To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE IN FEET
1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

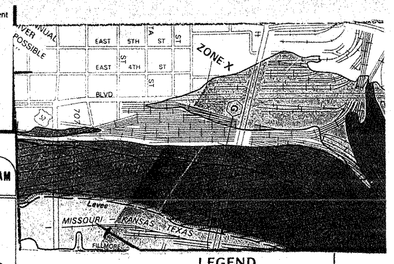
CITY OF
ST. PAUL,
MINNESOTA
RAMSEY COUNTY

PANEL 10 OF 20

PANEL LOCATION

COMMUNITY-PANEL NUMBER
275248 0010 D

MAP REVISED:
AUGUST 3, 1989



LEGEND

SPECIAL FLOOD HAZARD AREAS (SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD)
ZONE A — No base flood elevations determined.
ZONE AE — Base flood elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE A99 — To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V — Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE — Coastal flood with velocity hazard (wave action); base flood elevations determined.
FLOODWAY AREAS IN ZONE AE
OTHER FLOOD AREAS
ZONE X — Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
OTHER AREAS
ZONE X — Areas determined to be outside 500-year flood plain.
ZONE D — Areas in which flood hazards are undetermined.
Flood Boundary
Floodway Boundary
Zone D Boundary
Boundary Dividing Special Flood Hazard Areas of Different Flood Risk Dividing Areas of Different Coastal Base Flood Elevations within Special Flood Hazard Zones.
513 — Base Flood Elevation Line; Elevation in Feet*
Cross Section Line
(EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*
RM7 X — Elevation Reference Mark
M1.5 — River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

Alta Commitment-Application No. R 512320-C-I — Dated 2/19/87
-Application No. R 512320-C-IIA — "
-Application No. R 512320-C-IIB — "
-Application No. R 512320-C-III — "
-Application No. R 512320-C (Supp.#2) — Dated May 22, 1985

Following documents reviewed - refer to documents for more detail:
Book 93 Deeds page 23 - Deed retains rights to certain tracks
Book 651 Deeds page 350 - Warranty Deed relative to construction of Depot
Book 716 Deeds page 453 - Warranty Deed relative to construction of Depot
Book 650 Deeds page 593 - Deed relative to Depot and access and track use
Book 682 Deeds page 177 - Deed relative to Depot and access and track use

Following documents not reviewed -
Book 240 Deeds - page 193. Adjustment Deed dated 9/11/1888
Book 241 Deeds - page 265. Railroad easement dated 9/11/1888

Following documents reviewed - Not shown on survey, refer to documents.
Book H of Misc. page 139. Vacates parts of Pine, Olive John, Locust, Willius, Neill, Kittson, Conway and Brook Streets, retaining rights easements to enter and for construction of sewers or extending underground improvements.
Ordinance #2172 and Book 441 Deeds page 591. Vacates Levee East of East line of Sibley to East line of Broadway. Subject to: removal of buildings, grade and pave area, establish river harbor line and fill property to grade, establish trackage, possible widening of Sibley and Subject to rights of State of Minnesota in Riverbed of Mississippi River.
Book 77 Misc. page 232. Vacates streets, alleys and public grounds: Levee, Water Street and Second Street. Retains rights: to enter, build sewers, water mains, conduits, pipes, landings for bridge, sites for building piers and rights to serve public.

The following documents are shown on survey.
Book 294 Deeds page 164.
Book 81 Misc. page 4.
Book 103 Misc. page 74.
Doc.'s No. 2080644, 1968594, 1965201, and 1716478.
Book 51 Plans page 23-sewer easement north of property.

The following documents pertain to property to North of subject property.
Doc.s No. 2315615 and 2338420 refer to property at northeast part of subject property-option to lease agreement and memorandum of option to lease agreement.
Doc. No. 2315128. Extended option agreement to property to north near Broadway Street.
Doc. No. 2313361. Option agreement retaining 20 foot access to adjoining property.
Doc. No. 1559097. Footings and Window easement appear to be North of property between Sibley and Jackson St.

