

COPY

REGISTERED LAND SURVEY NO. 522
RAMSEY COUNTY, MINNESOTA

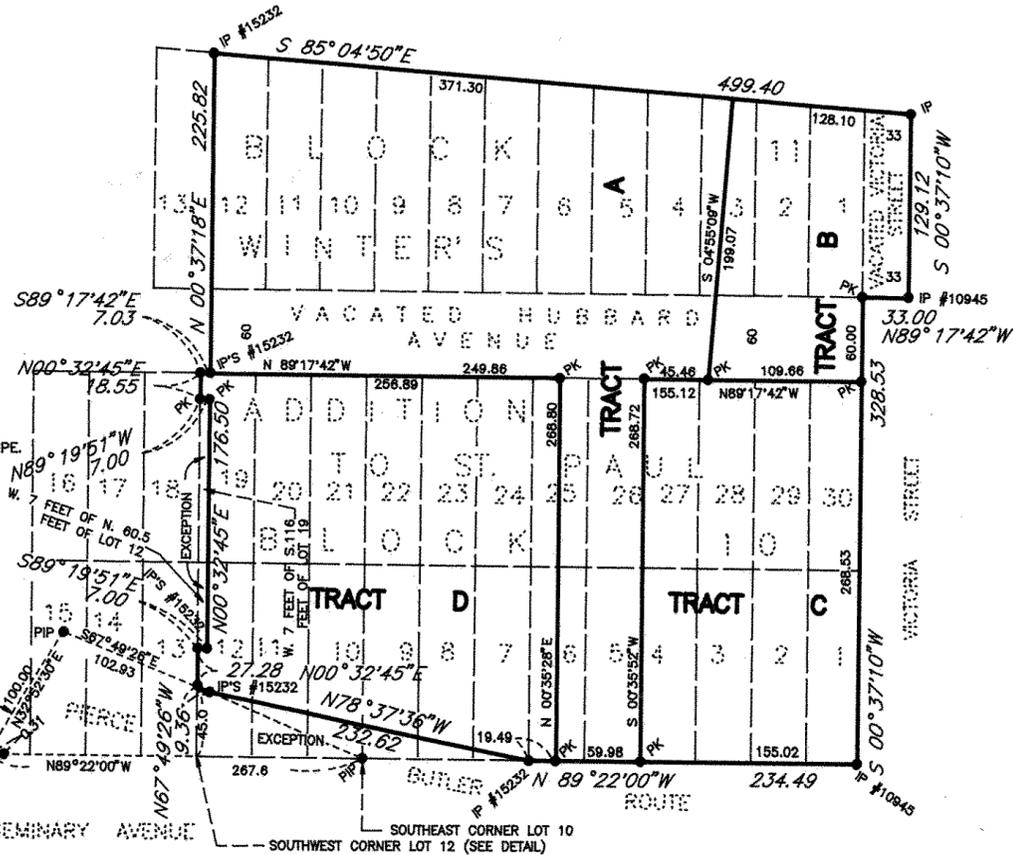
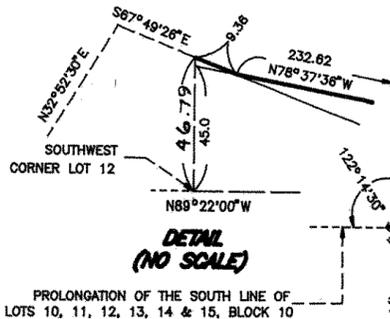


SCALE: 1 INCH = 100 FEET
100 0 100
GRAPHIC SCALE IN FEET

THE SOUTH LINE OF BLOCK 10, WINTER'S ADDITION TO ST. PAUL IS ASSUMED TO BEAR N 89° 22' 00" W.

LEGEND

- PIP ...DENOTES FOUND 3/4 INCH PINCHED TOP IRON PIPE.
- IP ...DENOTES FOUND 3/4 INCH IRON PIPE.
- PK ...DENOTES FOUND P.K. NAIL.



I, Mark A. 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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, Winter's Addition, except that part lying within the following description: Commencing at a point on the North line of Seminary Avenue, which is the Southeast corner of Lot 10, Block 10, Winter's Addition; thence West on the south lines of said Lots 10, 11, 12, 13, 14 and 15, Block 10, Winter's Addition and the prolongation thereof, a distance of 267.6 feet to a point; thence in a Northeasterly direction on a straight line making an angle to the right of 122 degrees 14 minutes 30 seconds, a distance of 100 feet to a point; thence in a Southeasterly direction on a straight line to the point of beginning, and also except that part bounded by the following described lines: Beginning at a point, being the Southeast corner of Lot 7, Block 10, Winter's Addition; thence West on the south line of Lots 7, 8 and 9, of said Block 10 to the Southwest corner of said Lot 9, thence northwesterly along a straight line to a point on the West line of Lot 12, Block 10, Winter's Addition, 45 feet distant North of the Southwest corner thereof; thence Southeasterly on a straight line to the point of beginning; and also except the West 7 feet of the North 80.5 feet of Lot 12.

Lot 19 except the West 7 feet of the South 116 feet thereof, Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Block 10. Also that part of the South half of Hubbard Avenue, vacated, lying between the extensions across said avenue of the East line of said Lot 30 and the West line of Lot 12, Block 11, Winter's Addition, all in Block 10, Winter's Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 11, Winter's Addition, including the Westerly 33 feet of Victoria Street, vacated, adjacent to Lot 1 in said Block 11 and described as follows: That part of Victoria Street, vacated, lying between the Northerly line of Hubbard Avenue and the Northerly line of Winter's Addition as located between Blocks 4 and 11 in said addition.

Also the North half of Hubbard Avenue, vacated, lying between the extension across said avenue of the East line of said Lot 1 and the West line of said Lot 12, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

I hereby certify that this Registered Land Survey is a correct delineation of Certificate of Title No. 366760.

Dated this 15th day of February, 1995

Mark A. Peterson
Mark A. Peterson, Land Surveyor
Minnesota License No. 15232

City of Saint Paul.

I do hereby certify that on the 15 day of February, 1995, 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.

Francis Larson
Clerk - Deputy

Taxes payable in the year 1995 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 2nd day of March, 1995.

James McKenna, Director
Department of Property Taxation

By James McKenna Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this Registered Land Survey has been examined and is approved this 3rd day of MARCH, 1995, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
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. 522
1995, at 8:00 o'clock A.M., as Document No. 1086473.

was filed in this office this 22 day of MARCH.

Lou McKenna, Registrar of Titles

By _____, Deputy



BOLTON & MENK, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

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