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4643

BRIGHTON CORPORATE PARK III

KEMPER & ASSOCIATES INC.
INNSBRUCK OFFICE PARK
2722 HWY. 694, STE. 130
ST. PAUL, MINNESOTA 55112
612-631-0351
FAX 612-631-8805

KNOW ALL MEN BY THESE PRESENTS: That the City of New Brighton, a Minnesota Municipal Corporation, owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

ALL OF BLOCKS 7, 10 AND 11, FIRST ADDITION TO NEW BRIGHTON, EXCEPT LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 23 AND 24, IN SAID BLOCK 7 AND EXCEPT THOSE PARTS OF SAID BLOCKS 7 AND 10 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 7 FEET WEST OF THE NORTHWEST CORNER OF LOT 10 IN BLOCK 7, FIRST ADDITION TO NEW BRIGHTON; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 23 WEST, AND EXTENDING TO THE EAST AND WEST QUARTER LINE OF SECTION 29, TOWNSHIP 30, RANGE 23; THENCE EASTERLY ALONG SAID QUARTER LINE TO THE WEST LINE OF FIFTH AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF FIFTH AVENUE TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 10; THENCE WESTERLY TO A POINT ON THE SOUTH LINE OF LOT 29, BLOCK 10, WHICH IS 49 FEET WEST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 10; THENCE NORTHWESTERLY TO THE NORTHWEST CORNER OF LOT 21, BLOCK 7; THENCE EASTERLY TO THE POINT OF BEGINNING;

TOGETHER WITH ALL OF THE VACATED ALLEYS IN SAID BLOCKS 7, 10 AND 11 WHICH ACCRUE TO THE ABOVE DESCRIBED PROPERTY BY REASON OF THE VACATIONS THEREOF. TOGETHER WITH ALL THOSE PORTIONS OF VACATED THIRD STREET, FOURTH STREET, FIFTH STREET LYING BETWEEN THE ABOVE DESCRIBED LINE AND THE EASTERLY RIGHT OF WAY LINE OF 6TH AVENUE, SIXTH STREET AND 6TH AVENUE WHICH ACCRUE TO THE ABOVE PROPERTY BY REASON OF THE VACATIONS THEREOF;

AND

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND COMPRISING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 30, RANGE 23, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE CENTER LINE OF 6TH STREET IN SAID FIRST ADDITION TO NEW BRIGHTON, PRODUCED WEST TO THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE MINNESOTA BELT LINE RAILWAY AND TRANSFER COMPANY; ON THE EAST BY THE CENTER LINE OF 6TH AVENUE IN SAID FIRST ADDITION TO NEW BRIGHTON; ON THE SOUTH BY THE CENTER LINE OF 3RD STREET IN SAID FIRST ADDITION TO NEW BRIGHTON PRODUCED WEST TO THE EAST LINE OF SAID RIGHT OF WAY; AND ON THE WEST BY THE EAST BOUNDARY LINE OF SAID RIGHT OF WAY OF SAID MINNESOTA BELT LINE RAILWAY AND TRANSFER COMPANY AS SAME IS NOW STAKED OUT AND ESTABLISHED OVER AND ACROSS SAID GOVERNMENT SUBDIVISION, EXCEPTING A STRIP OF LAND 40 FEET IN WIDTH LYING IMMEDIATELY EAST OF, PARALLEL WITH AND ADJOINING THE RIGHT OF WAY OF SAID MINNESOTA BELT LINE RAILWAY AND TRANSFER COMPANY IN SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 HERETOFORE CONVEYED TO MINNEAPOLIS, ST. PAUL & SAULT STE. MARIE RAILWAY COMPANY AS DESCRIBED IN BOOK "575" OF DEEDS, PAGE 92;

THAT PART OF THE NORTH THREE QUARTERS (N 3/4) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 30, RANGE 23, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 331.2 FEET TO THE CENTER LINE OF SIXTH AVENUE AS SHOWN ON THE PLAT OF NEW BRIGHTON; THENCE SOUTH ALONG SAID CENTER LINE 985.31 FEET; THENCE EAST 332 FEET; THENCE NORTH 985.2 FEET TO THE POINT OF BEGINNING;

AND

LOTS 5 AND 6, BLOCK 7, FIRST ADDITION TO NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA TOGETHER WITH THAT PART OF THE VACATED ALLEY ADJOINING WHICH ACCRUED THERETO BY REASON OF THE VACATION THEREOF;

