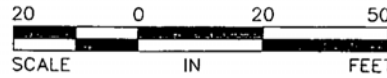


PROPERTY DESCRIPTION

That part of Government Lot 4, Section 6, Township 28, Range 22, Ramsey County, Minnesota, and that part of Shepard Road (formerly known as Water Street) as dedicated in RICE AND IRVINE'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at a monument at the most southerly corner of Lot 1, Block 1, UPPER LANDING URBAN VILLAGE, according to the plat thereof on file in the office of the Registrar of Titles, said Ramsey County; thence North 42 degrees 06 minutes 59 seconds East, assumed bearing, along the southeasterly line of said Block 1, a distance of 60.09 feet; thence South 47 degrees 53 minutes 01 seconds East a distance of 61.66 feet to the point of beginning of the land to be described; thence South 42 degrees 14 minutes 52 seconds West a distance of 202.81 feet; thence South 47 degrees 45 minutes 08 seconds East a distance of 19.7 feet, more or less, to the shore line of the Mississippi River; thence Northeasterly, along said shore line of the Mississippi River, a distance of 204 feet, more or less, to a line drawn South 47 degrees 45 minutes 08 seconds East from the point of beginning; thence North 47 degrees 45 minutes 08 Seconds West a distance of 26.0 feet, more or less, to the point of beginning.

Together with riparian rights in and over that area described as commencing at the most southerly corner of said Lot 1; thence North 42 degrees 06 minutes 59 seconds East, assumed bearing, along the southeasterly line of said Block 1, a distance of 60.09 feet; thence South 47 degrees 53 minutes 01 seconds East a distance of 61.66 feet; thence South 42 degrees 14 minutes 52 seconds West a distance of 10.70 feet to the point of beginning of the land to be described; thence continuing along said bearing South 42 degrees 14 minutes 52 seconds West a distance of 177.63 feet; thence South 47 degrees 55 minutes 27 seconds East a distance of 52.29 feet; thence North 41 degrees 00 minutes 01 second East a distance of 177.57 feet; thence North 47 degrees 49 minutes 28 seconds West a distance of 48.43 feet to the point of beginning, which rights are generally described as the right to use and enjoy the profits and advantages of the water; and the right to build, maintain, repair, replace and reconstruct, for private or public use, wharves, piers, buildings and landings on the riparian land and extending into and over the water.

