

GREAT NORTHERN BUSINESS CENTER

KNOW ALL MEN BY THESE PRESENTS: That Custom Exchange, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of Lot 3, Block 1 and Lot 1, Block 2, Rosenthal Addition, and vacated Atwater Street, described as beginning at the Southeast corner of said Lot 3; thence North 00 degrees 07 minutes 43 seconds West, assumed bearing along the East line of said Lot 3, a distance of 78.74 feet to a line 25.00 feet Southwesterly of and parallel with the Northeastly line of said Lot 3 and its extensions; thence North 52 degrees 20 minutes 06 seconds West, along said parallel line, a distance of 617.87 feet to a point of cusp; thence Southerly a distance of 105.24 feet, along a curve concave to the West having a radius of 67.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 37 degrees 39 minutes 54 seconds West, tangent to said curve, a distance of 44.89 feet; thence North 89 degrees 54 minutes 27 seconds West, a distance of 292.16 feet; thence South 00 degrees 05 minutes 40 seconds East, a distance of 289.36 feet to the South line of said Lot 3; thence South 85 degrees 28 minutes 47 seconds East, along the South line of said Lot 3, a distance of 166.55 feet; thence North 00 degrees 05 minutes 40 seconds West, along the South line of said Lot 3, a distance of 25.08 feet; thence South 85 degrees 28 minutes 47 seconds East, along the South line of said Lot 3, a distance of 632.28 feet to the point of beginning.

And that Port Authority of the City of Saint Paul, Minnesota, a Minnesota corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1 and 2, Block 1, Rosenthal Addition;

Lot 3, Block 1 and Lot 1, Block 2, Rosenthal Addition, except that part described as beginning at the Southeast corner of said Lot 3; thence North 00 degrees 07 minutes 43 seconds West, assumed bearing along the East line of said Lot 3, a distance of 78.74 feet to a line 25.00 feet Southwesterly of and parallel with the Northeastly line of said Lot 3 and its extensions; thence North 52 degrees 20 minutes 06 seconds West, along said parallel line, a distance of 617.87 feet to a point of cusp; thence Southerly a distance of 105.24 feet, along a curve concave to the West having a radius of 67.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 37 degrees 39 minutes 54 seconds West, tangent to said curve, a distance of 44.89 feet; thence North 89 degrees 54 minutes 27 seconds West, a distance of 292.16 feet; thence South 00 degrees 05 minutes 40 seconds East, a distance of 289.36 feet to the South line of said Lot 3; thence South 85 degrees 28 minutes 47 seconds East, along the South line of said Lot 3, a distance of 166.55 feet; thence North 00 degrees 05 minutes 40 seconds West, along the South line of said Lot 3, a distance of 25.08 feet; thence South 85 degrees 28 minutes 47 seconds East, along the South line of said Lot 3, a distance of 632.28 feet to the point of beginning;

And

That part of vacated Atwater Street lying east of the most westerly east line of Lot 3, Block 1, Rosenthal Addition and lying west of the southeasterly extension of the northeast line of Lot 1, Block 2 and the northwesterly extension of the northeast line of Lot 3, Block 1, said Rosenthal Addition, except that part described as beginning at the Southeast corner of said Lot 3; thence North 00 degrees 07 minutes 43 seconds West, assumed bearing along the East line of said Lot 3, a distance of 78.74 feet to a line 25.00 feet Southwesterly of and parallel with the Northeastly line of said Lot 3 and its extensions; thence North 52 degrees 20 minutes 06 seconds West, along said parallel line, a distance of 617.87 feet to a point of cusp; thence Southerly a distance of 105.24 feet, along a curve concave to the West having a radius of 67.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 37 degrees 39 minutes 54 seconds West, tangent to said curve, a distance of 44.89 feet; thence North 89 degrees 54 minutes 27 seconds West, a distance of 292.16 feet; thence South 00 degrees 05 minutes 40 seconds East, a distance of 289.36 feet to the South line of said Lot 3; thence South 85 degrees 28 minutes 47 seconds East, along the South line of said Lot 3, a distance of 166.55 feet; thence North 00 degrees 05 minutes 40 seconds West, along the South line of said Lot 3, a distance of 25.08 feet; thence South 85 degrees 28 minutes 47 seconds East, along the South line of said Lot 3, a distance of 632.28 feet to the point of beginning;

And

That part of vacated Mackubin Street lying north of vacated Atwater Street and south of the southeasterly extension of the northeasterly line of Lot 3, Block 1 and the northwesterly extension of the northeast line of Lot 1, Block 2, Rosenthal Addition.

