

WESTGATE III BUSINESS CENTER

KNOW ALL MEN BY THESE PRESENTS: That CSM Investors, Inc., a Minnesota Corporation, owner, and The Minnesota Mutual Life Insurance Company, a Minnesota corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20; The Westerly 50 feet of Lot 21; all in Auditor's Subdivision No. 9, Ramsey County, Minnesota;

Lots 12, 13, 14 and 15, Block 1; Lots 15, 16, 17 and 18, Block 2; all in Twin City Addition, Ramsey County, Minnesota;

Together with that part of Charles Avenue (formerly Charles Street) vacated, lying Easterly of the extension across said Charles Avenue vacated, of the West line of Twin City Addition, and Westerly of a line drawn from the Southeast corner of Lot 12, Block 1, Twin City Addition, to the Northeast corner of Lot 16, Block 2, Twin City Addition.

And, that CSM Investors, Inc., a Minnesota Corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 2; That part of Lot 1, Block 2, which lies Northwesterly of the following described straight line: Beginning at a point on the Easterly line of said Lot 1 distant 85 feet South of the Northeast corner thereof (measured along said Easterly line); thence run Southwesterly to a point on the Southerly line of said Lot 1, distant 55 feet Southeasterly of the most Westerly corner thereof (measured along said Southerly line) and there terminating; all in Twin City Addition, Ramsey County, Minnesota;

Together with that part of Charles Avenue (formerly Charles Street) vacated, lying Easterly of a line drawn from the southeast corner of Lot 12, Block 1, Twin City Addition, to the northeast corner of Lot 16, Block 2, Twin City Addition, and Westerly of the East line of Twin City Addition.

Have caused the same to be surveyed and platted as WESTGATE III BUSINESS CENTER and do hereby dedicate to the public for public use forever the thoroughfare as shown on this plat.

In witness whereof said CSM Investors, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 20th day of February, 1995.

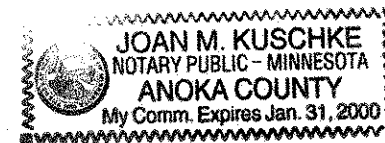
Signed: CSM Investors, Inc.
[Signature]
David Carland, Vice President

In witness whereof said The Minnesota Mutual Life Insurance Company, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 16th day of February, 1995.

Signed: The Minnesota Mutual Life Insurance Company
[Signature] [Signature]
Lynne M. Mills, Second Vice President Kevin J. Hiniker, Assistant Secretary

STATE OF MINNESOTA
COUNTY OF Ramsey

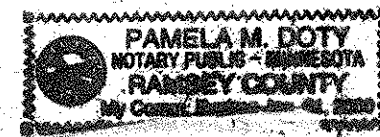
The foregoing instrument was acknowledged before me this 20th day of February, 1995, by David Carland, Vice President of CSM Investors, Inc., a Minnesota Corporation, on behalf of the corporation.



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

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 16th day of February, 1995 by Lynne M. Mills, Second Vice President and Kevin J. Hiniker, Assistant Secretary of The Minnesota Mutual Life Insurance Company, a Minnesota Corporation, on behalf of the corporation.



[Signature]
Notary Public, _____ County, Minnesota
My Commission Expires _____

I hereby certify that I have surveyed and platted the property described on this plat as WESTGATE III BUSINESS CENTER; 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]
Walter J. Gregory, Land Surveyor
Minnesota License No. 14889

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of February, 1995 by Walter J. Gregory, a Licensed Land Surveyor.



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

City of Saint Paul

I do hereby certify that on the 15th day of May, 1995, 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.

[Signature]
City Clerk

Taxes payable in the year 1995 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 30th day of October, 191995.

