

6/28/2019

MINNESOTA
TRANSPORTATION MUSEUM



City of Saint Paul Assessments
Attn: Lynn Moser
1000 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

Dear Ms. Moser:

This letter serves as a petition to the City of Saint Paul for approval of a special assessment against my property at 193 Pennsylvania Ave East, Saint Paul, Minnesota, to finance the construction of a fire protection sprinkler system covering Bay B and Bay C of the building.

Attached is a copy of an ownership report showing that I am the record owner of the property.

I understand that I am responsible for contracting for the installation of the sprinkler system and for presenting invoices and mechanics lien waivers for payment of the work.

I understand that in the event this project is abandoned by me I will reimburse all costs incurred by the City relating to the assessment.

I hereby waive my right to a public hearing and to appeal the assessment.

I have submitted my fire protection sprinkler system plans to the Department of Fire and Safety Services and the Department of Safety Inspections for review and approval.

If you have any questions or if you need additional information, please feel free to contact me.

Sincerely,

Brian Voss

Chairman
Minnesota Transportation Museum

Jonathan Van Niewaal

Treasurer
Minnesota Transportation Museum

www.TransportationMuseum.org

193 PENNSYLVANIA AVE. EAST | ST. PAUL, MN 55130 | 651.228.0263



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AGREEMENT FOR INSTALLATION OF IMPROVEMENTS AND WAIVER OF SPECIAL ASSESSMENT APPEAL

1. The undersigned are the owners (hereinafter referred to as "Owner") of property at 193 Pennsylvania Ave East, Saint Paul Minnesota legally described on the attached **Exhibit A** (the "Subject Property").
2. Owner enters into this agreement and waiver on behalf of Owner's self, successors and assigns.
3. Owner is developing the Subject Property for commercial use.
4. As a part of this project, Owner has petitioned the City of Saint Paul to assess the costs of reconstructing a fire protection system for the building located on the Subject Property in accordance with city policy regarding fire protection system assessments..
5. Owner hereby waives any and all rights Owner may have to a public hearing concerning the proposed improvement and assessment.
6. Owner has been informed that the estimated assessment amount for the construction of this improvement is the "Total Estimated Assessment Amount" identified below, which is to be fully repaid at the current year's prevailing interest rate over 20 years, and that such payments shall be collected as an assessment against the Subject Property.

A breakdown of these assessment costs are as follows:

Approved construction estimate	\$70,000
Administrative Costs: Review, Processing and Disbursement Charges	\$500.00
<u>Total Estimated Assessment Amount</u>	<u>\$70,500</u>

7. If the assessment amount actually levied against the Subject Property is equal to or less than the estimated assessment amount, Owner hereby waives any right Owner may have to contest the validity of or appeal from the special assessments plus interest including any procedural or substantive rights pursuant to Chapter 13 and 14 of the Saint Paul Charter, Minnesota Statutes Chapter 429, or any other statutes, constitutions, laws or judicial decisions of the State of Minnesota or the United States.
8. If such improvements are approved and constructed, Owner agrees on behalf of Owner, his successors or assigns that such public improvements would be of special benefit to the Subject Property in at least the amount of the estimated assessment plus interest charges set forth in Paragraph 6.

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9. Owner agrees to be responsible for the payment of the difference between the approved estimated construction costs and the actual construction costs, in the event the actual construction costs exceed the approved estimated costs.
10. Owner agrees and understands that during the course of this project any review and approval by a City division or department is granted only in its capacity of administering and enforcing existing relevant codes. Any such approval is only as to compliance with the codes. Such approval does not create a special duty to the Owner and is not a warranty of quality of materials and workmanship.

Attachments:

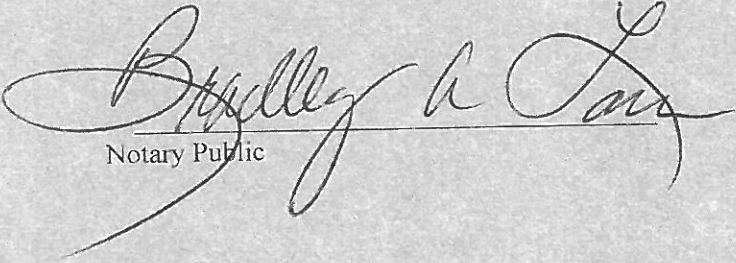
Exhibit A: Legal Description of Subject Property

By:


Brian Voss
Chairman
Minnesota Transportation Museum


Jonathan Van Niewaal
Treasurer
Minnesota Transportation Museum

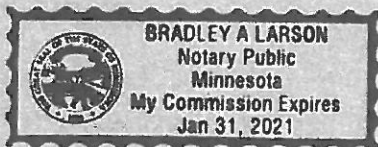
Property Owner: 193 Pennsylvania Ave. East, St. Paul, MN