Have caused the same to be surveyed and platted as GREAT NORTHERN BUSINESS CENTER and do hereby dedicate to the public for public use forever the thoroughfare, cul-de-sac and the drainage and utility easements as shown on this plat.

In witness whereof said Custom Exchange, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 15th day of September, 2003.

Signed: Custom Exchange, LLC
Will Carlson its President and Chief Manager

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 15th day of September, 2003, by Will Carlson President and Chief Manager of Custom Exchange, LLC, a Minnesota limited liability company, on behalf of the company.



Steve Hammond
Notary Public, Minnesota
My Commission Expires 1/31/2005

In witness whereof said Port Authority of the City of Saint Paul, Minnesota, a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 28th day of October, 2003.

Signed: Port Authority of the City of Saint Paul, Minnesota
Michael J. Gildea its Chair
Kathy Lantry its SECRETARY/TREASURER

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 28th day of OCTOBER, 2003, by Michael J. Gildea CHAIR and by KATHY LANTRY SECY/TREASURER of Port Authority of the City of Saint Paul, Minnesota, a Minnesota corporation, on behalf of the corporation.



Stephanie A. Linder
Notary Public, Minnesota
My Commission Expires JANUARY 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as GREAT NORTHERN 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.

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 4th day of September, 2003, by Mark S. Hanson, a Licensed Land Surveyor.



Maria J. Way
Notary Public, Minnesota
My Commission Expires JANUARY 31, 2005

City of Saint Paul

I do hereby certify that on the 26 day of November, 2003, 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 J. Gunn
Clerk

Taxes payable in the year 2003 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 10th day of December, 2003.

Dorothy Mellung Director
Department of Property Taxation

By Sharon D'Aghe Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 11th day of December, 2003, 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

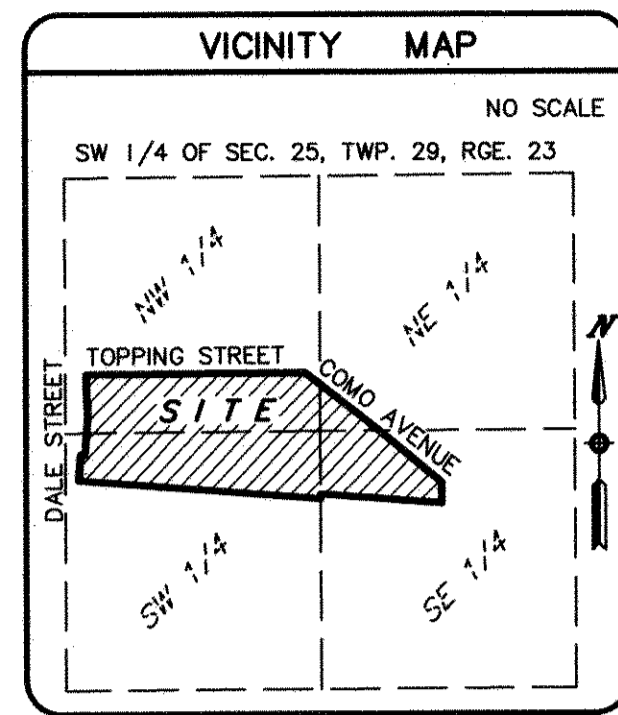
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of GREAT NORTHERN BUSINESS CENTER was filed in the office of the Registrar of Titles for public record on this 17th day of December, 2003, at 2:00 o'clock P.M., and was duly filed in Book 45 of Plats, Pages 8 and 9, as Document Number 1795370.

