

REGISTERED LAND SURVEY NO. 517

C.E. COULTER & ASSOCIATES, INC.
LAND SURVEYORS

I, John Coulter Peterson, Land Surveyor, do hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Ramsey, State of Minnesota:

Certificate of Title Number _____

Parcel 1: Lots 5, 6, 7 and 8, Block 20; that part of the Southeasterly 25 feet of adjoining Eighth Street, vacated, lying between the extensions across said street of the Northeasterly line of said Lot 5 and the Southwesterly line of said Lot 6; and that part of the Northeasterly 1.00 feet of adjoining Cedar Street, vacated, lying between the extensions across said street of the Southeasterly line of said Lot 7, and a line parallel to and 1.00 feet Northwesterly from the Northwesterly line of said Lot 6;

Lots 10, 11 and 12, Block 20;

all in Roberts and Randalls Addition to Saint Paul;

EXCEPT those portions of Parcel 1 above described, as follows:

Those parts of said Lots 5, 6, 7 and 8, and that part of vacated Cedar Street all lying above a plane surface elevation of 104.91 feet, City of Saint Paul Datum, and lying within the following described boundaries: Commencing at the most Southerly corner of said Block 20; thence on an assumed bearing of South 55 degrees 29 minutes 05 seconds West along the southwesterly extension of the Southeasterly line of said Block 20 a distance of 0.80 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.09 feet to the actual point of beginning of the tract of land to be described; thence North 54 degrees 58 minutes 49 seconds East a distance of 41.50 feet to a point hereinafter referred to as Point X; thence continuing North 54 degrees 58 minutes 49 seconds East a distance of 97.77 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West a distance of 111.07 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 60.77 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 120.07 feet, more or less, to the actual point of beginning;

AND EXCEPT those parts of said Lots 7 and 8 and that part of vacated East Seventh Place (formerly East Seventh Street) all lying between a plane surface elevation of 71.47 feet and a plane surface elevation of 87.25 feet, City of Saint Paul Datum, and lying within the following described boundaries: Beginning at the above described Point X; thence North 35 degrees 01 minute 11 seconds West a distance of 36.30 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 4.58 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 4.58 feet to a point hereinafter referred to as Point Y; thence South 54 degrees 58 minutes 49 seconds West a distance of 10.75 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 37.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 52.46 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 37.83 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 0.13 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 41.79 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 37.00 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.91 feet, more or less, to said Point X and the point of beginning;

AND EXCEPT those parts of said Lots 7 and 8 lying between a plane surface elevation of 87.25 feet and a plane surface elevation of 104.91 feet, City of Saint Paul Datum, and lying within the following described boundaries: Beginning at the above described Point Y; thence South 54 degrees 58 minutes 49 seconds West a distance of 10.75 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 37.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 43.19 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 4.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 9.27 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 33.00 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 41.71 feet, more or less, to said Point Y and the point of beginning.

AND EXCEPT those parts of said Lots 7 and 8 lying between a plane surface elevation of 71.47 feet and a plane surface elevation of 46.00 feet, City of Saint Paul Datum, and lying within the following described boundaries: Beginning at the above described Point Y; thence South 54 degrees 58 minutes 49 seconds West a distance of 10.37 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 37.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 42.66 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 9.66 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 9.42 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 28.17 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 41.71 feet, more or less, to said Point Y and the point of beginning;

Elevation 0.00 feet, City of Saint Paul Datum, equals 694.10 feet, National Geodetic Vertical Datum, 1929.

Parcel 2: Those parts of Lots 6, 5 and the Southwesterly one-half of Lot 4, Block 5, City of St. Paul, according to the recorded plat thereof, which lie northwesterly of the hereinafter described line A; and that part of the Northeasterly 1.00 feet of adjoining Cedar Street, vacated, lying between the extensions across said street of said Line A and the Northwesterly line of said Lot 6 all lying above a plane surface elevation of 72.00 feet, City of Saint Paul Datum, and that part of adjoining East Seventh Place (formerly East Seventh Street), vacated, lying between the extensions across said street of the Northeasterly line of said Southwesterly one-half of Lot 4 and a line parallel to and 1.00 feet southwesterly from a line extending from the most Westerly corner of said Lot 6 to the most Southerly corner of Lot 7, Block 20, Roberts and Randalls Addition to Saint Paul;

EXCEPT that part of said vacated East Seventh Place (formerly East Seventh Street) lying between a plane surface elevation of 71.47 feet and a plane surface elevation of 87.25 feet, City of Saint Paul Datum, and lying within the following described boundaries: Commencing at the most Southerly corner of said Block 20; thence on an assumed bearing of South 55 degrees 29 minutes 05 seconds West along the southwesterly extension of the Southeasterly line of said Block 20 a distance of 0.80 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.09 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 41.50 feet to the actual point of beginning of the tract of land to be described; thence North 35 degrees 01 minute 11 seconds West a distance of 36.30 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 4.58 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 4.58 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 10.75 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 37.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 52.46 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 37.83 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 0.13 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 41.79 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 37.00 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.91 feet, more or less, to the point of beginning.

LINE A: Beginning at a point on the Northeasterly line of said Block 5, City of Saint Paul, distant 173.44 feet northwesterly from the most Easterly corner of said Block 5; thence southwesterly to a point on the Southwesterly line of said Block 5 distant 172.00 feet northwesterly from the most Southerly corner of said Block 5.

Elevation 0.00 feet, City of Saint Paul Datum, equals 694.10 feet, National Geodetic Vertical Datum, 1929.

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Parcel 3: Those parts of Lots 6, 5 and the Southwesterly one-half of Lot 4, Block 5, City of Saint Paul, according to the recorded plat thereof, and that part of the Northeasterly 1.00 feet of adjoining Cedar Street, vacated, lying southeasterly of the southwesterly extension of the Northwesterly line of said Block 5, all lying below a plane surface elevation of 72.00 feet, City of Saint Paul Datum, and lying northwesterly of the following described line:

Commencing at the point of intersection of the southwesterly extension of the Northwesterly line of said Block 5, City of Saint Paul, with a line drawn parallel with and 1.00 feet southwesterly of, measured at right angles to, the Southwesterly line of said Block 5; thence southeasterly parallel with said Southwesterly line of Block 5 a distance of 13.05 feet to the actual point of beginning of the line to be described; thence northeasterly to a point on the Northeasterly line of said Southwesterly one-half of Lot 4, Block 5, City of Saint Paul, said point being 11.57 feet southeasterly of the Northeasterly corner of said Southwesterly one-half of said Lot 4, as measured along said Northeasterly line, and there terminating.

