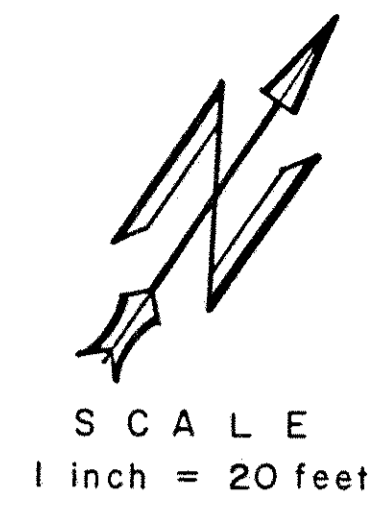


DESCRIPTION FROM CERTIFICATE OF TITLE 304001:

BOUNDARY SURVEY OF PROPOSED MUNICIPAL PARKING FACILITY AT 7TH & ROBERT STREETS

All that part of Block 14, Roberts and Randalls Addition to Saint Paul, particularly described as follows: Beginning at a point at the intersection of the southeasterly line of East Ninth Street and the line between Lots 4 and 5 in said Block 14; thence Northeasterly along said southeasterly line of East Ninth Street 227.28 feet to a point; thence Easterly 7.01 feet to the Southwesterly line of Robert Street, as widened; thence Northeasterly along the Southwesterly line of Robert Street, as widened; thence Southwesterly along said Northwesterly line of Eighth Street, as widened; as widened, 253.22 feet to the intersection of said line and the Northwesterly line of East Eighth Street, as widened; thence Southwesterly along said Northwesterly line of Eighth Street and the Northeasterly line of Minnesota Street; thence intersection of said Northwesterly line of East Eighth Street and the Northeasterly line of Minnesota Street; thence Northwesterly at right angles to said Northwesterly line of East Eighth Street as widened, 124 feet, more or less, to a point on the Northerly line of said Lot 7; which point is 90.98 feet Northeasterly from the West corner of said Lot 7; thence on the Northerly line of said Lot 7; which point is 90.98 feet Northeasterly from the West corner of said Lot 7; thence Northeasterly along said Northerly line of said Lot 7 to the Southwesterly line of East Eighth Street; thence Northwesterly along the line between Lots 4 and 5 and between Lots 4 and 5, 86.98 feet, more or less, to the southeasterly line of East Ninth Street, the point or place of beginning, and it is further adjusted and decreed that the boundary lines of the property be and hereby are fixed and established as set forth in the above description.

