

# CERTIFICATE OF SURVEY FOR: RAMSEY COUNTY

## LEGAL DESCRIPTION:

Property per Warranty Deed, Doc. No. 1583269, filed in the Office of the Registrar of Titles in and for Ramsey County, Minnesota:

**Parcel 1:**  
Lots One (1), Two (2), Three (3), Ten (10), Eleven (11), Twelve (12), Schurmeiers Subdivision of Lot No. 1, of Bass Addition of Out Lots to St. Paul, except the East 14 feet of Lots One (1), and Twelve (12), and except that part of Woodward Avenue lying South of the center line abutting on Lots One (1), Two (2) and Three (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 2:**  
All that part of the Southerly forty (S'y 40) feet of Lot Two (2), Bass' Addition of Out Lots to the Town of St. Paul, which lies Easterly of the Westerly one hundred eighty (W'y 180) feet thereof and which lies Westerly of a line run from the Northeast corner of Lot Eleven (11), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Out Lots to St. Paul, to the point of intersection of the South line of Lot Two (2), Bass' Addition of Out Lots to the Town of St. Paul, with the said present West line of Lafayette Road;

Also:  
All of Lots Fifteen (15) and all those parts of Lots Thirteen (13) and Fourteen (14), Schurmeiers Subdivision of Lot No. 1, of Bass Addition of Out Lots to St. Paul, which lie Westerly of the Easterly fourteen (E'y 14) feet thereof including the entire forty-eight (48) feet width of vacated Woodward Avenue adjoining said Lot Fifteen (15) and said part of Lot Fourteen (14), according to the plats thereof on file and of record in the office of the Register of Deeds in and for said County.

Property per Vacation Resolution, Doc. No. 1673123, filed in the Office of the Registrar of Titles in and for Ramsey County, Minnesota:

John Street from the south line of University Avenue to the south line of Thirteenth Street; Thirteenth Street from the west line of John Street to 100 feet westerly, and the east-west alley in Block 4, Paterson's Addition to the town of Saint Paul, along with the north 20 feet of the west 20 feet of the east 40 feet of Lot 6, in said Block 4, as dedicated in document no. 196667.

Property per Warranty Deed, Doc. No. 3284806, filed in the Office of the County Recorder in and for Ramsey County, Minnesota:

**Parcel 1:**  
Easterly one hundred fifty (150) feet of the Westerly one hundred eighty (180) feet of Lot Two (2), Bass' Addition of Out Lots to the Town of St. Paul, according to the plat thereof on file and 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 Out Lots to St. Paul, except the West thirty (W. 30) feet thereof 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.

**Parcel 3:**  
Port seven (7), except the North 23.70 feet thereof, Jarvis' Subdivision of Lot No. 3 of Bass' Addition of Out Lots 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 Out Lots 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 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, 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 Southeasterly 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 (W. 14) feet of Lot thirteen (13), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Out Lots 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 Out Lots 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 If Lot No. 3 of Bass' Addition of Out Lots 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 Out Lots 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), seven (7), sixteen (16), seventeen (17), eighteen (18) and the West one-half (W. 1/2) of Lot eight (8), all in Block 1, and Lot nine (9), and the East One-half of Lot (8), Block 1, all in Schurmeier's Subdivision of Lot one (1) Bass' Addition of Out Lots 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.  
Lot 9 and East 1/2 Lot 8, Schurmeier's Subdivision of Lot one (1) Bass' Addition to Out Lots to St. Paul.

**Parcel 10:**  
The South nine (9) feet of Lot one (1) and the North one-half (N. 1/2) of Lot six (6), Block one (1), Patersons Addition to the Town of St. Paul, together with all that part of vacated fourteenth street (formerly known as Nash Alley) adjoining said Lots one (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, Patersons 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 teh East 1/2 and the South 1/2 of the West 1/2 of Lot 6, Block 1, Patersons 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 Out Lots 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 Out Lots 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 Out Lots 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.

## LEGAL DESCRIPTION (CONTINUED):

**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 6.38 feet; thence North 38 degrees 53 minutes 18 seconds East a distance of 19.77 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.

