

Exhibit B

Legal Description of Right-of-Way to be Dedicated to the City of Saint Paul

Those parts of Lots 9, 10 and 11, Block 2, POINT DOUGLAS ADDITION to the City of Saint Paul which lie northerly, westerly and southerly of the following described Line A, and easterly, southerly and northeasterly of the following described Line B to wit:

Line A:

Commencing at the southwest corner of Lot 14, Block 36, KAMNETZ ADDITION to Saint Paul, Ramsey County, Minnesota; thence North $00^{\circ} 43' 38''$ East 132.58 feet along the easterly right of way line of Clarence Street as dedicated in said KAMNETZ ADDITION; thence South $89^{\circ} 16' 22''$ West 60.00 feet; thence North $00^{\circ} 43' 38''$ East 51.81 along the west right of way line of said Clarence Street to the point of beginning of the line to be described; thence South $49^{\circ} 21' 27''$ West 63.51 feet; thence South $44^{\circ} 52' 41''$ West 50.75 feet; thence 86.92 feet along a tangential curve to the left having a radius of 109.00 feet and a central angle of $45^{\circ} 41' 25''$; thence on a line tangent to the previously described curve South $00^{\circ} 48' 45''$ East 19.49 feet; thence South $45^{\circ} 40' 28''$ East 14.18 feet to a point on the northerly line of Burns Avenue as dedicated in said POINT DOUGLAS ADDITION, said point being 167.68 feet westerly of said southwest corner of Lot 14, Block 36, KAMNETZ ADDITION and said line there terminating.

Line B:

Beginning at the most southwesterly corner of said Lot 11; thence North $44^{\circ} 19' 32''$ East 14.11 feet; thence North $00^{\circ} 48' 45''$ West 19.21 feet; thence 82.40 feet along a tangential curve to the right having a radius of 169.00 feet and a central angle of $27^{\circ} 56' 09''$; thence on a line not tangent to the previously described curve North $58^{\circ} 02' 43''$ West 25.98 feet; thence North $48^{\circ} 26' 55''$ West 10.30 feet more or less to the most northwesterly corner of said Lot 11 and said line there terminating.

Exhibit B (continued) - ROW to be dedicated to City

