

DESCRIPTION OF PROPERTY SURVEYED

(Per Old Republic National Title Insurance Company Commitment for Title Insurance Application No. ORTE734040, effective date March 28, 2011)

That part of Lots 1 through 17, Block 1, Lots 2 through 12, Block 2, and Lot A, all in Minnesota Transfer Addition, St. Paul, Minn., according to the recorded plat thereof, Ramsey County, Minnesota, and of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 29, Township 29, Range 23, Ramsey County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 12, said Block 2; thence on an assumed bearing of West at a right angle to the west line of said Block 2, a distance of 60.00 feet to the east line of said Block 1; thence on a bearing of North along said east line of Block 1 a distance of 35.00 feet to a line extended westerly at a right angle to said west line of Block 2 from a point on said west line of Block 2 distant 35.00 feet north of said southwest corner of Lot 12, Block 2; thence on a bearing of West along said line extended westerly at a right angle to the west line of Block 2 a distance of 204.50 feet to the west line of said Block 1; thence on a bearing of North along said west line of Block 1 a distance of 699.59 feet to a line lying 33.00 feet northwesterly of and parallel with "Line A" described below; thence northeasterly a distance of 55.63 feet along said parallel line to the northeasterly line of said Lot 1, Block 1; thence South 51 degrees 36 minutes 47 seconds East along said northeasterly line of Lot 1, Block 1, a distance of 33.00 feet to said "Line A"; thence North 28 degrees 31 minutes 22 seconds East along said "Line A" a distance of 110.15 feet to the point of termination of said "Line A"; thence South 51 degrees 36 minutes 47 seconds East a distance of 60.17 feet; thence southeasterly a distance of 114.04 feet along a tangential curve concave to the northeast, having a radius of 2734.53 feet and a central angle of 2 degrees 23 minutes 22 seconds to the northerly extension of said west line of Block 2; thence on a bearing of South along said northerly extension of said west line of Block 2 a distance of 194.09 feet to a point on said west line of Block 2 distant 544.78 feet northerly of said southwest corner of Lot 12, Block 2; thence on a bearing of East at a right angle to said west line of Block 2 a distance of 4.61 feet; thence on a bearing of South parallel with said west line of Block 2 a distance of 502.78 feet to a line extended easterly at a right angle to said west line of Block 2 from a point on said west line of Block 2 distant 35.00 feet northerly of said southwest corner of Lot 12, Block 2; thence on a bearing of West along said line extended easterly at a right angle to the west line of Block 2 a distance of 4.61 feet to said west line of Block 2; thence on a bearing of South along said west line of Block 2 a distance of 35.00 feet to the point of beginning.

"Line A" is described as commencing at the southwest corner of said Lot 12, Block 2; thence on a bearing of West at a right angle to said west line of Block 2 a distance of 264.50 feet to a point on said west line of Block 1; thence on a bearing of North along said west line of Block 1 a distance of 610.45 feet to the point of beginning of said "Line A"; thence northerly a distance of 145.90 feet on a tangential curve concave to the east, having a radius of 217.00 feet and a central angle of 38 degrees 31 minutes 22 seconds; thence North 38 degrees 31 minutes 22 seconds East, tangent to said curve, a distance of 127.68 feet and said "Line A" there terminating.

Which lies northerly of a line described as commencing at the Southwest corner of Lot 12, Block 2, Minnesota Transfer Addition; thence on an assumed bearing of North along the West line of said Block 2, a distance of 303.56 feet; thence on a bearing of West, perpendicular to said West line, 264.50 feet to a point in said West line of Block 1, the point of beginning of the line to be described; thence on a bearing of East a distance of 269.11 feet to the east line of the above described property and said line there terminating.

Torrens Property Being registered land as is evidenced by Certificate of Title No. 563905. [NOTE: Certificate of Title No. 563905 covers additional property.]

PLAT RECORDING INFORMATION

The plat of Minnesota Transfer Addition, St. Paul, Minn., was filed of record on September 28, 1889, in Book 13, Town Plats, Page 45.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Old Republic National Title Insurance Company Commitment for Title Insurance Application No. ORTE734040, effective date March 28, 2011, was relied upon as to matters of record.

Schedule B Exceptions:

- 1) Exceptions are indicated on survey with circled numbers where applicable.
7) All minerals and mineral rights are reserved by the State of Minnesota, as shown on the Certificate of Title. (as to Lot 2, Block 1) (Not shown)
8) Easement for cuts, slopes and fills for Hersey Avenue as set forth in Book 18 of Plats page 22. (Said instrument depicts cuts and fills for slopes along Hersey Street. Said instrument refers to "the extent shown upon the sketch attached to the report of the Commissioner of Public Works in the matter, dated July 16, 1920". The "Best Copy Available" is not legible. The approximate location is shown on the survey.)
9) Terms and conditions of Council File No. 173042 of the City of St. Paul filed as Document Nos. 353287 and 353288. (Not shown)
10) Gas and Electric Utility Easement Agreement dated November 19, 2008, filed December 8, 2008 as Document No. 2058156. (Shown on survey)
11) Terms and conditions of Environmental Covenant and Easement filed May 20, 2010 as Document No. 2109960. (Shown on survey)
12) Gas Utility Easement in favor of Northern States Power Company dated November 19, 2008, filed May 20, 2010 as Document No. 2109961. (Shown on survey)

