

SCHMIDT BREWERY ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That BHGDN, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Block 27, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, bounded by Cascade Street, James Street, Onida Street, and Erie Street, together with that part of the South Half of vacated Cascade Street lying between the Northerly extensions of the West and East lines of the above described parcel, and together with that part of the East Half of vacated Onida Street lying South of the centerline of vacated Cascade Street and North of the North line of James Avenue, formerly James Street, and together with that part of said Block 27 lying within the West Half of vacated Erie Street, as shown in Book 3 of Street Openings page 19, Ramsey County Records, a distance of 252.28 feet South of its intersection with the North line of said parcel and North of the North line of said James Avenue.

Except that part of the above described property which lies Southeasterly of the southwesterly extension of a line described as beginning at a point on the East line of said Block 27, 133.46 feet South of the Northeast corner thereof; thence Southwesterly to a point in the Easterly line of Erie Street as shown in Book 3 of Street Openings, Page 19, Ramsey County Records, a distance of 252.28 feet South of its intersection with the North line of said Block 27 and there terminating;

Together with:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, Block 1, Stinson and Ramsey's Sub-division of the West half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, according to the plat thereof on file and of record in the Register of Deeds within and for said county; together with the North Half of Cascade Street vacated as accrued to said Lots 17 and 18 by reason of the vacation thereof, and together with the East Half of vacated Onida Street as accrued to Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in said Block 1, by reason of the vacation thereof;

Also, those parts of the following described property:

Lots 5, 6 and 7, Block 1, Stinson and Ramsey's Sub-division of the West Half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, except that part taken for widening West 7th Street together with that part of Lot 28, said Block 1, lying Westerly of the West line of Lot 27 in said Block 1 extended in a straight line Northerly across said Lot 28;

Which lie southerly of a line described as commencing at the Southwest corner of said Lot 7; thence Northerly, along the Westerly line of said Lot 7, a distance of 12.20 feet to the point of beginning of the line to be described; thence Easterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 66.40 feet; thence Northerly, deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 18.80 feet; thence Easterly, deflecting to the right 90 degrees 00 minutes 00 seconds to the Easterly line of said Block 1, and said line there terminating;

Together with:

Lots 1 through 20 inclusive, Block 26, A.V. Brown's Subdivision of Blocks 19, 24 and the East Half of 26, Stinson, Brown & Ramsey's Addition to Saint Paul, together with that part of the South half of vacated Palace Street lying between the Northerly extensions of the East line of Lot 10 and the West line of Lot 11 in said Block 26, and together with that part of the East half vacated Webster Street, formerly Second Street, lying Southeast of the extended Southeasterly right of way line of West 7th Street, as widened, and lying North of the North line of James Avenue, formerly James Street, and that part of the West half of said vacated Webster Street, lying Southeast of the extended Southeasterly right of way line of West 7th Street, as widened, and lying North of the extension across said street of the North line of Lot 5, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition, and together with that part of the West half of vacated Onida Street lying South of the centerline of vacated Palace Street and lying North of the North line of James Avenue;

Together with:

The North 79.46 feet of the South 180.26 feet of the East 11.00 feet of Lots 1 through 5, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition. Together with the West half of Webster Street, formerly Second Street, vacated, lying between the extensions across said street of the South line of said Lot 1 and the North line of said Lot 5;

Together with:

Those parts of Lots 1, 19 and 20 lying Southeast of the Southeasterly line of West 7th Street, as widened, in Block 17, Stinson, Brown and Ramsey's Addition to St. Paul, except those parts which lie Northerly and Easterly of the following described line:

Commencing at the Southeast corner of said Lot 1; thence Northerly, along the Easterly line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence Westerly, parallel with the Southerly lines of said Lots 1 and 20, a distance of 155.29 feet; thence Northerly, parallel with the Easterly line of said Block 17, to the Southeasterly line of said West 7th Street, as widened, and said line there terminating.