Elevation 0.00 feet, City of Saint Paul Datum, equals 694.10 feet, National Geodetic Vertical Datum, 1929.

Torrens Certificate Number 354248.

Parcel 1: All of Tract B, and that part of Tract A lying Northerly of the Easterly extension of the North line of Tract C, Registered Land Survey No. 320, files of the Registrar of Titles, County of Ramsey; all lying above a plane surface at elevation 72.0 feet, City of St. Paul Datum.

Parcel 2: Lots 1, 2, 3 and 4, Block 20;

That part of Lot 9, Block 20, lying below elevation 104.91 feet;

That part of Lot 9, Block 20, described as commencing at the most Southerly corner of Lot 7 in said Block 20; thence Southwesterly along the extension of the Southeasterly line of said Block 20 on an assumed bearing of South 55 degrees 29 minutes 05 seconds West 0.80 feet; thence North 35 degrees 01 minute 11 seconds West 0.09 feet, which point is hereinafter referred to as Point X; thence North 54 degrees 58 minutes 49 seconds East 100.8 feet, more or less, to an intersection with the Southwesterly line of said Lot 9, the actual point of beginning of the land herein described; thence continuing North 54 degrees 58 minutes 49 seconds East 38.47 feet, more or less, to a point 139.27 feet Northeasterly from said Point X; thence North 35 degrees 01 minute 11 seconds West 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West 55 feet, more or less, to an intersection with said Southwesterly line of Lot 9; thence Northwesterly to the most Westerly corner of said Lot 9; thence Northeasterly to the most Northerly corner of said Lot 9; thence Southeasterly to the most Easterly corner of said Lot 9; thence Southwesterly to the most Southerly corner of said Lot 9; thence Northwesterly to said actual point of beginning; and which lies above elevation 104.91 feet;

all in Roberts and Randalls Addition to Saint Paul.

Parcel 3: That part of Tracts A and B, Registered Land Survey No. 320, files of the Registrar of Titles, County of Ramsey, all lying below a plane surface at elevation 72.0 feet, City of St. Paul Datum, all lying Northerly of the following described line:

Beginning at a point on the Westerly line of said Registered Land Survey No. 320, said point being 11.57 feet Southerly of the Northwesterly corner of said Registered Land Survey No. 320, as measured along said Westerly line; thence Easterly to a point on the Easterly line of said Registered Land Survey No. 320, said point being 9.51 feet Southerly of the Northeasterly corner of said Registered Land Survey No. 320, as measured along said Easterly line, and there terminating.

Together with that part of adjoining vacated East Seventh Place (formerly East Seventh Street) lying between the Northwesterly extensions across said vacated East Seventh Place, of the Southwesterly line of said Tract B and the Northeasterly line of the Southwesterly one-half of said Tract A (adjoins Parcels 1 and 3);

Together with that part of the Southeasterly 25 feet of East Eighth Street, vacated, adjoining said Lots 1, 2, 3 and a part of 4, Block 20, Roberts and Randalls Addition to St. Paul, lying Northeasterly of a line parallel to and 191.03 feet Southwesterly of the center line of Minnesota Street, and Southwesterly of a line parallel to and 10.50 feet Northeasterly of the extension Northwesterly of the Northeasterly line of Block 20, Roberts and Randalls Addition to St. Paul, which lies below elevation 75.0 feet;

Together with that part of the Southeasterly 25 feet of adjoining East Eighth Street, vacated, lying Southwesterly of a line parallel to and 191.03 feet Southwesterly of the center line of Minnesota Street, and Northeasterly of the extension Northwesterly of the Southwesterly line of Lot 4, Block 20, Roberts and Randalls Addition to St. Paul;

Together with that part of the southeasterly 0.50 foot of East Seventh Street, (formerly East Eighth Street), vacated, adjoining Lots 1, 2, 3, and that part of Lot 4, Block 20, Roberts and Randalls Addition to St. Paul, lying northeasterly of a line parallel to and 191.03 feet southwesterly of the center line of Minnesota Street, and southwesterly of the northeasterly line of said Block 20, extended northwesterly, which lies above elevation 75 feet City Datum.

All elevations refer to City of St. Paul Datum. Elevation 0.0 feet City of St. Paul Datum equals elevation 694.10 feet mean sea level datum as established by the United States Coast and Geodetic Surveys, North American Datum, 1929.

Certificate of Title Number _____

Those parts of Lots 5, 6, 7 and 8, Block 20, Roberts and Randalls Addition to Saint Paul, according to the recorded plat thereof, County of Ramsey, State of Minnesota, and that part of vacated Cedar Street, all lying between plane surface elevations of 173.64 feet and 185.40 feet and lying between plane surface elevations of 232.38 feet and 267.64 feet and lying above a plane surface elevation of 350.66 feet, City of Saint Paul datum, and lying within the following described boundaries: and those parts of said Lots 5, 6, 7 and 8 lying between plane surface elevations of 104.91 feet and 114.97 feet, City of Saint Paul Datum, lying within the following described boundaries and lying southwesterly of a line drawn parallel with and 61.13 feet northeasterly of, as measured at right angles to, the Southwesterly line of the following described boundaries:

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Commencing at the most Southerly corner of said Block 20; thence on an assumed bearing of South 55 degrees 29 minutes 05 seconds West along the southwesterly extension of the Southeasterly line of said Block 20 a distance of 0.80 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.09 feet to the actual point of beginning of the tract of land to be described; thence North 54 degrees 58 minutes 49 seconds East a distance of 41.50 feet to a point hereinafter referred to as Point X; thence continuing North 54 degrees 58 minutes 49 seconds East a distance of 97.77 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West a distance of 111.07 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 60.77 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 120.07 feet, more or less, to the actual point of beginning;

Those parts of said Lots 7 and 8 and that part of vacated East Seventh Place (formerly East Seventh Street) all lying between a plane surface elevation of 71.47 feet and a plane surface elevation of 87.25 feet, City of Saint Paul Datum, and lying within the following described boundaries:

Beginning at the above described Point X; thence North 35 degrees 01 minute 11 seconds West a distance of 36.30 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 4.58 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 4.58 feet to a point hereinafter referred to as Point Y; thence South 54 degrees 58 minutes 49 seconds West a distance of 10.75 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 37.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 52.46 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 37.83 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 0.13 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 41.79 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 37.00 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.91 feet, more or less, to said Point X and the point of beginning;

Those parts of said Lots 7 and 8 lying between a plane surface elevation of 87.25 feet and a plane surface elevation of 104.91 feet, City of Saint Paul Datum, and lying within the following described boundaries:

Beginning at the above described Point Y; thence South 54 degrees 58 minutes 49 seconds West a distance of 10.75 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 37.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 43.19 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 4.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 9.27 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 33.00 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 41.71 feet, more or less, to said Point Y and the point of beginning;

Those parts of said Lots 7 and 8 lying between a plane surface elevation of 71.47 feet and a plane surface elevation of 46.00 feet, City of St. Paul Datum, and lying within the following described boundaries:

Beginning at the above described Point Y; thence South 54 degrees 58 minutes 49 seconds West a distance of 10.37 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 37.83 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 42.66 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 9.66 feet; thence North 54 degrees 58 minutes 49 seconds East a distance of 9.42 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 28.17 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 41.71 feet, more or less, to said Point Y and the point of beginning.