Deputy Registrar of Titles

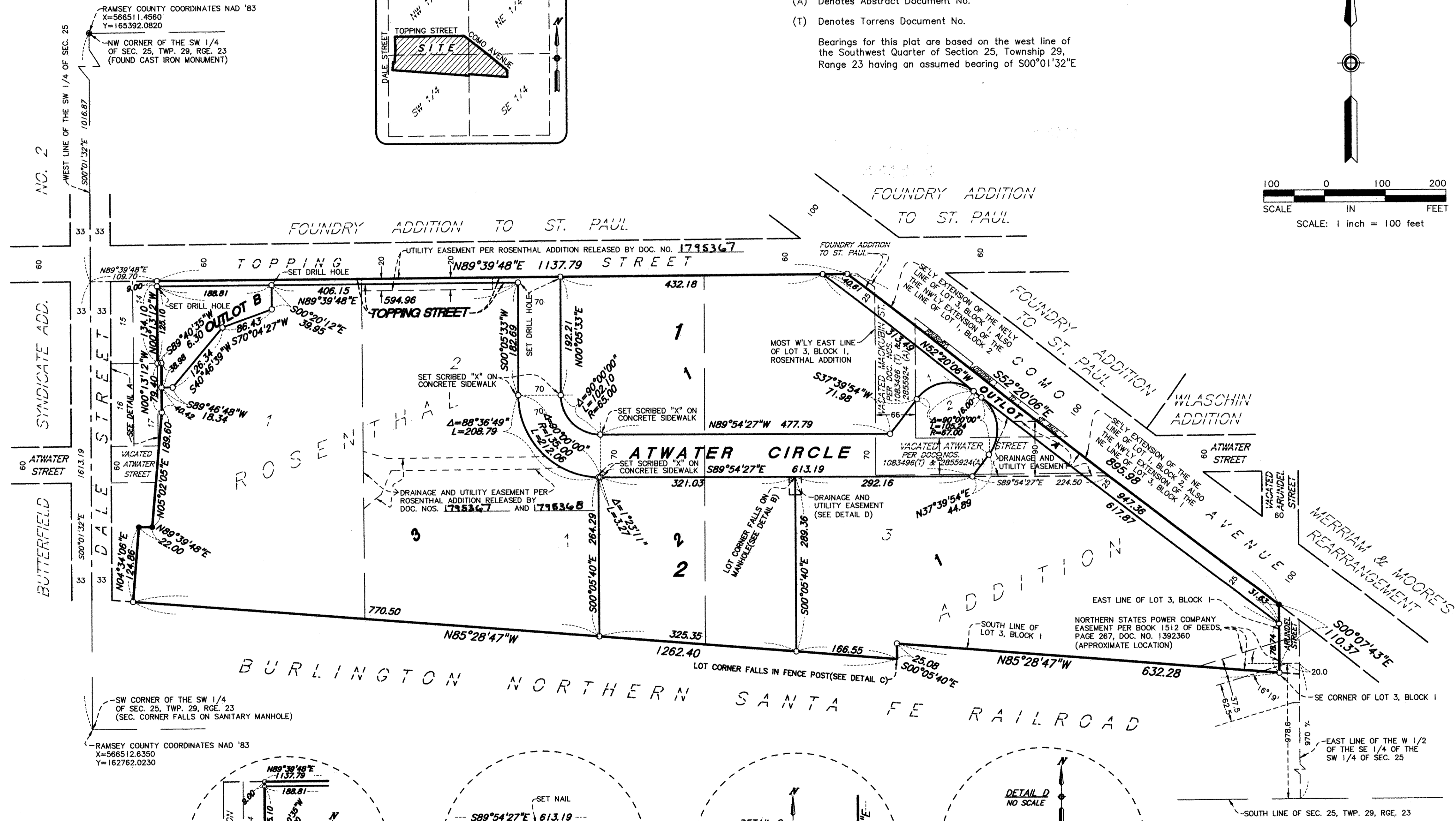
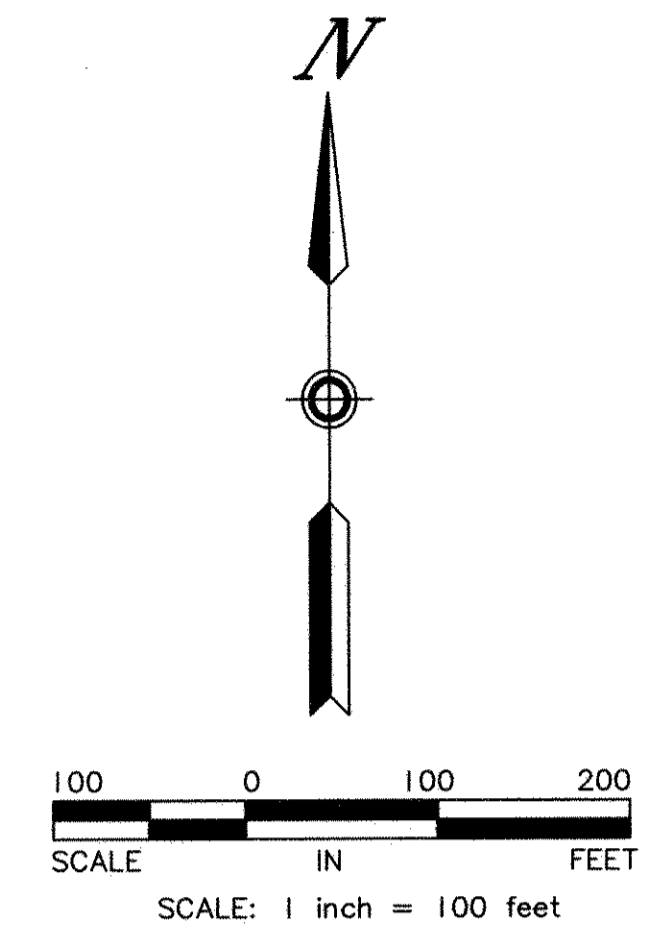
// Sunde Land Surveying, LLC.