GENERAL NOTES

- 1) The adjoining building to the east encroaches the subject property. The west building wall was previously covered in a party wall agreement recorded as Doc. No. 1577882. Said Doc. No. 1577882 automatically expired and was removed from the memorials on the Certificate of Title per Court Order Doc. No. 2063432.
2) Physical features shown on the adjoining site to the south have not been updated or revised for this ALTA survey.
3) Survey coordinate and basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

UTILITY NOTES

- 1) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
2) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
3) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 111242559.
4) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

- 1) The subject property is located in the city of Saint Paul, FEMA Community ID No. 275248, which is designated as NSFHA (no special flood hazard area—all Zone C) by FEMA and therefore no flood map is available.

ZONING NOTES

- 1) Zoning and setback information as provided by the Planning Department of the City of Saint Paul:

The subject property is zoned I-2 (Industrial District).

The setbacks for zone I-2 are:

Building: Front = 0 feet
Side = 0 feet
Rear = 0 feet

*NOTE: Please see Sec. 66.531 of the Saint Paul City Code for detailed restrictions.

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".

- 3) Parking: Regular Spaces
Handicap Spaces
Total Spaces

AREAS

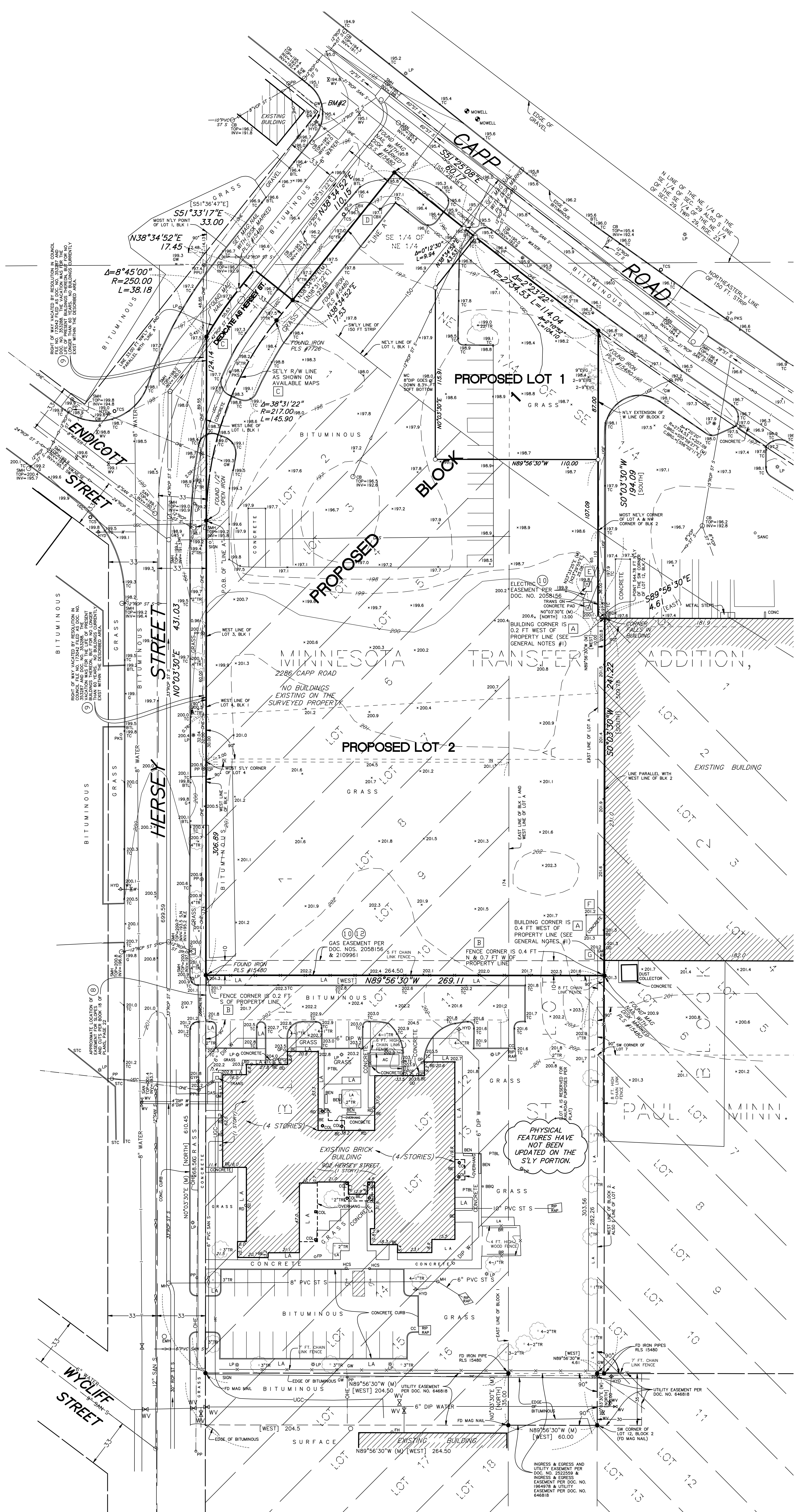
Areas: Gross = 129,268 square feet or 2.968 acres
Net (excludes right of way) = 126,279 square feet or 2.899 acres
Proposed Lot 1 = 13,391 square feet or 0.307 acres
Proposed Lot 2 = 112,888 square feet or 2.592 acres
Proposed street right of way = 2,989 square feet or 0.069 acres