The following Documents were furnished by do not show up on furnished Title Commitments: Shown on survey.
Memorandum of Agreement dated 28 October 1918 - wall East of Minnesota St.
Memorandum of Agreement dated 17 May 1923 - wall East of Broadway St.
Highway easement 6217 (52-334) 904 - Robert Street.

Parking Lease dated 13 November 1989 - West of Jackson St.
Supplement to Permit dated 29 January 1952 - Lighting and electric easement between Jackson and Sibley St.
Easement Doc. 2056624. Electric easement at Jackson St.
License Agreement dated 30 March 1965 - Signs on R/R Bridge over Jackson St.
Road Easement on Second St. at Jarkson St.
Ingress and Egress and Toilet Easement dated 3 August 1926 near Sibley St.
Sewer Easement dated 12 December 1919. Across tracks at Broadway.
NSP Easement dated 6 December 1956. For towers and highlines.
Sewer Easement dated 10 August 1923. Near East line of property.
Sewer Easement dated 31 January 1989. New sewer near East line of property.

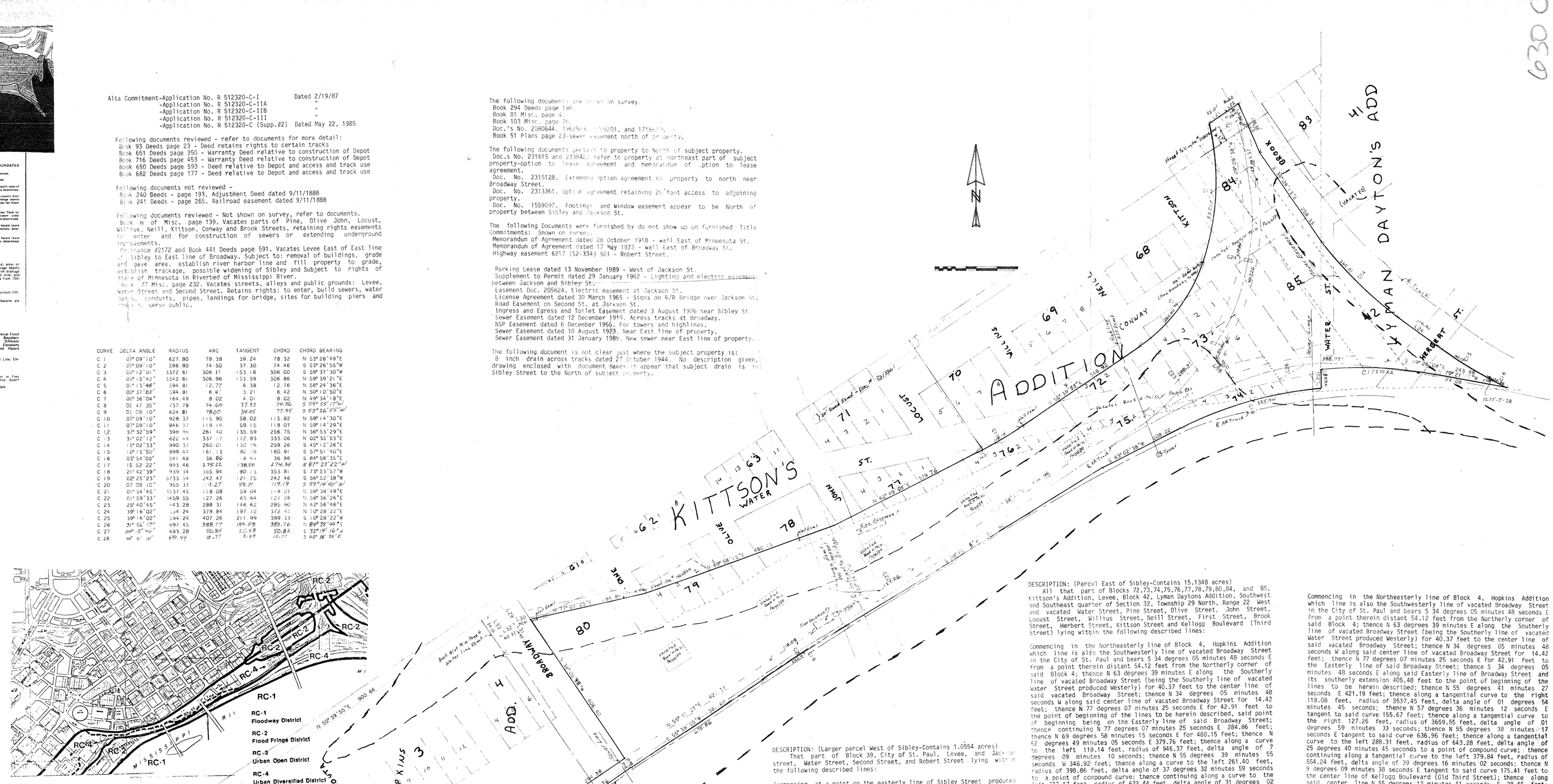
The following document is not clear just where the subject property is:
8 inch drain across tracks dated 27 October 1944. No description given, drawing enclosed with document makes it appear that subject drain is in Sibley Street to the North of subject property.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07° 09' 10"	627.80	78.38	39.24	78.32	N 53° 26' 49" E
C 2	07° 09' 10"	596.80	74.50	37.30	74.46	S 53° 26' 55" W
C 3	03° 12' 01"	3372.61	306.11	153.16	306.00	S 59° 37' 30" W
