

EMPIRE BUILDER INDUSTRIAL PARK

GEORGI-SCHMIDT & ASSOC. INC.
Land Surveyors
3092 N. Lexington Ave. 483-4408
ROSEVILLE, MINNESOTA 55113

Port Authority of the City of Saint Paul, a Body Corporate and Politic of the State of Minnesota, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 8th day of December, 1987.

Signed: Jim Kelly its President
Edwin J. Keenan its Secretary

Ecolab Inc., a Delaware Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 10th day of December, 1987.

Signed: Donald R. Rodd Sr. Vice Pres., US Manufacturing, Distribution & Systems
William R. Rosengren Sr. Vice Pres., General Counsel and Secretary

Know All Persons By These Presents that the Port Authority of the City of Saint Paul, a Body Corporate and Politic of the State of Minnesota, owner of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

All that part of Lots four (4) and five (5), Block seven (7) of "Ashton and Sherburne's Addition to Saint Paul" and of Hillsdale Street vacated and Pennsylvania Avenue vacated, which is accurately described as follows: Commencing at a point where the northerly line of said Lot four (4) intersects the westerly line of Capitol Heights Street; thence running northeasterly along the westerly line of Capitol Heights Street thirty-seven and 6/100 (37.06) feet to an iron monument; thence westerly ninety-one and 45/100 (91.45) feet to an iron monument; thence southerly one hundred twenty-six and 1/10 (126.1) feet to the westerly line of Capitol Heights Street; thence northeasterly along the westerly line of Capitol Heights Street one hundred eighteen and 9/10 (118.9) feet to the point of beginning; together with all that part of Lots six (6), seven (7), eight (8), nine (9) and ten (10), Block six (6), "Ashton and Sherburne's Addition to Saint Paul", which is West of Capitol Heights; Lots two (2) and three (3), Block six (6), "Ashton and Sherburne's Addition to Saint Paul", West one-half (1/2) of vacated Hillsdale Street which is adjacent to Lots two (2), three (3) and six (6), Block six (6), "Ashton and Sherburne's Addition to Saint Paul" and vacated East one-half (E 1/2) of Wester-100 Street, also known as Lebanon Street, which is adjacent to Lot ten (10), Block six (6), "Ashton and Sherburne's Addition to Saint Paul", according to the plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County.

All that part of the following described property:
A 100 foot Railway right-of-way across Blocks 22 through 24, Brewster's Addition, Blocks 4,5,8 and 9, Fletcher's Subdivision of Brewster's Addition, subject to Jackson Street, the West 40.45 feet of that part East of the centerline of said Jackson Street of Lots 11 through 16, Block 2, Ashton and Sherburne's Addition to Saint Paul, part of Lots 11 through 16, Block 2, Ashton and Sherburne's Addition to Saint Paul lying West of the centerline of Jackson Street, subject to Jackson Street, all of Blocks 3,4 and 5 and Lots 1,4 and 5, Block 6, Ashton and Sherburne's Addition to Saint Paul, that part of Lots 22 through 25, together with vacated streets and alleys, Guerin's Outlots; that part of the Southeast quarter of the Southwest quarter of Section 30, Township 29, Range 22, and those parts of vacated Minnehaha Avenue, Pennsylvania Avenue, Park Avenue, Brewster Avenue, Sylvan Street, Lebanon Street, Hillsdale Street, Arch Street and Capitol Heights Street;

Excepting therefrom all that part of the following described property:
A 100 foot Railway right-of-way across Block 22, Brewster's Addition, and Block 5, Fletcher's Subdivision of Brewster's Addition, which lies within the following described lines: Commencing at the Northwest corner of Section 31, Township 29 North, Range 22 West; thence South 89 degrees 50 minutes 17 seconds East (assumed bearing) along the North line of the Northwest quarter of said Section 31 a distance of 868.93 feet; thence South 0 degrees 27 minutes 44 seconds East 401.15 feet to the point of beginning of the lines to be herein described; thence continuing South 0 degrees 27 minutes 44 seconds East 336.62 feet to the North line of Arch Street; thence North 89 degrees 57 minutes 26 seconds West 249.99 feet along said North line; thence North 0 degrees 27 minutes 44 seconds West 306.84 feet; thence Northeasterly along a curve to the right 47.45 feet, radius of 30.0 feet, delta angle of 90 degrees 37 minutes 55 seconds; thence South 89 degrees 49 minutes 49 seconds East 219.67 feet to the point of beginning;

which lies within the following described lines:

Commencing at the Southwest corner of said Section 30; thence easterly along the South line of said Section 30 a distance of 30 feet to the point of intersection of the East line of Rice Street as now located in said City of Saint Paul; thence South 0 degrees 25 minutes 43 seconds East (assumed bearing) along the said East line a distance of 223.39 feet; thence South 68 degrees 01 minute 43 seconds East a distance of 36.0 feet; thence North 0 degrees 25 minutes 43 seconds West a distance of 6.49 feet; thence South 68 degrees 01 minute 43 seconds East a distance of 66.56 feet; thence Southeasterly along a tangential curve to the left, concave to the Northeast having a radius of 2342 feet and a delta angle of 1 degree 09 minutes 59 seconds for an arc distance of 47.68 feet to the Northwest corner of Lot 18, Block 3, Fletcher's Subdivision of Brewster's Addition; thence South 0 degrees 25 minutes 51 seconds East along the West line of said Lot 18 a distance of 86.47 feet to the North line of Blair Avenue (Old Pennsylvania); thence South 89 degrees 56 minutes 50 seconds East along said North line 279.18 feet to the curved southerly line of a 100 foot Railway right-of-way across Blocks 22 through 25, Brewster's Addition; thence southeasterly along said southerly line along a non-tangential curve to the left, concave to the Northeast for an arc distance of 72.78 feet, radius of 2342 feet, delta angle of 1 degree 46 minutes 50 seconds to a point of intersection of the northerly extension of a line 10.0 feet East of the West line of Park Avenue, also being the point of beginning of the parcel of land to be herein described; thence continuing southeasterly along said non-tangential curve to the left, concave to the northeast for an arc distance of 91.75 feet, radius of 2342 feet, delta angle of 2 degrees 14 minutes 41 seconds to the point of intersection with the East line of Park Avenue as now located in said City of Saint Paul; thence South 0 degrees 27 minutes 44 seconds East along said East line of Park Avenue to the point of intersection with the center line of Arch Street as now located in said City of Saint Paul; thence South 89 degrees 57 minutes 26 seconds East along said center line of Arch Street a distance of 546.31 feet to a point of intersection of the East line of the Northwest quarter of the Northwest quarter of Section 31, Township 29, Range 22; thence continuing along said center line which bears South 89 degrees 40 minutes 20 seconds East a distance of 516.11 feet; thence North 0 degrees 19 minutes 43 seconds East 30.0 feet to a point on the North line of said Arch Street distant 50 feet westerly of the intersection of the Northwesterly line of Capitol Heights Street; thence South 89 degrees 40 minutes 20 seconds East along said North line of Arch Street 50 feet to the intersection of the North line of said Arch Street and the Northwesterly line of said Capitol Heights Street; thence N 35° 54' 12" E along said NW 1/4 line 201.57 feet to the West line of Hillsdale Street; thence S 0° 01' 31" W along said West line 6.63 feet; thence S 89° 48' 58" E 33 feet to the centerline of Hillsdale Street; thence S 89° 48' 58" E along said centerline 52.37 feet to the NW 1/4 line of Capitol Heights Street; thence N 35° 54' 12" E along said NW 1/4 line and its NE 1/4 extension 144.1 feet to a point of intersection of the NW 1/4 line of Capitol Heights Street and the North line of Pennsylvania Avenue; thence South 89 degrees 48 minutes 29 seconds East along said North line of Pennsylvania Avenue a distance of 77.03 feet to a point 40.45 feet East of the center line of Jackson Street; thence North 1 degree 30 minutes 03 seconds East parallel with the center line of said Jackson Street a distance of 367.24 feet to a point of intersection of a line drawn parallel with and distant 50.0 feet Southerly measured at right angles to the center line of Burlington Northern Railroad Company's East bound freight track as now located and constructed; thence South 89 degrees 11 minutes 18 seconds West parallel with said freight track center line 717.95 feet to a point of curve; thence westerly along a tangential curve to the right, parallel with said freight track center line 412.30 feet, radius of 22617.82 feet, delta angle of 1 degree 02 minutes 40 seconds; thence North 89 degrees 46 minutes 02 seconds West along a line tangent to said curve and parallel with said freight track center line 419.79 feet; thence South 0 degrees 27 minutes 44 seconds East 361.91 feet; thence North 89 degrees 49 minutes 49 seconds West 40.0 feet to a point of intersection with a line 10.0 feet East of the West line of Park Avenue; thence South 0 degrees 27 minutes 44 seconds East along said line 32.96 feet to the point of beginning.

