

LEGAL DESCRIPTION

All that part of the southerly 40 feet of Lot 2, Bass' Addition of Outlots to the town of St. Paul, which lies easterly of a line from the northeast corner of Lot 11, Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Outlots to St. Paul, to the point of intersection of the south line of Lot 2, Bass' Addition of Outlot to the town of St. Paul, with the said present west line of Lafayette Road; also all of Lot 15 and all those parts of Lots 13 and 14, Schurmeiers Subdivision of Lot No. 1, of Bass' Addition of Outlots to St. Paul which lie westerly of the easterly 14 feet thereof including the entire 48 feet width of vacated Woodward Avenue adjoining said Lot 15 and said part of Lot 14, according to the plats thereof on file and of record in the Office of the Register of Deeds in and for said County. Lots 1, 2, 3, 10, 11, and 12 Schurmeiers Subdivision of Lot No. 1, Bass' Addition of Outlots to St. Paul, except the east 14 feet of Lots 1 and 12, and except that part of Woodward Avenue lying south of the centerline thereof abutting on Lots 1, 2, and 3, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for said County.

Parcel A

All of Lots 1 and 2, Block 4, Paterson's Addition to the Town of St. Paul and that part of Lot 3, said Block 4 that lies Southerly of a line described as follows: Beginning at a point on the West line of said Lot 3 that is 44.50 feet North of the Southwest corner of said Lot 3; thence South 89 degrees 30 minutes 51 seconds East, parallel with the South line of said Lot 3, a distance of 19.44 feet; thence South 51 degrees 06 minutes 45 seconds East a distance of 44.26 feet; thence South 89 degrees 30 minutes 51 seconds East a distance of 27.38 feet to a point on the East line of said Lot 3 that is 32.50 feet North of the Southeast corner.

Parcel C

Lot four (4) and the West one-half (W1/2) of Lot five (5), Block four (4), Paterson's Addition to the Town of St. Paul.

Parcel D

The East 1/2 of Lot 5 and that part of Lot 6 that lies West of the East 55.00 feet thereof, Block 4, Paterson's Addition to the Town of St. Paul.

Parcel 1

Easterly one hundred fifty (150) feet of the Westerly one hundred eighty (180) feet of Lot Two (2), Bass' Addition of Outlots to the Town of St. Paul, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

(Abstract Property)

Parcel 2

Lot Six (6), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Outlots to St. Paul, except the West thirty (W30) feet thereof and except the Northerly twenty-three and seven tenths (Northerly 23.7) feet thereof conveyed to the City of St. Paul for streets and together with that part of vacated Waverly Place which accrued thereto, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

(Abstract Property)

Parcel 3

Lot seven (7), except the North 23.70 feet thereof, Jarvis' Subdivision of Lot No. 3 of Bass' Addition of Outlots to St. Paul, according to the plat thereof on file and of record in the Office of the register of Deeds in and for said Ramsey County, and that part of the North half of adjoining Waverly Place, vacated, lying between extensions across it of the East and West lines of said Lot 7.

(Being registered land as is evidenced by Certificate of Title No. 504397)

Parcel 4

Lot eight (8), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Outlots to St. Paul, except the North twenty-three and seven tenths (N. 23.7) feet thereof, together with that part of vacated Waverly Place, which accrued upon the vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County, except that part described as follows:

Beginning at the intersection of the West line of Lot 9 of said Jarvis' Subdivision with the South line of University Avenue as said South line was established by Quit Claim Deed dated July 9, 1969 from Tri-State Land Company which is recorded in the Office of the County Recorder for Ramsey County as Document No. 1753955; thence West and parallel with the North line of said Lot 8, a distance of 24 feet; thence Southeast in a straight line to the intersection of the Southerly extension of the East line of said lot with the center line of vacated Waverly place; thence North along said Southerly extension of the East line of said Lot, and along the East line of said Lot to the point of beginning.

