

# NASSEFF SPECIALTY CENTER ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Allina Health System, a Minnesota Nonprofit Corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The Northeastly twenty (NE'ly 20) feet of Lot thirteen (13) and all of Lot fourteen (14) except the Northerly Eighty-five (N'ly 85 feet) thereof, Block sixty-five (65), partly in Dayton and Irvine's Addition to St. Paul, and partly in Irvine's Enlargement of Rice and Irvine's Addition to the Town of St. Paul, that portion of said property being in Irvine's Enlargement of Rice and Irvine's Addition also being located in Block sixty-five (65) thereof, according to the plats thereof filed of record in the office of the Register of Deeds in and for said Ramsey County;

Together with:

The Northerly eighty-five (N'ly 85) feet of the Northeastly twenty (NE'ly 20) feet of Lot Thirteen (13) and all of Lot Fourteen (14), Block sixty-five (65) partly in Dayton and Irvine's Addition to St. Paul, and part in Irvine's Enlargement of Rice and Irvine's Addition to the Town of St. Paul, that portion of said property being Irvine's Enlargement of Rice and Irvine's Addition also being located in Block Sixty-five (65) thereof, according to the plat thereof filed of record in the office of the Register of Deeds in and for said Ramsey County.

More particularly described as the Northerly eighty-five (N'ly 85) feet of the Northeastly twenty (NE'ly 20) feet of Lot Thirteen (13) and the Northerly eighty-five (85) feet of Lot Fourteen (14) of above described property;

Together with:

That part of Lot 12, Block 65 lying partly in Dayton and Irvine's Addition to Saint Paul and partly in Irvine's Enlargement of Rice and Irvine's Addition to the Town of Saint Paul, more particularly described as follows, to-wit:

Beginning at a point 30 feet Northeastly from the Southerly corner of said Lot 12 on the Northwestly line of North Smith Avenue (formerly Oak Street) in said City of Saint Paul; thence 30 feet, more or less, Northeastly along said line of said North Smith Avenue to the Easterly corner of said Lot 12; thence at right angles with said North Smith Avenue in a Northwestly direction along the Northeastly side of said Lot 12 to the alley in the rear; thence in a Southwestly direction along the line of said alley to a point 30 feet northeastly of the Westerly corner of said Lot 12; thence through the center of said lot to the place of beginning.

And the Westerly 40 feet of Lot 13, Block 65, lying partly in Dayton and Irvine's Addition to Saint Paul and partly in Irvine's Enlargement of Rice and Irvine's Addition to the Town of Saint Paul, and more particularly described as follows, to wit:

Beginning at the Northwestly corner of said Lot 13; thence Southeastly along and in the direction of the dividing line between said Lots 12 and 13 in said Block 65 to North Smith Avenue (formerly Oak Street); thence Northeastly along the North line of North Smith Avenue 40 feet; thence Northwestly and parallel to the line first mentioned to the rear line of said Lot 13; thence Southwestly on said rear line to place of beginning, being forty feet front on North Smith Avenue and running back the same width the whole depth of said lot and being partly in Dayton and Irvine's Addition to Saint Paul and partly in Irvine's Enlargement of Rice and Irvine's Addition to the Town of Saint Paul;

Together with:

Lot 1, Block 2, United Hospital Medical Mall Addition;

Together with:

Lot 4, Block 1, United Hospital Medical Mall Addition;

Together with:

Lots 5 and 6, Block 1, United Hospital Medical Mall Addition, according to the duly recorded plat, Ramsey County, Minnesota;

Together with:

That part of vacated Walnut Street dedicated in Dayton & Irvine's Addition, lying Northeastly of the center line of Walnut Street, Southwestly of the Southwestly line of Lot 5, Block 1, United Hospital Medical Mall Addition, and between the Southwestly extensions of the Northwestly and Southeastly lines of Lot 5, Block 1, United Hospital Medical Mall Addition.

Together with:

That part of the vacated alley, as dedicated in Block 65, Dayton and Irvine's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, which lies northeastly of a line drawn 15.00 feet southwestly of and parallel with the northeastly line of Lot 11, said Block 65, and its northwestly extension.

