

WEST SIDE FLATS

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

Lots 1, 2, 3, 4, 5, 6 and 7, Block 176, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Minnesota;

Together with:

That part of vacated Starkey Street, originally dedicated as Cedar Street, in ROBERTSON'S ADDITION TO WEST ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, which lies southwesterly of the center line and its northwesterly extension of that part of said Starkey Street lying between Blocks 175 and 176, said ROBERTSON'S ADDITION TO WEST ST. PAUL, which lies southeasterly of the northeasterly extension of the northwesterly line of said Block 176 and which lies westerly of a line drawn from the most easterly corner of said Block 176 to a point on the center line of said Starkey Street 87.00 feet northerly from the intersection of the center line of said Starkey Street with the northeasterly extension of the southeasterly line of said Block 176.

Together with:

Those parts of vacated Water Street and Starkey Street, originally dedicated as Mill Street and Cedar Street in ROBERTSON'S ADDITION TO WEST ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, which lie southwesterly of the center line and its northwesterly extension of that part of said Starkey Street lying between Blocks 175 and 176, said ROBERTSON'S ADDITION TO WEST ST. PAUL, which lie northwesterly of the northwesterly line of said Block 176 and its northeasterly extension and which lie northeasterly of a line drawn from the most westerly corner of said Block 176 to the most southerly corner of Block A, said ROBERTSON'S ADDITION TO WEST ST. PAUL;

Together with:

Lots 1, 2, 3 and 4, Block A, said ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Minnesota;

Together with:

The southeasterly 25.00 feet of Lots 1, 2 and 3, Block D, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Minnesota;

Together with:

That part of Government Lot Seven (7) in Section Six (6), Township Twenty-eight (28), Range Twenty-two (22) described as follows:

Beginning at the intersection of the Northerly line of Water Street and the Northeasterly line of Block One Hundred Seventy-six (176), ROBERTSON'S ADDITION TO WEST ST. PAUL, produced; thence Northerly on said produced line to the intersection with a line ten (10) feet Southwesterly from and parallel with the Southwesterly line of Lot Fourteen (14), Block Four (4), BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL; thence Northwesterly along said parallel line and prolongation thereof to intersection of a line three hundred (300) feet Northwesterly from and parallel with the Northerly line of Water Street; thence Southwesterly along said parallel line to the intersection with the Easterly line of ROBERTSON'S ADDITION TO WEST ST. PAUL; thence Southeasterly along said Easterly line of ROBERTSON'S ADDITION TO WEST ST. PAUL to the aforesaid Northerly line of Water Street; thence along the Northerly line of Water Street to the point of beginning.

Together with:

That part of Government Lot 7, Section 6, Township 28, Range 22, bounded by a line described as follows:

Beginning at the intersection of the North line of Water Street and the Southwesterly line of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL produced Southeasterly; thence Northwesterly along the Southwesterly line of said Lot 14 and that line produced to the Northwesterly corner of said Lot 14; thence Northwesterly on said line produced 48.1 feet; thence Northwesterly at an angle to the right of 26 degrees 45 minutes a distance of 79.76 feet; thence southwesterly, deflecting to the left 111 degrees 07 minutes 08 seconds, a distance of 46.12 feet to the intersection with a line 10.00 feet distant from, southwesterly of and parallel to a prolongation of the southwesterly line of said Lot 14; thence Southeasterly and parallel to a prolongation of the Southwesterly line of said Lot 14, to a prolongation of the Northeasterly line of Block 176, ROBERTSON'S ADDITION TO WEST ST. PAUL produced Northwesterly; thence Southeasterly along a prolongation of the said Northeasterly line of Block 176 to the Northwesterly line of Water St.; thence Northwesterly along the Northwesterly line of Water St. to the point of beginning;

Together with:

Beginning at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL; thence Northwesterly along the southwesterly line of said Lot 14 produced a distance of 48.1 feet; thence Northwesterly at an angle to the right from last described line 26 degrees 45 minutes a distance of 79.76 feet; thence northwesterly, deflecting to the right 68 degrees 52 minutes 52 seconds, to the northwesterly extension of the center line of that part of Starkey Street lying between Blocks 175 and 176, ROBERTSON'S ADDITION TO WEST ST. PAUL; thence southeasterly along said centerline to the intersection with the southwesterly line of Lot 14, said Block 4 produced southeasterly; thence northwesterly to the point of beginning;

