

THE UPPER LANDING

Know All Persons By These Presents that: THE UPPER LANDING JOINT VENTURE, a Minnesota partnership consisting of Portfolio Realty, Inc., Wildwood Construction, Inc., and Richard Schwarz/Neil Weber, Inc., all Minnesota corporations, as OWNER; HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA, a Minnesota Corporation; and NORTHWESTERN NATIONAL BANK OF ST. PAUL, a United States Corporation, as MORTGAGEE, of the following described real property situated in the City of Saint Paul, Ramsey County, Minnesota:

The Northwestern 68 feet of Lots 11 and 12, Block 30, Rice and Irvine's Addition to the town of Saint Paul, as measured along the Southwesterly line of said Lot 11, together with that part of the Southwesterly half of adjoining Sherman Street, formerly Pine Street, vacated, lying between the extensions across said street of the Southeasterly line of said Northwestern 68 feet of Lots 11 and 12 and a line parallel to and 14 feet Southeasterly from the Northwestern line of said Lot 12.

Lot 9, Block 30, Rice and Irvine's Addition to the town of Saint Paul.

All that part of Lot seven (7), Block thirty-one (31), Rice and Irvine's addition to Saint Paul; and of Lots ten (10), eleven (11) and twelve (12), Block thirty (30), Rice and Irvine's Addition to Saint Paul, and of Sherman Street, vacated, all lying within the following described tract: Commencing at the Southerly corner of Lot seven (7), Block thirty-one (31), Rice and Irvine's addition to Saint Paul; thence Northeasterly, along the Southeasterly lot line of said Lot 7, a distance of thirty-eight and ten hundredths (38.10) feet; thence Northwesterly, parallel with the Northeasterly lot line of said Lot 7, a distance of 136.9 feet to a point that is twenty-two (22.0) feet Southwesterly of the Northeasterly lot line of said Lot 7; thence Southwesterly, and parallel to the Northwesterly lot line of said Lot 7 and its extension, a distance of two hundred ninety-four and twenty-eight hundredths (294.28) feet to a point in Lot nine (9) that is ten and four hundredths (10.04) feet Southwesterly of the Northeasterly lot line thereof; thence Southeasterly to a point on the Northwesterly line of Ryan Avenue that is ten and fourteen hundredths (10.14) feet Southwesterly of the Northeasterly lot line of said Lot 9; thence Northeasterly, along the Northwesterly line of Ryan Avenue, a distance of two hundred fifty-six and fifty-six hundredths (256.56) feet to the point of beginning, and there terminating.

Subject to an easement for alley purposes, a triangular parcel of land in Lot seven (7), Block thirty-one (31), Rice and Irvine's addition to Saint Paul, described as follows: Commencing at the Westerly corner of said Lot seven (7); thence Southeasterly fourteen (14.0) feet along the Southwesterly lot line of said Lot seven (7); thence Northeasterly, parallel to the Northwesterly line of said Lot 7, a distance of twenty-eight and twelve hundredths (28.12) feet to the point of beginning of the parcel to be described; thence continuing Northeasterly on the extension of the aforesaid line, ten (10.0) feet to a point that is twenty-two (22.0) feet Southwesterly of the Northeasterly line of said Lot 7; thence Southeasterly, parallel to the said Northeasterly lot line of said Lot 7, a distance of ten (10.0) feet; thence Westerly fourteen and five hundredths (14.05) feet, more or less, to the point of beginning.

Have caused the same to be surveyed, platted and known as THE UPPER LANDING and do hereby dedicate to the public for public use forever, the street, alley, and the utility easement as shown on the plat. Have hereunto set our hands and seals this 16th day of December, 1977.

OWNER: THE UPPER LANDING JOINT VENTURE, a partnership
PORTFOLIO REALTY, INC., a partner

By Bradley C. Johnson
Bradley C. Johnson, Vice President

RICHARD SCHWARZ/NEIL WEBER, INC., a partner

By Richard Schwarz
Richard Schwarz, President

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA, a Minnesota Corporation

By Robert Sylvester

Its CHAIRMAN

MORTGAGEE: NORTHWESTERN NATIONAL BANK OF SAINT PAUL, a United States Corporation

By Arthur B. Cahalan

Its ASST VICE PRES.

