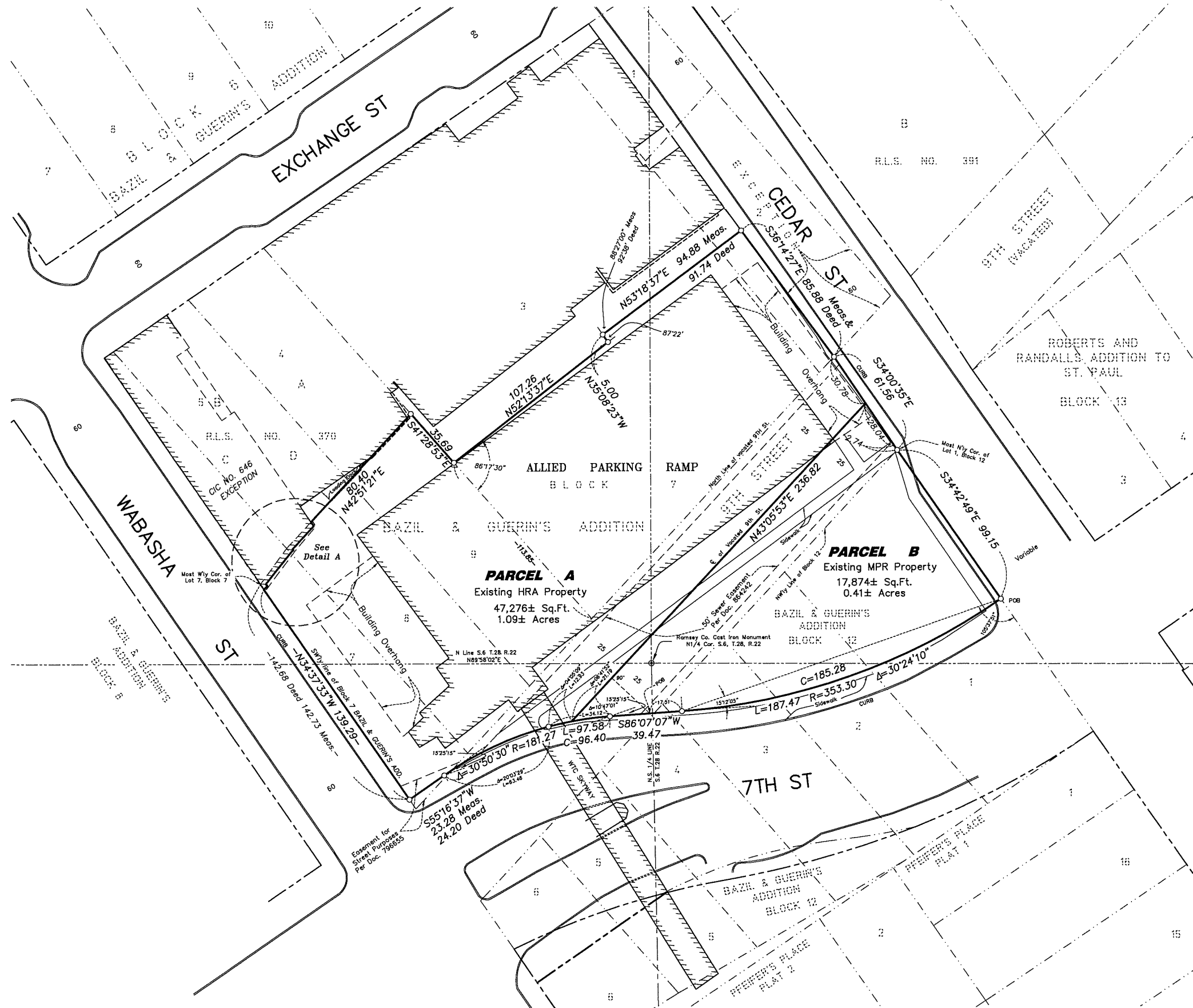


Parcels Before Land Exchange



Certificate of Survey

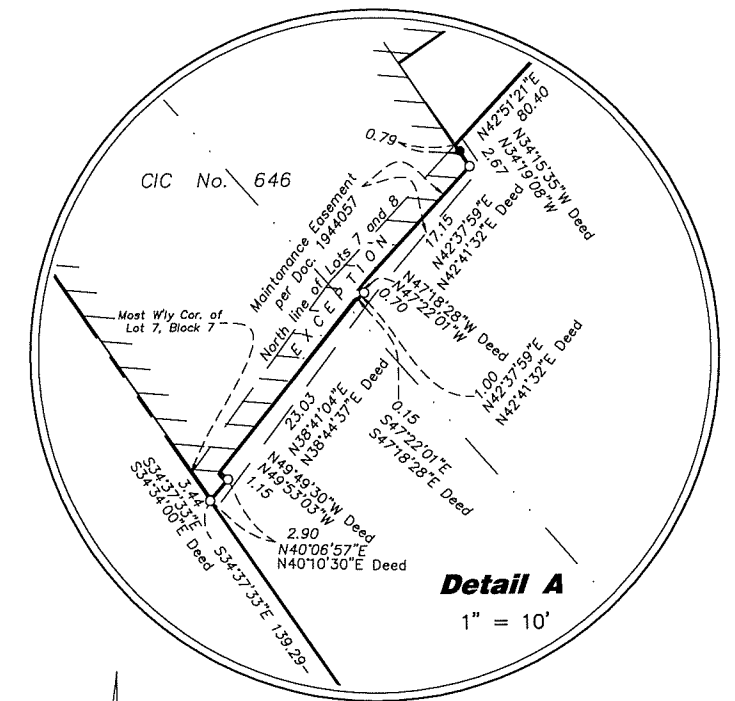
for
St. Paul Housing and Redevelopment Authority
125 Third Ave. N.
St. Paul, MN 55075

and

Minnesota Public Radio
480 Cedar St.
St. Paul, MN 55101

Description of Property Surveyed

See Sheet 3 of 4



LEGEND

- IRON PIPE FOUND
- IRON MONUMENT SET RLS 48176

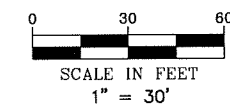
SURVEYORS NOTES:

- Bearings for this survey are assumed. The north line of the NW 1/4 of Sec. 6, T.28, R.22 is assumed to bear N 89° 58' 02" E.
- Field survey was completed in 2007 and updated in 2014.