Elevation 0.00 feet City of Saint Paul Datum, equals 694.10 feet, National Geodetic Vertical Datum, 1929.

Torrens Certificate Number 354249.

That part of Lot 9, Block 20, Roberts and Randalls Addition to St. Paul, described as commencing at the most Southerly corner of Lot 7 in said Block 20; thence Southwesterly along the extension of the Southeasterly line of said Block 20 on an assumed bearing of South 55 degrees 29 minutes 05 seconds West 0.80 feet; thence North 35 degrees 01 minute 11 seconds West 0.09 feet, which point is hereinafter referred to as Point X; thence North 54 degrees 58 minutes 49 seconds East 100.8 feet, more or less, to an intersection with the Southwesterly line of said Lot 9, the actual point of beginning of the land herein described; thence continuing North 54 degrees 58 minutes 49 seconds East 38.47 feet, more or less, to a point 139.27 feet Northeasterly from said Point X; thence North 35 degrees 01 minute 11 seconds West 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West 55 feet, more or less, to an intersection with said Southwesterly line of Lot 9; thence Southeasterly along the Southwesterly line of said Lot 9 to the actual point of beginning; and which lies between elevations of 173.64 feet and 185.40 feet and which lies between elevations of 232.38 feet and 267.64 feet and which lies above an elevation of 350.66 feet, City of Saint Paul Datum.

All elevations refer to City of Saint Paul Datum. Elevation 0.00 feet City of Saint Paul Datum equals elevation 694.10 feet mean sea level Datum as established by United States Coast and Geodetic Surveys, North American Datum, 1929.

Certificate of Title Number -----

Those parts of Lots 5, 6, 7 and 8, Block 20, Roberts and Randalls Addition to Saint Paul, according to the recorded plat thereof, County of Ramsey, State of Minnesota, and that part of vacated Cedar Street, all lying between plane surface elevations of 138.42 feet and 161.90 feet and lying between plane surface elevations of 267.64 feet and 291.08 feet, City of Saint Paul Datum, and lying within the following described boundaries; and those parts of said Lots 5, 6, 7 and 8 lying between plane surface elevations of 126.72 feet and 138.42 feet and lying between plane surface elevations of 220.67 feet and 232.38 feet, City of Saint Paul Datum, lying within the following described boundaries and lying southwesterly of a line drawn parallel with and 61.13 feet northeasterly of, as measured at right angles to, the Southwesterly line of the following described boundaries:

Commencing at the most Southerly corner of said Block 20; thence on an assumed bearing of South 55 degrees 29 minutes 05 seconds West along the southwesterly extension of the Southeasterly line of said Block 20 a distance of 0.80 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.09 feet to the actual point of beginning of the tract of land to be described; thence North 54 degrees 58 minutes 49 seconds East a distance of 139.27 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West a distance of 111.07 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 60.77 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 120.07 feet, more or less, to the actual point of beginning;

Elevation 0.00 feet City of Saint Paul Datum, equals 694.10 feet, National Geodetic Vertical Datum, 1929.

Torrens Certificate Number 354250.

That part of Lot 9, Block 20, Roberts and Randalls Addition to St. Paul, described as commencing at the most Southerly corner of Lot 7 in said Block 20; thence Southwesterly along the extension of the Southeasterly line of said Block 20 on an assumed bearing of South 55 degrees 29 minutes 05 seconds West 0.80 feet; thence North 35 degrees 01 minute 11 seconds West 0.09 feet, which point is hereinafter referred to as Point X; thence North 54 degrees 58 minutes 49 seconds East 100.8 feet, more or less, to an intersection with the Southwesterly line of said Lot 9, the actual point of beginning of the land herein described; thence continuing North 54 degrees 58 minutes 49 seconds East 38.47 feet, more or less, to a point 139.27 feet Northeasterly from said Point X; thence North 35 degrees 01 minute 11 seconds West 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West 55 feet, more or less, to an intersection with said Southwesterly line of Lot 9; thence Southeasterly along the Southwesterly line of said Lot 9 to the actual point of beginning; and which lies between elevations of 138.42 feet and 161.90 feet and which lies between elevations of 267.64 feet and 291.08 feet, City of Saint Paul Datum.

All elevations refer to City of Saint Paul Datum. Elevation 0.00 feet City of Saint Paul Datum equals elevation 694.10 feet mean sea level Datum as established by United States Coast and Geodetic Surveys, North American Datum, 1929.

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Certificate of Title Number _____

Those parts of Lots 5, 6, 7 and 8, Block 20, Roberts and Randalls Addition to Saint Paul, according to the recorded plat thereof, County of Ramsey, State of Minnesota, and that part of vacated Cedar Street, all lying between plane surface elevations of 114.97 feet and 126.72 feet and lying between plane surface elevations of 185.40 feet and 220.67 feet, City of Saint Paul Datum, and lying within the following described boundaries; and those parts of said Lots 5, 6, 7 and 8 lying between plane surface elevations of 104.91 feet and 114.97 feet and lying between plane surface elevations of 126.72 feet and 138.42 feet and lying between plane surface elevations of 161.90 feet and 173.64 feet and lying between plane surface elevations of 220.67 feet and 232.38 feet, City of Saint Paul Datum, lying within the following described boundaries and lying northeasterly of a line drawn parallel with and 61.13 feet northeasterly of, as measured at right angles to, the Southwesterly line of the following described boundaries; and those parts of said Lots 5, 6, 7 and 8 lying between plane surface elevations of 291.08 feet and 302.92 feet, City of Saint Paul Datum, lying within the following described boundaries and lying northeasterly of a line drawn parallel with and 62.24 feet northeasterly of, as measured at right angles to, the Southwesterly line of the following described boundaries:

Commencing at the most Southerly corner of said Block 20; thence on an assumed bearing of South 55 degrees 29 minutes 05 seconds West along the southwesterly extension of the Southeasterly line of said Block 20 a distance of 0.80 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.09 feet to the actual point of beginning of the tract of land to be described; thence North 54 degrees 58 minutes 49 seconds East a distance of 139.27 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West a distance of 111.07 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 60.77 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 120.07 feet, more or less, to the actual point of beginning.

