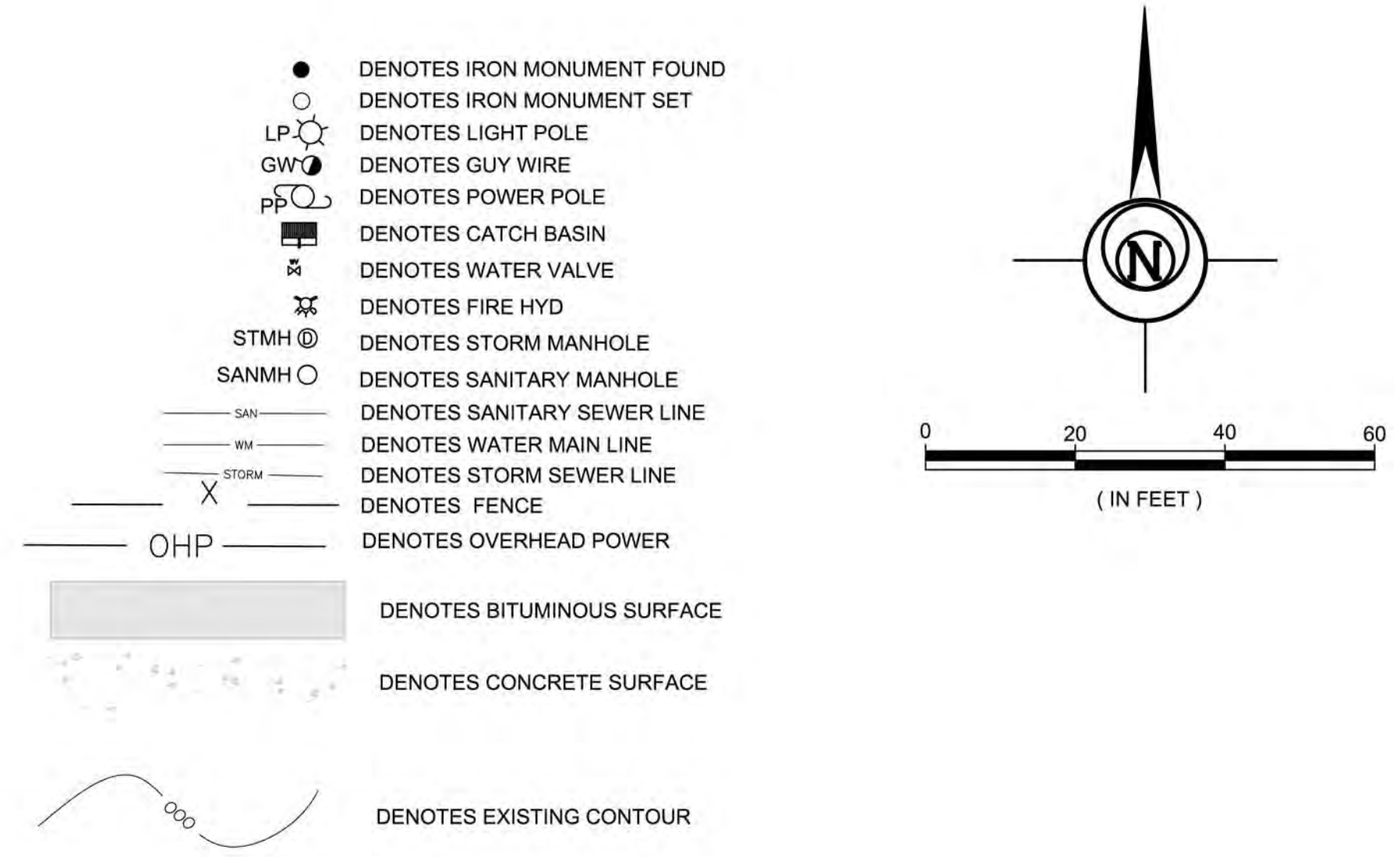
