

DESCRIPTION: (Parcel northerly of Plato Blvd.)

Contains: 708,750 Sq. Ft. or 16.27 Acres

Lot 2, Block 2, Riverview Industrial Park No. 3;

Lot 2, Block 2, Riverview Industrial Park No. 5;

All that part of Blocks 23 and 24, Dunwell and Spencer's Addition to Brooklynd, together with the vacated alleys in said Blocks 23 and 24;

All that part of Blocks 1, 2, ~~X~~ and ~~X~~, Langevin's 2nd Addition together with the vacated alleys in said Blocks 1 and 2;

And all ~~part~~ part of vacated Minnetonka Street, Chester Street, Wyandotte Street, Texas Street, St. Lawrence Street and Constans Street;

All lying within the following described lines:

Beginning at the Northwest corner of Lot 2, Block 2, Riverview Industrial Park No. 3; thence N 87°43'54" E along the North line of said Lot 2 a distance of 316.76 feet to the Northeast corner thereof; thence S 2°16'06" E along the East line of said Lot 2, also being the West line of Lot 1, Block 2, Riverview Industrial Park No. 5 a distance of 282.41 feet to the Northwest corner of Lot 2, Block 2, Riverview Industrial Park No. 5; thence N 87°43'54" E along the North line of said Lot 2, Block 2, Riverview Industrial Park No. 5 a distance of 507.77 feet to the Southwesterly line of Fillmore Avenue; thence on a curve to the right for an arc distance of 51.66 feet, radius of 1145 feet, delta angle of 2°35'07", tangent bears S 30°31'03" E, along the Southwesterly line of Fillmore Avenue; thence S 27°55'56" E 243.97 feet along the Southwesterly line of Fillmore Avenue; thence on a curve to the right for an arc distance of 103.12 feet, radius of 80.49 feet, delta angle of 73°24'13"; thence S 45°28'17" W 194.91 feet along the Northwesterly line of Plato Boulevard; thence on a curve to the right for an arc distance of 830.27 feet, radius of 1377.40 feet, delta angle of 34°32'13" along the Northwesterly line of Plato Boulevard; thence N 50°46'39" W 39.69 feet; thence on a curve to the left for an arc distance of 97.62 feet, radius of 976.93 feet, delta angle of 5°43'31", tangent bearing N 3°04'17" W along the East line of East LaFayette Frontage Road; thence N 8°47'48" W 26.98 feet along the East line of East LaFayette Frontage Road; thence on a curve to the right for an arc distance of 358.89 feet, radius of 2842.79 feet, delta angle of 7°14'; thence N 1°33'48" W 610.77 feet along the East line of East LaFayette Frontage Road to the point of beginning. Ramsey County, Minnesota Subject to easements

All of which lies Northeasterly of a line run parallel with and distant 22 feet Northeasterly of the following described line: From a point on the North Line of Section 8, T28N, R22W, distant 863.72 feet East of the North Quarter corner thereof, run Southeastertly at an angle of 69°17'48" with said North Section line for 429.96 feet; thence deflect to the right at an angle of 11°18'30" for 242.77 feet; thence deflect to the left at an angle of 39°41'15" for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140°18'45" for 132.64 feet; thence deflect to the left on a 1°54'15" curve (delta angle of 11°18'30") for 593.87 feet; thence on tangent to said curve for 580.25 feet; thence deflect to the left on a 0°10' curve (delta angle 0°14'30") for 145 feet; thence on tangent to said curve for 1229.5 feet; thence deflect to the right on a 6°00' curve (delta angle 14°15'12") for 237.56 feet; thence deflect to the left on a 6°00' curve (delta angle 22°45') for 379.17 feet; thence on tangent to said curve for 26.98 feet; thence deflect to the right on a 2°00' curve (delta angle 7°14') for 361.67 feet; thence on tangent to said curve for 645.61 feet; thence deflect to the right on a 6°00' curve (delta angle 18°00') for 300 feet; thence on tangent to said curve for 100 feet and there terminating.