

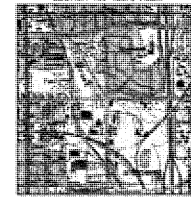
SKYTRACKER PROMOTIONS

95 IVY AVENUE WEST

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

(SEE LEGAL DESCRIPTION BELOW)

SECTION 18, T24N, R22W



VICINITY MAP
(NO SCALE)

1" = 400' GRAPHIC SCALE

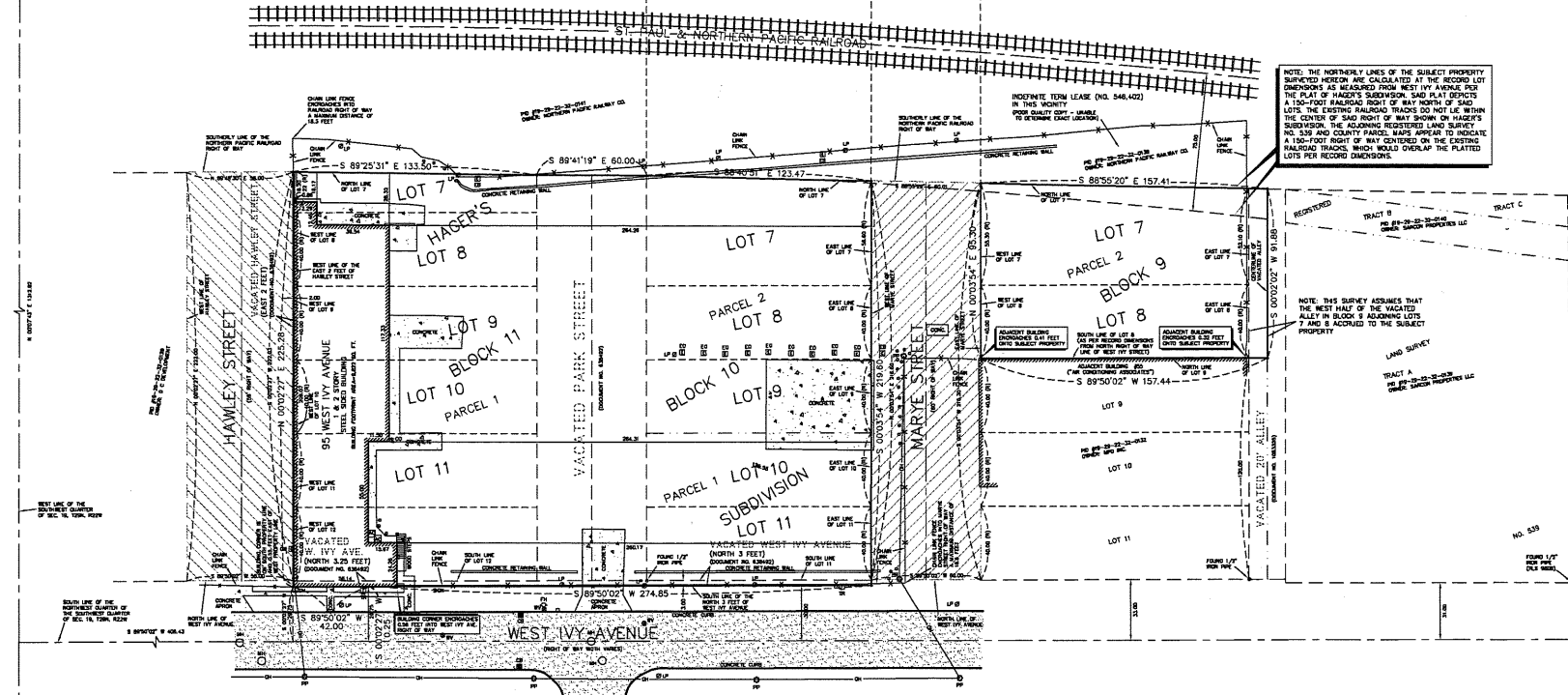
BASED UPON RECORD
SURVEY SHOWN
CORRECTED FROM
RECORD 1788
(1875)

PROPOSED STREET VACATIONS

Vacate Hawley Street between the north line of West Ivy Avenue and the southerly line of the Northern Pacific Railroad right of way. EXCEPT the east 2 feet thereof, which was previously vacated by Document No. 638462. Contains 12,877 square feet.

And
Vacate Marie Street between the north line of West Ivy Avenue and the southerly line of the Northern Pacific Railroad right of way. Contains 12,227 square feet.

WEST QUARTER CORNER OF SECTION 18, T24N, R22W



NOTE: THE NORTHERLY LINES OF THE SUBJECT PROPERTY SURVEYED HEREON ARE CALCULATED AT THE RECORD LOT DIMENSIONS AS MEASURED FROM WEST IVY AVENUE BY THE PLAT OF HAGER'S SUBDIVISION. SAID PLAT DEPICTS A 150-FOOT RAILROAD RIGHT OF WAY NORTH OF SAID LOTS. THE EXISTING RAILROAD TRACKS DO NOT LIE WITHIN THE CENTER OF SAID RIGHT OF WAY SHOWN ON HAGER'S SUBDIVISION. THE ADJOINING REGISTERED LAND SURVEY NO. 539 AND COUNTY PARCEL MAPS HEREON DO INDICATE A 150-FOOT RIGHT OF WAY CENTERED ON THE EXISTING RAILROAD TRACKS WHICH WOULD OVERLAP THE PLATTED LOTS PER RECORD DIMENSIONS.