Notary Public

6-28-19
Date

Subscribed and sworn to this 28th

day of June, 20 19



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Exhibit A

Complete Legal Description

Parcel 1

Lots 3, 4, 5, 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 22 and those parts of Lots 1, 2, 11, 12, 13, 14, 15 and 16, in Block 2 and those parts of Lots 2, 3, 22, 23, 24 and 25, in Block 1, all in Ashton and Sherburne's Addition to Saint Paul, together with those parts of the Southeast half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 30, Township 29, Range 22, Fourth Principal Meridian, and those parts of vacated Ash Street and of vacated Minnehaha Avenue (formerly known as Minnehaha Street) in the City of Saint Paul, Ramsey County, Minnesota, lying within the following described lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 30 feet to the North line of said Pennsylvania Avenue, and the true point of beginning of this description; thence continue North along an extension of last described course, parallel with said center line of Jackson Street for 342.61 feet; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence South at right angles for 88.53 feet; thence Southeasterly at an angle to the left of 16 degrees 45 minutes for 27.95 feet, more or less to the North line of Lot 2, Block 2; thence Easterly along the North line of Lot 2, Block 2 and Lot 2, Block 1 and said lines extended, a distance of 305.4 feet, more or less to the Easterly line of Lot 3, Block 1; thence South along said East line of Lot 3, and along the East line of Lot 22, said Block 1 to a point in said East line of Lot 22, distant 120 feet North, as measured along said East line from the Southeast corner of said Lot 22; thence Southwesterly in a straight line across Lots 22, 23, 24 and 25, said Block 1 to a point in the Easterly line of vacated Ash Street distant 65 feet Northeasterly, as measured along said Easterly line from the North line of Pennsylvania Avenue; thence Southwesterly along said Easterly line of vacated Ash Street to a point 12 feet North of said North line of Pennsylvania Avenue; thence Southwesterly to a point on the North line of Pennsylvania Avenue, which point is 35 feet West of the Southwest corner of said Lot 25; thence West along said North line of Pennsylvania Avenue 248.82 feet to an angle in said North line; thence West along the North line of Pennsylvania Avenue at an angle to the right of 0 degrees 21 minutes for 377.94 feet to the point of beginning.

and

All those parts of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 30, Township 29 North, Range 22, Fourth Principal Meridian, lying with in the following lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 372.61 feet to the place of beginning; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence Westerly at an angle to the right of 2 degrees 07 minutes 30 seconds for 87.9 feet; thence Westerly at an angle to the left of 1 degree 58 minutes for 268 feet; thence Westerly at an angle to the right of 0 degrees 59 minutes for 100 feet; thence Westerly at an angle to the right of 2 degrees



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55 minutes for 184.55 feet; thence Westerly at an angle to the left of 4 degrees 36 minutes for 22.8 feet; thence Southerly at an angle to the left of 88 degrees 30 minutes 30 seconds for 18.7 feet to the place of beginning, together with and subject to reservations, easements and agreements as contained in instruments recorded in the office of the Registrar of Deeds of said County in 1694 RCR 601, 1694 RCR 603, 1694 RCR 605, 1695 RCR 559, 1695 RCR 562, 1695 RCR 564, 1695 RCR 566, 1695 RCR 569, 1695 RCR 572, 1695 RCR 574, 1695 RCR 579, 1695 RCR 582, 1695 RCR 585, 1695 RCR 587; also subject to rights of the City of Saint Paul in vacated streets and to said easements, rights and mortgages. It is further adjudged and decreed that the boundary lines of the property are hereby established as set forth in the plat of survey by R. W. Wolfgram, Registered Land Surveyor.
Torrens Certificate No. 325150

Parcel 2

Those portions of Lots 1 and 3, Block 1 and Lot 1, Block 2, all in Ashton and Sherburne's Addition to St. Paul, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, together with those portions of vacated Ash Street and of vacated Minnehaha Avenue (formerly Minnehaha Street) described as follows, to-wit:

Commencing at the intersection of the Westerly extension of the centerline of Pennsylvania Avenue with the Southerly extension of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Minnesota; thence East along said Westerly extension of the centerline of Pennsylvania Avenue 40.45 feet; thence Northerly parallel with said Southerly extension of the centerline of Jackson Street 372.61 feet; thence Easterly, deflecting an angle of 89 degrees 04 minutes to the right of the last described course, 663.08 feet to a corner of that certain parcel of land described in Warranty Deed from Great Northern Railway Company to Sta-Vis Oil Company dated August 1, 1960, said corner hereinafter referred to as "Point A"; thence South at right angles to the last described course and along the Easterly line of said Sta-Vis Oil Company property 10 feet, more or less, to the North line of said vacated Minnehaha Avenue (formerly Minnehaha Street) and the True Point of Beginning of this description; thence continuing South along said Sta-Vis Oil Company property line to a point 88.53 feet South of said Point A; thence Southeasterly, deflecting at an angle of 16 degrees 45 minutes to the left of the 4 last described course, 27.95 feet; thence East at an angle to the left of 73 degrees 29 minutes 30 seconds for 305.4 feet to the East line of said Lot, Block 1; thence North along said East line of Lot 3, Block 1 a distance of 75 feet, more or less, to the Northeast corner of said Lot 3, Block 1; thence West along the North line of said Lot 3 a distance of 75.0 feet to the Northwest corner of said Lot 3; thence North along the Northerly extension of the West line of said Lot 3 a distance of 30.0 feet to the North line of said vacated Minnehaha Avenue (formerly Minnehaha Street); thence Westerly along said North line of vacated Minnehaha Avenue (formerly Minnehaha Street) 232 feet, more or less, to the Point of Beginning.

Abstract property

Parcel 3

All that part of Minnehaha Avenue (formerly Minnehaha Street) as laid out and platted in the plat of Ashton and Sherburne's Addition to St. Paul, Ramsey County, Minnesota, lying between the Northerly extension of the West line of Lot 3, Block 1, Ashton and Sherburne's Addition to St. Paul, and the Northerly extension of the East line of said Lot 3, Block 1, Ashton and Sherburne's Addition to St. Paul.

Abstract property

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Certificate of Title

Certificate Number: 325150

Document Number: 811491

Transfer From Certificate Number: 239041

Originally registered the 6th day of December, 1961.

Book: 443 Page: 500

Dist. Court No.: 10299

State of Minnesota
County of Ramsey

} s.s.

REGISTRATION

This is to certify that

Minnesota Transportation Museum, Inc., a Minnesota corporation, City of Bloomington, County of Hennepin, State of Minnesota is now the owner of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota, to wit:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 22 and those parts of Lots 1, 2, 11, 12, 13, 14, 15 and 16, in Block 2 and those parts of Lots 2, 3, 22, 23, 24 and 25, in Block 3, all in Ashton and Sherburne's Addition to Saint Paul, together with those parts of the Southeast half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 30, Township 29 North, Range 22, Fourth Principal Meridian, and those parts of vacated Ash Street and of vacated Minnehaha Avenue (formerly known as Minnehaha Street) in the City of Saint Paul, Ramsey County, Minnesota, lying within the following described lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 30 feet to the North line of said Pennsylvania Avenue; and the true point of beginning of this description; thence continue North along an extension of last described course parallel with said center line of Jackson Street for 342.61 feet; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence South at right angles for 88.53 feet; thence Southeasterly at an angle to the left of 16 degrees 45 minutes for 27.95 feet, more or less to the North line of Lot 2, Block 2; thence Easterly along the North line of Lot 2, Block 2 and Lot 2, Block 1 and said lines extended, a distance of 305.4 feet, more or less to the Easterly line of Lot 3, Block 1; thence South along said East line of Lot 3, and along the East line of Lot 22, said Block 1 to a point in said East line of Lot 22, distant 120 feet North, as measured along said East line from the Southeast corner of said Lot 22; thence Southwesterly in a straight line across Lots 22, 23, 24 and 25, said Block 1 to a point in the Easterly line of vacated Ash Street distant 65 feet Northeasterly, as measured along said Easterly line from the North line of Pennsylvania Avenue; thence Southwesterly along said Easterly line of vacated Ash Street to a point 12 feet North of said North line of Pennsylvania Avenue; thence Southwesterly to a point on the North line of Pennsylvania Avenue, which point is 35 feet West of the Southwest corner of said Lot 25; thence West along said North line of Pennsylvania Avenue 248.82 feet to an angle in said North line; thence West along the North line of Pennsylvania Avenue at an angle to the right of 0 degrees 21 minutes for 377.94 feet to the point of beginning, and All those parts of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 30, Township 29 North, Range 22, Fourth Principal Meridian, lying within the following lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 372.61 feet to the place of beginning; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence Westerly at an angle to the right of 2 degrees 07 minutes 30 seconds for 87.9 feet; thence Westerly at an angle to the left of 1 degree 58 minutes for 268 feet; thence Westerly at an angle to the right of 0 degrees 59 minutes for 100 feet; thence Westerly at an angle to the right of 2 degrees 55 minutes for 184.55 feet; thence Westerly at an angle to the left of 4 degrees 36 minutes for 22.8 feet; thence Southerly at an angle to the left of 88 degrees 30 minutes 30 seconds for 18.7 feet to the place of beginning, together with and subject to reservations, easements and agreements as contained in Instruments recorded in the office of the Registrar of Deeds of said County in 1694 RCR 601, 1694 RCR 603, 1694 RCR 605, 1695 RCR 559, 1695 RCR 562, 1695 RCR 564, 1695 RCR 566, 1695 RCR 569, 1695 RCR 572, 1695 RCR 574, 1695 RCR 579, 1695 RCR 582, 1695 RCR 585, 1695 RCR 587; also subject to rights of the City of Saint Paul in vacated streets and to said easements, rights and mortgages. It is further adjudged and decreed that the boundary lines of the property are hereby established as set forth in the plat of survey by R.W. Wolfgram, Registered Land Surveyor.

