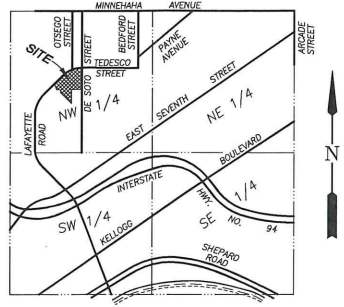


ALTA/ACSM Land Title Survey for: PORT AUTHORITY OF THE CITY OF SAINT PAUL at 600 Lafayette Road – St. Paul, Minnesota

NOTES

- * Bearings shown are based on an assumed datum.
- * Utilities shown are from information furnished by the City of St. Paul, Comcast, AT&T, and Xcel Energy in response to Gopher State One Call Ticket No. 112271699 and are verified where possible. No other utility companies responded.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Area = 178,141 square feet (4.09 acres).
- * Number of striped parking stalls on site = 25 regular and 2 handicap.
- * Zoning: B3 (General Business).
- * Maximum building height = 30 feet.
- * Floor area ratio = 2.0
- * This property is located in Flood Zone X (area outside 0.2% annual chance floodplain) per Flood Zone Map Number 27123C0104G dated June 4, 2010.
- * Zoning information obtained from the City of St. Paul Web Site.



PROPERTY DESCRIPTION TAKEN FROM LAND TITLE, INC. COMMITMENT FILE NO. 520780

Parcel 1: That part of Lot 10, "Bass Addition of Out Lots of the Town of St. Paul" lying Northerly of a line extending from a point of the East line of said Lot 10, distant 258.76 feet South from the Northeast corner of said Lot 10 to a point on the West line of said Lot 10, distant 55.48 feet South from the Northwest corner of said Lot, Ramsey County, Minnesota. The Southerly line of said parcel is marked by Judicial Landmarks set pursuant to Torrens Case 11795 at the Southeast and Southwest corners of said parcel.

Parcel 2: Lots 1, 2, 3, 4 and 5, Block 12, Lots 4, 5 and 6, Block 13, that part of Lot 6, Block 12, that part of Lot 3, Block 13, those parts of Lots 3, 4, 5 and 6, Block 7, that part of adjoining Herkimer Avenue, vacated, that part of adjoining Iris Alley, vacated, that part of adjoining Lane, vacated, and that part of adjoining Becker Place, vacated, all in Warren and Winslow's Addition, all described as beginning at a point on the East line of said Lot 6, Block 12, distant 50 feet South from the Northeast corner of said Lot 6; thence South along the East line of said Lot 6 to the Southeast corner thereof; thence West along the South line of said Lot 6 a distance of 10.30 feet; thence South deflecting to the left 90 degrees a distance of 7.5 feet, more or less, to an intersection with the centerline of said Lane; thence West along said centerline a distance of 164 feet; thence South, at right angles 7.5 feet, more or less, to an intersection with the extension East of the South line of said Lot 6, Block 13; thence West along the extension of said South line and along the South lines of said Lots 6, 4 and 3, Block 13, to a point on the South line of said Lot 3 distant 49.66 feet West from the Southeast corner of said Lot 3; thence Northwesterly, deflecting to the right 45 degrees 28 minutes, a distance of 95.44 feet; thence Northwesterly deflecting to the right 89 degrees 24 minutes a distance of 125.53 feet; thence on a tangential curve to the right, having a radius of 1157 feet, a distance of 142.02 feet; thence Northwesterly on a tangent to said last described curve to an intersection with the extension Northwesterly of the Northwesterly line of said Lot 5, Block 12; thence Southeasterly along said Northwesterly line of Lot 5, Block 12, and its extension, to an intersection with a line drawn parallel to and 14 feet Southeasterly from the Northwesterly line of said Lot 5, Block 12 and its extension; thence Northwesterly along said last described parallel line to an intersection with a line drawn parallel to and 5 feet Northwesterly from the Northwesterly line of said Lot 5, Block 12; thence Southeasterly along said last described parallel line to an intersection with a line drawn parallel to and 100 feet West from the East line of said Lot 6, Block 12 and its extension; thence South along said last described parallel line a distance of 91.19 feet to an intersection with a line extending West at right angles to the East line of said Lot 6, Block 12, from the point of beginning; thence East to the point of beginning; except the Northwesterly 100 feet of said Lot 5, Block 13, and except that part of said Lot 2, Block 13, and adjoining Herkimer Avenue, vacated which lie Southwesterly of the Easterly line of said Lot 2, Block 13, and its extension.