AND

LOTS 7, 8 AND 9, BLOCK 7, AND THAT PART OF THE EAST HALF OF THE ADJOINING ALLEY, VACATED, LYING BETWEEN THE EXTENSIONS ACROSS SAID ALLEY OF THE NORTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF SAID LOT 9;

THOSE PARTS OF LOTS 16 TO 21, INCLUSIVE, BLOCK 7, LYING EASTERLY OF THE HEREINAFTER DESCRIBED LINE A, THAT PART OF THE WEST HALF OF THE ADJOINING ALLEY, VACATED, LYING BETWEEN THE EXTENSIONS ACROSS SAID ALLEY OF THE SOUTH LINE OF SAID LOT 16 AND THE NORTH LINE OF SAID LOT 21, AND THAT PART OF THE NORTH HALF OF ADJOINING FIFTH STREET NORTH, VACATED, LYING BETWEEN THE EXTENSION ACROSS SAID STREET OF THE CENTER LINE OF SAID ALLEY AND SAID LINE A;

LOTS 22, 23 AND 24, BLOCK 7, AND THAT PART OF THE WEST HALF OF THE ADJOINING ALLEY, VACATED, AND THAT PART OF ADJOINING SIXTH AVENUE, VACATED, LYING BETWEEN THE EXTENSIONS ACROSS SAID ALLEY AND AVENUE OF THE SOUTH LINE OF SAID LOT 22 AND THE NORTH LINE OF SAID LOT 24;

LOTS 1 AND 2, BLOCK 10, THAT PART OF THE EAST HALF OF THE ADJOINING ALLEY, VACATED, LYING BETWEEN THE EXTENSIONS ACROSS SAID ALLEY OF THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID LOT 2, AND THAT PART OF THE SOUTH HALF OF ADJOINING FIFTH STREET NORTH, VACATED, LYING BETWEEN THE EXTENSIONS ACROSS SAID STREET OF THE CENTER LINE OF SAID ALLEY AND THE EAST LINE OF SAID LOT 1;

THOSE PARTS OF LOTS 29 AND 30, BLOCK 10, LYING EASTERLY OF THE HEREINAFTER DESCRIBED LINE A, THAT PART OF THE WEST HALF OF THE ADJOINING ALLEY, VACATED, LYING BETWEEN THE EXTENSIONS ACROSS SAID ALLEY OF THE SOUTH LINE OF SAID LOT 29 AND THE NORTH LINE OF SAID LOT 30, AND THAT PART OF THE SOUTH HALF OF ADJOINING FIFTH STREET NORTH, VACATED, LYING BETWEEN THE EXTENSIONS ACROSS SAID STREET OF THE CENTER LINE OF SAID ALLEY AND SAID LINE A;

ALL IN FIRST ADDITION TO NEW BRIGHTON.

SAID LINE A IS A LINE EXTENDING FROM THE NORTHWEST CORNER OF LOT 21, BLOCK 7, TO A POINT ON THE SOUTH LINE OF LOT 29, BLOCK 10, DISTANT 35 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 29, ALL IN FIRST ADDITION TO NEW BRIGHTON;

AND

LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 7, FIRST ADDITION TO NEW BRIGHTON, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY IN SAID BLOCK 7, LYING ADJACENT THERETO AND TOGETHER WITH THE NORTH HALF OF VACATED FIFTH STREET ADJACENT THERETO AND LYING EASTERLY OF THE SOUTHERLY PROJECTION OF THE CENTER LINE OF THE VACATED ALLEY IN SAID BLOCK 7.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 10 FEET OF LOT 1, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON, ALSO THE EAST 10 FEET OF LOTS 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 7, FIRST ADDITION TO NEW BRIGHTON, ALSO THE EAST 10 FEET OF VACATED 5TH AVENUE NW ADJOINING SAID LOTS 1 AND 15;

