# WILLIAMS HILL INDUSTRIAL PARK

KNOW ALL MEN BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota Corporation, fee owner, and the City of St. Paul, a home rule city and municipal corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of Lots 1 – 15 inclusive, Block 2, Lots 1 – 16 inclusive, Block 3, Lots 1 – 14 inclusive, Block 4, Lots 1 – 22 inclusive, Block 5, Lots 1 – 21 inclusive, Block 6, Lots 1 – 12 inclusive, Lots 22 and 23, Block 9, Lots 8 and 9, Block 10, Lots 1 – 20 inclusive, Block 11, DeBow, Smith, Risque and Williams' Addition to St. Paul, Lots 2 – 16 inclusive, Block 1, Warren and Winslow's Addition to the Town of St. Paul, Lots A and B, Soo Line Plat Number 7, Lots 1 – 8 inclusive, Block 1, Lots 1 – 8 inclusive, Block 2, Lots 1 – 3 inclusive, Block 3, Schurmeier's Addition to Saint Paul, Lots 1 – 3 inclusive, Block 1, Lots 1 – 3 inclusive, Block 2, Lots 1 – 4 inclusive, Block 5, Paterson's Addition to the Town of St. Paul, Lots 1 – 11 inclusive, Rohrer's Subdivision of Lot 2, Block 5, Paterson's Addition to St. Paul, Minnehaha Street (vacated), Pine Street (vacated), Van Ingen Street (vacated), Pennsylvania Avenue (vacated), Olive Street (vacated), Williams Street (vacated), Bluff Street (vacated) Olmstead Street (vacated) and all alleys (vacated) within Block 5, DeBow, Smith, Risque and Williams' Addition to Saint Paul, all located in Ramsey County, Minnesota; which lie within the following described lines:

Commencing at the Northeast Corner of the Northeast Quarter of Section 31, Township 29, Range 22, Ramsey County, Minnesota (as evidenced by a concrete monument); thence South 00 degrees 28 minutes 58 seconds East, bearings based on the Ramsey County Coordinate System NAD 83, along the East line of said Northeast Quarter 619.87 feet, to the point of beginning of the parcel to be described, said point of beginning also being 65.0 feet westerly of, as measured at right angles to, the center line of an existing BNSF (BNSF = Burlington Northern & Santa Fe) Railroad Company railroad track which runs in a northwesterly/southeasterly direction; thence northwesterly along a non–tangent curve, concave to the northeast, concentric with and 65.0 feet westerly of, as measured radially from, the center line of said existing BNSF Railroad Company railroad track which runs in a northwesterly/southeasterly direction; delta angle 3 degrees 06 minutes 11 seconds, radius 2016.70 feet, chord bearing North 17 degrees 41 minutes 00 seconds West, chord length 109.21 feet, for a distance of 109.22 feet; thence North 16 degrees 07 minutes 54 seconds West, tangent to the last described curve and 65.0 feet westerly of, as measured at right angles to, the center line of said existing BNSF Railroad Company railroad track which runs in a northwesterly/southeasterly direction a distance of 96.97 feet, to a point being 65.0 feet southwesterly of, as measured at right angles to, the BNSF Railroad Company (formerly Great Northern Railway Company) East Bound Passenger Track center line; thence northwesterly along a non–tangent curve concave to the southwest, concentric with and 65.0 feet southwesterly of, as measured radially from, said East Bound Passenger Track center line, delta angle 16 degrees 44 minutes 18 seconds, radius 1539.03 feet, chord bearing North 51 degrees 47 minutes 32 seconds West, chord length 448.01 feet, for a distance of 449.61 feet; thence Northwesterly along a non–tangent curve concave to the southwest, concentric with and 65.0 feet southwesterly of, as measured radially from, said East Bound Passenger Track center line, delta angle 03 degrees 29 minutes 32 seconds, radius 4804.74 feet, chord bearing North 61 degrees 47 minutes 21 seconds West, chord length 292.82 feet, for a distance of 292.86 feet to a point being 665.00 feet westerly of, as measured at right angles to, the East line of the Northeast Quarter of said Section 31, Township 29, Range 22, Ramsey County, Minnesota; thence South 00 degrees 28 minutes 58 seconds East, parallel with the East line of said Northeast Quarter of said Section 31, Township 29, Range 22, a distance of 322.65 feet to the point of intersection with the North right–of–way line of Pennsylvania Avenue (extended easterly), now vacated, (said North right–of–way line also being the south line of Lots 12, 13 and 14, Block 9, DeBow, Smith, Risque and Williams' Addition to St. Paul, according to the recorded plat thereof); thence North 89 degrees 51 minutes 14 seconds West, along said North right–of–way line of said Pennsylvania Avenue (extended easterly), now vacated, (said North right–of–way line also being the south line of Lots 12, 13 and 14, Block 9, DeBow, Smith, Risque and Williams' Addition to St. Paul, according to the recorded plat thereof), 189.87 feet along said North right–of–way line of said Pennsylvania Avenue, now vacated, extended Easterly and the actual North right–of–way line of said Pennsylvania Avenue, now vacated, to a point being 80 feet Easterly of, as measured at right angles to, the hereinafter described Line "A"; thence South 12 degrees 08 minutes 48 seconds East along a line being 80 feet Easterly of, as measured at right angles to, the hereinafter described Line "A" for a distance of 30.70 feet to a point on the center right–of–way line of Pennsylvania Avenue, now vacated; thence South 89 degrees 51 minutes 14 seconds East, along said right–of–way center line, now vacated, 6.54 feet; thence South 00 degrees 08 minutes 46 seconds West 30.00 feet to a point on the north line of Lot 12, Block 6, DeBow, Smith, Risque and Williams' Addition to St. Paul, according to the recorded plat thereof, which is 80 feet Easterly of, as measured at right angles to, the hereinafter described Line "A"; thence South 12 degrees 08 minutes 48 seconds East 42.57 feet to a point being 80.0 feet Northeasterly of, as measured at right angles to, a point on said Line "A" which is 956.57 feet Northerly of the point of beginning of said Line "A"; thence North 77 degrees 51 minutes 12 seconds East, at right angles to, the last described course, a distance of 10.00 feet to a point being 90.00 feet Northeasterly of, as measured at right angles to, said Line "A"; thence Southerly along a non–tangent curve concave to the West, parallel with and 90.00 feet Easterly of, as measured at right angles to, said Line "A", delta angle 28 degrees 56 minutes 57 seconds, radius 662.96 feet, chord bearing South 02 degrees 19 minutes 41 seconds West, chord length 331.41 feet, for a distance of 334.97 feet; thence South 16 degrees 48 minutes 09 seconds West, parallel with and 90.00 feet Easterly of, as measured at right angles to, said Line "A" a distance of 105.46 feet to a point on the South line of Block 6, DeBow, Smith, Risque and Williams' Addition to St. Paul; thence South 12 degrees 56 minutes 57 seconds West 30.00 feet to a point on the center right–of–way line of Williams Street, now vacated; thence North 77 degrees 03 minutes 03 seconds West, along said center right–of–way line, now vacated, 1.97 feet; thence South 12 degrees 56 minutes 57 seconds West 30.00 feet to a point on the north line of Lot 8, Block 2, Debow, Smith, Risque and Williams' Addition to St. Paul, according to the recorded plat thereof; thence South 00 degrees 16 minutes 35 seconds East 75.36 feet to a point 100.0 feet Easterly of, as measured