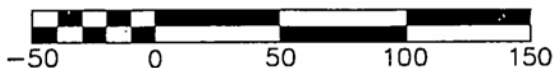




SCALE: 1 INCH = 50 FEET



LEGEND

- IRON MONUMENT - FOUND
- MONUMENT
- IM 1/2" DIAMETER IRON MONUMENT SET AND CAPPED
NO. 10832 - MURPHY ON MARCH 23, 2004
- SPK SPIKE SET BY RON MURPHY, MINNESOTA LICENSE
NO. 10832 ON MARCH 23, 2004

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, PLAT OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

COMSTOCK & DAVIS, INC.

BY Ron Murphy
MINNESOTA LICENSE NO. 10832

REVISED: JUNE 22, 2005
DATE FEB. 17, 2005

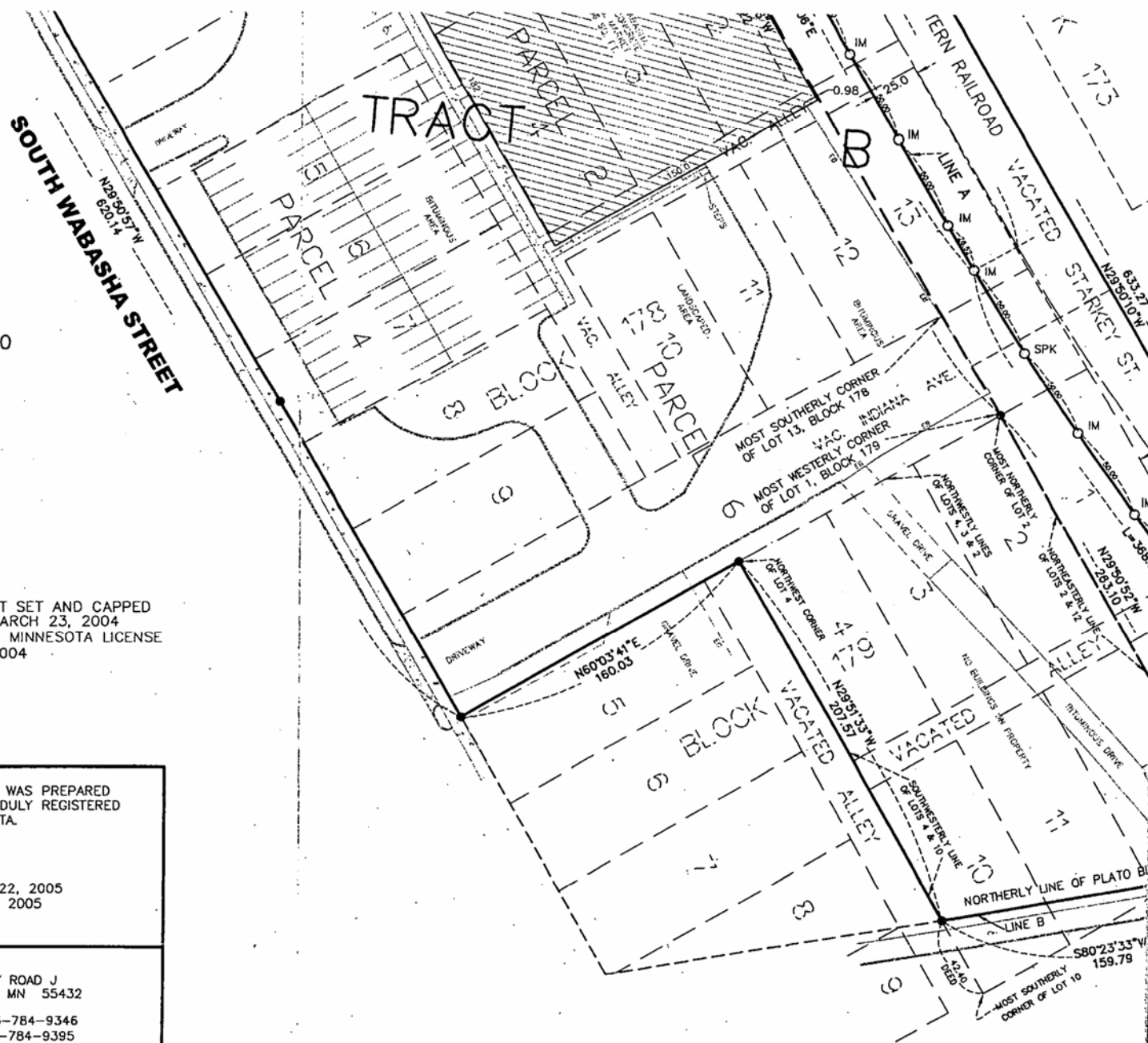


1446 COUNTY ROAD J
MINNEAPOLIS, MN 55432

PHONE: 763-784-9346
FAX: 763-784-9395

CONSULTING ENGINEERS & LAND SURVEYORS

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TRACT B (NEW WAF PROPERTIES PARCEL)

Parcel 1:

Lots 10, 11 and 12, Block 177, Robertson's Addition to West St. Paul; Together with that part of the Northeasterly half of alley, vacated, between the extensions across said alley of the Northeasterly and Southeasterly lines of said Lot 10; And together with that part of the Southeasterly half of the alley, vacated, adjoining the Northeasterly lines of said Lots 10, 11 and 12, which lies between the extensions across it of the Northeasterly line of said Lot 10; 12 and the centerline of said alley adjoining the Southeasterly line of Lot 10; Except that part of vacated Fairfield Avenue accruing to said Lots 10, 11 and 12; Together with the appurtenant easement(s) contained in Document No. 2113613. (Abstract)

Parcel 2:

Lots 2, 3 and 4, Block 178, Robertson's Addition to West St. Paul; Together with vacated alley which accrued thereto by reason of the vacation thereof; (Lot 2 - Abstract). (Lots 3 and 4 - Torrens Certificate No. 340972) (The alley cited is that alley adjoining Lots 2, 3, 4, 10, 11 and 12, said Block 178.)

Parcel 3:

All of Lots 5 through 9, Block 177, Robertson's Addition to West St. Paul; Together with the Northeasterly 1/2 of Fairfield Avenue, vacated, lying between the extensions in said Block; Southeasterly across it of the Southeasterly line of said Lot 9, and the centerline of the North-South alley And together with the Southeasterly 1/2 of the North-South alley in said Block, vacated, lying between the extensions Northeasterly across it of the Northeasterly line of said Lot 5, and the Southeasterly line of said Lot 9. (Abstract)

Parcel 4:

All of Lots 5 and 6; And the Northeasterly 1/2 of Lot 7, Block 178, Robertson's Addition to West St. Paul; Together with the Southeasterly 1/2 of Fairfield Avenue, vacated, lying between the extensions Northeasterly across it of the Southeasterly line of said Lot 5, and the centerline of the North-South alley in said Block; And together with the Southeasterly 1/2 of the North-South alley in said Block, vacated, lying between the extensions Northeasterly across it of the Northeasterly line of said Lot 5, and the Southeasterly line of the Northeasterly 1/2 of said Lot 7. (Abstract)

Lots 3 and 4 and the Southeasterly 35 feet of Lot 2;

Together with that part of the Northeasterly half of the alley, vacated, adjoining the Southeasterly line of said Lot 4; which lies between the extensions across said alley of the Northeasterly and Southeasterly line of said Lot 4; And together with that part of the Northeasterly half of the alley, vacated, adjoining the Southeasterly line of said Lots 2, 3 and 4, which lies between the extensions across it of the Northeasterly line of said Lot 4; Southeasterly 35 feet of said Lot 2 and the centerline of said alley adjoining the Southeasterly line of said Lot 4;

All in Block 177, Robertson's Addition to West St. Paul; (Torrens Certificate No. 348100)

Parcel 6:

The Southeasterly 1/2 of Lot 7 and all of Lots 8, 9, 10, 11 and 12, Block 178, Robertson's Addition to West St. Paul; And that part of the Southeasterly 1/2 of the vacated Northeasterly-Southeasterly Alley in said Block 178 that lies between the Northeasterly extension across said alley of the Northeasterly line of said Lot 12 and the Southeasterly line of said Lot 10; And that part of the vacated Northeasterly-Southeasterly Alley in said Block 178 that lies Southeasterly of and Northeasterly extension across said alley of the centerline of the Northeasterly-Southeasterly Alley of said Avenue of the vacated Indiana Avenue that lies Southeasterly of the Southeasterly extension across said alley of the Northeasterly line of said Lot 2 and its extensions to an intersection with the Southeasterly extension across said Avenue of the Northeasterly line of said Lot 12 and Northeasterly of the Southeasterly extension across Street. (Abstract)

Lots 2, 3 and 4 and those parts of Lots 10, 11 and 12, all in Block 179, Robertson's Addition to West St. Paul, together with those parts of the adjoining vacated alley and that part of vacated East Chicago Avenue (formerly Seventh Street) adjoining, all lying within Ramsey County, Minnesota, described as follows:

Beginning at a point on the Southeasterly line of said Lot 12 distant 14.06 feet Northeasterly from the most Southerly corner of said Lot 12; thence Westerly along a line hereinafter designated "Line B" to the corner of said Lot 10; thence Northeasterly along the Southeasterly line of said Lot 10 and 4 and their extensions across the alley in said Block 179, to the Northwesterly lines of said Lots 10 and 4 and their along the Northwesterly lines of said Lots 4, 3 and 2 to the most Northerly corner of said Lot 2; thence Southeasterly along the Northeasterly line of said Lot 2 and its Southerly extension, and along the Northeasterly line of said Lot 12 and its extensions to an intersection with the Easterly extension of said "Line B"; thence Westerly along said Easterly extension of "Line B" and along said "Line B" to the point of beginning.

All that part of Lots 1 and 13 and all of Lot 2, except the southwesterly 35 feet thereof, Block 177, Robertson's Addition to West St. Paul, Ramsey County, Minnesota, together with the vacated alley which accrued thereto by reason of the vacation thereof, all lying southwesterly of the following described Line A;

All that part of Lots 1 and 13, Block 178, said Robertson's Addition to West St. Paul, Ramsey County, Minnesota, together with the vacated alley which accrued thereto by reason of the vacation thereof, all lying southwesterly of the following described Line A;

All that part of Lots 1 and 13, Block 179, said Robertson's Addition to West St. Paul, Ramsey County, Minnesota, together with the vacated alley which accrued thereto by reason of the vacation thereof, all lying southwesterly of the following described Line A;

All that part of Lots 1 and 13, Block 179, said Robertson's Addition to West St. Paul, Ramsey County, Minnesota, together with the vacated alley which accrued thereto by reason of the vacation thereof, all lying southwesterly of the following described Line A;

111-1010-1000

And together with the Southwesterly 1/2 of the North-South alley in said Block, vacated, lying between the extensions Northwesterly across it of the Northwesterly line of said Lot 5, and the Southeastery line of said Lot 9.

(Abstract)

Parcel 4:

All of Lots 5 and 6;

And the Northwesterly 1/2 of Lot 7, Block 178, Robertson's Addition to West St. Paul;

Together with the Southeastery 1/2 of Fairfield Avenue, vacated, lying between the extensions Northwesterly across it of the Southwesterly line of said Lot 5, and the centerline of the North-South alley in said Block;

And together with the Southwesterly 1/2 of the North-South alley in said Block, vacated, lying between the extensions Northwesterly across it of the Northwesterly line of said Lot 5, and the Southeastery line of the Northwesterly 1/2 of said Lot 7.

(Abstract)

Parcel 5:

Lots 3 and 4 and the Southwesterly 35 feet of Lot 2;

Together with that part of the Northwesterly half of the alley, vacated, adjoining the Southwesterly line of said Lot 4, which lies between the extensions across said alley of the Northwesterly and Southeastery line of said Lot 4;

And together with that part of the Northwesterly half of the alley, vacated, adjoining the Southeastery line of said Lots 2, 3 and 4, which lies between the extensions across it of the Northwesterly line of said Southeastery 35 feet of said Lot 2 and the centerline of said alley adjoining the Southwesterly line of said Lot 4;

All in Block 177, Robertson's Addition to West St. Paul;

