

# RIVERVIEW OFFICE ADDITION

KNOW ALL MEN BY THESE PRESENTS: That the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the Northwesterly 44.75 feet of Lot 1, Block 2, Bazil and Roberts Addition to West St. Paul lying Southwesterly of a line 60 feet Southwesterly of and parallel with the following described Line 1;

The Northwesterly 44.75 feet of Lots 2, 3, 4 and 5, Block 2, Bazil and Roberts Addition to West St. Paul;

All of Livingston Avenue, formerly Hubert Street, vacated, lying between Blocks 2 and 3, Bazil & Robert's Addition to West St. Paul, which lies Northwesterly of the Southwesterly extension of the Southeasterly line of the Northwesterly 44.75 feet of Lot 5, Block 2, extended across said street;

That part of Lot 1, Block 3, Bazil & Roberts Addition to West St. Paul, lying Northwesterly of a line 60 feet Northwesterly of and parallel with a line drawn from the Northeast corner of Block 176 of Robertson's Addition to West St. Paul to the Northwest corner of Block 4, Marshall's Addition to West St. Paul, which line is hereinafter called the Levee Line;

That part of the Southwesterly half of Livingston Avenue, formerly Hubert Street, vacated, lying Northwesterly of the Levee Line above described and Southeasterly of the Southwesterly extension of the Southeasterly line of the Northwesterly 44.75 feet of Lot 5, Block 2 said addition, extended across said street;

That part of Water Street, vacated, adjoining Blocks 2 and 3 of Bazil & Roberts Addition to West St. Paul to the North and the accretions and increments thereto, and all riparian rights which lies Southwesterly of a line drawn 60 feet Southwesterly of and parallel to the following described Line 1 and lying Northeastly of the Southwesterly line of Lot 1, Block 3, said addition, extended Northwesterly;

That part of the Northwesterly half of Water Street overlying Block 3, Bazil & Robert's Addition to West St. Paul, vacated, lying between the Southeasterly extensions of the Southwesterly line and the Northeastly lines of Lot 1, said Block 3;

Line 1 is a line commencing at the most Easterly corner of Block 2 said Bazil & Roberts Addition to West St. Paul; thence Northeastly at an angle of 90 degrees 02 minutes 31 seconds to the Northeastly line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating.

AND

That part of Lot 7, Block 3, Bazil & Robert's Addition to West St. Paul, lying South of a line drawn from the Northeast corner of Block 176 of Robertson's Addition to West St. Paul, to the Northwest corner of Block 4 of Marshall's Addition to West St. Paul, which said line is hereinafter called the "Levee Line";

That part of the Southeasterly half of Water Street, vacated, lying within Lot 7 and the adjoining alley to the Northwest in Block 3, Bazil & Robert's Addition to West St. Paul and lying between the Southwesterly line of said Lot 7 extended Northwesterly, and the center line of Livingston Avenue, vacated, extended Northwesterly; and the Southwesterly half of Livingston Avenue, formerly Hubert Street, vacated, lying Southeasterly of the line drawn from the Northeast corner of Block 176 of Robertson's Addition to West St. Paul to the Northwest corner of Block 4 of Marshall's Addition to West St. Paul, which line is hereinafter called the "Levee Line" and Northwesterly of the Southeast line of Lot 14, Block 3, extended Northwesterly;

Lots 8, 10, 11, 12, 13 and 14, Block 3, Bazil & Robert's Addition to West St. Paul;

The Easterly 1/2 of that part of Custer Street lying between the said Levee Line and the Northerly line of Fillmore Avenue heretofore vacated, contiguous to Lot 10 in said Block 3 and to the herein described vacated alley in said Block 3;

The alley in said Block 3 lying between Lots 8 and 9 on the Northwest, and Lots 10, 11, 12, 13 and 14 on the Southeast thereof, heretofore duly vacated;

That part of the Southeasterly half of Water Street, vacated, lying within Lots 1 and 2, Block 3, Bazil & Robert's Addition To West St. Paul;

That part of the northwesterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying southwesterly of the center line of Livingston Avenue, vacated, extended across said Fillmore Avenue, and northeasterly of the center line of Custer Street, formerly Clay Street, vacated, extended across said Fillmore Avenue.

AND

Lots 1 and 2, Block 10, Bazil & Robert's Addition to West St. Paul, lying northwesterly of a line distant 120.00 feet southeasterly of and parallel with the center line of vacated Fairfield Avenue, formerly Fifth Street, together with the vacated street and alley accrued thereto by reason of the vacation thereof.

