

OFFICIAL PLAT

ST. PAUL UNION DEPOT

KNOW ALL MEN BY THESE PRESENTS: That JAS Apartments, Inc., a Minnesota corporation, owner and Premier Bank, a Minnesota banking corporation, mortgagee, of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Block 28, City of St. Paul, commonly called St. Paul Proper, Ramsey County, Minnesota.

And all that part of vacated Sibley Street described as follows:

Commencing at the most southerly corner of Block 28, City of St. Paul (sometimes referred to as St. Paul Proper), Ramsey County, Minnesota; thence northwesterly along the southwesterly line of said Block 28 a distance of 14.87 feet to the actual point of beginning of the tract of land to be described; thence southwesterly along the southwesterly extension of the northwesterly line of Kellogg Boulevard a distance of 0.14 feet; thence northwesterly to a point on said southwesterly line of Block 28, said point being 35.31 feet northwesterly of the point of beginning, as measured along said southwesterly line; thence southeasterly along said southwesterly line of Block 28 to the point of beginning.

And all that part of vacated Wacouta Street described as follows:

Commencing at the most easterly corner of Block 28, City of St. Paul (sometimes referred to as St. Paul Proper), Ramsey County, Minnesota; thence northwesterly along the northeasterly line of said Block 28 a distance of 15.00 feet; thence northeasterly along the northwesterly line of Kellogg Boulevard and its northeasterly extension a distance of 0.12 feet to the actual point of beginning of the tract to be described; thence southwesterly along the last described course a distance of 0.12 feet; thence northwesterly along the northeasterly line of said Block 28 a distance of 150.12 feet; thence northeasterly parallel with said northwesterly line of Kellogg Boulevard and its northeasterly extension a distance of 0.10 feet; thence southeasterly a distance of 150.12 feet, more or less, to the point of beginning.

Have caused the same to be surveyed and platted as ST. PAUL UNION DEPOT, and do hereby dedicate to the public for the public use forever the boulevard as shown on this plat.

In witness whereof said JAS Apartments, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 11th day of April, 2007.

Signed: JAS Apartments, Inc.

Stephen A. Frenz, President

In witness whereof said Premier Bank, a Minnesota banking corporation, has caused these presents to be signed by its proper officer this 26th day of April, 2007.

Signed: Premier Bank

Douglas A. Schultze, its Vice President

STATE OF MINNESOTA COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 11th day of April, 2007, by Stephen A. Frenz, President of JAS Apartments, Inc., a Minnesota corporation, on behalf of the corporation.

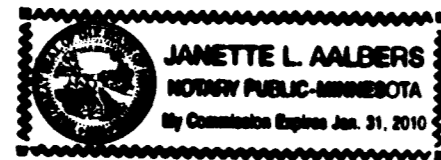
Notary Public, Ramsey County, Minnesota My Commission Expires January 31, 2010



STATE OF MINNESOTA COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 26th day of April, 2007, by Douglas A. Schultze, Vice President of Premier Bank, a Minnesota Banking corporation, on behalf of the corporation.

Notary Public, ANOKA County, Minnesota My Commission Expires JANUARY 31, 2010



I, Mark Hanson, hereby certify that I have surveyed and platted the property described on this plat as ST. PAUL UNION DEPOT; 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.

Mark Hanson, Professional Land Surveyor Minnesota License No. 15480

STATE OF MINNESOTA COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 6th day of March, 2007, by Mark Hanson, a Licensed Professional Land Surveyor.

Notary Public, Dakota County, Minnesota My Commission Expires January 2, 2010



City of Saint Paul, Minnesota

I do hereby certify that on the 2nd day of May, 2007, 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.

Shari Moore, City Clerk

Department of Property Records and Revenue

Taxes payable in the year 2007 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 31st day of July, 2007.

David Twa, Director Property Records and Revenue

By Mary Kay Simpson, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 31st day of July, 2007.