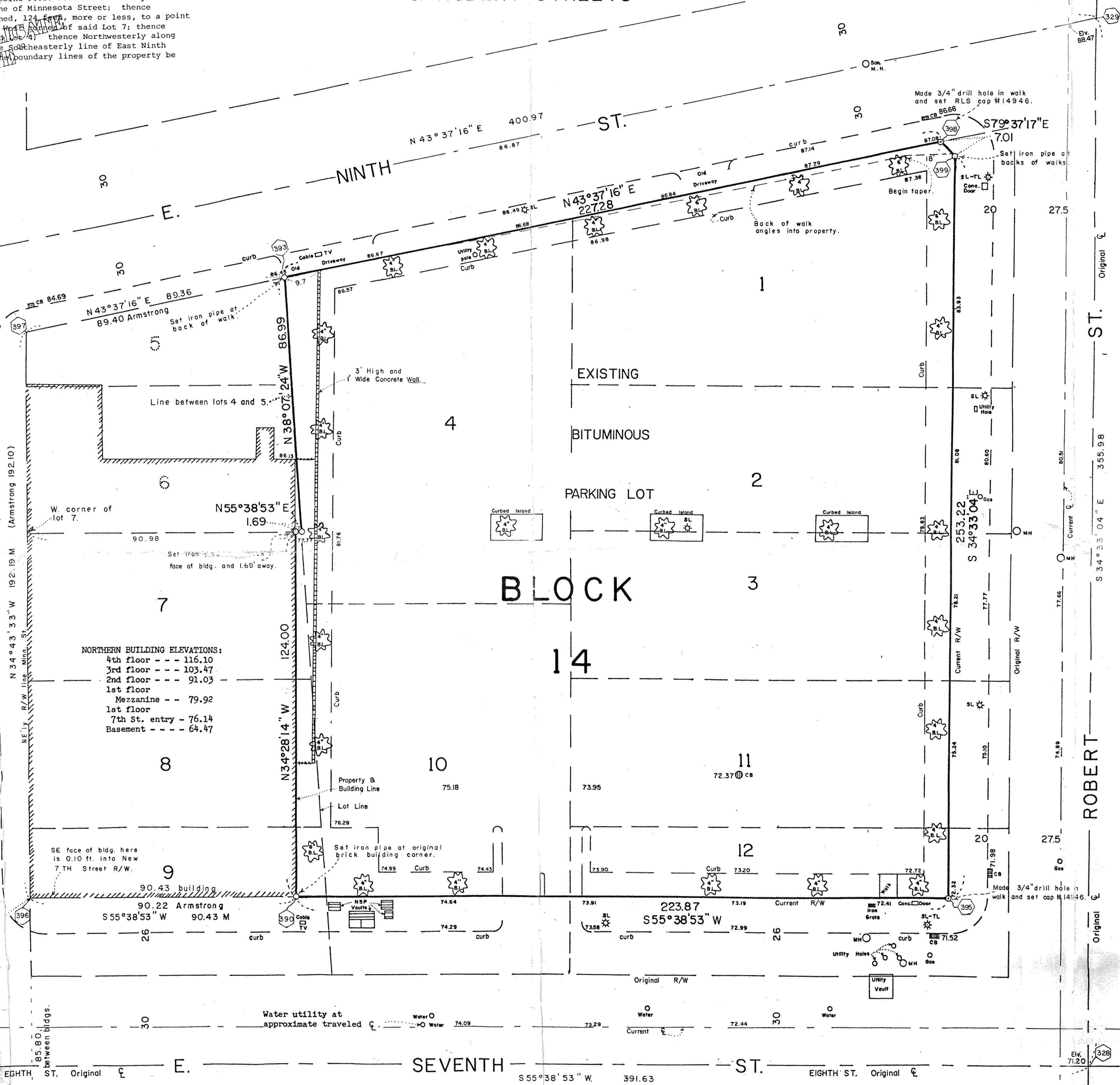


Point numbers, descriptions, and coordinates of monuments, building corners, intersections of street centerlines that may be used to re-establish this survey or tie in adjacent blocks: (Global Positioning)

- 396 - Block corner as calculated by extensive survey of this and adjacent blocks is on line with SW face of Northern Furniture Building and 0.10 ft into SE face of building.
N 157808.883 E 574836.064
- 395 - Block corner. Made 3/4" drill hole in sidewalk 1.00 ft into E. 7th Street sidewalk and 0.32 ft into Robert Street sidewalk. Cemented RLS cap #14946 in drillhole.
N 157986.235 E 575095.546
- 399 - Block corner. Set iron pipe at back of walks to SE and SW with RLS cap #14946.
N 158194.795 E 574951.933
- 398 - Block corner. Made 3/4" drill hole in sidewalk and cemented RLS cap #14946 in hole.
N 158196.060 E 574945.031
- 328 - Centerline-centerline intersection of original Robert St. and 8th Street (New 7th).
N 157966.915 E 575166.522
- 329 - Centerline-centerline intersection of original Robert St. and 9th Street.
N 158260.110 E 574964.629
- 331 - Centerline-centerline intersection of original 8th Street (New 7th) and Minnesota Street.
N 157745.928 E 574343.197

S'ly corner of old Northern Furniture Building is 0.21 ft into Minnesota Street R/W according to P.J. Armstrong survey of Oct. 29, 1954; but extensive survey of this and adjacent blocks indicates the SW building face here is on Minnesota St. R/W.

MINNESOTA ST. N 34° 43' 33" W 272.44



NORTHERN BUILDING ELEVATIONS:

| | |
|---------------|--------|
| 4th floor | 116.10 |
| 3rd floor | 103.47 |
| 2nd floor | 91.03 |
| 1st floor | 79.92 |
| Mezzanine | 79.92 |
| 1st floor | 76.14 |
| 7th St. entry | 76.14 |
| Basement | 64.47 |

HEMAR BUILDING ELEVATIONS:

| | |
|---------------|--------|
| 3rd floor | 103.63 |
| 2nd floor | 88.46 |
| 1st floor | 74.01 |
| 7th St. entry | 74.01 |
| 1st floor | 67.21 |

- NOTES:**
- Elevations are above City of St. Paul Datum. Add 694.10 feet for Mean Sea Level Elevations, 1929 NAVD.
 - 75.21 = spot elevations (example).
 - B.L. indicates Broad Leaf Tree.
 - SL indicates street light.
 - SL-TL indicates street light and traffic light.
 - CB indicates Catch Basin.
 - indicates chain link fence.
 - HORIZONTAL CONTROL was based on Global Positioning Systems (GPS) monuments.
 - = iron pipe set with RLS cap #14946.
 - ⊙ = arill hole made in sidewalk.
 - M indicates measured values where there is disagreement with record values.
 - Ⓢ indicates block or property corner number (example), or intersection of street centerlines.

This revision of 3-27-92 shows bearings and coordinates based on Global Positioning Systems monuments. Distances along property lines were only slightly adjusted.

I hereby certify that this survey, plan, 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.

Carl Leath
Date 11-27-91 Reg. No. 14946
NORTH LAND SURVEYING COMPANY
MINNESOTA

REVISED 3/27/92