Additional property without legal description provided in documents:

South 9 feet of Lots 2 and 3, and Lots 4 and 5, Block 1, PATTERSON'S ADDITION TO ST. PAUL, together with the portions of vacated alley in said Block 1 and vacated 13th Street accruing thereto.

That part of Lot 3, Block 4 of said plat lying northerly of the following described line:  
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 6.38 feet; thence North 38 degrees 53 minutes 18 seconds East a distance of 19.77 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.  
Together with the portion of vacated 13th Street accruing thereto.

## EXCEPTING THEREFROM

That part of Lots 4 and 5, Block 4, PATERSON'S ADDITION TO THE TOWN OF SAINT PAUL, MINNESOTA according to the recorded plat thereof, Ramsey County, Minnesota and part of vacated Woodward Avenue described as follows:  
Beginning at the southwest corner of said Lot 4; thence easterly along the south line of said Lots 4 and 5 having an assumed bearing of South 89 degrees 55 minutes 52 seconds East for a distance of 185.67 feet; thence North 00 degrees 04 minutes 58 seconds East a distance of 149.37 feet; thence North 89 degrees 13 minutes 00 seconds West a distance of 42.28 feet; thence northwesterly a distance of 39.39 feet along a tangential curve concave to the northeast having a radius of 25.00 feet and a central angle of 87 degrees 58 minutes 34 seconds; thence North 01 degrees 14 minutes 26 seconds West tangent to said curve a distance of 27.31 feet; thence South 89 degrees 36 minutes 44 seconds West a distance of 119.23 feet to the West line of said Lot 4; thence South 00 degrees 14 minutes 47 seconds West along said West line of said Lot 4, a distance of 200.65 feet to the point of beginning.

## NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
  - The total area of the property described hereon is 404,356 square feet or 9.28274 acres.
  - Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
  - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 222493358. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
  - According to the City of St. Paul online zoning map and zoning code, accessed 09/30/2022, the property is zoned I-1 (Light Industrial), and has the following building and parking setback requirements:  

Building setbacks	
Front:	0 feet
Side, Rear:	0 feet
Maximum Building Height:	50 feet (may exceed if structure is set back a distance equal to the height above maximum)
Parking setback:	not defined
  - The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123C 1004 G, dated June 4, 2010.
  - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK:** Top of Minnesota Department of Transportation Geodetic Monument ZERILLO  
Elevation = 804.66 feet. (NAVD 88)
- SITE BENCHMARK 1:** Top nut of hydrant at southeast corner of surveyed property  
Elevation = 771.06 feet. (NAVD 88)
- SITE BENCHMARK 2:** Top nut of hydrant east of 425 Grove St building  
Elevation = 776.30 feet. (NAVD 88)
- As of the date of this survey the property described hereon contains a total of 341 parking spaces of which 328 are standard spaces and 13 handicapped spaces. Spaces contained in garages were not accessible during the field work for this survey.

## GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 222493358.

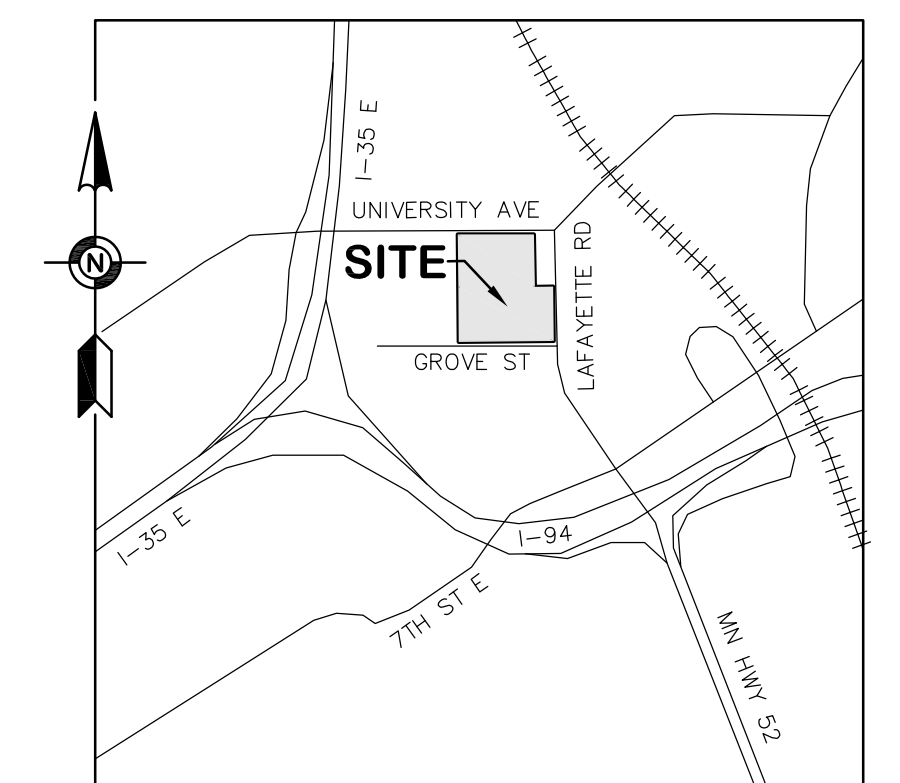
ARVG - ACSMSP01	STATE OF MN OFFICE OF ET - SOMITG02
COMCAST - CCMN01	ST PAUL REGIONAL WATER - STPLWT01
CENTURYLINK - CTLQ - CTLMN01	ST PAUL SEWER - STPLWT05
DISTRICT ENERGY - DESTPL01	ST PAUL TRAFFIC AND LIGHTING - STPLWT06
CONSOLIDATED COMMUNICATIONS I - ENVTEL04	ST PAUL PARKS - STPLWT07
MCI - MCI001	SPRINT/LONG DISTANCE - USSPNT01
METROPOLITAN COUNCIL (MCES) - METWAS01	XCEL ENERGY - XCEL06
STATE OF MN PLANT MGMT - MNPLNT01	ZAYO BANDWIDTH - ZAY004
MP NEXLEVEL LLC - MPVER01	

## CERTIFICATION:

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.

Date of survey: September 23, 2022.  
Date of signature: October 28, 2022.

Lee J. Nord  
Minnesota License No. 22033  
lnord@efnsurvey.com



**VICINITY MAP**  
NOT TO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		TV	NO.	DATE
		DRAWN BY:	1	11/09/22
		DL	2	12/01/22
		CHECKED BY:		
		LJN		

# CERTIFICATE OF SURVEY

**SURVEY FOR:**

**RAMSEY COUNTY**

**PROPERTY ADDRESS:**

**402 UNIVERSITY AVE E,  
388 13TH ST E & 425 GROVE ST  
ST. PAUL, MINNESOTA 55101**



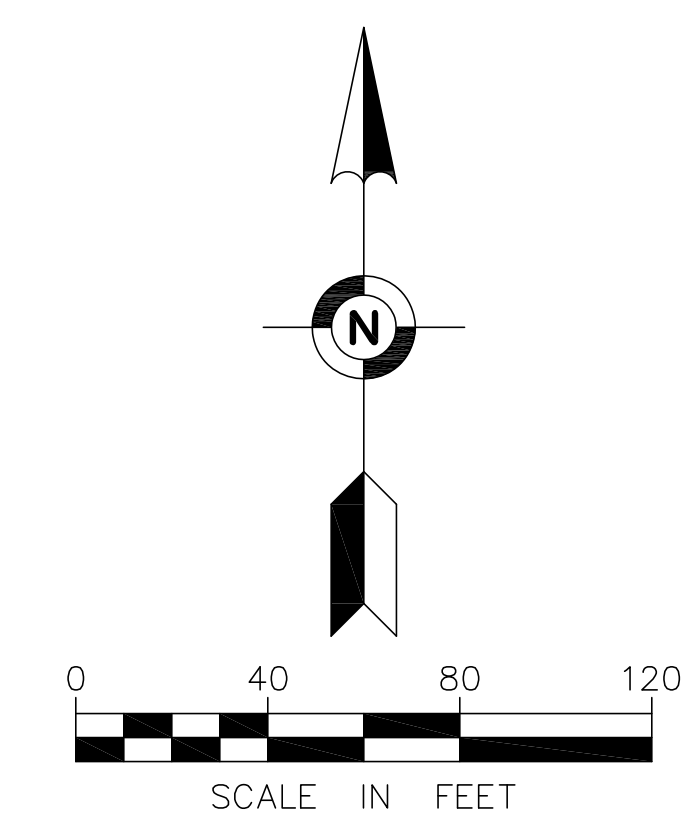
**475 Old Highway 8 NW, Suite 200**  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM  
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land surveyors since 1872