Together with:

Commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL; thence Northwesterly along the Southwesterly line of said Lot 14 produced a distance of 48.1 feet; thence Northwesterly at an angle to the right from last described line 26 degrees 45 minutes, along a line hereinafter mentioned as "Line A", a distance of 79.76 feet to a point hereinafter mentioned as "Point A"; thence northeasterly, deflecting to the right 68 degrees 52 minutes 52 seconds, to the northwesterly extension of the center line of that part of Starkey Street lying between Blocks 175 and 176, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Minnesota; thence northwesterly, along the extended center line of said Starkey Street, a distance of 14.59 feet to the point of beginning; thence northwesterly, deflecting to the left 20 degrees 18 minutes 32 seconds a distance of 98.25 feet; thence southwesterly to a point on the northwesterly extension of the aforementioned "Line A" distant 133.28 feet northwesterly of the aforementioned "Point A"; thence northwesterly, along the northwesterly extension of the aforementioned "Line A", to the Mississippi River; thence northeasterly along the southerly line of the Mississippi River, to the northwesterly extension of the center line of said Starkey Street; thence southeasterly to the point of beginning;

Together with:

That part described as commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL; thence Northwesterly, along the Southwesterly line of said Lot 14 produced, a distance of 48.1 feet; thence Northwesterly at an angle to the right from last described line 26 degrees 45 minutes, along a line hereinafter mentioned as "Line A", a distance of 79.76 feet to a point hereinafter mentioned as "Point A"; thence southwesterly, deflecting to the left 111 degrees 07 minutes 08 seconds, to the intersection with a line 10.00 feet distant from southwesterly of and parallel to a prolongation of the southwesterly line of said Lot 14; thence northwesterly along said parallel line, a distance of 155.11 feet to the point of beginning; thence northeasterly, deflecting to the right 101 degrees 58 minutes 40 seconds, a distance of 91.20 feet; thence easterly to a point on the northwesterly extension of the aforementioned "Line A" distant 133.28 feet northwesterly of the aforementioned "Point A"; thence northwesterly, along the northwesterly extension of the aforementioned "Line A" to the Mississippi River; thence Southwesterly along the Southerly line of the Mississippi River to a line Northeasterly of and parallel to the Northeasterly boundary of Block "H", ROBERTSON'S ADDITION TO WEST ST. PAUL and distant 20 feet therefrom and said line produced; thence Southeasterly parallel with the Northeasterly boundary of said Block "H" to a line Northwesterly of and parallel to the Northwesterly line of Water St. and distant 300 feet therefrom; thence Northeasterly parallel with the Northwesterly line of Water St. to a line 10 feet distant from, Southwesterly of and parallel to a prolongation of the southwesterly line of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL; thence northwesterly to the point of beginning;

AND that the City of Saint Paul, a Minnesota Home Rule Charter City, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL; thence Northwesterly along the Southwesterly line of said Lot 14 produced a distance of 48.1 feet; thence Northwesterly at an angle to the right from last described line 26 degrees 45 minutes, along a line hereinafter mentioned as "Line A", a distance of 79.76 feet to the point of beginning; thence northeasterly, deflecting to the right 68 degrees 52 minutes 52 seconds, to the northwesterly extension of the center line of that part of Starkey Street lying between Blocks 175 and 176, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Minnesota; thence northwesterly, along said extended center line of said Starkey Street, a distance of 14.59 feet; thence northwesterly, deflecting to the left 20 degrees 18 minutes 32 seconds a distance of 98.25 feet; thence southwesterly to a point on the northwesterly extension of the aforementioned "Line A" distant 133.28 feet northwesterly of the point of beginning; thence southeasterly to the point of beginning;

Together with:

That part described as commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SAINT PAUL; thence Northwesterly, along the Southwesterly line of said Lot 14 produced, a distance of 48.1 feet; thence Northwesterly at an angle to the right from last described line 26 degrees 45 minutes, along a line hereinafter mentioned as "Line A", a distance of 79.76 feet to the point of beginning; thence southwesterly, deflecting to the left 111 degrees 07 minutes 08 seconds, to the intersection with a line 10.00 feet distant from, southwesterly of and parallel to a prolongation of the southwesterly line of said Lot 14; thence northwesterly, along said parallel line, a distance of 155.11 feet; thence northeasterly, deflecting to the right 101 degrees 58 minutes 40 seconds, a distance of 91.20 feet; thence easterly to a point on the northwesterly extension of the aforementioned "Line A" distant 133.28 feet northwesterly of the point of beginning; thence southeasterly to the point of beginning;

