

WILLOW LAKE OFFICE PARK

KNOW ALL MEN BY THESE PRESENTS: That Willow Lake Properties, LLC, a Minnesota Limited Liability Company, and Ronald J. Bibeau and Norma J. Bibeau, husband and wife, and Robert P. Bibeau and Frances V. Bibeau, husband and wife, and Elaine M. Monitor and Raymond A. Monitor, wife and husband, and Henry P. Bibeau and Judith A. Bibeau, husband and wife, and Donald J. Bibeau and Judy A. Bibeau, husband and wife, all owners and North American Banking Company, a Minnesota corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

The following described tract of land lying in the North half of the Northeast Quarter, Section 33, Township 30 North, Range 22 West of the Fourth Principal Meridian according to the government survey thereof, Ramsey County, Minnesota:

Commencing at the Northwest corner of the North Half of the Northeast Quarter of Section 33, Township 30 North, Range 22 West; thence East on an assumed bearing, along the North line of said North half of the Northeast Quarter, 1275.00 feet to the center line of Labore Road; thence South 33 degrees 20 minutes West, along the center line of Labore Road, 845.00 feet to the point of beginning of the parcel to be described; thence North 56 degrees 40 minutes West 332.30 feet; thence South 36 degrees 30 minutes West, 469.20 feet; thence South 46 degrees 00 minutes East, 355.20 feet; thence North 44 degrees 00 minutes East along the center line of Labore Road, 50.00 feet; thence North 33 degrees 20 minutes East, 183.00 feet; thence North 56 degrees 40 minutes West, 139.00 feet; thence North 33 degrees 20 minutes East, 152.00 feet; thence South 56 degrees 40 minutes East, 139.00 feet; thence North 33 degrees 20 minutes East, 150.00 feet to the point of beginning;

And
That part of the Northeast Quarter of Section 33, Township 30 North, Range 22 West described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 33; thence East, along the North line of said Northeast Quarter, 1275.00 feet to the center line of Labore Road; thence South 33 degrees 20 minutes West, along the center line of Labore Road, 995.00 feet to the place of beginning of the parcel to be described; thence North 56 degrees 40 minutes West, 139.00 feet; thence South 33 degrees 20 minutes West, 152.00 feet; thence South 56 degrees 40 minutes East, 139.00 feet to the center line of Labore Road; thence North 33 degrees 20 minutes East, 152.00 feet to the place of beginning;

And
That part of the North Half of the Northeast Quarter of Section 33, Township 30 North, Range 22 West, Ramsey County, Minnesota, described as follows:

Beginning at the Northwest corner of said North Half of the Northeast Quarter; thence East, assumed bearing, along the North line of said North Half of the Northeast Quarter, 300.15 feet; thence South 299.00 feet; thence East 80.00 feet; thence South 45 degrees 39 minutes 21 seconds East 213.62 feet; thence South 00 degrees 07 minutes 00 seconds East, 75.00 feet; thence South 36 degrees 30 minutes 00 seconds West, 469.20 feet; thence South 46 degrees 00 minutes 00 seconds East, 355.20 feet to the center line of Labore Road; thence South 44 degrees 00 minutes 00 seconds West, along said center line 238.90 feet to the South line of said North Half of the Northeast Quarter; thence South 89 degrees 58 minutes 00 seconds West, 341.10 feet to the Southwest corner of said North Half of the Northeast Quarter; thence North 00 degrees 07 minutes 00 seconds West, along said West line to a point 409.29 feet South of the Northwest corner of said North Half of the Northeast Quarter; thence North 12 degrees 53 minutes 00 seconds East, 84.46 feet; thence North 00 degrees 07 minutes 00 seconds West, 65.00 feet; thence North 02 degrees 16 minutes 09 seconds East, 48.04 feet; thence North 08 degrees 00 minutes 48 seconds East, 91.92 feet; thence North 00 degrees 07 minutes 00 seconds West, 89.94 feet; thence West 34.00 feet to the West line of said North Half of the Northeast Quarter; thence North 00 degrees 07 minutes 00 seconds West, 33.00 feet, along said West line, to the point of beginning and there terminating;

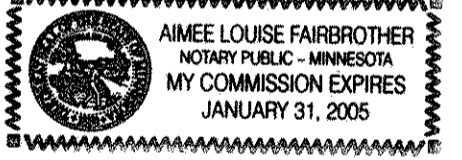
Except that part of said North half of the Northeast Quarter of Section 33, Township 30 North, Range 22 West described as follows:

Commencing at the Northwest corner of said North Half of the Northeast Quarter; thence East along the North line of said North Half of the Northeast Quarter, 1275.00 feet to the center line of Labore Road; thence South 33 degrees 20 minutes 00 seconds West, along the center line of Labore Road, 1330.00 feet; thence South 44 degrees 00 minutes 00 seconds West, 50.00 feet to the point of beginning; thence continuing South 44 degrees 00 minutes 00 seconds West on said center line 100.00 feet; thence northwesterly at right angles, 135.86 feet; thence northeasterly at right angles, 100.00 feet; thence Southeasterly at right angles 135.86 feet more or less to the point of beginning.