DETAIL

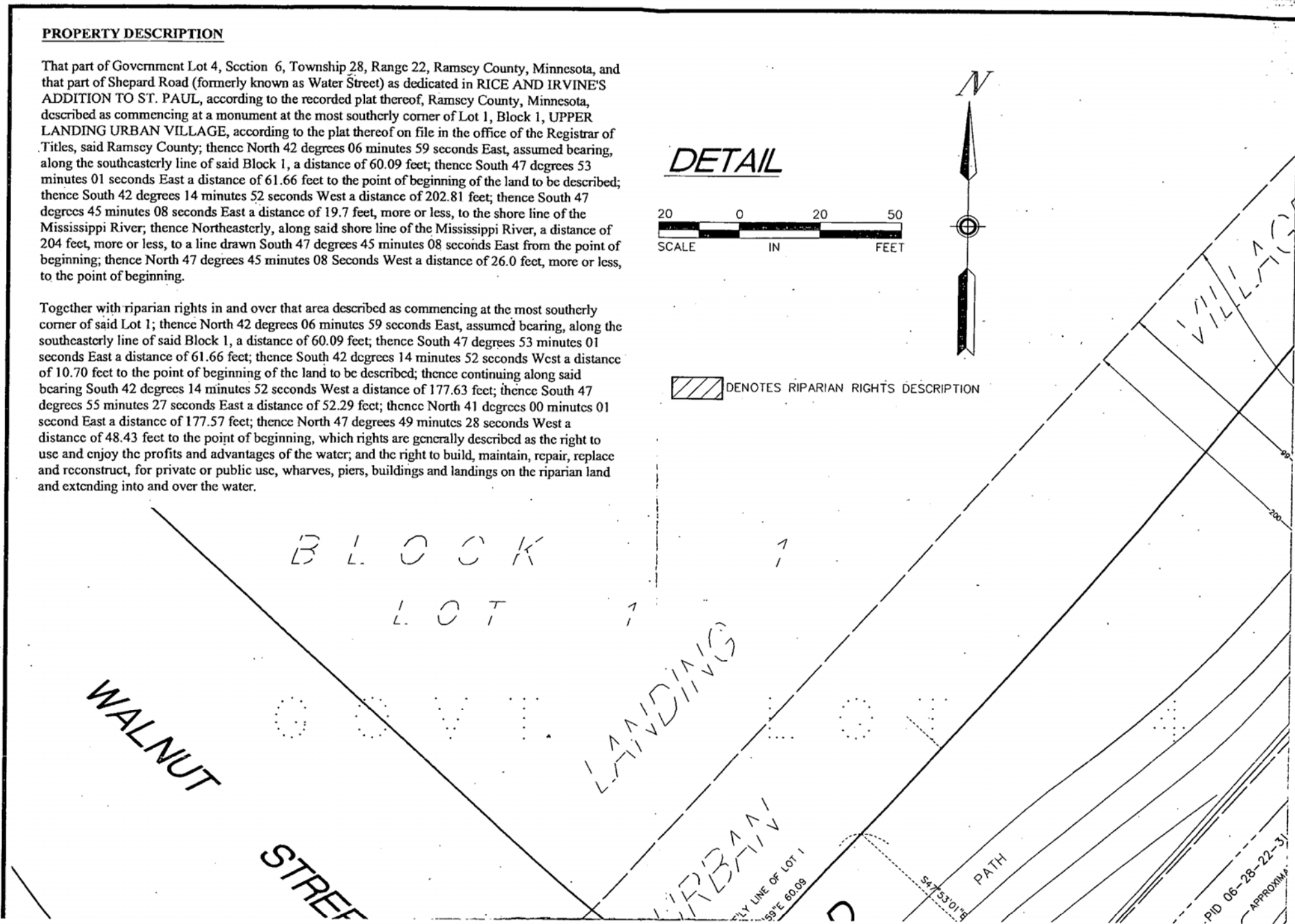


 DENOTES RIPARIAN RIGHTS DESCRIPTION

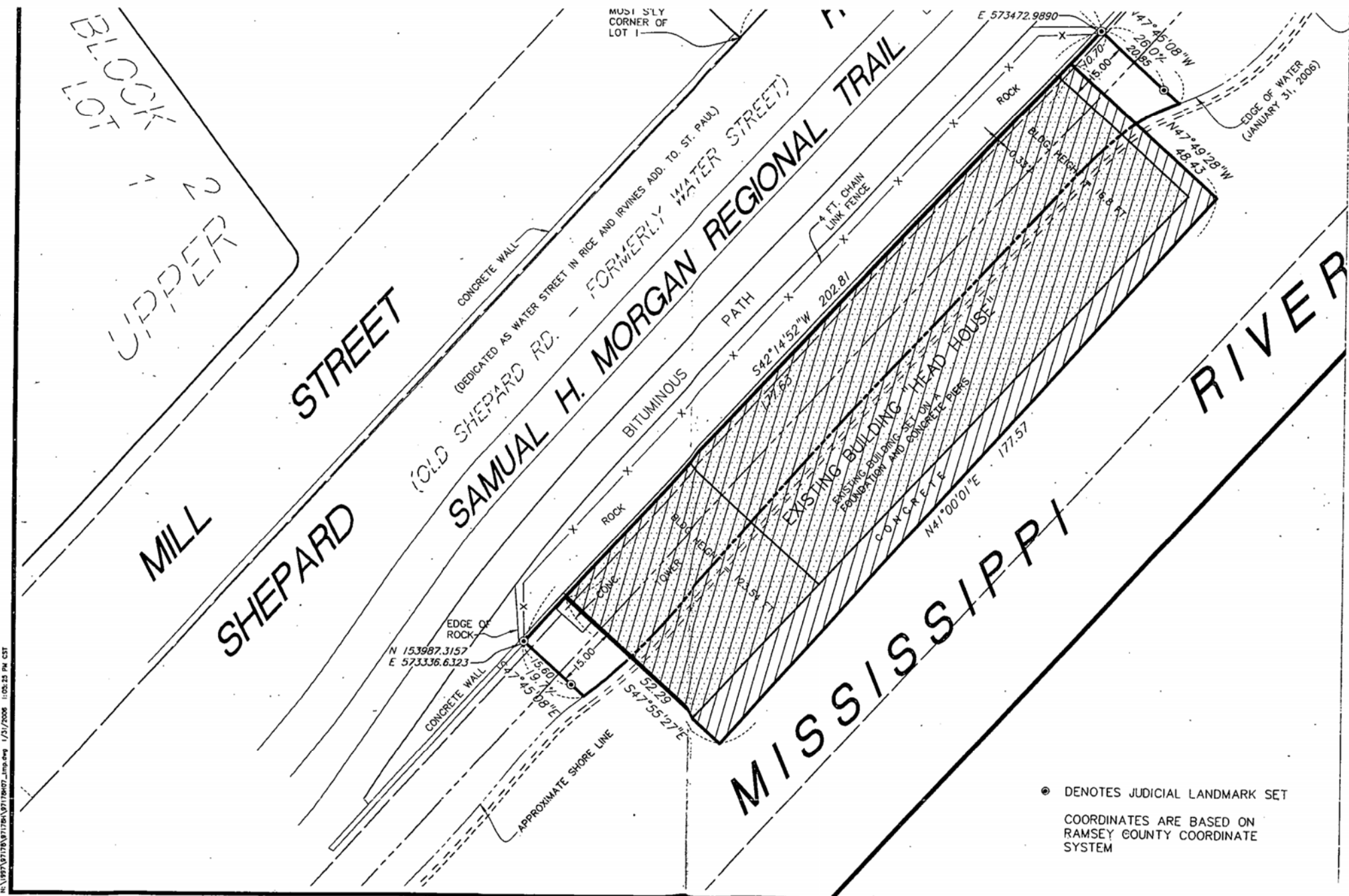
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1-10