Together with:

That part of Government Lot 7, Section 6, Township 28, Range 22, lying within the following described lines:

Beginning at the Southeast corner of Block H, Robertson's Addition; thence bearing Northwesterly along the Northeasterly line of said block to the shore line of the Mississippi River; thence Northeasterly along the shore line to the intersection with a line parallel to and 20 feet Northeasterly from the Northeasterly line of Block H; thence bearing Southeasterly on said parallel line to the intersection with a line parallel to and 300 feet Northwesterly from the Northwesterly line of Water Street; thence bearing Southwesterly along said parallel line to the extended Northwesterly line of Block H a distance of 20 feet and thence bearing Northwesterly along said Northeasterly line to the point of beginning.

Have caused the same to be surveyed and platted as WEST SIDE FLATS and do hereby dedicate or donate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said West Side Flats Urban Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of November, 2012.

Signed: WEST SIDE FLATS URBAN DEVELOPMENT, LLC

George E. Sherman, its President and Chief Manager
George E. Sherman

State of MN
County of HENN

The foregoing instrument was acknowledged before me this 12 day of NOV, 2012 by George E. Sherman, President and Chief Manager of West Side Flats Urban Development, LLC, a Minnesota limited liability company, on behalf of the company.

In witness whereof said City of Saint Paul, a Minnesota Home Rule Charter City, has caused these presents to be signed by its proper officers this 13th day of November, 2012.

Signed: CITY OF SAINT PAUL

Paul Williams, its Deputy Mayor
Shari Moore, its City Clerk

State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 13th day of November, 2012 by Paul Williams, Deputy Mayor and Shari Moore, City Clerk of City of Saint Paul, a Minnesota Home Rule Charter City, on behalf of the city.

Jean R. Karpe
Jean R. Karpe
Notary Public Washington County, MN
My Commission Expires 4/3/2015

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 correctly set; 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 12th day of November, 2012.

Richard L. Licht
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 12th day of November, 2012 by Richard L. Licht, a Professional Land Surveyor.

Sharon F. Moran
Sharon F. Moran
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2015

CITY OF SAINT PAUL

I do hereby certify that on the 3 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.

Shari Moore
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 12 day of NOV, 2012.

Mink Osunkwe, Director
Property Records and Revenue
By Shari Moore, Deputy

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 21st day of November, 2012.

Craig W. Hinzman
Craig W. Hinzman, Land Surveyor
Ramsey County Surveyor
BY: Daniel D. Baar
DANIEL D. BAAR, LAND SURVEYOR
DEPUTY COUNTY SURVEYOR

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of WEST SIDE FLATS was filed in the office of the Registrar of Titles for public record on this 21st day of NOVEMBER, 2012, at 2 o'clock P.M. and was duly filed in

Book 48 of Plats, Pages 29, 30 and 31, as Document No. 2198197.