Have caused the same to be surveyed and platted as WILLOW LAKE OFFICE PARK and do hereby dedicate to the public for public use forever the thoroughfares, cul-de-sacs, drainage easement and the drainage and utility easements as shown on this plat.

In witness whereof said Willow Lake Properties, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 28 day of December, 2001.

Signed: Willow Lake Properties, LLC
John G. Ordway III
John G. Ordway III, Chief Manager



STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28 day of December, 2001, by John G. Ordway III, Chief Manager of Willow Lake Properties, LLC, a Minnesota Limited Liability Company, on behalf of the company.

Aimee Louise Fairbrother
Notary Public, Anoka County, MN
My Commission Expires January 31, 2005

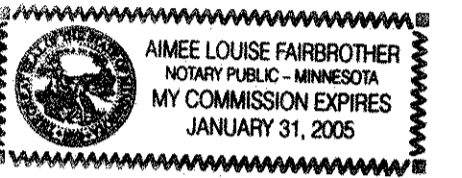
In witness whereof said Ronald J. Bibeau and Norma J. Bibeau, husband and wife, have hereunto set their hands this 28th day of December, 2001.

Ronald J. Bibeau
Ronald J. Bibeau by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 28th day of December, 2001
Norma J. Bibeau
Norma J. Bibeau by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 28th day of December, 2001

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28 day of December, 2001, by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney dated 28 day of December, 2001, for Ronald J. Bibeau and Norma J. Bibeau, husband and wife.

Aimee Louise Fairbrother
Notary Public, Anoka County, MN
My Commission Expires January 31, 2005



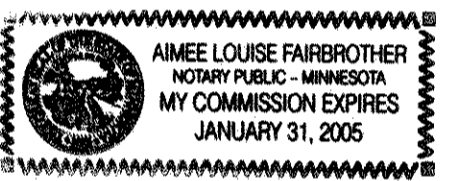
In witness whereof said Robert P. Bibeau and Frances V. Bibeau, husband and wife, have hereunto set their hands this 28th day of December, 2001.

Robert P. Bibeau
Robert P. Bibeau by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 16 day of November, 2001
Frances V. Bibeau
Frances V. Bibeau by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 16 day of November, 2001

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28 day of December, 2001, by Robert P. Bibeau and Frances V. Bibeau, husband and wife.

Aimee Louise Fairbrother
Notary Public, Anoka County, MN
My Commission Expires January 31, 2005



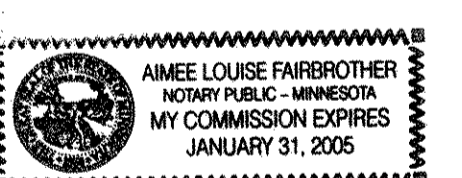
In witness whereof said Elaine M. Monitor and Raymond A. Monitor, wife and husband, have hereunto set their hands this 28th day of December, 2001.

Elaine M. Monitor
Elaine M. Monitor by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 16 day of November, 2001
Raymond A. Monitor
Raymond A. Monitor by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 16 day of November, 2001

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28 day of December, 2001, by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney dated 28 day of December, 2001, for Elaine M. Monitor and Raymond A. Monitor, wife and husband.

Aimee Louise Fairbrother
Notary Public, Anoka County, MN
My Commission Expires January 31, 2005



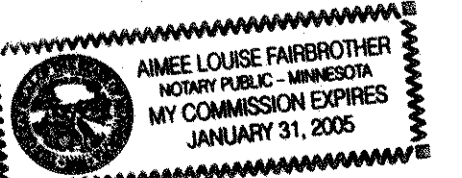
In witness whereof said Henry P. Bibeau and Judith A. Bibeau, husband and wife, have hereunto set their hands this 28th day of December, 2001.

Henry P. Bibeau
Henry P. Bibeau by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 15 day of November, 2001
Judith A. Bibeau
Judith A. Bibeau by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 15 day of November, 2001

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28 day of December, 2001, by Henry P. Bibeau and Judith A. Bibeau, husband and wife.