And that the City of Saint Paul, Minnesota, a Minnesota municipal corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the southeasterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying southwesterly of the southeasterly extension of the northeasterly line of Lot 14, Block 2, BAZIL & ROBERT'S ADDITION TO WEST. ST. PAUL, and northeasterly of the center line of Custer Street, formerly Clay Street, vacated, extended across said Fillmore Avenue.

AND

That part of the northwesterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying southwesterly of the center line of Livingston Avenue, vacated, extended across said Fillmore Avenue, and northeasterly of the center line of Custer Street, formerly Clay Street, vacated, extended across said Fillmore Avenue.

AND

The Northwesterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying between the Southeasterly extensions across said street of the Northeastly line of Lot 14 and the centerline of Livingston Avenue, vacated,

And that River Properties of St. Paul Limited Partnership, a Minnesota limited partnership, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lot 1 lying Southwesterly of a line drawn 60 feet Southwesterly of and parallel with the following described Line 1, and lying Southeasterly of the Northwesterly 44.75 feet of said Lot 1; and lying Northwesterly of a line parallel with and 60 feet Northwesterly from the Levee Line which is a line drawn from the Northeast corner of Block 176 of Robertson's Addition to West St. Paul to the Northwest corner of Block 4, Marshall's Addition to West St. Paul;

That part of Lot 1 lying Southwesterly of a line drawn 60 feet Southwesterly of and parallel with the following described Line 1 and lying Southeasterly of the above described Levee Line;

Those parts of Lots 2 and 3 lying Southeasterly of the above described Levee Line;

Those parts of Lots 2, 3, 4 and 5 lying Southeasterly of the Northwesterly 44.75 feet of said lots and lying Northwesterly of a line 60 feet Northwesterly of and parallel with the above described Levee Line;

That part of Water Street overlying Block 2, Bazil & Roberts Addition to West St. Paul, vacated, lying Southwesterly of a line drawn 60 feet Southwesterly of and parallel with the following described Line 1 and lying Northeastly of the Southwesterly line of Lot 3, Block 2;

That part of the Northwesterly half of Water Street overlying Block 2, vacated, lying Southwesterly of the Northeastly line of Lot 4 and Northeastly of the Southwesterly line of Lot 5, said Block 2;

That part of the Northeastly half of Livingston Avenue, formerly Hubert Street, vacated, lying Northwesterly of the above described Levee Line and Southeasterly of the Southeast line of the Northwesterly 44.75 feet of Lot 5, Block 2, extended Southwesterly across said street;

That part of the alley, vacated, in said Block 2, lying between the said Levee Line and Lots 1, 2 and 3 to the Northwest and Lots 6 and 7 to the Southeast which lies Southwesterly of a line drawn 60 feet Southwesterly of and parallel with the following described Line 1;

All of Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14;

All of the alley, vacated, in said Block 2 lying between Lots 8 and 9 to the Northwest and Lots 10, 11, 12, 13 and 14 to the Southeast

The Northeastly half of Livingston Avenue, formerly Hubert Street, vacated, lying between the Southwesterly extensions across said street of the Northwesterly line of Lot 6 and the Southeasterly line of Lot 10;

The Northwesterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying between the Southeasterly extensions across said street of the Northeastly line of Lot 14 and the centerline of Livingston Avenue, vacated,

That part of the Southeasterly half of Water Street overlying Block 2, vacated, lying Southwesterly of the Northeastly line of Lot 4 and Northeastly of the Southwesterly line of Lot 5, and the Southeasterly extensions of said lines across the alley adjoining said lots to the Southeast and adjoining the levee line to the Northwest, said Block 2;

That part of Water Street overlying Block 2, Bazil & Robert's Addition to West St. Paul, vacated, lying Southeasterly of the Southeasterly line of Lot 3, said Block 2 and lying Northeastly of the Southeasterly extension of the Southwesterly line of said Lot 3;

All in Block 2, Bazil & Robert's Addition to West St. Paul.