Elevation 0.00 feet City of Saint Paul Datum, equals 694.10 feet, National Geodetic Vertical Datum, 1929.

Torrens Certificate Number 354251.

That part of Lot 9, Block 20, Roberts and Randalls Addition to Saint Paul, described as commencing at the most Southerly corner of Lot 7 in said Block 20; thence Southwesterly along the extension of the Southeasterly line of said Block 20 on an assumed bearing of South 55 degrees 29 minutes 05 seconds West 0.80 feet; thence North 35 degrees 01 minute 11 seconds West 0.09 feet, which point is hereinafter referred to as Point X; thence North 54 degrees 58 minutes 49 seconds East 100.8 feet, more or less, to an intersection with the Southwesterly line of said Lot 9, the actual point of beginning of the land herein described; thence continuing North 54 degrees 58 minutes 49 seconds East 38.47 feet, more or less, to a point 139.27 feet Northeasterly from said Point X; thence North 35 degrees 01 minute 11 seconds West 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West 55 feet, more or less, to an intersection with said Southwesterly line of Lot 9; thence Southeasterly along the Southwesterly line of said Lot 9 to the actual point of beginning; and which lies between elevations of 104.91 feet and 138.42 feet and which lies between elevations of 161.90 feet and 173.64 feet and which lies between elevations of 185.40 feet and 232.38 feet and which lies between elevations of 291.08 feet and 302.92 feet, City of Saint Paul Datum.

All elevations refer to City of Saint Paul Datum. Elevation 0.00 feet, City of Saint Paul Datum equals elevation 694.10 feet mean sea level Datum as established by United States Coast and Geodetic Surveys, North American Datum, 1929.

Certificate of Title Number _____

Those parts of Lots 5, 6, 7 and 8, Block 20, Roberts and Randalls Addition to Saint Paul, according to the recorded plat thereof, County of Ramsey, State of Minnesota, and that part of vacated Cedar Street, all lying between plane surface elevations of 302.92 feet and 350.66 feet, City of Saint Paul Datum, and lying within the following described boundaries; and those parts of said Lots 5, 6, 7 and 8 lying between plane surface elevations of 161.90 feet and 173.64 feet, City of Saint Paul Datum, lying within the following described boundaries and lying southwesterly of a line drawn parallel with and 61.13 feet northeasterly of, as measured at right angles to, the Southwesterly line of the following described boundaries; and those parts of said Lots 5, 6, 7 and 8 lying between plane surface elevations of 291.08 feet and 302.92 feet, City of Saint Paul Datum, lying within the following described boundaries and lying southwesterly of a line drawn parallel with and 62.24 feet northeasterly of, as measured at right angles to, the Southwesterly line of the following described boundaries:

Commencing at the most Southerly corner of said Block 20; thence on an assumed bearing of South 55 degrees 29 minutes 05 seconds West along the southwesterly extension of the southeasterly line of said Block 20 a distance of 0.80 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 0.09 feet to the actual point of beginning of the tract of land to be described; thence North 54 degrees 58 minutes 49 seconds East a distance of 139.27 feet; thence North 35 degrees 01 minute 11 seconds West a distance of 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West a distance of 111.07 feet; thence South 54 degrees 58 minutes 49 seconds West a distance of 60.77 feet; thence South 35 degrees 01 minute 11 seconds East a distance of 120.07 feet, more or less, to the actual point of beginning.

Elevation 0.00 feet City of Saint Paul Datum, equals 694.10 feet, National Geodetic Vertical Datum, 1929.

Torrens Certificate Number 354252.

That part of Lot 9, Block 20, Roberts and Randalls Addition to St. Paul, described as commencing at the most Southerly corner of Lot 7 in said Block 20; thence Southwesterly along the extension of the Southeasterly line of said Block 20 on an assumed bearing of South 55 degrees 29 minutes 05 seconds West 0.80 feet; thence North 35 degrees 01 minute 11 seconds West 0.09 feet, which point is hereinafter referred to as Point X; thence North 54 degrees 58 minutes 49 seconds East 100.8 feet, more or less, to an intersection with the Southwesterly line of said Lot 9, the actual point of beginning of the land herein described; thence continuing North 54 degrees 58 minutes 49 seconds East 38.47 feet, more or less, to a point 139.27 feet Northeasterly from said Point X; thence North 35 degrees 01 minute 11 seconds West 41.49 feet; thence North 79 degrees 59 minutes 26 seconds West 55 feet, more or less, to an intersection with said Southwesterly line of Lot 9; thence Southeasterly along the Southwesterly line of said Lot 9 to the actual point of beginning; and which lies between elevations of 302.92 feet and 350.66 feet, City of Saint Paul Datum.

All elevations refer to City of Saint Paul Datum. Elevation 0.00 feet, City of Saint Paul Datum equals elevation 694.10 feet mean sea level Datum as established by United States Coast and Geodetic Surveys, North American Datum, 1929.

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All that part of Lots 7 and 8, Block 5, City of Saint Paul, lying above a plane surface elevation of 72.0 feet, City of Saint Paul Datum;

All that part of Lot 9, Block 5, City of Saint Paul, lying above a plane surface elevation of 72.0 feet, City of Saint Paul Datum, and lying southwesterly of Line B described below;

All that part of Lot 4, Block 5, City of Saint Paul, lying southeasterly of Line A described below and southwesterly of Line B described below, which lies above a plane surface elevation of 72.0 feet, City of Saint Paul Datum;

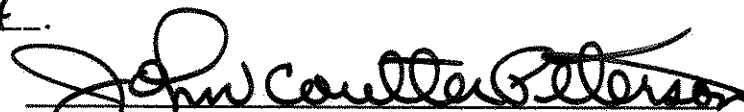
All that part of Lots 5 and 6, Block 5, City of Saint Paul, lying southeasterly of Line A described below, which lies above a plane surface elevation of 72.0 feet, City of Saint Paul Datum;

Together with that part of Cedar Street, vacated, adjoining Lots 6 and 7, Block 5, City of Saint Paul (St. Paul Proper) lying between the southwesterly extensions across said Cedar Street of Line "A" described below, and a line drawn parallel to and 1.00 foot northwesterly of the southeasterly line of said Lot 7, and lying northeasterly of a line drawn parallel to and lying 1.50 feet southwesterly, measured at right angles, from the southwesterly line of said Block 5, which lies above a plane surface elevation of 72.0 feet, City of Saint Paul Datum.


