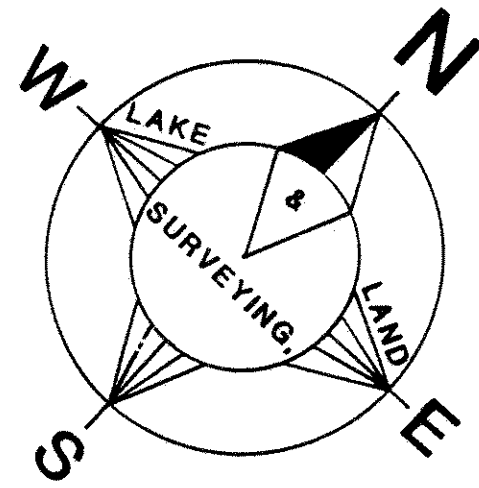


CROSBY LAKE BUSINESS PARK 2ND ADDITION



KNOW ALL MEN BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota Corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Government Lot two (2), Section fourteen (14), Township twenty-eight (28), Range twenty-three (23) described as follows:

Commencing at the Southwest corner of said Government Lot two (2); thence North 0 degrees 02 minutes 00 seconds East, along the West line of said Government Lot two (2), a distance of 440.39 feet to the Southerly right of way line of the Chicago, Milwaukee and St. Paul Railroad; thence North 51 degrees 09 minutes 45 seconds East, along said right of way line, a distance of 244.62 feet to the point of beginning of the land to be described; thence continuing North 51 degrees 09 minutes 45 seconds East a distance of 138.28 feet; thence to the left on a tangential curve concave to the Northwest and having a central angle of 6 degrees 42 minutes 40 seconds and a radius of 5779.65 feet for an arc distance of 676.98 feet; thence South 42 degrees 21 minutes 46 seconds East a distance of 377.97 feet; thence South 42 degrees 06 minutes 52 seconds West a distance of 100.35 feet; thence South 29 degrees 55 minutes 17 seconds West a distance of 91.03 feet; thence South 51 degrees 26 minutes 12 seconds West a distance of 213.58 feet; thence South 31 degrees 55 minutes 46 seconds West a distance of 103.61 feet; thence North 54 degrees 51 minutes 37 seconds West a distance of 49.04 feet; thence South 38 degrees 09 minutes 40 seconds West a distance of 80.90 feet; thence South 57 degrees 21 minutes 09 seconds West a distance of 98.68 feet; thence South 35 degrees 09 minutes 40 seconds West a distance of 104.68 feet; thence South 47 degrees 15 minutes 12 seconds West a distance of 45.27 feet; thence North 38 degrees 50 minutes 15 seconds West a distance of 298.21 feet; thence to the right on a tangential curve concave to the East and having a central angle of 90 degrees 00 minutes 00 seconds with a radius of 100.00 feet for an arc distance 157.08 feet to the point of beginning.

Has caused the same to be surveyed and platted as CROSBY LAKE BUSINESS PARK 2ND ADDITION and does hereby dedicate to the public for public use forever the cul-de-sac as shown on this plat.

In witness whereof said Port Authority of the City of Saint Paul, a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 25th day of June, 1996.

Signed: Port Authority of the City of Saint Paul
Howard Gummann its Chair
Lynn Burson its Secretary
State of Minnesota
County of RAMSEY

The foregoing instrument was acknowledged before me this 25th day of JUNE, 1996, by HOWARD GUMMANN, CHAIR, and by LYNN BURSON, SECRETARY of Port Authority of the City of Saint Paul, a Minnesota Corporation, on behalf of the corporation.



Laurie A. Siever
Notary Public, RAMSEY County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as CROSBY LAKE BUSINESS PARK 2ND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 as defined in Minnesota Statutes, Section 505.01, Subd. 1, or public highways to be designated other than as shown on this plat.

James E. Danley
James E. Danley, Land Surveyor
Minnesota License Number 1488

State of Minnesota
County of RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of JUNE, 1996, by James E. Danley, a Licensed Land Surveyor.



Laurie A. Siever
Notary Public, RAMSEY County, Minnesota
My Commission Expires 1-31-2000

City of Saint Paul

I do hereby certify that on the 3rd day of July, 1996, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Fredrick S. Omer
Clerk