- No Title Search was performed for this survey. Other easements of record may exist that are not shown.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT 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.

RANI ENGINEERING

Eric B. Lindgren 4/18/2014
Eric B. Lindgren, PLS DATE
Minnesota License Number 48176



NO.	DATE	BY	REVISION DESCRIPTION
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Drawing: P:\2007\016_000_Central Corridor\Survey\CC Weekly drawings\CCRT ROW by Segment\deg\2007-016 HRA MPR Certificate.dwg
Layout: 22 x 34 CERT 1 of 4
Date: Apr 18, 2014, 2:00pm

RANI
engineering

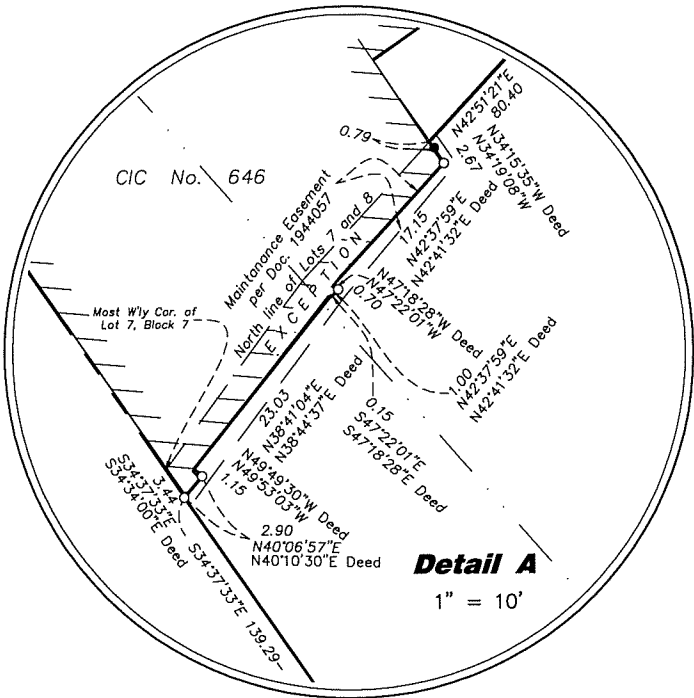
2912 ANTHONY LANE STE. 100
MINNEAPOLIS, MN 55418
PHONE: (612) 455-3322