Line "A" is described as follows: Beginning at a point on the northeasterly line of said Block 5, City of Saint Paul, distant 173.44 feet northwesterly from the most easterly corner of said Block 5; thence southwesterly to a point on the southwesterly line of said Block 5, distant 172.00 feet northwesterly from the most southerly corner of said Block 5.


Line B: Beginning at a point on the Southeasterly line of said Block 5, City of Saint Paul, distant 120.50 feet northeasterly of the Southwesterly corner of said Block 5; thence northwesterly to a point on the above described Line A distant 120.92 feet northeasterly along said Line A from the Southwesterly line of said Block 5 and there terminating.

All elevations refer to City of Saint Paul Datum. Elevation 0.00 feet City of Saint Paul Datum equals 694.10 feet, National Geodetic Vertical Datum, 1929.

I hereby certify that this Registered Land Survey is a correct delineation of Certificate of Title No.s 354248, 354249, 354250, 354251, 354252 and 373570.Dated this 22ND day of DECEMBER, 1994.

 John Coulter Peterson, Land Surveyor
 Minnesota License No. 13792

City of Saint Paul

I do hereby certify that on the 23 day of December, 1994, the City Council of the City of Saint Paul, Minnesota, approved this Registered Land Survey. All monuments will be set as specified by the City Council and as stated on this Registered Land Survey, according to Minnesota Statutes, Section 505.02, Subd. 1.

 Clerk
Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 23rd day of December, 1994. , Director

 Department of Property Taxation
By  , DeputyPursuant to Minnesota Statutes, Section 383A.42, this Registered Land Survey has been examined and is approved this 23rd day of December, 1994 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

 David D. Claypool, L.S.
 Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this Registered Land Survey No. 517 was filed in this office this 28TH day of DECEMBER, 1994, at 1:00 o'clock P.M., as Document No. 1078943

Lou McKenna, Registrar of Titles

By _____, Deputy

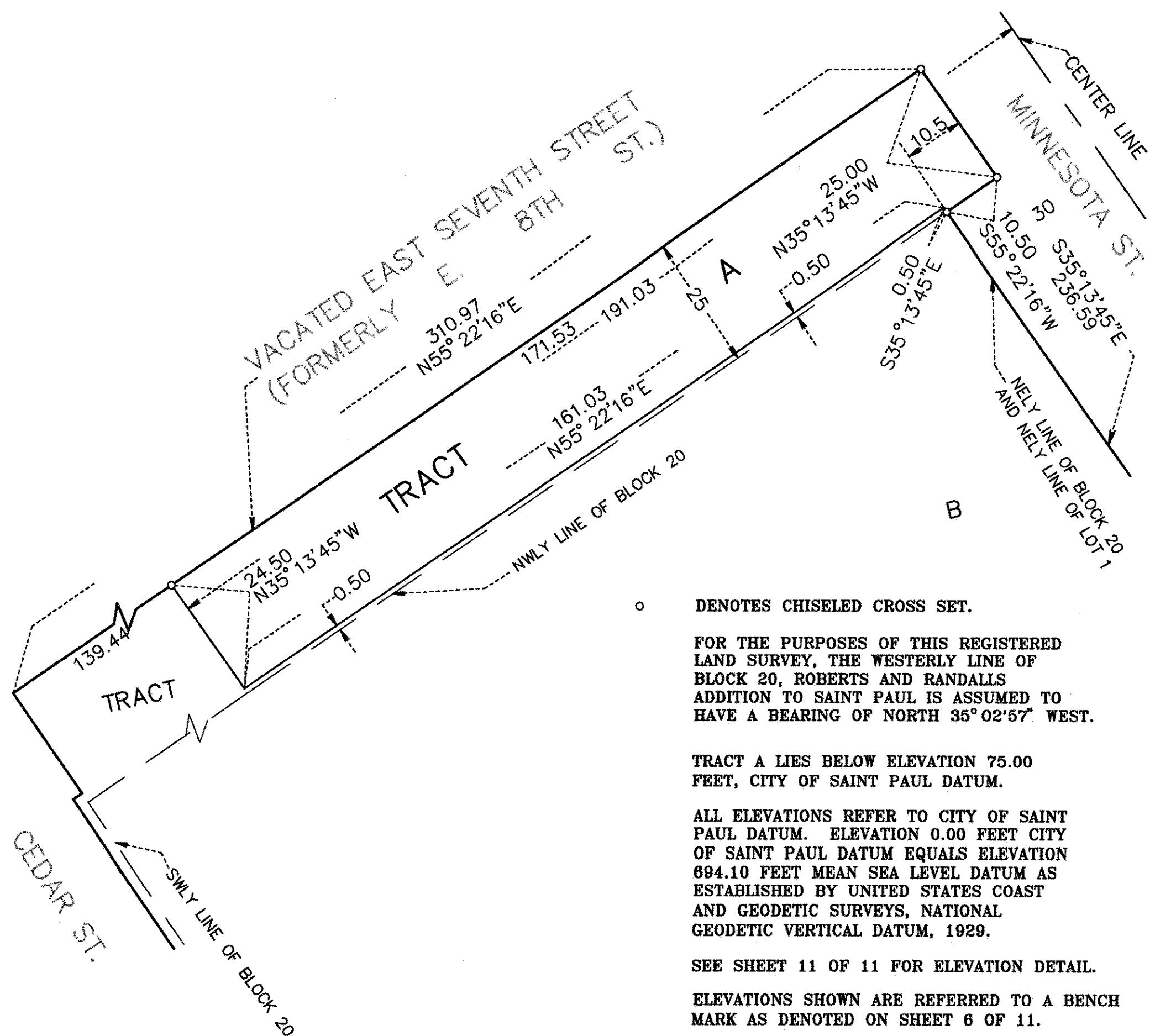
SHEET 6 OF 11 SHEETS

REGISTERED LAND SURVEY NO. 517

C.E. COULTER & ASSOCIATES, INC.
LAND SURVEYORS



DETAIL OF TRACT A
(SEE SHEET 6 OF 11)
NOT TO SCALE



REGISTERED LAND SURVEY NO. 517

C.E. COULTER & ASSOCIATES, INC.
LAND SURVEYORS



DETAIL OF TRACT B
(SEE SHEET 6 OF 11)
NOT TO SCALE

○ DENOTES CHISELED CROSS SET.

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE WESTERLY LINE OF BLOCK 20, ROBERTS AND RANDALLS ADDITION TO SAINT PAUL IS ASSUMED TO HAVE A BEARING OF NORTH 35° 02' 57" WEST.