OWNER: HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
APPLICANT: SUNDE LAND SURVEYING, LLC. 9001 EAST BLOOMINGTON FREEWAY SUITE 118 BLOOMINGTON, MN 55420 CONTACT: Mark Hanson 952-886-3105 Fax: 952-888-9526

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 3rd day of June, 2011

SUNDE LAND SURVEYING, LLC. By: Mark A. Hanson, P.L.S. Minn. Lic. No. 15480

Revision table with columns for Revision, By, Date. Includes drawing title 'PRELIMINARY PLAT OF: CAPP ROAD ADDITION' and SUNDE LAND SURVEYING logo with contact information.

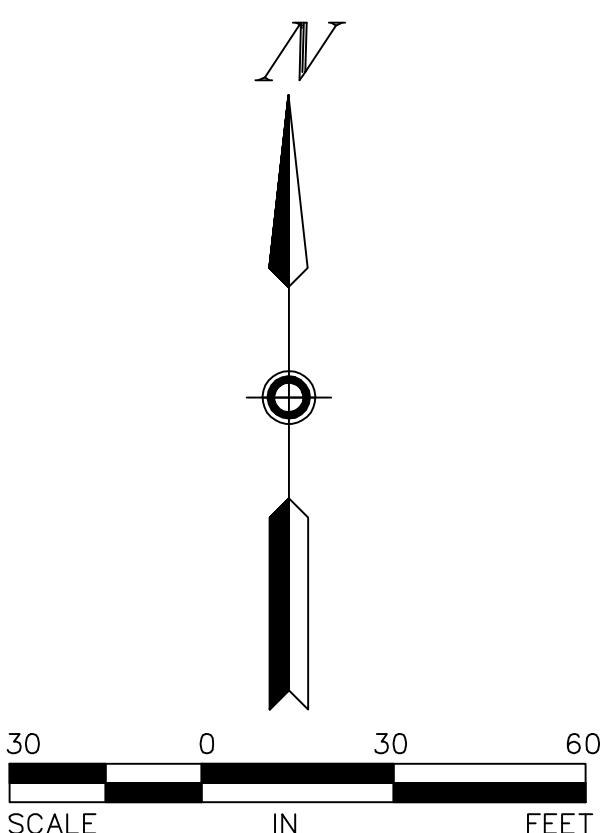
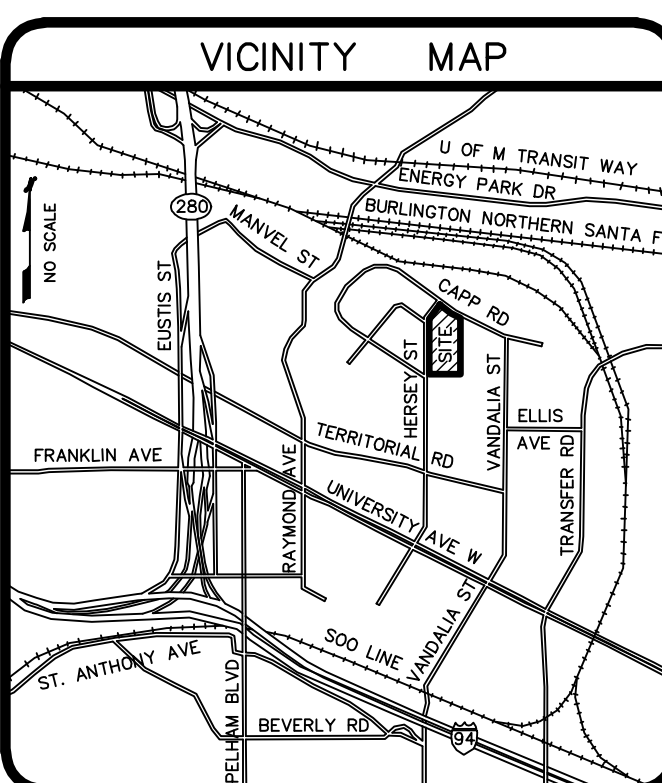


LEGEND table listing symbols for iron monuments, air conditioners, barbecues, benches, etc., and their corresponding symbols for manholes, monitoring wells, overhead doors, etc.

BENCH MARKS (BM)

- 1) Top of top nut of first fire hydrant east of Hersey Street on the south side of Capp Road. Elevation = 200.65 feet
2) Top of top nut of fire hydrant in the southwest quadrant of Hersey Street and Capp Road. Elevation = 198.59 feet

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



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