(Abstract Property)

Parcel 5

West fourteen (W14) feet of Lot thirteen (13), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Outlots to St. Paul together with that part of vacated Waverly Place which accrued thereto upon the vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

(Abstract Property)

Parcel 6

Lot fourteen (14), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Outlots to St. Paul, together with all that part of vacated Waverly Place which accrued thereto upon vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

(Abstract Property)

Parcel 7

Lot fifteen (15) Jarvis' Subdivision of Lot No. 3 of Bass' addition of Outlots to St. Paul, together with that part of vacated Waverly Place which accrued thereto upon the vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

(Abstract Property)

Parcel 8

Lot sixteen (16), Jarvis' Subdivision of Lot 3, of Bass' Addition of Outlots to St. Paul, except the West thirty (W. 30) feet thereof, together with that part of vacated Waverly Place which accrued thereto upon the vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

(Abstract Property)

Parcel 9

Lots Four (4), Five (5), six (6), and seven (7), sixteen (16), seventeen (17), eighteen (18) and the West one-half (W1/2) of Lot eight (8), all in Block 1, and lot nine (9), and the East One-half (E1/2) of Lot (8), Block 1, all in Schurmeier's Subdivision of Lot one (1) Bass' Addition of Outlots to St. Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for said County. Together with all of vacated Woodward Street which lies South of Lots 16, 17 and 18, and that part of vacated John Street which accrued thereto.

(Part of the above being registered land as evidenced by Certificate of Title No. 504397)

Parcel 10

The South nine (9) feet of Lot one (1) and the North one-half (N. 1/2) of Lot six (6), Block (1), Paterson's Addition to the Town of St. Paul, together with all that part of vacated fourteenth street (formerly known as Nash Alley) adjoining said Lots on (1) and six(6), according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

(Abstract Property)

Parcel 11

The East 55 feet of Lot 6 in Block 4, Paterson's Addition to the Town of St. Paul, together with that part of vacated John Street which accrued thereto upon the vacation thereof, together with easement as contained in Document No. 3109928.

(Abstract Property)

Parcel 12

That part of the West 1/2 of vacated John Street adjoining Block 4, Paterson's Addition to the Town of St. Paul, lying between the Easterly extensions across it of the North line of Lot 1 in said Block 4, and the center line of the alley adjoining Lots 1 and 6 in said Block 4, which accrued thereto upon the vacation thereof.

(Abstract Property)

Parcel 13

The South 1/2 of the East 1/2 and the South 1/2 of the West 1/2 of Lot 6, Block 1, Paterson's Addition to the Town of St. Paul.

(Being registered land as is evidenced by Certificate of Title No. 504397.)

Parcel 14

That part of the East 4 feet of the West 184 feet of Lot 2, Bass' Addition of Outlots to St. Paul which lies North of the South 40 feet of said Lot 2; and that part of Lot 13 in Jarvis' Subdivision of Lot 3 of Bass' Addition of Outlot to St. Paul described as follows: Beginning at a point on the South line of said Lot 13 distant 34 feet East of the Southwest corner of said Lot, thence North and parallel to the West line of said Lot a distance of 20 feet; thence Northwesterly in a straight line to a point on a line run 14 feet Easterly of and parallel to the West line of said Lot, which point is 62 feet North from the South line of said Lot, as measured along said parallel line; thence South along said parallel line to the South line of said Lot; thence East along said South line to Point of beginning.

(Abstract Property)

Parcel 15

That part of the East Half of vacated John Street adjoining Lot 2, Bass' Addition of Outlots to the Town of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota lying between the Westerly extension across it of the South line of said Lot 2 and the Easterly extension across it of the North line of Lot 1, Block 4, Paterson's Addition to the Town of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

Parcel 16

That part of the west half of vacated John Street, lying between the Easterly extensions across it of the center line of the alley adjoining Lots 1 and 6, Block 4, Paterson's Addition to the Town of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, and the North line of said Lot 6.

(Abstract Property)

Parcel 17

That part of the West 1/2 of vacated John Street adjoining Block 4, Paterson's Addition to the Town of St. Paul, lying between the Easterly extensions across it of the North line of Lot 1 in said Block 4, and the center line of the alley adjoining Lots 1 and 6 in said Block 4, which accrued thereto upon the vacation thereof.

