

UPPER LANDING URBAN VILLAGE

KNOW ALL MEN BY THESE PRESENTS: That Centex Multi-Family Upper Landing, LLC, a Delaware limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of the following described properties:

Lots 1, 2, 3, 4, 5, and 6, Block 38, Lot 6, Block 39, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 47, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 48, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 49; all in Rice and Irvine's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

And

That part of Lot 12, said Block 47 lying southwesterly of a line 75.00 feet southwesterly of and parallel with the centerline of Chestnut Street as dedicated in said Rice and Irvine's Addition to Saint Paul.

And

Blocks 69 and 70, Irvine's Enlargement of Rice & Irvine's Addition to the Town of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

And

Vacated Spring Street, vacated Water Street (now known as Shepard Road), vacated Walnut Street, vacated Pine Street (now known as Sherman Street) and vacated Elm Street as dedicated in said Rice and Irvine's Addition to St. Paul and said Irvine's Enlargement of Rice & Irvine's Addition to St. Paul.

And

Lots 1 through 79 inclusive, Upper Levee Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

And

Lots 80 through 90 inclusive, Upper Levee Addition to St. Paul No. 2, according to the recorded plat thereof, Ramsey County, Minnesota.

And

Vacated Spring Street, vacated Loretto Street, vacated Mill Street, vacated Elm Street and vacated Alleys as dedicated in said Upper Levee Addition to St. Paul and Upper Levee Addition to St. Paul No. 2.

Described as commencing at the southwest corner of the Southwest Quarter of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence northerly, along the west line of said Southwest Quarter of Section 6, a distance of 51.84 feet to the point of beginning of the land to be described; thence North 36 degrees 51 minutes 04 seconds East a distance of 159.34 feet; thence North 31 degrees 51 minutes 42 seconds East a distance of 132.07 feet; thence North 37 degrees 11 minutes 22 seconds East a distance of 1244.32 feet; thence North 43 degrees 52 minutes 38 seconds East a distance of 74.93 feet; thence northeasterly a distance of 145.47 feet along a tangential curve concave to the southeast having a radius of 1600.00 feet and a central angle of 5 degrees 12 minutes 34 seconds; thence North 49 degrees 05 minutes 12 seconds East a distance of 227.90 feet; thence northeasterly a distance of 127.74 feet along a tangential curve concave to the northwest having a radius of 1050.00 feet and a central angle of 6 degrees 58 minutes 13 seconds; thence North 42 degrees 06 minutes 59 seconds East, tangent to the last described curve, a distance of 339.97 feet; thence northeasterly a distance of 149.79 feet along a tangential curve concave to the northwest having a radius of 2120.00 feet and a central angle of 4 degrees 02 minutes 53 seconds; thence North 38 degrees 04 minutes 06 seconds East a distance of 224.62 feet to a line 75.00 feet northeasterly of and parallel with the centerline of said Chestnut Street and its southeasterly extension; thence North 47 degrees 28 minutes 17 seconds West, parallel with said centerline of Chestnut Street, a distance of 179.62 feet; thence South 53 degrees 41 minutes 00 seconds West a distance of 1625.10 feet to a point on the northwesterly line of said Block 69 distant 208.41 feet southwesterly of the most northerly corner of said Block 69; thence South 41 degrees 53 minutes 43 seconds West a distance of 80.45 feet to the north line of said Upper Levee Addition to St. Paul; thence North 89 degrees 59 minutes 52 seconds East, along said north line of Upper Levee Addition to St. Paul, a distance of 209.42 feet to the centerline of the alley (now known as Spring Street) adjoining Lots 69 through 79, said Upper Levee Addition to St. Paul as dedicated in said Upper Levee Addition to St. Paul; thence South 37 degrees 14 minutes 52 seconds West, along said centerline of Spring Street, a distance of 430.43 feet to the centerline of Spring Street as dedicated in said Upper Levee Addition to St. Paul No. 2 and its northeasterly extension; thence South 44 degrees 27 minutes 32 seconds West a distance of 378.41 feet to the west line of said Upper Levee Addition to St. Paul No. 2; thence South 0 degrees 55 minutes 08 seconds East a distance of 653.70 feet to the point of beginning.

For the purpose of this description, the southeasterly line of said Upper Levee Addition to St. Paul is assumed to bear North 37 degrees 11 minutes 22 seconds East.

