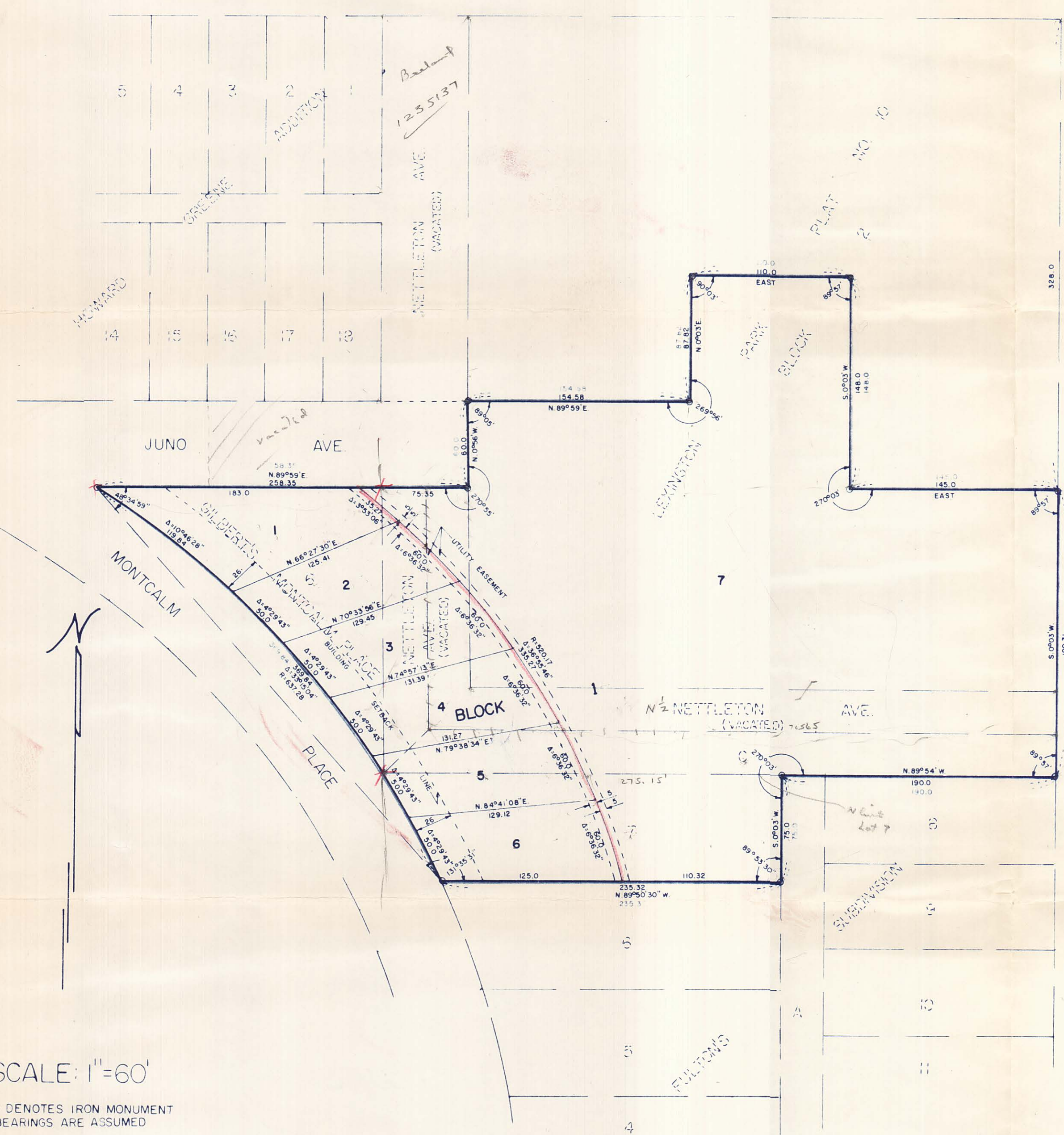


#11062
R#1368

WARDELL ADDITION

ST. PAUL, MINNESOTA

RANDOLPH AVE.