AND

THAT PART OF LOTS 1 THROUGH 11, INCLUSIVE, AND LOTS 20 THROUGH 30, INCLUSIVE, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON; TOGETHER WITH THAT PART OF THE VACATED ALLEY ADJOINING SAID LOTS AND THAT PORTION OF THE VACATED 6TH AVENUE NW WHICH ACCRUED BY REASON OF THE VACATION THEREOF IN SAID FIRST ADDITION TO NEW BRIGHTON; ALSO A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 23 WEST, RAMSEY COUNTY, MINNESOTA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 23 WEST, A FOUND RAMSEY COUNTY CAST IRON MONUMENT, THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, BEARING BASED ON THE RAMSEY COUNTY NAD 1983 COORDINATE SYSTEM 1991 ADJUSTMENT, AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 761.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE MINNESOTA BELT LINE RAILWAY AND TRANSFER COMPANY RIGHT OF WAY; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 50 SECONDS EAST ALONG A LINE 90 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA BELT LINE AND TRANSFER COMPANY RIGHT OF WAY LINE A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING OF SAID PROPERTY; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST A DISTANCE OF 467.86 FEET TO THE WESTERLY LINE OF THE EAST 10 FEET OF LOT 1, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON; THENCE SOUTH 00 DEGREES 57 MINUTES 27 SECONDS EAST A DISTANCE OF 26.91 FEET ALONG THE WESTERLY LINE OF THE EAST 10 FEET OF LOT 1, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON; THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 27 SECONDS EAST A DISTANCE OF 383.15 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF 5TH AVENUE NW; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 479.48 FEET, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TO A LINE 90 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA BELT LINE AND TRANSFER COMPANY RIGHT OF WAY; THENCE NORTH 00 DEGREES 43 MINUTES 50 SECONDS WEST A DISTANCE OF 410.04 FEET ALONG SAID LINE 90 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA BELT LINE AND TRANSFER COMPANY RIGHT OF WAY TO THE POINT OF BEGINNING.

And That the Donatelle Associates, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

THAT PART OF LOTS 1 THROUGH 11, INCLUSIVE, AND LOTS 20 THROUGH 30, INCLUSIVE, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON, TOGETHER WITH THAT PART OF THE VACATED ALLEY ADJOINING SAID LOTS AND THAT PORTION OF THE VACATED 6TH AVENUE NW WHICH ACCRUED BY REASON OF THE VACATION THEREOF IN SAID FIRST ADDITION TO NEW BRIGHTON; ALSO A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 23 WEST, RAMSEY COUNTY, MINNESOTA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 23 WEST, A FOUND RAMSEY COUNTY CAST IRON MONUMENT, THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, BEARING BASED ON THE RAMSEY COUNTY NAD 1983 COORDINATE SYSTEM 1991 ADJUSTMENT, AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 761.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE MINNESOTA BELT LINE RAILWAY AND TRANSFER COMPANY RIGHT OF WAY; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 50 SECONDS EAST ALONG A LINE 90 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA BELT LINE AND TRANSFER COMPANY RIGHT OF WAY LINE A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING OF SAID PROPERTY; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST A DISTANCE OF 467.86 FEET TO THE WESTERLY LINE OF THE EAST 10 FEET OF LOT 1, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON; THENCE SOUTH 00 DEGREES 57 MINUTES 27 SECONDS EAST A DISTANCE OF 26.91 FEET ALONG THE WESTERLY LINE OF THE EAST 10 FEET OF LOT 1, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON; THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 10, FIRST ADDITION TO NEW BRIGHTON, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 27 SECONDS EAST A DISTANCE OF 383.15 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF 5TH AVENUE NW; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 479.48 FEET, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TO A LINE 90 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA BELT LINE AND TRANSFER COMPANY RIGHT OF WAY; THENCE NORTH 00 DEGREES 43 MINUTES 50 SECONDS WEST A DISTANCE OF 410.04 FEET ALONG SAID LINE 90 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA BELT LINE AND TRANSFER COMPANY RIGHT OF WAY TO THE POINT OF BEGINNING.

Have caused the same to be surveyed and platted as BRIGHTON CORPORATE PARK III, and do hereby dedicate to the public for public use forever the thoroughfares, cul-de-sac, drainage and utility easements, and the pedestrian way as shown on this plat.

In witness whereof said City of New Brighton, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officers this 20TH day of July, 1998.

Signed: City of New Brighton

Steve Larson
Mayor (ACTING)

Margaret Egan
City Clerk

State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 20TH day of July, 1998 by STEVE LARSON Acting Mayor and by MARGARET EGAN City Clerk of the City of New Brighton, a Minnesota Municipal Corporation, on behalf of the corporation.

PATRICIA K. LINDQUIST
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

Notary Public, ANOKA County, Minnesota
My Commission Expires Jan 31, 2000

In witness whereof said Donatelle Associates, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 20TH day of JULY, 1998.

Signed: Donatelle Associates, LLC

Charles S. Donatelle
Charles S. Donatelle, President

Michael J. Donatelle
Michael J. Donatelle, Secretary/Treasurer

State of Minnesota
County of ANOKA

The foregoing instrument was acknowledged before me this 20th day of JULY, 1998 by Charles S. Donatelle, President and by Michael J. Donatelle, Secretary/Treasurer of Donatelle Associates, LLC, a Minnesota limited liability company.