And 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:

Those parts of the following described properties:

Lot 11, Block 49, Rice and Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

And

That part of partially vacated Shepard Road (formerly known as Water Street) as dedicated in said Rice and Irvine's Addition to St. Paul described as beginning at the most southerly corner of Lot 7, Block 47, said Rice and Irvine's Addition to Saint Paul; thence southwesterly, along the northwesterly line of said partially vacated Shepard Road, the same being the southeasterly line of Blocks 47, 48 and 49 said Rice and Irvine's Addition to St. Paul, a distance of 552.00 feet to the most southerly corner of Lot 12, said Block 49; thence southeasterly, along the southeasterly extension of the southwesterly line of said Lot 12, a distance of 12.00 feet; thence northeasterly a distance of 247.51 feet to a point on the southeasterly extension of the southwesterly line of Lot 9, Block 48, said Rice and Irvine's Addition to Saint Paul distant 42.00 feet southeasterly from said northwesterly line of partially vacated Shepard Road; thence southeasterly, along said southeasterly extension of the southwesterly line of Lot 9, a distance of 8.00 feet; thence northeasterly, parallel with said northwesterly line of partially vacated Shepard Road, a distance of 306.02 feet to the southeasterly extension of the southwesterly line of said Lot 7; thence northwesterly a distance of 50.00 feet to the point of beginning.

And

That part of said partially vacated Shepard Road described as beginning at the most southerly corner of Lot 9, said Block 47; thence northeasterly, along said northwesterly line of said vacated Shepard Road, a distance of 13.00 feet; thence southeasterly at a right angle a distance of 19.00 feet; thence southwesterly a distance of 137.10 feet to a point on said southeasterly extension of the southwesterly line of Lot 7, distant 50.00 feet southeasterly from said northwesterly line of partially vacated Shepard Road as measured along said southeasterly extension of the southwesterly line of Lot 7; thence northeasterly, along said southeasterly extension of the southwesterly line of Lot 7, a distance of 50.00 feet to the most southerly corner of said Lot 7; thence northeasterly, along said northwesterly line of said vacated Shepard Road, a distance of 120.00 feet to the point of beginning.

Lying southeasterly of a line described as commencing at the southwest corner of the Southwest Quarter of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence northerly, along the west line of said Southwest Quarter of Section 6, a distance of 51.84 feet to the point of beginning of the line to be described; thence North 36 degrees 51 minutes 04 seconds East a distance of 159.34 feet; thence North 31 degrees 51 minutes 42 seconds East a distance of 132.07 feet; thence North 37 degrees 11 minutes 22 seconds East a distance of 1244.32 feet; thence North 43 degrees 52 minutes 38 seconds East a distance of 74.93 feet; thence northeasterly a distance of 145.47 feet along a tangential curve concave to the southeast having a radius of 1600.00 feet and a central angle of 5 degrees 12 minutes 34 seconds; thence North 49 degrees 05 minutes 12 seconds East a distance of 227.90 feet; thence northeasterly a distance of 127.74 feet along a tangential curve concave to the northwest having a radius of 1050.00 feet and a central angle of 6 degrees 58 minutes 13 seconds; thence North 42 degrees 06 minutes 59 seconds East, tangent to the last described curve, a distance of 339.97 feet; and said line there terminating.

For the purpose of this description, the southeasterly line of Upper Levee Addition to St. Paul, according to the recorded plat thereof, is assumed to bear North 37 degrees 11 minutes 22 seconds East.

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 following described property:

The southeasterly 22.00 feet of the southwesterly 30.00 feet of Lot 16, Upper Levee Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

Lying southeasterly of a line described as commencing at the southwest corner of the Southwest Quarter of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence northerly, along the west line of said Southwest Quarter of Section 6, a distance of 51.84 feet to the point of beginning of the line to be described; thence North 36 degrees 51 minutes 04 seconds East a distance of 159.34 feet; thence North 31 degrees 51 minutes 42 seconds East a distance of 132.07 feet; thence North 37 degrees 11 minutes 22 seconds East a distance of 1244.32 feet and said line there terminating.

For the purpose of this description, the southeasterly line of said Upper Levee Addition to St. Paul is assumed to bear North 37 degrees 11 minutes 22 seconds East.