Document# 1950718
Certified Filed On 02/09/2006 0800
Registrar of Titles, Ramsey County, MN
Certificate# 557314
1.1.2 106108



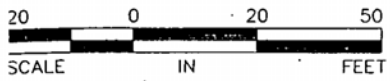
PID 06-28-22-3
APPROXIMATE



● DENOTES JUDICIAL LANDMARK SET
 COORDINATES ARE BASED ON
 RAMSEY COUNTY COORDINATE
 SYSTEM

H:\1927\97178\97178\97178.dwg 1/31/2006 10:23 PM CST

DETAIL



 DENOTES RIPARIAN RIGHTS DESCRIPTION

DIING

URBAN
LINE OF LOT 1
2' E 60.09

S47°33'01"E

PATH

PID 06-28-22-31-0012
APPROXIMATE SHORE LINE

06-28-22-31-0013

CONCRETE WALL

VILLAGE

BITUMINOUS PATH

BITUMINOUS PATH

HARBOR LINE PER CORPS OF ENGINEERS DRAWING SHEET
4 OF 5 - JULY 1958 APPROVED FEBRUARY, 1959

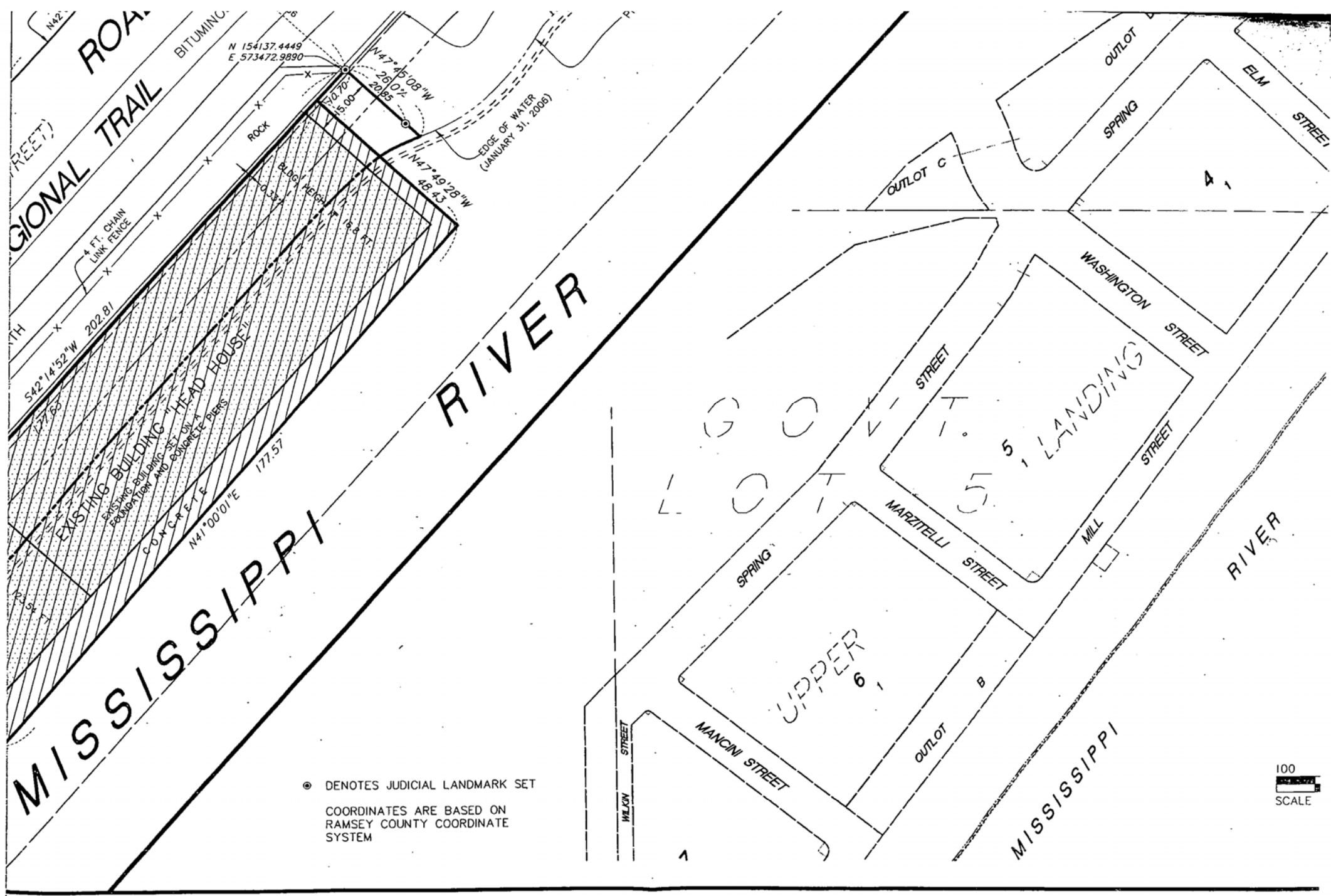
STREET OPENING FOR A LEVEE AS
ESTABLISHED BY ORDER OF COMMON
COUNCIL DATED APRIL 22, 1886,
FILED JUNE 27, 1886, BK. 4 OF
STREET OPENINGS, PG. 22