(Torrens Certificate No. 348100)

Parcel 6:

The Southeastery 1/2 of Lot 7 and all of Lots 8, 9, 10, 11 and 12, Block 178, Robertson's Addition to West St. Paul;

And that part of the Southwesterly 1/2 of the vacated Northwesterly-Southwesterly Alley in said Block 178 that lies between the Northwesterly extension across said alley of the Northwesterly line of said Lot 12 and the Southwesterly line of said Lot 10;

And that part of the vacated Northwesterly-Southwesterly Alley in said Block 178 that lies Southeastery of the Southwesterly extension across said alley of the centerline of the Northwesterly-Southwesterly Alley and Northwesterly of the Northwesterly line of vacated Indiana Avenue;

And all that part of vacated Indiana Avenue that lies Southwesterly of the Southeastery extension across said Avenue of the Northwesterly line of said Lot 12 and Northwesterly of the Northwesterly line of Wabasha Street.

(Abstract)

Lots 2, 3 and 4, and those parts of Lots 10, 11 and 12, all in Block 179, Robertson's Addition to West St. Paul, together with those parts of the adjoining vacated alley and that part of vacated East Chicago Avenue (formerly Seventh Street) adjoining, all lying within Ramsey County, Minnesota, described as follows:

Beginning at a point on the Southeastery line of said Lot 12 distant 14.06 feet Northwesterly from the most Southerly corner of said Lot 12; thence Westerly along a line hereinafter designated "Line B" to a point on the Southwesterly line of said Lot 10 distant 42.40 feet Northwesterly from the most Southerly corner of said Lot 10; thence Northwesterly along the Southwesterly lines of said Lots 10 and 4 and their extensions across the alley in said Block 179, to the Northwest corner of Lot 4; thence Northwesterly along the Northwesterly lines of said Lots 4, 3 and 2 to the most Northerly corner of said Lot 2; thence Southeastery along the Northwesterly line of said Lot 2 and its Southerly extension, and along the Northwesterly line of said Lot 12 and its extensions to an intersection with the Easterly extension of said "Line B"; thence Westerly along said Easterly extension of "Line B" and along said "Line B" to the point of beginning.

All that part of Lots 1 and 13 and all of Lot 2, except the southwesterly 35 feet thereof, Block 177, Robertson's Addition to West St. Paul, Ramsey County, Minnesota, together with the vacated alley which accrued thereto by reason of the vacation thereof, all lying southwesterly of the following described Line A;

All that part of Lots 1 and 13, Block 178, said Robertson's Addition to West St. Paul, Ramsey County, Minnesota, together with the vacated alley which accrued thereto by reason of the vacation thereof, all lying southwesterly of the following described Line A;

All that part of Lots 1 and 13, Block 179, said Robertson's Addition to West St. Paul, Ramsey County, Minnesota, together with the vacated alley which accrued thereto by reason of the vacation thereof, all lying southwesterly of the following described Line A;

That part of vacated East Fairfield Avenue lying northeasterly of a line drawn between the most southerly corner of said Lot 13, Block 177 to the most westerly corner of said Lot 1, Block 178 and lying southwesterly of the following described Line A;

That part of vacated Indiana Avenue lying northeasterly of a line drawn between the most southerly corner of said Lot 13, Block 178 to the most westerly corner of said Lot 1, Block 179 and lying southwesterly of the following described Line A;

That part of vacated Chicago Avenue and vacated Starkey Street adjoining said Lot 13, Block 179 lying northerly of Plato Boulevard and lying southwesterly of the following Line A.

Line A (A line 25 feet southwesterly of the center line of the Chicago Great Western Railroad)

Commencing at the most northerly corner of the southwesterly 35 feet of said Lot 2, Block 177; thence North 60 degrees 00 minutes 00 seconds East, assumed bearing, along the northwesterly line of said Block 177, a distance of 59.08 feet to a point which is 25 feet southwesterly, measured at a right angle, from the center line of the westerly railroad track, said point being the point of beginning of said Line A; thence South 19 degrees 12 minutes 53 seconds East, parallel with said railroad track, a distance of 38.54 feet; thence along a tangential curve which is concentric with said railroad track, concave to the northeast, having a radius of 1161.91 feet, delta angle 9 degrees 05 minutes 15 seconds, a distance of 184.28 feet; thence South 30 degrees 00 minutes 06 seconds East, parallel with said railroad track, a distance of 326.52 feet; thence along a tangential curve which is concentric with said railroad track, concave to the northeast, having a radius of 1333.32 feet, delta angle 15 degrees 50 minutes 56 seconds, a distance of 368.82 feet to the northerly line of Plato Boulevard and there terminating.