And

That part of the following described property:

The Southeasterly 22 feet of that part of Lot 34, Upper Levee Addition to St. Paul, described as follows: Commencing at the Southwest corner of said Lot 34; thence Northwesterly along the Southwesterly line of Lot 34 to the intersection of said line with Lot 36 of said addition; thence along the boundary line between said Lots 34 and 36 to the intersection thereof with Lot 38 of said addition; thence Northeasterly along the boundary line between said Lots 34 and 38 a distance of 29.75 feet; thence Southeasterly to the Southerly line of Lot 34 at a point which is 31.47 feet Northeasterly from the point of beginning; thence along the Southerly line of said Lot 34 to the point of beginning, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

Lying southeasterly of a line described as commencing at the southwest corner of the Southwest Quarter of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence northerly, along the west line of said Southwest Quarter of Section 6, a distance of 51.84 feet to the point of beginning of the line to be described; thence North 36 degrees 51 minutes 04 seconds East a distance of 159.34 feet; thence North 31 degrees 51 minutes 42 seconds East a distance of 132.07 feet; thence North 37 degrees 11 minutes 22 seconds East a distance of 1244.32 feet and said line there terminating.

For the purpose of this description, the southeasterly line of said Upper Levee Addition to St. Paul is assumed to bear North 37 degrees 11 minutes 22 seconds East.

And

That part of the following described property:

The Southeasterly 22 feet of Lot thirty-six (36), Upper Levee Addition to St. Paul, except that part described as follows: Beginning at a point on the Southeasterly line of said Lot, 34.45 feet Northeasterly from the most Southerly corner of said Lot; thence Southwesterly 34.45 feet to the most Southerly corner of said Lot; thence Northwesterly along the line between said Lot 36 and Lot 37 in said Addition 60 feet; thence Northeasterly 45 feet to a point distant 55 feet from the place of beginning; thence Southeasterly 55 feet to the place of beginning.

Lying southeasterly of a line described as commencing at the southwest corner of the Southwest Quarter of Section 6, Township 28, Range 22, Ramsey County, Minnesota; thence northerly, along the west line of said Southwest Quarter of Section 6, a distance of 51.84 feet to the point of beginning of the line to be described; thence North 36 degrees 51 minutes 04 seconds East a distance of 159.34 feet and said line there terminating.

For the purpose of this description, the southeasterly line of said Upper Levee Addition to St. Paul is assumed to bear North 37 degrees 11 minutes 22 seconds East.

And

That part of Lot 12, Block 47, Rice and Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, lying northeasterly of a line 75.00 feet southwesterly of and parallel with the centerline of Chestnut Street as dedicated in said Rice and Irvine's Addition to Saint Paul.

UPPER LANDING URBAN VILLAGE

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

In witness whereof said Centex Multi-Family Upper Landing, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 29th day of July, 2002.

Signed: Centex Multi-Family Upper Landing, LLC

Stephen M. Weinberg Chairman

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 29th day of July, 2002, by Stephen M. Weinberg Chairman of Centex Multi-Family Upper Landing, LLC, a Delaware limited liability company, on behalf of the company.



Carrie L. Rutnam
Notary Public, Dallas County, Texas
My Commission Expires 7-10-04

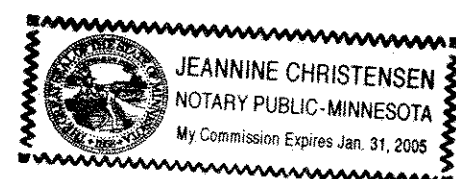
In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, has caused these presents to be signed by its proper officer this 2nd day of August, 2002.

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

D.B. Bastrom Chair

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 2nd day of August, 2002 by Daniel B. Bastrom Chair 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.



Jeannine Christensen
Notary Public, Minnesota
My Commission Expires January 31, 2005

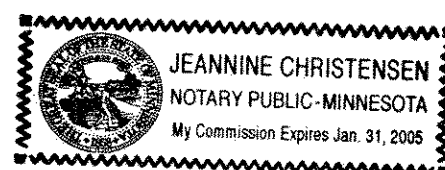
In witness whereof said City of Saint Paul, Minnesota, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this 2nd day of August, 2002.

Signed: City of Saint Paul, Minnesota

Dennis J. Flaherty Deputy Mayor

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 2nd day of August, 2002 by Dennis J. Flaherty Dep. Mayor of the City of Saint Paul, Minnesota, a Minnesota municipal corporation, on behalf of the corporation.



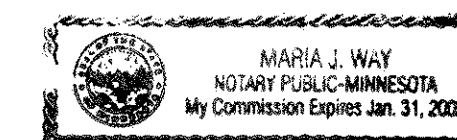
Jeannine Christensen
Notary Public, Minnesota
My Commission Expires January 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as UPPER LANDING URBAN VILLAGE; 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.