By David D. Claypool, P.L.S., Deputy Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of ST. PAUL UNION DEPOT was filed in the office of the Registrar of Titles for public record on this 31st day of July, 2007, at 4:00 o'clock P.M. and was duly filed in Book 47 of Plats, Pages 22, 23, 24 and 25, as Document Number 2012112.

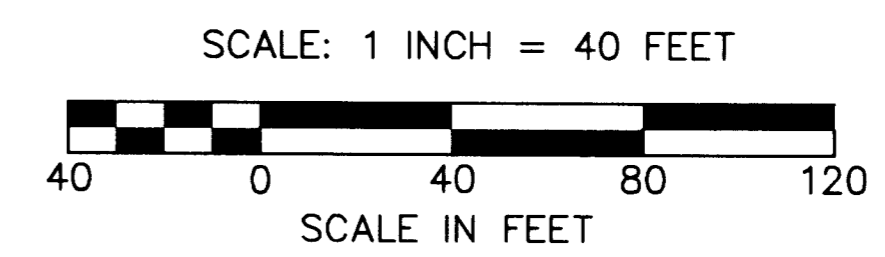
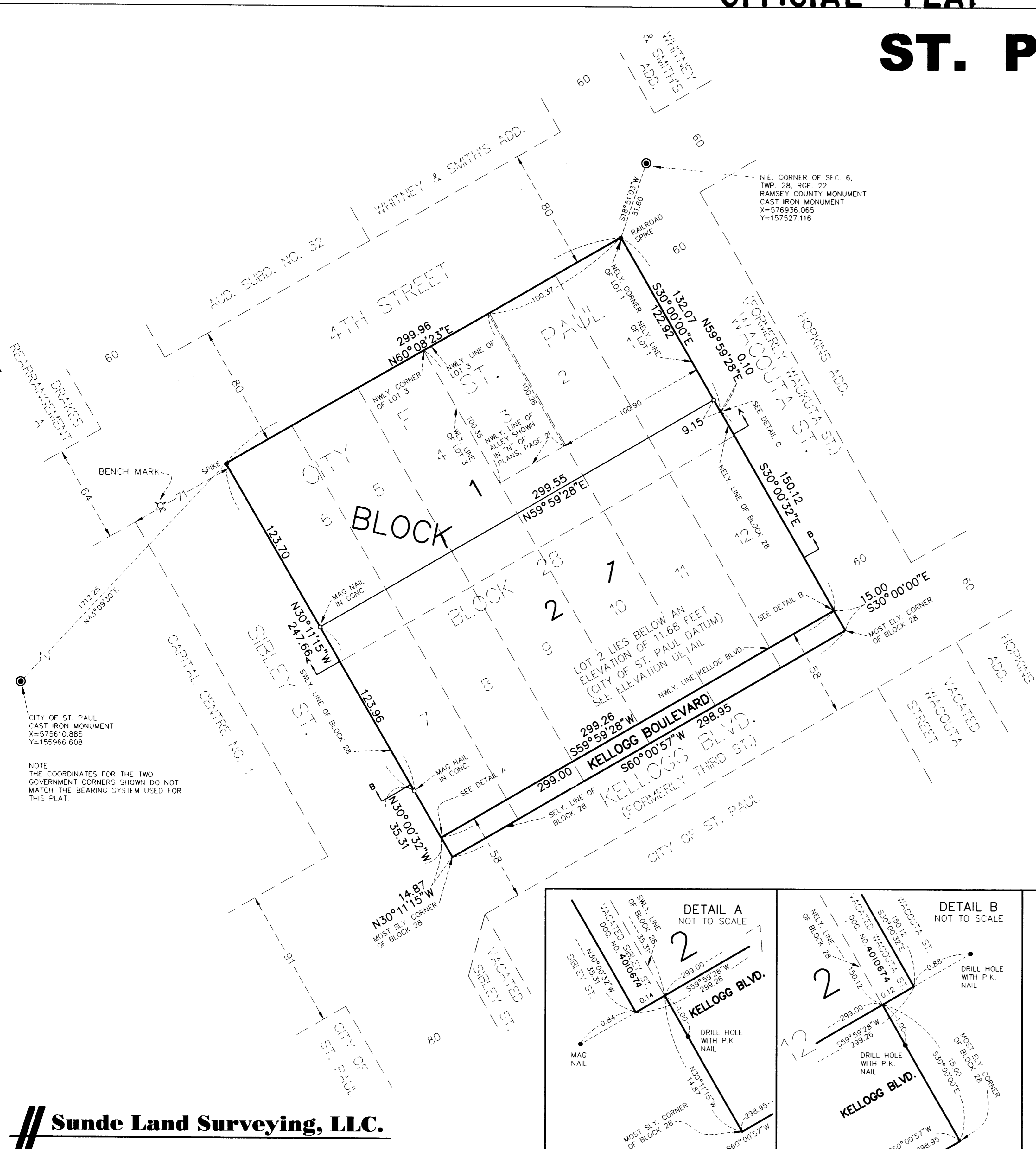
J. Allie, Deputy Registrar of Titles

