

WEST INDUSTRIAL PARK NO. 1

Know All Persons By These Presents that the Port Authority of the City of Saint Paul, a Minnesota Corporation, owners of the following described property situated in the City of St. Paul, Ramsey County, Minnesota:

All that part of Lots 7 through 10, inclusive, Block 195, and Lots 2 through 7 and Lot 11 inclusive, Block 196, both in Irvine's Addition to West St. Paul, and of vacated Fairfield Avenue and vacated Ethel Street, both adjacent to Blocks 195 and 196 that is encompassed by a line described as follows: Beginning at the intersection of the centerlines of said West Fairfield Avenue and Ethel Street, thence North 51°44'15" West, along the centerline of Ethel Street, for 74.58 feet, thence North 39°29'30" East, parallel to the centerline of West Fairfield Avenue, for 287.71 feet, thence South 51°44'15" East, parallel to Ethel Street, for 244.58 feet, thence South 39°29'30" West, for 307.71 feet, thence North 51°44'15" West, for 170.00 feet to the centerline of West Fairfield Avenue, thence North 39°29'30" East for 20.00 feet to the point of beginning, excepting therefrom the following described property:

All that part of the Southeasterly half of West Fairfield Avenue, vacated, and that part of adjoining Ethel Street, vacated, contained within the following described property:

Lots 1 and 2, Block 198, Irvine's Addition to West St. Paul, that part of the Southeasterly half of adjoining West Fairfield Avenue, vacated, and that part of adjoining Ethel Street, vacated, all described as beginning at the most Southerly corner of said Lot 2; thence Northeasterly along the Southeasterly lines of said Lots 2 and 1 to the most Easterly corner of said Lot 1; thence Northwesterly along the Northeast line of said Lot 1 a distance of 10 feet; thence Northeasterly, parallel to the Southeasterly line of said Lot 1, to the center line of said Ethel Street; thence Northwesterly along said center line a distance of 67.4 feet; thence Northwesterly, deflecting to the right 21 degrees 23 minutes 15 seconds, a distance of 40.28 feet; thence on a tangential curve to the right having a radius of 144.6 feet a distance of 39.5 feet to an intersection with the extension Northeasterly of the Northwesterly line of said Lot 1; thence Northwesterly, parallel to said center line of Ethel Street, to the center line of said West Fairfield Avenue; thence Southwesterly along said last described center line to an intersection with the extension Northwesterly of the Southwesterly line of said Lot 2; thence Southeasterly along said Southwesterly line of Lot 2 and its extension to the point of beginning,

lying Northeasterly of a line described as: Commencing at the most Easterly corner of said Lot 1, thence Northwesterly along the Northeast line of Lot 1 a distance of 10 feet, thence Northeasterly, parallel to the Southeasterly line of said Lot 1 to a point that is 20 feet Southwesterly of the center line of said Ethel Street, vacated, which point is the point of beginning of the line to be described; thence Northwesterly to a point on the center line of Fairfield Avenue, vacated, that is 20 feet Southwesterly of the extension Northwesterly of the center line of said Ethel Street, vacated, and there terminating.

Together with the following described registered property

The Southerly 44.58 feet except the Easterly 2.11 feet of Lot 11, Block 195, Irvine's Addition to West St. Paul, that part of the Northwesterly Half of adjoining West Fairfield Avenue, vacated, lying between the extensions Southeasterly across said street of the West line of the East 2.11 feet of said Lot 11 and the Southwesterly line of said Lot 11. Subject to the easements and rights reserved by Section 228 of the St. Paul Legislative Code and to specific easements to protect the interests of Northern States Power Company and Northwestern Bell Telephone Company as set forth in the instrument filed in the office of the Registrar of Titles as Doc. No. 534079, but free of the temporary water main easement therein described as to said part of vacated West Fairfield Avenue.

