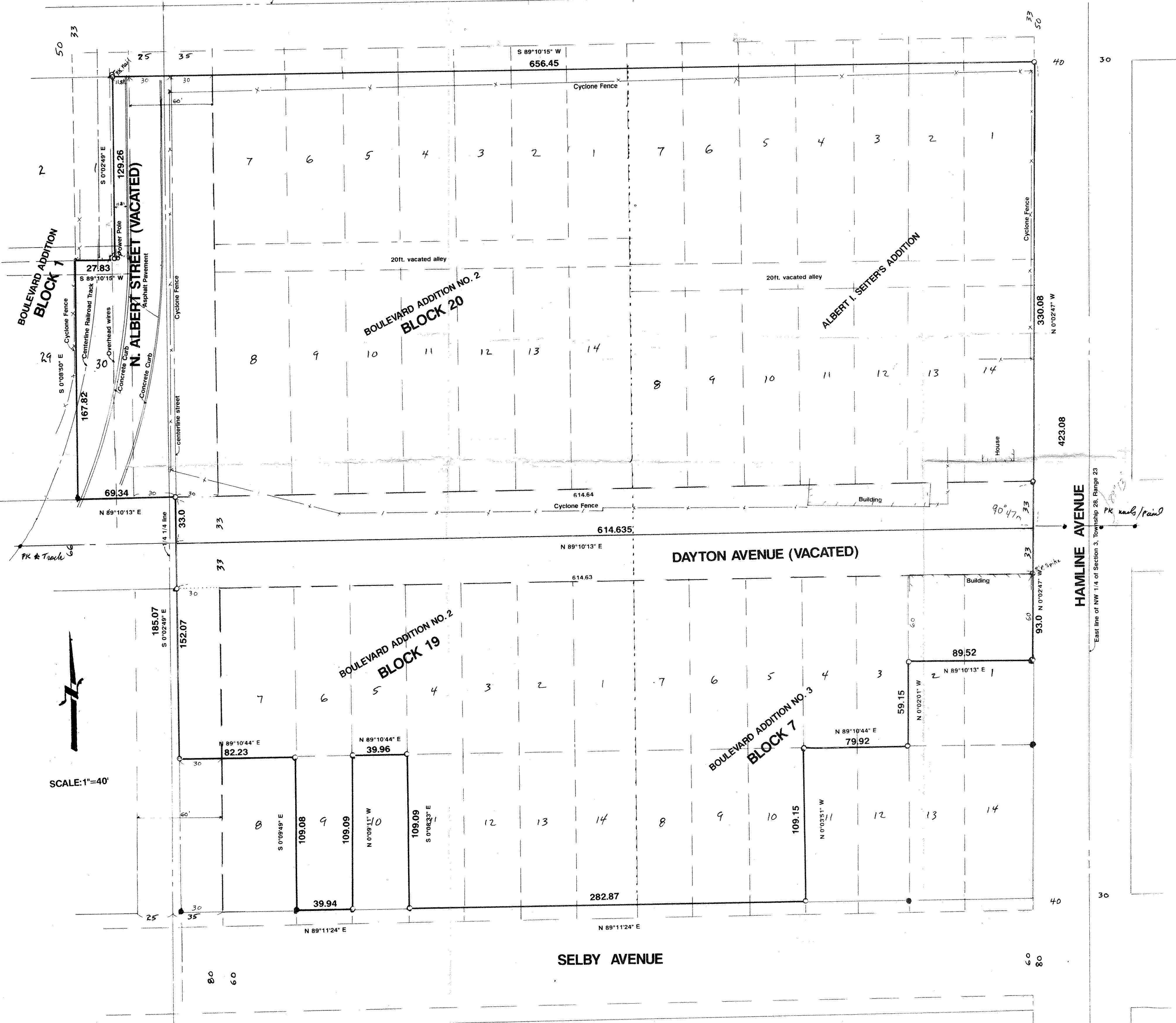


# COMSTOCK AND DAVIS INC. CERTIFICATE AND PLAT OF SURVEY

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 Easterly 11.81 feet of Lot 1 and all of Lot 30, Block 1, 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 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.

89 10 13  
 89 13 00

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.