WILDWOOD CONSTRUCTION, INC., a partner

By Larry L. Leininger
Larry L. Leininger, President

By Rosalie L. Butler

Its Treasurer

STATE OF MINNESOTA
COUNTY OF RAMSEY

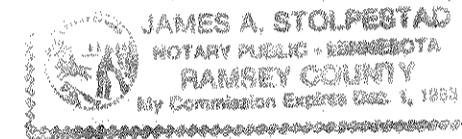
On this 16th day of December, 1977, before me, a Notary Public within and for said County and State, appeared Robert Sylvester and Rosalie Butler, to me personally known, who being each by me duly sworn did say that they are each respectively the Chairman and Treasurer of the HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA, a Minnesota Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and the same instrument was signed and sealed in behalf of said corporation by authority of its Board of Commissioners, and said Robert Sylvester and Rosalie Butler acknowledged said instrument as being the free act and deed of said corporation.



James A. Stolpestad
Notary Public, Ramsey County, Minnesota
My Commission Expires 12/1/83

STATE OF MINNESOTA
COUNTY OF RAMSEY

On this 16th day of December, 1977, before me, a Notary Public within and for said County and State, appeared Arthur B. Cahalan, to me personally known, who being by me duly sworn did say that he is respectively the Assistant Vice President of Northwestern National Bank of St. Paul, a United States Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and the same instrument was signed and sealed in behalf of said corporation as being the free act and deed of said corporation.



James A. Stolpestad
Notary Public, Ramsey County, Minnesota
My Commission Expires 12/1/83

I, Ray H. Brandt, hereby certify that I have surveyed and platted the property described in the dedication of this plat as THE UPPER LANDING; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements, or public highways other than as shown thereon.

Ray H. Brandt
Registered Land Surveyor No. 8140

STATE OF MINNESOTA
COUNTY OF DAKOTA

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 16th day of DECEMBER, 1977.

Marlene E. Brandt
Notary Public, Dakota County, Minnesota
My Commission Expires Jan. 17, 1981



Approved and accepted by the Council of the City of Saint Paul, Minnesota, on this 22nd day of DEC, 1977.

Rose Mich
Clerk

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 23rd day of December, 1977.

F. R. Kvidera
F. R. Kvidera
Acting County Surveyor

No delinquent taxes and transfer entered on this 23rd day of December, 1977.

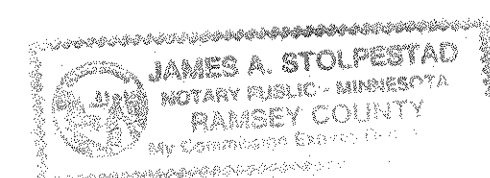
Low McKeown Director
Department of Property Taxation
By P. Lacey Deputy

I hereby certify that this plat of THE UPPER LANDING was filed in this office this ___ day of 19___, at ___ o' clock ___ M., and was filed in Book ___ of Plats, Page ___, and that the copies were compared with the official plat and found to be true and correct copies thereof.