RECEIVED

JUN 27 2005

Lot Split for WAF Properties

St. Paul, MN

AREA RECAP

ORIGINAL AREAS		
WAF PROPERTIES	225,777 SQ. FT.	5.183 ACRES
RAILROAD PROPERTY	72,103 SQ. FT.	1.655 ACRES
NEW TRACT AREAS		
WAF PROPERTIES	256,874 SQ. FT.	5.897 ACRES
RAILROAD PROPERTY	<u>41,006 SQ. FT.</u>	<u>0.941 ACRES</u>
TOTAL AREA	297,880 SQ. FT.	6.838 ACRES

NOTES

1. All bearings shown are assumed datum. Bearings shown have been rotated 60°24'00" clockwise from previous surveys. This was to make "Assumed North" on this survey at approximately "True North".
2. The buildings and features shown on this survey are from a survey dated June 12, 2001.
3. This survey is subject to easements or conditions disclosed by a current title commitment or title opinion.

AREA RECAP

ORIGINAL AREAS WAF PROPERTIES	225,777 SQ. FT.	5.183 ACRES
RAILROAD PROPERTY	72,103 SQ. FT.	1.655 ACRES

NEW TRACT AREAS WAF PROPERTIES	256,874 SQ. FT.	5.897 ACRES
RAILROAD PROPERTY	41,006 SQ. FT.	0.941 ACRES

TOTAL AREA	297,880 SQ. FT.	6.838 ACRES
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NOTES

1. All Bearings shown are assumed datum. Bearings shown have been rotated 60°24'00" clockwise from previous surveys. This was to make "Assumed North" on this survey at approximately "True North".
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3. This survey is subject to easements or conditions disclosed by a current title commitment or title opinion.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, PLAT OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
COMSTOCK & DAVIS, INC.

BY *Len Murphy* REV. *Aug. 10, 2005*
MINNESOTA REGISTRATION NO. *10832* DATE *FEB. 17, 2005*

COMSTOCK & DAVIS, INC.

1446 COUNTY ROAD J
MINNEAPOLIS, MN 55432

PHONE: 763-784-9346
FAX: 763-784-9395

CONSULTING ENGINEERS & LAND SURVEYORS

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All of Lots 1 and 13 and the northeasterly 15 feet of Lot 2, Block 177, Robertson's Addition to West St. Paul and the vacated street and alley accruing thereto in Doc. No. 1819955 and T S 567230 and described as follows: Part of vacated Starkey Street southwesterly of a line beginning at a point on the northwesterly line of Fairfield Avenue 20 feet northeasterly of the southeast corner of said Block 177; thence northwesterly to a point 35 feet southwesterly of the northwesterly corner of Lot 3, Block 174; thence northwesterly to a point 9 feet easterly of and parallel with the centerline of the railroad on the southeasterly line of Fillmore Avenue and there terminating.

Lots 1 and 13, Block 178, Robertson's Addition to West St. Paul and the vacated street and alley accruing thereto in Abstract Doc. No. 1819955 and T S Document 567230;

Lots 1 and 13, Block 179, Robertson's Addition to West St. Paul and the vacated street, avenue and alley accruing thereto in Abstract Doc. No. 1819955 and T S Document 567230;

All in Ramsey County, Minnesota.

Agreement of land described by this instrument;
I hereby approved and is advised to recording
and subdividing.