Deputy Registrar of Titles

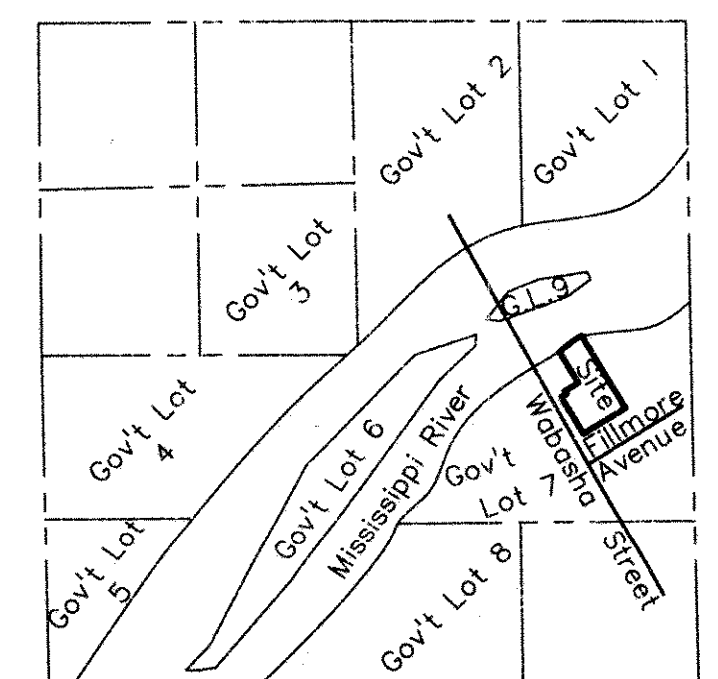
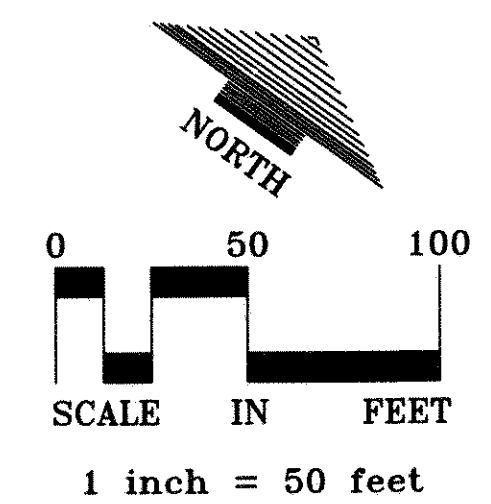
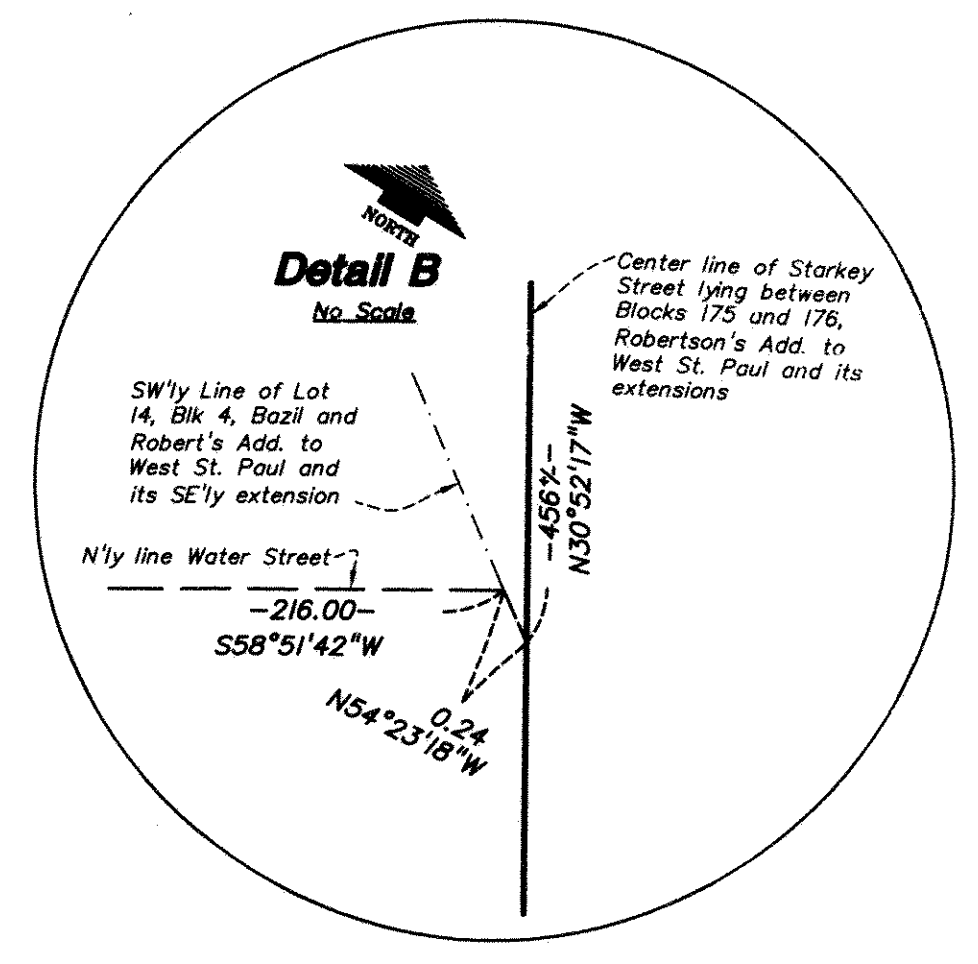