Parcels After Land Exchange

Certificate of Survey

for
St. Paul Housing and Redevelopment Authority
125 Third Ave. N.
St. Paul, MN 55075
and
Minnesota Public Radio
480 Cedar St.
St. Paul, MN 55101

Description of Property Surveyed
See Sheet 4 of 4

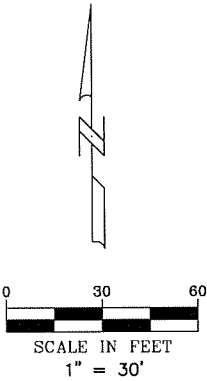


LEGEND

- IRON PIPE FOUND
- IRON MONUMENT SET RLS 48176

SURVEYORS NOTES:

- Bearings for this survey are assumed. The north line of the NW 1/4 of Sec. 6, T.28, R.22 is assumed to bear N 89° 58' 02" E.
- Field survey was completed in 2007 and updated in 2014.
- No Title Search was performed for this survey. Other easements of record may exist that are not shown.



2912 ANTHONY LANE STE. 100
MINNEAPOLIS, MN 55418
PHONE: (612) 455-3322

PARCEL A-EXISTING HRA PROPERTY

Torrens Property Certificate of Title Number: 556055

All of Lots 7 and 8, Block 7, Bazil and Guerin’s Addition, **except** that part replatted as Common Interest Community Number 646, Fitzgerald Condominiums and described as follows:

Beginning at the most westerly corner of said Lot 7; thence South 34 degrees 34 minutes 00 seconds East along the southwesterly line of said Lot 7 a distance of 3.44 feet; thence North 40 degrees 10 minutes 30 seconds East a distance of 2.90 feet; thence North 49 degrees 49 minutes 30 seconds West a distance 1.15 feet; thence North 38 degrees 44 minutes 37 seconds East a distance of 23.03 feet, thence South 47 degrees 18 minutes 28 seconds East a distance of 0.15 feet; thence North 42 degrees 41 minutes 32 seconds East a distance of 1.00 feet; thence North 47 degrees 18 minutes 28 seconds West a distance of 0.70 feet; thence North 42 degrees 41 minutes 32 seconds East a distance of 17.15 feet; thence North 34 degrees 15 minutes 35 seconds West a distance of 2.67 feet to the northwesterly line of said Lot 8; thence southwesterly along the north line of said Lots 8 and 7 to the point of beginning.

Abstract Property recorded in County Recorder Document No. 2264436, also recorded as Registrar of Titles Document No. 778169

and, Lots 9, Block 7, Bazil and Guerin’s Addition to Saint Paul

And, All that part of Lots 2 and 3, Block 7, Bazil and Guerin’s Addition to Saint Paul lying southeasterly of the boundary line established by Boundary Agreement dated July 10, 1906, filed August 22, 1906, in Book 55 Miscellaneous, page 507, said boundary line described as follows:

Commencing at a point on dividing line between said Lot 3, and Lot 9 in said block (as said line is established in “M” Misc 536) 113.85 feet N’yly from N’yly line of 9th St. (said distance being measured on said dividing line) thence E’yly and at an angle of 86°17 1/2’ from said line dividing Lots 3 and 9 (said angle being measured on S’yly side of the boundary line about to be described) a distance of 107.26 feet, thence 87°22’ to the left a distance of 5 feet, thence 92°38’ to the right, a distance of 91.74 feet to the point on W’yly line of Cedar St. (as said Cedar St. is laid out through said Block 7) a distance of 85.88 feet (measured on said W’yly line of Cedar Street) N’yly from N line of 9th St. thence E’yly along said boundary line herein established produced to W’yly line of Cedar St. as said Cedar St. is now used, a distance of 2 feet, more or less.