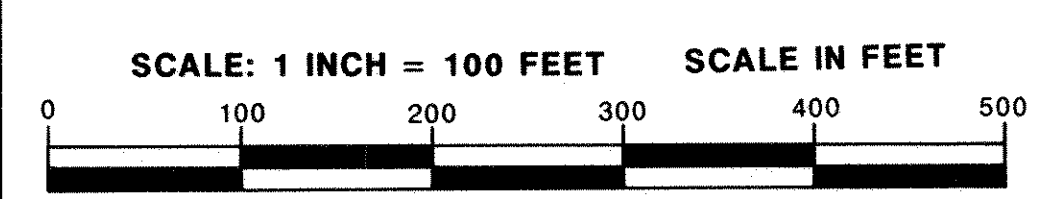
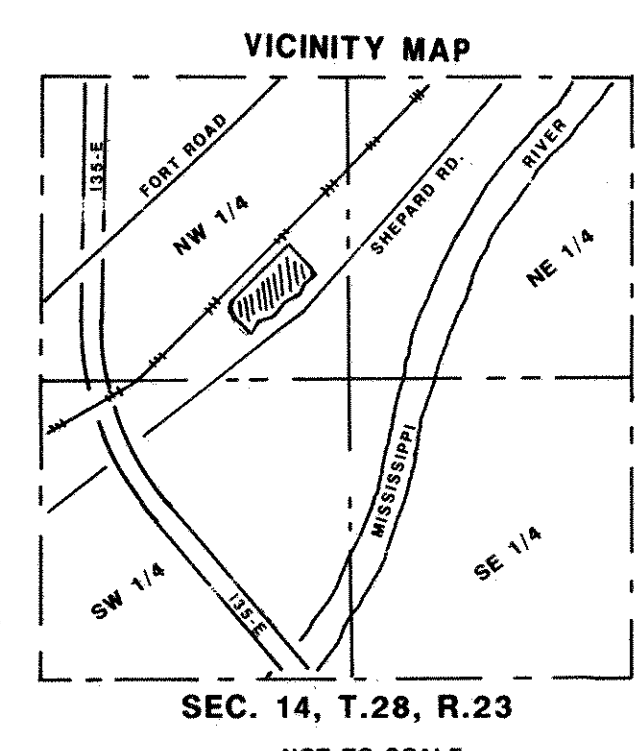
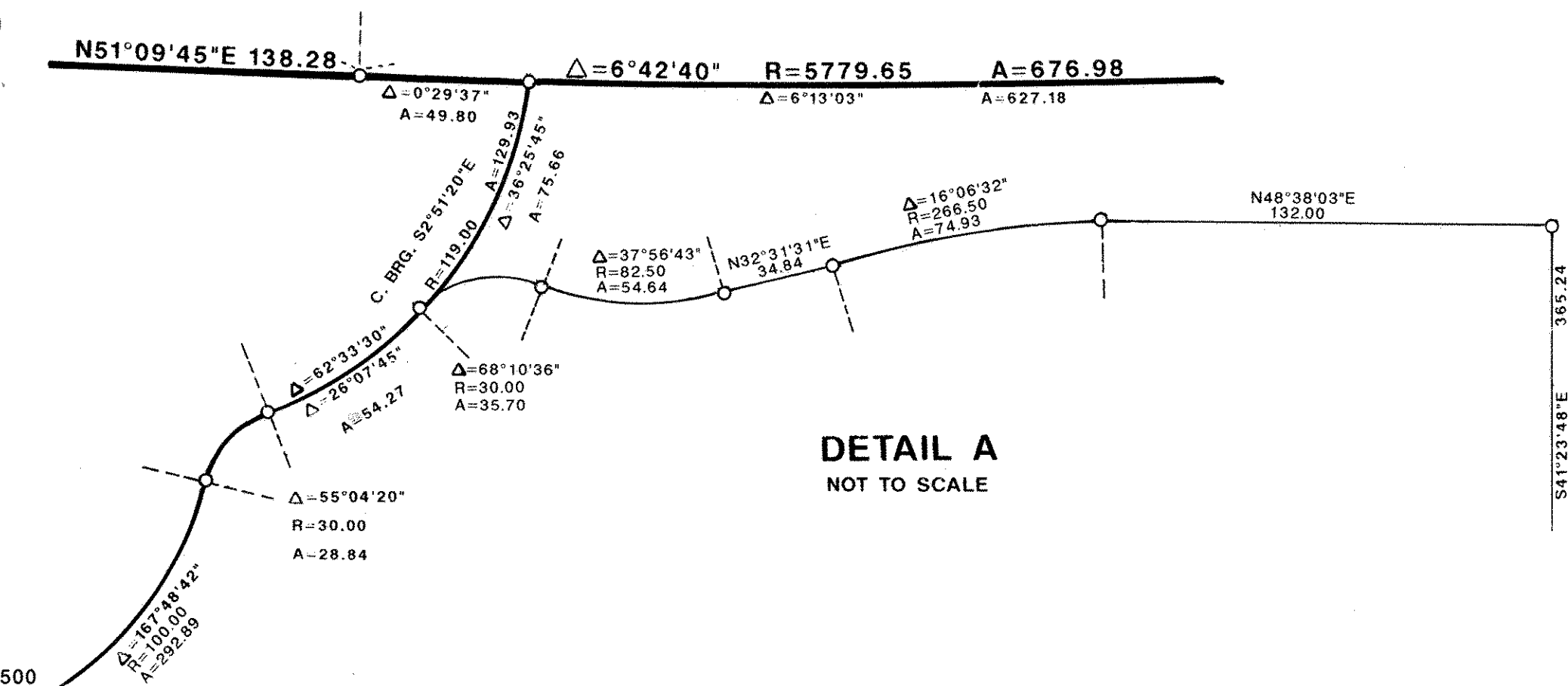
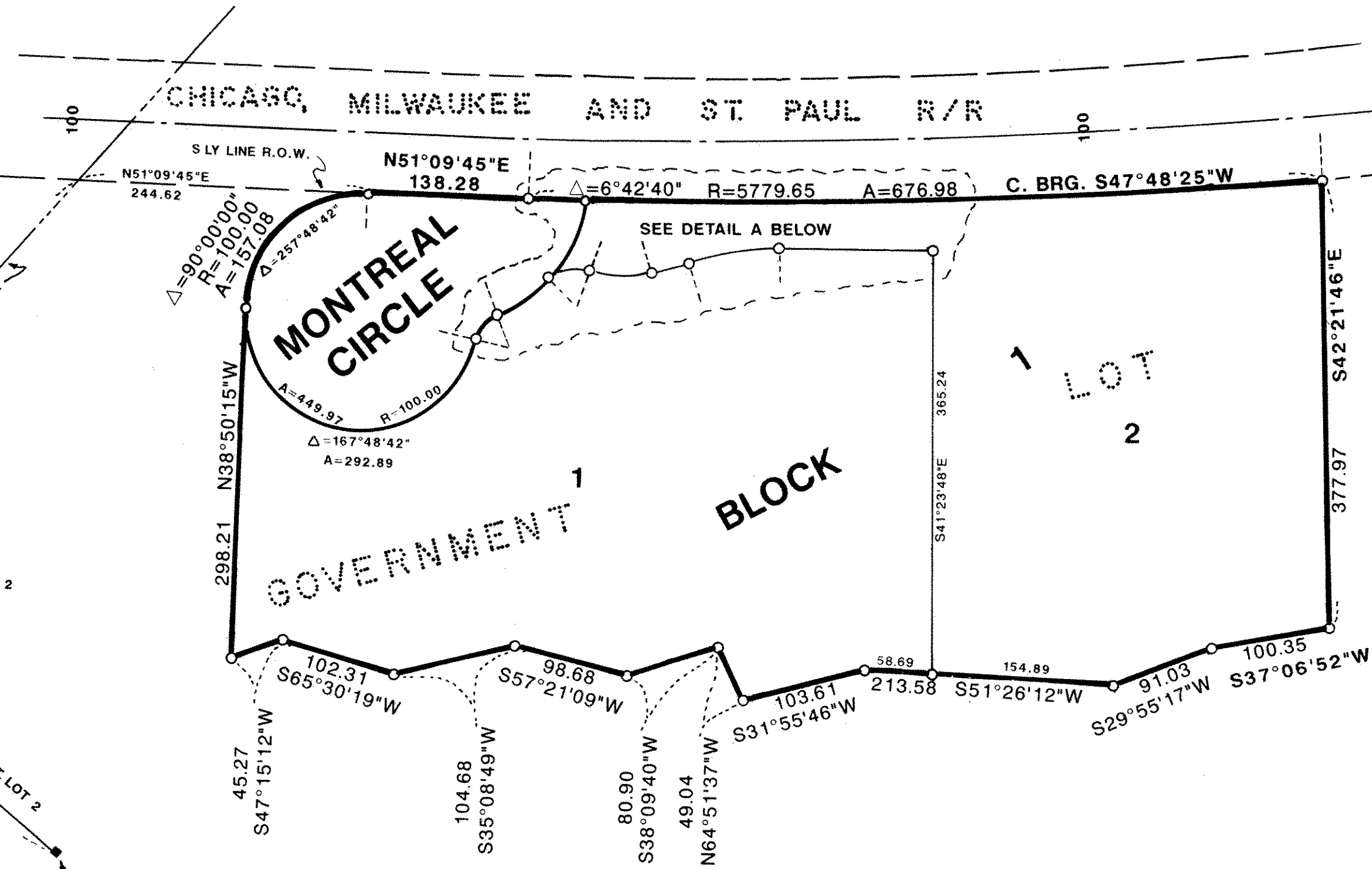
Taxes payable in the year 1996 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 9th day of July, 1996.

Tom McKenna Director
Department of Property Taxation

By Jennifer Adair Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 11th day of July, 1996 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor



○ - DENOTES IRON PIPE MONUMENT, 3/4 INCH X 14 INCH, SET AND PLUGGED IDENTIFIED BY LIC. NO. 10459
LOCATED IN THE NW 1/4 OF SEC. 14, T.28, R.23
BEARINGS BASED ON THE SOUTH LINE OF THE NW 1/4 OF SEC. 14, T.28, R.23 BEARING N89°52'37"E

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of CROSBY LAKE BUSINESS PARK 2ND ADDITION was filed in the office of the County Recorder for public record on this 30th day of JULY, 1996, at 4:10 o'clock P.M. and was duly filed in Book 112 of Plats, Page 13, as Document Number 2943356.
Lou McKenna, County Recorder
By _____, Deputy