



Ramsey County

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Abstract, Title and Ownership

Document# 2028468
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Registrar of Titles, Ramsey County, MN
Certificate# 569400
4.1.2 362424

Survey

25 29 23 43 0095

25 29 23 43 0096

25 29 23 43 0097

90 West Plato Boulevard
Saint Paul, MN 55107
www.co.ramsey.mn.us/prt/recorder/index.htm
www.rriinfo.co.ramsey.mn.us

Phone: 651.266.2000

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (612) 474 7964 Fax (612) 474 8267

SURVEY FOR: RICE STREET PROPERTIES

SURVEYED: December, 1998 DRAFTED: December 19, 1998
REVISED: February 13, 2003 to correct legal of westerly parcel.
REVISED: November 28, 2007 to remove part of parcel that lies in Lot 24.
REVISED: November 29, 2007 to add dimension of line to N. line Sycamore
REVISED: December 5, 2007 to remove railroad easement per quit claim deed.

LEGAL DESCRIPTION OF UNITED PRODUCTS LARGE PARCEL:
That part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 29, Range 23, County of Ramsey, State of Minnesota, described as follows:
Beginning on the West line of Rice Street and 147.6 feet North from the North line of Sycamore Street; thence West and parallel with the North line of said Sycamore Street to a point 160 feet east of the West line of said Southeast Quarter of the Southeast Quarter; thence Southwesterly 211.70 feet to a point 10 feet North from said North line and on the said West line of the Southeast Quarter of the Southeast Quarter; thence North 252.6 feet on said West line; thence East to a point on the West line of Rice Street 115 feet North from the place of beginning; thence South to the point of beginning.

PROPOSED LEGAL DESCRIPTION OF EASTERLY PARCEL:
That part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 29, Range 23, County of Ramsey, State of Minnesota, described as follows:
Commencing on the West line of Rice Street and 147.6 feet North from the North line of Sycamore Street; thence West and parallel with the North line of said Sycamore Street to a point 160 feet east of the West line of said Southeast Quarter of the Southeast Quarter; thence Southwesterly 211.70 feet to a point 10 feet North from said North line and on the said West line of the Southeast Quarter of the Southeast Quarter, thence North 252.6 feet on said West line to the point of beginning of the parcel to be described; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds East along a line, which if extended, would pass through a point on the West line of Rice Street 115 feet North from the place of commencement a distance of 252 feet; thence South 00 degrees 32 minutes 33 seconds East a distance of 67.59 feet; thence South 88 degrees 49 minutes 02 seconds West a distance of 72.74 feet; thence Southwesterly along a tangential curve, concave to the south and having a radius of 225.02 feet and a central angle of 24 degrees 07 minutes 09 seconds for an arc distance of 94.72 feet; thence Southwesterly on a compound curve, concave to the south, tangent to the last curve, having a radius of 1094.99 feet and a central angle of 5 degrees 22 minutes 15 seconds for an arc distance of 102.64 feet to an intersection with the West line of said Southeast Quarter of the Southeast Quarter; thence northerly to the point of beginning.

PROPOSED LEGAL DESCRIPTION OF WESTERLY PARCEL:
All of Lots 1, 2 and the East Half of Lot 3, all of Lots 27 and 28, and the East Half of Lot 26; vacated Galtier Street lying between the easterly extensions of the North line of said Lot 1 and the South line of said Lot 28; the vacated alley lying easterly of the southerly extension of the West line of the East Half of said Lot 3, all in Block 4, Pacific Addition to St. Paul, Ramsey County, Minnesota;

And that part of Lot 25 and the West Half of 26, Block 4, Pacific Addition to Saint Paul, Ramsey County, Minnesota that lie Southeasterly from the following described line:

Commencing at the northwest corner of the East Half of said Lot 3; thence on an assumed bearing of South 00 degrees 14 minutes 09 seconds East along the West line of said East Half and its southerly extension a distance of 235.57 feet to the point of beginning of the line to be described; thence southwesterly on a circular curve, concave to the northwest, having a radius of 564.69 feet, a central angle of 7 degrees 57 minutes 00 seconds and a chord of 78.29 which bears South 65 degrees 23 minutes 10 seconds West, for an arc distance of 78.35 feet to an intersection with the North line of Sycamore Street and there terminating.