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of ST. PAUL UNION DEPOT was filed in the office of the County Recorder for public record on this 31st day of July, 2007, at 4:00 o'clock P.M. and was duly filed in Book 123 of Plats, Pages 10, 11, 12 and 13, as Document Number 4045759.

J. Allie, Deputy County Recorder

ST. PAUL UNION DEPOT



- DENOTES CAST IRON MONUMENT - FOUND.
- DENOTES FOUND MONUMENT AS NOTED.
- DENOTES 1/2 INCH BY 16 INCH IRON PIPE SET AND MARKED WITH R.L.S. NO. 10832, UNLESS OTHERWISE SHOWN.

FOR THE PURPOSE OF THIS PLAT, THE NWLY. LINE OF BLOCK 28, CITY OF ST. PAUL IS ASSUMED TO HAVE A BEARING OF N 60°08'23" E.

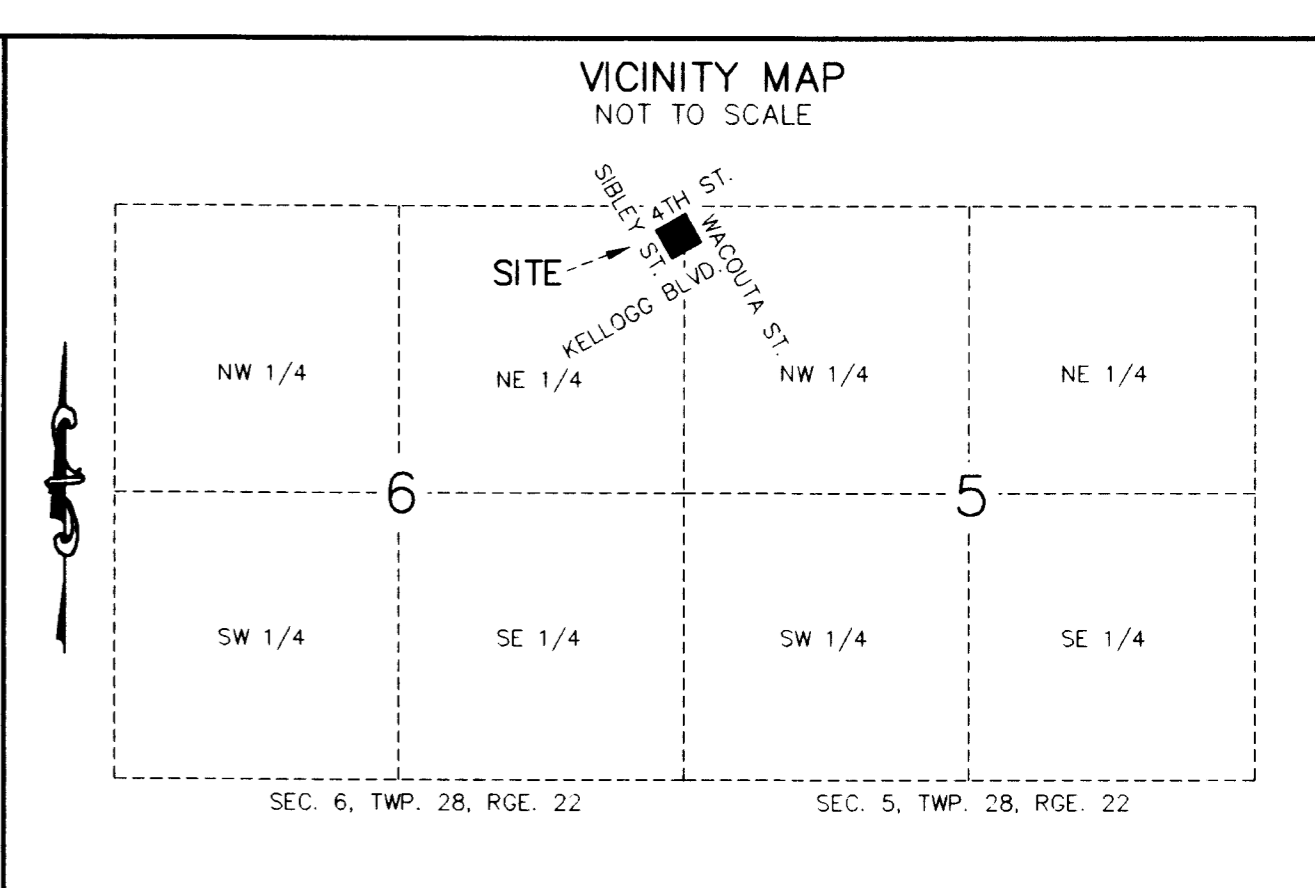
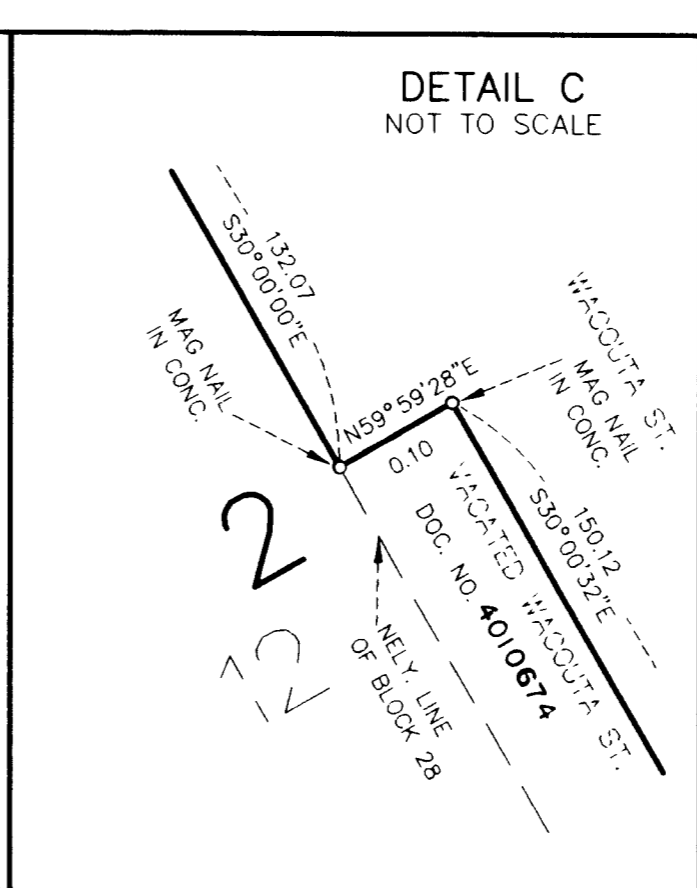
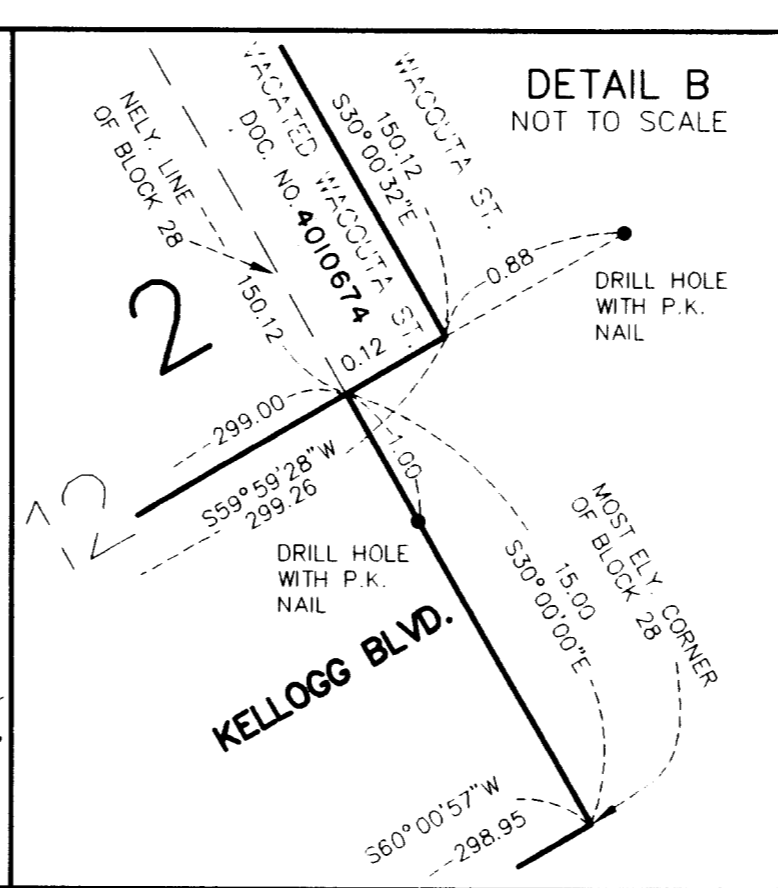
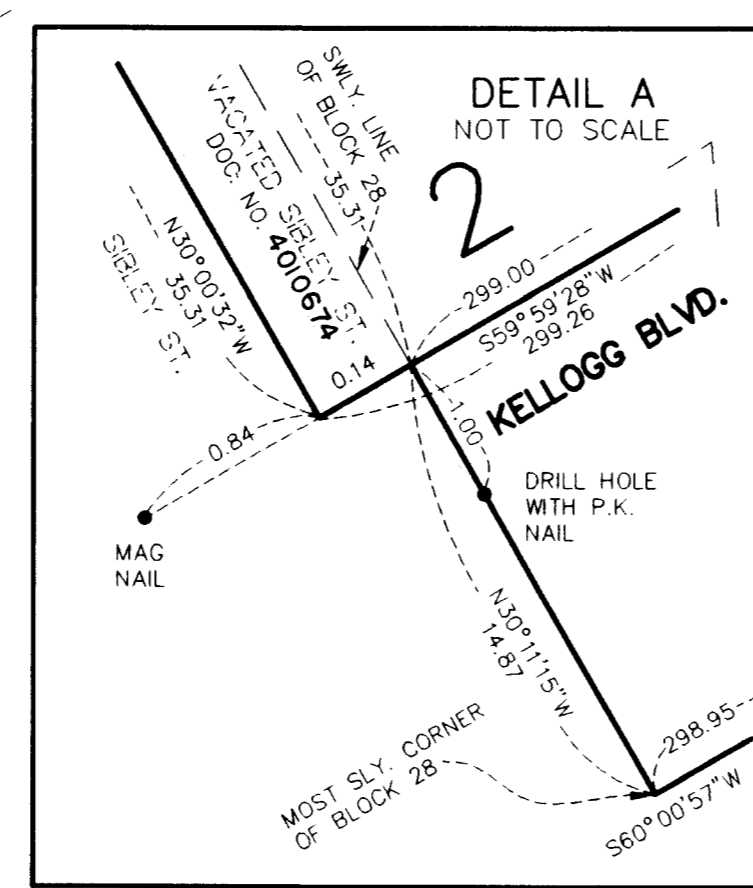
CITY OF ST. PAUL
CAST IRON MONUMENT
X=575610.885
Y=155966.608