Line 1 is a line commencing at the most Easterly corner of Block 2, said Bazil & Roberts Addition to West St. Paul; thence Northeastly at an angle of 90 degrees 02 minutes 31 seconds to the Northeastly line of said Block 2 for 40.11 feet to the point of beginning; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 268.79 feet; thence deflect to the left at an angle of 4 degrees 16 minutes 00 seconds for 600 feet and there terminating;

AND

Lots 3, 4 and 5, Block 6, Bazil & Robert's Addition to West St. Paul and together with the Southwesterly half of Livingston Avenue, formerly Hubert Street, vacated, lying Southeasterly of the Northwesterly line of said Lot 3, Block 6, extended Northeastly, and lying northwesterly of the Southeasterly line of said Lot 5, Block 6, extended Northeastly and together with the Northeastly half of the alley, vacated, in said Block 6, lying between the Northwesterly line of Lot 3, extended Southwesterly, and the Southeasterly line of Lot 5, extended Southwesterly; and together with the Northwesterly half of Fairfield Avenue, formerly Fifth Street, vacated, lying between the southeasterly extension of the center line of the alley in said Block 6, vacated, and the center line of Livingston Avenue, vacated;

AND

Lot 8 and that part of the Southwesterly half of the adjoining alley, vacated, and that part of the Northeastly half of adjoining Livingston Avenue, formerly Hubert Street, vacated, lying between the extensions across said alley and street of the Northwesterly and Southeasterly lines of said Lot 8;

The Southwesterly 70 feet of Lots 9 and 10 together with that part of the Northeastly half of adjoining Livingston Avenue, formerly Hubert Street, vacated, lying between the extensions across said street of the Southeasterly line of said Lot 9 and the Northwesterly line of said Lot 10 and together with that part of the Southeasterly half of adjoining Fairfield Avenue, formerly Fifth Street, vacated, lying between the extensions across said street of the Northeastly line of the Southwesterly 70 feet of said Lot 10 and the center line of said Livingston Avenue;

All in Block 10, Bazil and Robert's Addition to West St. Paul;

AND

Lots 4 and 5, Block 7, Bazil and Robert's Addition to West St. Paul. Together with that part of the Northeastly half of the adjoining alley, vacated, lying between the extensions across said alley of the Northwesterly line of said Lot 4 and the Southeasterly line of said Lot 5, and that part of the Northwesterly half of adjoining Fairfield Avenue, formerly Fifth Street, vacated, lying between the extensions across said avenue of the Northeastly line of said Lot 5 and the center line of said alley.

AND

Lots 1, 2 and 3, Block 7, BAZIL & ROBERT'S ADDITION TO WEST ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, and together with that part of the vacated alley which accrued thereto by reason of its vacation.

AND

Lots 6, 7, 8, 9 and 10, Block 7, Bazil & Robert's Addition to West St. Paul, together with so much of the vacated alley within said Block 7, vacated Fairfield Avenue, formerly Fifth Street, and vacated Livingston Avenue, formerly Hubert Street, as accrued thereto by reason of the vacation thereof.

AND

Lots 9 and 10, Block 10, Bazil & Robert's Addition to West St. Paul, except the Southwesterly 70 feet thereof; together with so much of adjacent vacated streets and alleys as accrued thereto by reason of the vacation thereof;

AND

Lots 1 and 2, Block 11, Bazil & Robert's Addition To West St. Paul, lying northeasterly of a line distant 60.00 feet southwesterly of and parallel with the center line of vacated Livingston Avenue, formerly Hubert Street, and lying northwesterly of a line distant 120.00 feet southeasterly of and parallel with the center line of vacated Fairfield Avenue, formerly Fifth Street; together with the adjacent vacated streets as accrued thereto by reason of the vacation thereof;

AND

Lots 1 and 2, Block 6, Bazil & Robert's Addition to West St. Paul, lying northeasterly of a line distant 60.00 feet southwesterly of and parallel with the center line of vacated Livingston Avenue, formerly Hubert Street; together with said vacated Livingston Avenue, formerly Hubert Street, as accrued thereto by reason of the vacation thereof;

AND

That part of the southeasterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying southwesterly of the southeasterly extension of the northeasterly line of Lot 14, Block 2, BAZIL & ROBERT'S ADDITION TO WEST. ST. PAUL, and northeasterly of the center line of Custer Street, formerly Clay Street, vacated, extended across said Fillmore Avenue.

**Sunde Land Surveying, LLC.**

# RIVERVIEW OFFICE ADDITION

Have caused the same to be surveyed and platted as RIVERVIEW OFFICE ADDITION and do hereby dedicate to the public for public use forever the thoroughfares, cul-de-sac and the drainage and utility easements as shown on this plat.

