

No delinquent taxes & transfer entered

Apr 9, 2015 2:59 PM

Ramsey County, Minnesota  
Mark E Oswald  
County Auditor and Treasurer



Doc No **A04550924**

Certified, filed and/or recorded on  
Apr 9, 2015 2:59 PM

Office of the County Recorder  
Ramsey County, Minnesota  
Susan R Roth, County Recorder  
Mark E Oswald, County Auditor and Treasurer

Deputy 707

Pkg ID 1060672C

Document Recording Fee Abstract      \$46.00

**Document Total**      \$46.00

This cover sheet is now a permanent part of the recorded document.

9



April 6, 2015

Ramsey County Assessor's Office  
P.O. Box 64097  
St. Paul, MN 55164-0097

**BY HAND**

Re: Opus St. Paul – 7 Corners Lot Split Certificate of Survey (“Lot Split Survey”)

To Whom It May Concern:

Opus Development Company, L.L.C. (“Opus”) is the fee owner of the property set forth in the enclosed Lot Split Survey. Opus hereby submits the enclosed Lot Split Survey for recording and requests that Parcels A and B that comprise the property each be given a separate property tax identification number.

If you have any questions concerning this request, please do not hesitate to contact me.

Very truly yours,

OPUS DEVELOPMENT COMPANY, L.L.C.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "P. Carlsson", written over a horizontal line.

**PETER C. CARLSON  
SENIOR VICE PRESIDENT  
REAL ESTATE DEVELOPMENT**

US.56060889.01



## CITY OF SAINT PAUL

*Christopher B. Coleman, Mayor*

DEPARTMENT OF PLANNING &  
ECONOMIC DEVELOPMENT  
*Jonathan Sage-Martinson, Director*



*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

February 23, 2015

Carol Lansing  
Faegre Baker Daniels LLC  
2200 Wells Fargo Center  
90 S. Seventh Street  
Minneapolis, MN 55402

RE: 200 - 224 W. Seventh St., 319 Eagle St., and 300 Chestnut St. Adjustment of Common Boundary  
Zoning File #14-353-978 - Final Approval

Dear Ms. Lansing:

The proposed adjustment of common boundary for 200-224 W. Seventh St., (PINs 06-28-22-23-0008, -0009, -0160, and -0012), 319 Eagle St. (PIN 06-28-22-23-0159), and 300 Chestnut St. (PIN 06-28-22-23-0013) has been approved for compliance with the City of Saint Paul's subdivision regulations subject to the following schedule pertaining to removal of the existing buildings on the site.

- Opus Development Company ("Opus") will notify the City promptly, and no later than 3 days following its (i) closing on the acquisition of the entire property, (ii) recording of the survey for adjustment of common boundary, and (iii) closing on sale of a portion of the property to the hotel buyer, all of which are expected to occur on the same date.
- Within 3 days following recording of the survey, Opus shall commence asbestos abatement and extermination service activities.
- The following shall be completed within 21 days following recording of the survey:
  - asbestos abatement;
  - inspection by Ramsey County;
  - disconnection of utilities.
- Demolition of the buildings on the property shall commence within 28 days following recording of the survey.
- Demolition of the buildings on the property shall be completed within 90 days of recording of the survey.

Notifications required to be made to the City shall be made to Stephen Ubl, the St. Paul Building Official. Closing is currently anticipated to occur by March 31, 2015. Opus shall notify the City if the closing will occur later than that date.

There shall be ongoing and continuous productivity for the abatement of the regulated material and demolition of the buildings on the site following the closing date. Opus shall keep the Building Official up to date on progress. No extension of the demolition schedule will be allowed without just cause and approval by the Building Official.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of approval by the City of Saint Paul, which is required in order to record an adjustment of common boundary. It is the responsibility of the property owner to record the adjustment of common boundary with Ramsey County.

Carol Lansing, Zoning File # 14-353-978  
Page 2  
February 23, 2015

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed adjustment of common boundary, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided by § 61.105 of the Legislative Code. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in § 61.701.

Call me at (651) 266-6583 if you have any further questions.