CHICAGO

SH

NEW

STREET

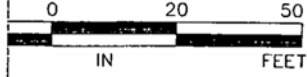



REGIONAL TRAIL
 BITUMING
 N 154137.4449
 E 573472.9890
 N 47° 15' 08" W
 209.85
 20.70
 10.50
 N 47° 49' 28" W
 48.43
 ROCK
 BUDG. HEIGHT
 10.38
 18.6 FT.
 EDGE OF WATER
 (JANUARY 31, 2006)
 4 FT. CHAIN LINK FENCE
 202.81
 542° 14' 52" W
 271.68
 EXISTING BUILDING HEAD HOUSE
 EXISTING BUILDING SET ON CONCRETE PIER
 FOUNDATION AND SURROUNDING PIER
 CONCRETE
 N 41° 00' 01" E
 177.57
 MISSISSIPPI RIVER
 WILKIN STREET
 MANON STREET
 MARTELLI STREET
 WASHINGTON STREET
 ELM STREET
 SPRING
 MILL
 OUTLOT C
 OUTLOT B
 OUTLOT A
 UPPER COTTAGE
 5, LANDING
 6,

● DENOTES JUDICIAL LANDMARK SET
 COORDINATES ARE BASED ON
 RAMSEY COUNTY COORDINATE
 SYSTEM

100
 SCALE

TAIL



 DENOTES RIPARIAN RIGHTS DESCRIPTION

VILLAGE

BITUMINOUS PATH

HARBOR LINE PER CORPS OF ENGINEERS DRAWING SHEET 4 OF 5 - JULY 1958 APPROVED FEBRUARY, 1959.

STREET OPENING FOR A LEVEE AS ESTABLISHED BY ORDER OF COMMON COUNCIL DATED APRIL 22, 1888, FILED JUNE 21, 1888, BK. 4 OF STREET OPENINGS, PG. 22

CONCRETE WALL

28-22-31-0012
WYOMATE SHORE LINE

22-31-0013

NEW CHICAGO NORTHWEST SHEPARD

RAMBLING LOT 1

PATH

LYNAE K.E. OLSON, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.