Subject to an easement for private roadway and public utility purposes, over and upon the following described parcel:

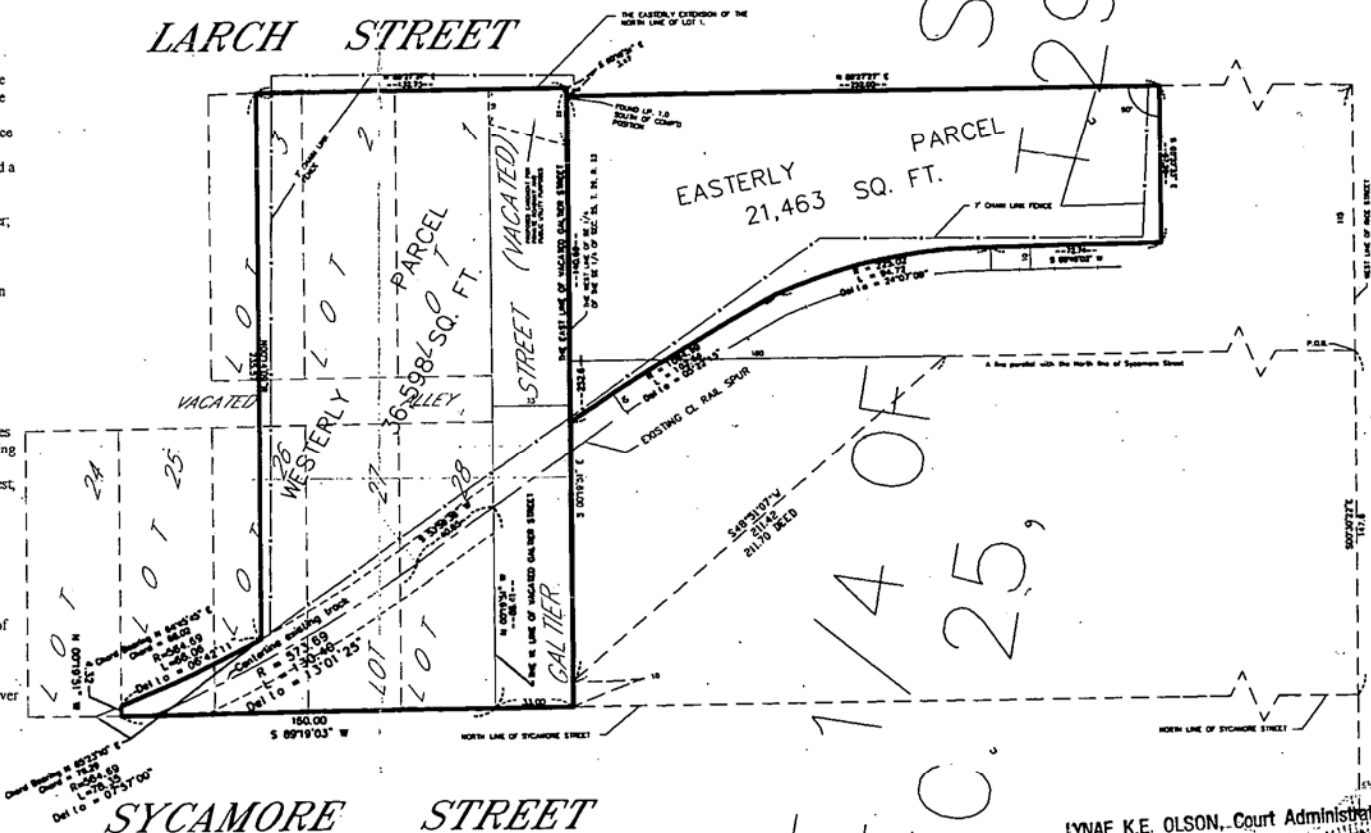
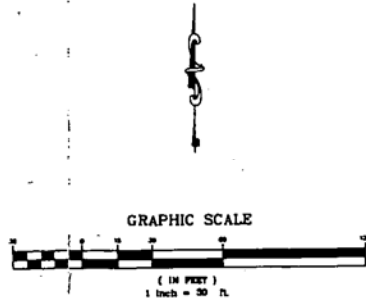
Commencing at the Northeast corner of said Lot 1, thence South along the East line of Lot 1 for a distance of 15 feet; thence Southeasterly to a point 25 feet south along the East line of vacated Galtier Street measured from the intersection of the Easterly extension of the North line of said Lot 1 with the East line of vacated Galtier Street; thence northerly along said East line of vacated Galtier Street to an intersection with the Easterly extension of the North line of said Lot 1; thence westerly to the point of beginning;

NOTE:
We show a proposed division of the property but recommend that you find out which governmental agencies have jurisdiction over such a proposal and obtain their approval, if you can, before making any important decisions regarding the property.

STANDARD SYMBOLS & CONVENTIONS:
* Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

James H. Parker P.E. & P.S. No. 9235



Handwritten annotations: 'SE 1/4 R. 23' at the top right, 'SE 1/4 OF SEC. 25' at the bottom right, and '18' in a circle at the top right.

FILED Court Administrator

DEC 19 2007

By [Signature] Deputy

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.

Dated this 19th day of December, 2007

LYNAE K.E. OLSON, Court Administrator, By [Signature] Deputy

File No. 62-00-48-556 980781