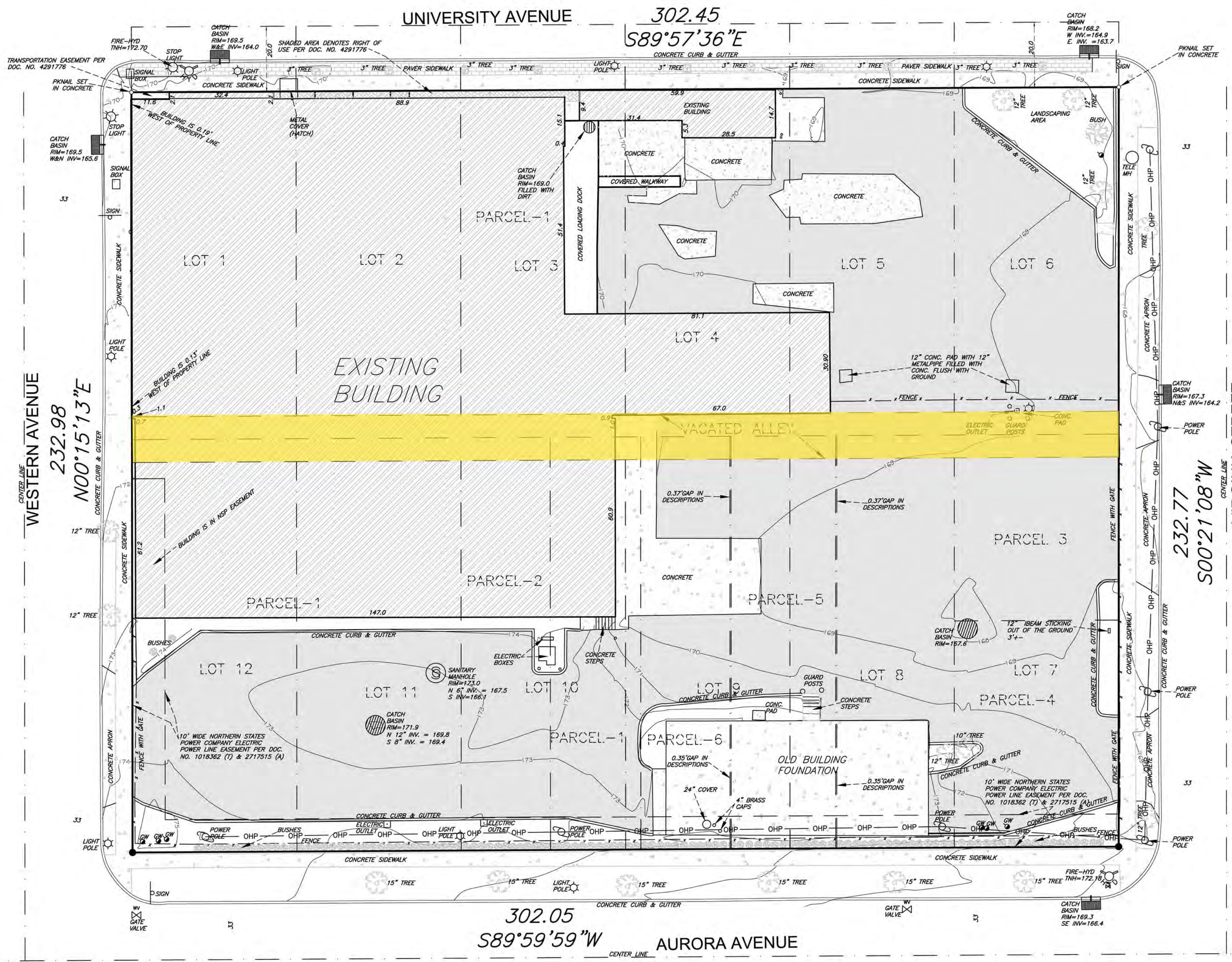