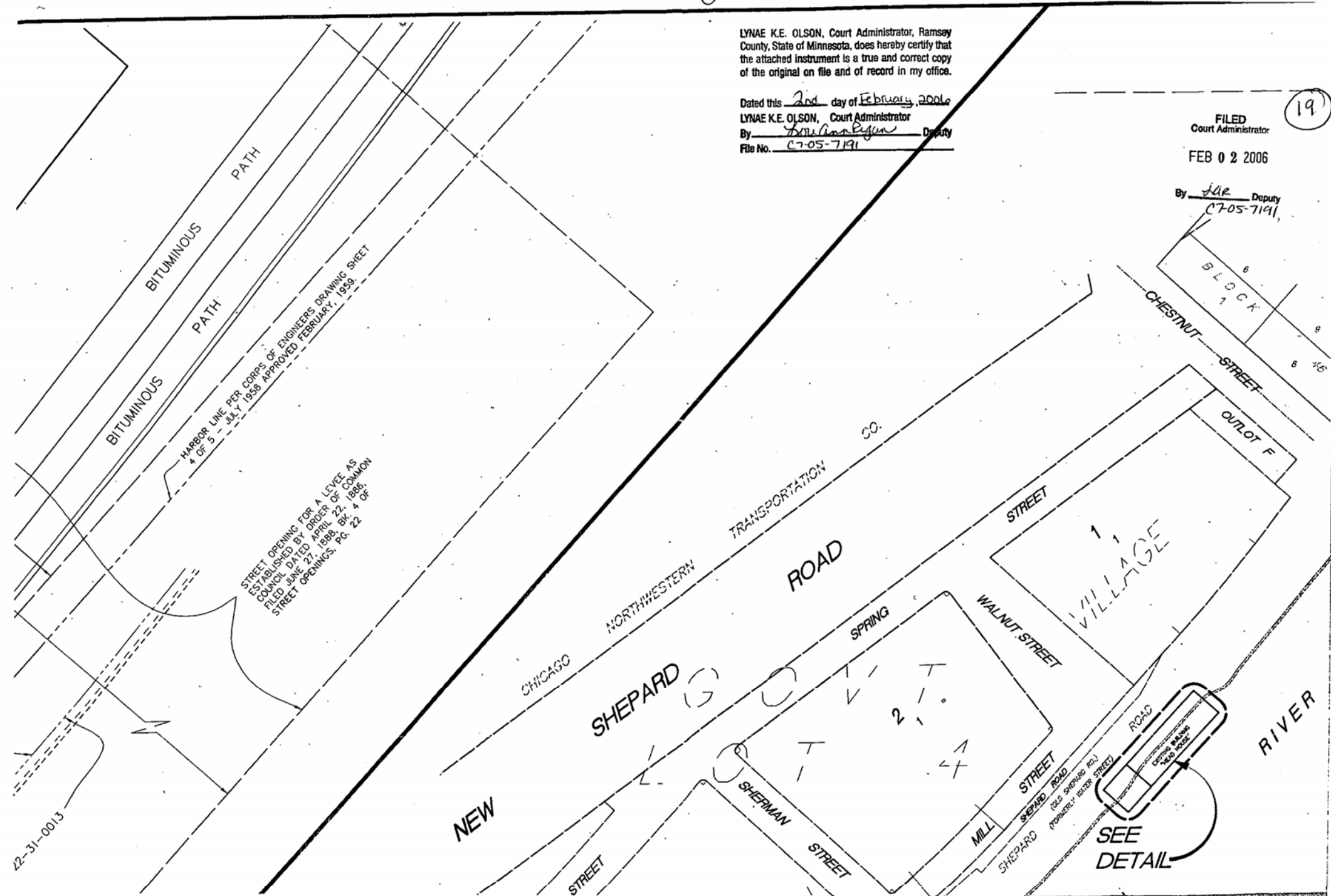
Dated this 2nd day of February, 2006
LYNAE K.E. OLSON, Court Administrator
By [Signature] Deputy
File No. C7-05-7191

FILED
Court Administrator

19

FEB 02 2006

By [Signature] Deputy
C7-05-7191



2

LYNAE K.E. OLSON, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.

