

ARLINGTON BUSINESS PARK

KNOW ALL MEN BY THESE PRESENTS: That 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, County of Ramsey, State of Minnesota:

That part of Lots 4,5,6,15,16,17,18,24,25 and 26, together with that part of the former 33 foot wide roadway accruing to and southerly of said Lot 17, and that part accruing to and northerly of said Lot 24 (vacated by resolution under City Council File No. 243421 approved April 24, 1969, filed of record June 5, 1969 in Book 93 of Plans Page 18 as Document No. 1751322, records of Ramsey County), all in J. W. BASS GARDEN LOTS, and that part of Lots 7,8 and 9, Block 4, together with that part of Clear Avenue (formerly Strub Street) and East Cottage Avenue (formerly Cottage Street) and Windmill Street (vacated by resolution under City Council File No. 97-204 approved February 27, 1997, filed of record as Document No. 2981287, records of Ramsey County), all in STRUB'S ADDITION TO THE CITY OF ST. PAUL, and that part of Lots 2 and 5, together with that part of Sherwood Avenue (formerly Residence Street)(vacated by resolution under City Council File No. 97-204 approved February 27, 1997, filed of record as Document No. 2981287, records of Ramsey County), all in STRUB'S REARRANGEMENT, all according to the recorded plats thereof and on file in the office of the County Recorder in and for Ramsey County, Minnesota, together with that part of the vacated right-of-way of East Maryland Avenue, as dedicated in RANSOM'S ADDITION TO ST. PAUL (vacated by resolution under City Council File No. 167910 approved April 9, 1954, filed of record July 8, 1954 in Book 68 of Plans Page 11 as Document No. 1338303, records of Ramsey County), together with that part of the former Soo Line Railroad Company right-of-way across said plat of J.W. BASS GARDEN LOTS, together with that part of the area comprised of the St. Paul Water Works right-of-way according to the St. Paul Board of Water Commissioners Map as recorded in Book 4 Water Works Plats, Page 4 as Document No. 1708448 in said office of the County Recorder, all in Ramsey County, Minnesota, described as follows:

Commencing at the southeast corner of Section 19, Township 29 North, Range 22 West; thence on an assumed bearing of West along the south line of said southeast quarter of said Section 19 a distance of 988.95 feet to the southeast corner of said Lot 24, J.W. BASS GARDEN LOTS, and said point also being the southeast corner of Tract J, Registered Land Survey No. 353; thence North 0 degrees 46 minutes 46 seconds West along the east line of said Tract J a distance of 30.00 feet to the southeasterly corner of Tract E, said Registered Land Survey No. 353 (said last described line also being the east line of said Lot 24, J.W. BASS GARDEN LOTS); thence continuing North 0 degrees 46 minutes 46 seconds West along the east line of said Tract E, Registered Land Survey No. 353 a distance of 746.86 feet to the angle point of the easterly line of said Tract E, and said point also being the point of beginning (said last described line also being the east line of said Lot 24, J.W. BASS GARDEN LOTS); thence continuing North 0 degrees 46 minutes 46 seconds West along the east line of said Lot 24, J.W. BASS GARDEN LOTS and the northerly extension thereof a distance of 47.80 feet to the southwest corner of said Lot 18, J.W. BASS GARDEN LOTS; thence North 89 degrees 59 minutes 03 seconds East along the southerly line of said Lot 18 a distance of 150.01 feet to the east line of the west 150.00 feet of said Lot 18, J.W. BASS GARDEN LOTS; thence North 0 degrees 46 minutes 46 seconds West along the east line of the west 150.00 feet of said Lot 18, J.W. BASS GARDEN LOTS, and the northerly extension thereof a distance of 1132.81 feet to the point of intersection with the southeasterly line of the former Soo Line Railroad Company right-of-way; thence North 85 degrees 04 minutes 45 seconds West, 72.87 feet to a point on a line being 5.00 feet northwesterly of, as measured at right angles to, and parallel with the center line of said former Soo Line Railroad Company right-of-way at the point of intersection with a line being 200.00 feet westerly of, as measured at right angles to, and parallel with, the center line of the south bound lanes of Interstate Highway No. 35E; thence North 2 degrees 21 minutes 53 seconds West along said 200.00 foot parallel line a distance of 60.29 feet to the northwesterly line of the former Soo Line Railroad Company right-of-way; thence North 45 degrees 54 minutes 35 seconds East along said northwesterly line a distance of 53.83 feet to a point of intersection with the northerly extension of the east line of the west 115.00 feet of said Lot 18, J.W. BASS GARDEN LOTS; thence North 0 degrees 46 minutes 46 seconds West along said northerly extension of the east line of the west 115.00 feet of said Lot 18, J.W. BASS GARDEN LOTS, a distance of 540.14 feet to the northerly line of Lot 3, said J.W. BASS GARDEN LOTS (also being the north line of STRUB'S REARRANGEMENT); thence South 89 degrees 57 minutes 46 seconds West along said north line of STRUB'S REARRANGEMENT and along the north line of said Lots 3,4,5 and 6, J.W. BASS GARDEN LOTS, a distance of 999.25 feet to the west line of the easterly 125.00 feet of the west four and three quarters acres of said Lot 6, J.W. BASS GARDEN LOTS; thence South 0 degrees 49 minutes 35 seconds East along said west line a distance of 324.54 feet to the northeasterly line of the St. Paul Water Works right-of-way; thence South 53 degrees 11 minutes 58 seconds East along said northeasterly line a distance of 367.16 feet; thence continuing southeasterly along said northeasterly line 222.49 feet along the arc of a tangential curve concave to the southwest having a central angle of 25 degrees 07 minutes 17 seconds and a radius of 507.46 feet; thence North 67 degrees 14 minutes 04 seconds West, 107.40 feet to the southwesterly line of the St. Paul Water Works right-of-way; thence southeasterly 103.13 feet along said southwesterly line and along the arc of a non-tangential curve concave to the southwest having a central angle of 13 degrees 12 minutes 20 seconds and a radius of 447.46 feet, the long chord of which bears South 32 degrees 12 minutes 08 seconds East, 102.90 feet; thence continuing along said southwesterly line South 25 degrees 35 minutes 58 seconds East, 281.24 feet to the northwesterly line of the former Soo Line Railroad Company right-of-way; thence 45 degrees 54 minutes 35 seconds West along said northwesterly line a distance of 51.18 feet; thence southwesterly 102.23 feet along said northwesterly line and along the arc of a tangential curve concave to the northwest having a central angle of 1 degree 05 minutes 00 seconds and a radius of 5406.82 feet; thence South 46 degrees 59 minutes 35 seconds West along said northwesterly line a distance of 168.00 feet; thence southwesterly 431.53 feet along said northwesterly line and along the arc of a tangential curve concave to the northwest having a central angle of 27 degrees 18 minutes 33 seconds and a radius of 905.37 feet to the west line of said Lot 15, J.W. BASS GARDEN LOTS; thence South 0 degrees 51 minutes 01 second East along said west line of Lot 15 a distance of 335.21 feet to the southwest corner of said Lot 15; thence North 89 degrees 59 minutes 03 seconds East, 305.72 feet along the south line of said Lot 15, J.W. BASS GARDEN LOTS to the westerly line of said Registered Land Survey No. 353; thence northeasterly 304.92 feet along said westerly line of Registered Land Survey No. 353, and along the arc of a non-tangential curve concave to the southeast having a central angle of 15 degrees 56 minutes 11 seconds and a radius of 1096.28 feet, the long chord of which bears North 14 degrees 50 minutes 53 seconds East, 303.94 feet to the northwest corner of said Registered Land Survey No. 353; thence continuing 463.23 feet along the arc of the last described curve extended northeasterly and along the westerly line of Registered Land Survey No. 267, said curve having a central angle of 24 degrees 12 minutes 37 seconds and a radius of 1096.28 feet to the northeasterly line of said Registered Land Survey No. 267; thence South 25 degrees 34 minutes 26 seconds East along said northeasterly line a distance of 417.95 feet to the northeast corner of Tract E, said Registered Land Survey No. 353; thence East along the easterly extension of the north line of said Registered Land Survey No. 353 a distance of 61.95 feet; thence southeasterly 98.05 feet along the arc of a non-tangential curve concave to the southwest having a central angle of 19 degrees 44 minutes 08 seconds and a radius of 284.67 feet, the long chord of which bears South 10 degrees 38 minutes 50 seconds East, 97.57 feet; thence South 0 degrees 46 minutes 46 seconds East, 73.32 feet to the northeasterly line of said Tract E, Registered Land Survey No. 353; thence South 25 degrees 34 minutes 26 seconds East along said northeasterly line a distance of 190.90 feet to the point of beginning;