Except, that part of said Lot 2 which was acquired by the City of Saint Paul for Cedar Street.

Abstract Property Vacated Ninth Street recorded in County Recorder Document No. 2432546

And, That part of the northwesterly half of vacated Ninth Street which accrues to Lots 2, 3, 7, 8, and 9, Block 7, Bazil and Guerin’s Addition to Saint Paul, Ramsey County, Minnesota, lying southwesterly of Cedar Street and lying northeasterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 to the point of beginning; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 39.47 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds to the long chord of 181.27 foot radius curve, concaved to the South, having a central angle of 30 degrees 50 minutes 30 seconds, a long chord length of 96.40 feet, for an arc distance of 97.58 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds a distance of 24.20 feet more or less to its intersection with the Southwesterly line of Lot 7, Bazil and Guerin’s Addition to St. Paul, said intersection point being 142.68 feet Southeasterly to the most Westerly corner of said Lot 7, and there said line terminates.

PARCEL B-EXISTING MPR PROPERTY

Abstract Property described in County Recorder Document Nos. 34995486 and 3679195

That part of Lots 1, 2, 3 and 4, Block 12, Bazil and Guerin’s Addition to St. Paul lying Northwesterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 to the point of beginning; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 39.47 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds to the long chord of a 181.27 foot radius curve, concaved to the South, having a central angle of 30 degrees 50 minutes 30 seconds, a long chord length of 96.40 feet, for an arc distance of 97.58 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds a distance of 24.20 feet more or less to its intersection with the Southwesterly line of Lot 7, Bazil and Guerin’s Addition to St. Paul, said intersection point being 142.68 feet Southeasterly to the most Westerly corner of said Lot 7, and there said line terminates.

And, That part of the South Half of vacated Ninth Street accruing to Lots 1, 2, 3 and 4, Block 12, Bazil and Guerin’s Addition to St. Paul, lying Westerly of the Northwesterly extension of the Easterly line of said Lot 1 and Northeasterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 17.51 feet to the beginning of the line to be described; thence *Northwesterly* at right angles to the Northwesterly line of said Block 12, distant 30 feet to the centerline of said vacated Ninth Street and there terminating.

And, That part of the South half of vacated Ninth Street accruing to Lot 4, Block 12, Bazil and Guerin’s Addition to St. Paul, lying Southwesterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 17.51 feet to the beginning of the line to be described; thence *Northwesterly* at right angles to the Northwesterly line of said Block 12, distant 30 feet to the centerline of said vacated Ninth Street and there terminating.

And lying Northeasterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 to the point of beginning; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 39.47 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds to the long chord of 181.27 foot radius curve, concaved to the South, having a central angle of 30 degrees 50 minutes 30 seconds, a long chord length of 96.40 feet, for an arc distance of 97.58 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds a distance of 24.20 feet more or less to its intersection with the Southwesterly line of Lot 7, Bazil and Guerin’s Addition to St. Paul, said intersection point being 142.68 feet Southeasterly to the most Westerly corner of said Lot 7, and there said line terminates.

Certificate of Survey

for
St. Paul Housing and Redevelopment Authority
125 Third Ave. N.
St. Paul, MN 55075

and

Minnesota Public Radio
480 Cedar St.
St. Paul, MN 55101

PARCEL A1-PROPOSED HRA PROPERTY

Torrens Property Certificate of Title Number: 556055

All of Lots 7 and 8, Block 7, Bazil and Guerin’s Addition, **except** that part replatted as Common Interest Community Number 646, Fitzgerald Condominiums and described as follows:

Beginning at the most westerly corner of said Lot 7; thence South 34 degrees 34 minutes 00 seconds East along the southwesterly line of said Lot 7 a distance of 3.44 feet; thence North 40 degrees 10 minutes 30 seconds East a distance of 2.90 feet; thence North 49 degrees 49 minutes 30 seconds West a distance 1.15 feet; thence North 38 degrees 44 minutes 37 seconds East a distance of 23.03 feet, thence South 47 degrees 18 minutes 28 seconds East a distance of 0.15 feet; thence North 42 degrees 41 minutes 32 seconds East a distance of 1.00 feet; thence North 47 degrees 18 minutes 28 seconds West a distance of 0.70 feet; thence North 42 degrees 41 minutes 32 seconds East a distance of 17.15 feet; thence North 34 degrees 15 minutes 35 seconds West a distance of 2.67 feet to the northwesterly line of said Lot 8; thence southwesterly along the north line of said Lots 8 and 7 to the point of beginning.