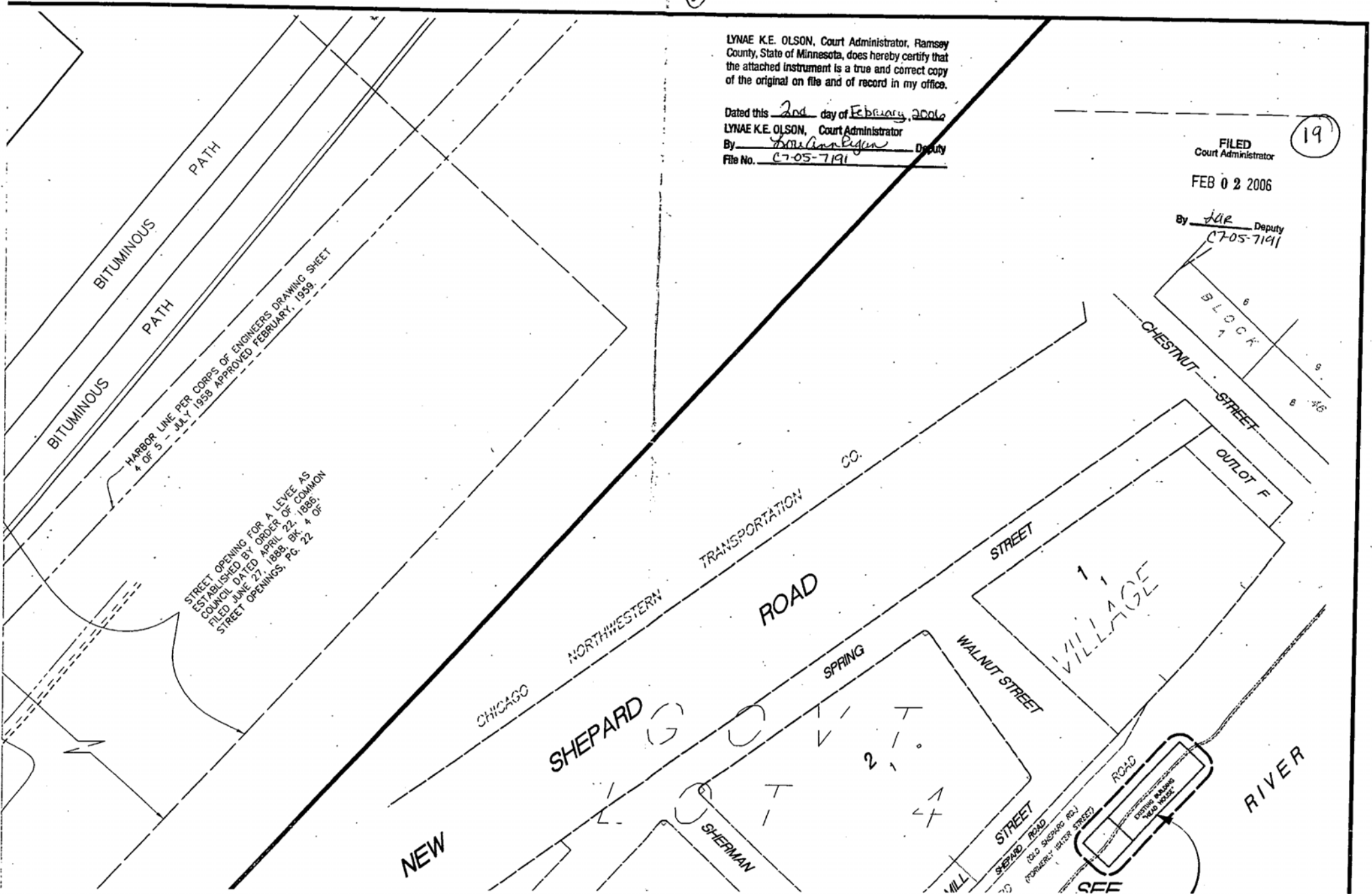
Dated this 2nd day of February, 2006
LYNAE K.E. OLSON, Court Administrator
By [Signature] Deputy
File No. C7-05-7191

FILED
Court Administrator

19

FEB 02 2006

By JAR Deputy
C7-05-7191



BITUMINOUS PATH

HARBOR LINE PER CORPS OF ENGINEERS DRAWING SHEET # OF 5 - JULY 1958 APPROVED FEBRUARY, 1959

STREET OPENING FOR A LEVEE AS ESTABLISHED BY ORDER OF COMMON COUNCIL DATED APRIL 22, 1886; FILED JUNE 27, 1888; BK. 4 OF STREET OPENINGS, PG. 22

NEW

SHEPARD

CHICAGO

NORTHWESTERN

TRANSPORTATION

ROAD

SPRING

WALNUT STREET

STREET

VILLAGE

OUTLOT F

CHESTNUT STREET

BLOCK 1

RIVER

DRAINAGE DITCH

ROAD

SHEPARD STREET

WILL STREET

FORMERLY WALKER STREET

(OLD SHEPARD RD.)

LYNAE K.E. OLSON, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.