Mark S. Hanson
Mark S. Hanson, Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of July, 2002 by Mark S. Hanson, a Licensed Land Surveyor.



Maria J. Way
Notary Public, Minnesota
My Commission Expires January 31, 2005

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 5 day of June, 2002 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.

Donald J. June
Clerk

Taxes payable in the year 2002 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 13 day of August, 2002.

Dorothy McClung Director
Department of Property Taxation

By Debrahn K. McShea Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 16th day of AUGUST, 2002, 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

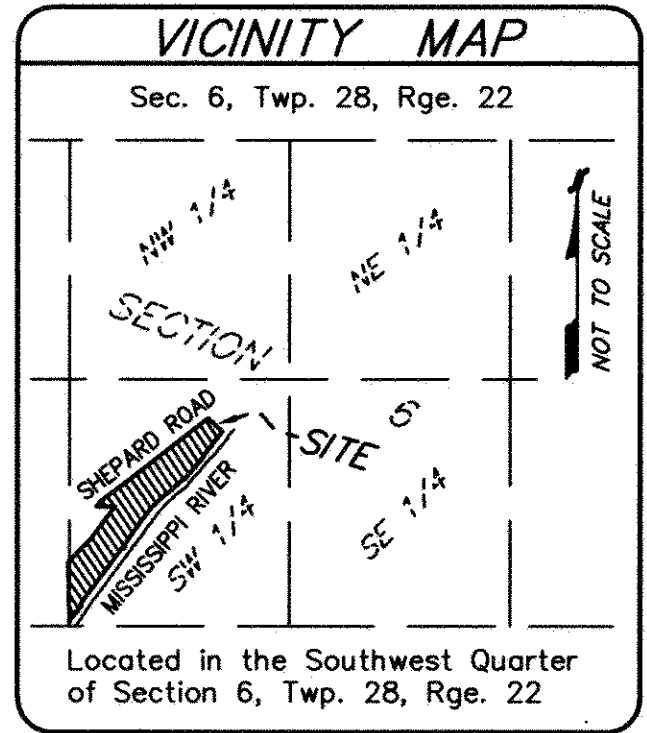
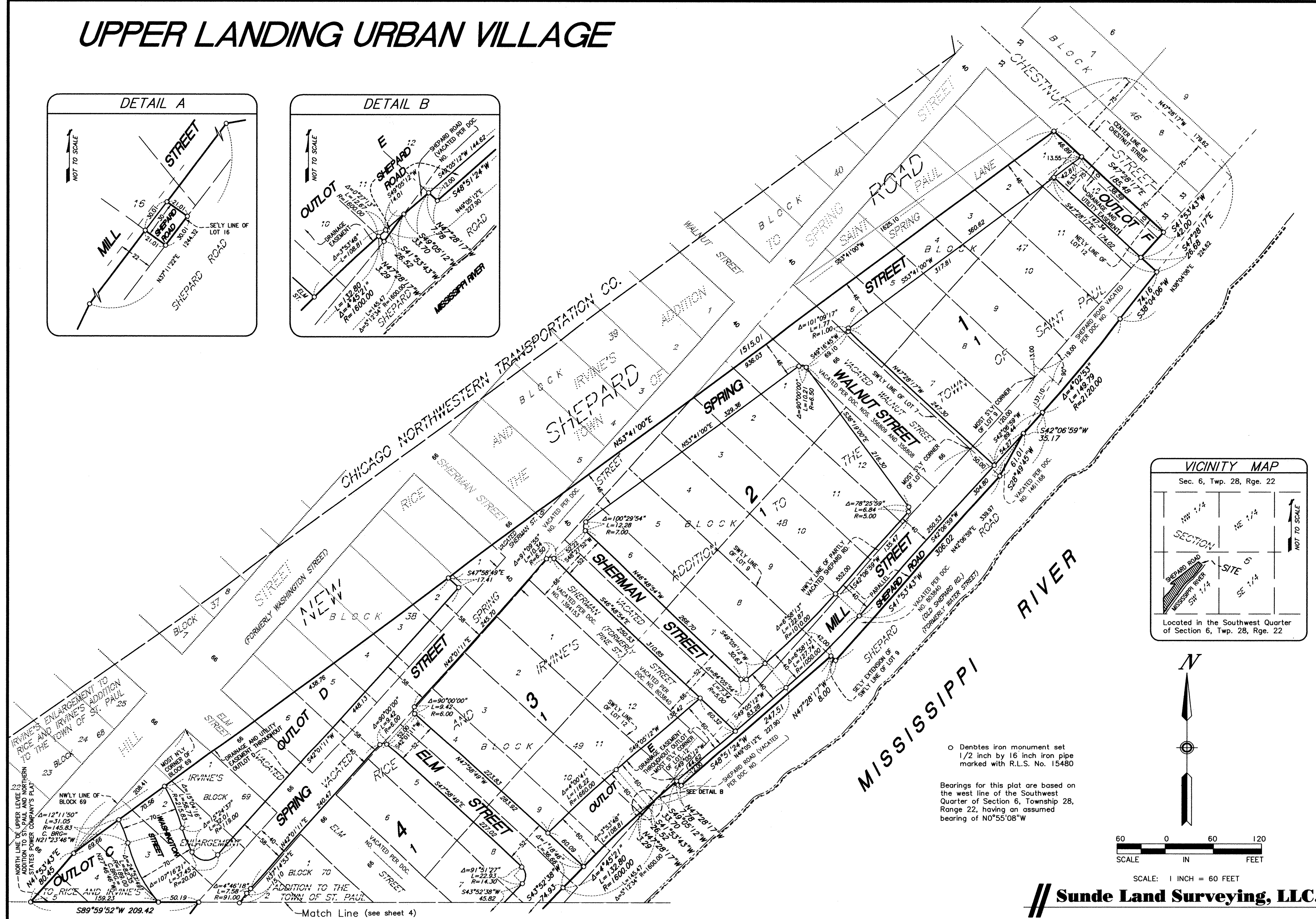
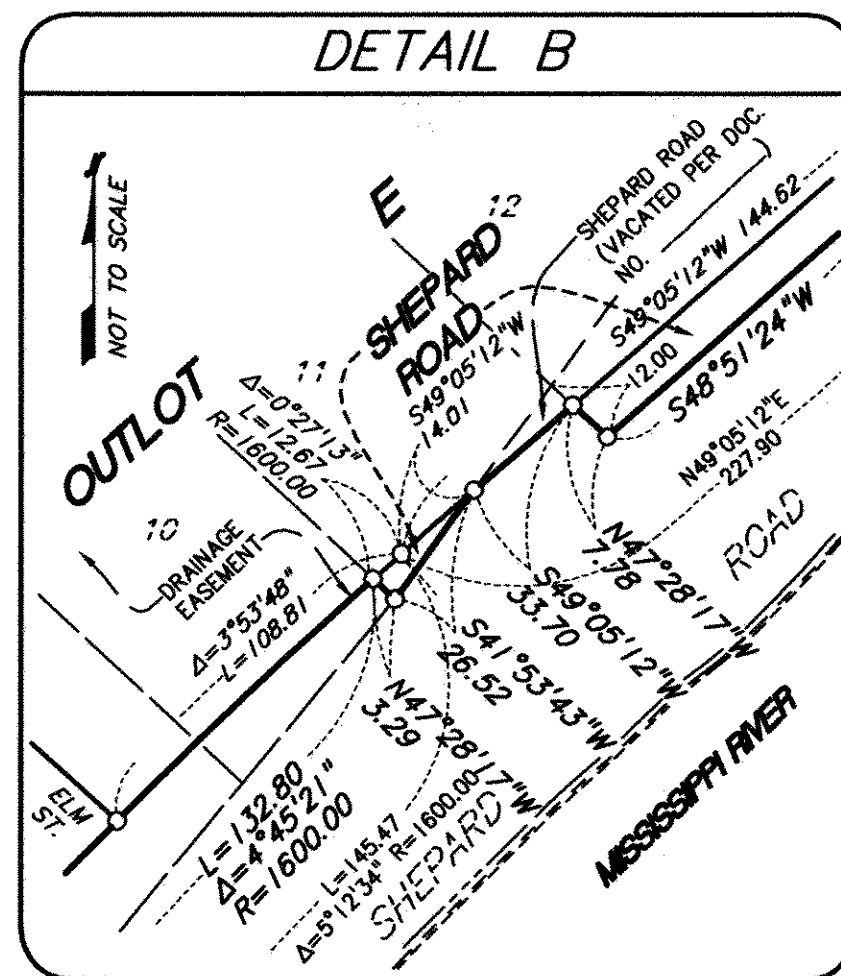
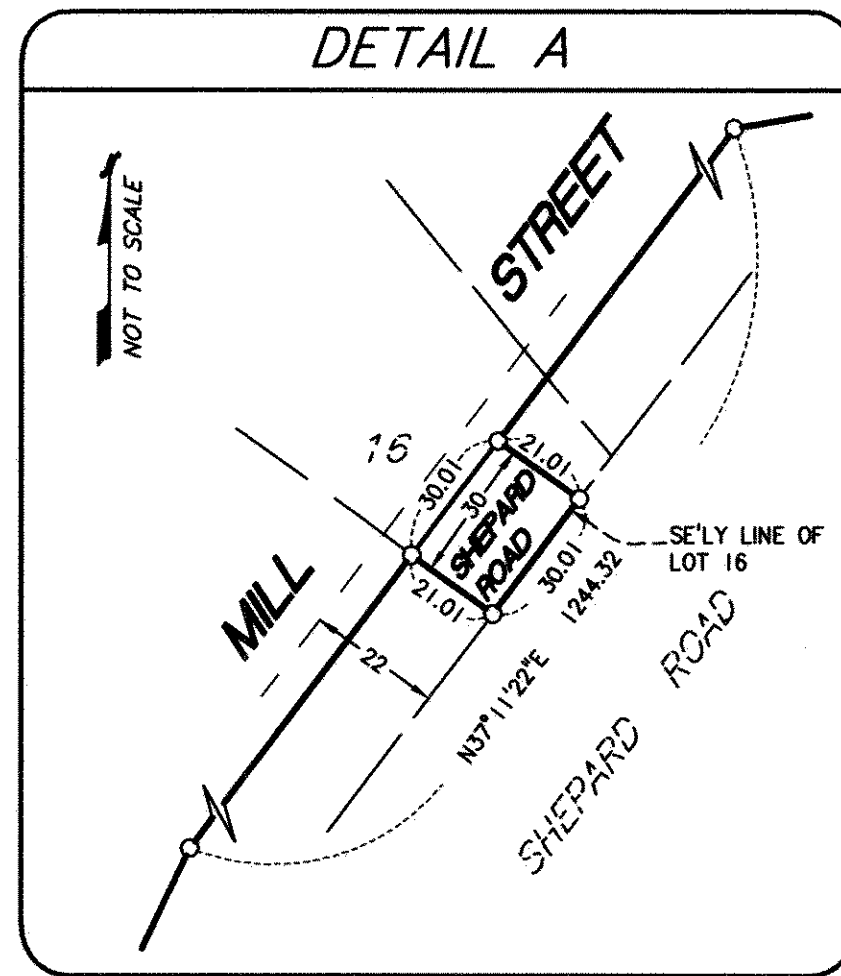
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of UPPER LANDING URBAN VILLAGE was filed in the office of the Registrar of Titles for public record on this 16th day of August, 2002 at 4:00 o'clock P.M. and was duly filed in Book 44 of Plats, Pages 22, 23, 24 and 25 as Document Number 1751214.

