



# CENTRE POINTE BUSINESS PARK

And

That part of the Northeast Quarter and that part of the Southeast Quarter of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the northeast corner of said Northeast Quarter of Section 5; thence on an assumed bearing of South, along the east line of said Northeast Quarter of Section 5, a distance of 1810.33 feet; thence on a bearing of West a distance of 322.50 feet; thence on a bearing of South a distance of 169.61 feet; thence southerly and southwesterly a distance of 157.08 feet along a tangential curve concave to the northwest having a radius of 300.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence South 30 degrees 00 minutes 00 seconds West, tangent to said curve, a distance of 207.23 feet; thence southwesterly and southerly a distance of 157.08 feet along a tangential curve concave to the southeast having a radius of 300.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence on a bearing of South, tangent to the last described curve, a distance of 202.92 feet; thence southerly a distance of 97.09 feet along a tangential curve concave to the east having a radius of 240.00 feet and a central angle of 23 degrees 10 minutes 42 seconds to the point of beginning of the land to be described; thence continuing southerly and southeasterly a distance of 185.65 feet along the last described curve having a radius of 240.00 feet and a central angle of 44 degrees 19 minutes 18 seconds; thence South 22 degrees 30 minutes 00 seconds West a distance of 30.43 feet; thence southerly a distance of 117.83 feet along a tangential curve concave to the east having a radius of 300.00 feet and a central angle of 22 degrees 30 minutes 13 seconds; thence South 0 degrees 00 minutes 13 seconds East, tangent to the last described curve, a distance of 260.35 feet; thence southerly a distance of 69.38 feet along a tangential curve concave to the east having a radius of 200.00 feet and a central angle of 19 degrees 52 minutes 37 seconds; thence South 89 degrees 59 minutes 47 seconds West, a distance of 373.13 feet to the easterly line of Interstate Highway No. 35W; thence northerly, along said easterly line of Interstate Highway No. 35W to a line which bears West from the point of beginning; thence on a bearing of East a distance of 268.87 feet to the point of beginning.

And

That part of the Southeast Quarter of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the northeast corner of the Northeast Quarter of Section 5; thence on an assumed bearing of South, along the east line of said Northeast Quarter of Section 5, a distance of 1810.33 feet; thence on a bearing of West a distance of 322.50 feet; thence on a bearing of South a distance of 169.61 feet; thence southerly and southwesterly a distance of 157.08 feet along a tangential curve concave to the northwest having a radius of 300.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence South 30 degrees 00 minutes 00 seconds West, tangent to said curve, a distance of 207.23 feet; thence southwesterly and southerly a distance of 157.08 feet along a tangential curve concave to the southeast having a radius of 300.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence on a bearing of South, tangent to the last described curve, a distance of 202.92 feet; thence southerly and southeasterly a distance of 282.74 feet along a tangential curve concave to the northeast having a radius of 240.00 feet and a central angle of 67 degrees 30 minutes 00 seconds; thence South 22 degrees 30 minutes 00 seconds West a distance of 30.43 feet; thence southerly a distance of 117.83 feet along a tangential curve concave to the east having a radius of 300.00 feet and a central angle of 22 degrees 30 minutes 13 seconds; thence South 0 degrees 00 minutes 13 seconds East, tangent to the last described curve, a distance of 260.35 feet; thence southerly a distance of 69.38 feet along a tangential curve concave to the east having a radius of 200.00 feet and a central angle of 19 degrees 52 minutes 37 seconds to the point of beginning of the land to be described; thence continuing southerly and southeasterly a distance of 244.78 feet along the last described curve having a radius of 200.00 feet and a central angle of 70 degrees 07 minutes 23 seconds; thence North 89 degrees 59 minutes 47 seconds East, tangent to the last described curve, a distance of 152.83 feet to the west line of the east 40.00 feet of said Southeast Quarter of Section 5, a distance of 293.35 feet to "Line A" hereinafter described; thence westerly and southwesterly, along said "Line A" to the east line of Interstate Highway No. 35W; thence northerly along said east line of Interstate Highway No. 35W to a line which bears South 89 degrees 59 minutes 47 seconds West from the point of beginning; thence North 89 degrees 59 minutes 47 seconds East a distance of 373.13 feet to the point of beginning.