Dated this 2nd day of February, 2006

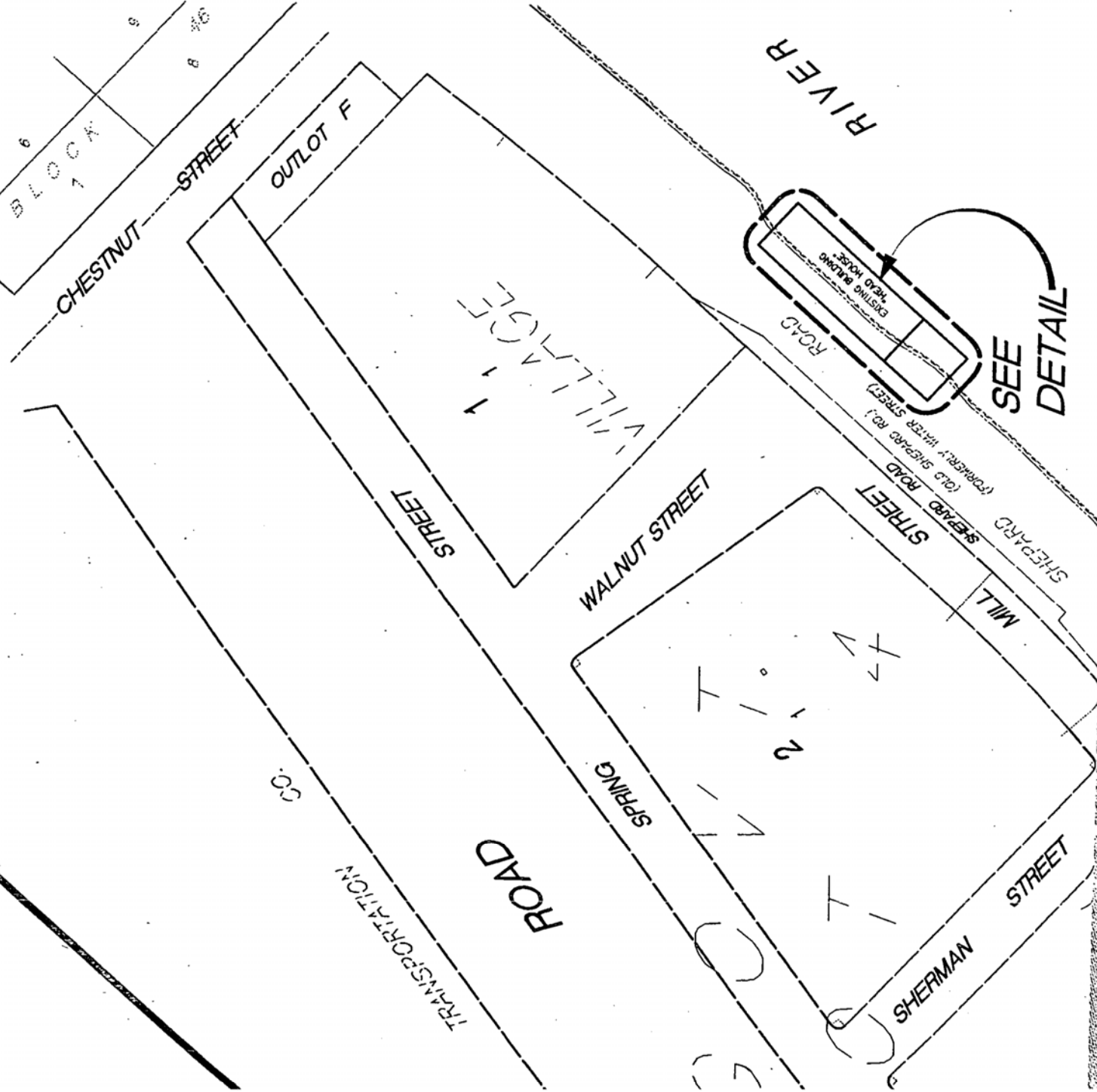
LYNAE K.E. OLSON, Court Administrator

By [Signature] Deputy
File No. C7-05-7191

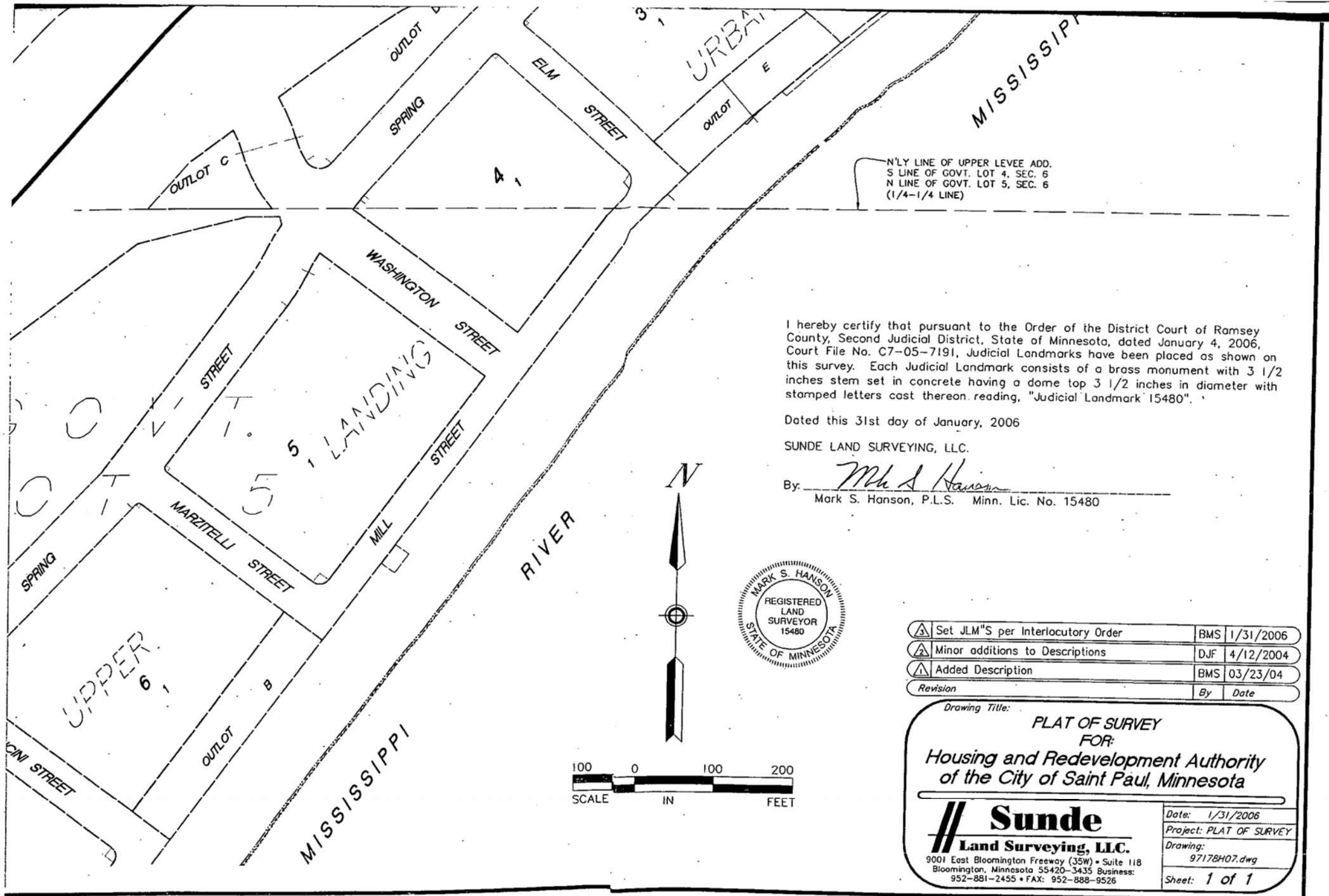
FILED
Court Administrator

FEB 02 2006

By [Signature] Deputy
C7-05-7191



19



N'LY LINE OF UPPER LEVEE ADD.
 S LINE OF GOVT. LOT 4, SEC. 6
 N LINE OF GOVT. LOT 5, SEC. 6
 (1/4-1/4 LINE)

I hereby certify that pursuant to the Order of the District Court of Ramsey County, Second Judicial District, State of Minnesota, dated January 4, 2006, Court File No. C7-05-7191, Judicial Landmarks have been placed as shown on this survey. Each Judicial Landmark consists of a brass monument with 3 1/2 inches stem set in concrete having a dome top 3 1/2 inches in diameter with stamped letters cast thereon, reading, "Judicial Landmark 15480".

Dated this 31st day of January, 2006

SUNDE LAND SURVEYING, LLC.

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