Parcel 1. All that part of the Southeasterly half of West Fairfield Avenue, vacated, and that part of adjoining Ethel Street, vacated, contained within the following described property:

Lots 1 and 2, Block 198, Irvine's Addition to West St. Paul, that part of the Southeasterly half of adjoining West Fairfield Avenue, vacated, and that part of adjoining Ethel Street, vacated, all described as beginning at the most Southerly corner of said Lot 2; thence Northeasterly along the Southeasterly lines of said Lots 2 and 1 to the most Easterly corner of said Lot 1; thence Northwesterly along the Northeast line of said Lot 1 a distance of 10 feet; thence Northeasterly, parallel to the Southeasterly line of said Lot 1, to the center line of said Ethel Street; thence Northwesterly along said center line a distance of 67.4 feet; thence Northwesterly, deflecting to the right 21 degrees 23 minutes 15 seconds, a distance of 40.28 feet; thence on a tangential curve to the right having a radius of 144.6 feet a distance of 39.5 feet to an intersection with the extension Northeasterly of the Northwesterly line of said Lot 1; thence Northwesterly, parallel to said center line of Ethel Street, to the center line of said West Fairfield Avenue; thence Southwesterly along said last described center line to an intersection with the extension Northwesterly of the Southwesterly line of said Lot 2; thence Southeasterly along said Southwesterly line of Lot 2 and its extension to the point of beginning,

lying Northeasterly of a line described as:

Commencing at the most Easterly corner of said Lot 1, thence Northwesterly along the Northeast line of Lot 1 a distance of 10 feet, thence Northeasterly, parallel to the Southeasterly line of said Lot 1 to a point that is 20 feet Southwesterly of the center line of said Ethel Street, vacated, which point is the point of beginning of the line to be described; thence Northwesterly to a point on the center line of Fairfield Avenue, vacated, that is 20 feet Southwesterly of the extension Northwesterly of the center line of said Ethel Street, vacated, and there terminating.

Parcel 2. Those parts of Lots 8, 9 and 10, Block 196, Irvine's Addition to West St. Paul lying Northerly of the following described line: Commencing at the intersection of the centerline of West Fairfield Avenue and the Southwesterly line of vacated Ethel Street; thence South 51 degrees 44 minutes 15 seconds East, along the Southwesterly line of vacated Ethel Street, a distance of 170 feet to the point of beginning of the line to be described; thence North 39 degrees 29 minutes 30 seconds East, parallel to the center line of West Fairfield Avenue, 280 feet, more or less, to an intersection with the Northeasterly line of said Lot 10, and there terminating.

Have caused the same to surveyed and platted and known as WEST INDUSTRIAL PARK NO. 1. Have hereunto set our hands and seals this 12th day of August 1977.

Signed: PORT AUTHORITY of the CITY OF Saint Paul.

George W. Winter
George W. Winter, President

Louis H. Meyers
Louis H. Meyers, Secretary

State of Minnesota) S.S.
County of Ramsey) The foregoing instrument was acknowledged before me this 12th day of August 1977, by George W. Winter its President and Louis H. Meyers its Secretary of Port Authority of the City of Saint Paul, a Minnesota Corporation, on behalf of the corporation.

Marta K. Ribbell
Notary Public, Ramsey County, Minnesota
My Commission expires June 2, 1984

Approved and accepted by the City Council of St. Paul, Minnesota, this 4th day of August 1977.

Rose Mifflin
CLERK

No delinquent taxes and transfer entered this 30th day of August 1977.

Law McPherson Director *Ed J. Walcott* Deputy
Department of Property Taxation

County Recorder and Registrar of Titles County of Ramsey, State of Minnesota

I hereby certify that this plat of WEST INDUSTRIAL PARK NO. 1 was filed in this office this _____ day of _____ 19____ at _____ o'clock _____ M. and was filed in Book _____ of _____ Plats, Page _____ and that the copies were compared with the Official Plat and found to be true and correct copies thereof.