It is the intent of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota and River Properties of St. Paul Limited Partnership that upon the future vacation of Livingston Avenue as dedicated herein, if ever, the southwesterly one-half of Livingston Avenue, as vacated, will accrue to the property lying southwesterly of Livingston Avenue as dedicated herein and the northeasterly one-half of Livingston Avenue, as vacated, will accrue to the property lying northeasterly of Livingston Avenue as dedicated herein.

It is the intent of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, and River Properties of St. Paul Limited Partnership that upon the future vacation of Fairfield Avenue as dedicated herein, if ever, the southeasterly one-half of Fairfield Avenue, as vacated, will accrue to the property lying southeasterly of Fairfield Avenue as dedicated herein and the northwesterly one-half of Fairfield Avenue, as vacated, will accrue to the property lying northwesterly of Fairfield Avenue as dedicated herein.

It is the intent of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, and River Properties of St. Paul Limited Partnership that upon the future vacation of Fillmore Avenue as dedicated herein, if ever, the southeasterly one-half of Fillmore Avenue, as vacated, will accrue to the property lying southeasterly of Fillmore Avenue as dedicated herein and the northwesterly one-half of Fillmore Avenue, as vacated, will accrue to the property lying northwesterly of Fillmore Avenue as dedicated herein.

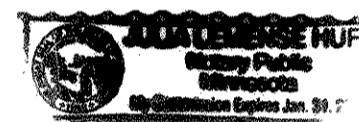
In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, has caused these presents to be signed by its proper officer this 13<sup>th</sup> day of August, 2001.

Signed: Housing and Redevelopment Authority of the City of Saint Paul, Minnesota

Christopher B. Coleman Commissioner

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2001, by Christopher B. Coleman Commissioner of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, on behalf of the public body.



Julia P. Muehl  
Notary Public, Ramsey County, Minnesota  
My Commission Expires January 31, 2005

In witness whereof said City of Saint Paul, Minnesota, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 10<sup>th</sup> day of August, 2001.

Signed: City of Saint Paul, Minnesota

Susan Kimberly Deputy Mayor and Frederick K. Owusu City Clerk

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2001, by Susan Kimberly Deputy Mayor and Frederick K. Owusu City Clerk of the City of Saint Paul, Minnesota, a Minnesota municipal corporation, on behalf of the corporation.



Regina A. Walsh  
Notary Public, Ramsey County, Minnesota  
My Commission Expires JANUARY 31, 2005

In witness whereof said River Properties of St. Paul Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its general partner this 13<sup>th</sup> day of August, 2001.

Signed: River Properties of St. Paul Limited Partnership  
By: JLT Real Estate Company, a Minnesota corporation, its general partner

Gerald L. Trooien its President  
Gerald L. Trooien

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2001, by Gerald L. Trooien, President of JLT Real Estate Company, a Minnesota corporation, general partner of River Properties of St. Paul Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.



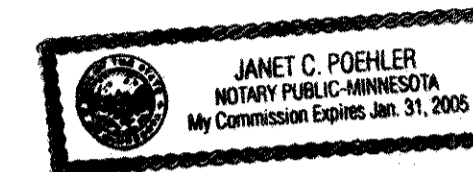
Julia P. Muehl  
Notary Public, Ramsey County, Minnesota  
My Commission Expires January 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW OFFICE ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 as defined in Minnesota Statutes, Section 505.02, Subdivision 1, or public highways to be designated other than as shown on this plat.

Scott J. Soukup  
Scott J. Soukup, Land Surveyor  
Minnesota License No. 17256

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 9<sup>th</sup> day of August, 2001 by Scott J. Soukup, a Licensed Land Surveyor.



Janet C. Poehler  
Notary Public, Dakota County, Minnesota  
My Commission Expires January 31, 2005

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 9<sup>th</sup> day of August, 2001, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subdivision 1.

Frederick K. Owusu  
Clerk

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 14<sup>th</sup> day of August, 2001.

Dorothy McClung Director  
Department of Property Taxation

By Yvonne Conroy Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 16<sup>th</sup> day of August, 2001, 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

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVERVIEW OFFICE ADDITION was filed in the office of the County Recorder for public record on this 12<sup>th</sup> day of October, 2001 at 2:30 o'clock P.M. and was duly filed in Book 117 of Plats, Pages 18, 19 and 20 as Document Number 3431629.

Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVERVIEW OFFICE ADDITION was filed in the office of the Registrar of Titles for public record on this 16<sup>th</sup> day of August, 2001 at 4:00 o'clock P.M. and was duly filed in Book 43 of Plats, Pages 35, 36 and 37 as Document Number 11648317.