C 4	03° 15' 42"	3342.61	306.96	153.59	306.86	N 59° 39' 21" E
C 5	01° 13' 46"	594.81	12.77	6.38	12.76	N 56° 24' 36" E
C 6	00° 37' 03"	594.81	6.41	3.21	6.42	N 50° 17' 50" E
C 7	00° 36' 04"	764.49	8.02	4.01	8.02	N 49° 34' 18" E
C 8	05° 47' 35"	737.78	74.60	37.33	74.56	S 49° 59' 17" W
C 9	01° 09' 10"	624.81	78.00	39.05	77.95	S 53° 26' 55" W
C 10	07° 09' 10"	928.37	115.90	58.02	115.82	N 59° 14' 30" E
C 11	07° 09' 10"	946.37	118.14	59.15	118.07	N 59° 14' 29" E
C 12	31° 32' 59"	398.86	261.40	135.59	256.75	N 36° 53' 29" E
C 13	31° 02' 12"	622.44	337.17	172.83	333.06	N 02° 35' 53" E
C 14	15° 02' 33"	990.37	260.01	130.76	259.26	S 45° 12' 26" E
C 15	10° 15' 50"	899.44	161.13	80.78	160.91	S 57° 51' 40" E
C 16	03° 54' 00"	541.48	36.86	18.44	36.86	S 64° 56' 35" E
C 17	15° 52' 22"	993.46	275.22	138.56	274.36	N 87° 23' 22" W
C 18	21° 42' 39"	939.34	355.94	180.13	353.81	S 73° 53' 57" W
C 19	02° 25' 23"	5733.54	242.47	121.25	242.46	S 56° 52' 38" W
C 20	07° 09' 10"	955.37	119.27	59.71	119.19	S 59° 14' 30" E
C 21	01° 34' 45"	1537.45	118.08	59.04	118.07	N 56° 38' 49" E
C 22	01° 59' 33"	1659.55	127.26	63.64	127.26	N 56° 36' 26" E
C 23	23° 40' 45"	443.28	288.31	146.62	286.30	N 42° 56' 46" E
C 24	38° 16' 02"	634.24	379.84	197.72	372.65	N 10° 28' 22" E
C 25	38° 16' 02"	594.24	407.26	211.99	399.63	S 10° 28' 22" W
C 26	31° 56' 17"	697.45	388.77	199.58	383.76	N 84° 39' 44" E
C 27	09° 15' 45"	683.28	50.94	25.48	50.82	S 32° 19' 16" W
C 28	00° 41' 10"	891.44	10.77	5.39	10.77	S 62° 38' 35" E

