

DESCRIPTION: (Parcel northerly of Plato Blvd.)

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, 4 and 5, Langevin's 2nd Addition together with the vacated alleys in said Blocks 1 and 2;

And all ~~that~~ 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 $87^{\circ}43'54''$ E along the North line of said Lot 2 a distance of 316.76 feet to the Northeast corner thereof; thence S $2^{\circ}16'06''$ 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 $87^{\circ}43'54''$ 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 $2^{\circ}35'07''$, tangent bears S $30^{\circ}31'03''$ E, along the Southwesterly line of Fillmore Avenue; thence S $27^{\circ}55'56''$ 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 $73^{\circ}24'13''$; thence S $45^{\circ}28'17''$ 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 $34^{\circ}32'13''$ along the Northwesterly line of Plato Boulevard; thence N $50^{\circ}46'39''$ 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 $5^{\circ}43'31''$, tangent bearing N $3^{\circ}04'17''$ W along the East line of East LaFayette Frontage Road; thence N $8^{\circ}47'48''$ 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 $7^{\circ}14'$; thence N $1^{\circ}33'48''$ W 610.77 feet along the East line of East LaFayette Frontage Road to the point of beginning. Ramsey County, Minnesota

All of which lies Northeasterly of a line run parallel with and distant 22 feet North-easterly 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 $69^{\circ}17'48''$ with said North Section line for 429.96 feet; thence deflect to the right at an angle of $11^{\circ}18'30''$ for 242.77 feet; thence deflect to the left at an angle of $39^{\circ}41'15''$ for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of $140^{\circ}18'45''$ for 132.64 feet; thence deflect to the left on a $1^{\circ}54'15''$ curve (delta angle of $11^{\circ}18'30''$) for 593.87 feet; thence on tangent to said curve for 580.25 feet; thence deflect to the left on a $0^{\circ}10'$ curve (delta angle $0^{\circ}14'30''$) for 145 feet; thence on tangent to said curve for 1229.5 feet; thence deflect to the right on a $6^{\circ}00'$ curve (delta angle $14^{\circ}15'12''$) for 237.56 feet; thence deflect to the left on a $6^{\circ}00'$ curve (delta angle $22^{\circ}45'$) for 379.17 feet; thence on tangent to said curve for 26.98 feet; thence deflect to the right on a $2^{\circ}00'$ curve (delta angle $7^{\circ}14'$) for 361.67 feet; thence on tangent to said curve for 645.61 feet; thence deflect to the right on a $6^{\circ}00'$ curve (delta angle $18^{\circ}00'$) for 300 feet; thence on tangent to said curve for 100 feet and there terminating.