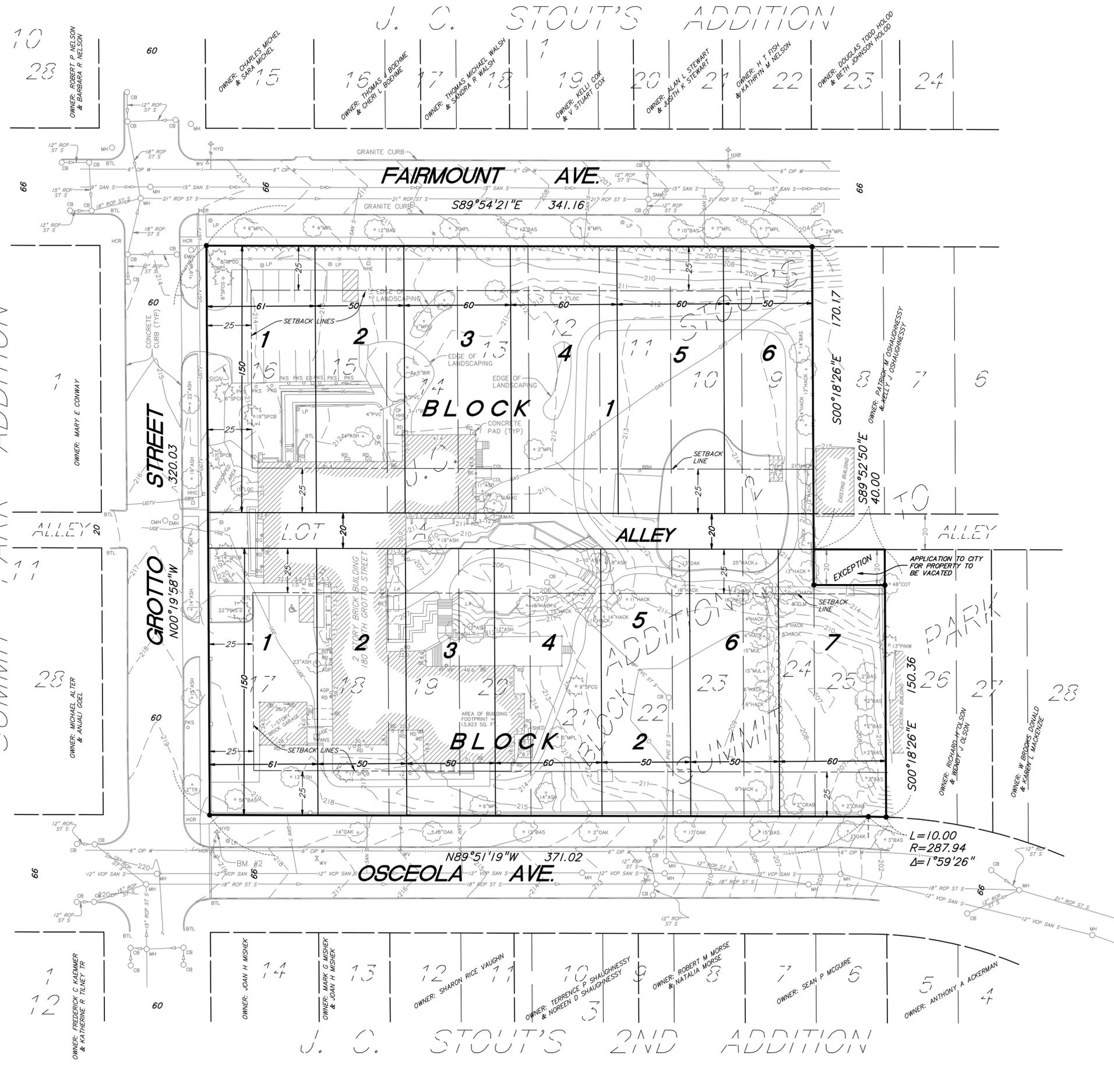
Revised per city comments.	MLS	04/12/2012
Revision	By	Date
	MLS	

Drawing Title:

PRELIMINARY PLAT FOR:
WALL VENTURES, LLC
 180 South Grotto Street, St. Paul, MN

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Project: 2008-255-B Bk/Pg: 595/56 Date: 04/05/2012
 Township: 028 Range: 23 Section: 02 Sheet: 1 of 1
 File: 2008255B001-PPLAT-R1.dwg



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