

SPEEDWAY
1625 Rice Street
St. Paul, MN
Available



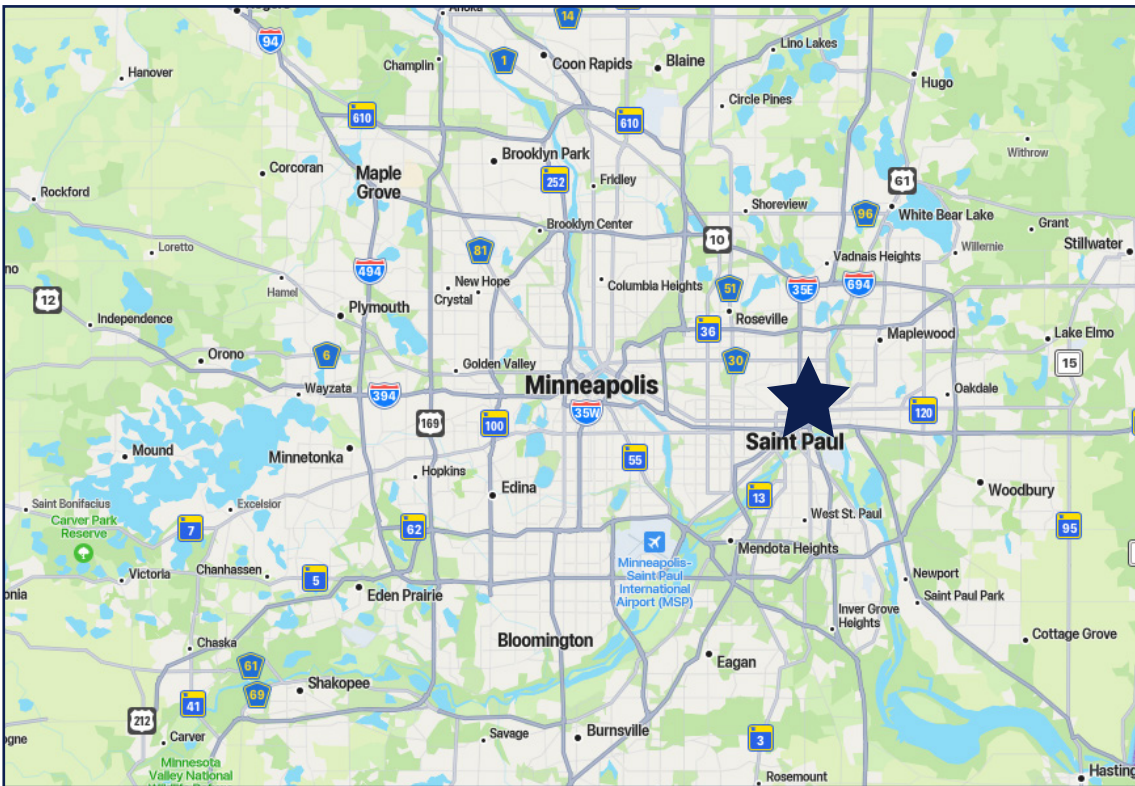
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

