

KIM'S COMMERCIAL ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Werth Properties, L.L.C., a Minnesota Limited Liability Corporation, fee owner and Midamerica Bank, a Minnesota Banking Corporation, mortgagee of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

That part of the North Half of Government Lot 1, Section 16, Township 30, Range 22, Ramsey County, Minnesota, and also that part of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 16, described as follows:

Beginning at the Northwest corner of said North Half of Government Lot 1; thence North 89 degrees 43 minutes 00 seconds East, assumed bearing along the North line of said Government Lot 1, a distance of 95.77 feet; thence South 20 degrees 46 minutes 52 seconds East a distance of 187.04 feet; thence South 83 degrees 19 minutes 36 seconds West a distance of 92.71 feet; thence West a distance of 171.54 feet; thence South 66 degrees 52 minutes 21 seconds West a distance of 257.46 feet to the Easterly right-of-way line of Interstate Highway No. 35E; thence North 04 degrees 25 minutes 35 seconds West, along said Easterly right-of-way line, a distance of 267.85 feet; thence Northerly, along said Easterly right-of-way line, a distance of 17.48 feet along a non-tangential curve concave to the East, having a radius of 17,088.30 feet and a central angle of 00 degrees 03 minutes 31 seconds, the chord of said curve bears North 01 degree 03 minutes 13 seconds East, to the North line of said North Half of the Southwest Quarter of the Southeast Quarter; thence North 89 degrees 43 minutes 00 seconds East, along said North line of the North Half of the Southwest Quarter of the Southeast Quarter, a distance of 358.61 feet to the point of beginning;

And that WBLTT Partnership, L.L.P., a Minnesota Limited Liability Partnership, fee owner and First National Bank of West St. Paul, under the laws of the United States of America, mortgagee of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

That part of the North Half of Government Lot 1, Section 16, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said North Half of Government Lot 1; thence North 89 degrees 43 minutes 00 seconds East, assumed bearing along the North line of said Government Lot 1, a distance of 95.77 feet to the point of beginning; thence South 20 degrees 46 minutes 52 seconds East a distance of 187.04 feet; thence East a distance of 310.35 feet; thence Northerly and Northeasterly a distance of 189.82 feet along a non-tangential curve concave to the Southeast, having a radius of 625.00 feet and a central angle of 17 degrees 24 minutes 06 seconds, the chord of said curve bears North 20 degrees 32 minutes 53 seconds East to said North line of Government Lot 1; thence South 89 degrees 43 minutes 00 seconds West, along said North line, a distance of 443.09 feet to the point of beginning;

And that Parkway Partners, L.L.P., a Minnesota Limited Liability Partnership, fee owner and Hampton Bank, a Minnesota State Banking Corporation, mortgagee of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

That part of the North Half of Government Lot 1, Section 16, Township 30, Range 22, Ramsey County, Minnesota, and also that part of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 16 described as follows:

Commencing at the Northwest corner of said North Half of Government Lot 1; thence North 89 degrees 43 minutes 00 seconds East, assumed bearing along the North line of said Government Lot 1, a distance of 95.77 feet; thence South 20 degrees 46 minutes 52 seconds East a distance of 187.04 feet to the point of beginning; thence South 83 degrees 19 minutes 36 seconds West a distance of 92.71 feet; thence West a distance of 171.54 feet; thence South 66 degrees 52 minutes 21 seconds West a distance of 257.46 feet to the Easterly right-of-way line of Interstate Highway No. 35E; thence South 04 degrees 25 minutes 35 seconds East, along said Easterly right-of-way line, a distance of 29.92 feet; thence Southerly a distance of 117.46 feet along said Easterly right-of-way line and along a tangential curve concave to the East having a radius of 854.93 feet and a central angle of 07 degrees 52 minutes 19 seconds to the North line of the South 230.00 feet of said North Half of the Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 01 seconds East, not tangent to the last described curve, along said North Half of Government Lot 1, a distance of 779.16 feet; thence North 00 degrees 30 minutes 56 seconds West a distance of 120.75 feet; thence Northerly a distance of 134.86 feet along a tangential curve concave to the East having a radius of 625.00 feet and a central angle of 12 degrees 21 minutes 46 seconds to its intersection with a line which bears East from the point of beginning; thence West a distance of 310.35 feet to the point of beginning.