Subject to an easement to Great Northern Railway Company, its successors and assigns, for the construction and maintenance of utilities over the North one foot of the East 87.9 feet of the premises described herein as provided in the deed dated August 1, 1960 recorded August 5, 1960 in Book 1694 RCR, Page 601, and in the deed respectively dated and recorded on the said dates in Book 1694 RCR, Page 603.

Subject to an easement to Sta-Vis Oil Company over and across that part of Lot 1, Block 2, Ashton and Sherburne's Addition to St. Paul and that part of vacated Minnehaha Avenue (formerly Minnehaha Street) as shown on print in Ancillary Records No. 41 and as provided in the deed dated August 1, 1960 recorded August 5, 1960 in Book 1695 RCR, Page 562 for the maintenance, repair, removal and reconstruction of a building belonging to Sta-Vis Oil Company, which easement is appurtenant to the property described in the deed recorded in Book 1694 RCR, Page 601.

Subject to an easement to Sta-Vis Oil Company in the water line in Lot 13, Block 2, Ashton and Sherburne's Addition to St. Paul as shown on print in Ancillary Records No. 42 and as provided in the Bill of Sale for sewer lines and water line dated August 1, 1960 recorded August 5, 1960 in Book 1695 RCR, Page 564 which easement is appurtenant to the land described in Book 1694 RCR, Page 601.

Subject to an easement to Sta-Vis Oil Company over and across that part of Lot 13, Block 2, Ashton and Sherburne's Addition to St. Paul for the use, maintenance, operation, repair and reconstruction of an existing water line as shown on print in Ancillary Records No. 43 and as provided in the deed dated August 1, 1960, recorded August 5, 1960 in Book 1695 RCR Page 566 which easement appurtenant to the land described in Book 1694 RCR Page 601.

Subject to an easement to Sta-Vis Oil Company for stairway purposes over, across and upon that portion of Lot 11, Block 2, Ashton and Sherburne's Addition to St. Paul as shown on print in Ancillary Records No. 44 and as provided in the deed dated August 1, 1960, recorded August 5, 1960 in Book 1695 RCR, Page 569 which easement is appurtenant to the land described in Book 1694 RCR, Page 601 except that the Great Northern Railway Company reserves for itself, its successors, assigns, licensees and invitees the right to use said stairway in common with Sta-Vis Oil Company.

Subject to an easement to Sta-Vis Oil Company for motor vehicle parking in common with Great Northern Railway Company, its agents, employees and licensees on property which is part of Lots 1 and 3, Block 1 and part of vacated Ash Street in Ashton and Sherburne's Addition to St. Paul as described and provided in the deed dated August 1, 1960, recorded August 5, 1960 in Book 1695 RCR Page 572 which easement is appurtenant to the land described in Book 1694 RCR Page 601.

Subject to an agreement between Great Northern Railway Company and Sta-Vis Oil Company covering the described property dated August 1, 1960 recorded August 5, 1960 in Book 1695 RCR Page 574, pertaining to the mutual use of water lines, steam and air lines and other matters as shown on the print in Ancillary Records No. 45.

Subject to an easement to Great Northern Railway Company for the use, maintenance, operation, repair and reconstruction of a water line at the expense of Sta-Vis Oil Company in, upon and across those parts of Lots 16, 17, 18 and 19, Block 2, Ashton and Sherburne's Addition to St. Paul and that part of vacated Minnehaha Avenue (formerly Minnehaha Street) and in the Southeast quarter of the Southwest quarter of Section 30, Township 29, Range 22 and over and across a part of Lot 13, said Block 2 as shown on print in Ancillary Records No. 46 and as provided by deed dated August 1, 1960, recorded August 9, 1960 in Book 1695 RCR Page 579.

Subject to an easement to the Great Northern Railway Company for the maintenance, repair, removal and reconstruction of the Great Northern Railway Company's power plant building over and across that part of Lot 1, Block 2, Ashton and Sherburne's Addition to St. Paul and that part of vacated Minnehaha Avenue (formerly Minnehaha Street) as shown on print in Ancillary Records No. 48 and as provided in the deed dated August 1, 1960 recorded August 9, 1960 in Book 1695 RCR Page 585 which easement shall be for such time and so long as the same shall be required for the maintenance, repair, removal and reconstruction of said power plant building and no longer.