ROBERT A. RUTHERFORD
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

Notary Public, ANOKA County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as BRIGHTON CORPORATE PARK III; 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.

Mark D. Kemper
Mark D. Kemper, Land Surveyor
Minnesota License No. 18407

MARK D. KEMPER
REGISTERED LAND SURVEYOR
18407
STATE OF MINNESOTA

State of Minnesota
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of July, 1998, by Mark D. Kemper, a Licensed Land Surveyor.

SUSAN R KEMPER
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
MY COMM. EXPIRES 1-31-2000

Susan R Kemper
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2000

City of New Brighton

We do hereby certify that on the 14th day of July, 1998, the City Council of the City of New Brighton, 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.

Steve Larson
Mayor (ACTING)

Margaret Egan
City 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 27th day of July, 1998.

Dorothy McClung
Director
Department of Property Taxation

By: Joann M. Creager
Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 27th day of July, 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 BRIGHTON CORPORATE PARK III was filed in the office of the County Recorder for public record on this 17TH day of NOVEMBER, 1998, at 1:11 o'clock P.M. and was duly filed in Book 114 of Plats, Pages 39, 40, 41 and 42, as Document Number 3100826.

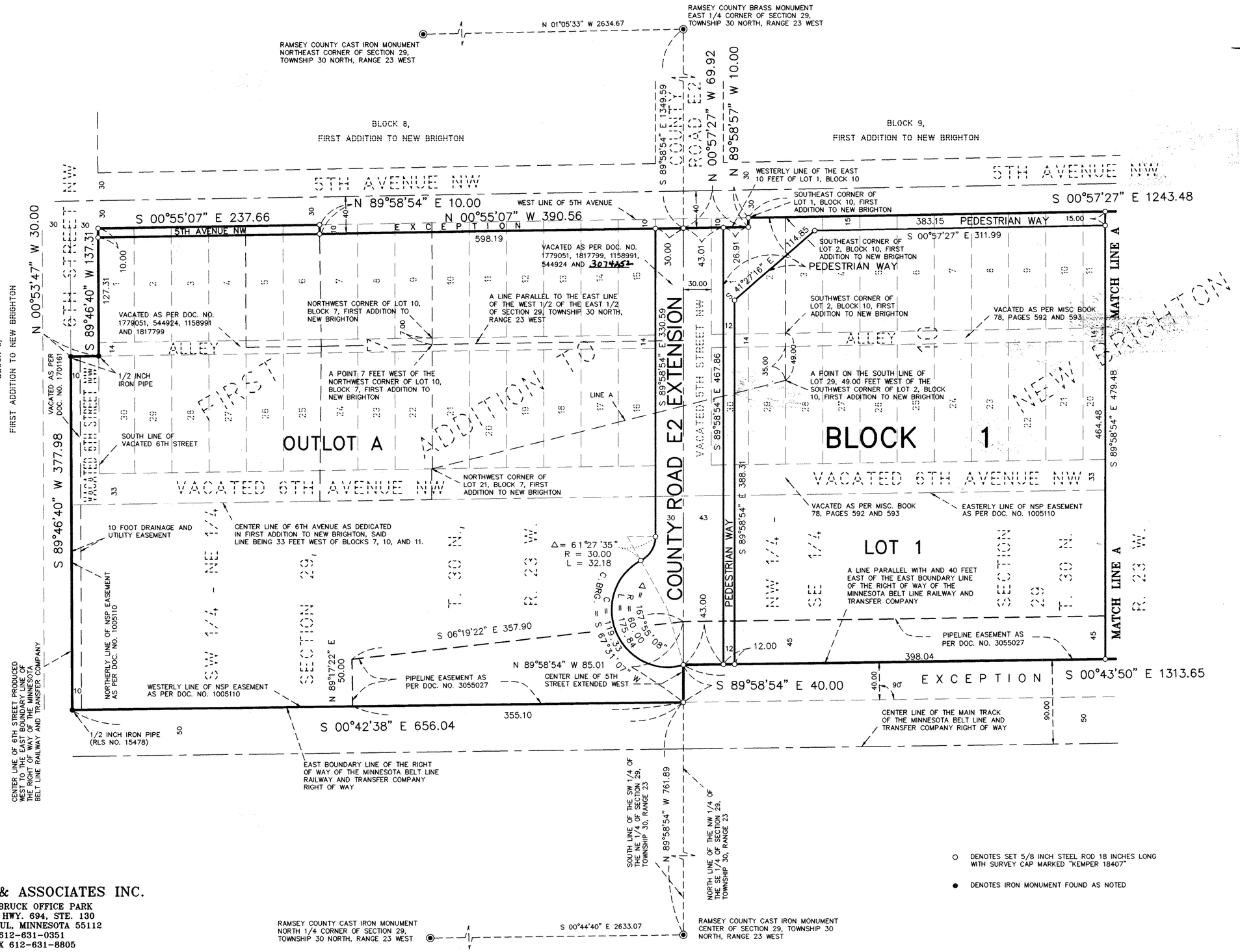
Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of BRIGHTON CORPORATE PARK III was filed in the office of the Registrar of Titles for public record on this 17TH day of NOVEMBER, 1998, at 4:30 o'clock P.M. and was duly filed in Book 42 of Plats, Pages 24, 25, 26 and 27, as Document Number 1504981.