Have caused the same to be surveyed and platted as KIM'S COMMERCIAL ADDITION, and do hereby dedicate to the public for public use forever the drainage and utility easements and the thoroughfare as shown on this plat.

In witness whereof said Werth Properties, L.L.C., a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officers this 23rd day of DECEMBER, 1997.

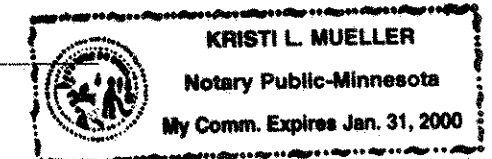
Signed : Werth Properties, L.L.C.

Sharon J. Hecht its MEMBER
Kristin A. Kiefer its MEMBER TREASURER
Willard Weikle its Chief manager

STATE OF MINNESOTA
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 23 day of December, 1997, by Sharon J. Hecht, Kristin A. Kiefer of Werth Properties, L.L.C., a Minnesota Limited Liability Corporation, on behalf of the partnership.

Kristi L. Mueller
Notary Public, Washington County, Minnesota
My Commission Expires 1-31-2000



In witness whereof said Midamerica Bank, a Minnesota Banking Corporation, has caused these presents to be signed by its proper officers this 23rd day of DECEMBER, 1997.

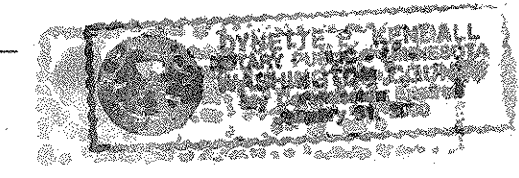
Signed : Midamerica Bank

John Thum its Branch President
Bill Wilson its Vice President

STATE OF MINNESOTA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 23rd day of DECEMBER, 1997, by STEPHEN L. MAADDEN, BRANCH PRESIDENT and BILL WILSON, VICE PRESIDENT of Midamerica Bank, a Minnesota Banking Corporation, on behalf of the corporation.

Deputy P. Kendall
Notary Public, Washington County, Minnesota
My Commission Expires 1/31/2000



In witness whereof said WBLTT Partnership, L.L.P., a Minnesota Limited Liability Partnership, has caused these presents to be signed by its proper officers this 30 day of December, 1997.

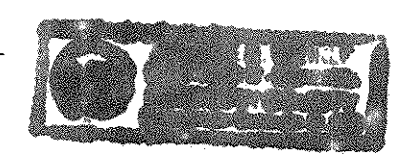
Signed : WBLTT Partnership, L.L.P.

Gary Humphrey its Partner
Ann Thene its Partner
Willard Weikle its Partner
Gary Weikle its Partner

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 30th day of December, 1997, by Gary Humphrey, Ann Thene and Willard Weikle, Gary Weikle and of WBLTT Partnership, L.L.P., a Minnesota Limited Liability Partnership, on behalf of the partnership.

Arden E. Weikle
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-2000



In witness whereof said First National Bank of West St. Paul, under the laws of the United States of America, has caused these presents to be signed by its proper officers this 18th day of December, 1997.

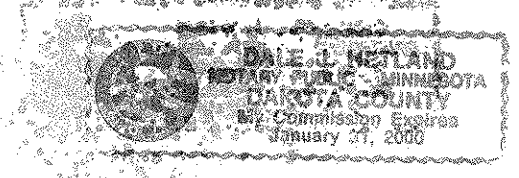
Signed : First National Bank of West St. Paul

Donald Thum its SR VICE PRES.
David A. Mennen its Vice President

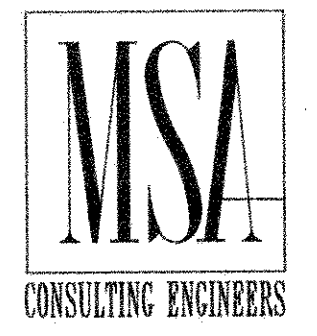
STATE OF MINNESOTA
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 18th day of December, 1997, by Donald Thum, Sr. Vice Pres. and David A. Mennen, Vice President of First National Bank of West St. Paul, under the laws of the United States of America, on behalf of the bank.