SCALE: 1"=60'

° DENOTES IRON MONUMENT
BEARINGS ARE ASSUMED

F.C. JACKSON
LAND SURVEYOR

Know all men by these presents: That The Wardell Realty Co., a Minnesota Corporation, owner and proprietor of the following described property situate in the County of Ramsey, State of Minnesota to-wit: Block 2, Lexington Park Plat 10, except that part described as follows: Beginning at the Northeast corner of said Block 2; thence South along the East line of said Block 2 a distance of 328 feet; thence West along a line parallel to the North line of said Block 2 a distance of 145 feet; thence North along a line parallel to the East line of said Block 2 a distance of 148 feet; thence West along a line parallel to the North line of said Block 2 a distance of 110 feet; thence South along a line parallel to the East line of said Block 2 to a point which is the intersection of the line last described and the North line of Juno Avenue, St. Paul, Minnesota, extended in an Easterly direction; thence West along the line last described as being the extension of Juno Avenue, St. Paul, Minnesota, to the West line of said Block 2; thence North along the West line of said Block 2 to the Northwest corner of said Block 2; thence East along the North line of said Block 2 to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota. Also that part of Nettleton Avenue as shown in said plat and now vacated described as follows: Beginning at the Southeast corner of said Block 2; thence West along the North line of Nettleton Avenue 406.25 feet to the Southwest corner of said Block 2; thence North along the East line of Nettleton Avenue 138.75 feet to a point where the South line of Juno Avenue extended East intersects the West line of said Block 2; thence West 30 feet to the center line of Nettleton Avenue; thence South along the center line of Nettleton Avenue 168.70 feet to a point where said line intersects the center line of Nettleton Avenue extended East and West; thence East along the center line of Nettleton Avenue 435.46 feet to a point where said line intersects the West line of Lexington Avenue; thence North along the West line of Lexington Avenue 30 feet to the point of beginning. Also Block 6, Gilbert's Montcalm Place, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota. Also that part of Nettleton Avenue now vacated described as follows: Beginning at the Northeast corner of Block 6, Gilbert's Montcalm Place; thence South along the East line of said Block 6 to the Southeast corner of said Block 6; thence Northeast to the intersection of the North and South center line of Nettleton Avenue with the East and West center line of Nettleton Avenue; thence North along the center line of Nettleton Avenue to its intersection with the South line of Juno Avenue extended Easterly; thence West along said extended line to the point of beginning. Also Lots 7 and C, Fulton's Subdivision, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota. Has caused the same to be surveyed and platted as WARDELL ADDITION. Subject to utility easements as shown on the annexed plat. In witness whereof The Wardell Realty Co. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed

this 27th day of December A.D. 1964

The Wardell Realty Co.

In the presence of
 Signed
 Edmund Elmont and Margaret Roberts as to E.H. Wardell
 E.H. Wardell, President
 Edmund Elmont and Margaret Roberts as to Alice O. Wardell
 Alice O. Wardell Secretary

State of Minnesota) S.S.
County of Ramsey

On this 27th day of December A.D. 1964 before me, a Notary Public within and for said County and State, personally appeared E.H. Wardell and Alice O. Wardell, to me personally known, who by me duly sworn did say they are respectively President and Secretary of The Wardell Realty Co., the corporation named in the foregoing instrument, that the seal affixed to said instrument is the corporate seal of said corporation and said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and said E.H. Wardell and Alice O. Wardell acknowledge said instrument to be the free act and deed of said corporation.

Notary Public, Ramsey County, Minnesota
 My Commission Expires Jan 21 1965

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as WARDELL ADDITION, that this is a correct representation of said survey, that all distances are correctly shown on said plat in figures denoting feet and decimals of a foot, that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on said plat, that the outside boundaries of the land are correctly designated on said plat, that there are no wet lands or public highways to be designated other than shown thereon.