**CERTIFICATE OF SURVEY FOR:  
RAMSEY COUNTY**

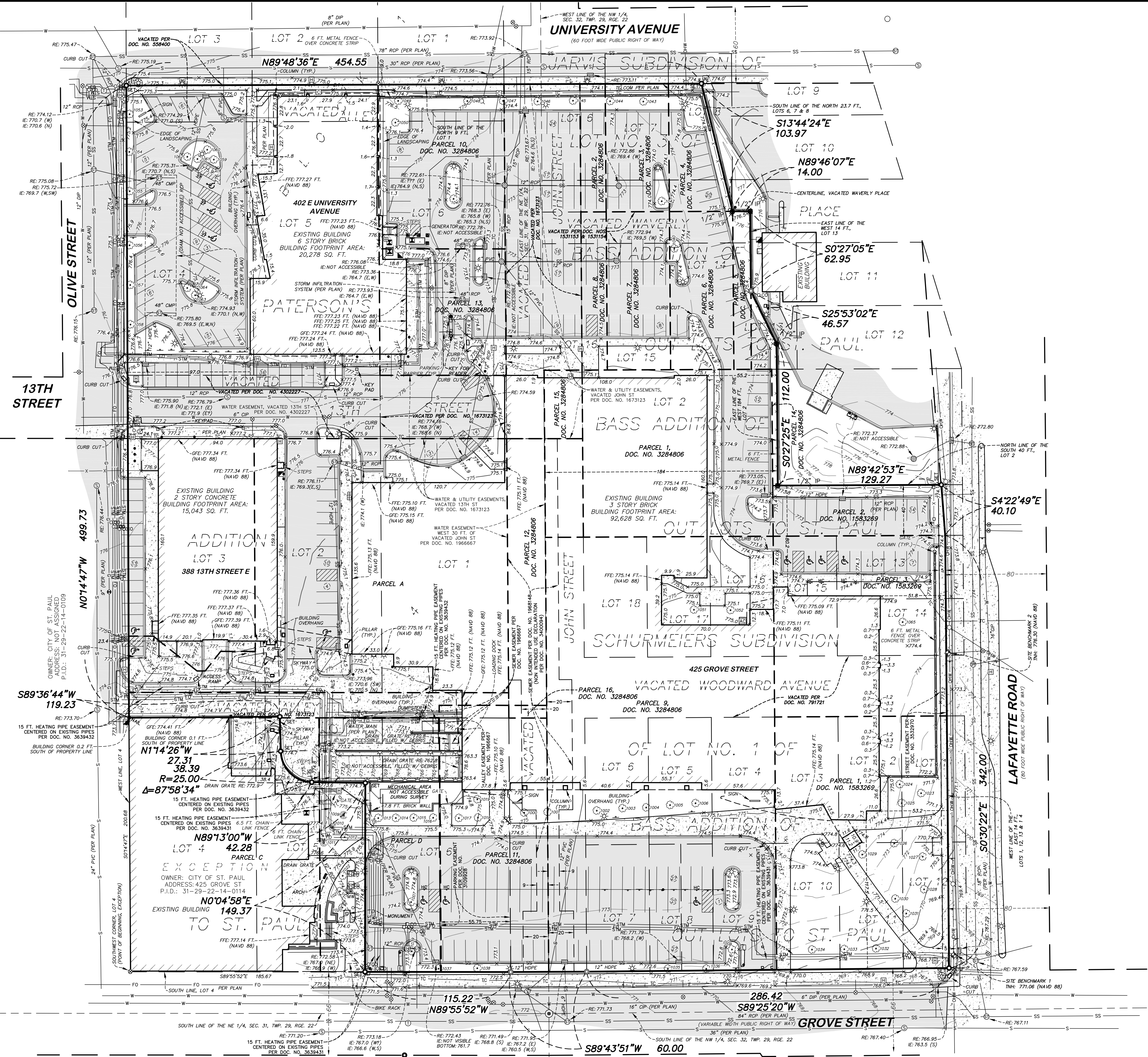
Tree Table			Tree Table		
Tree #	Species	Size	Tree #	Species	Size
1000	Birch	8	1033	Oak	1
1001	Birch	8	1034	Oak	1
1002	Birch	8	1035	Basswood	8
1003	Birch	8	1036	Basswood	7
1004	Birch	8	1037	Basswood	9
1005	Birch	8	1038	Basswood	8
1006	Birch	9	1039	Ash (dead)	8
1007	Unknown	2	1040	Ash (dead)	4
1008	Ash	9	1041	Ash (dead)	6
1009	Red Pine	12	1042	Ash (dead)	6
1010	Red Pine	10	1043	Basswood	8
1011	Red Pine	11	1044	Basswood	8
1012	Crab Apple	2	1045	Basswood	9
1013	Birch	8	1046	Basswood	8
1014	Birch	8	1047	Basswood	8
1015	Birch	6	1048	Basswood	8
1016	Birch	6	1049	Basswood	9
1017	Birch	5	1050	Basswood	7
1018	Birch	5	1051	Crab Apple	4
1019	Birch	8	1052	Unknown	4
1020	Birch	10	1053	Locust	8
1021	Birch	7	1054	Locust	6
1022	Birch	7	1055	Locust	6
1023	Birch	10	1056	Locust	6
1024	Birch	10	1057	Locust	6
1025	Birch	10	1058	Locust	6
1026	Oak	10	1059	Birch	4
1027	Oak	10	1060	Birch	6
1028	Oak	10	1061	Birch	4
1029	Crab Apple	6	1062	Birch	5
1030	Crab Apple	3	1063	Birch (dead)	9
1031	Crab Apple	3	1064	Birch (dead)	5
1032	Oak	1	1065	Birch	7