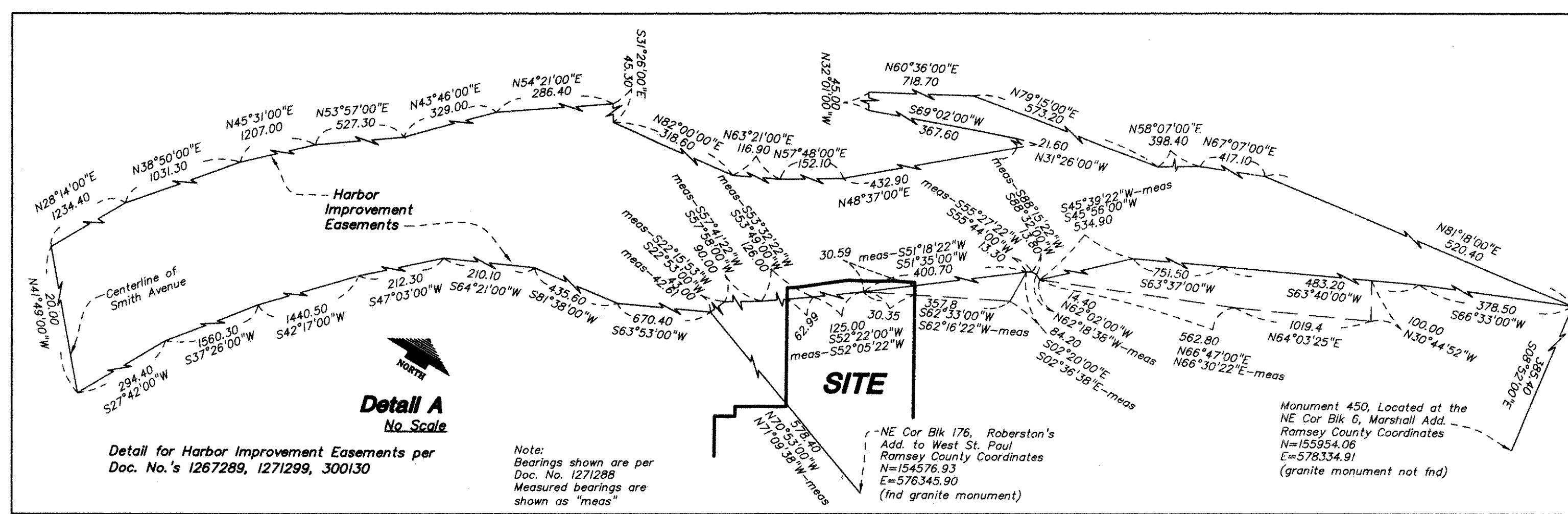
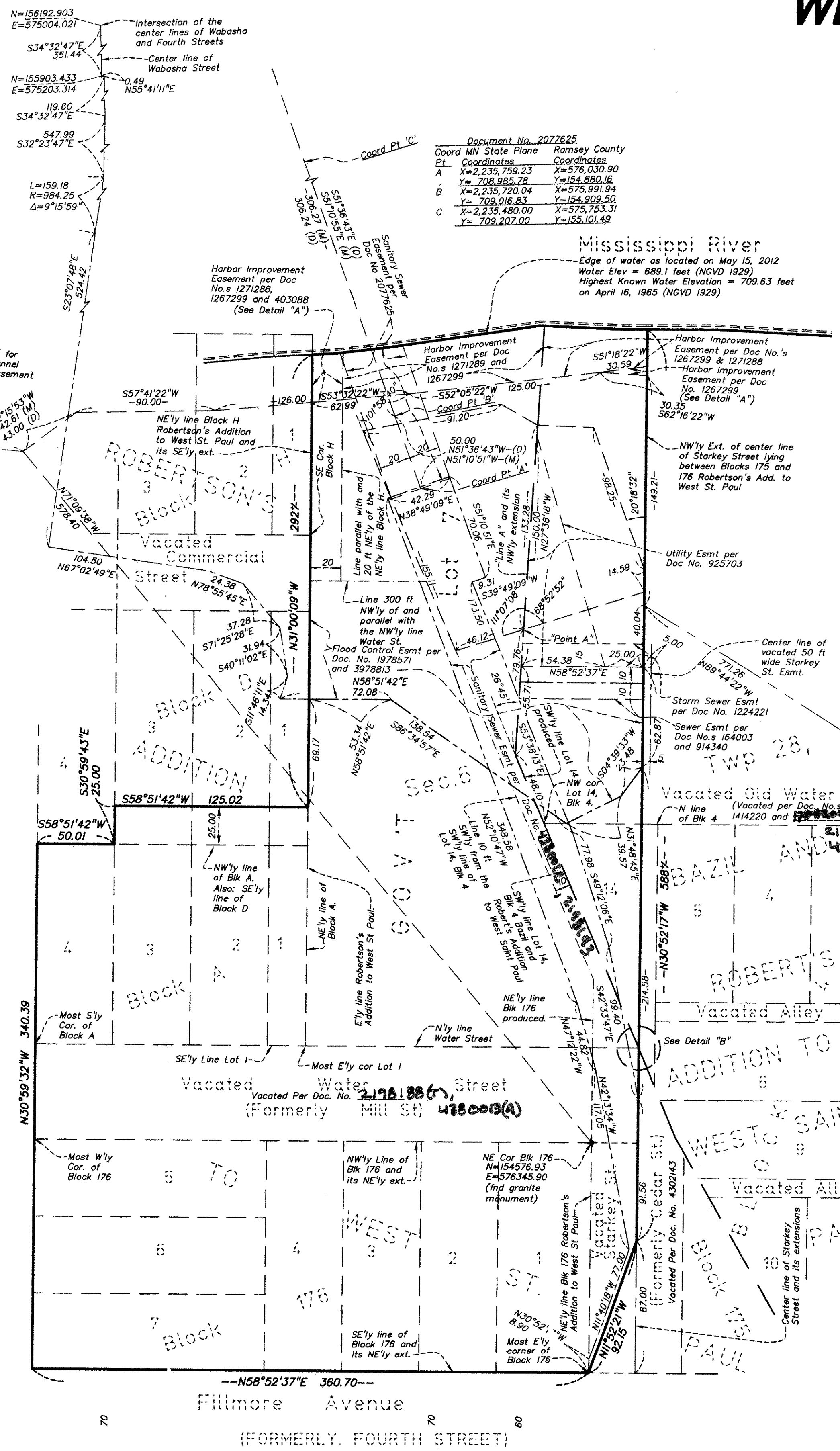
COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of WEST SIDE FLATS was filed in the office of the County Recorder for public record on this 21st day of NOVEMBER, 2012, at 2 o'clock P.M. and was duly filed in Book