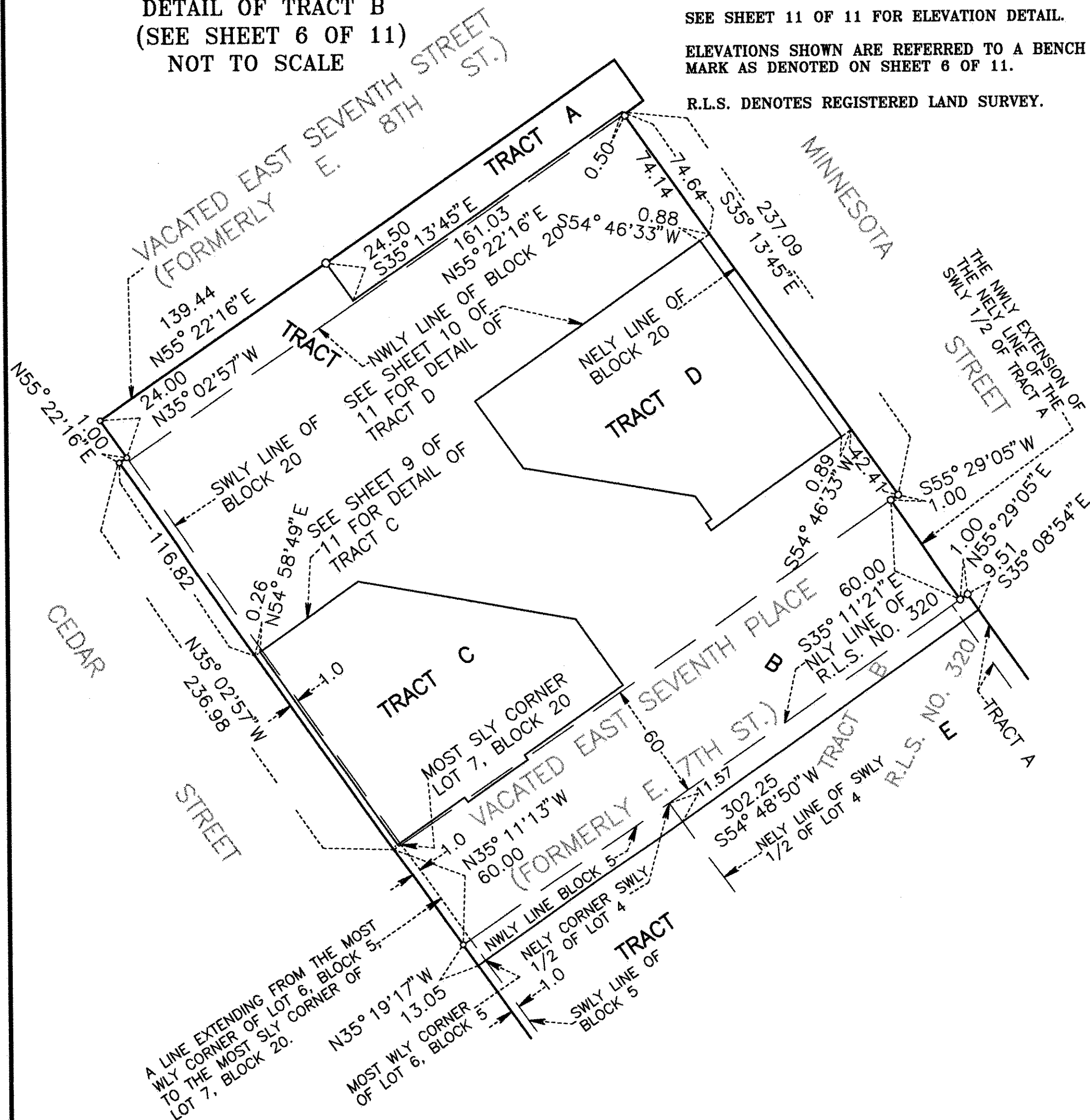
THERE ARE NO UPPER OR LOWER ELEVATION LIMITS ON TRACT B.

ALL ELEVATIONS REFER TO CITY OF SAINT PAUL DATUM. ELEVATION 0.00 FEET CITY OF SAINT PAUL DATUM EQUALS ELEVATION 694.10 FEET MEAN SEA LEVEL DATUM AS ESTABLISHED BY UNITED STATES COAST AND GEODETIC SURVEYS, NATIONAL GEODETIC VERTICAL DATUM, 1929.

SEE SHEET 11 OF 11 FOR ELEVATION DETAIL.

ELEVATIONS SHOWN ARE REFERRED TO A BENCH MARK AS DENOTED ON SHEET 6 OF 11.

R.L.S. DENOTES REGISTERED LAND SURVEY.



C.E. COULTER & ASSOCIATES, INC.
LAND SURVEYORS

○ DENOTES CHISELED CROSS SET.

FOR THE PURPOSES OF THIS REGISTERED
LAND SURVEY, THE WESTERLY LINE OF
BLOCK 20, ROBERTS AND RANDALLS
ADDITION TO SAINT PAUL IS ASSUMED TO
HAVE A BEARING OF NORTH 35° 02'57" WEST.