John Hill
Notary Public, Dakota County, Minnesota
My Commission Expires 01-31-00



Prepared by:



KIM'S COMMERCIAL ADDITION

In witness whereof said Parkway Partners, L.L.P., a Minnesota Limited Liability Partnership, has caused these presents to be signed by its proper officers this 30 day of December, 1997.

Signed : Parkway Partners, L.L.P.

[Signature] its Partner
[Signature] its Partner
[Signature] its Partner

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 30th day of December, 1997, by Gary Humphrey, Willard Weikle and Gary Weikle Partners, L.L.P., a Minnesota Limited Liability Partnership, on behalf of the partnership.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-2000



In witness whereof said Hampton Bank, a Minnesota State Banking Corporation, has caused these presents to be signed by its proper officers this ____ day of _____, 199__.

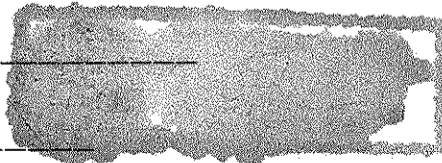
Signed : Hampton Bank

[Signature] its Vice President
[Signature] its Vice President

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 30 day of December, 1997, by Gregory Ramsdell, Vice President and David Miesse, Vice President of Hampton Bank, a Minnesota State Banking Corporation, on behalf of the corporation.

[Signature]
Notary Public, Dakota County, Minnesota
My Commission Expires 1-31-2000



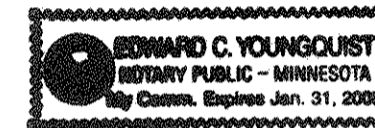
I hereby certify that I have surveyed and platted the property described on this plat as KIM'S COMMERCIAL ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

[Signature]
Frank S. Kriz, Land Surveyor, Minnesota License No. 13293

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of DECEMBER, 1997, by Frank S. Kriz, a Licensed Land Surveyor.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-2000



City of White Bear Lake, Minnesota

We do hereby certify that on the 10th day of June, 1997, the City Council of the City of White Bear Lake, 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.

[Signature] Mayor
[Signature] Clerk

Taxes payable in the year 1997 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 31 day of December, 1997.

[Signature], Director
Department of Property Taxation
By [Signature] Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 31st day of December, 1997 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

[Signature]
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of KIM'S COMMERCIAL ADDITION was filed in the office of the County Recorder for public record on this 31st day of December, 1997, at 2:54 o'clock P.M. and was duly filed in Book 113 of Plats, Pages 45 and 46 and 47, as Document Number 3032339.