together with that part thereof described as follows: Beginning at a point being on the westerly line of said Registered Land Survey No. 353 at the point of intersection with the north line of said Lot 26, J.W. BASS GARDEN LOTS; thence South 89 degrees 59 minutes 03 seconds West along said north line of Lot 26 to the point of intersection with a line being 30 feet westerly of, as measured at right angles to, and parallel with the westerly line of said Registered Land Survey No. 353; thence southeasterly 501.53 feet along said parallel line and along the arc of a non-tangential curve concave to the northeast having a central angle of 19 degrees 09 minutes 53 seconds and a radius of 1499.41 feet, the long chord of which bears South 9 degrees 48 minutes 26 seconds East, 499.20 feet; thence South 72 degrees 58 minutes 43 seconds West, 11.92 feet to a point of intersection with a line being 50.00 feet northeasterly of, as measured radially and at right angles to, and parallel with the center line of the most easterly main track of the Burlington Northern Railroad Company's St. Paul to Minneapolis double main track; thence southeasterly 361.80 feet along said parallel line and along the arc of a non-tangential curve concave to the southwest having a central angle of 8 degrees 55 minutes 48 seconds and a radius of 2321.32 feet, the long chord of which bears South 25 degrees 35 minutes 10 seconds East, 361.43 feet to the southerly line of the vacated right-of-way of East Maryland Avenue, as dedicated in RANSOM'S ADDITION TO ST. PAUL, (vacated by resolution under City Council File No. 167910 approved April 9, 1954, filed of record July 8, 1954 in Book 68 of Plans Page 11 as Document No. 1338303, records of Ramsey County); thence East along said southerly line a distance of 55.26 feet to the southwest corner of Registered Land Survey No. 267; thence northwesterly 872.67 feet along the westerly lines of said Registered Land Survey No. 267 and Registered Land Survey No. 353 along the arc of a non-tangential curve concave to the northeast having a central angle of 34 degrees 01 minute 39 seconds and a radius of 1469.41 feet, the long chord of which bears North 17 degrees 14 minutes 56 seconds West, 859.90 feet; thence continuing along said westerly line of Registered Land Survey No. 353, northeasterly 0.17 feet along the arc of a non-tangential curve concave to the southeast having a central angle of 0 degrees 00 minutes 32 seconds and a radius of 1096.28 feet, the long chord of which bears North 5 degrees 08 minutes 27 seconds East, 0.17 feet to the point of beginning;

and Tract C, Registered Land Survey No. 267, Ramsey County, Minnesota;

and that part of Tract A, Registered Land Survey No. 353, Ramsey County, Minnesota, lying easterly of the northerly extension of a line being 10.60 feet easterly of, as measured at right angles to, and parallel with the easterly line of Tract C, Registered Land Survey No. 353, Ramsey County, Minnesota;