LINE	BEARING	DISTANCE
L 1	N 49° 52' 19" E	94.59
L 2	S 29° 51' 05" E	29.66
L 3	N 32° 58' 30" W	12.95
L 4	N 57° 01' 30" E	149.27
L 5	N 40° 07' 51" W	31.00
L 6	N 34° 33' 42" W	30.21
L 7	N 57° 01' 30" E	7.86
L 8	N 33° 58' 25" W	4.00
L 9	N 33° 08' 43" E	55.06
L 10	S 33° 58' 25" E	4.00
L 11	S 45° 17' 28" E	3.50
L 12	S 55° 40' 53" W	4.21
L 13	S 39° 58' 35" E	20.70
L 14	S 35° 48' 06" E	27.23
L 15	S 62° 49' 05" W	69.15
L 16	S 57° 01' 30" W	135.66
L 17	S 49° 52' 19" W	148.51
L 18	N 62° 49' 05" E	79.34
L 19	N 62° 49' 05" E	79.24
L 20	N 54° 16' 00" W	27.23
L 21	N 50° 52' 41" E	52.01
L 22	N 50° 12' 41" E	32.62
L 23	S 22° 58' 40" E	129.60
L 24	S 32° 43' 45" E	114.94
L 25	S 00° 01' 03" W	44.68
L 26	N 34° 36' 00" W	27.23
L 27	N 10° 39' 55" E	42.26
L 28	S 34° 36' 00" E	7.37
L 29	S 34° 06' 48" E	47.30
L 30	N 77° 07' 25" E	42.91
L 31	S 34° 06' 48" E	42.42
L 32	S 63° 39' 00" W	40.37
L 33	N 34° 06' 48" W	54.12
L 34	N 57° 36' 12" E	155.67
L 35	N 58° 12' 41" E	28.45
L 36	S 22° 58' 40" E	60.07
L 37	S 09° 09' 39" E	129.36
L 38	S 89° 31' 06" E	50.00

RC-2 (Flood fringe District) South of 2nd. St.
RC-4 (Urban diversified District) Other property

ZONING:
East of Sibley to Lafayette — B-5
West of Sibley ---------- B-4
East of Lafayette---------- I-1
Zero (0) Setbacks



DESCRIPTION: (Small parcel West of Jackson St.-Contains 0.1211 acres)
That part of the Levee lying within the following described lines:

Commencing at a point on the easterly line of Sibley Street produced northerly 7.37 feet from the northwesterly corner of Block 29, in the City of St. Paul, said easterly line bears N 34 degrees 36 minutes W; thence S 10 degrees 39 minutes 55 seconds W 42.26 feet to a point 30 foot westerly of, as measured at right angles to, the easterly line of said Sibley Street; thence S 34 degrees 36 minutes E 389.60 feet; thence S 62 degrees 49 minutes 05 seconds W 148.39 feet; thence along a curve to the left 74.60 feet, radius of 737.78 feet, delta angle of 5 degrees 47 minutes 35 seconds; thence S 57 degrees 01 minutes 30 seconds W 135.66 feet; thence along a curve to the left 78.00 feet, radius of 624.81 feet, delta angle of 7 degrees 09 minutes 10 seconds; thence S 49 degrees 52 minutes 19 seconds W 148.51 feet; thence S 40 degrees 07 minutes 41 seconds E 31.0 feet to the point of beginning of the lines to be herein described; thence N 49 degrees 52 minutes 19 seconds E 94.59 feet; thence S 29 degrees 51 minutes 10 seconds E 29.66 feet; thence S 57 degrees 01 minutes 30 seconds W 319.68 feet; thence N 32 degrees 58 minutes 30 seconds W 12.95 feet; thence N 57 degrees 01 minutes 30 seconds E 149.27 feet, thence along a curve to the left 78.38 feet, radius of 627.8 feet, delta angle of 7 degrees 09 minutes 10 seconds to the point of beginning.