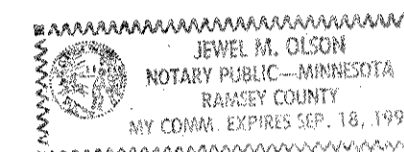
And Ecolab Inc., a Delaware Corporation, owner of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

All that part of the following described property: A 100 foot Railway right-of-way across Block 22, Brewster's Addition, and Block 5, Fletcher's Subdivision of Brewster's Addition, which lies within the following described lines: Commencing at the Northwest corner of Section 31, Township 29 North, Range 22 West; thence South 89 degrees 50 minutes 17 seconds East (assumed bearing) along the North line of the Northwest quarter of said Section 31 a distance of 868.93 feet; thence South 0 degrees 27 minutes 44 seconds East 401.15 feet to the point of beginning of the lines to be herein described; thence continuing South 0 degrees 27 minutes 44 seconds East 336.62 feet to the North line of Arch Street; thence North 89 degrees 57 minutes 26 seconds West 249.99 feet along said North line; thence North 0 degrees 27 minutes 44 seconds West 306.84 feet; thence Northeasterly along a curve to the right 47.45 feet, radius of 30.0 feet, delta angle of 90 degrees 37 minutes 55 seconds; thence South 89 degrees 49 minutes 49 seconds East 219.67 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as EMPIRE BUILDER INDUSTRIAL PARK and do hereby dedicate to the public for public use forever the streets, drive, avenue and utility easements as shown on the plat.

STATE OF MINNESOTA
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 8th day of December, 1987, by George W. Winter, President and by Arthur N. Keenan, Secretary of the Port Authority of the City of Saint Paul, a Body Corporate and Politic of the State of Minnesota, on behalf of the corporation.

Jewel M. Olson
Notary Public, Ramsey County, Minnesota
My Commission Expires _____



STATE OF MINN)
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 10 day of December, 1987, by Donald R. Rodd, Sr. Vice Pres., US Mfg., Dist. & Sys. and by William R. Rosengren, Sr. Vice Pres., Genl. Coun. & Secy of Ecolab Inc., a Delaware Corporation, on behalf of the corporation.

Virginia M. Kasmussen
Notary Public, Ramsey County, State of Minn.
My Commission Expires June 8, 1992

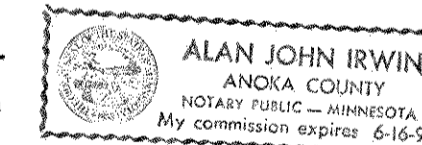
I, Donald W. Schmidt, hereby certify that I have surveyed and platted the property described in the dedication of this plat as EMPIRE BUILDER INDUSTRIAL PARK; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly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

Donald W. Schmidt
Donald W. Schmidt, Land Surveyor
Mn. Registration No. 10459

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 7th day of December, 1987.

Alan John Irwin
Alan John Irwin
Notary Public, Anoka County, Minnesota
My Commission Expires June 16, 1992



Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 9th day of DECEMBER, 1987.

Albert B. Olson
Clerk

Taxes for the year 1987 on land described herein paid, no delinquent taxes and transfer entered, this 23 day of December, 1987.