(Abstract Property)

BENCHMARK: Top nut of hydrant at Northwest corner of University Ave. and John Street elev. 1046.59
Top nut of hydrant at the Northwest corner of Grove Street and Lafayette Road elev. 1040.98

- NOTES: 1. The location of underground utilities are based upon Available maps, records and field locations. gas, telephone and electric were not located for this survey. The locations may not be exact.
2. All distances are in feet.
3. The basis of bearings is Ramsey County coordinate system.
4. The area of the property described above is 304,025 square feet or 6.9795 acres.

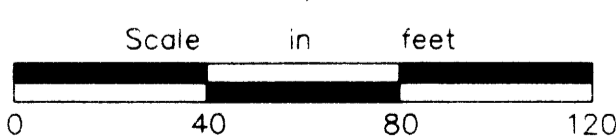
CERTIFICATION

I hereby certify that this survey was prepared by me or under my supervision and that I am a duly registered land surveyor under Minnesota Statutes Section 326.02 to 326.16

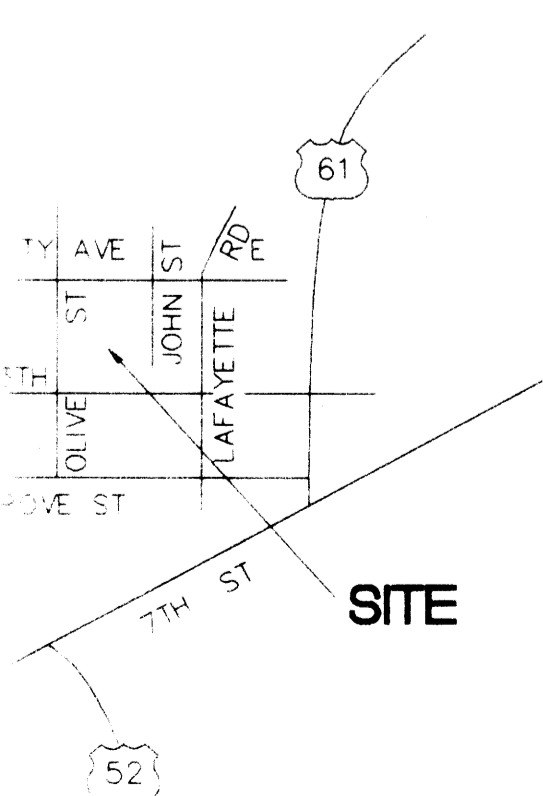
[Signature]
Reg. No. 18425 Date: 2/10/00

LEGEND

- ▲ NAIL
- x CROSS
- IRON MONUMENT
- MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- LIGHT POLE
- POWER POLE
- TELEPHONE BOX
- TELEVISION BOX
- TRANSFORMER
- BOLLARD
- ELECTRIC BOX/METER
- SIGN
- GAS METER
- GAS VENT
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TRAFFIC LIGHT
- FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- E ELECTRIC
- OE OVERHEAD ELECTRIC
- T TELEPHONE
- OT OVERHEAD TELEPHONE
- G GASMAIN
- TV TELEVISION/CABLE
- EXISTING SPOT ELEVATION
- EXISTING CONTOURS



LOCATION MAP



EXISTING CONDITIONS SURVEY

RAMSEY COUNTY LAW ENFORCEMENT CENTER

HT Engineers - Surveyors
Landscape Architects
PO
Hansen Thorp Pellinen Olson Inc.
7510 Market Place Drive
Eden Prairie, MN 55344-3644
(612) 829-0700 FAX (612) 829-7806

Project No. 99-161
Drawn by VVP
Checked by LEP
Date 1-14-2000
Book/Page 107/10, 34/46