SAMUEL GERLACH
612.465.8529
SAM@UPLAND.COM

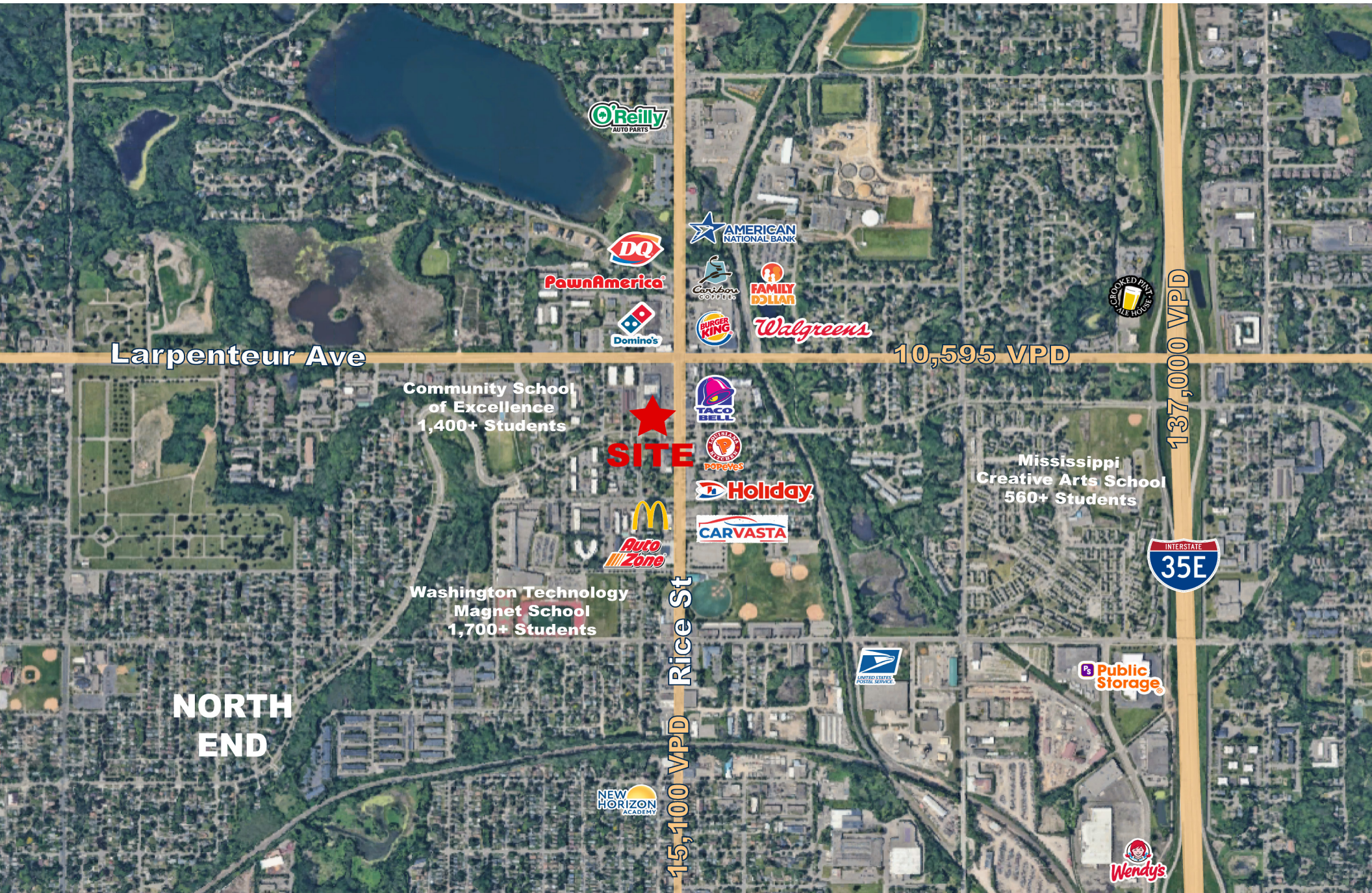
ADDRESS	1625 Rice Street
CITY, STATE	St. Paul, MN
SPACE AVAILABLE	2,978 SF
LOT SIZE	0.50 Acres
SALE PRICE	Negotiable
LEASE RATE	\$20.00/PSF
TAXES (2025)	\$31,484
YEAR BUILT	1994
COUNTY	Ramsey
PARKING	15 Surface (Est.)
SIGNAGE	Pylon & Building