CITY OF SAINT PAUL

By Paul Schubert Planning Administrator

Date

8-15-05

Approval of lot split only;

Not for building placement

ORIGINAL WAF PROPERTIES PROPERTY

Parcel 1:

Lots 10, 11 and 12, Block 177, Robertson's Addition to West St. Paul; Together with that part of the Northeastly half of alley, vacated, adjoining said Lot 10, which lies between the extensions across said alley of the Northwestly and Southeastly lines of said Lot 10; And together with that part of the Southeastly half of the alley, vacated, adjoining the Northwestly lines of said Lots 10, 11 and 12, which lies between the extensions across it of the Northeastly line of said Lot 12 and the centerline of said alley adjoining the Southwestly line of Lot 10; Except that part of vacated Fairfield Avenue accruing to said Lots 10, 11 and 12; Together with the appurtenant easement(s) contained in Document No. 2113613.
(Abstract)

Parcel 2:

Lots 2, 3 and 4, Block 178, Robertson's Addition to West St. Paul; Together with vacated alley which accrued thereto by reason of the vacation thereof; And together with all of vacated East Fairfield Avenue adjoining said Lots.
(Lot 2 - Abstract) (Lots 3 and 4 - Torrens Certificate No. 340972)

Parcel 3:

All of Lots 5 through 9, Block 177, Robertson's Addition to West St. Paul; Together with the Northwestly 1/2 of Fairfield Avenue, vacated, lying between the extensions Southeastly across it of the Southwestly line of said Lot 9, and the centerline of the North-South alley in said Block; And together with the Southwestly 1/2 of the North-South alley in said Block, vacated, lying between the extensions Northeastly across it of the Northwestly line of said Lot 5, and the Southeastly line of said Lot 9.
(Abstract)

Parcel 4:

All of Lots 5 and 6; And the Northwestly 1/2 of Lot 7, Block 178, Robertson's Addition to West St. Paul; Together with the Southeastly 1/2 of Fairfield Avenue, vacated, lying between the extensions Northwestly across it of the Southwestly line of said Lot 5, and the centerline of the North-South alley in said Block; And together with the Southwestly 1/2 of the North-South alley in said Block, vacated, lying between the extensions Northeastly across it of the Northwestly line of said Lot 5, and the Southeastly line of the Northwestly 1/2 of said Lot 7.
(Abstract)

Parcel 5:

Lots 3 and 4 and the Southwestly 35 feet of Lot 2; Together with that part of the Northeastly half of the alley, vacated, adjoining the Southwestly line of said Lot 4, which lies between the extensions across said alley of the Northwestly and Southeastly line of said Lot 4; And together with that part of the Northwestly half of the alley, vacated, adjoining the Southeastly line of said Lots 2, 3 and 4, which lies between the extensions across it of the Northeastly line of said Southwestly 35 feet of said Lot 2 and the centerline of said alley adjoining the Southwestly line of said Lot 4;

All in Block 177, Robertson's Addition to West St. Paul;
(Torrens Certificate No. 348100)