Together with:

All of the vacated alley as dedicated in UNITED HOSPITAL MEDICAL MALL ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as NASSEFF SPECIALTY CENTER ADDITION and does hereby dedicate to the public for public use forever the Pedestrian Way as shown on this plat.

In witness whereof said Allina Health System, a Minnesota Nonprofit Corporation, has caused these presents to be signed by its proper officer this 29 day of November, 2006.

Signed: Allina Health System  
[Signature]  
its [Signature]

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 29 day of November, 2006, by Michael S. Shantz, Corp Vice Pres of Allina Health System, a Minnesota Nonprofit Corporation, on behalf of the Corporation.

[Signature]  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2011.



LAND SURVEYOR

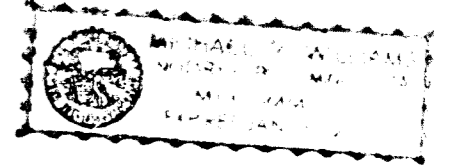
I, Richard L. Licht, hereby certify that I have surveyed and platted the property described on this plat as NASSEFF SPECIALTY CENTER ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on this plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on this plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

[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 28<sup>TH</sup> day of NOVEMBER, 2006, by Richard L. Licht, a Licensed Land Surveyor.

[Signature]  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2009.



CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 22 day of November, 2006, the City Council of the City of Saint Paul, Minnesota, approved this plat. Pursuant to Minnesota Statutes, Section 505.02, Subd. 1, all monuments must be set as specified by the City Council and as stated and shown on this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

[Signature], Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Taxes payable in the year 2006 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 20<sup>th</sup> day of December, 2006.

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

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 20<sup>th</sup> day of December, 2006.

[Signature]  
David D. Claypool, P. L. S.  
Ramsey County Surveyor

REGISTRAR OF TITLES, RAMSEY COUNTY, MINNESOTA

I hereby certify that this plat of NASSEFF SPECIALTY CENTER ADDITION was filed in the office of the Registrar of Titles for public record on this 21<sup>st</sup> day of December, 2006, at 400 o'clock P.M. and was duly filed in Book 47 of Plats, Pages 3 and 4, as Document Number 1989996.

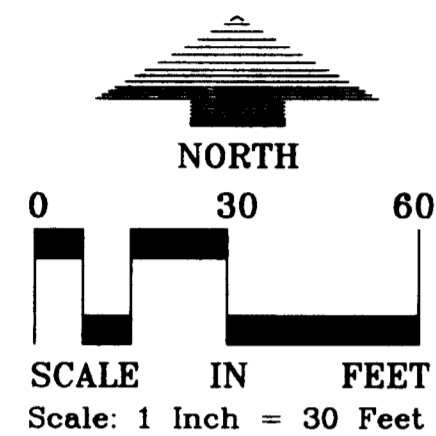
[Signature]  
Deputy Registrar of Titles

COUNTY RECORDER, RAMSEY COUNTY, MINNESOTA

I hereby certify that this plat of NASSEFF SPECIALTY CENTER ADDITION was filed in the office of the County Recorder for public record on this 21<sup>st</sup> day of December, 2006, at 400 o'clock P.M. and was duly filed in Book 122 of Plats, Pages 34 and 35, as Document Number 3999432.

[Signature]  
Deputy County Recorder

# NASSEFF SPECIALTY CENTER ADDITION



BEARING REFERENCE:  
FOR THE PURPOSES OF THIS PLAT, THE SOUTHEASTERLY LINE OF LOT 5, BLOCK I, UNITED HOSPITAL MEDICAL MALL ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 42°39'17" WEST.

- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET WITH PLASTIC CAP MARKED "RLS 26724"
- DENOTES FOUND OPEN 1/2 INCH IRON PIPE, UNLESS OTHERWISE SHOWN
- "RLS 16496" ● DENOTES FOUND 1/2 INCH IRON PIPE WITH PLASTIC CAP MARKED "RLS 16496"
- ⊙ DENOTES CAST IRON MONUMENT FOUND

VICINITY MAP  
(Not To Scale)