The Southwesterly and Northwesterly boundary lines of said parcel are marked by Judicial Landmarks set pursuant to Torrens Case 11795 at the Southwesterly corner at each of the two most Westerly corners and at the most Northerly corner of said parcel and at the point of curvature and the point of tangency of the curved portion of said Northwesterly line of said parcel.

Together with that part of the southwesterly one-half of Iris Alley vacated in Document No. 2375668 lying west of a line parallel to and 100 feet west of the East line of Lot 6, Block 12, extended northerly.

Parcel 3: That part of Lot 5 lying Northwesterly of a line parallel with and 100 feet Southeasterly of the North line of said Lot 5, Block 13, Warren & Winslow's Addition to the Town of St. Paul, Ramsey County, Minnesota.

Parcel 4: A piece of parcel off the Northeast corner of Lot 6, Block 12, Warren & Winslow's Addition to the Town of St. Paul, described in Book 160 of Deeds, Page 306, Ramsey County, Minnesota, together with that part of the vacated Iris Alley lying southwesterly of Crispus Attucks Addition and lying east of a line parallel to and 100 feet west of the East line of Lot 6, Block 12, extended northerly.

Parcel 5: Lot 1, Block 1, Crispus Attucks Addition, Ramsey County, Minnesota.

(Note: A portion of vacated Iris Alley is not included in the above property description. It is recommended that an Examiner's Directive be obtained to add this to the Certificate of Title).

CERTIFICATION

To Port Authority of the City of Saint Paul, a body public and corporate organized under the provisions of Minnesota Statutes Chapter 469 and Land Title, Inc. as agent for 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on July 10, 2015.

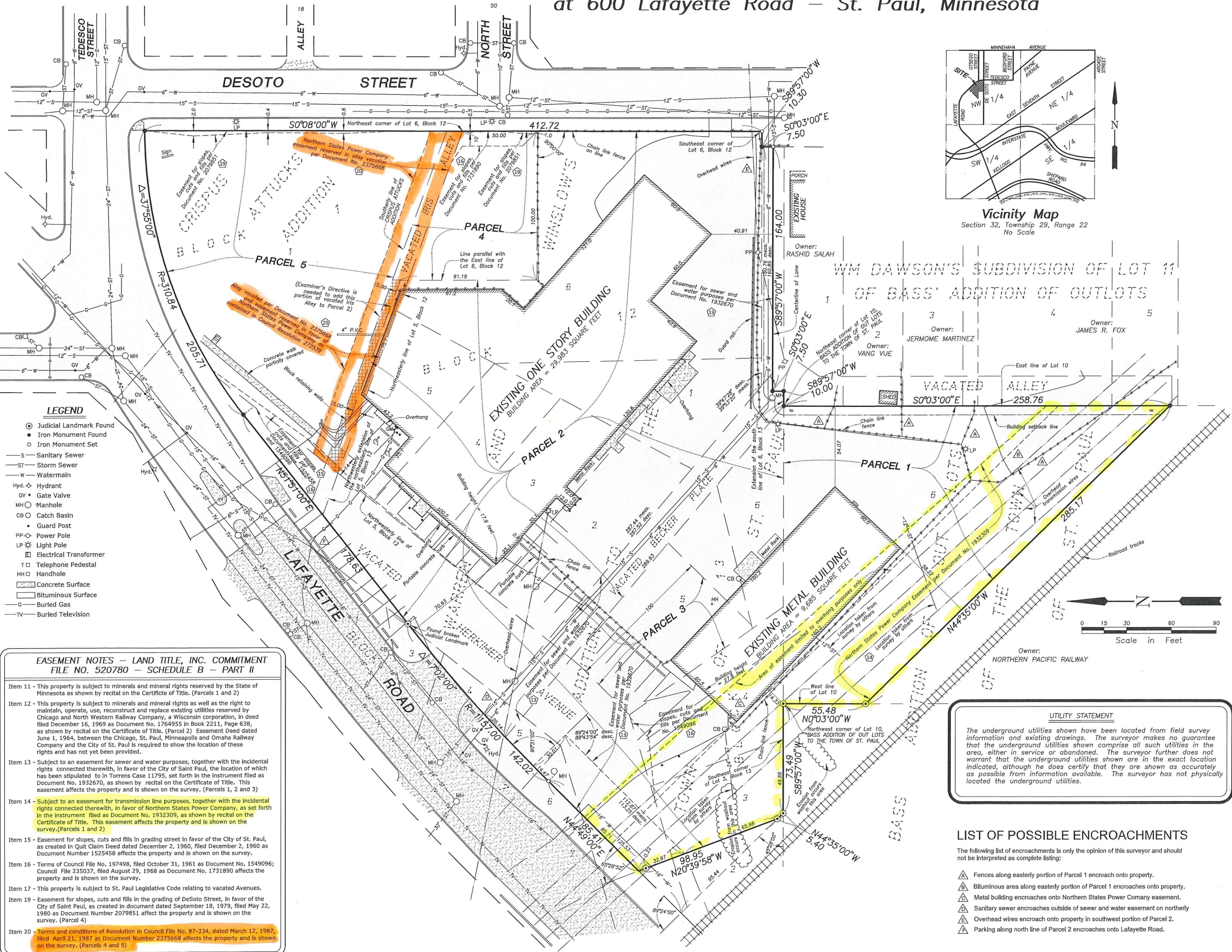
Dated this 13th day of July, 2015.
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 154-2715.011