GREAT NORTHERN BUSINESS CENTER



- Denotes 1/2 inch by 14 inch iron pipe found.
- Denotes 1/2 inch by 14 inch iron pipe set and marked with R.L.S. No. 15480, unless otherwise noted.
- (A) Denotes Abstract Document No.
- (T) Denotes Torrens Document No.

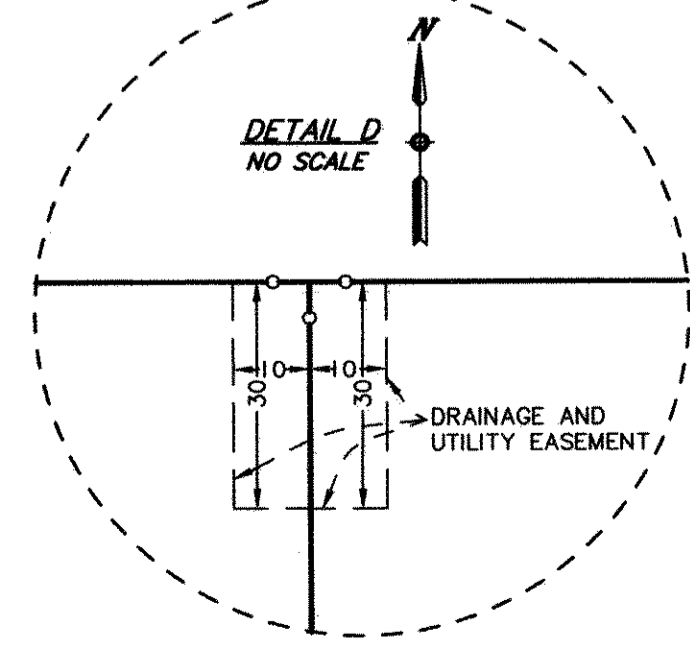
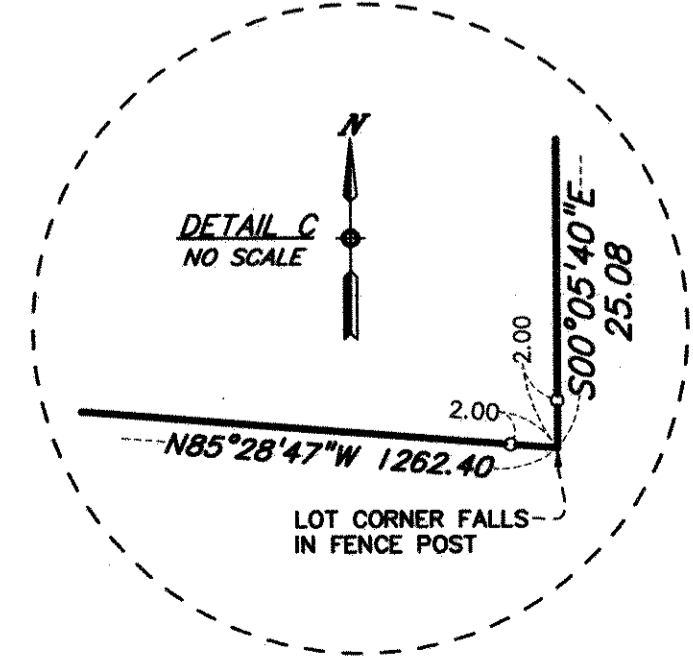
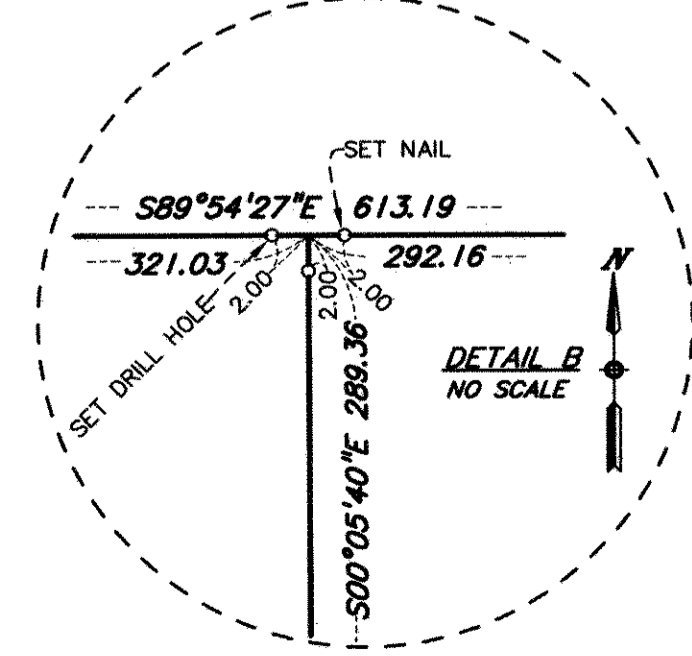
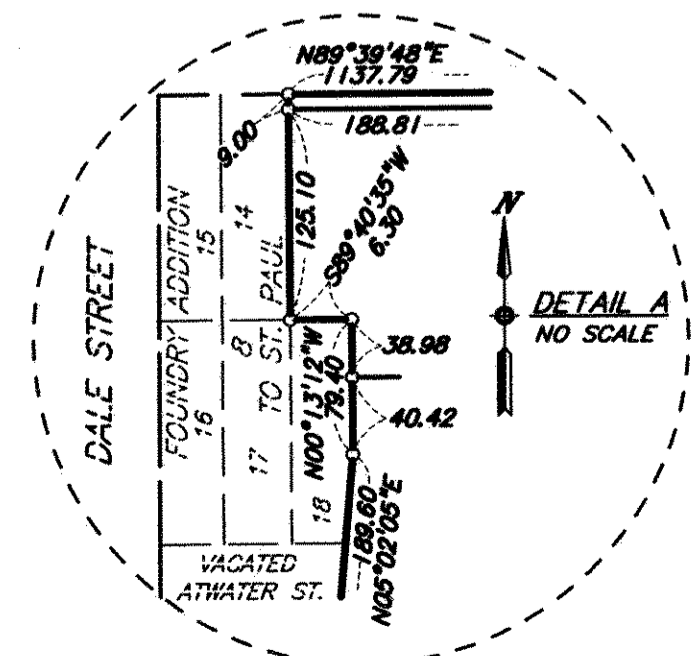
Bearings for this plat are based on the west line of the Southwest Quarter of Section 25, Township 29, Range 23 having an assumed bearing of S00°01'32"E



RAMSEY COUNTY COORDINATES NAD '83
X=566511.4560
Y=165392.0820
-NW CORNER OF THE SW 1/4 OF SEC. 25, TWP. 29, RGE. 23 (FOUND CAST IRON MONUMENT)

SW CORNER OF THE SW 1/4 OF SEC. 25, TWP. 29, RGE. 23 (SEC. CORNER FALLS ON SANITARY MANHOLE)

RAMSEY COUNTY COORDINATES NAD '83
X=566512.6350
Y=162762.0230



Sunde Land Surveying, LLC.