

CHARLES O. GEORGI COMPANY

2215 West County Road B Saint Paul 8, Minnesota

MINNESOTA REGISTERED LAND SURVEYOR



Surveyed For Robert A. Dworsky
 Date Dec. 1961
 Scale 1" = 20'

I, Charles O. Georgi a Registered Land Surveyor in and for the State of Minnesota do hereby certify that this is a true and correct plat of a survey of (see below) also described as World Theater Bldg. and Shubert Bldg. that said plat correctly shows the location of all buildings, structures and improvements on said described property; that there are no visible encroachments into adjoining properties; that there are no visible right of ways or easements on said described property; and that there are no party walls or visible encroachments on said described property by buildings, structures or other improvements situated on adjoining property, except as shown on said plat of survey. Dimensions were restricted by party walls, and tips were taken at right level.

By Charles O. Georgi
 REGISTERED LAND SURVEYOR

Quit Claim Deed, added Aug. 1964

DESCRIPTION FOR SHUBERT BLDG.:

That part of Lot 5 Southwesterly of the following described line: Beginning at a point on the Southeast line of Exchange Street 41.33 feet Northeast from the Northeast line of Wabasha Street, thence Southeast at right angles with Exchange Street 21.66 feet; thence Southwest at right angles 1.50 feet; thence Southeast parallel to the first described line 43.25 feet; thence Northeast at right angles 1.50 feet; thence Southeast parallel to the first described line to the Southeast line of said Lot 5 and all of Lot 6, Block 7, Bazil & Guerin's Addition to St. Paul. (Subject to any party wall agreements of record.)

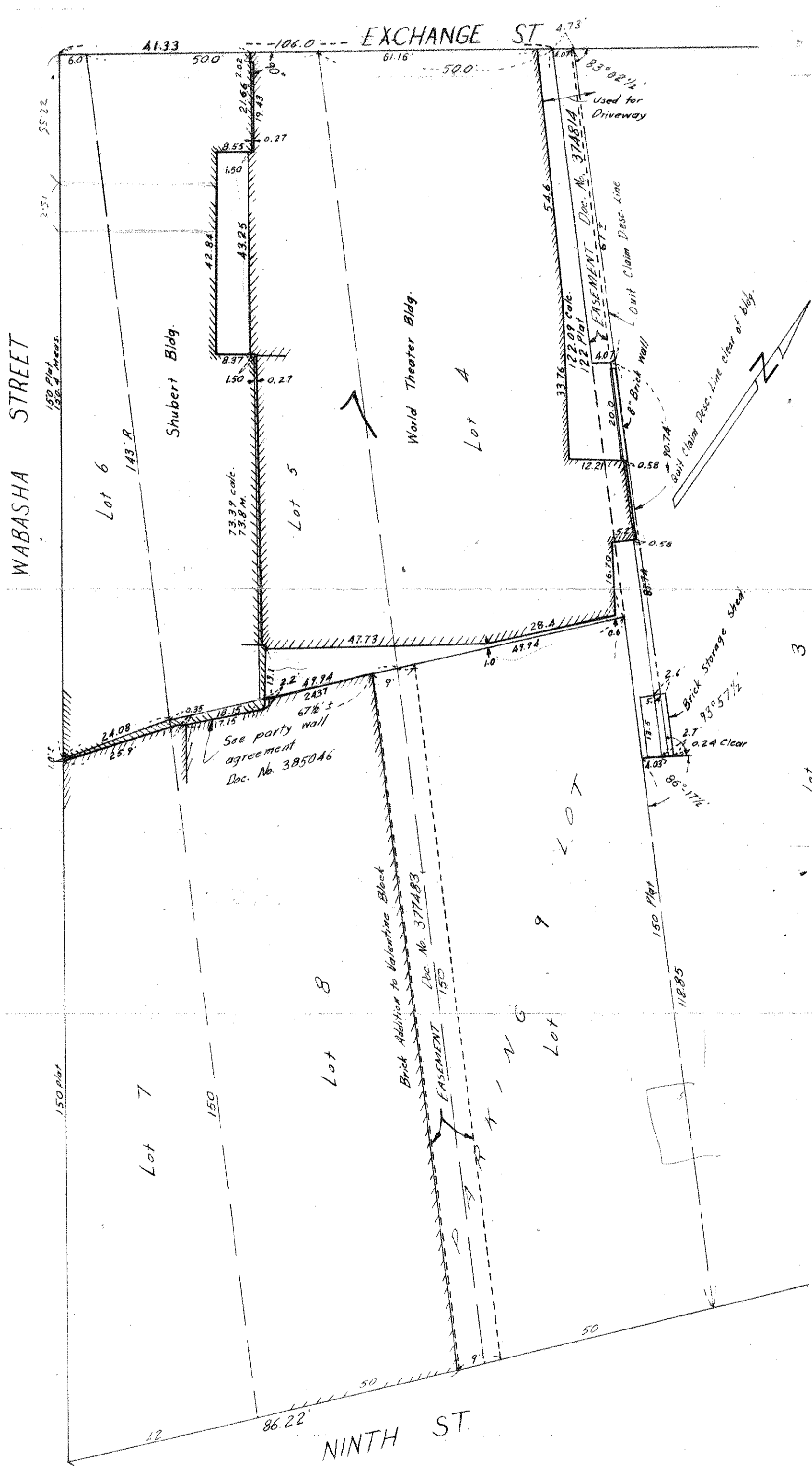
DESCRIPTION FOR WORLD THEATER BLDG.:

All of Lot 4, and that part of Lot 5 Northeast of the following described line: Beginning at a point on the Southeast line of Exchange Street 41.33 feet Northeast from the Northeast line of Wabasha, thence Southeast at right angles with Exchange Street 21.66 feet; thence Southwest at right angles 1.50 feet; thence Southeast parallel to first described line 43.25 feet; thence Northeast at right angles 1.50 feet; thence Southeast parallel to first described line to the Southeast line of Lot 5, Block 7, Bazil & Guerin's Addition to St. Paul. And the following part of Lot 3, commence at West corner of Lot 3, thence Southeast to point of beginning on Southwest line of Lot 3 and 118.85 feet Northwest from Northwest line of 9th Street; thence Northeast at an angle of 86° 17 1/2' to the left 4.03 feet; thence Northwest parallel to Southwest line of said lot 85.74 feet more or less; thence Southwest parallel to Southeast line of Exchange St. 4.07 feet to a point on a line between Lots 3 and 4; thence Southeast on a line between lots 3, 4 and 9 to beginning. (Subject to any party wall agreements of record.)

EASEMENTS:

A perpetual easement for light, air and travel in, upon and over all that tract or parcel of land lying and being in the County of Ramsey and State of Minnesota, described as follows, to-wit: A strip of land off the westerly side of Lot 3 in Block 7 of Bazil and Guerin's Addition to St. Paul, reference being had to the recorded plat of said Addition on file in the Office of the Register of Deeds in and for said Ramsey County, described as follows: Beginning at the Northeast corner of Lot 4 in Block 7 of Bazil & Guerin's Addition to St. Paul, being on the Southerly line of Exchange Street, thence Easterly along the Southerly line of Exchange Street, being the Northerly line of said Lot 3, 4.07 feet to a point, thence Southerly parallel with the boundary line between said Lots 3 and 4 67 feet more or less, to a point marked by an iron stake (said point being 90.74 feet Northerly from the boundary line established by a certain agreement between said first party and the Young Men's Christian Association of St. Paul, dated July 10th 1906, and recorded in Book 55 of Miscellaneous records at page 507 in the office of the Register of Deeds for said Ramsey County), thence Westerly parallel with the Southerly line of Exchange Street 4.07 feet to a point on the line between said Lots 3 and 4 in Block 7, thence Northerly on the line between said Lots 3 and 4 to the place of beginning.

A perpetual easement and right of way over and upon that portion of said Lots 7, 8 and 9 described as follows, to-wit: Beginning on the Southerly line of Lot 8 of Block 7 of Bazil and Guerin's Addition to St. Paul, according to the plat thereof on file in the office of the Register of Deeds for said Ramsey County, at a point distant 86.22 feet from the Northeast corner of Ninth and Wabasha streets, thence Northwest along the Easterly wall of the brick addition to the Valentine Block, so-called, to a point on the Northerly line of said Lot 8, distant 87 1/2 feet more or less from the Easterly line of Wabasha street, thence Easterly along the Northerly line of said Lot 8 and 9, 9 feet, thence Southeast parallel to the first mentioned line to the Northerly line of Ninth street, thence Westerly along the Northerly line of Ninth street 9 feet to the point of beginning.



QUIT CLAIM DEED DESCRIPTION: To World Theater Owner

All that part of Lot 3, Block 7, Bazil and Guerin's Addition to St. Paul lying Southwesterly of the following described line: beginning at a point on the Northwest line of said Lot 3 distant 4.73 feet Northeast from the West corner of said Lot 3 on Exchange St, thence Southeast by an angle of 83° 02 1/2' measured from the Northeast direction of Exchange St. for a distance of 153 feet more or less to a point on the Southerly boundary line described as follows: Beginning on the Southwest line of Lot 3 and 118.85 feet Northwest from the Northwest line of 9th St, thence Northeast at an angle of 93° 57 1/2' to the right along the above said Southerly line.

QUIT CLAIM DEED DESCRIPTION: To Church - Central Towers

Revise above underlined wording to Northeastly.

SURVEYORS NOTE:

There is a strip of land existing between the World Theater owners description as it appears on the above certificate, and the owner to the Northeast. An amended agreement dated March 12, 1952 and recorded March 19, 1952 in 306 of Miscellaneous page 465 wherein the land owner (now Central Towers) fixed its boundary lines, including the line adjoining the World Theater. Although not furnished the surveyor, said agreement line may be, and if not, should be an entry into the World Theater owners abstract. This agreement line is clear of the World Theater Bldg. without encroachment to the theater. The above Quit Claim Deed description is made to coincide with this amended agreement line.