F.C. Jackson
 F.C. Jackson, Land Surveyor, Minn. Reg. No. 3600

State of Minnesota) S.S.
County of Hennepin

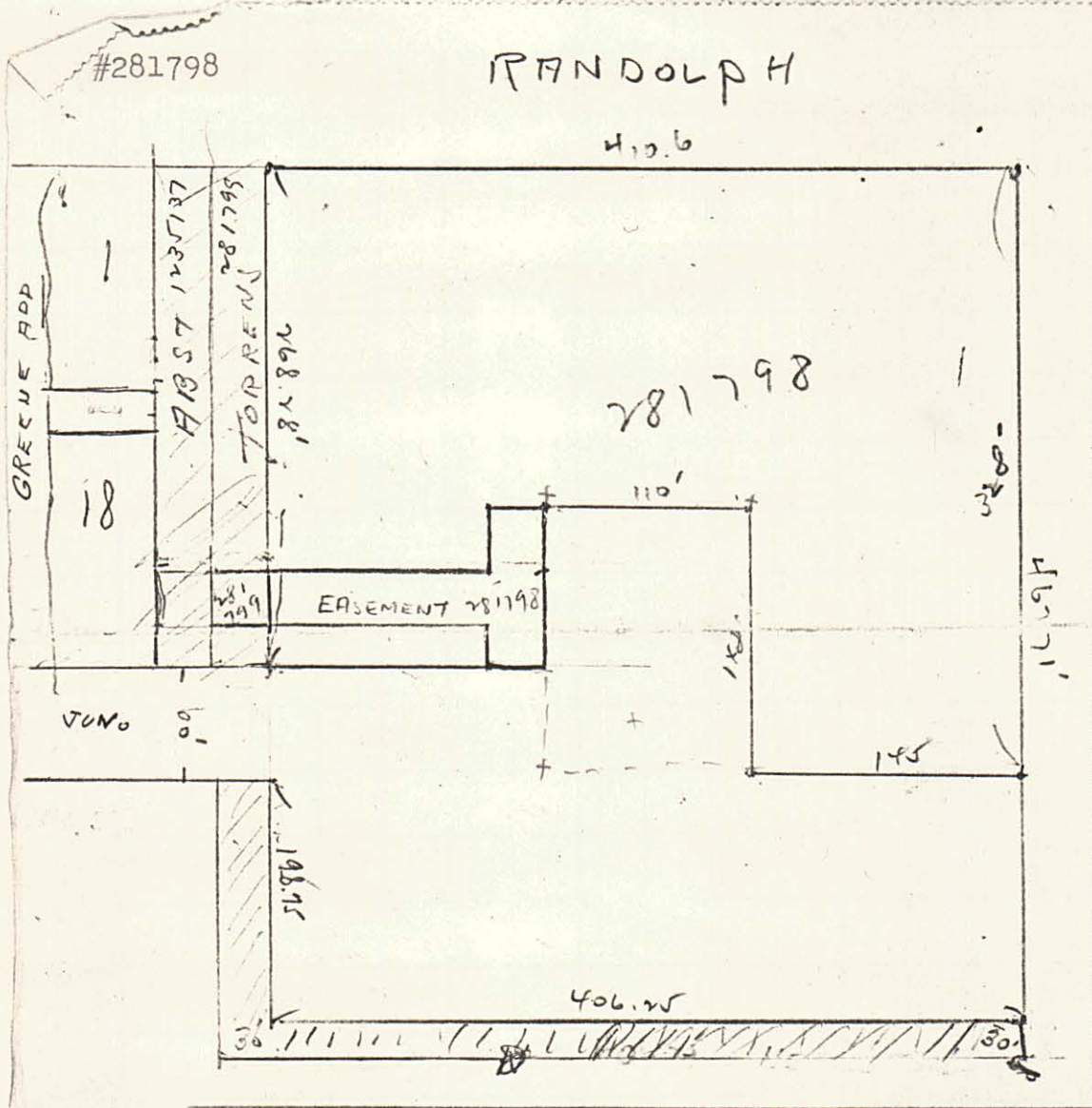
Above certificate subscribed and sworn to before me, a Notary Public within and for said County and State on this 29th day of Dec. A.D. 1964
 Notary Public, Hennepin County, Minnesota
 My Commission Expires March 27, 1968

The foregoing plat of Wardell Addition was approved and accepted by the City Council of St. Paul, Minnesota at a regular meeting thereof held this 31st day of December A.D. 1964

By Robert B. Gerbergs its Clerk
 This plat approved and accepted this 31st day of December A.D. 1964
 By Algal D. Crampton
 By Reg. Beckett
 By Milton Rose
 Ramsey County Plat Commission
 Commissioner of Public Works

281798

EXHIBIT "C"



#11062

R#368