Abstract Property recorded in County Recorder Document No. 2264436, also recorded as Registrar of Titles Document No. 778169

Lots 9, Block 7, Bazil and Guerin’s Addition to Saint Paul

And, All that part of Lots 2 and 3, Block 7, Bazil and Guerin’s Addition to Saint Paul lying southeasterly of the boundary line established by Boundary Agreement dated July 10, 1906, filed August 22, 1906, in Book 55 Miscellaneous, page 507, said boundary line described as follows:

Commencing at a point on dividing line between said Lot 3, and Lot 9 in said block (as said line is established in “M” Misc 536) 113.85 feet N’y from N’y line of 9th St. (said distance being measured on said dividing line) thence E’y and at an angle of 86°17 1/2’ from said line dividing Lots 3 and 9 (said angle being measured on S’y side of the boundary line about to be described) a distance of 107.26 feet, thence 87°22’ to the left a distance of 5 feet, thence 92°38’ to the right, a distance of 91.74 feet to the point on W’y line of Cedar St. (as said Cedar St. is laid out through said Block 7) a distance of 85.88 feet (measured on said W’y line of Cedar Street) N’y from N line of 9th St. thence E’y along said boundary line herein established produced to W’y line of Cedar St. as said Cedar St. is now used, a distance of 2 feet, more or less.

Except that part of said Lot 2 which was acquired by the City of Saint Paul for Cedar Street.

Abstract Property Vacated Ninth Street recorded in County Recorder Document No. 2432546

That part of the northwesterly half of vacated Ninth Street which accrues to Lots 2, 3, 7, 8, and 9, Block 7, Bazil and Guerin’s Addition to Saint Paul, Ramsey County, Minnesota, lying southwesterly of Cedar Street and lying northeasterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 to the point of beginning; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 39.47 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds to the long chord of 181.27 foot radius curve, concaved to the South, having a central angle of 30 degrees 50 minutes 30 seconds, a long chord length of 96.40 feet, for an arc distance of 97.58 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds a distance of 24.20 feet more or less to its intersection with the Southwesterly line of Lot 7, Bazil and Guerin’s Addition to St. Paul, said intersection point being 142.68 feet Southeasterly to the most Westerly corner of said Lot 7, and there said line terminates.

And, That part of the Southeasterly Half of vacated 9th Street lying southwesterly of Cedar Street and northwesterly of the following described line:

Commencing at the North 1/4 corner of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence South 89 degrees 58 minutes 02 seconds West, assumed bearing along the north line of said Section 6, a distance of 26.98 feet; thence South 53 degrees 40 minutes 34 seconds West 44.12 feet; thence South 36 degrees 19 minutes 26 seconds East 20.00 feet to the point of beginning of said line to be described; thence North 36 degrees 19 minutes 26 seconds West 20.00 feet; thence North 53 degrees 40 minutes 34 seconds East 245.00 feet and said line there terminating.

EXCEPT, That part of the Northwesternly Half of vacated 9th Street lying northerly of 7th Street and southeasterly of the following described line:

Commencing at the North 1/4 corner of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence South 89 degrees 58 minutes 02 seconds West, assumed bearing along the north line of said Section 6, a distance of 26.98 feet; thence South 53 degrees 40 minutes 34 seconds West 44.12 feet; thence South 36 degrees 19 minutes 26 seconds East 20.00 feet to the point of beginning of said line to be described; thence North 36 degrees 19 minutes 26 seconds West 20.00 feet; thence North 53 degrees 40 minutes 34 seconds East 245.00 feet and said line there terminating.