Subject to easements of record and subject to railroad easement over and across all of above described parcel.

DESCRIPTION: (Larger parcel West of Sibley-Contains 1.0554 acres)
That part of Block 39, City of St. Paul, Levee, and Jackson street, Water Street, Second Street, and Robert Street lying within the following described lines:

Commencing at a point on the easterly line of Sibley Street produced northerly 7.37 feet from the northwesterly corner of Block 29, in the City of St. Paul, said easterly line bears N 34 degrees 36 minutes W; thence S 10 degrees 39 minutes 55 seconds W 42.26 feet to a point 30 foot westerly of, as measured at right angles to, the easterly line of said Sibley Street; thence S 34 degrees 36 minutes E parallel to said easterly line 389.60 feet; thence S 62 degrees 49 minutes 05 seconds W 69.15 feet; thence along a curve to the left 74.60 feet, radius of 737.78 feet, delta angle of 5 degrees 47 minutes 35 minutes; thence S 57 degrees 01 minutes 30 seconds W 135.66 feet; thence along a curve to the left 78.00 feet, radius of 624.81 feet, delta angle of 7 degrees 09 minutes 10 seconds; thence S 49 degrees 52 minutes 19 seconds W 148.51 feet; thence S 40 degrees 07 minutes 41 seconds E 31.0 feet to the point of beginning of the lines to be herein described; thence N 49 degrees 52 minutes 19 seconds E 94.59 feet; thence S 29 degrees 51 minutes 10 seconds E 29.66 feet; thence S 57 degrees 01 minutes 30 seconds W 319.68 feet; thence N 32 degrees 58 minutes 30 seconds W 12.95 feet; thence N 57 degrees 01 minutes 30 seconds E 149.27 feet, thence along a curve to the left 78.38 feet, radius of 627.8 feet, delta angle of 7 degrees 09 minutes 10 seconds to the point of beginning.

Subject to easements of record and subject to railroad easement over across all of above described parcel.

S 1/2 32 29 22

Certificate of Survey

From the office of
GEORGI- SCHMIDT & ASSOC. INC.
3092 No. Lexington Ave., Roseville, Mn. 55113
LAND SURVEYING
483-4408

I Hereby Certify that this plat shows a survey made by me of the property described on this plat, and that the corners are correctly placed as shown; 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.

Job Number: 7960
Surveyed For: 11 Properties, Inc.
Date: 1/16/90
Scale: 1"=100'

1/90 Added Sign Easements

By _____ REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

DESCRIPTION: (Parcel East of Sibley-Contains 15.1348 acres)
All that part of Blocks 72,73,74,75,76,77,78,79,80,84, and 85, Kittson's Addition, Levee, Block 42, Lyman Daytons Addition, Southwest and Southeast quarter of Section 32, Township 29 North, Range 22 West and vacated Water Street, Pine Street, Olive Street, John Street, Locust Street, Willius Street, Neill Street, First Street, Brook Street, Herbert Street, Kittson Street and Kellogg Boulevard (Third Street) lying within the following described lines:

Commencing in the Northeasterly line of Block 4, Hopkins Addition which line is also the Southwesterly line of vacated Broadway Street in the City of St. Paul and bears S 34 degrees 05 minutes 48 seconds E from a point therein distant 54.12 feet from the Northerly corner of said Block 4; thence N 63 degrees 39 minutes E along the Southerly line of vacated Broadway Street (being the Southerly line of vacated Water Street produced Westerly) for 40.37 feet to the center line of said vacated Broadway Street; thence N 34 degrees 05 minutes 48 seconds W along said center line of vacated Broadway Street for 14.42 feet; thence N 77 degrees 07 minutes 25 seconds E for 42.91 feet to the Easterly line of said Broadway Street; thence S 34 degrees 05 minutes 48 seconds E along said Easterly line of Broadway Street and its southerly extension 405.48 feet to the point of beginning of the lines to be herein described; thence N 55 degrees 41 minutes 27 seconds E 421.19 feet; thence along a tangential curve to the right 118.08 feet, radius of 3537.45 feet, delta angle of 01 degrees 54 minutes 45 seconds; thence N 57 degrees 36 minutes 12 seconds E tangent to said curve 155.67 feet; thence along a tangential curve to the right 127.26 feet, radius of 3659.55 feet, delta angle of 01 degrees 59 minutes 33 seconds; thence N 55 degrees 38 minutes 17 seconds E tangent to said curve 636.96 feet; thence along a tangential curve to the left 288.31 feet, radius of 643.28 feet, delta angle of 25 degrees 40 minutes 45 seconds to a point of compound curve; thence continuing along a tangential curve to the left 379.84 feet, radius of 554.24 feet, delta angle of 39 degrees 16 minutes 02 seconds; thence N 9 degrees 09 minutes 38 seconds E tangent to said curve 175.41 feet to the center line of Kellogg Boulevard (Old Third Street); thence along said center line N 55 degrees 12 minutes 41 seconds E 28.45 feet; thence S 22 degrees 58 minutes 40 seconds E 60.07 feet; thence S 9 degrees 09 minutes 39 seconds E 129.39 feet; thence along a tangential curve to the right 407.26 feet, radius of 594.24 feet, delta angle of 39 degrees 16 minutes 02 seconds to a point of compound curve; thence continuing along a tangential curve to the right 50.84 feet, radius of 683.28 feet, delta angle of 4 degrees 15 minutes 46 seconds; thence S 39 degrees 13 minutes 06 seconds along a line not tangent to said curve 50.82 feet; thence easterly along a non-tangential curve to the right 388.77 feet, radius of 697.45 feet, delta angle of 31 degrees 56 minutes 17 seconds, long chord of 50.82 feet bears S 32 degrees 14 minutes 16 seconds E; thence S 79 degrees 26 minutes 08 seconds E tangent to said curve 243.86 feet to a point on a curve; thence southeasterly along a non-tangential curve to the left 10.77 feet, radius of 899.44 feet, delta angle of 00 degrees 41 minutes 10 seconds, long chord of 10.77 feet bears S 62 degrees 38 minutes 55 seconds E to a point of compound curve; thence continuing along a tangential curve to the left 36.86 feet, radius of 541.48 feet, delta angle of 3 degrees 54 minutes 00 seconds, long chord of 36.86 feet bears S 64 degrees 56 minutes 35 seconds; thence N 79 degrees 27 minutes 11 seconds W along a line not tangent to said curve 174.08 feet; thence along a tangential curve to the left 275.22 feet, radius of 993.46 feet, delta angle of 15 degrees 52 minutes 22 seconds, long chord of 274.34 feet bears N 87 degrees 23 minutes 22 seconds W to a point on the East line of the SW 1/4 of Section 32, Township 29 North, Range 22 West; thence S 0 degrees 01 minutes 03 seconds W along a line not tangent to said curve along said East line 44.68 feet to a stone monument; thence Northwesterly along a non-tangential curve to the left 355.94 feet, radius of 939.34 feet, delta angle of 21 degrees 42 minutes 39 seconds, long chord of 353.81 feet bears S 73 degrees 53 minutes 57 seconds W; thence S 63 degrees 02 minutes 38 seconds W tangent to said curve 208.02 feet; thence S 58 degrees 05 minutes 18 seconds W 711.90 feet; thence along a tangential curve to the left 242.47 feet, radius of 5733.54 feet, delta angle of 2 degrees 25 minutes 23 seconds; thence S 55 degrees 39 minutes 55 seconds W tangent to said curve 675.86 feet; thence along a tangential curve to the right 119.27 feet, radius of 955.37 feet, delta angle of 7 degrees 09 minutes 10 seconds; thence S 62 degrees 49 minutes 05 seconds W 557.80 feet to a point 30 foot westerly of, as measured at right angles to, the Southeasterly extension of the East line of Sibley Street, said point being described as:

Commencing at a point on the easterly line of Sibley Street produced northerly 7.37 feet from the northwesterly corner of Block 29, in the City of St. Paul, said easterly line bears N 34 degrees 36 minutes W; thence S 10 degrees 39 minutes 55 seconds W 42.26 feet to a point 30 foot westerly of, as measured at right angles to, the easterly line of said Sibley Street; thence S 34 degrees 36 minutes E parallel to said easterly line 389.60 feet to said point;

thence from said point N 34 degrees 36 minutes W parallel to easterly line of said Sibley Street 27.23 feet; thence N 62 degrees 44 minutes 05 seconds E 561.32 feet; thence along a tangential curve to the left 115.90 feet, radius of 928.37 feet, delta angle of 7 degrees 09 minutes 10 seconds; thence N 55 degrees 39 minutes 55 seconds E tangent to said curve 294.38 feet to a point of intersection with the southerly extension of the easterly line of Broadway Street; thence N 34 degrees 05 minutes 48 seconds W along said easterly line 406.4 feet to the point of beginning.

Subject to easements of record, street taking for Kellogg Boulevard and a easement for railroad over and across above described property lying within the following described lines:

Commencing in the Northeasterly line of Block 4, Hopkins Addition which line is also the Southwesterly line of vacated Broadway Street in the City of St. Paul and bears S 34 degrees 05 minutes 48 seconds E from a point therein distant 54.12 feet from the Northerly corner of said Block 4; thence N 63 degrees 39 minutes E along the Southerly line of vacated Broadway Street (being the Southerly line of vacated Water Street produced Westerly) for 40.37 feet to the center line of said vacated Broadway Street; thence N 34 degrees 05 minutes 48 seconds W along said center line of vacated Broadway Street for 14.42 feet; thence N 77 degrees 07 minutes 25 seconds E for 42.91 feet to the Easterly line of said Broadway Street; thence S 34 degrees 05 minutes 48 seconds E along said Easterly line of Broadway Street and its southerly extension 405.48 feet to the point of beginning of the lines to be herein described; thence N 55 degrees 41 minutes 27 seconds E 421.19 feet; thence along a tangential curve to the right 118.08 feet, radius of 3537.45 feet, delta angle of 01 degrees 54 minutes 45 seconds; thence N 57 degrees 36 minutes 12 seconds E tangent to said curve 155.67 feet; thence along a tangential curve to the right 127.26 feet, radius of 3659.55 feet, delta angle of 01 degrees 59 minutes 33 seconds; thence N 55 degrees 38 minutes 17 seconds E tangent to said curve 636.96 feet; thence along a tangential curve to the left 288.31 feet, radius of 643.28 feet, delta angle of 25 degrees 40 minutes 45 seconds to a point of compound curve; thence continuing along a tangential curve to the left 379.84 feet, radius of 554.24 feet, delta angle of 39 degrees 16 minutes 02 seconds; thence N 9 degrees 09 minutes 38 seconds E tangent to said curve 175.41 feet to the center line of Kellogg Boulevard (Old Third Street); thence along said center line N 55 degrees 12 minutes 41 seconds E 28.45 feet; thence S 22 degrees 58 minutes 40 seconds E 60.07 feet; thence S 9 degrees 09 minutes 39 seconds E 129.39 feet; thence along a tangential curve to the right 407.26 feet, radius of 594.24 feet, delta angle of 39 degrees 16 minutes 02 seconds to a point of compound curve; thence continuing along a