Together with that part of the North half of vacated Palace Street lying West of the Southerly extension of the East line of Lot 1, said Block 17, lying Southeast of the extended Southeasterly line of West 7th Street, as widened, and lying East of the East line of Webster Street extended, and also together with that part of the West half of vacated Onida Street lying North of the centerline of vacated Palace Street and Southeast of the extended Southeasterly line of West 7th Street, as widened;

Together with:

That part of Block 27, Stinson, Brown and Ramsey's Addition to St. Paul, lying Northerly of James Street as shown in Book 18 of Street Openings, Page 11, Ramsey County Records, and lying Southeasterly of a line which is 50 feet Southeasterly of, as measured at right angles to, and parallel with the following described line: Beginning at a point on the East line of said Block 27, 133.46 feet South of the Northeast corner thereof; thence Southwesterly to a point in the Easterly line of Erie Street as shown in Book 3 of Street Openings, Page 19, Ramsey County Records, a distance of 252.28 feet South of its intersection with the North line of said Block 27 and there terminating;

Together with:

That part of Block 27, Stinson, Brown and Ramsey's Addition to St. Paul, lying Easterly of Erie Street as shown in Book 3 of Street Openings, Page 19, Ramsey County Records, and lying Northerly of a line described as follows: Beginning at a point on the East line of said Block 27, 133.46 feet South of the Northeast corner thereof; thence Southwesterly to a point in the Easterly line of Erie Street as shown in Book 3 of Street Openings, Page 19, Ramsey County Records, a distance of 252.28 feet South of its intersection with the North line of said Block 27 and there terminating, together with that part of said Block 27 lying within the East half of vacated Erie Street, as shown in Book 3 of Street Openings page 19, Ramsey County Records, lying South of the South line of Cascade Street, and lying North of the Southwesterly extension of the above described line;

AND that West 7th/Fort Road Federation, Inc., a Minnesota nonprofit corporation, owner, and Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota body corporate and politic, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 6 and 7 and those parts of Lots 8, 9 and 10 lying Southeasterly of the Southeasterly line of West 7th Street, as widened, all in Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota;

Together with:

All those parts of Lots 13, 14 and 15, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota, lying Southeasterly of the Southeasterly line of West 7th Street;

Together with:

Lots 1, 2, 3, 4, 5, 17, 18, 19 and 20, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota, excepting therefrom the North 79.46 feet of the South 180.26 feet of the East 11.00 feet of said Lots 1 through 5;

Together with:

Lot 16, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition;

Together with:

Those parts of Lots 1, 2, 3, 4, 5, 6, 18, 19 and 20 all in Block 17, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, which lie southeasterly of the southeasterly line of West 7th Street, as widened, and which lie Northerly and Easterly of the following described line:

Commencing at the Southeast corner of said Lot 1; thence Northerly, along the Easterly line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence Westerly, parallel with the Southerly lines of said Lots 1 and 20, a distance of 155.29 feet; thence Northerly, parallel with the Easterly line of said Block 17, to the Southeasterly line of said West 7th Street, as widened, and said line there terminating.

Together with:

Those parts of the following described property:

Lots 1, 2, 4, 5, 6 and 7, Block 1, Stinson and Ramsey's Subdivision of the West Half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, except those parts taken for widening West 7th Street, together with Lot 3, Block 1, Stinson and Ramsey's Subdivision of the West Half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul, together with that part of Lot 28, said Block 1, lying Westerly of the West line of Lot 27 in said Block 1 extended in a straight line Northerly across said Lot 28,

Which lie northerly of a line described as commencing at the Southwest corner of said Lot 7; thence Northerly, along the Westerly line of said Lot 7, a distance of 12.20 feet to the point of beginning of the line to be described; thence Easterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 66.40 feet; thence Northerly, deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 18.80 feet; thence Easterly, deflecting to the right 90 degrees 00 minutes 00 seconds to the Easterly line of said Block 1, and said line there terminating.

Have caused the same to be surveyed and platted as SCHMIDT BREWERY ADDITION and do hereby dedicate or donate to the public for public use forever the public ways and the utility easement as shown on this plat.