and that part of Tract B, Registered Land Survey No. 353, Ramsey County, Minnesota, lying easterly of the northerly extension of a line being 10.60 feet easterly of, as measured at right angles to, and parallel with the easterly line of Tract C, Registered Land Survey No. 353, Ramsey County, Minnesota;

and Tract D registered Land Survey No. 353, Ramsey County, Minnesota, except that part of said Tract D lying northwesterly of the northerly extension of a line being 10.60 feet easterly of, as measured at right angles to, and parallel with the easterly line of Tract C, Registered Land Survey No. 353, Ramsey County, Minnesota;

and Tract E, Registered Land Survey No. 353, Ramsey County, Minnesota, except that part of said Tract E lying northwesterly of the northerly extension of a line being 10.60 feet easterly of, as measured at right angles to, and parallel with the easterly line of Tract C, Registered Land Survey No. 353, Ramsey County, Minnesota;

and that part of Tract H, Registered Land Survey No. 353, Ramsey County, Minnesota, lying southerly, southeasterly, and easterly of the following described line: Commencing at the southwest corner of said Tract H; thence easterly along the south line of said Tract H a distance of 204.74 feet to the point of beginning; thence northerly deflecting to the left 90 degrees 45 minutes 15 seconds a distance of 45.00 feet; thence easterly parallel with said south line of Tract H to a line 30.00 feet northwesterly of and parallel with the tangent part of the southeasterly line of said Tract H; thence northeasterly along said parallel line to the southerly line of Tract C, Registered Land Survey No. 353; thence easterly along the southerly line of said Tract C to the southeast corner thereof; thence northerly along the easterly line of said Tract C to the northeast corner of said Tract C, the point of termination;

and Tract I, Registered Land Survey No. 353, Ramsey County, Minnesota;

and Tract J, Registered Land Survey No. 353, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as ARLINGTON BUSINESS PARK and does hereby dedicate to the public for public use forever the thoroughfares, and drainage and utility easements as shown on this plat.

In witness whereof said 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 this 25 day of MARCH, 19 97.

Signed: Port Authority of the City of Saint Paul
W. Andrew Boss CHAIR
Michael D. Gardner COMMISSIONER

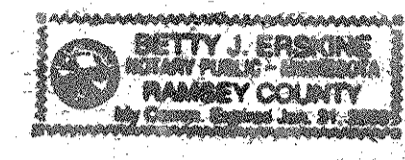
State of Minnesota
County of Ramsey
The foregoing instrument was acknowledged before me this 25 day of MARCH, 19 97 by W. Andrew Boss, CHAIR and Michael D. Gardner, COMMISSIONER, of Port Authority of the City of Saint Paul, a body corporate and politic of the State of Minnesota, on behalf of the body.

Spacie A. Siver
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 ARLINGTON BUSINESS PARK; 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 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Allan L. Everson
Allan L. Everson, Land Surveyor
Minnesota License No. 23944

State of Minnesota
County of Ramsey
The foregoing Surveyor's Certificate was acknowledged before me this 14 day of March, 19 97 by Allan L. Everson, a Licensed Land Surveyor.



Betty J. Erskine
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2000

City of Saint Paul
I do hereby certify that on the 26 day of March, 19 97, 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.

Frances Swanson
Deputy Clerk

Taxes payable in the year 19 97 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 17th day of March, 19 97.

Michele Timmons, Acting
Department of Property Taxation
By *K. Bymark*, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 26th day of MARCH, 19 97 and the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of ARLINGTON BUSINESS PARK was filed in the office of the County Recorder for public record on this 28th day of MARCH, 19 97, at 1:47 o'clock P.M. and was duly filed in Book 112 of Plats, Pages 50 and 51, as Document Number 2985415.

Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of ARLINGTON BUSINESS PARK was filed in the office of the Registrar of Titles for public record on this 28th day of MARCH, 19 97, at 1:00 o'clock P.M. and was duly filed in Book 41 of Plats, Pages 45 and 46, as Document Number 1150598.