Aimee Louise Fairbrother
Notary Public, Anoka County, MN
My Commission Expires January 31, 2005



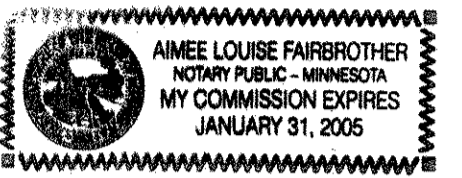
In witness whereof said Donald J. Bibeau and Judy A. Bibeau, husband and wife, have hereunto set their hands this 28th day of December, 2001.

Donald J. Bibeau
Donald J. Bibeau
Judy A. Bibeau
Judy A. Bibeau by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney
Dated 16 day of November, 2001

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28 day of December, 2001, by Donald J. Bibeau, Attorney-in-Fact pursuant to a Power of Attorney dated 28 day of December, 2001, for Donald J. Bibeau and Judy A. Bibeau, husband and wife.

Aimee Louise Fairbrother
Notary Public, Anoka County, MN
My Commission Expires January 31, 2005



In witness whereof said North American Banking Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 28 day of December, 2001.

Signed: North American Banking Company
Bradley Huckie
Bradley Huckie, President

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28 day of December, 2001, by Bradley Huckie, President of North American Banking Company, a Minnesota corporation, on behalf of the corporation.

Aimee Louise Fairbrother
Notary Public, Anoka County, MN
My Commission Expires January 31, 2005



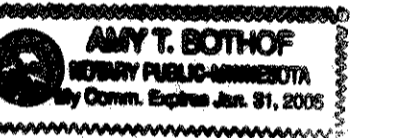
I hereby certify that I have surveyed and platted the property described on this plat as WILLOW LAKE OFFICE PARK; that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; 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.

Ronald P. Alwin
Ronald P. Alwin, Land Surveyor
Minnesota License No. 17765

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of December, 2001, by Ronald P. Alwin, a Licensed Land Surveyor.

Ronald P. Alwin
Notary Public, RAMSEY County, Minnesota
My Commission Expires January 31, 2005



City of Vadnais Heights
We do hereby certify that on the 28th day of December, 2001, the City Council of the City of Vadnais Heights, 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.

Susan L. Kurovsky
Mayor
Gerald J. Urban
Clerk

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 28th day of December, 2001.

Dorothy McClung
Director
Department of Property Taxation

By *Mary Kay Jumper*, Deputy

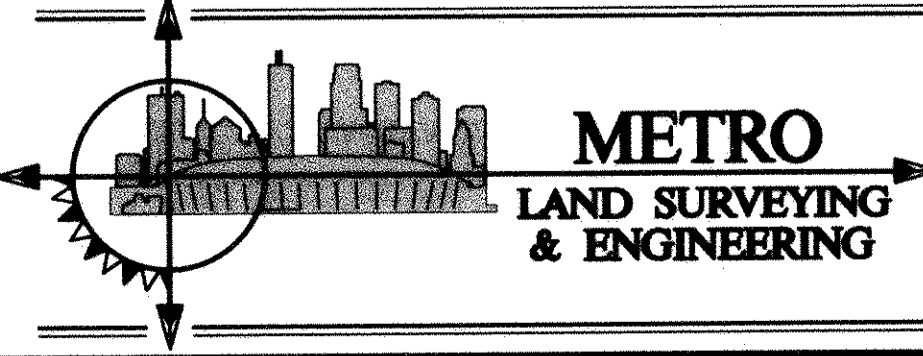
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 28th day of December, 2001 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

By: *Ronald Meyer*, Deputy
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota

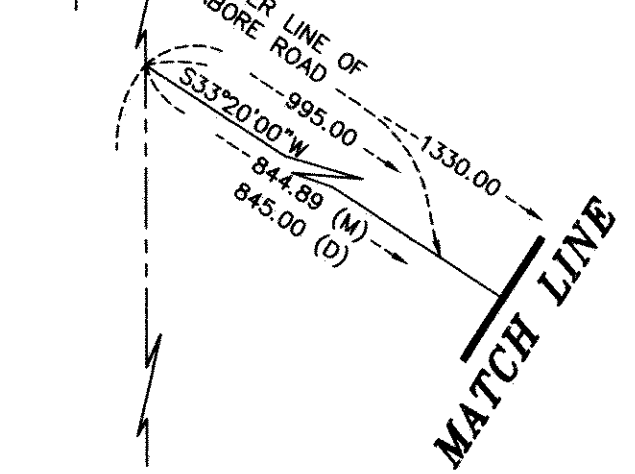
I hereby certify that this plat of WILLOW LAKE OFFICE PARK was filed in the office of the County Recorder for public record on this 31st day of December, 2001, at 9:40 o'clock A. M. and was duly filed in Book 317 of Plats, Pages 39 and 40, as Document Number 3466192.

