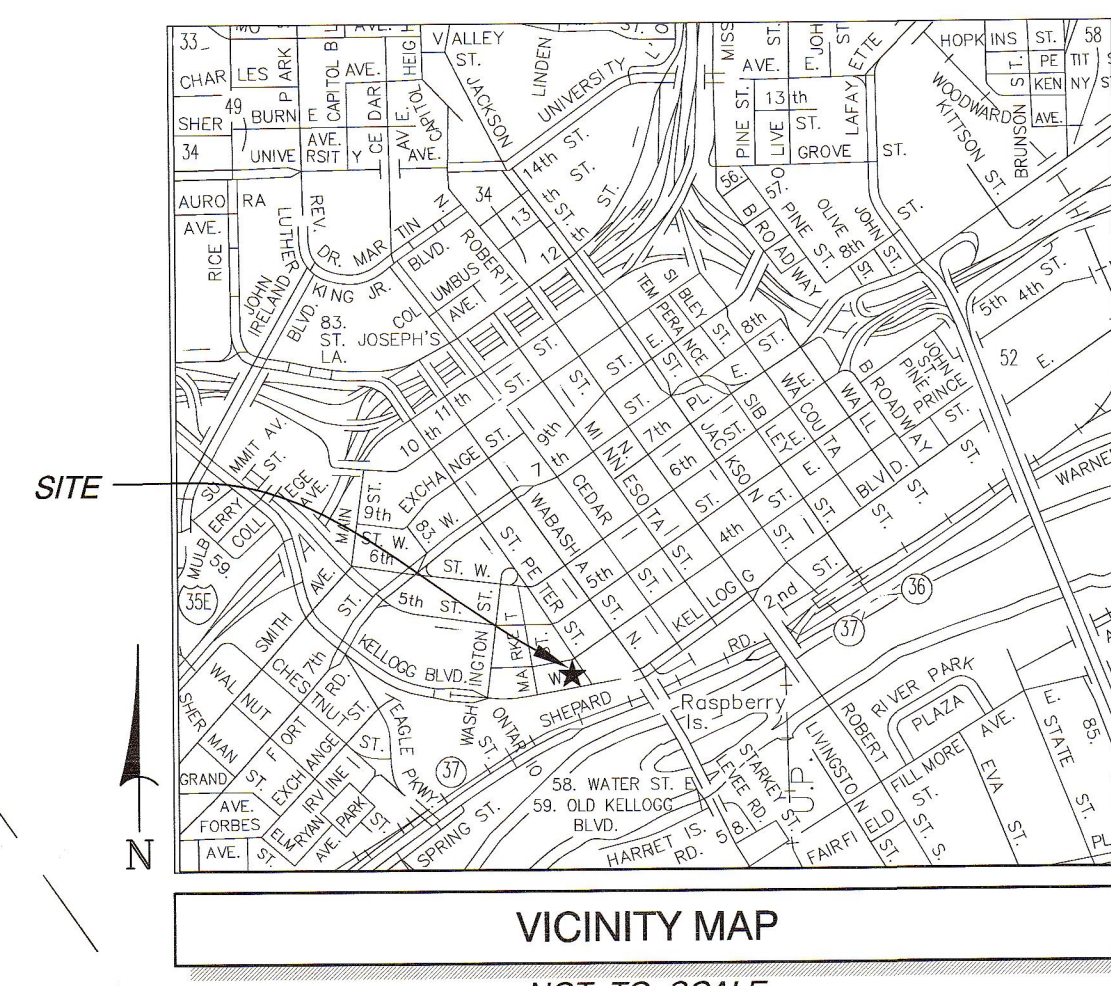


PID: 062822130086  
OWNER: QWEST CORPORATION

PID: 062822130220  
OWNER: RAMSEY COUNTY



**PROPERTY DESCRIPTION**

All of Lot 10, Block 19 of Rice and Irvine's Addition to St. Paul, according to the plat thereof; on file and of record in the office of the Register of Deeds within and for Ramsey County, Minnesota; except the Northerly 51.96 feet, more or less, of said Lot; and except that part of Lot 10, Block 19, Rice and Irvine's Addition to St. Paul, that lies between the present Northerly line of Third Street and a line parallel therewith and 16 feet Northerly therefrom; also commencing at a point on said parallel line 8.5 feet West from its intersection with the Westerly line of St. Peter Street; thence to said intersection; thence Northerly along the Westerly line of St. Peter Street 6.5 feet; thence to beginning.