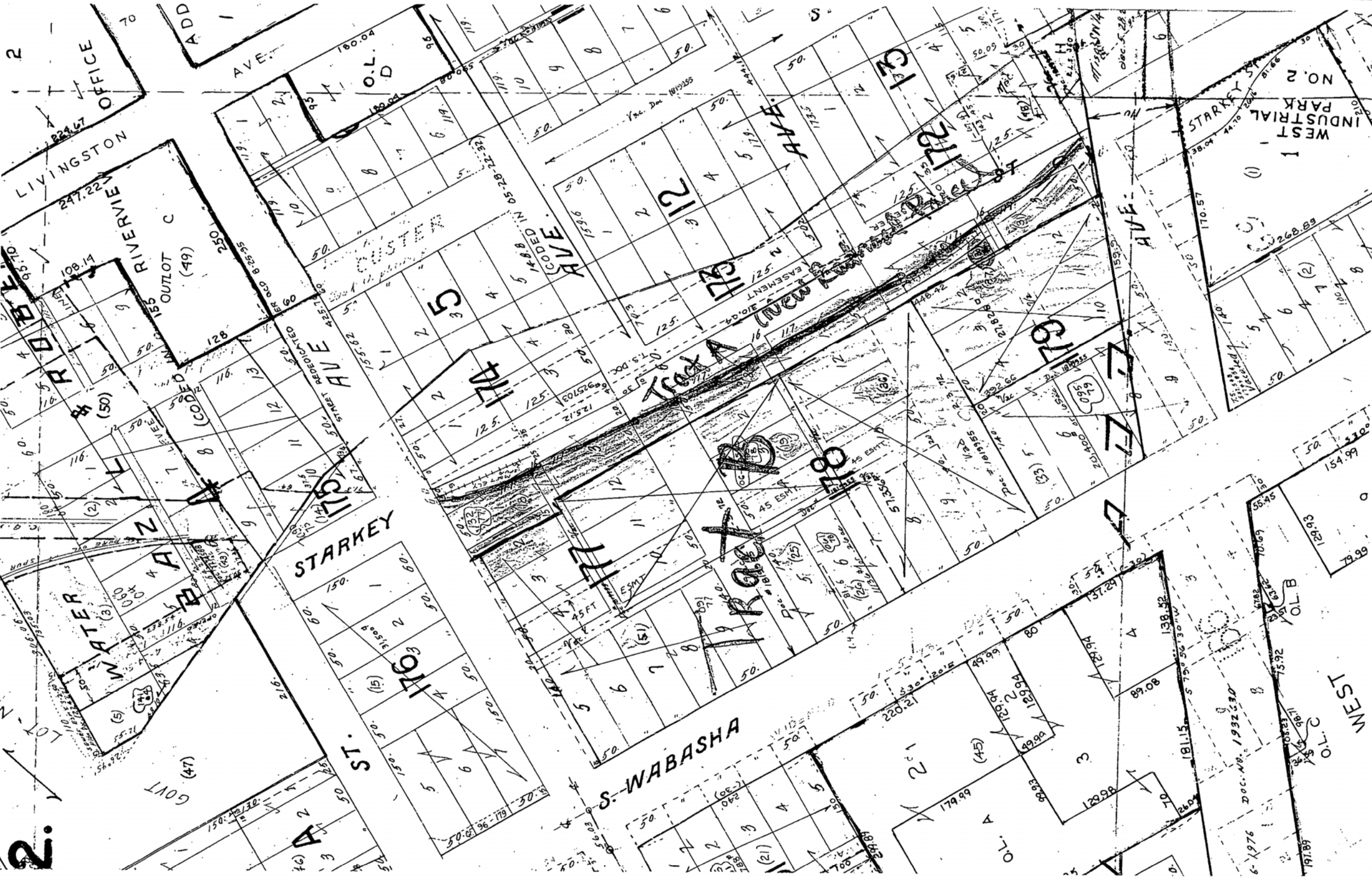
Parcel 6:

The Southeastly 1/2 of Lot 7 and all of Lots 8, 9, 10, 11 and 12, Block 178, Robertson's Addition to West St. Paul; And that part of the Southeastly 1/2 of the vacated Northeastly-Southwestly Alley in said Block 178 that lies between the Northwestly extension across said alley of the Northeastly line of said Lot 12 and the Southwestly line of said Lot 10; And that part of the vacated Northwestly-Southwestly Alley in said Block 178 that lies Southeastly of the Southwestly extension across said alley of the centerline of the Northeastly-Southwestly Alley and Northwestly of the Northwestly line of vacated Indiana Avenue; And all that part of vacated Indiana Avenue that lies Southwestly of the Southeastly extension across said Avenue of the Northeastly line of said Lot 12 and Northeastly of the Northeastly line of Wabasha Street.
(Abstract)

Lots 2, 3 and 4 and those parts of Lots 10, 11 and 12, all in Block 179, Robertson's Addition to West St. Paul, together with those parts of the adjoining vacated alley and that part of vacated East Chicago Avenue (formerly Seventh Street) adjoining, all lying within Ramsey County, Minnesota, described as follows:

Beginning at a point on the Southeastly line of said Lot 12 distant 14.06 feet Northwesterly from the most Southerly-corner of said Lot 12; thence, westerly, along a line hereinafter designated "Line B" to a point on

2.