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

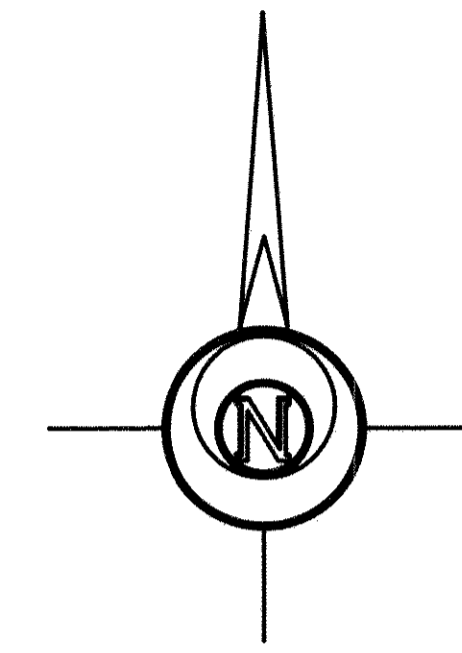
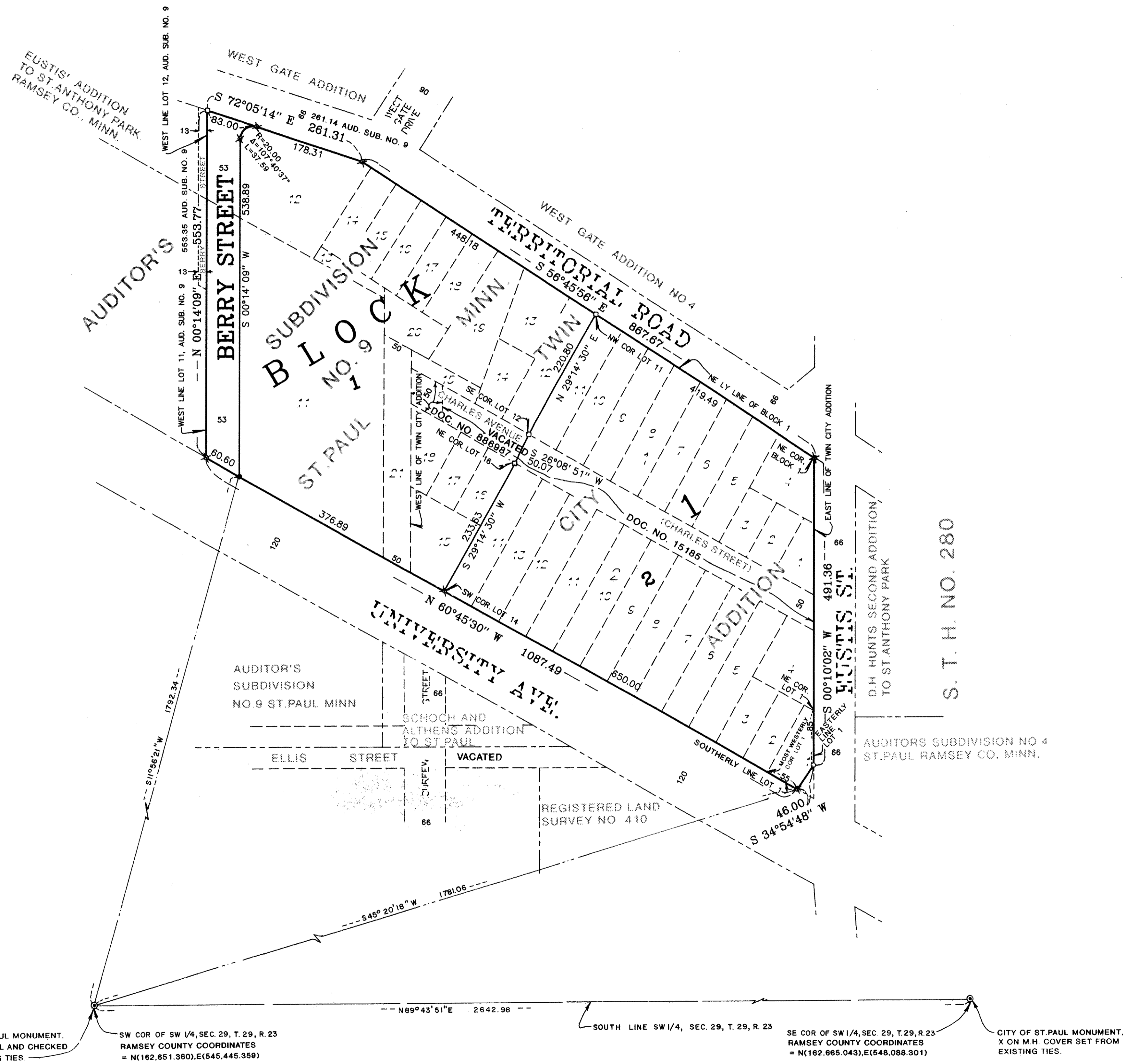
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 31st day of October, 1995 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