"Line A" is described as commencing at the southeast corner of said Southeast Quarter of Section 5; thence North 0 degrees 00 minutes 13 seconds West, assumed bearing, along said east line of the Southeast Quarter of Section 5, a distance of 1765.00 feet to the point of beginning of said "Line A"; thence South 89 degrees 59 minutes 47 seconds West a distance of 345.00 feet; thence South 59 degrees 59 minutes 47 seconds West a distance of 402.62 feet to the east line of said Interstate Highway No. 35W and said "Line A" there terminating.

And

That part of the Southeast Quarter and that part of the Northeast Quarter of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the northeast corner of said Northeast Quarter of Section 5; thence on an assumed bearing of South, along the east line of said Northeast Quarter of Section 5, a distance of 1810.33 feet; thence on a bearing of West a distance of 322.50 feet; thence on a bearing of South a distance of 169.61 feet; thence southerly and southwesterly a distance of 157.08 feet along a tangential curve concave to the northwest having a radius of 300.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence South 30 degrees 00 minutes 00 seconds West, tangent to said curve, a distance of 207.23 feet; thence southwesterly and southerly a distance of 157.08 feet along a tangential curve concave to the southeast having a radius of 300.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence on a bearing of South, tangent to the last described curve, a distance of 202.92 feet; thence southerly, southeasterly and easterly a distance of 376.99 feet along a tangential curve concave to the northeast having a radius of 240.00 feet and a central angle of 90 degrees 00 minutes 00 seconds to the point of beginning of the land to be described; thence westerly a distance of 94.25 feet along the last described curve, having a radius of 240.00 feet and a central angle of 22 degrees 30 minutes 00 seconds; thence South 22 degrees 30 minutes 00 seconds West a distance of 30.43 feet; thence southerly a distance of 117.83 feet along a tangential curve concave to the east having a radius of 300.00 feet and a central angle of 22 degrees 30 minutes 13 seconds; thence South 0 degrees 00 minutes 13 seconds East, tangent to the last described curve, a distance of 260.35 feet; thence southerly, southeasterly and easterly a distance of 314.16 feet along a tangential curve concave to the northeast having a radius of 200.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence North 89 degrees 59 minutes 47 seconds East, tangent to the last described curve, a distance of 152.83 feet to the west line of the east 40.00 feet of said Southeast Quarter of Section 5; thence North 0 degrees 00 minutes 13 seconds West, along said west line of the east 40.00 feet of the Southeast Quarter of Section 5, a distance of 580.35 feet to the north line of said Southeast Quarter of Section 5; thence easterly, along said north line of the Southeast Quarter of Section 5, a distance of 40.01 feet to the northeast corner of said Southeast Quarter of Section 5; thence on a bearing of North, along said east line of the Northeast Quarter of Section 5 a distance of 5.50 feet to a line which bears East from the point of beginning; thence on a bearing of West a distance of 266.50 feet to the point of beginning.

And

That part of the Northeast Quarter of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as commencing at the northeast corner of said Northeast Quarter of Section 5; thence on an assumed bearing of South, along the east line of said Northeast Quarter of Section 5, a distance of 1810.33 feet to the point of beginning of the land to be described; thence on a bearing of West a distance of 322.50 feet; thence on a bearing of South a distance of 169.61 feet; thence southerly and southwesterly a distance of 157.08 feet along a tangential curve concave to the northwest having a radius of 300.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence South 30 degrees 00 minutes 00 seconds West, tangent to said curve, a distance of 112.23 feet; thence South 60 degrees 00 minutes 00 seconds East a distance of 115.67 feet; thence South 89 degrees 02 minutes 20 seconds East a distance of 175.58 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 202.34 feet to said east line of the Northeast Quarter of Section 5; thence on a bearing of North a distance of 620.66 feet to the point of beginning.

Have caused the same to be surveyed, platted and known as CENTRE POINTE BUSINESS PARK and do hereby dedicate to the public for public use forever the avenues, drive, road, highway and drainage and utility easements as shown on the plat.

CPBP No. 2 Limited Partnership, a Minnesota Limited Partnership, has caused these presents to be signed by its General Partner this 7<sup>TH</sup> day of DECEMBER, 1989.

Signed: CPBP No. 2 Limited Partnership

By CPIC No. 2, a Limited Partnership, a General Partner

By Woodbridge Properties Real Estate Development Fund II, a Limited Partnership, a General Partner

By Woodbridge Institutional Realty Advisors Limited Partnership, a Limited Partnership, a General Partner

By Woodbridge Financial Corporation, a Minnesota Corporation, a General Partner

Susan J. Norstrom its Treasurer

City of Roseville, a Minnesota Municipal Corporation and political subdivision organized and existing under the constitution and laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 7<sup>th</sup> day of December, 1989.

