

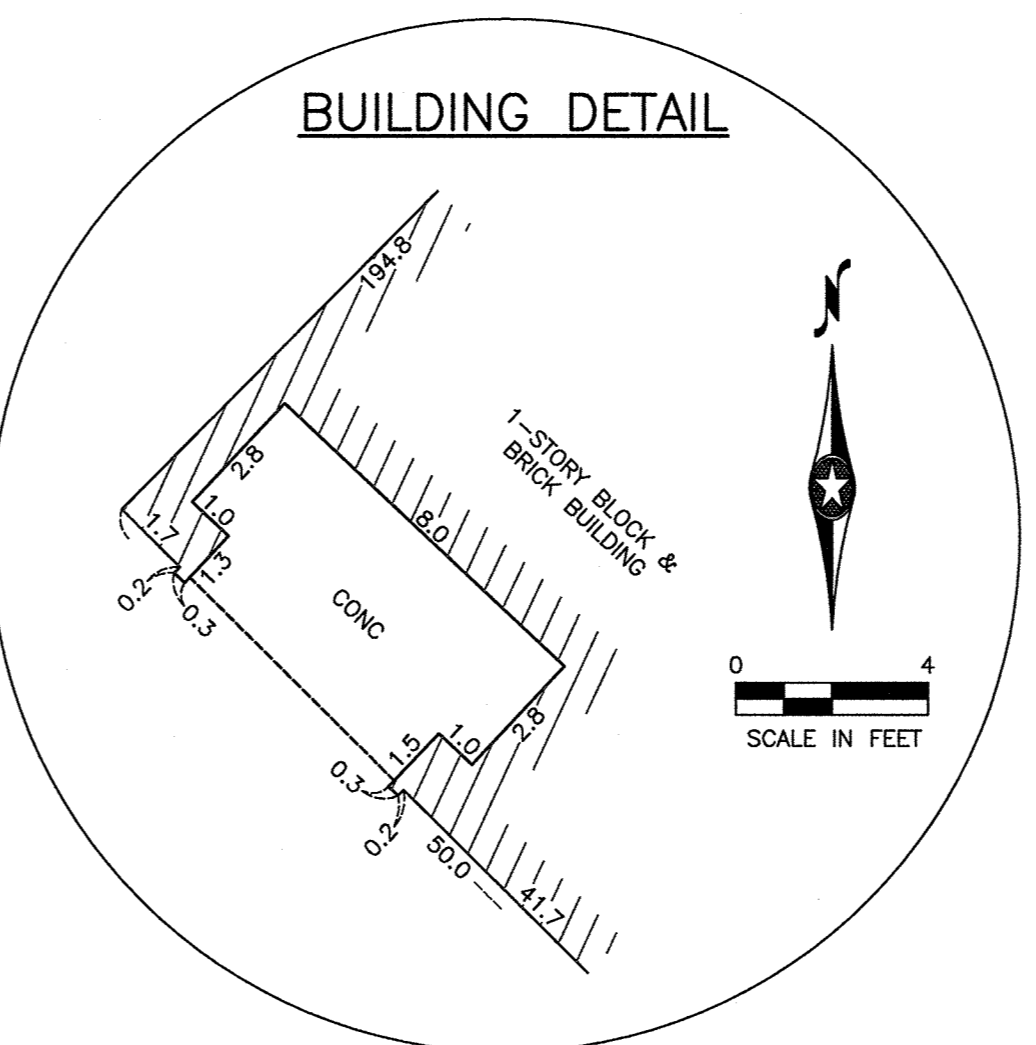
E. 11TH STREET
(PUBLIC ROADWAY)

ROBERTS AND RANDALLS

JACKSON STREET
(PUBLIC ROADWAY)

E. 10TH STREET
(PUBLIC ROADWAY)

N. ROBERT STREET
(PUBLIC ROADWAY)



POSSIBLE ENCROACHMENTS list (A-I) and LOCATION MAP showing the site's location within a street grid.

DESCRIPTION: The following was provided in Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, Commitment/File No. 36626, Commitment Date: December 24, 2012, at 7:00 a.m., Schedule A.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS: The following were provided in Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, Commitment/File No. 36626, Commitment Date: December 24, 2012, at 7:00 a.m., Schedule B - Part II Exceptions.

UTILITY AND SITE DATA: All zoning information was obtained from the City of St. Paul Planning Office web site (www.stpaul.gov), on February 20, 2013. For detailed zoning information and specific interpretation of code requirements, contact the City of St. Paul Planning Office (651)-266-6556.

FLOOD ZONE: Community Panel No. 27123C0103G, dated June 4, 2010, of Flood Insurance Rate Maps published by U.S. Department of Housing and Urban Development, shows this site as being located in Zone X, Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

UTILITIES: Only utility lines and structures observed during the course of the field survey of this site are shown on this map. The surveyor does not guarantee that there are no other utility lines and structures, active or abandoned, on or adjacent to the subject property.

AREAS: The subject property contains 20,666 square feet (0.47 acres). PARKING: The subject property contains 23 regular parking spaces and 1 handicap space.

SURVEYOR'S NOTES: 1. Orientation of the bearing system is based upon the southwesterly line of Block 7, Roberts and Randalls Addition to the town of Saint Paul, Ramsey County, Minnesota, which is assumed to bear North 45 degrees 06 minutes 16 seconds West.

SURVEYOR'S CERTIFICATION: To 530 North Robert Limited Partnership, a Minnesota limited partnership; The Metropolitan Center for Independent Living, a Minnesota non-profit corporation; Commercial Partners Title, LLC; Stewart Title Guaranty Company.

ALTA/ACSM LAND TITLE SURVEY 530 N. ROBERT STREET, ST. PAUL, MN. BOLTON & MENK, INC. Consulting Engineers & Surveyors. 12224 NICOLLET AVENUE S., BURNSVILLE, MN 55337 (952) 890-0509.

- LEGEND: MAG NAIL W/DISK MONUMENT SET MARKED BY REG. NO. 19840, MONUMENT FOUND, ANCHOR, STEEL POST, UNLESS OTHERWISE NOTED, ELECTRIC METER, GAS METER, LIGHT POLE, TRAFFIC SIGN, UTILITY POLE, FENCE LINE, OVERHEAD UTILITY LINE.