UNIVERSITY AVE

13TH STREET

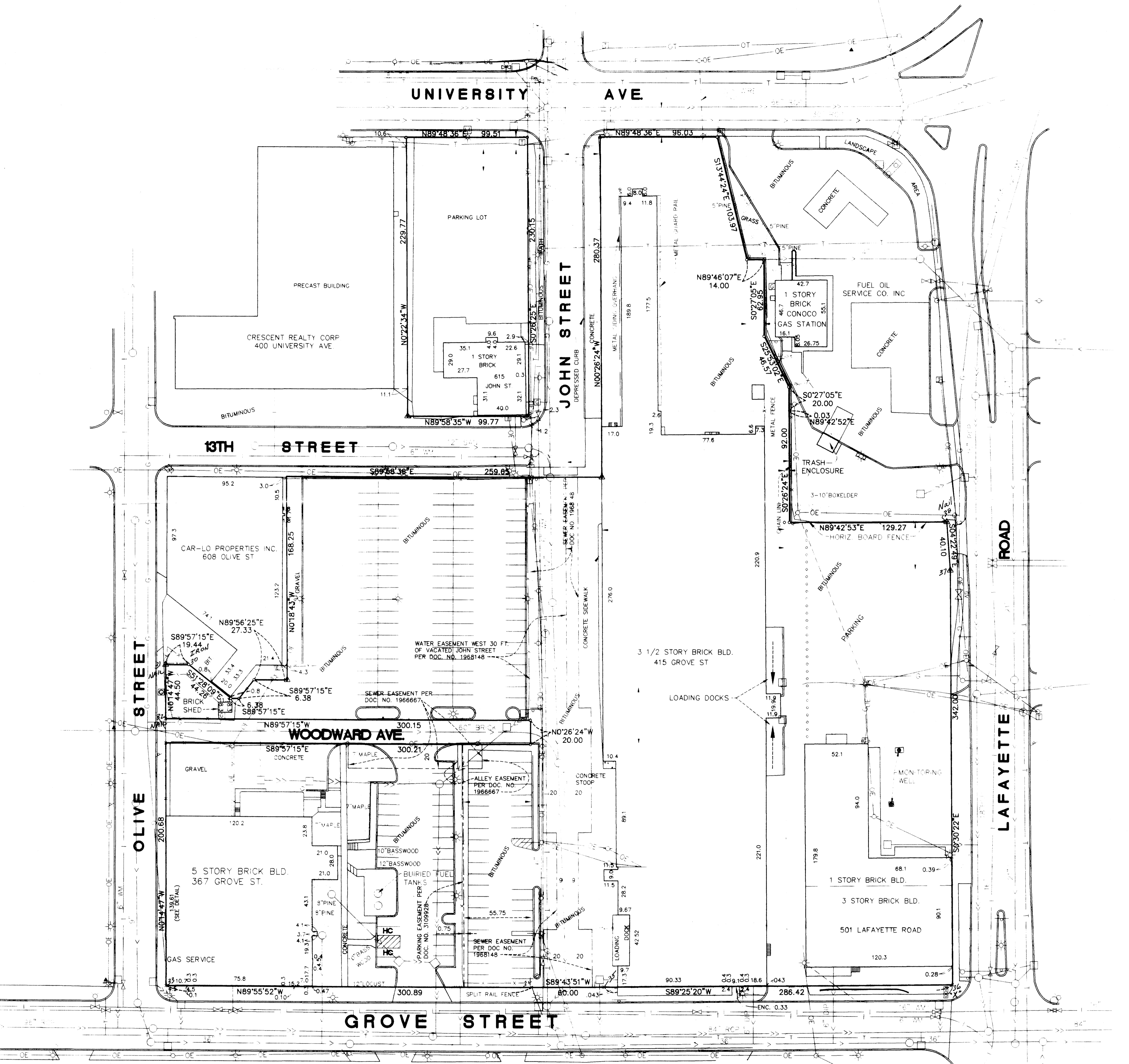
WOODWARD AVE

GROVE STREET

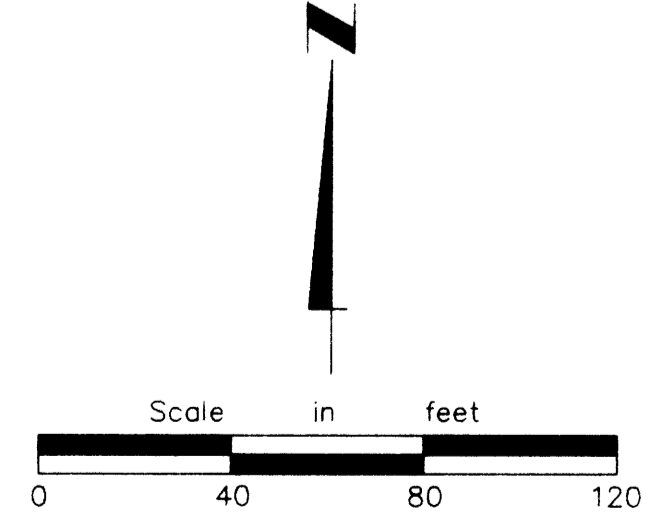