Signed: City of Roseville

Frank J. Bog its Mayor  
Henry J. Parkosky its City Manager

Northwestern National Life Insurance Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 12<sup>TH</sup> day of DECEMBER, 1989.

Signed: Northwestern National Life Insurance Company

Steven W. Wickert its SENIOR VICE PRESIDENT

CPBP No. 1 Limited Partnership, a Minnesota Limited Partnership has caused these presents to be signed by its General Partner this 7<sup>TH</sup> day of DECEMBER, 1989.

Signed: CPBP No. 1 Limited Partnership

By CPIC No. 1, a Limited Partnership, a General Partner

By Woodbridge Properties Real Estate Development Fund II, a Limited Partnership, a General Partner

By Woodbridge Institutional Realty Advisors Limited Partnership, a Limited Partnership, a General Partner

By Woodbridge Financial Corporation, a Minnesota Corporation, a General Partner

Susan J. Norstrom its Treasurer

Meritor Savings Bank, a Pennsylvania Stock Savings Bank, has caused these presents to be signed by its proper officer this 1<sup>TH</sup> day of DECEMBER, 1989.

Signed: Meritor Savings Bank

Arnold W. Spier its VICE PRESIDENT

Centre Pointe Business Park Limited Partnership, a Minnesota Limited Partnership has caused these presents to be signed by its General Partner this 7<sup>TH</sup> day of DECEMBER, 1989.

Signed: Centre Pointe Business Park Limited Partnership

By Centre Pointe Investment Company, a Limited Partnership, a General Partner

By Woodbridge Properties Real Estate Development Fund II, a Limited Partnership, a General Partner

By Woodbridge Institutional Realty Advisors Limited Partnership, a Limited Partnership, a General Partner

By Woodbridge Financial Corporation, a Minnesota Corporation, a General Partner

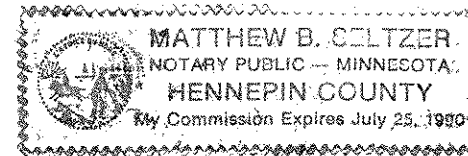
Susan J. Norstrom its Treasurer

# CENTRE POINTE BUSINESS PARK

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of DECEMBER, 1989 by SUSAN J. NORSTROM, TREASURER of Woodbridge Financial Corporation, a Minnesota corporation, which is a General Partner of Woodbridge Institutional Realty Advisors Limited Partnership, a Minnesota limited partnership, which is the General Partner of Woodbridge Properties Real Estate Development Fund II, a Minnesota limited partnership, which is a General Partner of CPIC No. 2, a Minnesota limited partnership, which is the General Partner of CPBP No. 2 Limited Partnership, a Minnesota Limited Partnership, on behalf of the limited partnership.

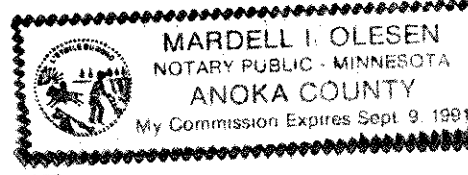
Matthew B. Seltzer  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JULY 25, 1990



STATE OF MINNESOTA )  
COUNTY OF Anoka )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 1989 by Frank J. Roy, Mayor and by Steven R. Saxberg, City Manager of the City of Roseville, a Minnesota Municipal Corporation and political subdivision organized and existing under the constitution and laws of the State of Minnesota, on behalf of the corporation.

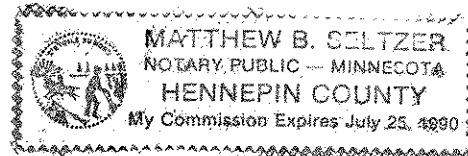
Mardell I. Olesen  
Notary Public, Anoka County, Minnesota  
My Commission Expires 9-9-1991



STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this 12<sup>TH</sup> day of DECEMBER, 1989 by STEVEN W. WISHART, SENIOR VICE PRESIDENT of Northwestern National Life Insurance Company, a Minnesota Corporation, on behalf of the corporation.