Deputy Registrar of Titles

BRIGHTON CORPORATE PARK III



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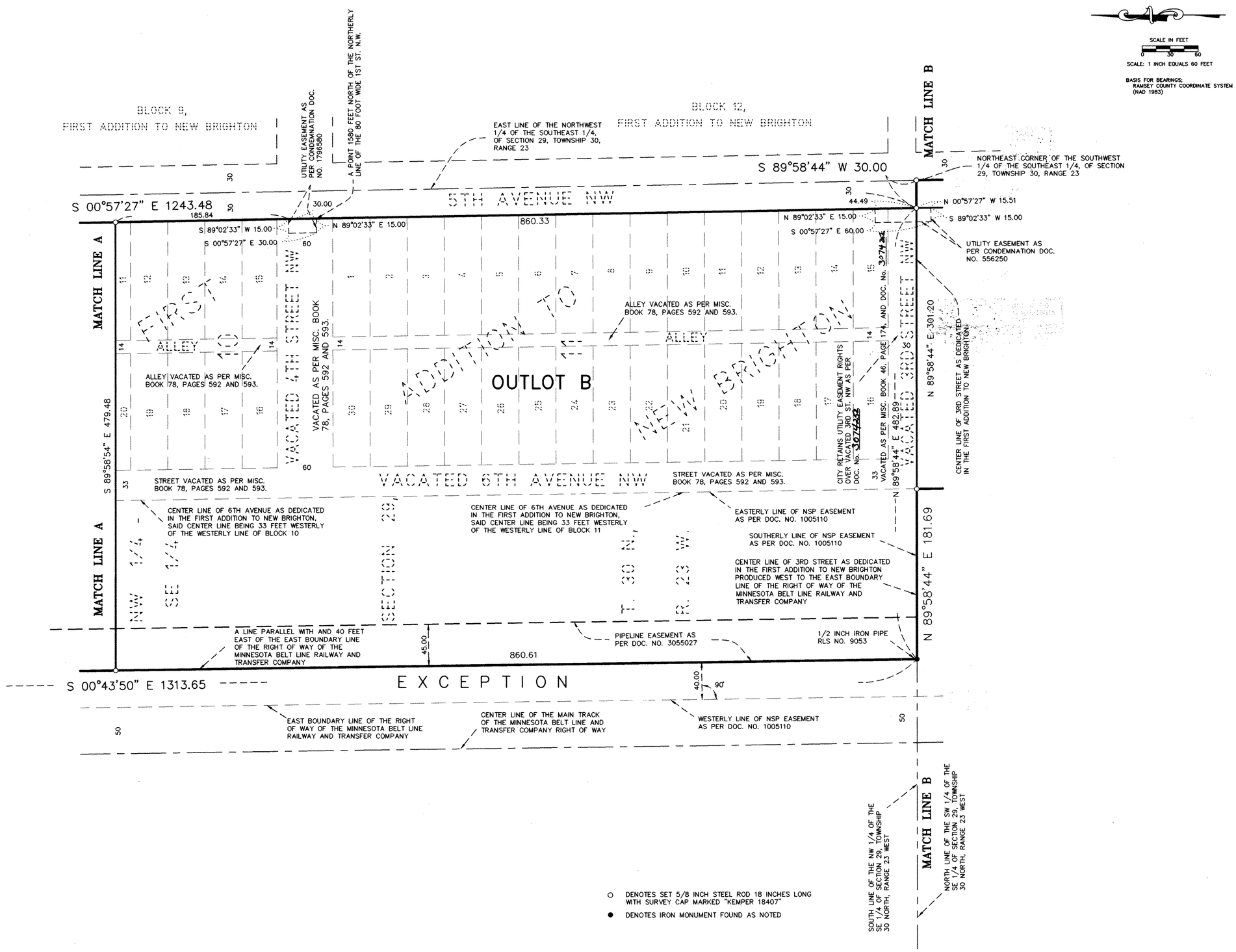