Robert T. Gibbons
County Recorder, Registrar of Titles
By ___ Deputy

STATE OF MINNESOTA
COUNTY OF RAMSEY

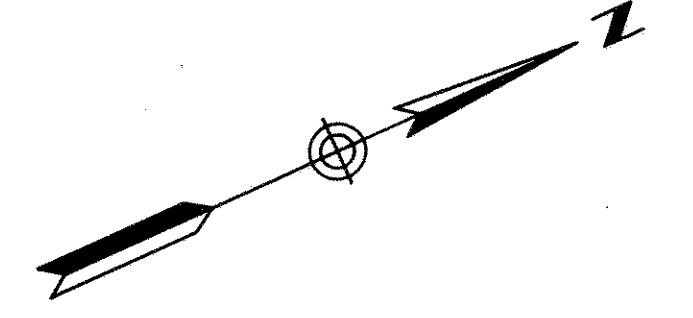
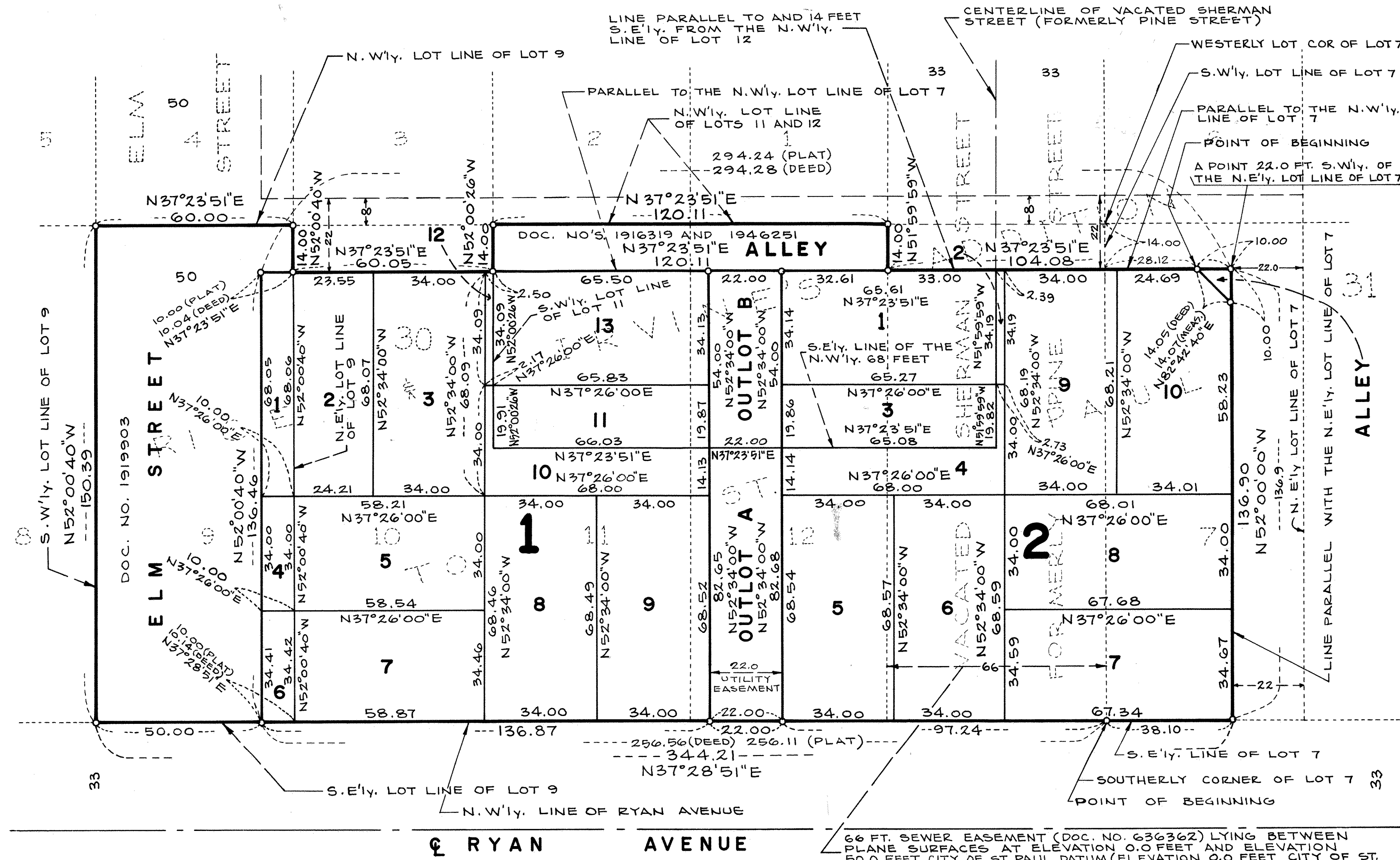
On this 16th day of Dec., 1977, before me, a Notary Public within and for said County and State, personally appeared Bradley C. Johnson as vice president of Portfolio Realty, Inc., Larry L. Leininger as president of Wildwood Construction, Inc., and Richard Schwarz as president of Richard Schwarz/Neil Weber, Inc., all Minnesota corporations, on behalf of their respective corporations, which corporations are partners of The Upper Landing Joint Venture, a Minnesota partnership, on behalf of the partnership. Said corporations have no seals. The persons described herein and known by me executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed on behalf of said corporation.



James A. Stolpestad
Notary Public, Ramsey County, Minnesota
My Commission Expires 12/1/83

Abstract #198946 THE UPPER

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SCALE IN FEET
 0 10 20 40 60
 SCALE: 1 INCH = 20 FEET
 O DENOTES IRON MONUMENT
 MARKED BY MINNESOTA
 REGISTRATION NO. 8140
 BEARINGS SHOWN ARE ASSUMED
 BENCH MARK: ELEVATION 80.85
 TOP OF HYDRANT IN NORTH-
 EASTERLY QUADRANT OF
 SHERMAN STREET & EXCHANGE
 STREET.
 CITY OF SAINT PAUL DATUM

66 FT. SEWER EASEMENT (DOC. NO. 636362) LYING BETWEEN
 PLANE SURFACES AT ELEVATION 0.0 FEET AND ELEVATION
 50.0 FEET, CITY OF ST. PAUL DATUM (ELEVATION 0.0 FEET CITY OF ST.
 PAUL DATUM EQUALS ELEV. 694.10 FEET SEA LEVEL DATUM)