Deputy County Recorder

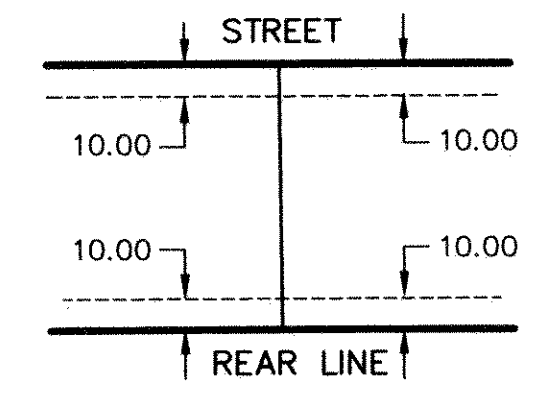


WILLOW LAKE OFFICE PARK

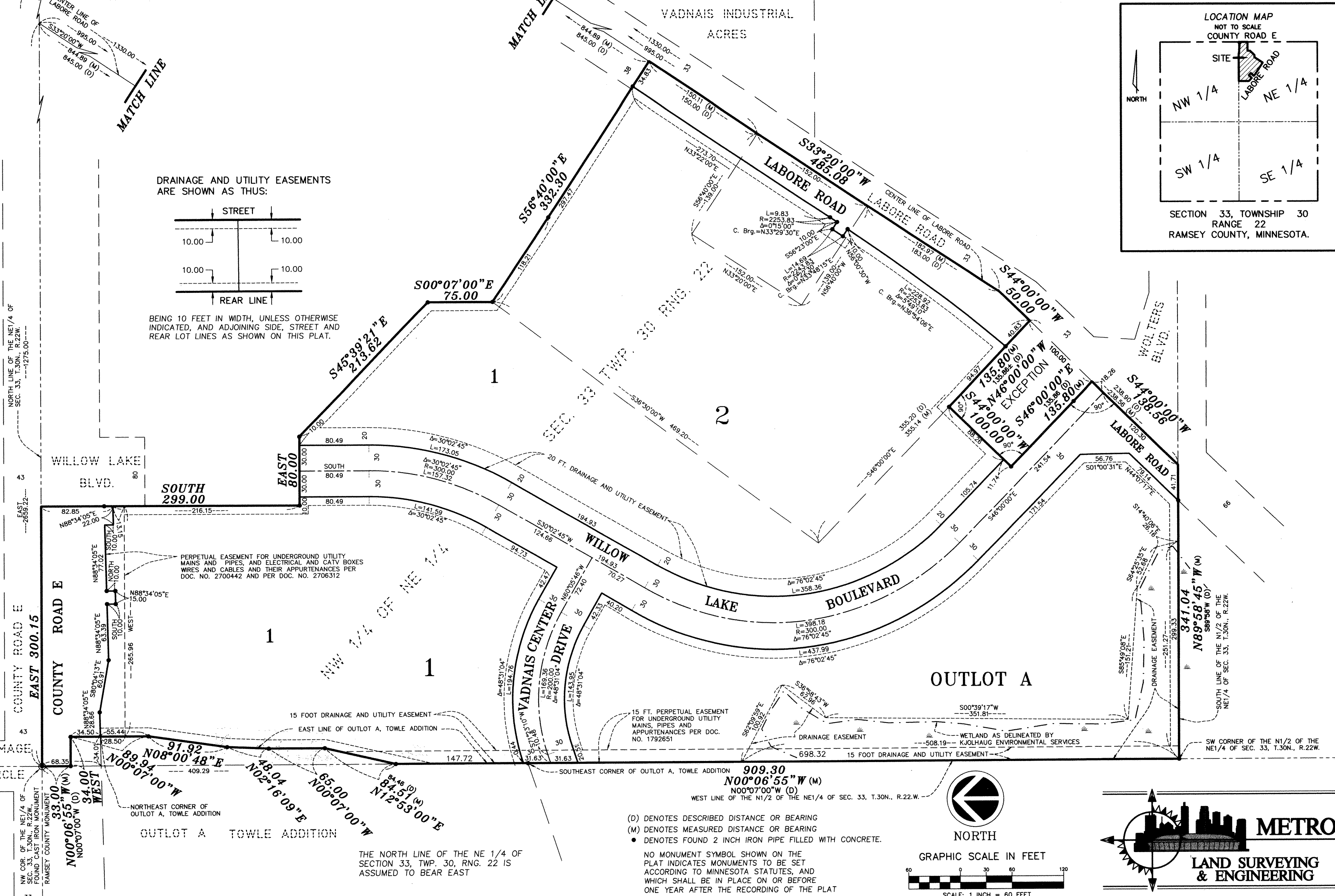
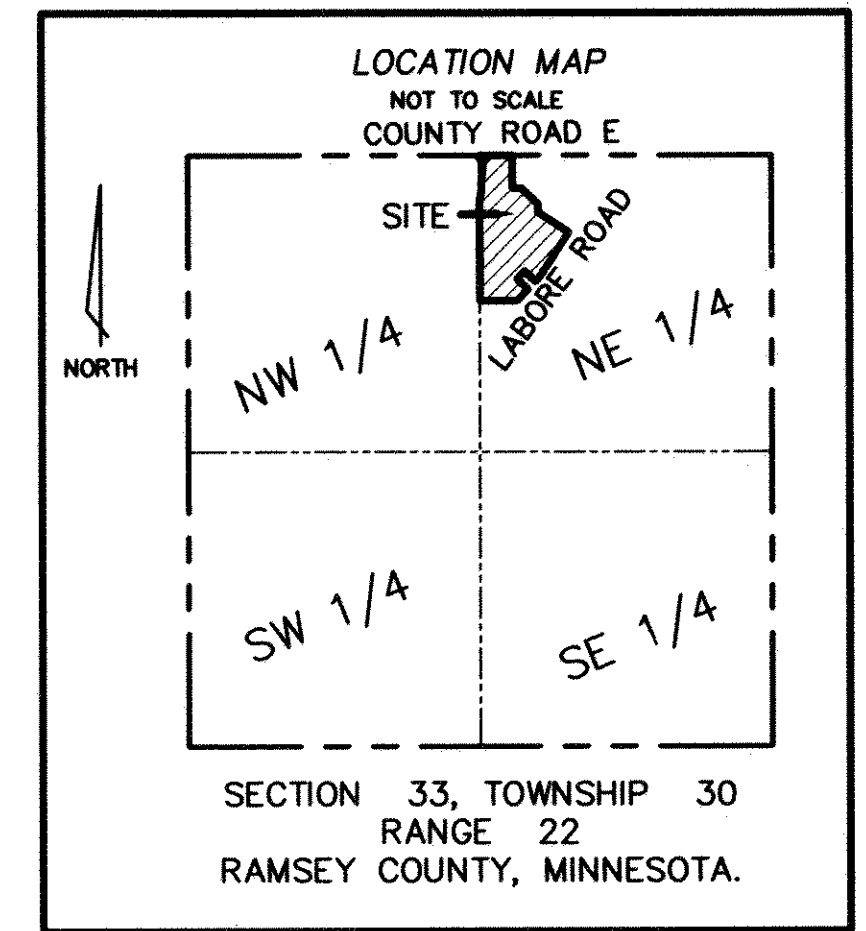
NE COR. OF THE NE 1/4 OF SEC. 33, T.30N., R.22W., FOUND CAST IRON MONUMENT RAMSEY COUNTY MONUMENT



