

RIVER PARK PLAZA

KNOW ALL MEN BY THESE PRESENTS: That Revenue Building Limited Partnership, a Minnesota Limited Partnership, owner and Norwest Bank Minnesota, National Association, a National Banking Association, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1, 2, 3, 4, 5 and 6, Block 3, (being all of said Block 3), all in MARSHALL'S ADDITION TO WEST SAINT PAUL, and all accretions and increments thereto, together with all riparian rights; also the Northeasterly half of that part of Eaton Avenue lying Northwesterly of a line drawn parallel with and 60 feet Northwesterly from a line drawn from the Northeast corner of Block 176 of ROBERTSON'S ADDITION TO WEST SAINT PAUL, to the Northwest corner of Block 4 of MARSHALL'S ADDITION TO WEST SAINT PAUL, (which last mentioned line is commonly known as the "Levee Line"), the same having heretofore been duly vacated, and together with the Northwesterly half of Water Street, vacated, lying between the center line of Eaton Street, vacated, adjoining Lot 6 extended Southeasterly and the center line of Eva Street, vacated, adjoining Lot 1 extended Southeasterly; and together with the Southwesterly half of Eva Street, vacated, lying Northwesterly of the Southeasterly line of Lot 1 extended Northeasterly;

And

Lots 1, 2 and 3, Block 2, MARSHALL'S ADDITION TO WEST SAINT PAUL, and all accretions and increments thereto, together with all riparian rights, and together with the Northwesterly half of Water Street, vacated, lying between the Southwesterly line of Lot 3 extended Southeasterly and the center line of Robertson Street, vacated, adjoining Lot 1, Block 2 extended Southeasterly; and together with the Southwesterly half of Robertson Street, vacated, lying Northwesterly of the Southeasterly line of Lot 1, extended Northeasterly;

And

Lots 4 to 7, inclusive, Block 1, Marshall's Addition to West St. Paul, including that part of the accretions to said lots lying between the extensions Northwesterly of the Northeasterly line of said Lot 4 and the Southwesterly line of said Lot 7 which lies Southeasterly of a line extending from a point on the extension Northwesterly of the Northeasterly line of said Lot 4, distant 140 feet Northwesterly from the most Easterly corner of said Lot 4 to a point on the extension Northwesterly of the Southwesterly line of said Lot 7, distant 190 feet Northwesterly from the most Westerly corner of said Lot 7; together with the Northwesterly half of Water Street, vacated, lying between the Northeasterly line of Lot 4 extended Southeasterly and the Southwesterly line of Lot 7 extended Southeasterly;

And

Lot 8, Block 1, Marshall's Addition to West St. Paul, together with all accretions and increments thereto, together with all riparian rights, and together with the Northeasterly half of Robertson Street, vacated, adjoining said Lot 8 and lying Northwesterly of the Southeasterly line of Lot 8 extended Southwesterly; and together with the Northwesterly half of Water Street, vacated, lying between the Northeasterly line of Lot 8 extended Southeasterly and the center line of Robertson Street adjoining said Lot 8, vacated, extended Southeasterly;

And

Lots 13 and 14, Block 6, MARSHALL'S ADDITION TO WEST SAINT PAUL;

And

Lots 15 and 16, Block 6, MARSHALL'S ADDITION TO WEST SAINT PAUL;

And

All of Blocks 4 and 5, and Lots 1, 2, 17, 18, 19 and 20, Block 6, MARSHALL'S ADDITION TO WEST SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota. Together with vacated Eva Street, vacated Robertson Street, the northeasterly one-half of vacated Eaton Street and the southerly one-half of vacated Water Street which have accrued thereto by reason of the vacation thereof;

And

Lots 3 through 12, Block 6, all of which are in MARSHALL'S ADDITION TO WEST SAINT PAUL, according to the recorded plat thereof on file or of record in the office of the Register of Deeds in and for said Ramsey County, Minnesota;

Together with adjacent portions of vacated streets, except any part of State Street vacated, or to be vacated, adjacent to Lots 7, 8, 9, Block 6, MARSHALL'S ADDITION TO WEST SAINT PAUL; and except that part of vacated Water Street which accrued to Lots 6 and 7, Block 6, MARSHALL'S ADDITION TO WEST SAINT PAUL;

And

Lots 4, 5 and 6, Block 2, MARSHALL'S ADDITION TO WEST SAINT PAUL, together with so much of vacated Eva Street as accrued thereto by reason of the vacation thereof, together with all accretions and increments thereto except the riparian rights over that part thereof which is bounded on the south by the southerly harbor line of the Mississippi River and on the north by the Mississippi River;

Together with the northerly half of vacated Water Street which has accrued to the above described property by reason of vacation thereof.

And 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:

The riparian rights over that part of Lots 4, 5 and 6, Block 2, MARSHALL'S ADDITION TO WEST SAINT PAUL, together with so much of vacated Eva Street as accrued thereto by reason of the vacation thereof, together with all accretions and increments thereto which is bounded on the south by the southerly harbor line of the Mississippi River and on the north by the Mississippi River.