In witness whereof said BHGDN, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19th day of September, 2012.

Signed: BHGDN, LLC

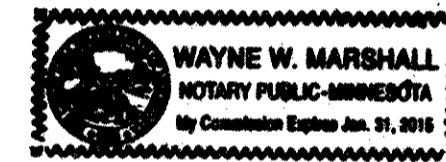
[Signature]
Dave Kreitzer, Board Member, Treasurer

State of MINNESOTA
County of RAMSEY

The foregoing instrument was acknowledged before me this 19th day of September, 2012, by Dave Kreitzer, Board Member, Treasurer of BHGDN, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]

Notary Public Hennepin County, Minnesota
My Commission Expires 1/31/2015



In witness whereof said West 7th/Fort Road Federation, Inc., a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this 19th day of September, 2012.

Signed: WEST 7TH/FORT ROAD FEDERATION, INC.

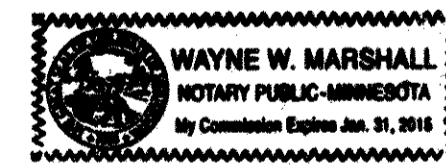
[Signature]
Name Title

State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 19th day of September, 2012, by EDWARD JOHNSON, Director of West 7th/Fort Road Federation, Inc., a Minnesota nonprofit corporation, on behalf of the corporation.

[Signature]

Notary Public Hennepin County, Minnesota
My Commission Expires 1/31/2015



In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota body corporate and politic, has caused these presents to be signed by its proper officer, this 21st day of September, 2012.

Signed: HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

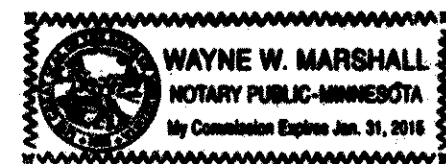
[Signature]
its Chair

State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 21st day of September, 2012, by DAVID THUNE, Chair of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota body corporate and politic, on behalf of the body.

[Signature]

Notary Public Hennepin County, Minnesota
My Commission Expires 1/31/2015



SURVEYORS CERTIFICATION

I, Richard L. Licht, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year as indicated on this plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 11th day of September, 2012.

[Signature]
Richard L. Licht, Professional Land Surveyor
Minnesota License No. 26724

State of Minnesota
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of September, 2012, by Richard L. Licht, a Professional Land Surveyor.

[Signature]
Sharon F. Morin
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2015

CITY OF SAINT PAUL

I do hereby certify that on the 1 day of August, 2012, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

[Signature]
Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2012 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 19th day of Nov, 2012.

[Signature] Director By *[Signature]* Deputy
Property Records and Revenue

COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 19th day of November, 2012.

[Signature]
Craig W. Hinzman, Land Surveyor
Ramsey County Surveyor
BY: *[Signature]*
DANIEL D. BAAR
DEPUTY COUNTY SURVEYOR

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of SCHMIDT BREWERY ADDITION was filed in the office of the Registrar of Titles for public record on this 19th day of November, 2012, at 1 o'clock P.M. and was duly filed in

Book 48 of Plats, Pages 27 and 28, as Document No. 2198185.