at right angles to, said Line "A", said point also being on the North line of Lot 10, Block 2, DeBow, Smith, Risque and Williams' Addition to St. Paul; thence South 89 degrees 43 minutes 25 seconds West along the North line of said Lot 10 a distance of 77.71 feet to the Northwest corner of said Lot 10; thence South 00 degrees 04 minutes 25 seconds West along the West line of said Lot 10 and also the West line of Lot 11, Block 2, DeBow, Smith, Risque and Williams' Addition to St. Paul, a distance of 100.00 feet to the Southwest corner of said Lot 11; thence North 89 degrees 43 minutes 25 seconds East along the South line of said Lot 11 a distance of 78.32 feet to a point being 100.00 feet Easterly of, as measured at right angles to, said Line "A"; thence South 00 degrees 16 minutes 35 seconds East, parallel with and 100.00 feet Easterly of, as measured at right angles to, said Line "A" a distance of 9.05 feet; thence South 89 degrees 43 minutes 25 seconds West, at right angles to, the last described course, a distance of 25.00 feet to a point being 75.00 feet Easterly of, as measured at right angles to, said Line "A"; thence South 00 degrees 16 minutes 35 seconds East, parallel with and 75.00 feet Easterly of, as measured at right angles to, said Line "A" a distance of 202.26 feet; thence South 01 degree 01 minute 09 seconds West, parallel with and 75.00 feet Easterly of, as measured at right angles to, said Line "A" a distance of 87.74 feet to a point 75.00 feet Easterly of, as measured at right angles to, the point of beginning of said Line "A", said point hereinafter described as point "X"; thence South 89 degrees 01 minute 59 seconds East 91.68 feet; thence South 34 degrees 22 minutes 58 seconds East 316.46 feet to a point on the center right–of–way line of Olmstead Street (vacated); thence North 89 degrees 57 minutes 42 seconds West, along the said center right–of–way line of Olmstead Street (vacated), a distance of 1.13 feet to the point of intersection of said center right–of–way line and a line parallel with and 30.00 feet westerly of the East right–of–way line of Pine Street (vacated); thence South 00 degrees 23 minutes 08 seconds West, along said line parallel with and 30.00 feet westerly of the East right–of–way line of Pine Street (vacated), a distance of 83.00 feet, to a point on the South line of the North one–half of the North one–half of Lots 2 and 3, Block 2, Paterson's Add. to the Town of St. Paul extended westerly, hereinafter referred to as "extension line"; thence South 89 degrees 57 minutes 42 seconds East, along said "extension line" 20.00 feet; thence South 00 degrees 23 minutes 08 seconds West 79.35 feet to a point on the North right–of–way line of University Avenue; thence North 89 degrees 48 minutes 51 seconds East, along the said North right–of–way line of University Avenue, a distance of 601.62 feet, more or less, to a point on the East line of Block 1, Paterson's Addition to the Town of St. Paul; thence North 00 degrees 28 minutes 58 seconds West, along the East lines of Blocks 1 and 5, Paterson's Addition to the Town of St. Paul, said East lines also being the West right–of–way line of John Street extended Northerly, a distance of 510.29 feet, more or less, to a point on the North line of the Southeast Quarter of the Northeast Quarter of Section 31, Township 29, Range 22; thence South 89 degrees 57 minutes 25 seconds East, along said North line of the Southeast Quarter of the Northeast Quarter of said Section 31, a distance of 30.00 feet to a point on the center line of the right–of–way of John Street, extended Northerly, said point also being the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 31, Township 29, Range 22, Ramsey County, Minnesota; thence South 00 degrees 28 minutes 58 seconds East, along said center line of the right–of–way of John Street, extended Northerly and along the East line of the Southeast Quarter of the Northeast Quarter of said Section 31, a distance of 6.77 feet, more or less, to a point on the North right–of–way line of said John Street; thence Northeasterly along a non–tangent curve concave to the Southeast, along the North right–of–way line of said John Street, delta angle 16 degrees 48 minutes 54 seconds, radius 110.00 feet, chord bearing North 51 degrees 48 minutes 55 seconds East, chord length 32.17 feet, for a distance of 32.28 feet; thence North 60 degrees 13 minutes 22 seconds East, along the Northerly right–of–way line of said John Street, a distance of 82.82 feet; thence North 89 degrees 27 minutes 29 seconds East, along a line parallel with the North boundary line of Lot 4, Block 1, Warren and Winslow's Addition to the Town of St. Paul, a distance of 52.16 feet to a point on the East line of Lot 4, Block 1, Warren and Winslow's Addition to the Town of St. Paul, said point being 44 feet South of the Northeast corner of said Lot 4; thence North 00 degrees 32 minutes 31 seconds West along the Easterly line of said Lot 4, Block 1, Warren and Winslow's Addition to the Town of St. Paul, and also along the Easterly line of Lot A, Soo Line Plat Number 7, said Easterly line of Lot A, Soo Line Plat Number 7, also being the Westerly right–of–way line of Westminster Street as platted, a distance of 296.94 feet to a point 65.0 feet westerly of, as measured at right angles to, the center line of said existing BNSF Railroad Company railroad track which runs in a northwesterly/southeasterly direction; thence northwesterly, along a non–tangent curve concentric with and 65.0 feet westerly of, as measured radially from, the center line of said existing BNSF Railroad Company railroad track which runs in a northwesterly/southeasterly direction, delta angle 10 degrees 27 minutes 55 seconds, radius 2016.70 feet, chord bearing North 24 degrees 28 minutes 03 seconds West, chord length 367.84 feet, for a distance of 368.36 feet, more or less, to the point of beginning;