Subject to an easement to the Great Northern Railway Company for the use, maintenance, operation, repair and reconstruction of a steam line and an air line in, upon, over and across those parts of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 2, Ashton and Sherburne's Addition to St. Paul and that part of vacated Ash Street located as shown on print in Ancillary Records No. 49 and as provided in the deed dated August 1, 1960 recorded August 9, 1960 in Book 1695 RCR Page 587 which easement shall be for such time and so long as the same shall be used by the Great Northern Railway Company, its successors and assigns, and no longer.

Subject to an easement to Sta-Vis Oil Company for access roadway purposes over, upon and across all that part of the surface of the right of way and station grounds of the railway of the Great Northern Railway Company, being a strip of land over and across Lots 11, 12 and 13, Block 2, Lots 3, 6, 7, 8, 9 and 10, Block 6 and those portions of vacated Pennsylvania Avenue, Lebanon and Hillsdale Streets, all in Ashton and Sherburne's Addition to St. Paul as shown on print in Ancillary Records No. 40 and as provided in deed dated August 1, 1960 recorded August 5, 1960 in Book 1695 RCR, Page 559 in which the Great Northern Railway Company reserves for itself, its successors and assigns, licensees and invitees the right to use said roadway in common with Sta-Vis Oil Company and also reserves the right to relocate said roadway as it may elect, together with certain other conditions as to how the roadway shall be maintained. This easement is appurtenant to the property described on the certificate herein.

Subject to an easement to the City of St. Paul for all existing public utility easements presently owned and utilized by the said City on the property described on the certificate herein.

Subject to an easement to Great Northern Railway Company, its successors and assigns, for roadway purposes for ingress to and egress from its property lying to the North of the within described property over and across the East 16 feet of the portions of Lots 3 and 22, Block 1, Ashton and Sherburne's Addition to St. Paul lying within the described property as provided in deed in Book 1694 RCR, Page 601.

Subject to the ownership in Sta-Vis Oil Company of the lateral sewer lines and catch basins in Lots 17 and 18, Block 2, and the water line in Lot 13, Block 2, all in Ashton and Sherburne's Addition to St. Paul as provided in the bill of sale dated August 1, 1960, recorded August 5, 1960 in Book 1695 RCR, Page 564.

Subject to an easement to the City of St. Paul for the existing 12 inch watermain over and across the Westerly portions of Lots 11, 12, 13, 14, 15 and 16 and that part of vacated Minnehaha Avenue which accrued to said Lot 16 by reason of the said vacation in Block 2, Ashton and Sherburne's Addition to St. Paul, as provided in the deed dated August 1, 1960 and recorded August 5, 1960 in Book 1694 RCR, Page 601 and in the deed respectively dated and recorded on said dates in Book 1694 RCR, Page 603.

Subject to an easement to the Great Northern Railway Company for the use, maintenance, operation, repair and reconstruction of an existing sanitary sewer line in, upon, over and across those parts of Lots 14, 15, 17 and 18, Block 2, Ashton and Sherburne's Addition to St. Paul, and those parts of vacated Minnehaha Avenue (formerly Minnehaha Street) and of Southeast quarter of Southwest quarter of Section 30, Township 29, Range 22, as shown on print in Ancillary Records No. 47 and as provided in the deed dated August 1, 1960 recorded August 9, 1960 in Book 1695 RCR, Page 582 in which deed the Great Northern Railway Company reserves to itself, its successors and assigns the right to use said sanitary sewer line for the drainage of the lateral sewer lines as shown on said print for such time and so long as said lateral sewer lines shall be used by the said Great Northern Railway Company and no longer.

Subject to an easement reserving to the Great Northern Railway Company, its successors and assigns, for the location, construction, operation, use and maintenance of telephone and telegraph lines, steam power lines and condensate lines over and across those parts of Southeast quarter of Southwest quarter and Southwest quarter of Southeast quarter of Section 30, Township 29, Range 22 as described in the deed dated August 1, 1960 recorded August 5, 1960 in Book 1694 RCR, Page 605 and subject to provisions as contained therein.

