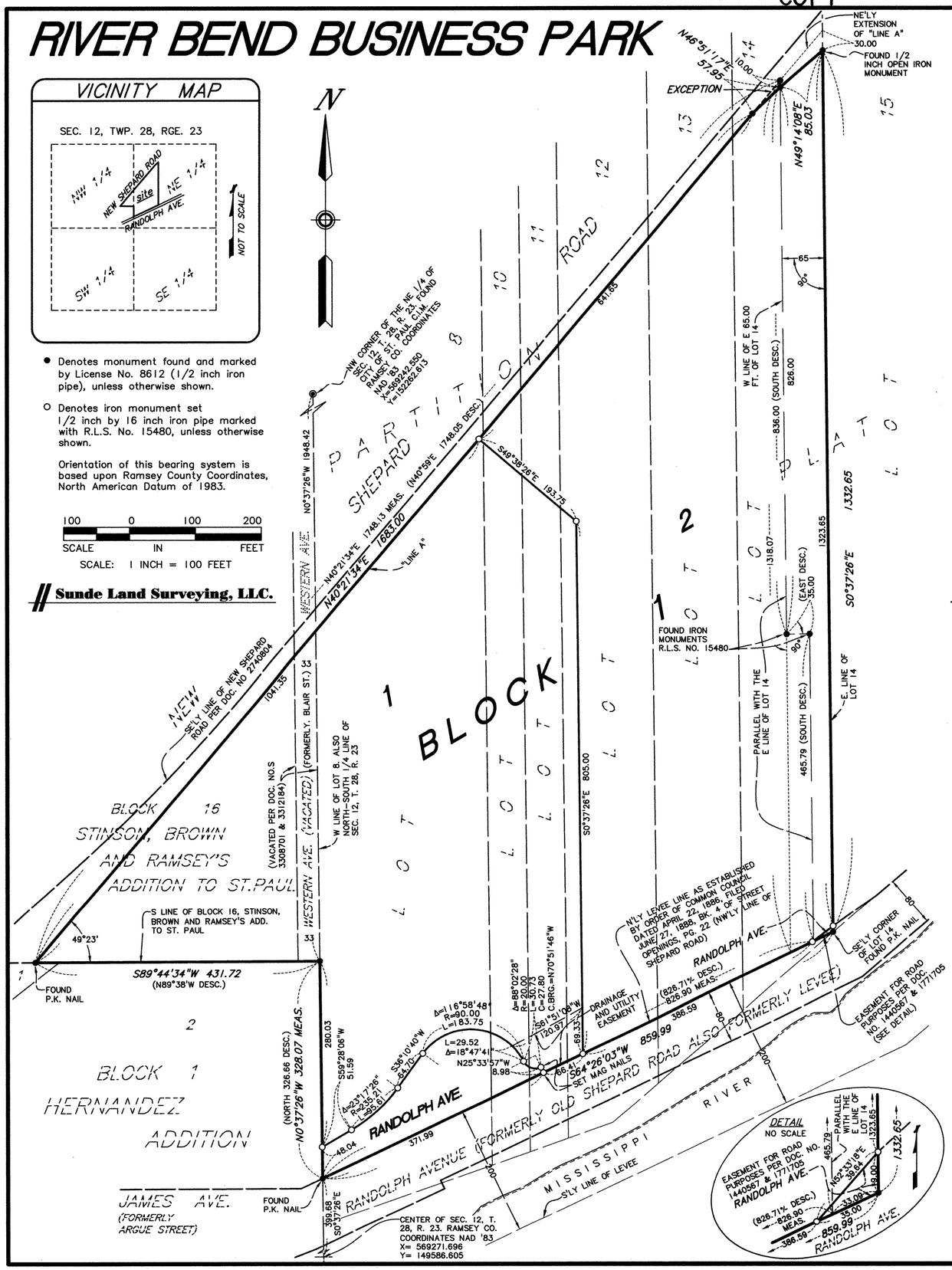
COPY

4879

RIVER BEND BUSINESS PARK



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:

Those portions of Lots 8, 10, 11, 12, 13 and 14, Partition Plat, an addition to St. Paul, Minnesota, being a subdivision of the Northwest Quarter of the Northeast Quarter and Government Lot 2, Section 12, Township 28 North, Range 23 West of the 4th Principal Meridian, and that part of Block 16, Stinson, Brown and Ramsey's Addition to St. Paul, and that part of vacated Western Avenue, dedicated as Blair Street in said plat of Stinson, Brown and Ramsey's Addition to St. Paul, according to the recorded plats thereof, Ramsey County, Minnesota, bounded and described as follows:

Beginning at the intersection of the West line of said Lot 8, the same being the North and South Quarter line of Section 12, Township 28 North, Range 23 West, in the City of St. Paul, Ramsey County, Minnesota, with the Northerly levee line as established by Order of Common Council dated April 22, 1886, filed June 27, 1888, in the office of the Register of Deeds, Ramsey County, Minnesota, and filed in Book 4 of Street Openings, Page 22; thence North along said West line of Lot 8, and said quarter section line, 326.66 feet to an iron monument, monument being at the intersection of the Easterly extension of the South line of Block 16, of said Stinson, Brown and Ramsey's Addition to St. Paul; thence North 89 degrees 38 minutes West along said South line of Block 16, and said line extended East, a distance of 431.72 feet to an iron monument; thence North 40 degrees 59 minutes East, a distance of 1748.05 feet to an iron monument, said iron monument being 65 feet West of (measured at right angles) on a line parallel with the East line of said Lot 14, said point being 1318.07 feet North of said levee line, measured along said parallel line; thence South along said line 65 feet West of and parallel with the East line of Lot 14 a distance of 836 feet to an iron monument; thence East at right angles 35 feet to an iron monument; thence South parallel with said East line of Lot 14 to the Northerly levee line hereinbefore described; thence Southwesterly along said Northerly levee line 826.71 feet, more or less, to the point of beginning;

And

That part of said Lot 14 described as commencing at said intersection of the West line of Lot 8, the same being the North and South Quarter line of said Section 12 with the Northerly levee line as established by Order of Common Council dated April 22, 1886, filed June 27, 1888, in the office of the Register of Deeds, Ramsey County, Minnesota, and filed in Book 4 of Street Openings, Page 22; thence North, along said West line of Lot 8, a distance of 326.66 feet to said iron monument at the intersection of the Easterly extension of said South line of Block 16; thence North 89 degrees 38 minutes West, along said South line of Block 16, and said line extended East, a distance of 431.72 feet to an iron monument; thence North 40 degrees 59 minutes East, along a line hereinafter referred to as "Line A", a distance of 1748.05 feet to an iron monument, being 65.00 feet West of, as measured at right angles to, said East line of Lot 14 and 1318.07 feet North of said levee line, measured along the West line of the East 65.00 feet of said Lot 14; thence South, along said West line of the East 65.00 feet of Lot 14, a distance of 10.00 feet to the point of beginning of the land to be described; thence continuing South, along the last described line, a distance of 826.00 feet to an iron monument; thence East deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 35.00 feet to an iron monument; thence South, parallel with said East line of Lot 14, a distance of 465.79 feet to said Northerly levee line; thence Northeasterly, along said Northerly levee line, a distance of 33.09 feet to said East line of Lot 14; thence Northerly, along said East line of Lot 14, a distance of 1332.65 feet to a point distant 30.00 feet Southerly of the intersection of said East line of Lot 14 with the Northeasterly extension of said "Line A"; thence Southwesterly a distance of 85.03 feet to the point of beginning.

Except that portion described as follows:

That part of said Lot 14 described as commencing at said intersection of the West line of Lot 8 with the Northerly levee line as established by Order of Common Council dated April 22, 1886, filed June 27, 1888, in the office of the Register of Deeds, Ramsey County, Minnesota, and filed in Book 4 of Street Openings, Page 22; thence North along said West line of Lot 8 a distance of 326.66 feet to said iron monument at the intersection with the Easterly extension of said South line of Block 16; thence Westerly along said South line and its extension 431.72 feet to an iron monument; thence Northeasterly, angle left 49 degrees 23 minutes 1683.0 feet to the point of beginning of the parcel to be described; thence continuing Northeasterly to the West line of the East 65 feet of said Lot 14; thence South along said West line 10.0 feet; thence Southwesterly to the point of beginning.

Has caused the same to be surveyed and platted as RIVER BEND BUSINESS PARK and does hereby dedicate to the public, for public use forever, the thoroughfare, cul-de-sac and drainage and utility easement 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 21st day of DECEMBER, 2004.

Signed: Port Authority of the City of Saint Paul

Michael D. Goldner its Chair

Kathy Lantry its Secretary-Treasurer

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21 day of December, 2004, by Michael D. Goldner, Chair and by Kathy Lantry, Secretary-Treasurer of Port Authority of the City of Saint Paul, a Minnesota corporation, on behalf of said corporation.

Laurie A. Siever
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-05

LAURIE A. SIEVER
NOTARY PUBLIC – MINNESOTA
My Comm. Expires Jan. 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as RIVER BEND 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, Subdivision 1, or public highways to be designated other than as shown on this plat.

Mark S. Hanson
Mark S. Hanson, Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of December, 2004 by Mark S. Hanson, a Licensed Land Surveyor.

Janet C. Poehler
Notary Public, Dakota County, Minnesota
My Commission Expires Jan. 31, 2005

JANET C. POEHLER
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

SAINT PAUL, MINNESOTA

I do hereby certify that on the 22 day of December, 2004, 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, Subdivision 1.

Donald L. Lum
Clerk

Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 28 day of December, 2004.

Dorothy McClung, Director
Department of Property Taxation

By MaryKay Simpson, Deputy

Pursuant to Minnesota Statutes, Sec. 383A.42, this plat has been examined and is approved this 28th day of December, 2004, 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 RIVER BEND BUSINESS PARK was filed in the office of the County Recorder for public record on this 28 day of December, 2004 at 2 o'clock P.M. and was duly filed in Book 120 of Plats, Page 39, as Document Number 3819676.

Deputy County Recorder