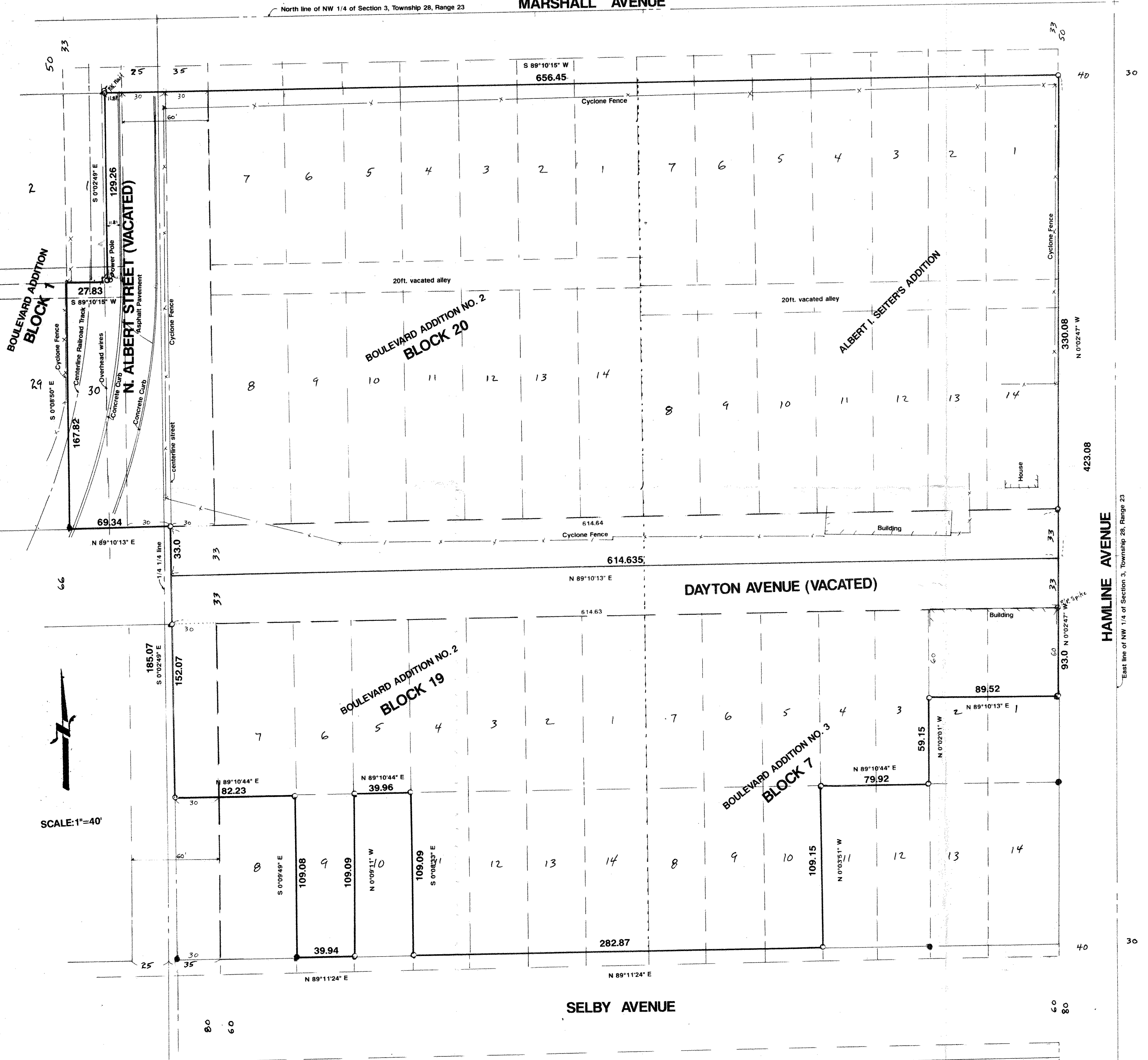


COMSTOCK AND DAVIS INC. CERTIFICATE AND PLAT OF SURVEY

SURVEYED FOR: Concordia College

MARSHALL AVENUE

North line of NW 1/4 of Section 3, Township 28, Range 23



DESCRIPTION:
 All of Albert I. Seiter's Addition, including vacated alley, consisting of Lots 1 to 14, inclusive; all of Block 20, Boulevard Addition Number two including vacated alley consisting of Lots 1 to 14, inclusive; all of Albert Street as vacated adjoining said Block 20 and lying between Marshall Avenue and Dayton Avenue (Albert Street having been vacated as Albert Avenue); Subject to Marshall Avenue as opened.
 And
 The northerly 11.81 feet of Lot 1 and all of Lot 30, Block Boulevard Addition, also, that portion of Albert Street vacated which accrued to said lots by reason of the vacation thereof; also, that portion of the vacated alley in said Block which accrued to said lots by reason of the vacation thereof. Subject to an Easement for railway purposes granted to Chicago, Milwaukee and St. Paul Railway Company;
 And
 Vacated Dayton Avenue from the west line of Hamline Avenue extending westerly to the centerline of vacated North Albert Street;
 And
 The North 60.0 feet of Lots 1 and 2, all of Lots 3, 4, 5, 6, and 7, Block 7, Boulevard Addition No. 3;
 And
 Lots 8, 9, and 10, Block 7, Boulevard Addition No. 3, subject to rights acquired by the City of St. Paul for Selby Avenue;
 And
 Lots 1 through 7, Block 19, Boulevard Addition No. 2, and that part of Albert Street vacated which accrued to said Lot 7 by reason of the vacation thereof;
 And
 Lots 9, 11, 12, 13 and 14, Block 19, Boulevard Addition No. 2, excepting that part of said lots taken for the widening of Selby Avenue.

• Denotes iron found replace o Denotes iron pipe monument set

JOB IS FILED IN
BOULEVARD ADDN. No. 2

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.

Conrad J. Schmitt

REG. NO. 10459 DATE 4/13/92

BOOK NO. PG. JOB NO. R-92895 FILE NO.