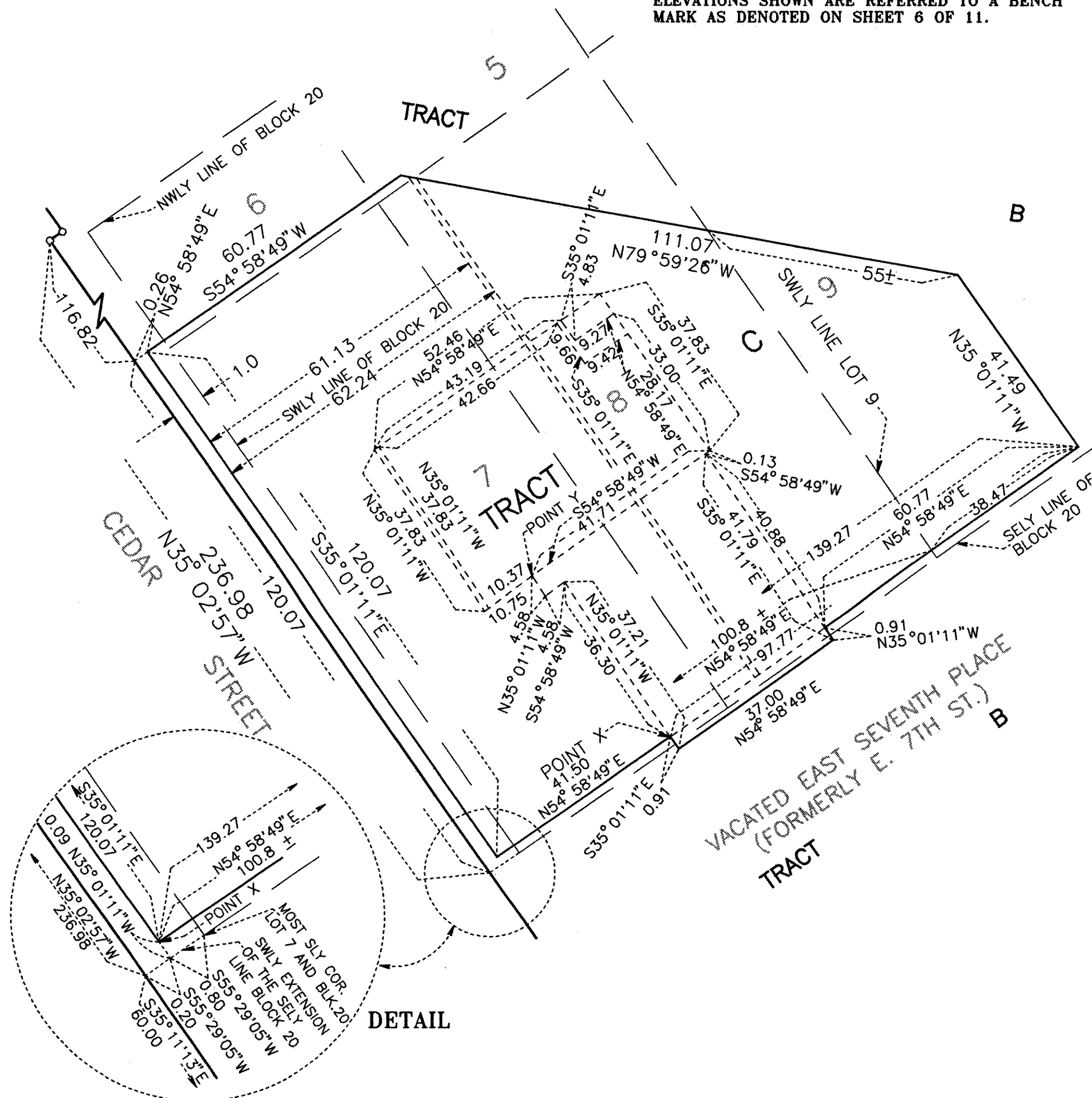
**THERE ARE NO UPPER OR LOWER ELEVATION
LIMITS ON TRACT C.**

ALL ELEVATIONS REFER TO CITY OF SAINT PAUL DATUM. ELEVATION 0.00 FEET CITY OF SAINT PAUL DATUM EQUALS ELEVATION 694.10 FEET MEAN SEA LEVEL DATUM AS ESTABLISHED BY UNITED STATES COAST AND GEODETIC SURVEYS, NATIONAL GEODETIC VERTICAL DATUM, 1929.

SEE SHEET 11 OF 11 FOR ELEVATION DETAIL.

ELEVATIONS SHOWN ARE REFERRED TO A BENCH
MARK AS DENOTED ON SHEET 6 OF 11.

DETAIL OF TRACT C
(SEE SHEET 6 OF 11)
NOT TO SCALE



REGISTERED LAND SURVEY NO. 517

C.E. COULTER & ASSOCIATES, INC.
LAND SURVEYORS



DETAIL OF TRACT D
(SEE SHEET 6 OF 11)
NOT TO SCALE

○ DENOTES CHISELED CROSS SET.

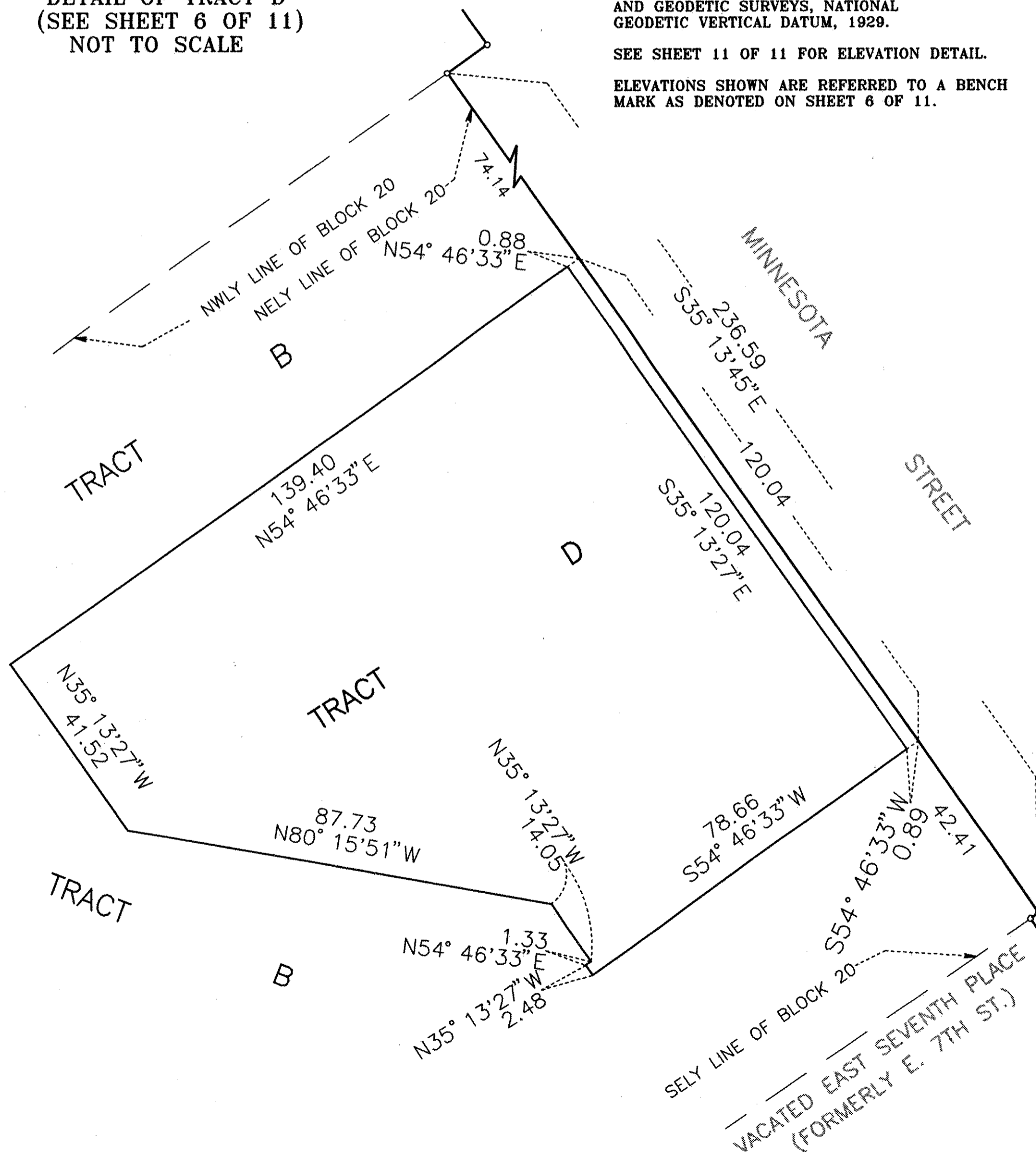
FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE WESTERLY LINE OF BLOCK 20, ROBERTS AND RANDALLS ADDITION TO SAINT PAUL IS ASSUMED TO HAVE A BEARING OF NORTH 35° 02' 57" WEST.