Subject to a General Gold Bond Mortgage from Great Northern Railway Company to First National Bank of City of New York, dated January 1, 1921, filed May 13, 1921 in 570 of Mortgages, Page 23 in the amount of \$103,000,000.00; also a supplement to said mortgage recorded in 964 of Mortgages, Page 401 in the amount of \$75,000,000.00 and another supplement to said mortgage recorded in 976 of Mortgages, Page 35, in the amount of \$25,000,000.00, all of which cover the property described as follows: all those parts of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 30, Township 29, Range 22, Fourth Principal Meridian lying within the following lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of St. Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 372.61 feet to the place of beginning; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence Westerly at an angle to the right of 2 degrees 07 minutes 30 seconds for 87.9 feet; thence Westerly at an angle to the left of 1 degree 58 minutes for 268 feet; thence Westerly at an angle to the right of 0 degrees 59 minutes for 100 feet; thence Westerly at an angle to the right of 2 degrees 55 minutes for 184.55 feet; thence Westerly at an angle to the left of 4 degrees 36 minutes for 22.8 feet; thence Southerly at an angle to the left of 88 degrees 30 minutes 30 seconds for 18.7 feet to the place of beginning, together with and subject to reservations, easements and agreements as contained in instruments recorded in the office of the Register of Deeds of said County in 1694 RCR 601, 1694 RCR 603, 1694 RCR 605, 1695 RCR 559, 1695 RCR 562, 1695 RCR 564, 1695 RCR 566, 1695 RCR 569, 1695 RCR 572, 1695 RCR 574, 1695 RCR 579, 1695 RCR 582, 1695 RCR 585, 1695 RCR 587; also subject to rights of the City of St. Paul in vacated streets.

Subject to the ownership in the Great Northern Railway Company in fee of all iron, natural gas, oil and minerals of any nature whatsoever, upon or in said land, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said iron, natural gas, oil and minerals by any means or methods suitable to said Great Northern Railway Company, its successors and assigns, but without entering upon or using the surface of said lands, and in such manner as not to damage the surface of said lands or to interfere with the use thereof as provided in the deed dated August 1, 1960 recorded in Book 1694 RCR, Page 601 on August 5, 1960.

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws or the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment for which a sale of the land has not been had at the date of the certificate of title;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

MEMORIALS

Document Number	Document Type	Date of Registration Month Day, Year Time	Amount (\$)	Running In Favor of
437232	Survey	Dec 07, 1961 09:00 AM		Defines boundary lines of property registered in Court File No. 10299
440812	Opening	Apr 04, 1962 09:00 AM		For opening, widening and extending of street adjoining part of Lots 3 and 4, Block 2, Ashton and Sherburne's Addition to part of vacated Ash Street, of above property.
456728	Lease	Jun 03, 1963 01:40 PM		The United States of America \$30,232.00 per year for 2 years
505237	Lease	Nov 09, 1966 09:30 AM		United States of America \$47,000.00 per year for 5 years.
811492	Mortgage, Security Agreement & Fixture Financing	Sep 17, 1986 08:00 AM	1,215,000.00	Arthur E. Pew, III
830287	Directive of Examiner	Mar 24, 1987 11:30 AM		Encumbrances created by document nos. 456728 and 505237 are no longer effective, delete reference to said documents on future certificates.
832719	Mechanics Lien	Apr 10, 1987 02:00 PM	169,930.09	Donnelly Stucco Company Claims date of last item of contribution was December 12, 1986 Covers part of above property Also covers other property
851003	Notice of Lis Pendens	Oct 06, 1987 03:30 PM		Donnelly Stucco Company District Court File No. 490995 Proceeding to foreclose mechanics lien document no. 832719 Satisfies document no. 832719
913446	Satisfaction of Mechanics Lien	Jan 23, 1990 04:00 PM		Discharges notice of Lis Pendens document no. 851003 Memorial entered as of February 8, 1990.
913447	Discharge of Notice of Lis Pendens	Jan 23, 1990 04:00 PM		
1512154	Easement	Feb 16, 1999 01:11 PM		City of Saint Paul condemns and takes a Temporary construction easements for the: Sylvan/Acker Combined Sewer Separation Project on, under and across part of Lots 11, 12, 13, 14, 15, and 16 Block 2 Ashton and Sherburne's Addition of above property. Said temporary construction easement expires on December 31, 1999 or upon the completion of said project.