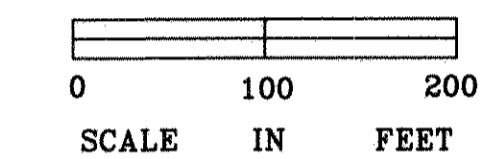
Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of WESTGATE III BUSINESS CENTER was filed in the office of the Registrar of Titles for public record on this 2nd day of NOVEMBER, 1995, at 1:00 o'clock P.M. and was duly filed in Book 41 of Plats, Pages 5 and 6, as Document Number 1104929.

Lou McKenna, Registrar of Titles
By _____, Deputy

WESTGATE III BUSINESS CENTER



SCALE: 1 INCH = 100 FEET

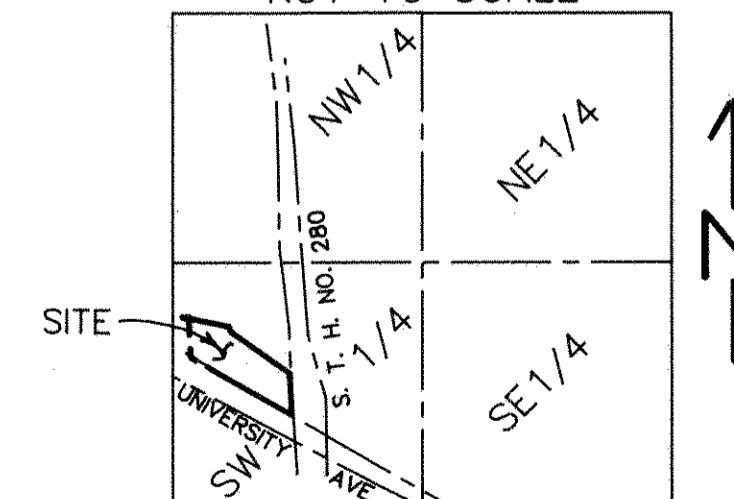


THE NORTH LINE OF UNIVERSITY AVENUE IS ASSUMED TO HAVE A BEARING OF N60°45'30\"/>

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 14889.
- ⊗ DENOTES DRILL HOLE SET BY LICENSE NO. 14889.
- DENOTES 1/2 INCH IRON PIPE FOUND.
- DENOTES PK NAIL SET BY LICENSE NO. 14889.

AUD. SUB. NO. 9 DENOTES AUDITOR'S SUBDIVISION NO. 9 ST. PAUL MINN.

VICINITY MAP
SEC. 29, T 29 N, R 23 W
NOT TO SCALE



CITY OF ST. PAUL MONUMENT.
FOUND PK NAIL AND CHECKED
WITH EXISTING TIES.

SW COR OF SW 1/4, SEC. 29, T. 29, R. 23
RAMSEY COUNTY COORDINATES
= N(162,651.360),E(546,445.359)

SOUTH LINE SW 1/4, SEC. 29, T. 29, R. 23

SE COR OF SW 1/4, SEC. 29, T. 29, R. 23
RAMSEY COUNTY COORDINATES
= N(162,665.043),E(548,088.301)

CITY OF ST. PAUL MONUMENT.
X ON M.H. COVER SET FROM
EXISTING TIES.