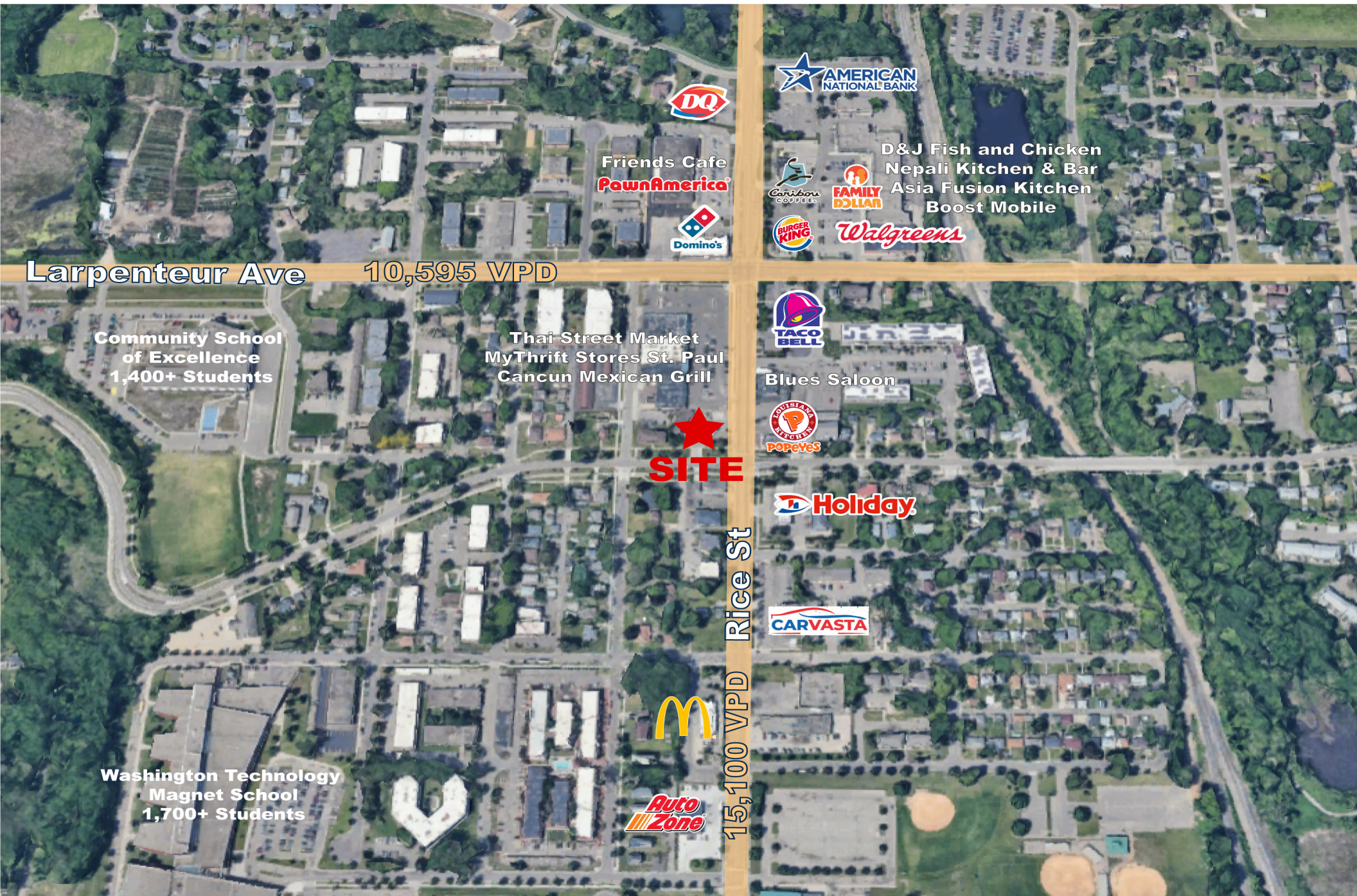


HIGHLIGHTS

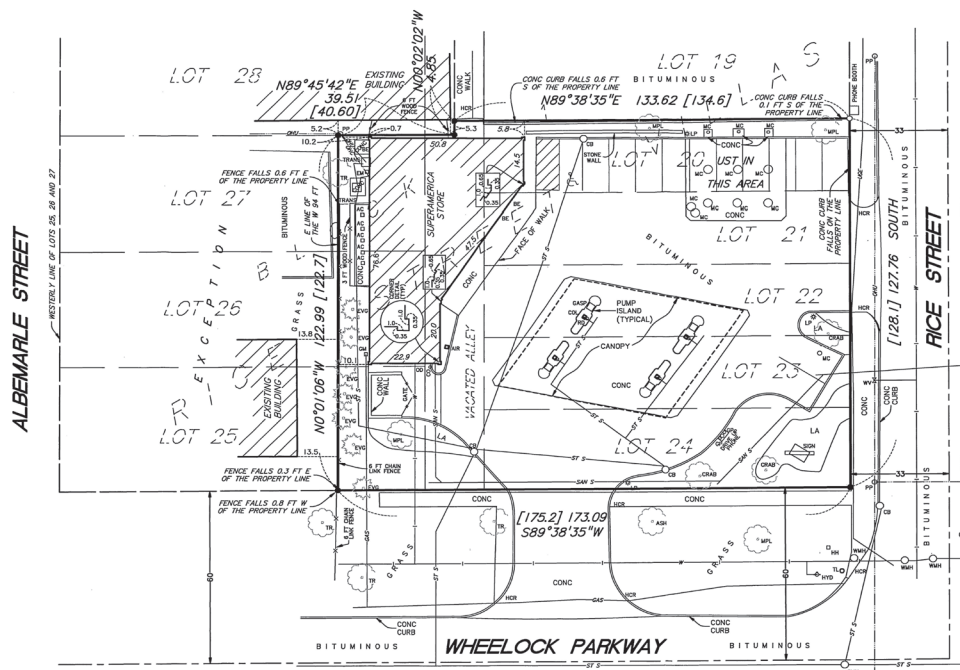
- Property is located 6 miles north of St. Paul and 11 miles east of Minneapolis.
- 5-mile population of 346,957 and average household income of \$101,597.
- Nearby tenants include Walgreens, Taco Bell, McDonald's, Popeyes, Caribou Coffee, AutoZone, etc.
- Located along Rice Street where traffic counts average 15,100 VPD.
- Property is located approximately 2-miles from I-35.
- Gas pumps, tanks & canopies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	17,683	146,451	346,957
MEDIAN AGE	30.6	34.5	36.0
MEDIAN HH INCOME	\$50,000	\$66,424	\$72,383
AVERAGE HH INCOME	\$65,918	\$92,353	\$101,597









- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 15480, unless otherwise noted.
 - Denotes found 1/2" iron monument marked with P.L.S. No. 8612, unless otherwise noted.
 - [134.6] Denotes distance per plot of RICE STREET VILLAS

- | | |
|-------|-------------------------------------|
| AC | Denotes air conditioner |
| BE | Denotes drive up air compressor |
| CB | Denotes building entrance |
| CB | Denotes beaver tail curb |
| CB | Denotes catch basin |
| CBK | Denotes communication box |
| CO | Denotes cover |
| COL | Denotes building column |
| COO | Denotes cover over surface |