Document Number	Document Type	Date of Registration Month Day, Year Time	Amount (\$)	Running In Favor of
1687698	Court Order	May 10, 2002 03:00 PM		<p>That part of above property description beginning with "Together with those parts of the Southeast half etc. etc." is hereby corrected by court order no. C4-85-12540 to read as follows:</p> <p>together with those parts of the Southeast half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 30, Township 29, Range 22, Fourth Principal Meridian, and those parts of vacated Ash Street and of vacated Minnehaha Avenue (formerly known as Minnehaha Street) in the City of Saint Paul, Ramsey County, Minnesota, lying within the following described lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.46 feet; thence North parallel with said extension of the center line of Jackson Street for 30 feet to the North line of said Pennsylvania Avenue, and the true point of beginning of this description; thence continue North along an extension of last described course, parallel with said center line of Jackson Street for 342.61 feet; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence South at right angles for 88.53 feet; thence Southeasterly at an angle to the left of 16 degrees 45 minutes for 27.95 feet, more or less to the North line of Lot 2, Block 2; thence Easterly along the North line of Lot 2, Block 2 and Lot 2, Block 1 and said lines extended, a distance of 305.4 feet, more or less to the Easterly line of Lot 3, Block 1; thence South along said East line of Lot 3, and along the East line of Lot 22, said Block 1 to a point in said East line of Lot 22; distant 120 feet North, as measured along said East line from the Southeast corner of said Lot 22; thence Southwesterly in a straight line across Lots 22, 23, 24 and 25, said Block 1 to a point in the Easterly line of vacated Ash Street distant 65 feet Northeasterly, as measured along said Easterly line from the North line of Pennsylvania Avenue; thence Southwesterly along said Easterly line of vacated Ash Street to a point 12 feet North of said North line of Pennsylvania Avenue; thence Southwesterly to a point on the North line of Pennsylvania Avenue, which point is 35 feet West of the Southwest corner of said Lot 25; thence West along said North line of Pennsylvania Avenue 248.82 feet to an angle in said North line; thence West along the North line of Pennsylvania Avenue at an angle to the right of 0 degrees 21 minutes for 377.94 feet to the point of beginning.</p> <p>and All those parts of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 30, Township 29 North, Range 22, Fourth Principal Meridian, lying within the following lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.46 feet; thence North parallel with said extension of the center line of Jackson Street for 372.61 feet to the place of beginning; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence Westerly at an angle to the right of 2 degrees 07 minutes 30 seconds for 87.9 feet; thence Westerly at an angle to the left of 1 degree 58 minutes for 268 feet; thence Westerly at an angle to the right of 0 degrees 59 minutes for 100 feet; thence Westerly at an angle to the right of 2 degrees 55 minutes for 184.55 feet; thence Westerly at an angle to the left of 4 degrees 38 minutes for 22.8 feet; thence Southerly at an angle to the left of 88 degrees 30 minutes 30 seconds for 18.7 feet to the place of beginning, together with and subject to reservations, easements and agreements as contained in instruments recorded in the office of the Registrar of Deeds of said County in 1694 RCR 601, 1694 RCR 603, 1694 RCR 605, 1695 RCR 559, 1695 RCR 562, 1695 RCR 584, 1695 RCR 586, 1695 RCR 589, 1695 RCR 572, 1695 RCR 574, 1695 RCR 579, 1695 RCR 582, 1695 RCR 585, 1695 RCR 587; also subject to rights of the City of Saint Paul in vacated streets and to said easements, rights and mortgages. It is further adjudged and decreed that the boundary lines of the property are hereby established as set forth in the plat of survey by R.W. Wolfgram, Registered Land Surveyor.</p>
1741444	Correction	Mar 26, 2003 08:00 AM		<p>This notice is being filed to show that: Document No. 1687698 has been changed to 1687698.</p>

Registrar's Notice of Correction

This notice is being filed to show that:

--Document No. 16787698 has been changed to 1687698.

Reason for Change:

Registrar of Titles, Ramsey, MN

Date Filed: 3/26/2003 8:00 AM

As Doc #: 1741444

On CT # ('s):

521238, 325150,

1741444

IN WITNESS WHEREOF, I have hereunto subscribed my name
and affixed the seal of my office this 17th day of September, 1986.

John C. McLaughlin

Registrar of Titles,
In and for the County of Ramsey and State of Minnesota.



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29.50
out 2-
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NO DUE DATE
AND NO DATE ENTERED
JAN 13 2000
DIRECTOR
DEPT. OF PUBLIC SAFETY, RAMSEY, MINN.
B. Khan

QUITCLAIM DEED

5079 003 03 01/14/00 15:29
BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation,
Grantor, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration,
conveys and quitclaims, without any covenants of warranty whatsoever and without recourse to
the Grantor, its successors and assigns, to MINNESOTA TRANSPORTATION MUSEUM,
INC., a Minnesota corporation, of P.O. Box 1805, Pioneer Station, St. Paul, Minnesota 55101-
0805, Grantee, all its right, title and interest, if any, in and to that certain parcel of land located in
the County of Ramsey, State of Minnesota, being more particularly described as follows:

5.00

Those portions of Lots 1 and 3, Block 1 and Lot 1, Block 2, all in Ashton and
Sherburne's Addition to St. Paul, Minnesota, according to the plat thereof on file
and of record in the office of the Register of Deeds in and for Ramsey County,
Minnesota, together with those portions of vacated Ash Street and of vacated
Minnehaha Avenue (formerly Minnehaha Street) described as follows, to-wit:

Commencing at the intersection of the Westerly extension of the centerline of
Pennsylvania Avenue with the Southerly extension of Jackson Street as located
North of Pennsylvania Avenue in the City of St. Paul, Minnesota; thence East along
said Westerly extension of the centerline of Pennsylvania Avenue 40.45 feet; thence
Northerly parallel with said Southerly extension of the centerline of Jackson Street
372.61 feet; thence Easterly, deflecting an angle of 89 degrees 04 minutes to the
right of the last described course, 663.08 feet to a corner of that certain parcel of
land described in Warranty Deed from Great Northern Railway Company to Sta-
Vis Oil Company dated August 1, 1960, said corner hereinafter referred to as Point
"A"; thence South at right angles to the last described course and along the Easterly
line of said Sta-Vis Oil Company property 10 feet more or less, to the North line of
said vacated Minnehaha Avenue (formerly Minnehaha Street) and the True Point
of Beginning of this description; thence continuing South along said Sta-Vis Oil
Company property line to a point 88.53 feet South of said Point "A"; thence
Southeasterly, deflecting an angle of 16 degrees 45 minutes to the left of the last
described course, 27.95 feet; thence East at an angle to the left of 73 degrees 29
minutes 30 seconds for 305.4 feet to the East line of said Lot 3, Block 1; thence
North along said East line of Lot 3, Block 1 a distance of 75 feet, more or less, to
the Northeast corner of said Lot 3, Block 1; thence West along the North line of
said Lot 3 a distance of 75.0 feet to the Northwest corner of said Lot 3; thence
North along the Northerly extension of the West line of said Lot 3 a distance of
30.0 feet to the North line of said vacated Minnehaha Avenue (formerly Minnehaha
Street); thence Westerly along said North line of vacated Minnehaha Avenue
(formerly Minnehaha Street) 232 feet, more or less, to the Point of Beginning.

3300858

The conveyence of the premises herein shall include Grantor's former power plant building in an "as-is" condition and the Grantee agrees to assume all obligations thereto, including dismantling costs if the Grantee decides to remove said structure.

SUBJECT, however, to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise.

EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, including sand and gravel, underlying the surface of the premises herein conveyed, together with the full right, privilege and licence at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

GRANTEE has been allowed to make a complete visual inspection of the property and has knowledge as to the past use of the property. Based on this inspection and knowledge, Grantee is aware of the condition of the property and **GRANTEE SPECIFICALLY ACKNOWLEDGES THAT GRANTEE IS PURCHASING THE PROPERTY IN AN "AS-IS WITH ALL FAULTS" BASIS AND THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION OR WARRANTIES OF ANY KIND WHATSOEVER FROM GRANTOR AS TO ANY MATTERS CONCERNING THE PROPERTY**, including the physical condition of the property and any defects thereof, the presence of any hazardous substances, wastes or contaminants in, on or under the property, the condition or existence of any of the above ground or underground structures or improvements in or under the property, the condition of title to the property, and the leases, easements or other agreements affecting the property Grantee assumes the risk that hazardous substances and contaminants may be present on the property, and indemnifies, holds harmless and hereby waives, releases and discharges forever Grantor from any and all present or future claims or demands, and any and all damages, loss, injury, liability, claims or costs, including fines, penalties and judgments, arising from or in any way related to the condition of the property or presence of any hazardous substances or contaminants in, on or under the property. This indemnity specifically includes the obligation of Grantee to remove, close, remediate, reimburse or take other actions requested or required by any governmental agency concerning any hazardous substances or contaminants on the property.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

3300858

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed by its authorized representative, attested by its Assistant Secretary, and its corporate seal to be affixed hereto on the 25th day of April, 1996.

BURLINGTON NORTHERN
RAILROAD COMPANY



By: D. P. Schneider
D. P. Schneider
Director Real Estate

By: Margaret K. Aclin
Margaret K. Aclin
Assistant Secretary

BN 11550 St. Paul, MN

3300858

STATE OF TEXAS)

) ss.

COUNTY OF TARRANT)

The foregoing instrument was acknowledged before me this 25th day of April, 1996, by D. P. Schneider, Director Real Estate, and Margaret R. Aclin, Assistant Secretary of BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation, on behalf of the corporation.



Doris P. Lodies
Notary Public

My commission expires: 1-17-2000

This instrument was drafted by:
Burlington Northern Railroad Company
Title Services
3300 Continental Plaza
777 Main Street
Fort Worth, Texas 76102-5384

State deed tax due hereon \$ 1.65

Tax statements for the real property
described in this instrument should be
sent to: Minnesota Transportation Museum, Inc.
P. O. Box 1805, Pioneer Station
St. Paul, Minnesota 55101-0805

2000 JAN 14 - 1:15
COUNTY RECORDER
ME
DEPUTY

Pursuant to Minnesota Statutes Chapter 103I, the grantor certifies that the grantor does not know of any wells on the described real property.

BN 11550 ST. Paul, MN