Deputy Registrar of Titles

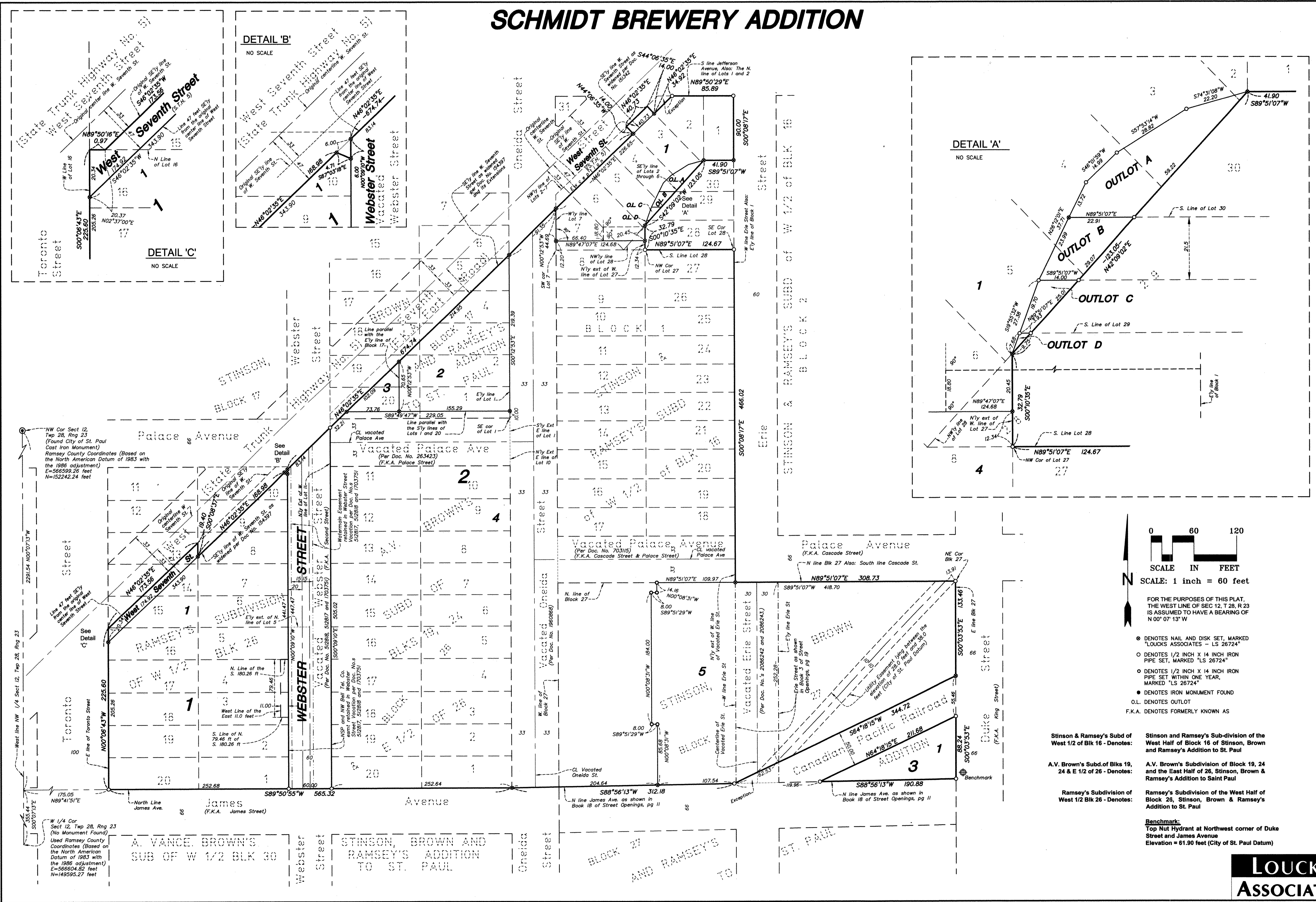
COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of SCHMIDT BREWERY ADDITION was filed in the office of the County Recorder for public record on this 19th day of November, 2012, at 1 o'clock P.M. and was duly filed in Book