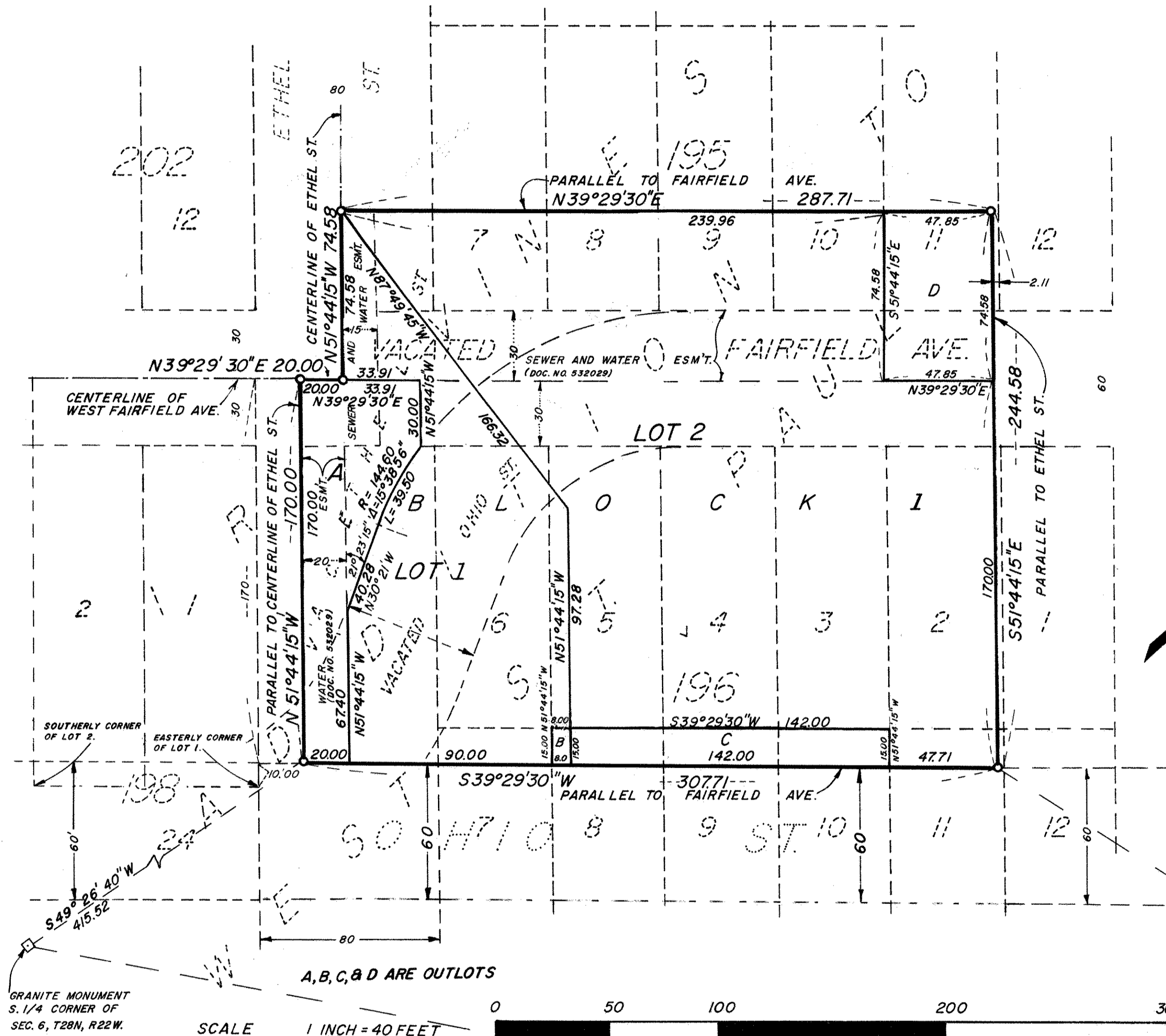
Robert T. Gibbons
Registrar of Titles, County Recorder

By _____
DEPUTY

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 29th day of August 1977.

By *Ronald F. Meyer*
Ronald F. Meyer
Acting Ramsey County Surveyor

WEST INDUSTRIAL PARK NO. 1



I, WARREN I. FORSBERG, hereby certify that I have surveyed and platted the property described in the dedication of this plat as WEST INDUSTRIAL PARK NO. 1, that this plat is a correct representation of said survey, that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, or public highways other than as shown thereon.

Warren I. Forsberg
 WARREN I. FORSBERG
 MINNESOTA REGISTRATION NUMBER: 4840

STATE OF MINNESOTA) S.S.
 COUNTY OF Ramsey) The Surveyor's certificate was subscribed and sworn to before me, a Notary Public,
 this 11th day of August 1977.

Jessie H. Forsberg
 Notary Public, Washington County, Minnesota
 My Commission Expires March 2, 1984

ALL BEARINGS ARE ON AN ASSUMED DATUM

○ = IRON AND PLASTIC PLUG MARKED No. 4840

CAST IRON MONUMENT S.E. CORNER OF
 S.E. 1/4 OF SEC. 6, T28N, R22W.