| CWK | Denotes car wash keypad |
| EM | Denotes electric meter |
| GL | Denotes gas line |
| GASP | Denotes gas pump |
| GM | Denotes gas meter |
| GP | Denotes guard post |
| GW | Denotes guy wire |
| HCR | Denotes handicap ramp |
| HC | Denotes handicap sign |
| HCR | Denotes hand hold |
| HHE | Denotes electric hand hold |
| HYD | Denotes hydrant |
| L | Denotes landscape |
| LP | Denotes light pole |
| MC | Denotes metal cover |
| OD | Denotes overhead door |
| CHC | Denotes overhead communication line |
| OH | Denotes overhead electric line |
| OHU | Denotes overhead utility line |
| OK | Denotes oking |
| PP | Denotes power pole |
| PFU | Denotes utility power |
| RF | Denotes roof drain |
| SAN | Denotes sanitary manhole |
| SM | Denotes sanitary sewer |
| SMH | Denotes storm manhole |
| ST | Denotes storm sewer |
| TCS | Denotes traffic control sign |
| TRANS | Denotes traffic light |
| U | Denotes utility transformer |
| UST | Denotes underground storage tank(s) |
| VP | Denotes vent pipe |
| WMH | Denotes water manhole |
| WV | Denotes water valve |
| | |
| CD | Denotes Cedar tree |
| CRD | Denotes Cottonwood tree |
| CEB | Denotes Crabapple tree |
| EVO | Denotes Elm tree |
| LOC | Denotes Locust tree |
| ML | Denotes Maple tree |
| TR | Denotes Tree |