Deputy Registrar of Titles



ARLINGTON BUSINESS PARK

SECTION 19, T 29 N, R 22 W

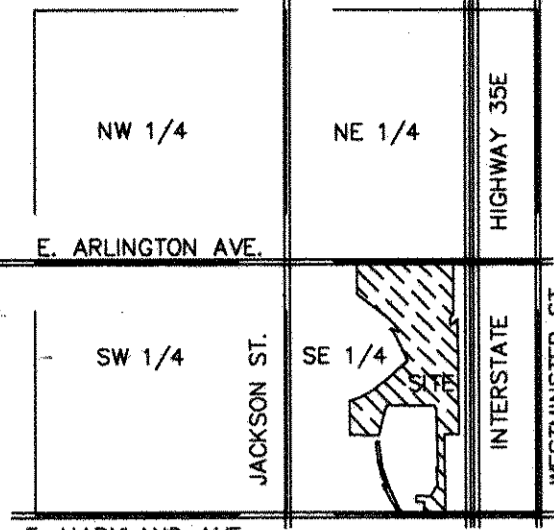
SCALE: 1 INCH = 100 FEET



SCALE IN FEET

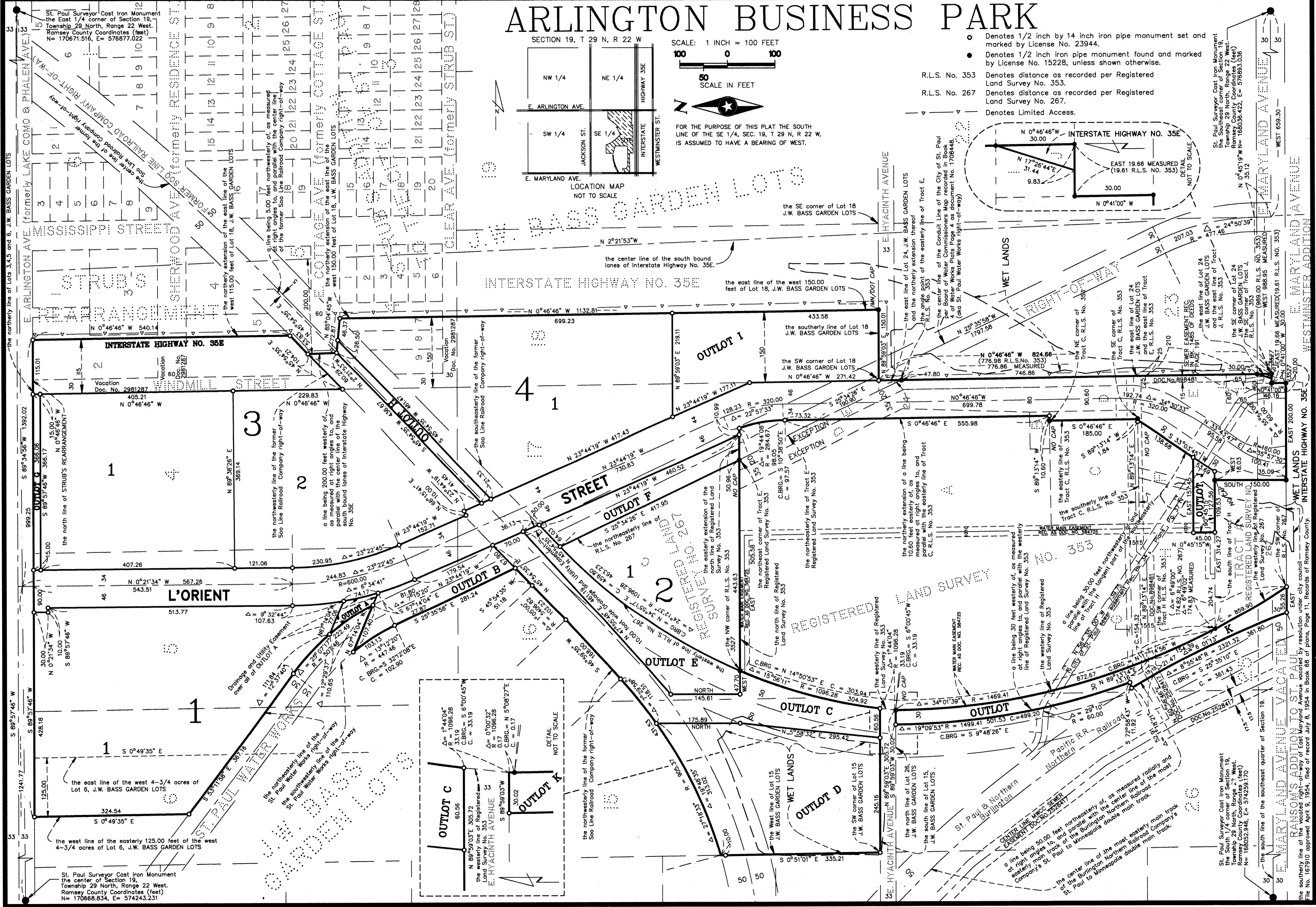
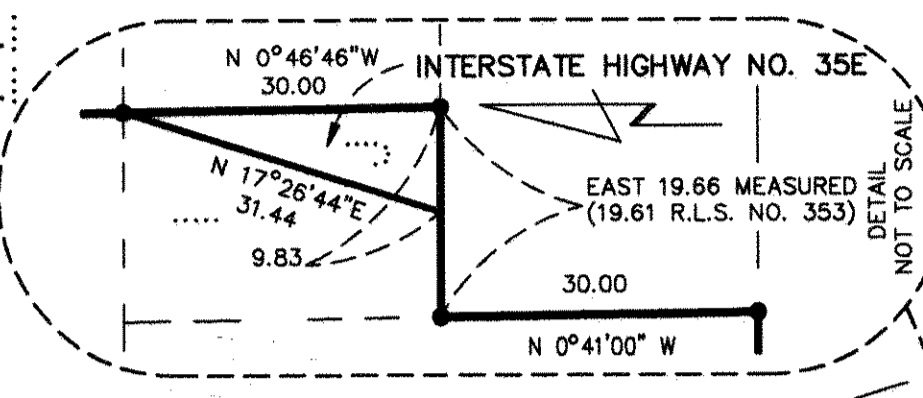


FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF THE SE 1/4, SEC. 19, T 29 N, R 22 W, IS ASSUMED TO HAVE A BEARING OF WEST.



LOCATION MAP NOT TO SCALE

- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 23944.
- Denotes 1/2 inch iron pipe monument found and marked by License No. 15228, unless shown otherwise.
- R.L.S. No. 353 Denotes distance as recorded per Registered Land Survey No. 353.
- R.L.S. No. 267 Denotes distance as recorded per Registered Land Survey No. 267.
- Denotes Limited Access.



St. Paul Surveyor Cast Iron Monument the East 1/4 corner of Section 19, Township 29 North, Range 22 West, Ramsey County Coordinates (feet) N = 170671.516, E = 576877.022

St. Paul Surveyor Cast Iron Monument the Southeast corner of Section 19, Township 29 North, Range 22 West, Ramsey County Coordinates (feet) N = 186021.946, E = 574239.170

St. Paul Surveyor Cast Iron Monument the center of Section 19, Township 29 North, Range 22 West, Ramsey County Coordinates (feet) N = 170668.834, E = 574243.231

St. Paul Surveyor Cast Iron Monument the South 1/4 corner of Section 19, Township 29 North, Range 22 West, Ramsey County Coordinates (feet) N = 186021.946, E = 574239.170