NOTE:
THE COORDINATES FOR THE TWO
GOVERNMENT CORNERS SHOWN DO NOT
MATCH THE BEARING SYSTEM USED FOR
THIS PLAT.

BENCH MARK (CITY OF ST. PAUL DATUM)

TOP OF NUT ON HYDRANT LOCATED IN THE SWLY. QUADRANT
OF 4TH ST. AND SIBLEY ST. INTERSECTION.
ELEVATION = 45.72 FEET.

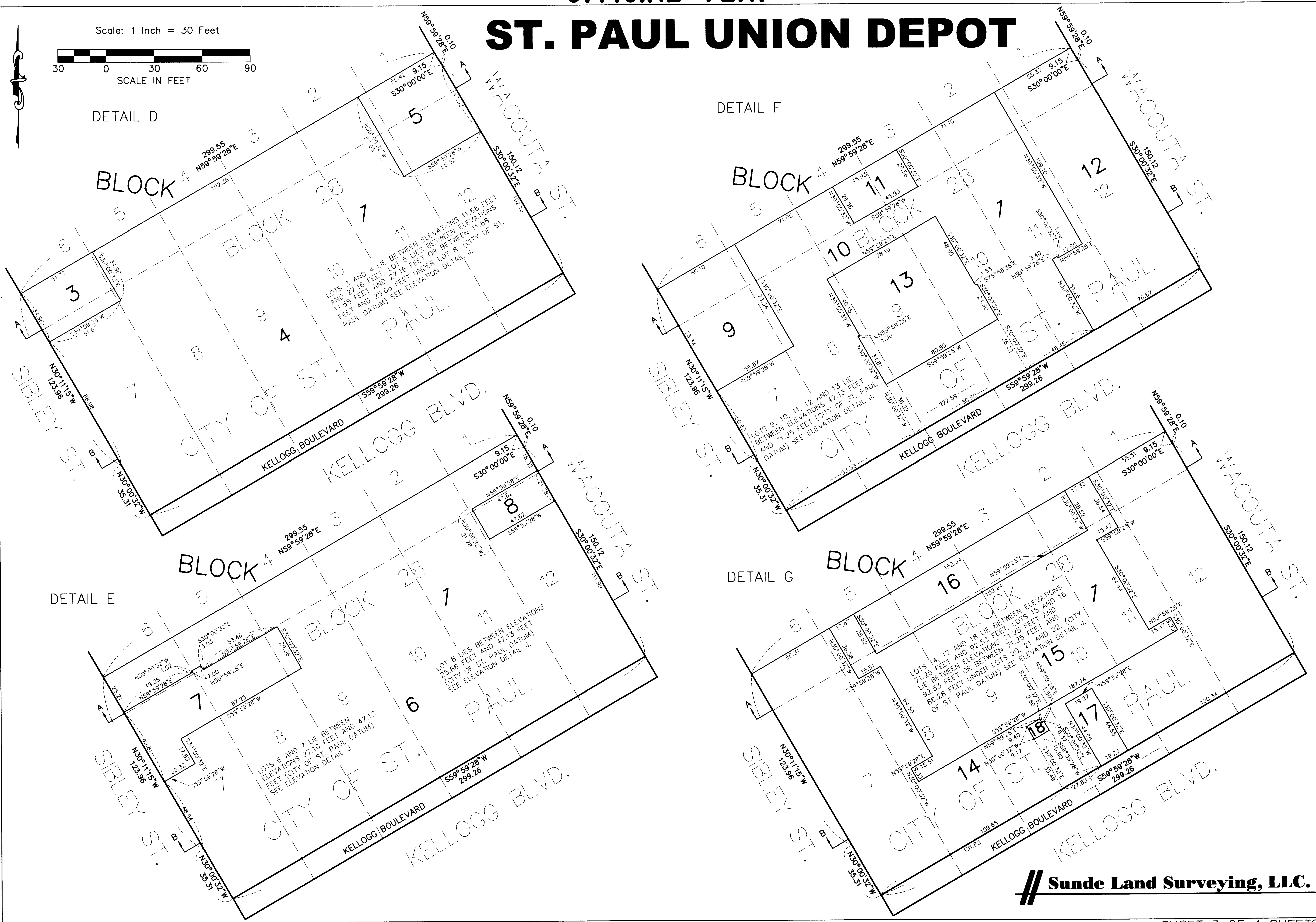
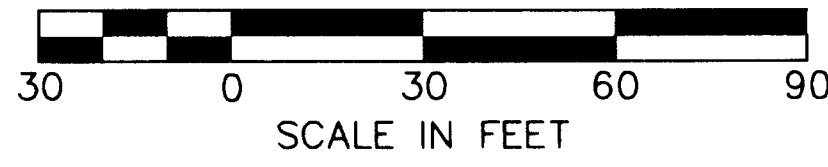
NOTE:
ELEVATIONS SHOWN ARE BASED ON CITY OF ST. PAUL DATUM.
ADD 694.10 FEET TO CONVERT TO NGVD 1929 DATUM.