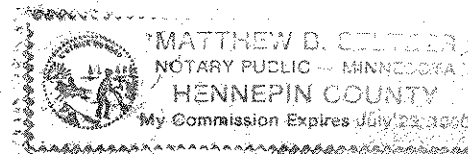
Matthew B. Seltzer  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JULY 25, 1990



STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of DECEMBER, 1989 by SUSAN J. NORSTROM, TREASURER of Woodbridge Financial Corporation, a Minnesota corporation, which is a General Partner of Woodbridge Institutional Realty Advisors Limited Partnership, a Minnesota Limited Partnership, which is the General Partner of Woodbridge Properties Real Estate Development Fund II, a Minnesota limited partnership, which is a General Partner of CPIC No. 1, a Minnesota limited partnership, which is the General Partner of CPBP No. 1 Limited Partnership, a Minnesota Limited Partnership, on behalf of the limited partnership.

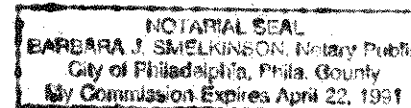
Matthew B. Seltzer  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JULY 25, 1990



STATE OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 14 day of DECEMBER 1989 by ARNOLD W. ILLI, JR., VICE PRESIDENT of Meritor Savings Bank, a Pennsylvania Stock Savings Bank, on behalf of the bank.

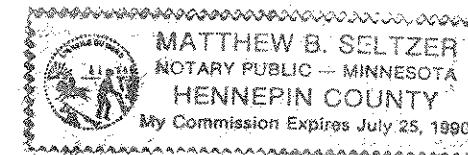
Barbara J. Smelkinson  
Notary Public, PHILADELPHIA County, PENNSYLVANIA  
My Commission Expires APRIL 22, 1991



STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of DECEMBER, 1989 by SUSAN J. NORSTROM, TREASURER of Woodbridge Financial Corporation, a Minnesota corporation, as general partner of Woodbridge Institutional Realty Advisors Limited Partnership, a Minnesota limited partnership, as general partner of Woodbridge Properties Real Estate Development Fund II, a Minnesota limited partnership, as a general partner of Centre Pointe Investment Company, a Minnesota limited partnership, as general partner of Centre Pointe Business Park Limited Partnership, a Minnesota Limited Partnership, on behalf of the limited partnership.

Matthew B. Seltzer  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JULY 25, 1990



I, Edward H. Sunde, hereby certify that I have surveyed and platted the property described in the dedication of this plat as CENTRE POINTE BUSINESS 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 wetlands, easements or public highways other than as shown thereon.

Edward H. Sunde  
Edward H. Sunde, Land Surveyor  
Minnesota Registration No. 8612

STATE OF MINNESOTA )  
COUNTY OF Hennepin )

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 6<sup>th</sup> day of December, 1989.

Shirley M. Garrett  
Notary Public, Hennepin County, Minnesota  
My Commission Expires Jan. 10, 1991



Approved and accepted by the City Council of the City of Roseville, Minnesota, this 7<sup>th</sup> day of December, 1989.

Frank J. Roy  
Mayor

Steven R. Saxberg  
Clerk

Taxes for the year 1989 on the land described herein paid, no delinquent taxes and transfer entered, this 18<sup>th</sup> day of December, 1989.

Lou McKenna Director  
Department of Property Taxation

By H. Bymark Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 18<sup>th</sup> day of December, 1989 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool  
Ramsey County Surveyor