THERE ARE NO UPPER OR LOWER ELEVATION LIMITS ON TRACT D.

ALL ELEVATIONS REFER TO CITY OF SAINT PAUL DATUM. ELEVATION 0.00 FEET CITY OF SAINT PAUL DATUM EQUALS ELEVATION 694.10 FEET MEAN SEA LEVEL DATUM AS ESTABLISHED BY UNITED STATES COAST AND GEODETIC SURVEYS, NATIONAL GEODETIC VERTICAL DATUM, 1929.

SEE SHEET 11 OF 11 FOR ELEVATION DETAIL.

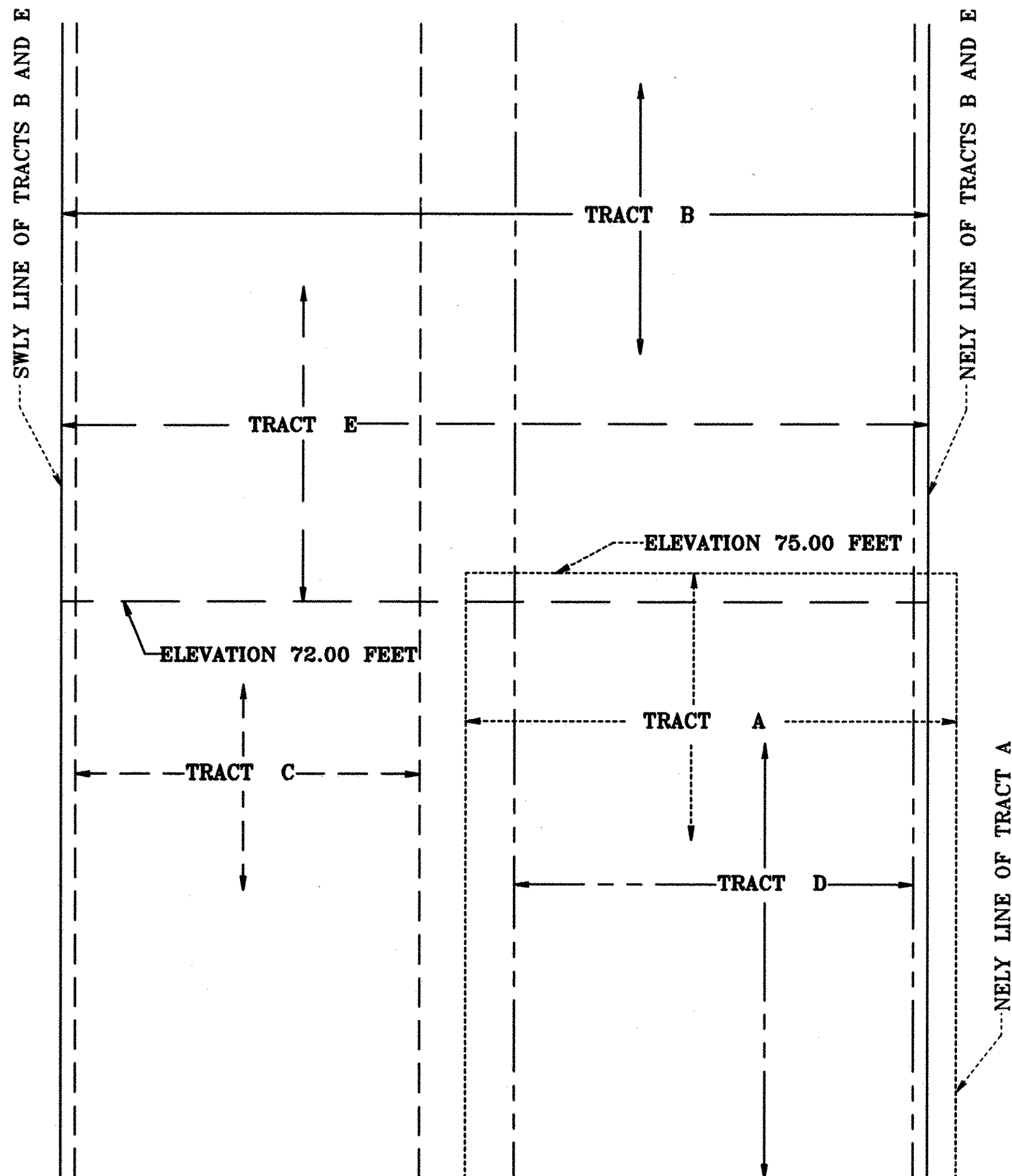
ELEVATIONS SHOWN ARE REFERRED TO A BENCH MARK AS DENOTED ON SHEET 6 OF 11.



REGISTERED LAND SURVEY NO. 517

C.E. COULTER & ASSOCIATES, INC.
LAND SURVEYORS

ELEVATION DETAIL NOT TO SCALE



TRACT A LIES BELOW 75.00 FEET.
TRACT B HAS NO UPPER OR LOWER ELEVATION LIMITS.
TRACT C HAS NO UPPER OR LOWER ELEVATION LIMITS.
TRACT D HAS NO UPPER OR LOWER ELEVATION LIMITS.
TRACT E LIES ABOVE 72.00 FEET.

ALL ELEVATIONS REFER TO CITY OF SAINT PAUL DATUM.
ELEVATION 0.00 FEET CITY OF SAINT PAUL DATUM EQUALS
ELEVATION 694.10 FEET MEAN SEA LEVEL DATUM AS
ESTABLISHED BY UNITED STATES COAST AND GEODETIC
SURVEYS, NATIONAL GEODETIC VERTICAL DATUM, 1929.

ELEVATIONS SHOWN ARE REFERRED TO A BENCH MARK AS
DENOTED ON SHEET 6 OF 11.