OFFICIAL PLAT

ST. PAUL UNION DEPOT

Scale: 1 Inch = 30 Feet



DETAIL D

DETAIL F

DETAIL E

DETAIL G

LOTS 3 AND 4 LIE BETWEEN ELEVATIONS 11.68 FEET AND 27.16 FEET. LOT 5 LIES BETWEEN ELEVATIONS 11.68 FEET AND 27.16 FEET OR BETWEEN 11.68 FEET AND 25.66 FEET UNDER LOT 8. (CITY OF ST. PAUL DATUM) SEE ELEVATION DETAIL J.

LOTS 9, 10, 11, 12 AND 13 LIE BETWEEN ELEVATIONS 47.13 FEET AND 71.25 FEET (CITY OF ST. PAUL DATUM) SEE ELEVATION DETAIL J.

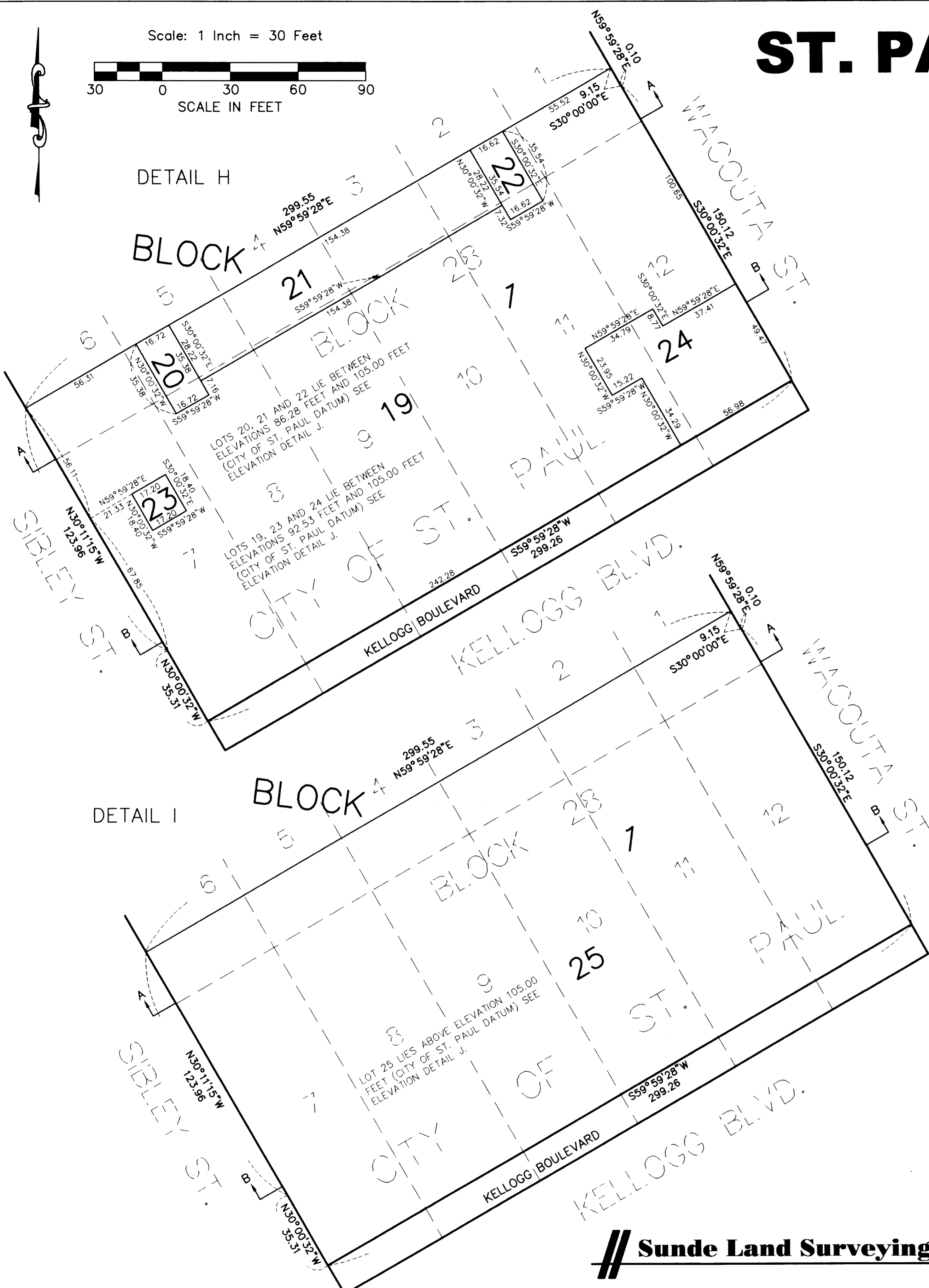
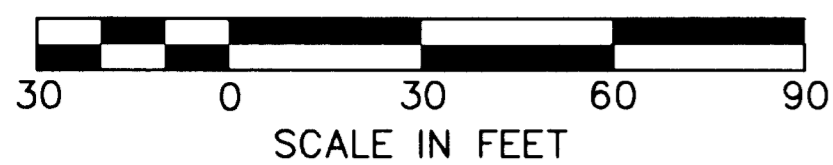
LOT 8 LIES BETWEEN ELEVATIONS 25.66 FEET AND 47.13 FEET (CITY OF ST. PAUL DATUM) SEE ELEVATION DETAIL J.