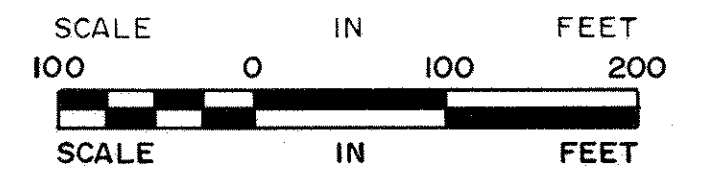
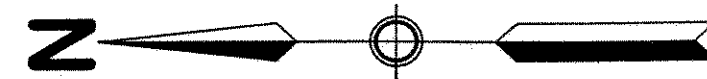
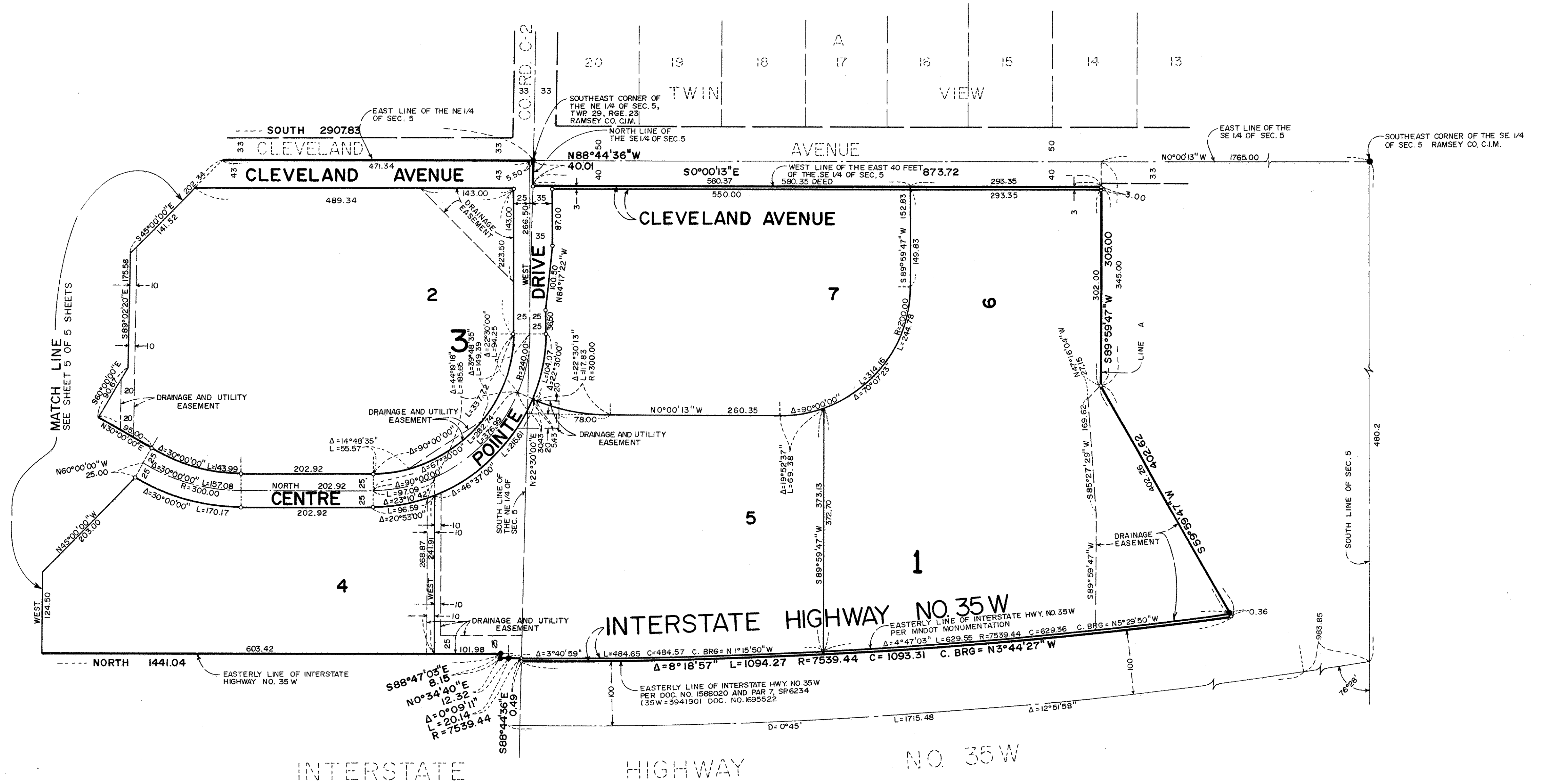
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of CENTRE POINTE BUSINESS PARK was filed in this office this 19<sup>TH</sup> day of DECEMBER 1989, at 3:06 o'clock P.M. and was filed in Book 105 of Plats, Pages 19, 20, 21, 22 and 23, as Document No. 2523451.

