

SPRUCE TREE CENTRE

Know All Persons By These Presents that Har-Mar, Incorporated, a Minnesota corporation, fee owner of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

Lots three (3), twenty-one (21), twenty-two (22) and twenty-four (24), Block one (1), Homer H. Hoyt Co's Addition, according to the plat thereof on file and of record in the office of the Register of Deeds of said Ramsey County, and

The vacated alley between Lots twenty-two (22) and twenty-four (24), Block one (1), of said Homer H. Hoyt Co's Addition, from Roy Street to the alley running North and South in said Block which alley was formerly Lot twenty-three (23) Block one (1) of said Addition, and

All that part of Section thirty-three (33) in Township twenty-nine (29), Range twenty-three (23), according to the United States Government Survey thereof, described as follows: Commencing at the Northeast corner of the southeast quarter (SE 1/4) of said Section; thence running South along the East line of said Section 182.82 feet; thence West and parallel with the East and West quarter line of said Section to the Northwest corner of Lot twenty-four (24), Block one (1), Homer H. Hoyt Co's Addition, according to the plat thereof on file and of record in the office of the Register of Deeds of said County; thence North along the West line of Block one (1) of said Homer H. Hoyt Co's Addition produced North to the East and West quarter section line of said Section thirty-three (33); thence East along said East and West quarter section line to the point of beginning. Subject to the rights acquired by the City of St. Paul for University Avenue, Snelling Avenue and Roy Street, and

Lot 15, Block 2, HOMER H. HOYT CO'S. ADDITION, and

The West 22.65 feet of the East 406 feet of the South 46.5 feet of the North 181.5 feet of the Northeast Quarter of the Southeast Quarter, as measured parallel to the North and East lines thereof, and

The West 19.55 feet of the East 402.9 feet of the South .9 feet of the North 182.4 feet of the Northeast Quarter of the Southeast Quarter, as measured parallel to the North and East lines thereof,

all in Section 33, Township 29, Range 23, and

That part of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Thirty-three (33), Township Twenty-nine (29), Range Twenty-three (23), beginning at a point on the Southerly line of University Avenue Three Hundred Eighty-three and 35/100 (383.85) feet West of the Easterly line of said section: thence West on the Southerly line of University Avenue Twenty and 15/100 (20.15) feet; thence Southerly at right angles to University Avenue Seventy (70) feet; thence Easterly at right angles Twenty 15/100 (20.15) feet; thence Northerly at right angles Seventy (70) feet to the place of beginning, and

That part of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Thirty-three (33), Township Twenty-nine (29), Range Twenty-three (23), beginning at a point on the South line of University Avenue Three Hundred Fifty-three and one-half (353 1/2) feet West of the West line of Snelling Avenue; thence West on the Southerly line of University Avenue Fifty (50) feet; thence Southerly at right angles to University Avenue One Hundred Twenty-one and One-half (121 1/2) feet; thence Easterly at right angles Fifty (50) feet; thence Northerly at right angles One Hundred Twenty-one and One-half (121 1/2) feet to place of beginning, and

Lot 1, Block 2, Homer H. Hoyt Co's Addition except the Westerly 50.06 feet of said lot, together with an unplatted tract of land lying adjacent to the lot above described which tract of land is bounded as follows: On the South by the North line of the property herein above described; on the East by a line which is the East line of said property extended Northerly; on the West by a line which is the West line of said property extended Northerly; on the North by a line running East and West parallel with the North line of said property and distant 1.32 feet Northerly from the North line of said lot, and

The West 20.15 feet of the East 403.5 feet of the South 5 feet of the North 135 feet of the Northeast 1/4 of the Southeast 1/4, in Section 33, Township 29, Range 23, and

Lots 6 and 7, Block 1, Lots 2, 3, 4, 16, 17, Block 2, HOMER H. HOYT CO.'S ADDITION, according to the plat thereof, on file and of record in the office of the County Recorder, Ramsey County, Minnesota, and

Those parts of the street and alleys dedicated and delineated in the plat of HOMER H. HOYT CO.'S. ADDITION, office of the County Recorder, Ramsey County, Minnesota, and vacated per Document Nos 838162 and 2382938, and

Lots 1, 2, 4 and 5, Block 1, HOMER H. HOYT CO.'S ADDITION, according to the plat thereof, on file and of record in the office of the County Recorder, Ramsey County, Minnesota.

Has caused the same to be surveyed, platted and known as SPRUCE TREE CENTRE, and does hereby dedicate to the public for public use forever the avenues as shown on the plat.

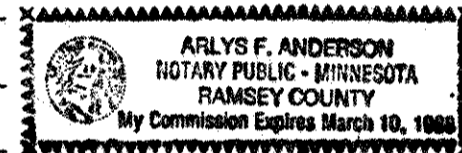
In witness whereof, said Har-Mar, Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officers, and its corporate seal to be hereunto affixed this 18th day of June, 1987.

Signed: Har-Mar, Incorporated
BY: Marvin O. Brown President
BY: James O. Bain Vice President

State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 18th day of June, 1987, by Marvin O. Brown, President and James O. Bain, Vice President of Har-Mar, Incorporated, a Minnesota corporation, on behalf of the corporation.

Arlis F. Anderson
Notary Public, Ramsey County, Minnesota
My Commission Expires March 10, 1988



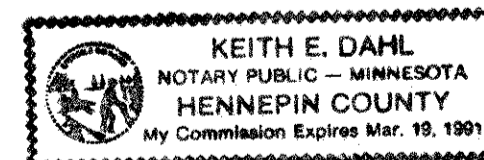
I, Marvin G. Lovlein, hereby certify that I have surveyed and platted the property described in the dedication of this plat as SPRUCE TREE CENTRE; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed 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.

Marvin G. Lovlein
Land Surveyor
Minnesota Registration No. 17259

State of Minnesota
County of Hennepin

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 18th day of June, 1987.

Keith E. Dahl
Notary Public, Hennepin County, Minnesota
My Commission Expires March 19, 1991



Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 19th day of JUNE, 1987.

Albert B. Olson
Clerk

Taxes for the year 1987 on land described herein paid, no delinquent taxes and transfer entered, this 23rd day of June, 1987.

Law McKenna Director By Albert B. Olson Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 24th day of June, 1987, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of SPRUCE TREE CENTRE was filed in this office this 30th day of June, 1987, at 3:52 o'clock P.M. and was filed in Book 101 of Plats, Pages 18 and 19, as Document No. 2389253.

By _____ Deputy
John C. McLaughlin, County Recorder