NOTE: THIS SURVEY ASSUMES THAT THE WEST HALF OF THE VACATED ALLEY IN BLOCK 8 ADJOINING LOTS 7 AND 8 ACCORDS TO THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 376462
Parcel 1: Lots 7 to 12, inclusive (Block 11), and Lots 10 and 11, Block 10, Hager's Subdivision of Lots 1,2,3,4,5,7,14,15, 18,17,18 of Wagon's Addition to Cottage Homes.
Subject to a reservation by the State of Minnesota of all minerals and mineral rights.
Subject to an easement for slope purposes in favor of the City of St. Paul for use in connection with the grading of adjoining Ivy Avenue and constructing utility facilities in said easement and for use in the easement reserved in Book 81 of Plans, page 27, on said Lot 12, Block 11.
Parcel 2: Lots 7 and 8, Block 9; Lots 7, 8 and 9, Block 10; and in Hager's Subdivision of Lots 1,2,3,4,5,6,7,14,15,18,17,18 of Wagon's Addition to Cottage Homes.
Reservation by State of Minnesota of all minerals and mineral rights.
Covers Lots 8, Block 9 in Parcel 2.

AREA SUMMARY

LOTS 7-12, BLOCK 10 AND LOTS 7-12, BLOCK 11 AND VACATED PARK STREET AND VACATED WEST IVY AVENUE AND VACATED 20' ALLEY IN BLOCK 8.
LOTS 7 AND 8, BLOCK 9 AND WEST HALF OF VACATED ALLEY IN BLOCK 8.
TOTAL SURVEYED PROPERTY - 83,346 SQ. FT. OR 1.9393 ACRES

LEGEND

- MD [Symbol] DITCH
- EB [Symbol] EASEMENT
- PH [Symbol] FREE HIGHWAY
- WV [Symbol] WATER VEGETATION
- PP [Symbol] POWER POLE
- LP [Symbol] LIGHT POLE
- RS [Symbol] RAILROAD RIGHT OF WAY
- EA [Symbol] ELECTRIC ARCH
- GA [Symbol] GAS METER
- OS [Symbol] OIL SIGN
- ES [Symbol] ELECTRIC SIGN
- ED [Symbol] ELECTRIC DUCT
- AS [Symbol] AIR CONDITIONER
- SP [Symbol] SLOPE FOOT
- VS [Symbol] VERTICAL CURVE
- SE [Symbol] SEWER SET SURVEY
- NS [Symbol] NON-SURVEYED ADJACENT PROPERTY

PROPOSED EASEMENT DESCRIPTION FOR ADJACENT BUILDING ENCROACHMENT

An easement for encroachment purposes over, under and across the South 0.2 feet of Lot 8, Block 9, Hager's Subdivision of Lots 1,2,3,4,5,7,14,15,18,17,18 of Wagon's Addition to Cottage Homes, Ramsey County, Minnesota. Said easement contains 74 square feet.

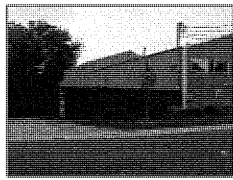
PREPARED FOR:
RON BETH
c/o NICK A. DOLEJS, ATTORNEY
LOOMIS, ADDO, COLE, KING & STAGEBERG, P.A.
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80 SOUTH EDWIN STREET
MINNEAPOLIS, MINNESOTA 55402
612-336-3333
FAX 612-336-3064

CORRECTION
THIS SURVEY, PLAT AND CERTIFICATE WAS PREPARED BY ME ON 04/11/2011 IN ACCORDANCE WITH THE LAND SURVEYORS ACT UNDER THE LAWS OF THE STATE OF MINNESOTA.

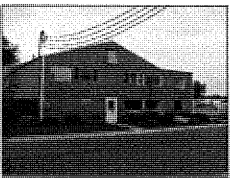
MARK G. KEMPER, PLS 18407
DATED THIS 04th DAY OF 2012

KEMPER & ASSOCIATES, INC.

ZONING REQUIREMENTS
ZONED I1 - LIGHT INDUSTRIAL DISTRICT
MAXIMUM FLOOR AREA RATIO - 2.0
MAXIMUM HEIGHT - 50 FEET
BUILDING SETBACKS:
FRONT - 0 FEET
SIDE - 0 FEET
REAR - 0 FEET
(AS PER CITY OF ST. PAUL ZONING CODE)



WESTERNLY SIDE OF SUBJECT BUILDING



SOUTHERLY SIDE OF SUBJECT BUILDING



EASTERLY SIDE OF SUBJECT BUILDING

CERTIFICATE OF SURVEY

FROM (EDWARD) [Symbol] O.S. 1000 HOLD. ADDD STREET VACATIONS 12/27/2012