Deputy Registrar of Titles

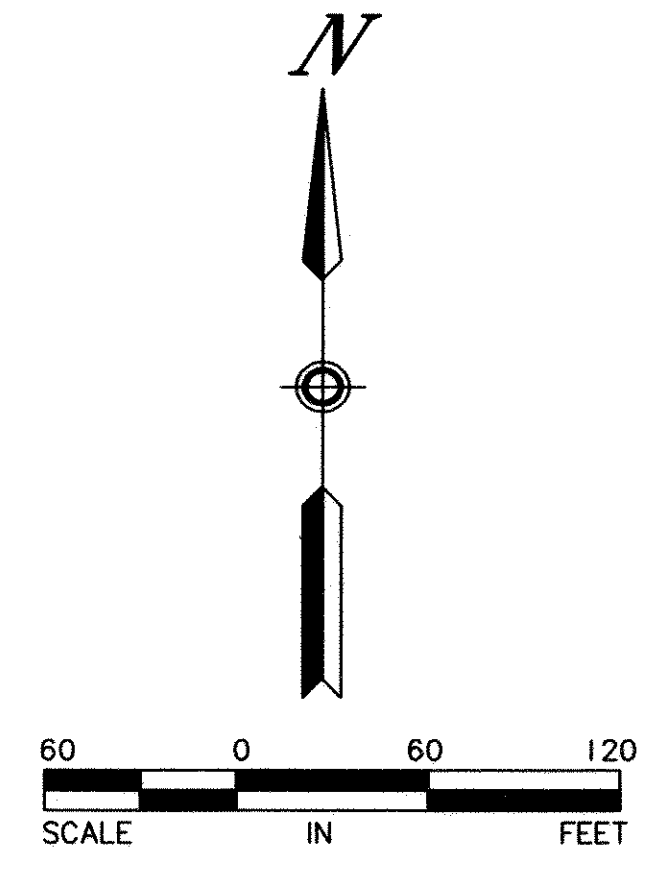
// Sunde Land Surveying, LLC.