Deputy Registrar of Titles

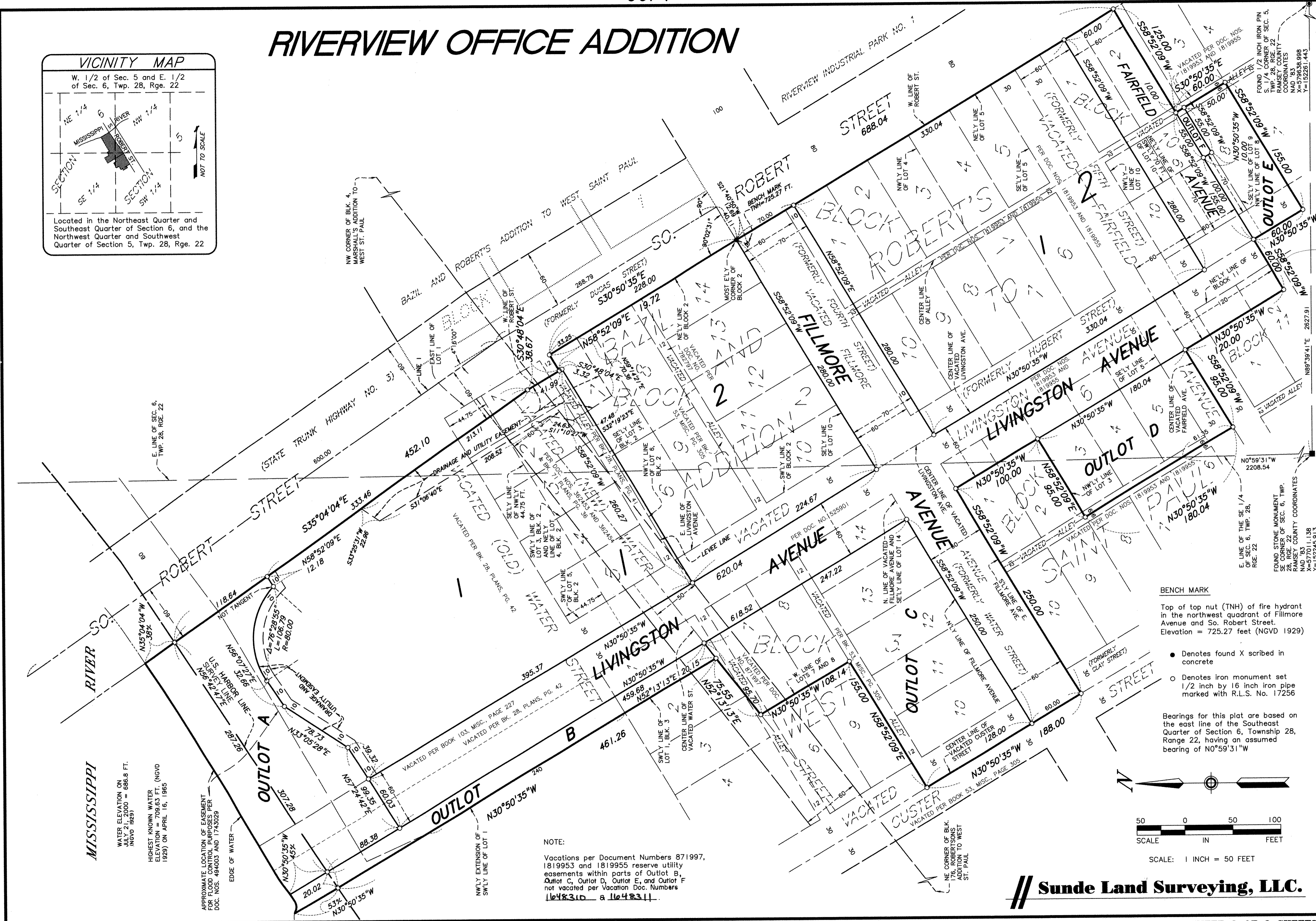
**// Sunde Land Surveying, LLC.**



# RIVERVIEW OFFICE ADDITION

**VICINITY MAP**  
 W. 1/2 of Sec. 5 and E. 1/2 of Sec. 6, Twp. 28, Rge. 22

Located in the Northeast Quarter and Southeast Quarter of Section 6, and the Northwest Quarter and Southwest Quarter of Section 5, Twp. 28, Rge. 22



**Sunde Land Surveying, LLC.**