Sincerely,



Paul Dubruiel, on behalf of the Planning Administrator  
PED Zoning

cc: Kestrel Holdings LLC, Owner  
Free At Last Church of God, Owner  
West Seventh/Fort Road Federation  
Tom Beach, DSI,  
Terri Vazquez, Public Works  
Mark Salo, Surveyor

### Existing Property Description

The Southeastery 25 feet of Lot 6 and the Northeastery 15 feet of Lot 7, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except that portion taken by the City of St. Paul for the widening of West Seventh Street.

and  
The Southeastery 45 feet of Lot 7, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except the Northeastery 20 feet, and except the Southeastery 12 feet thereof.

and  
Lot 8, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except that part of Lot 8, Block 26, Rice & Irvine's Addition to St. Paul which the northwesterly of a line parallel with and 5.3 feet southwesterly from the original center line of Seventh Street, and except the Southeastery 12 feet thereof.

and  
Lot 8, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except the Northeastery 20 feet, and except the Southeastery 12 feet thereof.

All Abstract Property  
and  
The Southeastery 12 feet of the Southeastery 45 feet of Lot 7, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

and  
The Southeastery 12 feet of Lot 8, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

All Abstract Property  
and  
The Southeastery 12 feet of Lot 8, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

and  
Lots 12, 13 and 14, Block 26, Rice & Irvine's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

All Abstract Property  
and  
Lot 2, Block 26, Rice & Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except that part thereof lying northwesterly of a straight line extending between the midpoints of the northwesterly and southwesterly boundary lines of said Lot 2, together with Lot 3 and 4, in Block 26, Rice & Irvine's Addition to St. Paul, except those portions of said Lot 2, 3 and 4, which in westerly of a line described as follows:

Beginning at a point on the southeast line of said Lot 4, distant 140.01 feet southwesterly of the most westerly corner of said Lot 4; thence northwesterly to a point on the northwesterly line of said Block 26, distant 181.28 feet northwesterly of the most westerly corner of said Lot 4, and said line thence terminating.

The Southeastery 25 feet of Lot 6, together with Lot 7, Block 26, except the Southeastery 30 feet of said Lot 6 and 7.

Except those parts of the above described property lying southwesterly of the following described line: Commencing at the northwesterly corner of said Block 26, Rice & Irvine's Addition to Saint Paul; thence North 41 degrees 46 minutes 11 seconds East measured bearing along the northwesterly line of said Block 26, a distance of 241.82 feet to the actual point of beginning of the line to be described; thence South 48 degrees 05 minutes 49 seconds East, a distance of 258.00 feet to the southeast line of said Lot 4, and said line thence terminating.

Parcel A area = 66,181.427 sq. ft. or 1,508 acres  
Parcel B area = 33,872.366 sq. ft. or 0.770 acres

### Proposed Parcel A Property Description

Lots 12, 13 and 14, Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, except the Southeastery 20 feet of said Lots 6, 8, 10 and 11.

These parts of Lots 3, 4 and 7, said Block 26, except the Southeastery 20 feet of said Lot 7, lying southwesterly of the following described line:

Commencing at the northwesterly corner of said Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL; thence North 41 degrees 46 minutes 11 seconds East measured bearing along the northwesterly line of said Block 26, a distance of 241.82 feet to the actual point of beginning of the line to be described; thence South 48 degrees 05 minutes 49 seconds East, a distance of 258.00 feet to the southeast line of said Lot 4, and said line thence terminating.

Parcel A area = 66,181.427 sq. ft. or 1,508 acres

### Proposed Parcel B Property Description

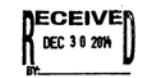
Lot 2, Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, except that part thereof lying northwesterly of a straight line extending between the midpoints of the northwesterly and southwesterly boundary lines of said Lot 2, together with Lot 3 and 4, in Block 26, Rice & Irvine's Addition to St. Paul, except those portions of said Lot 2, 3 and 4, which in westerly of a line described as follows:

Beginning at a point on the southeast line of said Lot 4, distant 140.01 feet southwesterly of the most westerly corner of said Lot 4; thence northwesterly to a point on the northwesterly line of said Block 26, distant 181.28 feet northwesterly of the most westerly corner of said Lot 4, and said line thence terminating.