Have caused the same to be surveyed and platted as RIVER PARK PLAZA and do hereby dedicate to the public for public use forever the thoroughfare and drainage and utility easements as shown on this plat.

In witness whereof said Revenue Building Limited Partnership, a Minnesota Limited Partnership, has caused these presents to be signed by its general partner this 30th day of December, 1992.

Signed: Revenue Building Limited Partnership

Revenue Building Corporation, a Minnesota Corporation, a General Partner

Kurt J. Williamson its Vice President

In witness whereof said Norwest Bank Minnesota, National Association, a National Banking Association, has caused these presents to be signed by its proper officers this 30th day of December, 1992.

Signed: Norwest Bank Minnesota, National Association

Maya Mortenson its Corporate Trust Officer Patricia A. Fisher its Vice President

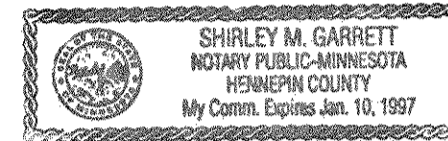
In witness whereof said Port Authority of the City of Saint Paul, a Minnesota corporation, has caused these presents to be signed by its proper officers this 5th day of January, 1993.

Signed: Port Authority of the City of Saint Paul

William R. Peterson its Vice-Chair Lyn Burton its Secretary

STATE OF MINNESOTA
COUNTY OF Hennepin

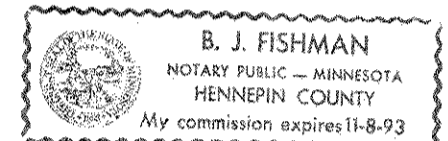
The foregoing instrument was acknowledged before me this 30th day of December, 1992 by Kurt J. Williamson, Vice President of Revenue Building Corporation, a Minnesota Corporation, which is the General Partner of Revenue Building Limited Partnership, a Minnesota Limited Partnership, on behalf of the partnership.



Shirley M. Garrett
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 10 1997

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 30th day of December, 1992 by Maya Mortenson, Corporate Trust Officer and by Patricia A. Fisher, Vice President of Norwest Bank Minnesota, National Association, a National Banking Association, on behalf of the association.



B. J. Fishman
Notary Public, Hennepin County, Minnesota
My Commission Expires 11-8-93

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 5th day of January, 1993 by William R. Peterson, Vice-Chair and by Lyn Burton, Secretary of Port Authority of the City of Saint Paul, a Minnesota corporation, on behalf of the corporation.

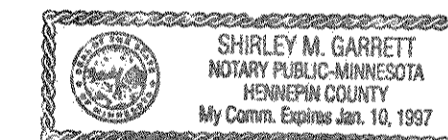
Lyn Burton
Notary Public, Ramsey County, Minnesota
My Commission Expires 9-24-97

I hereby certify that I have surveyed and platted the property described on this plat as RIVER PARK PLAZA; 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.

John K. Barnes
John K. Barnes, Land Surveyor
Minnesota License No. 16456

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 30th day of December, 1992 by John K. Barnes, a Licensed Land Surveyor.



Shirley M. Garrett
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 10 1997

City of Saint Paul

I do hereby certify that on the 7 day of November, 1989, 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.

Mary F. O'Keefe
Clerk

Taxes payable in the year 1993 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 16th day of November, 1993.

Lou McKenna, Director Department of Property Taxation By Tamara Marich, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 17th day of November, 1993 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota

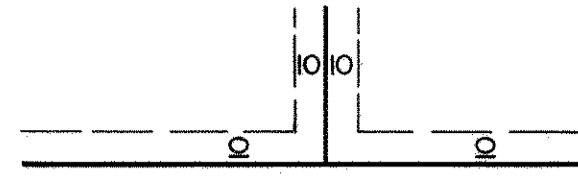
I hereby certify that this plat of RIVER PARK PLAZA was filed in the office of the County Recorder for public record on this 3rd day of DECEMBER, 1993 at 2:54 o'clock P.M. and was duly filed in Book 109 of Plats, Pages 14 and 15, as Document Number 2766578.

Lou McKenna, County Recorder By _____, Deputy

TORRENS;
BOOK No. 40, PAGES 3 AND 4, ON THIS 3rd DAY OF DECEMBER,
1993, AT 3:00 O'CLOCK P.M. AS DOCUMENT No. 1037115.

RIVER PARK PLAZA

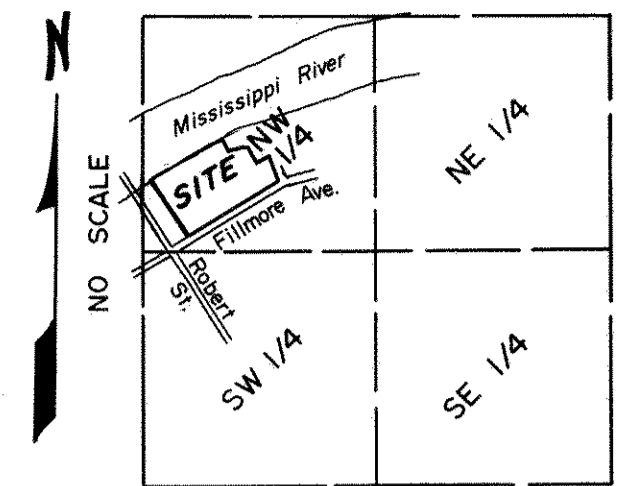
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width, unless otherwise indicated, and adjoining lot and street lines as shown on the plat.