That part of Lot 9, Block 19, Rice and Irvine's Addition to St. Paul, according to the plat thereof; on file and of record in the office of the Register of Deeds within and for Ramsey County, Minnesota; described as follows:

Commencing at a point on the Northerly line of Third Street as widened by the City of St. Paul in the year 1929, which point is 18.98 feet Westerly from the Easterly line of Lot 9, Block 19; thence Northerly parallel with said Easterly line to a point 34.50 feet Southerly from the Northerly line of said Lot 9; thence Easterly parallel with said Northerly line to the Easterly line of said Lot 9; thence Southerly along said Easterly line of said Lot 9 to the said Northerly line of Third Street as widened by the City of St. Paul in the year 1929; thence Westerly to the point of beginning; except that portion of said property described as follows:

Commencing at a point on the Easterly line of said Lot 9, 34.50 feet Southerly from the Northeastly corner of said Lot 9; thence Southerly along said Easterly line of said Lot 9, 17.46 feet to a point; thence Westerly at right angles 0.28 feet; thence Northerly, 17.46 to a point distant Westerly 0.25 feet from the point of beginning; thence Easterly 0.25 feet to the point of beginning.

Ramsey County, Minnesota  
Abstract Property

**CERTIFICATION**

To World Jemne Building Limited Liability Partnership, a Minnesota limited liability partnership; District Energy St. Paul, Inc., a Minnesota nonprofit corporation; and Commercial Partners Title, LLC as agent for Old Republic 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 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), 7(c), 8, 9, 11(a), 13, 16, 17, and 18 of Table A thereof. The field work was completed on December 18, 2014.

Date of Plat or Map: \_\_\_\_\_

**REVIEW COPY**

Dennis B. Olmstead, Professional Land Surveyor  
Minnesota License No. 18425

**NOTES**

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, file no. 39455, dated November 25, 2014.
- The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- The area of the above described property is 5,963 square feet or 0.137 acres.
- There are 0 regular striped parking stalls and 0 handicap parking stalls.
- The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27123C0103G, effective June 4, 2010.
- There was no observed evidence of earth moving work or building construction at the time of our field work.
- There was no observed evidence of site use as a solid waste dump, sump, or sanitary landfill.
- Per \_\_\_\_\_, there are no proposed changes in street right-of-way lines. There was no observed evidence of recent street or sidewalk construction or repairs.
- Names of adjoining owners are depicted based on Ramsey County GIS tax information.
- Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:
  - Item 13. Covenants, conditions, restrictions and easements contained in Party Wall Agreement dated May 1, 1906, filed May 17, 1906, as Document No. 24998 in Book 54, Page 270. Said document affects the survey.
  - Item 14. Easement for widening West Third Street, in favor of the City of Saint Paul, as created in document dated December 11, 1929, filed February 10, 1930, as Document No. 794256 in Book 44 of Plans, Page 16, and as depicted on map filed July 24, 1967, as Document No. 1703390 in Book 90 of Plans, Page 3. Said easement is depicted on the survey.
  - Item 16. Consequences of uncertainty as to the location of the Northerly boundary line of the insured portion of Lot 10. The legal description of the land refers to "Lot 10...except the Northerly 51.96 feet, more or less," of said Lot 10. The legal description of the adjacent parcel to the North, which is registered land as evidenced by Torrens Certificate No. 535231, refers to "The Northerly 51 and 96 hundredths feet more or less of said Lot 10 occupied by the building known and designated as Nos. 315, 317 and 319 St. Peter Street, in the City of St. Paul, Minnesota." Neither description establishes a fixed boundary line.

**ZONING**

The following is based on the City of St. Paul zoning maps and zoning code.

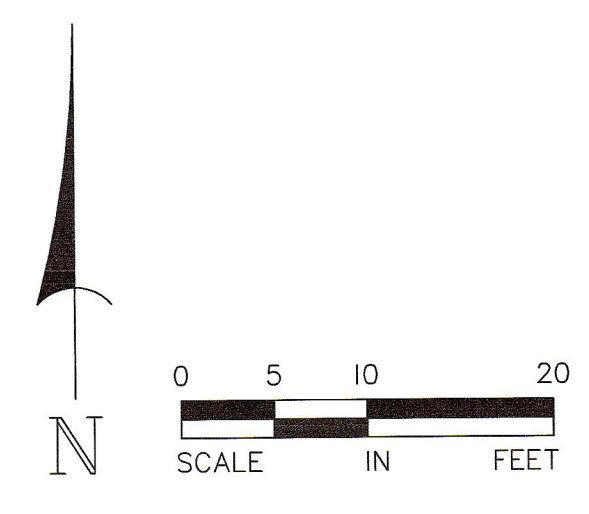
Classification: B4 - Central Business District

Setbacks:  
Front: 0  
Side: 0  
Rear: 0

Max. Height: no limit  
Floor Space Area: 8.0

**LEGEND**

- FOUND CAST IRON MONUMENT
- HYDRANT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- CATCH BASIN
- STORM MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- TELEPHONE MANHOLE
- TRAFFIC LIGHT
- HAND HOLE
- PARKING METER
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- FENCE
- BOLLARD
- FIBER OPTIC VAULT
- TREE



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**ALTA/ACSM LAND TITLE SURVEY**

**WORLD JEMNE BUILDING**  
305 ST. PETER STREET  
ST. PAUL, MINNESOTA

DRAWN BY	PG, DPE
CHECKED BY	DBO
DATE ISSUED	12/23/14
SCALE	1"=10'
JOB NO.	140167
BOOK	-