△	Set JLM'S per Interlocutory Order	BMS	1/31/2006
△	Minor additions to Descriptions	DJF	4/12/2004
△	Added Description	BMS	03/23/04
Revision		By	Date

Drawing Title:
PLAT OF SURVEY
 FOR:
Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota

Sunde
Land Surveying, LLC.
 9001 East Bloomington Freeway (35W) • Suite 118
 Bloomington, Minnesota 55420-3435 Business:
 952-881-2455 • FAX: 952-888-9526

Date: 1/31/2006
 Project: PLAT OF SURVEY
 Drawing: 97178H07.dwg
 Sheet: 1 of 1

CURB AND GUT
 M/S 15151 P1

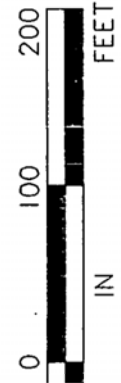
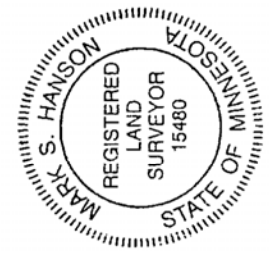
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Revision	By	Date
3	BMS	1/31/2006
2	DJF	4/12/2004
1	BMS	03/23/04

Drawing Title:

PLAT OF SURVEY
FOR:
Housing and Redevelopment Authority
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 9001 East Bloomington Freeway (35W) • Suite 118
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