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE, STREET AND REAR LOT LINES AS SHOWN ON THIS PLAT.



NORTH LINE OF THE NE 1/4 OF SEC. 33, T.30N., R.22W. ---4275.00---

COUNTY ROAD E EAST 300.15

NW COR. OF THE NE 1/4 OF SEC. 33, T.30N., R.22W., FOUND CAST IRON MONUMENT RAMSEY COUNTY MONUMENT

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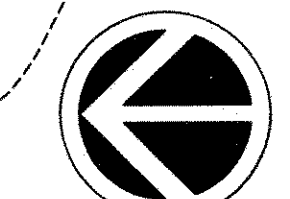
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OUTLOT A TOWLE ADDITION

THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TWP. 30, RNG. 22 IS ASSUMED TO BEAR EAST

- (D) DENOTES DESCRIBED DISTANCE OR BEARING
- (M) DENOTES MEASURED DISTANCE OR BEARING
- DENOTES FOUND 2 INCH IRON PIPE FILLED WITH CONCRETE.

NO MONUMENT SYMBOL SHOWN ON THE PLAT INDICATES MONUMENTS TO BE SET ACCORDING TO MINNESOTA STATUTES, AND WHICH SHALL BE IN PLACE ON OR BEFORE ONE YEAR AFTER THE RECORDING OF THE PLAT



NORTH