And those parts of:
Lots 7, 8 and 9, Block 3, Schurmeier's Addition to Saint Paul, all within Ramsey County, Minnesota, which lie within the following described lines:

Commencing at the above described point "X"; thence North 89 degrees 01 minute 59 seconds West, along a line which is perpendicular to the East right–of–way line of Mississippi Street, for a distance of 46.08 feet to a point on the East right–of–way line of Mississippi Street; thence South 00 degrees 58 minutes 01 second West along said East right–of–way line of Mississippi Street a distance of 127.07 feet to a point on the North line of Block 3, Schurmeier's Addition to Saint Paul, said point being the point of beginning of the parcel to be described; thence continuing along the last described course of South 00 degrees 58 minutes 01 second West along said East right–of–way line of Mississippi Street a distance of 100.01 feet to a point on the South line of said Block 3, Schurmeier's Addition to Saint Paul; thence South 89 degrees 46 minutes 07 seconds East along said South line of said Block 3, Schurmeier's Addition to Saint Paul a distance of 79.25 feet; thence North 00 degrees 21 minutes 25 seconds East 100.00 feet to a point on the North line of said Block 3, Schurmeier's Addition to Saint Paul; thence North 89 degrees 46 minutes 07 seconds West along the North line of said Block 3, Schurmeier's Addition to Saint Paul a distance of 78.19 feet to the point of beginning.

Line "A" Description
Commencing at a point on the East–West quarter line of Section 31, T. 29 N., R. 22 W., 4th Principal Meridian, Ramsey County, Minnesota, distant 312.4 feet Easterly of the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 31; thence deflecting in a Northerly direction 89 degrees 47 minutes 27 seconds (measured from West to North) from said East–West quarter line a distance of 734.71 feet; thence deflecting in a Northerly direction 01 degree 11 minutes 24 seconds to the right a distance of 485.11 feet to the point of beginning of the line to be described; thence continuing Northerly along the last described course a distance of 86.94 feet; thence deflecting in a Northerly direction 01 degree 17 minutes 44 seconds to the left a distance of 373.84 feet; thence deflecting in a Northeasterly direction 17 degrees 04 minutes 43.8 seconds to the right a distance of 206.3 feet to a point of curvature; thence Northerly along a tangential 10 degree 00 minute curve concave to the West (delta = 28 degrees 56 minutes 57 seconds) a distance of 289.49 feet to a point of tangency; thence Northwesterly tangent to said curve a distance of 295.79 feet and there terminating.

Have caused the same to be surveyed and platted as WILLIAMS HILL INDUSTRIAL PARK and do hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements 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 17TH day of NOVEMBER, 1998.

Signed: Port Authority of the City of Saint Paul

Michael D. Goldner its COMMISSIONER

Joan A. Grazywinski its SECRETARY

State of Minnesota
County of RAMSEY

The foregoing instrument was acknowledged before me this 17TH day of NOVEMBER, 1998, by MICHAEL GOLDNER, COMMISSIONER and by JOAN GRAZYWINSKI, SECRETARY of Port Authority of the City of Saint Paul, a Minnesota Corporation, on behalf of the corporation.

LAURIE A. SIEVER
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Comm. Expires Jan. 31, 2000

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

In witness whereof, said City of St. Paul, a home rule city and municipal corporation, has caused these presents to be signed by its proper authorities this 18TH day of November, 1998.

Signed: City of St. Paul

Frederick K. Owusu its City Clerk

State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 18TH day of November, 1998, by Fred Owusu, City Clerk of the City of Saint Paul, a home rule city and municipal corporation, on behalf of said corporation.

SHARI A. MOORE
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2000

Shari A. Moore
Notary Public, County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as WILLIAMS HILL INDUSTRIAL 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.

Richard C. Person
Richard C. Person, Land Surveyor
Minnesota License Number 23300

State of Minnesota
County of RAMSEY
The foregoing Surveyor's Certificate was acknowledged before me this 10TH day of NOVEMBER, 1998,
by Richard C. Person, a Licensed Land Surveyor.

Alan F. Marzitelli
Notary Public, RAMSEY County, Minnesota
My Commission Expires January 31, 2000

City of Saint Paul
I do hereby certify that on the 23 day of September 1998, 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.

Frederick K. Owusu
Clerk

Taxes payable in the year 1998 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 20TH day of November, 1998.