# ALTA/ACSM LAND TITLE SURVEY



### PROPERTY DESCRIPTION

**Parcel 1:**  
Lots 1,2,3,4,5 and 6, except the North 20 feet of said Lots, Block 1, together with that part of the North 1/2 of the vacated alley adjoining said Lots which lies between the Southerly extensions of the West line of said Lot 1 and the East line of said Lot 6, Eifelt, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

**Parcel 2:**  
The North 27 1/3 feet of Lot 10, Block 1, Eifelt, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

**Parcel 3:**  
The North 50 feet of Lot 7, Block 1, Eifelt, Bernheimer, and Arnold's Addition to St. Paul, together with that part of the South 1/2 of the vacated alley adjoining said Lot which lies between the Northerly extensions of the East and West lines of said Lot 7, according to the recorded plat thereof, Ramsey County, Minnesota.

**Parcel 4:**  
The East 36 feet of Lot 8, Block 1, Eifelt, Bernheimer, and Arnold's Addition to St. Paul, together with that part of the South 1/2 of the vacated alley adjoining said Lot which lies between the Northerly extension of the East line of said Lot 8 and the West line of the East 36 feet of said Lot 8, according to the recorded plat thereof, Ramsey County, Minnesota.

**Parcel 5:**  
The West 14 feet of Lot 8 and the East 18 feet of Lot 9, Block 1, Eifelt, Bernheimer, and Arnold's Addition to St. Paul, together with that part of the South 1/2 of the vacated alley adjoining said Lots which lies between the Northerly extensions of the East line of the West 14 feet of said Lot 8, and the West line of the East 18 feet of said Lot 9, according to the recorded plat thereof, Ramsey County, Minnesota.

**Parcel 6:**  
The Easterly 27 1/3 feet of the West 32 feet of Lot 9, Block 1, Eifelt, Bernheimer, and Arnold's Addition to St. Paul, together with that part of the South 1/2 of the vacated alley adjoining said Lot which lies between the Northerly extensions of the East and West lines of the Easterly 27 1/3 feet of the West 32 feet of said Lot 9, according to the recorded plat thereof, Ramsey County, Minnesota.

PARCEL AREA = 70,386 SF 1.616 ACRES  
PROPERTY ADDRESS = 370 UNIVERSITY AVENUE W., ST. PAUL MINNESOTA

- NOTES:
- THE EXTERIOR BUILDING LINES SHOWN ARE OF THE BUILDING FOOTPRINT AS MEASURED AT GROUND LEVEL. THE BUILDING FOUNDATION WHICH IS NOT VISIBLE, MAY EXTEND BEYOND THE EXTERIOR BUILDING LINES SHOWN.
  - THE SUBJECT PROPERTY IS BOTH ABSTRACT AND TORRENS PROPERTY.
  - THERE IS A GAP IN THE PROPERTY DESCRIPTIONS BETWEEN PARCELS 4 & 5 AS SHOWN ON THE SURVEY.
  - THERE IS A GAP IN THE PROPERTY DESCRIPTIONS BETWEEN PARCELS 5 & 6 AS SHOWN ON THE SURVEY.
  - THE EXISTING BUILDING IS WEST OF THE WEST PROPERTY LINE AS SHOWN ON THE SURVEY.
  - THE BUILDING GOES INTO THE NSP EASEMENT PER DOC. NO. 1018362 & 2717515 AS SHOWN ON THE SURVEY.

CURRENT ZONING = T2  
SETBACKS  
CONTACT THE CITY OF ST. PAUL PLANNING AND ZONING DEPARTMENT SPECIFIC SETBACK REQUIREMENTS FOR THIS SITE.

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 27123C0103G, DATED JUNE 4, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

The undersigned, being a duly licensed land surveyor under the laws of the State of Minnesota, hereby certifies to First American Title Insurance Company and TCC Old Home Site LLC.

This is to certify that this map 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 1,2,3,4,5,6,7a,8,9 and 11a of Table A thereof. The field work was completed on 12-17-12.

This survey is based upon information found in the First American Title Insurance Company Title Insurance Policy No. Proforma-5000664-NCS, File No. NCS-500664-MPLS, Dated: MARCH 14, 2012.

Date: 12-28-12  
**Thomas J. O'Meara**  
THOMAS J. O'MEARA LAND SURVEYOR  
MINNESOTA LICENSE NO. 46167

DATE		BY	DESCRIPTION	ORIG DATE: 12-28-12	PREPARED BY: <b>Bohlen</b> Surveying & Associates 31432 Foliage Avenue Northfield, MN 55057 1584 Cliff Road East Burnsville, MN 55337 Phone: (507) 645-7768 tomeara@bohlena.com
				DESIGN BY:	
				DRAWN BY: TJO	
				CHECKED BY: TJO	
		REVISIONS			Phone: (952) 895-9212 Fax: (952) 895-9259