tangential curve to the right 50.84 feet, radius of 683.28 feet, delta angle of 4 degrees 15 minutes 46 seconds; thence S 39 degrees 13 minutes 06 seconds along a line not tangent to said curve 50.82 feet; thence easterly along a non-tangential curve to the right 388.77 feet, radius of 697.45 feet, delta angle of 31 degrees 56 minutes 17 seconds, long chord of 50.82 feet bears S 32 degrees 14 minutes 16 seconds E; thence S 79 degrees 26 minutes 08 seconds E tangent to said curve 243.86 feet to a point on a curve; thence southeasterly along a non-tangential curve to the left 10.77 feet, radius of 899.44 feet, delta angle of 00 degrees 41 minutes 10 seconds, long chord of 36.86 feet bears S 62 degrees 38 minutes 55 seconds E to a point of compound curve; thence continuing along a tangential curve to the left 36.86 feet, radius of 541.48 feet, delta angle of 3 degrees 54 minutes 00 seconds, long chord of 36.86 feet bears S 64 degrees 56 minutes 35 seconds; thence N 79 degrees 27 minutes 11 seconds W along a line not tangent to said curve 174.08 feet; thence along a tangential curve to the left 275.22 feet, radius of 993.46 feet, delta angle of 15 degrees 52 minutes 22 seconds, long chord of 274.34 feet bears N 87 degrees 23 minutes 22 seconds W to a point on the East line of the SW 1/4 of Section 32, Township 29 North, Range 22 West; thence S 0 degrees 01 minutes 03 seconds W along a line not tangent to said curve along said East line 44.68 feet to a stone monument; thence Northwesterly along a non-tangential curve to the left 355.94 feet, radius of 939.34 feet, delta angle of 21 degrees 42 minutes 39 seconds, long chord of 353.81 feet bears S 73 degrees 53 minutes 57 seconds W; thence S 63 degrees 02 minutes 38 seconds W tangent to said curve 208.02 feet; thence S 58 degrees 05 minutes 18 seconds W 711.90 feet; thence along a tangential curve to the left 242.47 feet, radius of 5733.54 feet, delta angle of 2 degrees 25 minutes 23 seconds; thence S 55 degrees 39 minutes 55 seconds W tangent to said curve 675.86 feet; thence along a tangential curve to the right 119.27 feet, radius of 955.37 feet, delta angle of 7 degrees 09 minutes 10 seconds; thence S 62 degrees 49 minutes 05 seconds W 557.80 feet to a point 30 foot westerly of, as measured at right angles to, the Southeasterly extension of the East line of Sibley Street, said point being described as:

Commencing at a point on the easterly line of Sibley Street produced northerly 7.37 feet from the northwesterly corner of Block 29, in the City of St. Paul, said easterly line bears N 34 degrees 36 minutes W; thence S 10 degrees 39 minutes 55 seconds W 42.26 feet to a point 30 foot westerly of, as measured at right angles to, the easterly line of said Sibley Street; thence S 34 degrees 36 minutes E parallel to said easterly line 389.60 feet to said point;

thence from said point N 34 degrees 36 minutes W parallel to easterly line of said Sibley street 27.23 feet; thence N 62 degrees 44 minutes 05 seconds E 561.32 feet; thence along a tangential curve to the left 115.90 feet, radius of 928.37 feet, delta angle of 7 degrees 09 minutes 10 seconds; thence N 55 degrees 39 minutes 55 seconds E tangent to said curve 294.38 feet to a point of intersection with the southerly extension of the easterly line of Broadway Street; thence N 34 degrees 05 minutes 48 seconds W along said easterly line 0.92 feet to the point of beginning.