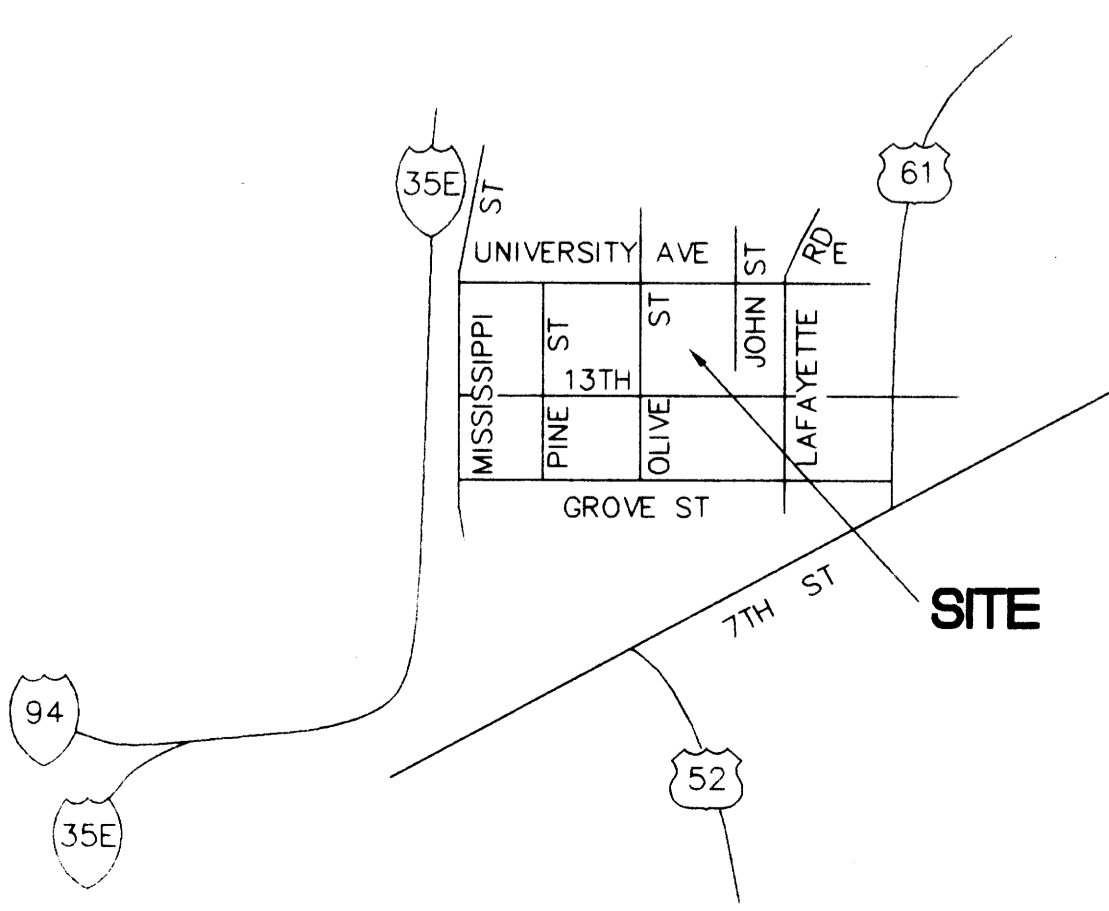
JOHN STREET

OLIVE STREET

LAFAYETTE ROAD



LOCATION MAP



DETAIL
367 GROVE STREET