Deputy County Recorder

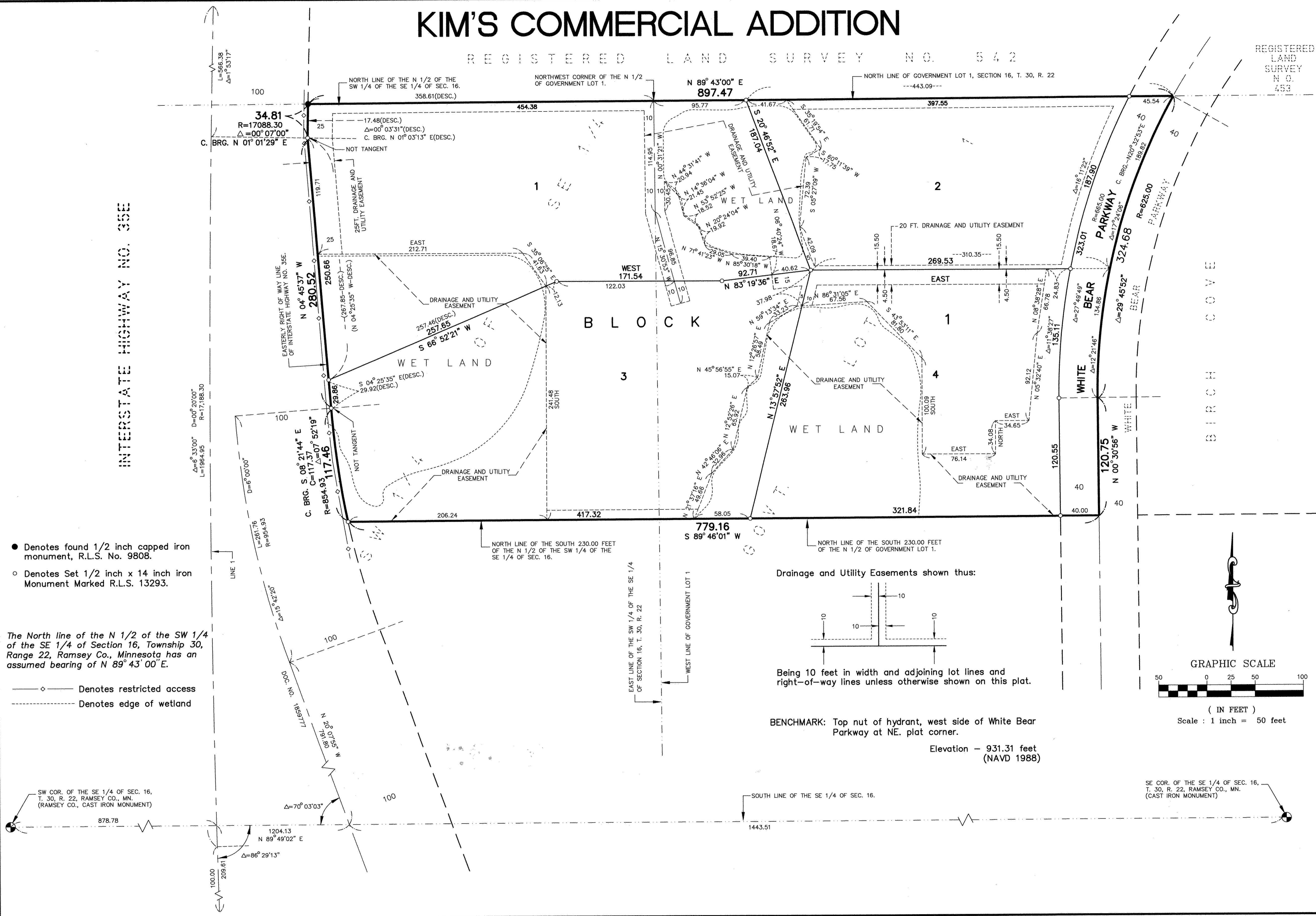
KIM'S COMMERCIAL ADDITION

REGISTERED LAND SURVEY NO. 542

REGISTERED LAND SURVEY NO. 453

INTERSTATE HIGHWAY NO. 35E

BIRCH COVE

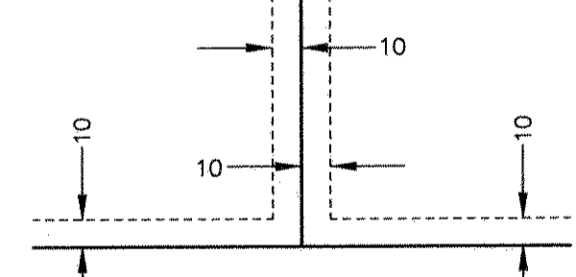


- Denotes found 1/2 inch capped iron monument, R.L.S. No. 9808.
- Denotes Set 1/2 inch x 14 inch iron Monument Marked R.L.S. 13293.

The North line of the N 1/2 of the SW 1/4 of the SE 1/4 of Section 16, Township 30, Range 22, Ramsey Co., Minnesota has an assumed bearing of N 89° 43' 00" E.

- ◇— Denotes restricted access
- - - - - Denotes edge of wetland

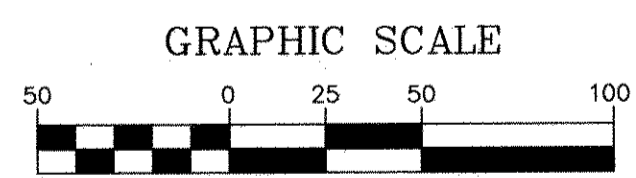
Drainage and Utility Easements shown thus:



Being 10 feet in width and adjoining lot lines and right-of-way lines unless otherwise shown on this plat.

BENCHMARK: Top nut of hydrant, west side of White Bear Parkway at NE. plat corner.

Elevation - 931.31 feet (NAVD 1988)



(IN FEET)
Scale : 1 inch = 50 feet

SE COR. OF THE SE 1/4 OF SEC. 16, T. 30, R. 22, RAMSEY CO., MN. (CAST IRON MONUMENT)