PARCEL B1-PROPOSED MPR PROPERTY

Abstract Property described in County Recorder Document Nos. 34995486 and 3679195

That part of Lots 1, 2, 3 and 4, Block 12, Bazil and Guerin’s Addition to St. Paul lying Northwesterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 to the point of beginning; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 39.47 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds to the long chord of a 181.27 foot radius curve, concaved to the South, having a central angle of 30 degrees 50 minutes 30 seconds, a long chord length of 96.40 feet, for an arc distance of 97.58 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds a distance of 24.20 feet more or less to its intersection with the Southwesterly line of Lot 7, Bazil and Guerin’s Addition to St. Paul, said intersection point being 142.68 feet Southeasterly to the most Westerly corner of said Lot 7, and there said line terminates.

And, That part of the South Half of vacated Ninth Street accruing to Lots 1, 2, 3 and 4, Block 12, Bazil and Guerin’s Addition to St. Paul, lying Westerly of the Northwesterly extension of the Easterly line of said Lot 1 and Northeasterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 17.51 feet to the beginning of the line to be described; thence *Northwesterly* at right angles to the Northwesterly line of said Block 12, distant 30 feet to the centerline of said vacated Ninth Street and there terminating.

And, That part of the South half of vacated Ninth Street accruing to Lot 4, Block 12, Bazil and Guerin’s Addition to St. Paul, lying Southwesterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 17.51 feet to the beginning of the line to be described; thence *Northwesterly* at right angles to the Northwesterly line of said Block 12, distant 30 feet to the centerline of said vacated Ninth Street and there terminating.

And lying Northeasterly of the following described line:

Commencing at the most Northerly corner of Lot 1 of Block 12, Bazil and Guerin’s Addition to St. Paul; thence Southeasterly 99.15 feet as measured along the Northeasterly line of said Lot 1 to the point of beginning; thence deflecting to the right 105 degrees 37 minutes 51 seconds to the long chord of a 353.30 foot radius curve, concave to the North, having a central angle of 30 degrees 24 minutes 10 seconds, a long chord length of 185.28 feet, for an arc distance of 187.47 feet, thence deflecting to the right 15 degrees 12 minutes 05 seconds, a tangent distance of 39.47 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds to the long chord of 181.27 foot radius curve, concaved to the South, having a central angle of 30 degrees 50 minutes 30 seconds, a long chord length of 96.40 feet, for an arc distance of 97.58 feet, thence deflecting to the left 15 degrees 25 minutes 15 seconds a distance of 24.20 feet more or less to its intersection with the Southwesterly line of Lot 7, Bazil and Guerin’s Addition to St. Paul, said intersection point being 142.68 feet Southeasterly to the most Westerly corner of said Lot 7, and there said line terminates.

And, That part of the Northwesternly Half of vacated 9th Street lying northerly of 7th Street and southeasterly of the following described line:

Commencing at the North 1/4 corner of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence South 89 degrees 58 minutes 02 seconds West, assumed bearing along the north line of said Section 6, a distance of 26.98 feet; thence South 53 degrees 40 minutes 34 seconds West 44.12 feet; thence South 36 degrees 19 minutes 26 seconds East 20.00 feet to the point of beginning of said line to be described; thence North 36 degrees 19 minutes 26 seconds West 20.00 feet; thence North 53 degrees 40 minutes 34 seconds East 245.00 feet and there terminating.

EXCEPT, That part of the Southeasterly Half of vacated 9th Street lying southwesterly of Cedar Street and northwesterly of the following described line:

Commencing at the North 1/4 corner of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence South 89 degrees 58 minutes 02 seconds West, assumed bearing along the north line of said Section 6, a distance of 26.98 feet; thence South 53 degrees 40 minutes 34 seconds West 44.12 feet; thence South 36 degrees 19 minutes 26 seconds East 20.00 feet to the point of beginning of said line to be described; thence North 36 degrees 19 minutes 26 seconds West 20.00 feet; thence North 53 degrees 40 minutes 34 seconds East 245.00 feet and there terminating.

Descriptions After Land Exchange

Certificate of Survey

for
St. Paul Housing and Redevelopment Authority
125 Third Ave. N.
St. Paul, MN 55075

and

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480 Cedar St.
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