The Southeastery 25 feet of Lot 6, together with Lot 7, Block 26, except the Southeastery 30 feet of said Lot 6 and 7.

Except those parts of the above described property lying southwesterly of the following described line: Commencing at the northwesterly corner of said Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL; thence North 41 degrees 46 minutes 11 seconds East measured bearing along the northwesterly line of said Block 26, a distance of 241.82 feet to the actual point of beginning of the line to be described; thence South 48 degrees 05 minutes 49 seconds East, a distance of 258.00 feet to the southeast line of said Lot 4, and said line thence terminating.

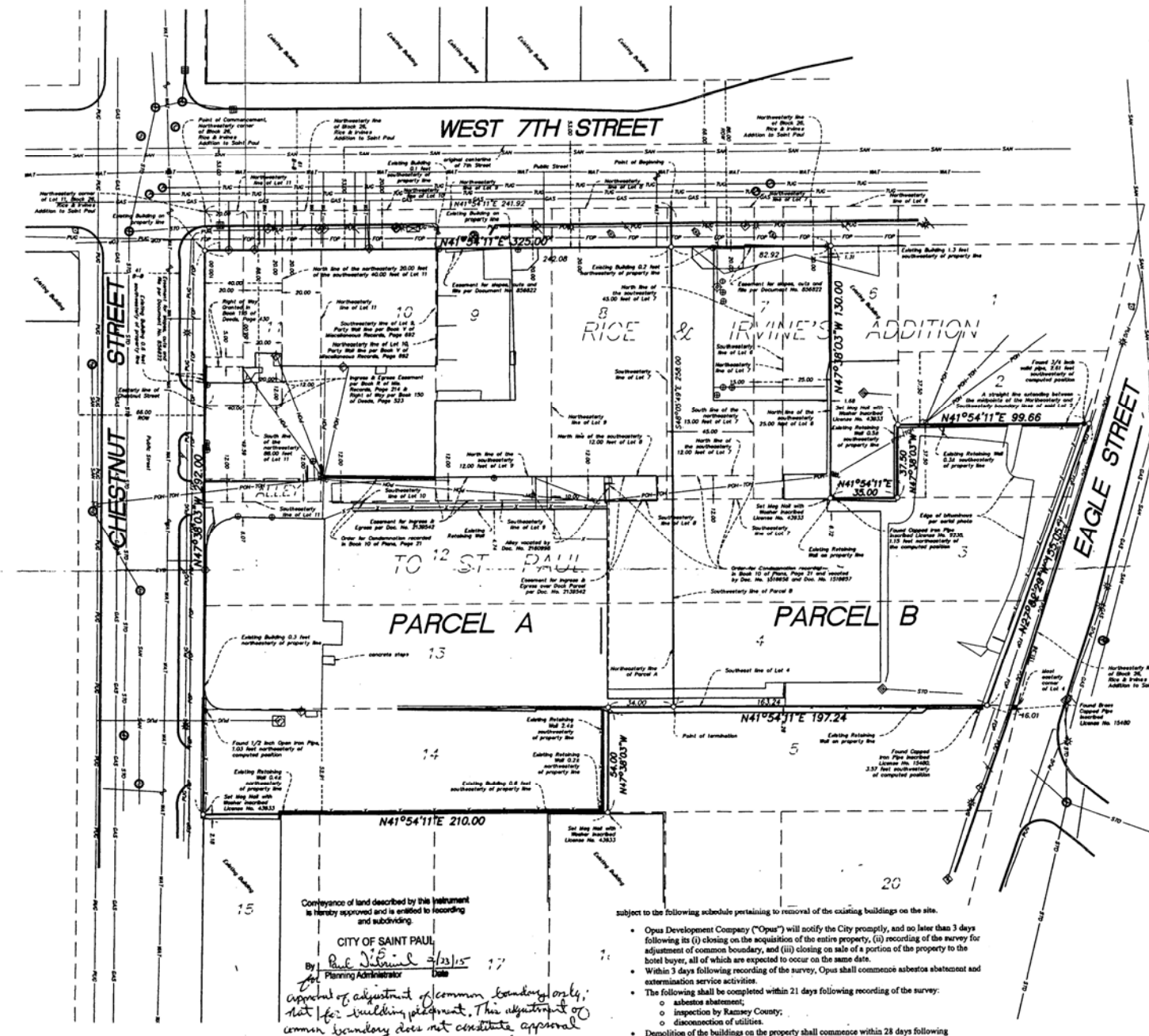
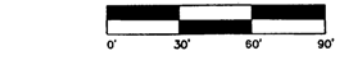
Parcel B area = 33,872.366 sq. ft. or 0.770 acres