125 of Plats, Pages 27, 28 and 29, as Document No. 4380025.

Deputy County Recorder

WEST SIDE FLATS



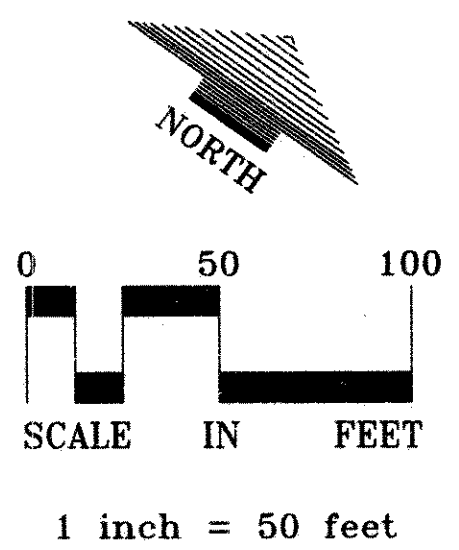
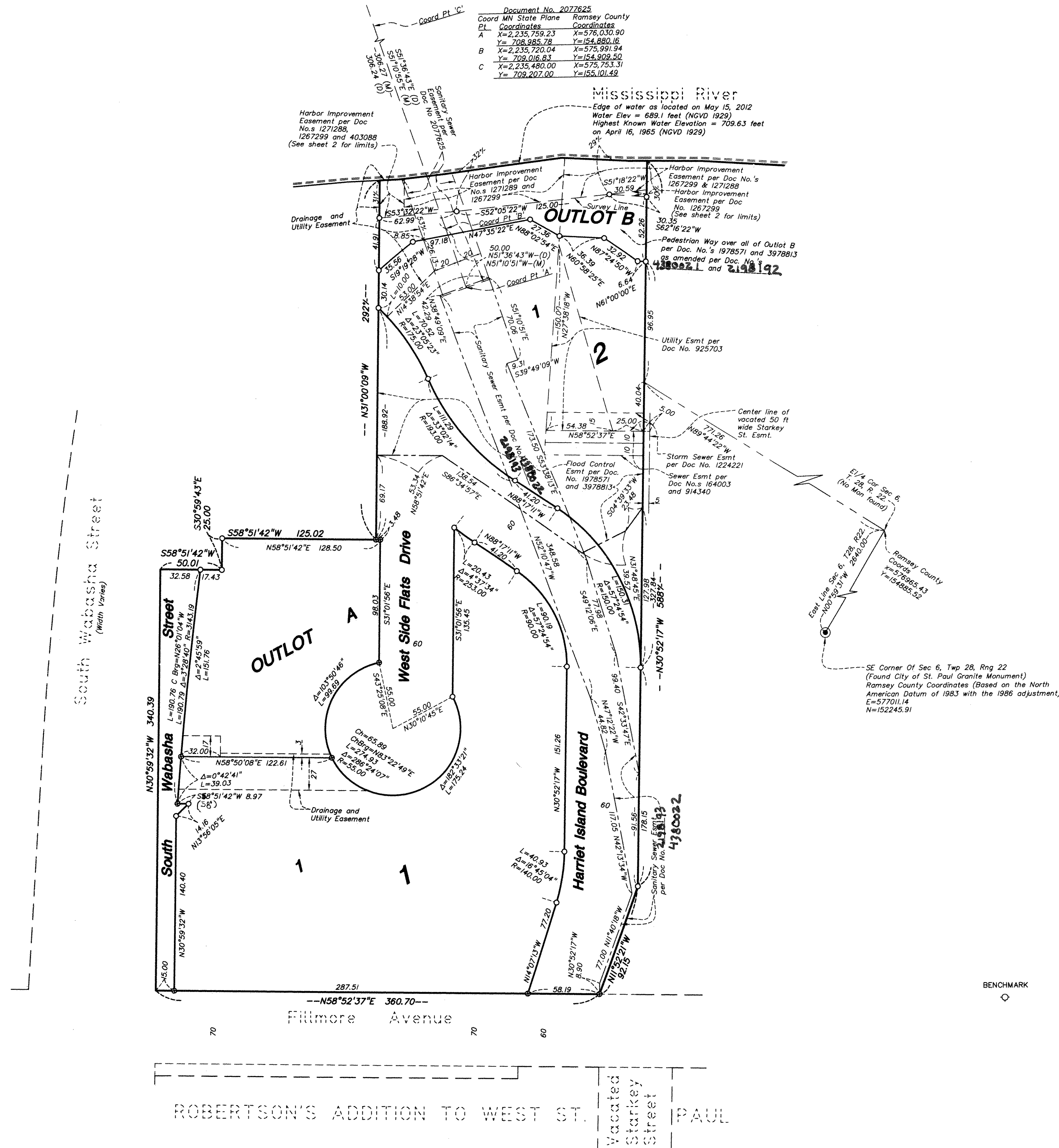
* DENOTES GRANITE MONUMENT FOUND
 (D) - DENOTES DEED
 (M) - DENOTES MEASURED
 FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF SEC 6, T 28, R 22 IS ASSUMED TO HAVE A BEARING OF N 00° 59' 31" W

BENCHMARK
 Top Nut Hydrant on the north side of Fillmore Avenue, 260 feet +/- east of vacated Starkey Street
 Elevation = 712.59 feet (NGVD 1929 datum)

NOTE
 This sheet is provided for the purpose of showing the legal descriptions of the parcels described on Sheet 1.

LOUCKS ASSOCIATES

WEST SIDE FLATS



○ DENOTES 1/2 INCH X 1/4 INCH IRON PIPE MONUMENT SET, MARKED "RLS 26724"
 ⊗ DENOTES NAIL AND DISK SET, MARKED "LOUCKS ASSOCIATES - LS 26724"

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF SEC 6, T 28, R 22 IS ASSUMED TO HAVE A BEARING OF N 0° 59' 31" W

BENCHMARK
 Top Nut Hydrant on the north side of Fillmore Avenue, 260 feet +/- east of vacated Starkey Street
 Elevation = 712.59 feet (NGVD 1929 datum)