UPPER LANDING URBAN VILLAGE



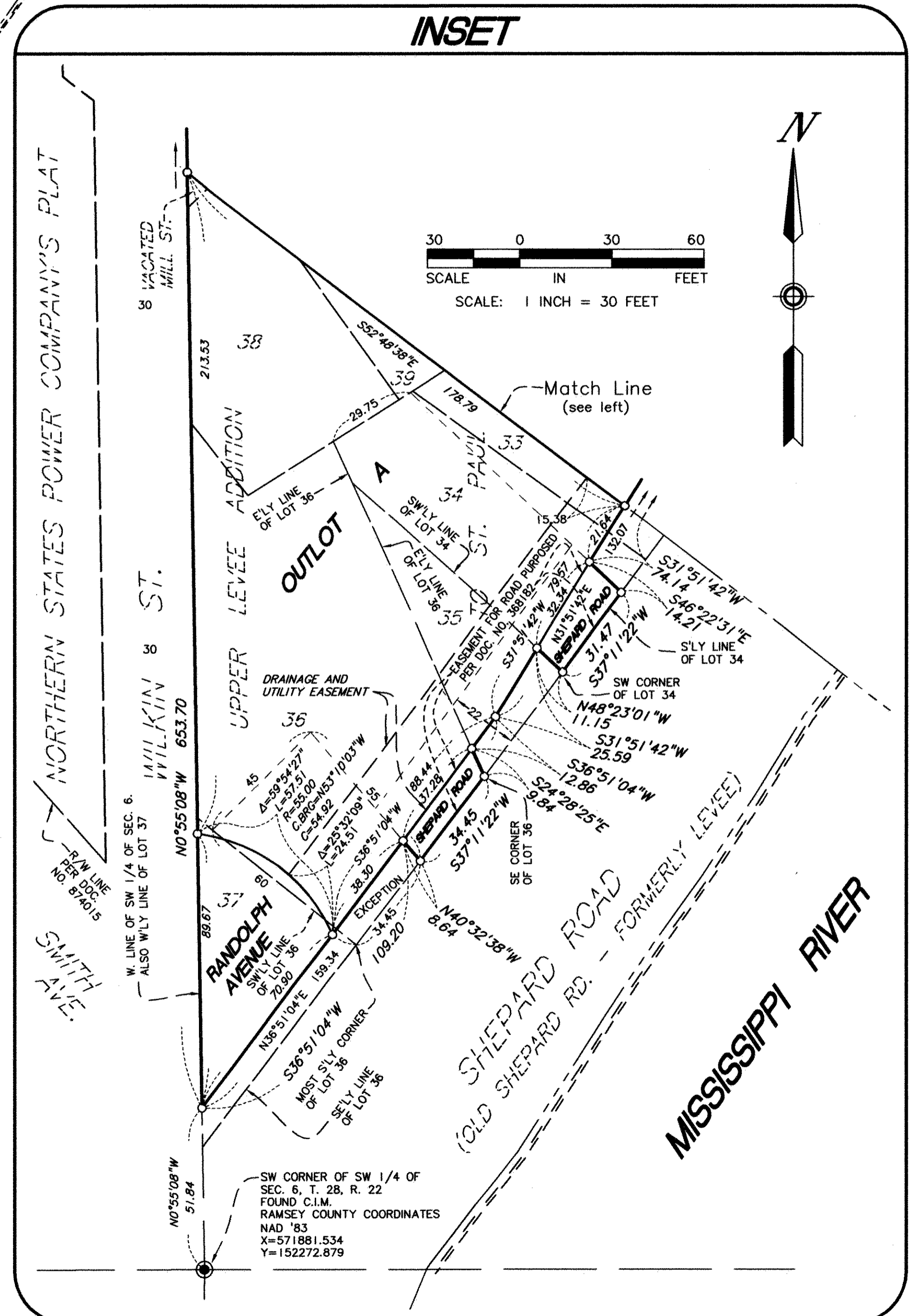
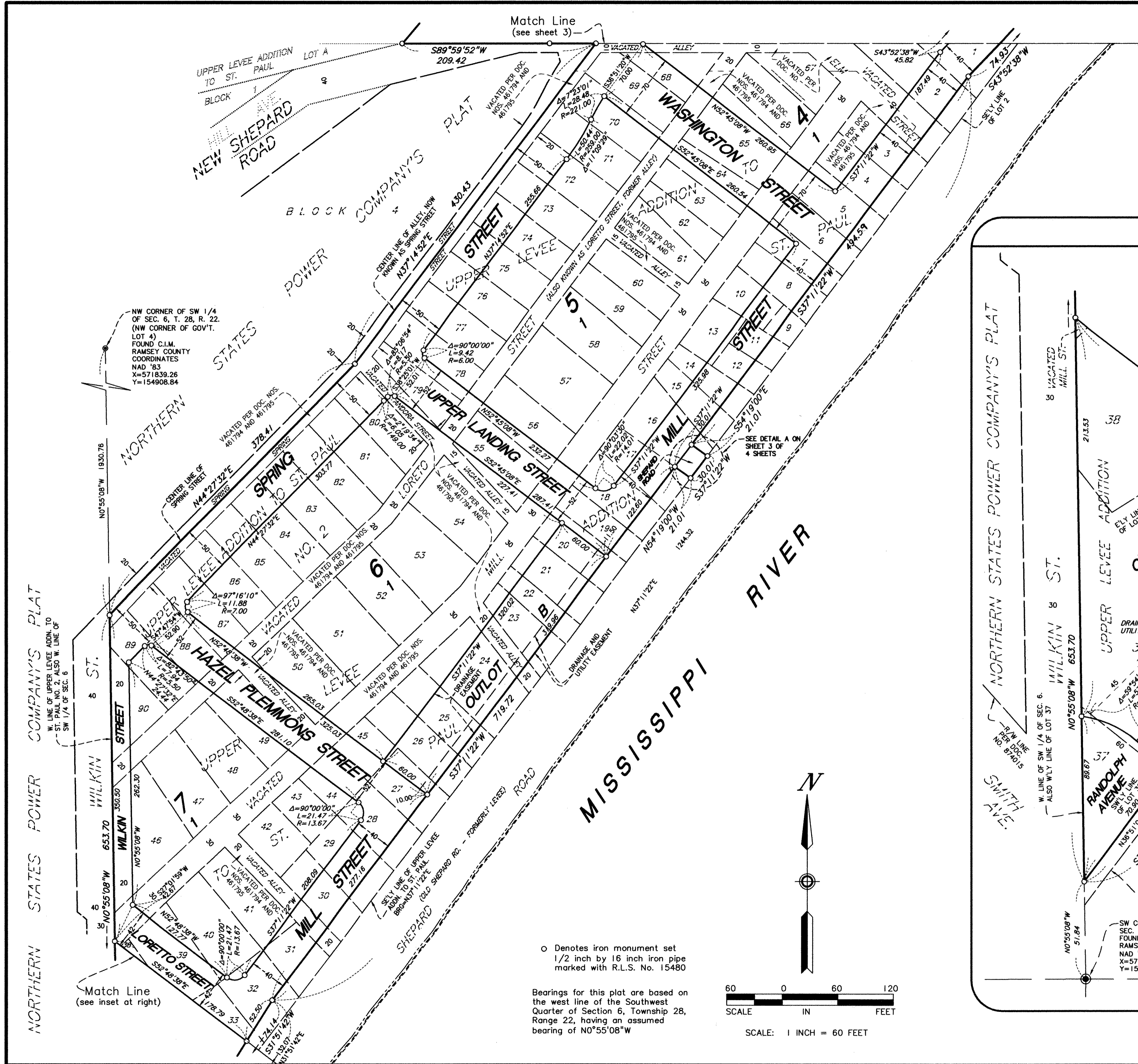
○ Denotes iron monument set 1/2 inch by 16 inch iron pipe marked with R.L.S. No. 15480

Bearings for this plat are based on the west line of the Southwest Quarter of Section 6, Township 28, Range 22, having an assumed bearing of N0°55'08"W



Sunde Land Surveying, LLC.

UPPER LANDING URBAN VILLAGE



Sunde Land Surveying, LLC.