Lou McKenna, County Recorder

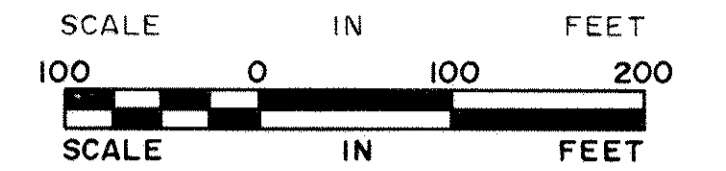
By \_\_\_\_\_ Deputy

# CENTRE POINTE BUSINESS PARK

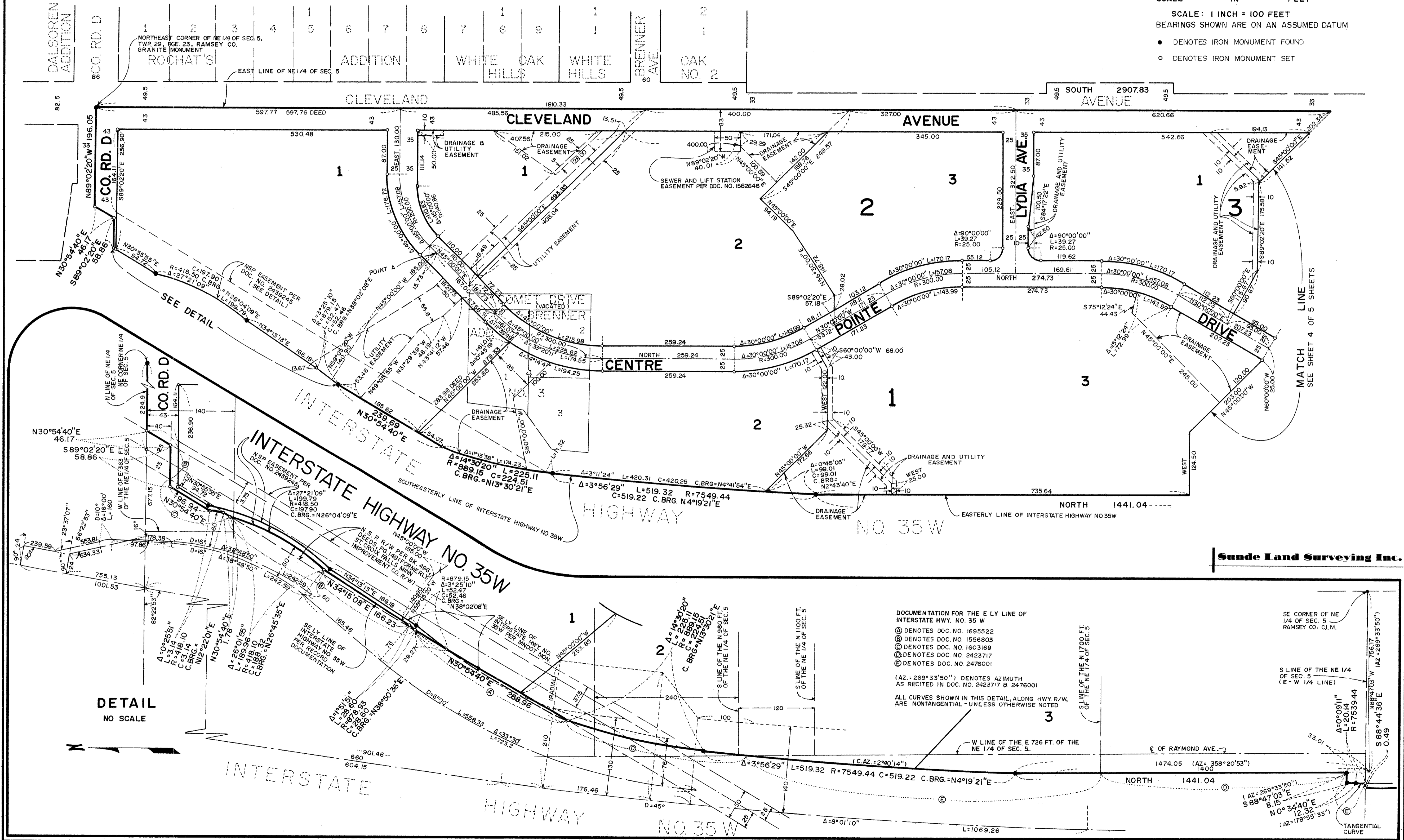


SCALE: 1 INCH = 100 FEET  
BEARINGS SHOWN ARE ON AN ASSUMED DATUM  
● DENOTES IRON MONUMENT FOUND  
○ DENOTES IRON MONUMENT SET

# CENTRE POINTE BUSINESS PARK



● DENOTES IRON MONUMENT FOUND  
○ DENOTES IRON MONUMENT SET



DETAIL  
NO SCALE

DOCUMENTATION FOR THE E LY LINE OF INTERSTATE HWY. NO. 35 W  
 (A) DENOTES DOC. NO. 1695522  
 (B) DENOTES DOC. NO. 1556803  
 (C) DENOTES DOC. NO. 1603169  
 (D) DENOTES DOC. NO. 2423717  
 (E) DENOTES DOC. NO. 2476001

(AZ = 269°33'50") DENOTES AZIMUTH AS RECITED IN DOC. NO. 2423717 & 2476001

ALL CURVES SHOWN IN THIS DETAIL, ALONG HWY. R/W, ARE NONTANGENTIAL - UNLESS OTHERWISE NOTED

Sunde Land Surveying Inc.