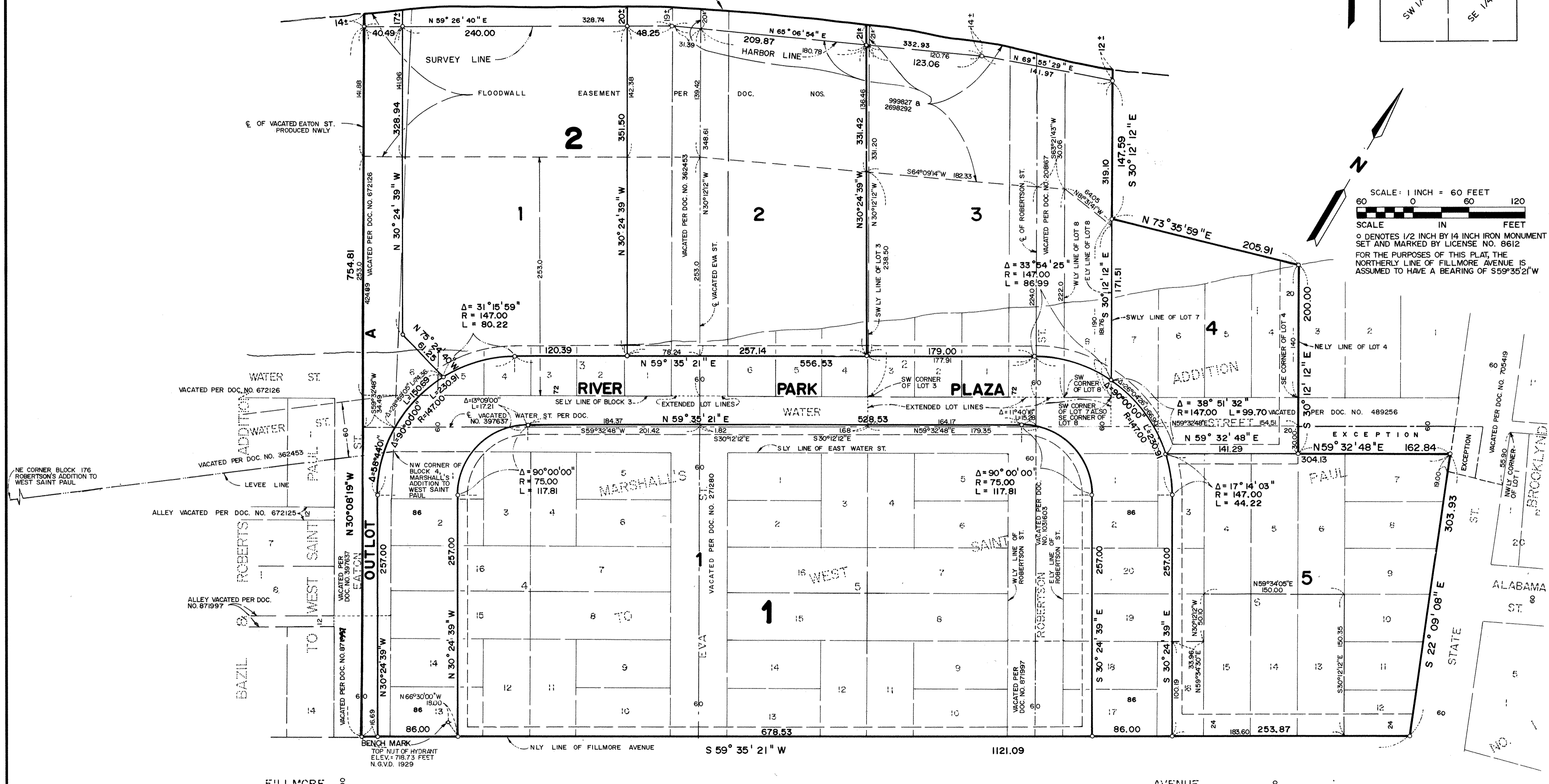
HIGHEST KNOWN WATER ELEVATION IS 703.0 FEET, NATIONAL GEODETIC VERTICAL DATUM - 1929.
EXISTING WATER ELEVATION IS 687.35 FEET AS OF DECEMBER 26, 1991.
EDGE OF WATER

VICINITY MAP
SEC. 5, TWP. 28, RGE. 22



MISSISSIPPI RIVER

RIVER



SCALE: 1 INCH = 60 FEET



SCALE IN FEET
O DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 8612
FOR THE PURPOSES OF THIS PLAT, THE NORTHERLY LINE OF FILLMORE AVENUE IS ASSUMED TO HAVE A BEARING OF S59°35'21"W

FILLMORE 100

AVENUE 100

RIVERVIEW

EVA STREET

INDUSTRIAL

SUNDE LAND SURVEYING, INC.