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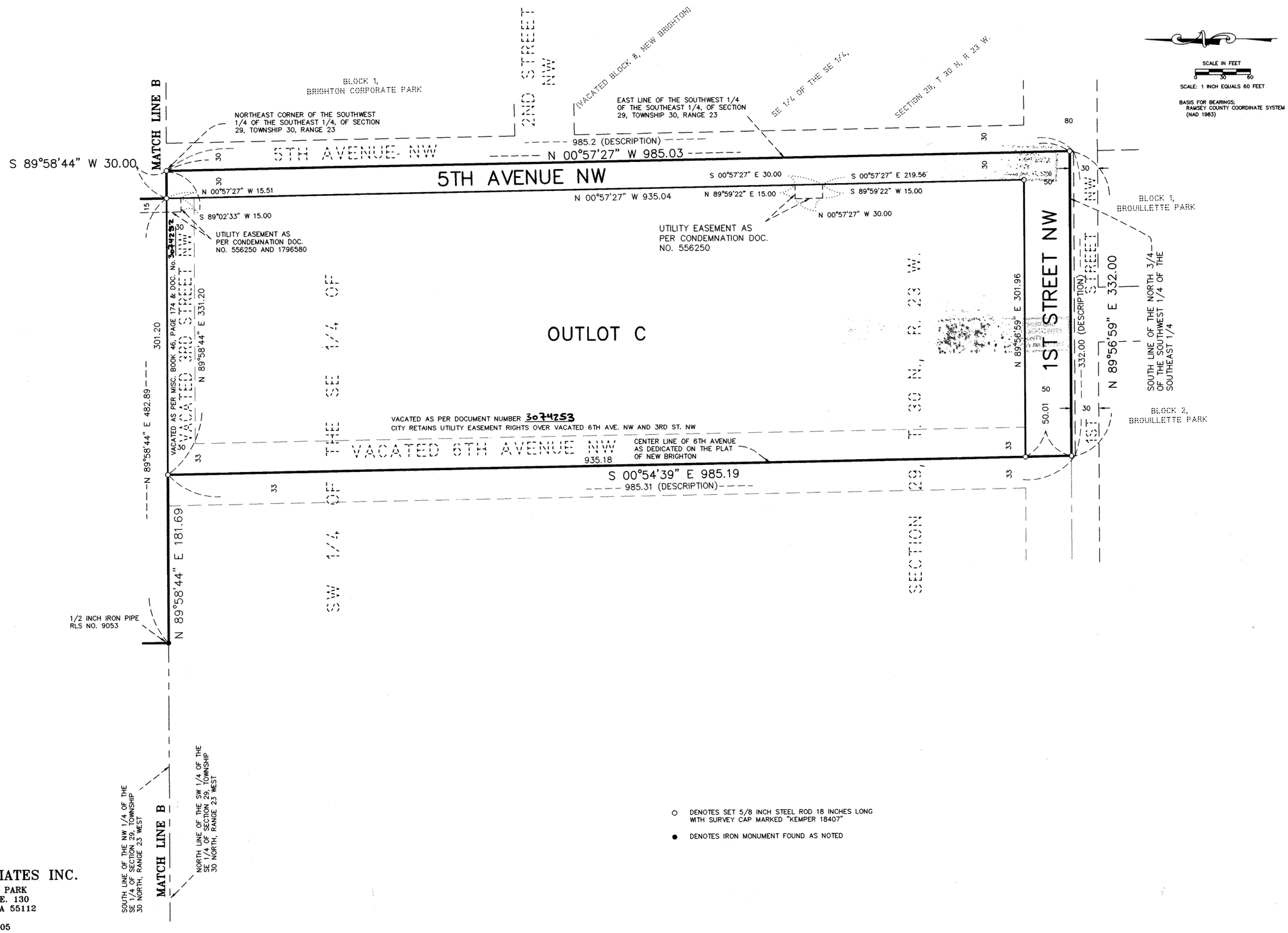
BRIGHTON CORPORATE PARK III



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