**LEGEND:**

- ⊕ BENCHMARK
- CLEAN OUT
- SANITARY MANHOLE
- MANHOLE
- ⊗ STORM MANHOLE
- ⊗ CATCH BASIN
- ⊗ AUTO SPRINKLER
- ⊗ GATE VALVE
- ⊗ HYDRANT
- ⊗ BUILDING LIGHT
- ⊗ ELECTRIC OUTLET POST
- ⊗ ELECTRIC BOX
- ⊗ ELECTRIC METER
- ⊗ HANDHOLE
- ⊗ LIGHT
- ⊗ UTILITY POLE
- ⊗ GUY WIRE
- ⊗ SEMAPHORE
- ⊗ TELEPHONE MANHOLE
- ⊗ GAS METER
- ⊗ SIGN
- ⊗ FLAGPOLE
- ⊗ BOLLARD
- ⊗ HANDICAPPED PARKING SPACE
- ⊗ HANDICAPPED PARKING SIGN
- ⊗ METAL COVER
- ⊗ MONITOR WELL
- (15) PARKING COUNT
- CHAIN LINK FENCE
- WIRE FENCE
- HAND RAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- STEAM PIPE
- OVERHEAD WIRE
- UNDERGROUND TELECOMMUNICATION
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- TREELINE
- x 920.1 SPOT ELEVATION
- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE



- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND PK NAIL
- FOUND DISC
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 22033
- SET DISC MARKED WITH LICENSE NUMBER 22033



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		TV	NO.	DATE
		DRAWN BY:	1	11/09/22
		DL	2	12/01/22
		CHECKED BY:		
		GAT		

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**EFN**  
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SHEET 2 OF 3

**CERTIFICATE OF SURVEY FOR:  
RAMSEY COUNTY**



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		TV	NO.	DATE
		DRAWN BY:	1	11/09/22
		DL	2	12/01/22
		CHECKED BY:		
		DAT		
DRAWING NAME:				
40889.dwg				
JOB NO. 40889				
FILE NO. 2142				

**BOUNDARY & EASEMENT  
EXHIBIT**

**SURVEY FOR:**  
**RAMSEY COUNTY**

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