Law McKenna Director
Department of Property Taxation

By D. McDonald Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 14th day of December, 1987, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

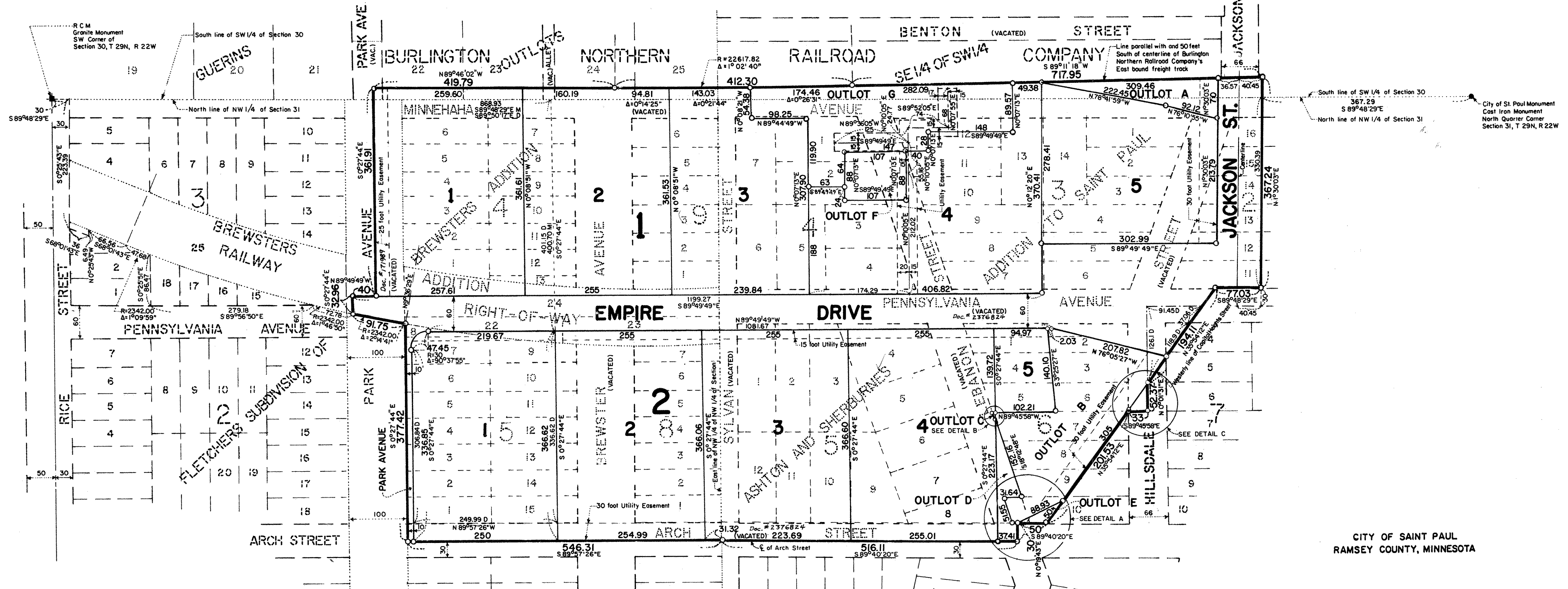
I hereby certify that this plat of EMPIRE BUILDER INDUSTRIAL PARK was filed in this office this 29 day of December, 1987, at 10:38 o'clock A.M., and was filed in Book 102 of Plats, Pages 27 and 28, as Document No. 2420976.

John C. McLaughlin, County Recorder

By _____ Deputy

EMPIRE BUILDER INDUSTRIAL PARK

GEORGI-SCHMIDT & ASSOC. INC.
Land Surveyors
3092 N. Lexington Ave. 483-4408
ROSEVILLE, MINNESOTA 55113



CITY OF SAINT PAUL
RAMSEY COUNTY, MINNESOTA

○ Denotes Iron Pipe Monument set and marked by Registration No. 10459.
 All distances are to hundredths of a foot; thus, 100.00 denotes 100.00 feet.
 All distances on curves are arc lengths.
 Bearings are on an assumed datum.
 D Denotes distance as per recorded deed.
 M Denotes distance as measured.