LIVINGSTON AVE
OFFICE

RIVERVIEW AVE
OUTLOT (49)

STARKEY ST

S. WABASHA

WEST INDUSTRIAL PARK
NO. 2

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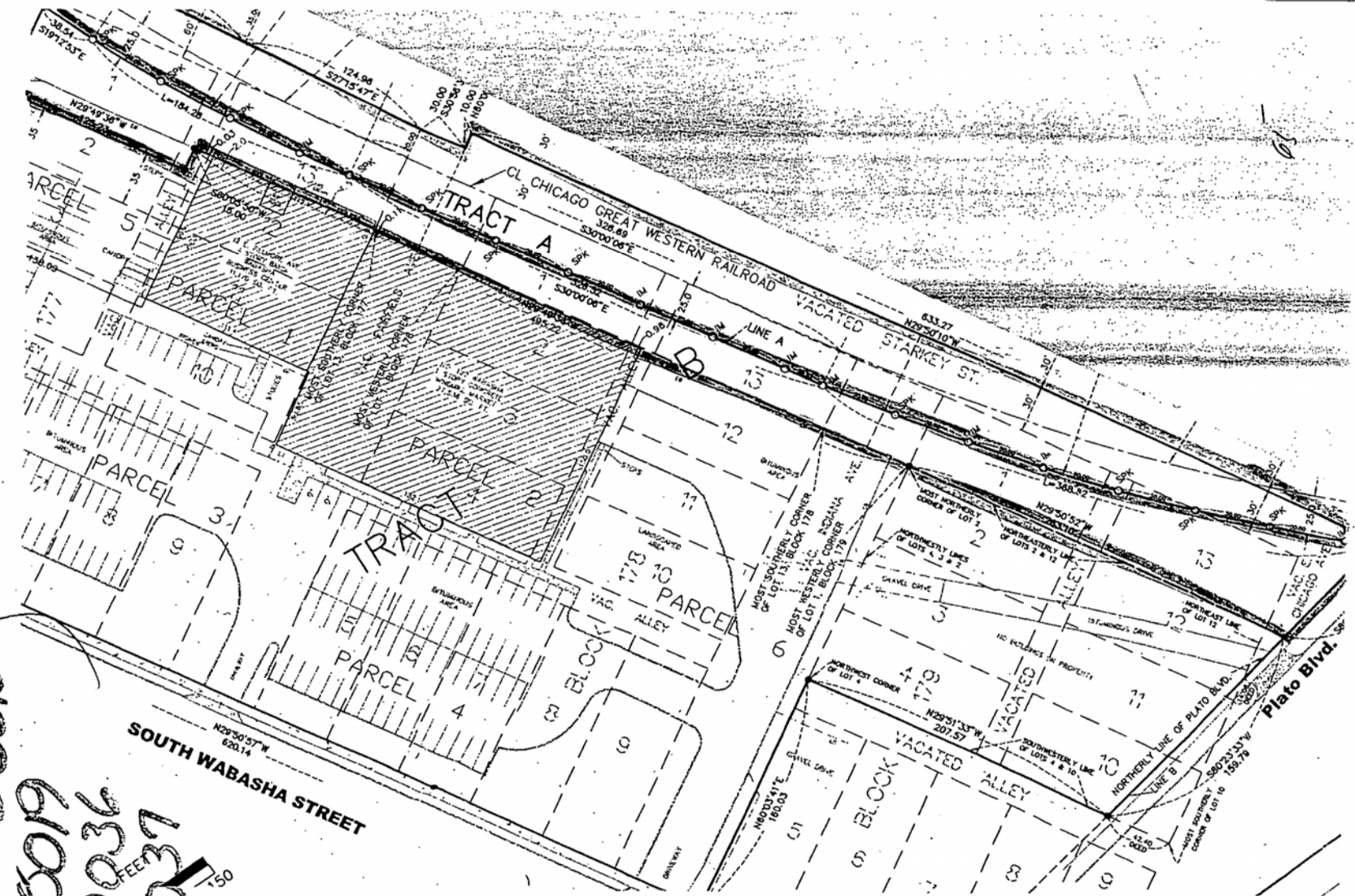
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Hotel



SOUTH WABASHA STREET

CL CHICAGO GREAT WESTERN RAILROAD

TRACT A

TRACT B

TRACT C

STARKEY ST.

Plato Blvd.

150 FEET