DESCRIPTION OF PROPERTY SURVEYED (TORRENS PROPERTY)
(Per Fidelity National Title Insurance Company Pro Forma for Title Insurance No.

219820, received on November 4, 2010)

Lots 20, 21, 22, 23 and 24, Block 1, Rice Street Villas
Lots 25, 26 and 27, Block 1, Rice Street Villas, except the West 94 feet thereof,
together with that portion of vacated alley accruing thereto.
Ramsey County, Minnesota

The plot of RICE STREET VILLAS, recorded in Book I of Plats, Page 50 filed on 05/26/1886.

NOTES

- 1.) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) The subject property appears to lie within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain), per the National Flood Insurance Program and Insurance Rate Map Community-Panel No. 275248D/016, effective date June 4, 2010. This information was obtained from the FEMA Map Service Center web site.
- 4.) Area = 21,927 sq. ft. or 0.503 acres

5.) Zoning and setback information was obtained from the City of St. Paul web site:
The subject property is zoned B3 (General Business).
The setbacks for zone B3 are:

Building: Front: 25 ft along parkway (30 ft if there is RL or RI zoned property along parkway)
Side: 0 ft
Rear: 0 ft

See City Code Section 66.431 for additional dimensional standards that may apply.

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 of the intent of another party as stated in Table A-3 of the Minimum Standards and Zoning Requirements for ALTA/ACSM Land Title Surveys. Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.

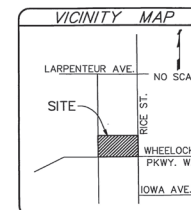
- 6.) Parking: 12 Regular Spaces
1 Handicap Space
13 Total Spaces
- 7.) PID# 242923110004
Address: 1625 Rice Street, St. Paul, MN
- 8.) Survey coordinate & bearing basis: Assumed
- 9.) Date of last field work: June 10, 2010

TITLE COMMITMENT

Fidelity National Title Insurance Company Pro Forma for Title Insurance No. 219820, received on November 4, 2010, was relied upon as to matters of record.

Schedule B Exceptions: (Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey. Items listed below apply to the subject property unless otherwise noted. Numbers correspond with the Title Commitment and are identical to www.clerk.org with brief numbers where applicable.)

- 3 All minerals and mineral rights reserved to the State of Minnesota in trust for the taxing districts concerned.



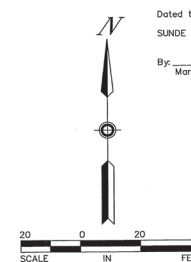
To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Realty Income Corporation
Realty Income Properties 3, LLC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(c), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards so adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 12th day of November, 2010.

SINDE LAND SURVEYING, LLC.

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



Revision	By	Date
----------	----	------

Drawing Title:
ALTA/ACSM LAND TITLE
SURVEY FOR:
SPEEDWAY SUPERAMERICA LLC
1625 RICE STREET, ST. PAUL, MN

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9525)

North Office:
Brandon Park, Minn. 763-784-6346

Project: 2010-181	Blk/Pg: 760/17 (339/35)	Date: 11/12/2010
Township: 29	Range: 23	Section: 24

SURVEY #2746
Northern Tier Retail #4030
1625 Rice St
St. Paul, MN 55117



UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

KIRBY PIERI

612.465.8523

KIRBY@UPLAND.COM

CHAD STURM

612.436.1122

CHAD@UPLAND.COM

SAMUEL GERLACH

612.465.8529

SAM@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.