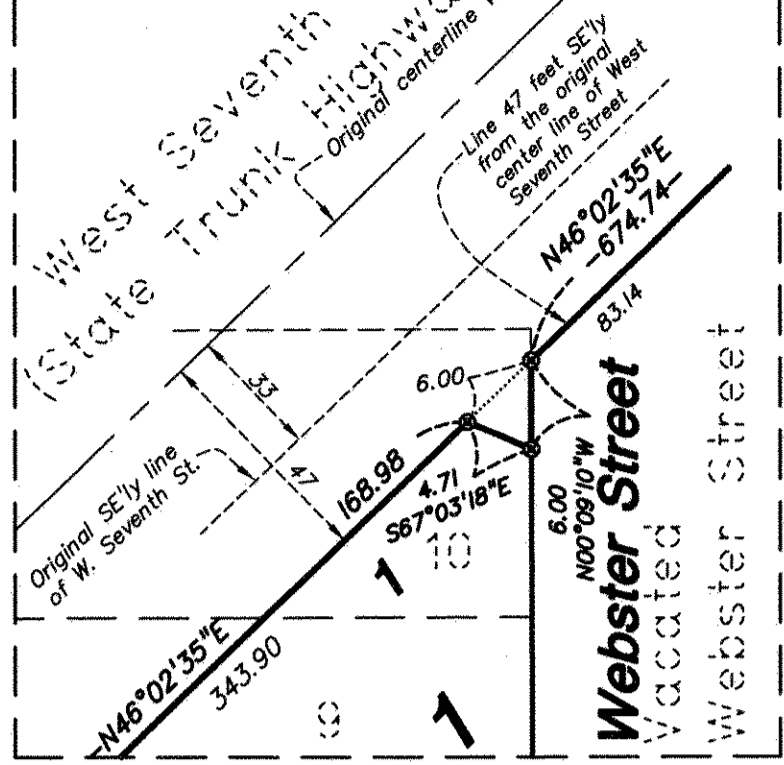
48125 of Plats, Pages 25 and 26, as Document No. 4379919.