- #### LEGEND
- Judicial Landmark Found
 - Iron Monument Found
 - Iron Monument Set
 - S — Sanitary Sewer
 - ST — Storm Sewer
 - W — Watermain
 - Hyd. — Hydrant
 - GV — Gate Valve
 - MH — Manhole
 - CB — Catch Basin
 - — Guard Post
 - PP — Power Pole
 - LP — Light Pole
 - ET — Electrical Transformer
 - TP — Telephone Pedestal
 - HH — Handhole
 - Concrete Surface
 - Bituminous Surface
 - G — Buried Gas
 - TV — Buried Television

EASEMENT NOTES — LAND TITLE, INC. COMMITMENT FILE NO. 520780 — SCHEDULE B — PART II

- Item 11 - This property is subject to minerals and mineral rights reserved by the State of Minnesota as shown by recital on the Certificate of Title. (Parcels 1 and 2)
- Item 12 - This property is subject to minerals and mineral rights as well as the right to maintain, operate, use, reconstruct and replace existing utilities reserved by Chicago and North Western Railway Company, a Wisconsin corporation, in deed filed December 16, 1969 as Document No. 1764955 in Book 2211, Page 638 as shown by recital on the Certificate of Title. (Parcel 2) Easement Deed dated June 1, 1964, between the Chicago, St. Paul, Minneapolis and Omaha Railway Company and the City of St. Paul is required to show the location of these rights and has not yet been provided.
- Item 13 - Subject to an easement for sewer and water purposes, together with the incidental rights connected therewith, in favor of the City of Saint Paul, the location of which has been stipulated to in Torrens Case 11795, set forth in the instrument filed as Document No. 1932670, as shown by recital on the Certificate of Title. This easement affects the property and is shown on the survey. (Parcels 1, 2 and 3)
- Item 14 - Subject to an easement for transmission line purposes, together with the incidental rights connected therewith, in favor of Northern States Power Company, as set forth in the instrument filed as Document No. 1932309, as shown by recital on the Certificate of Title. This easement affects the property and is shown on the survey. (Parcels 1 and 2)
- Item 15 - Easement for slopes, cuts and fills in grading street in favor of the City of St. Paul, as created in Quit Claim Deed dated December 2, 1960, filed December 2, 1960 as Document Number 1525458 affects the property and is shown on the survey.
- Item 16 - Terms of Council File No. 197498, filed October 31, 1961 as Document No. 1549096; Council File 235037, filed August 29, 1968 as Document No. 1731890 affects the property and is shown on the survey.
- Item 17 - This property is subject to St. Paul Legislative Code relating to vacated Avenues.
- Item 19 - Easement for slopes, cuts and fills in the grading of DeSoto Street, in favor of the City of Saint Paul, as created in document dated September 18, 1979, filed May 22, 1980 as Document Number 2079851 affect the property and is shown on the survey. (Parcel 4)
- Item 20 - Terms and conditions of Resolution in Council File No. 87-334, dated March 12, 1987, filed April 21, 1987 as Document Number 2375668 affects the property and is shown on the survey. (Parcels 4 and 5)

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee 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 shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LIST OF POSSIBLE ENCROACHMENTS

- The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing:
- ▲ Fences along easterly portion of Parcel 1 encroach onto property.
 - ▲ Bituminous area along easterly portion of Parcel 1 encroaches onto property.
 - ▲ Metal building encroaches onto Northern States Power Company easement.
 - ▲ Sanitary sewer encroaches outside of sewer and water easement on northerly
 - ▲ Overhead wires encroach onto property in southwest portion of Parcel 2.
 - ▲ Parking along north line of Parcel 2 encroaches onto Lafayette Road.