Dorothy McClung, Director
Department of Property Taxation
By Jennifer Allison, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 20TH day of NOVEMBER, 1998, 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

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of WILLIAMS HILL INDUSTRIAL PARK was filed in the office of the County Recorder for public record on this 31ST day of DECEMBER, 1998, at 4:51 o'clock P.M. and was duly filed in Book 115 of Plats, Pages 3, 4, and 5, as Document Number 3110565.

Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of WILLIAMS HILL INDUSTRIAL PARK was filed in the office of the Registrar of Titles for public record on this 31ST day of DECEMBER, 1998, at 4:30 o'clock P.M. and was duly filed in Book 42 of Plats, Pages 33, 34 and 35, as Document Number 1507987.

Deputy Registrar of Titles

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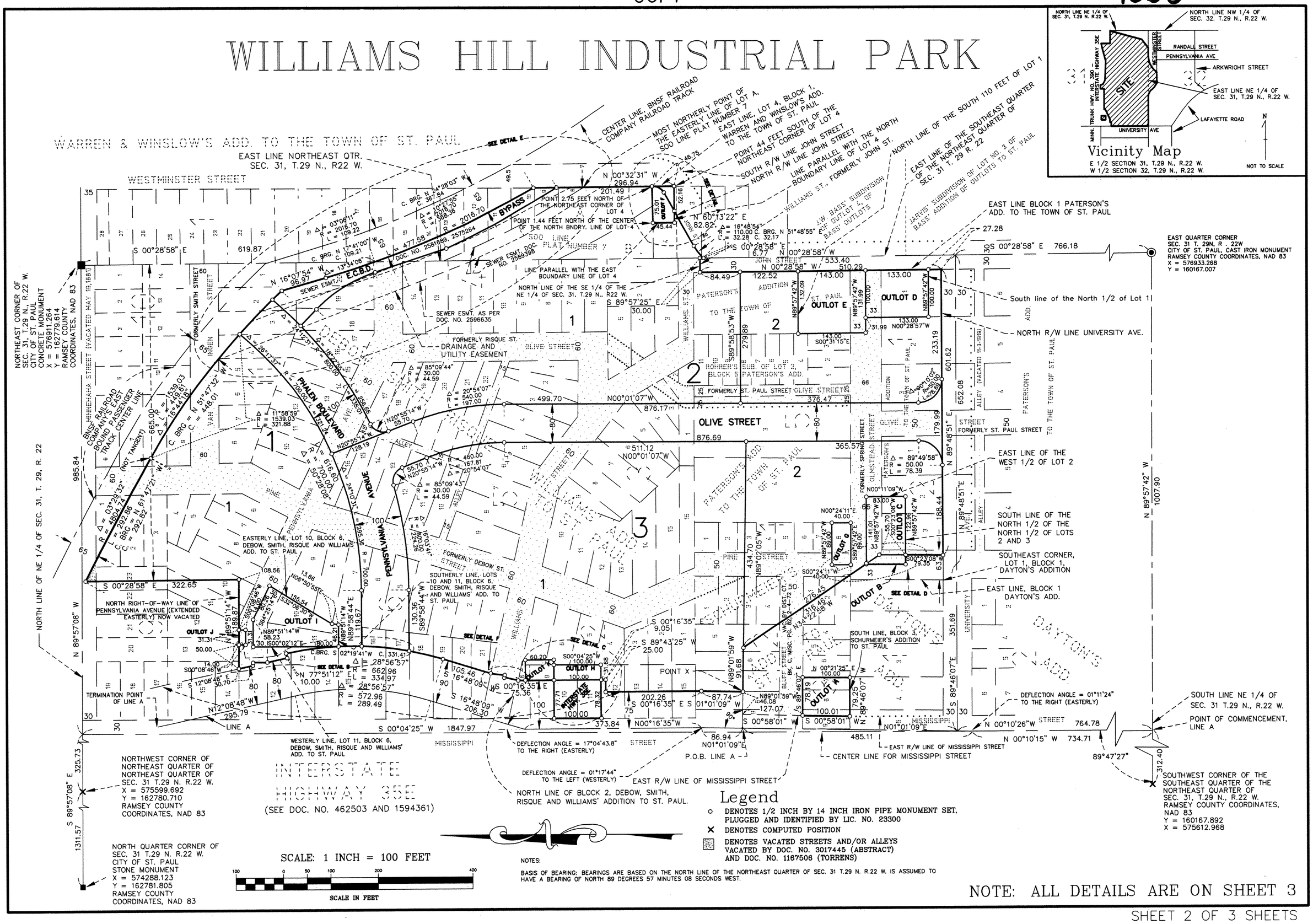
# WILLIAMS HILL INDUSTRIAL PARK