Deputy County Recorder

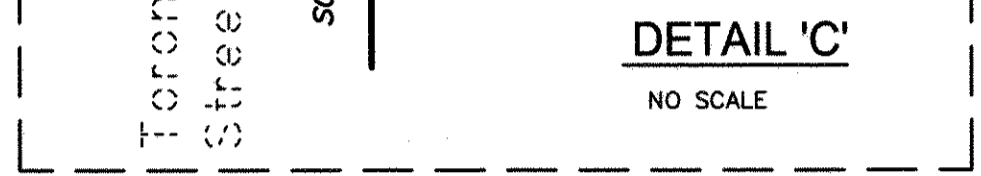
SCHMIDT BREWERY ADDITION



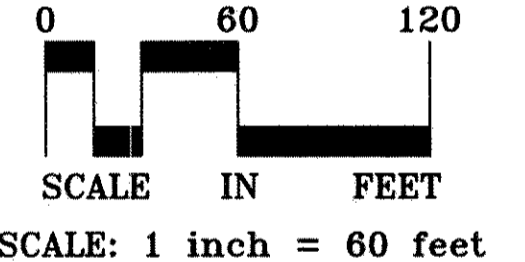
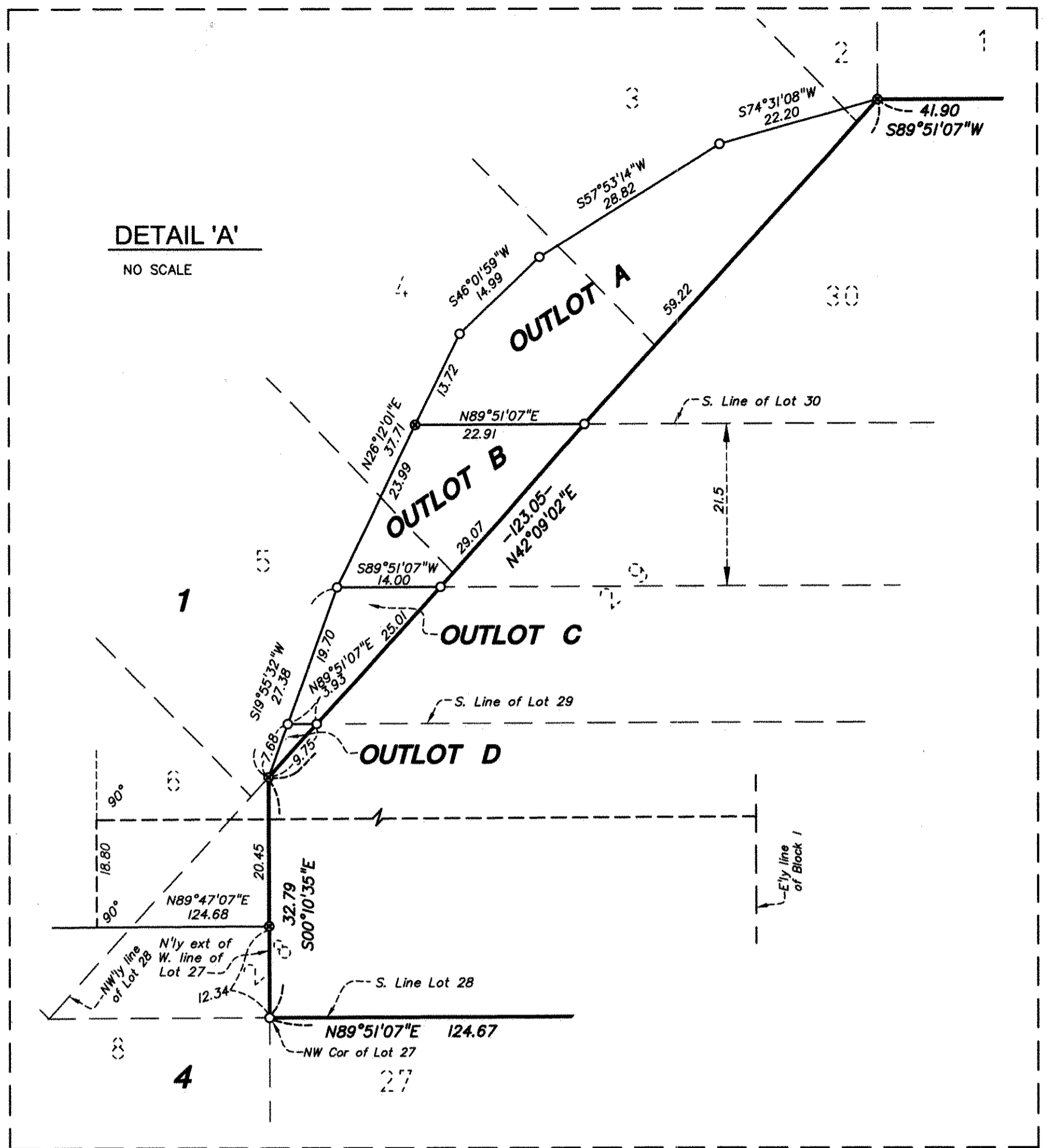
DETAIL 'B'
NO SCALE



DETAIL 'C'
NO SCALE



DETAIL 'A'
NO SCALE



SCALE: 1 inch = 60 feet

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF SEC 12, T 28, R 23 IS ASSUMED TO HAVE A BEARING OF N 00° 07' 13" W

- DENOTES NAIL AND DISK SET, MARKED "LOUCKS ASSOCIATES - LS 26724"
- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET, MARKED "LS 26724"
- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET WITHIN ONE YEAR, MARKED "LS 26724"
- DENOTES IRON MONUMENT FOUND
- O.L. DENOTES OUTLOT
- F.K.A. DENOTES FORMERLY KNOWN AS

- Stinson & Ramsey's Subd of West 1/2 of Blk 16 - Denotes: Stinson and Ramsey's Sub-division of the West Half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul
- A.V. Brown's Subd. of Blks 19, 24 & E 1/2 of 26 - Denotes: A.V. Brown's Subdivision of Block 19, 24 and the East Half of 26, Stinson, Brown & Ramsey's Addition to Saint Paul
- Ramsey's Subdivision of West 1/2 Blk 26 - Denotes: Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul

Benchmark:
Top Nut Hydrant at Northwest corner of Duke Street and James Avenue
Elevation = 61.90 feet (City of St. Paul Datum)

LOUCKS ASSOCIATES