LOTS 14, 17 AND 18 LIE BETWEEN ELEVATIONS 71.25 FEET AND 92.53 FEET. LOTS 15 AND 16 LIE BETWEEN ELEVATIONS 71.25 FEET AND 92.53 FEET OR BETWEEN LOTS 20, 21 AND 22. (CITY OF ST. PAUL DATUM) SEE ELEVATION DETAIL J.

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Scale: 1 Inch = 30 Feet



DETAIL J ELEVATION DETAIL

HORIZONTAL SCALE: 1 INCH = 30 FEET
VERTICAL SCALE: NOT TO SCALE

ELEVATIONS SHOWN ARE IN FEET AND REFERENCED TO THE BENCH MARK SHOWN ON SHEET 2. THERE ARE NO UPPER OR LOWER LIMITS TO LOT 1 OR KELLOGG BOULEVARD.

SECTION AA 25

19	20	21	22	19	105.00
14	15	16	15	14	92.53
9	10	11	10	12	86.28
7 BLOCK		1	6	8	71.25
3	4	5			47.13
					27.16
					25.66
					11.68

SECTION BB 25

		19		24	105.00
	14	18	14	17	92.53
	10	13	10	12	86.28
	BLOCK		6	1	71.25
			4		47.13
					27.16
					11.68

Sunde Land Surveying, LLC.