### LEGEND

○ BUSH/SHRUB	⊗ STORM MANHOLE
● CONIFEROUS TREE	□ TELEPHONE BOX
○ DECIDUOUS TREE	⊗ TELEPHONE MANHOLE
▲ METALAND	⊗ TRAFFIC CONTROL BOX
● STEEL/WOOD POST	⊗ HAND HOLE
— SIGN-TRAFFIC/OTHER	⊗ TRAFFIC LIGHT
— SIGN-TRAFFIC/OTHER	⊗ GATE VALVE
⊗ MAIL BOX	⊗ HYDRANT
⊗ HANDICAPPED STALL	⊗ WATER METER
⊗ PERIC TEST	⊗ CURB STOP BOX
⊗ MONITORING WELL	⊗ WATER MANHOLE
⊗ CABLE TV BOX	⊗ WELL
⊗ GAS METER	— CITY CABLE TV
⊗ STREET LITE	— GAS LINE
— GUY WIRE	— POWER OVERHEAD
⊗ POWER POLE	— POWER UNDERGROUND
⊗ ELECTRIC BOX	— SANITARY SEWER
⊗ ELECTRIC METER	— STORM SEWER
⊗ ELECTRIC MANHOLE	— TELEPHONE OVERHEAD
⊗ ELECTRIC TOWER	— TELEPHONE UNDERGROUND
⊗ SANITARY MANHOLE	— WATERMAIN
⊗ SEWER CLEANOUT	— FENCE LINE
⊗ BEDWAVE CATCH BASIN	— DECIDUOUS TREE LINE
⊗ CATCH BASIN	— CONIFEROUS TREE LINE
⊗ FLARED END SECTION	— CURB & GUTTER

- Denotes 1/2"x1/4" Iron Pipe marked with Plastic Cap inscribed with Lic. No. 43933, unless otherwise noted.
- Denotes Iron Monument Found as noted.



Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL  
By Paul D'Amico 12/29/14  
Planning Administrator

*Approval of adjustment of common boundary only, not for building placement. This adjustment of common boundary does not constitute approval by buildings or users of this site, see conditions.*

- subject to the following schedule pertaining to removal of the existing buildings on the site.
- Opus Development Company ("Opus") will notify the City promptly, and no later than 3 days following the (i) closing on the acquisition of the entire property, (ii) recording of the survey for adjustment of common boundary, and (iii) closing on sale of a portion of the property to the hotel buyer, all of which are expected to occur on the same date.
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  - Demolition of the buildings on the property shall be completed within 90 days of recording of the survey.

**Westwood**  
Westwood Professional Services, Inc.  
7888 Annapolis Drive  
Eden Prairie, MN 55344  
PHONE: 952-937-9190  
FAX: 952-937-8822  
TOLL FREE: 1-888-697-1110  
www.westwoodpro.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Mark R. Sals  
Mark R. Sals  
Date: 12/29/14 License No. 43933

Revisions:  
12/29/14 Add notes, (RTW)  
12/29/14 Add notes, (RTW)  
12/29/14 Add iron labels, (RTW)

Checked: MRS  
Drawn: RTW  
Revised Drawing by/Date:

Prepared for:  
**Opus Design Build LLC**  
10350 Brom Road West  
Minnetonka, Minnesota, 55343

0003073C1F01.dwg  
Date: 12/02/14 Sheet: 1 OF 1

**Seven Corners**  
Certificate of Survey  
St Paul, Minnesota