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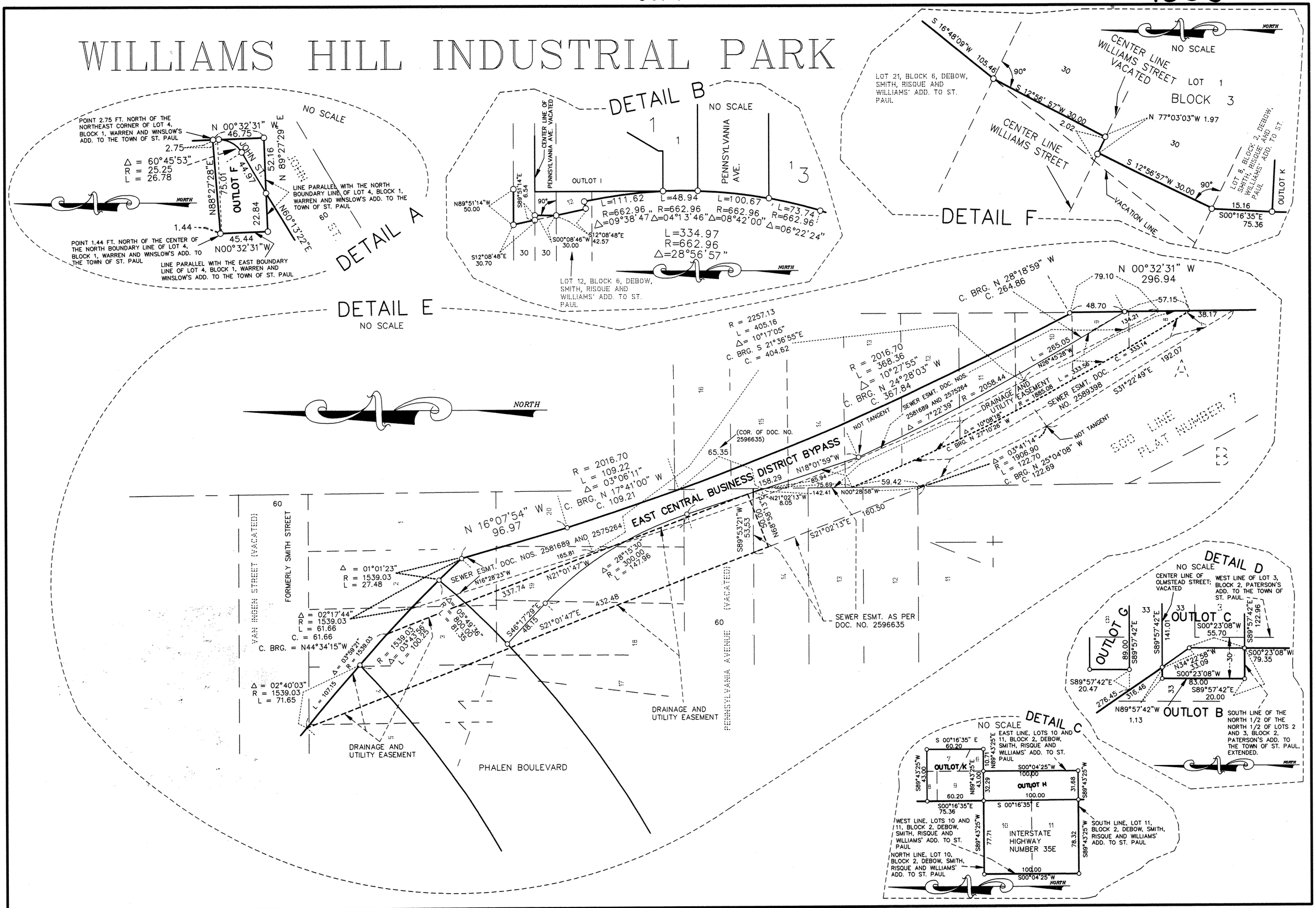
# WILLIAMS HILL INDUSTRIAL PARK




SHEET 3 OF 3 SHEETS