

JEFFERSON COMMONS AT BERRY STREET

KNOW ALL MEN BY THESE PRESENTS: That Jefferson Commons - Berry, L.P., a Delaware limited partnership, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Blocks 2 and 3, "Eustis' Addition to St. Anthony Park, Ramsey Co., Minn.;"

Together with vacated Pearl Street (formerly Pym Street) lying between said Blocks 2 and 3, lying West of the West Right-of-Way line of Berry Avenue and lying East of the West line of Section 29, Township 29, Range 23;

Together with West one-half of vacated Berry Avenue lying between the Southerly line of the former Northern Pacific Railway Company right of way and a line beginning at the intersection of the East line of Berry Avenue and the Northerly line of vacated Pearl Street; thence running Northwest to the point of intersection of the West line of Berry Avenue and the Northerly line of vacated Pearl Street and there terminating;

Together with those parts of Pearl Street, originally dedicated as Pym Street and Berry Avenue, as dedicated in "Eustis' Addition to St. Anthony Park, Ramsey County, Minnesota", according to the recorded plat thereof, Ramsey County, Minnesota, which lie northerly of the southeasterly extension of the southwesterly line of Lot 7, Block 3, said "Eustis' Addition to St. Anthony Park, Ramsey County, Minnesota", which lie easterly of the westerly right-of-way line of said Berry Avenue, which lie westerly of a line and its southerly extension drawn 33.00 feet easterly of and parallel with the east line of Block 2, said "Eustis' Addition to St. Anthony Park, Ramsey County, Minnesota" and which lie southerly of a line drawn from the point of intersection of the east line of said Berry Avenue with the northerly line of said Pearl Street to the point of intersection of the west line of said Berry Avenue with the northerly line of said Pearl Street.

Further together with the northeasterly 33.00 feet of that part of Vacated Territorial Road, Saint Paul, described as follows:

Beginning at a point on the West line of Section 29, Township 29 North, Range 23 West, said point being the Southwesterly corner of Lot 12, Block 3, "Eustis' Addition to St. Anthony Park, Ramsey Co., Minn.;" thence Easterly along the Southerly line of said Block 3, 311.08 feet more or less, to its intersection with the Northerly extension of the Westery Right-of-Way line of Berry Street; thence Southerly along said extension 69.33 feet, more or less, to its intersection with the Southerly Right-of-Way line of vacated Territorial Road; thence Westerly along said Southerly Right-of-Way line of vacated Territorial Road, 310.99 feet, more or less, to the West line of said Section 29; thence Northerly along said West line 69.27 feet to the point of beginning.

Has caused the same to be surveyed and platted as JEFFERSON COMMONS AT BERRY STREET and do hereby dedicate the easements as shown on this plat for drainage and utility purposes.

In witness whereof said Jefferson Commons - Berry, L.P., a Delaware limited partnership, has caused these presents to be signed by its proper officer this 17th day of May, 2007.

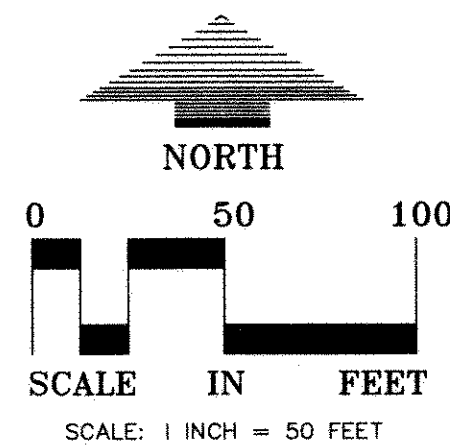
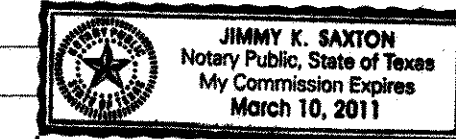
Jefferson Commons - Berry, L.P.

Signed: Lance Hanna
Lance Hanna, Development Associate

STATE OF Texas
COUNTY OF Dallas

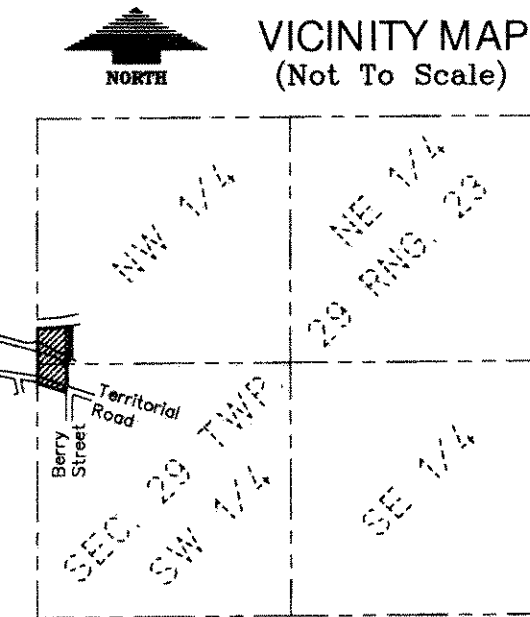
The foregoing instrument was acknowledged before me this 17 day of May, 2007, by Lance Hanna, Development Associate of Jefferson Commons - Berry, L.P., a Delaware limited partnership, on behalf of the partnership.

[Signature]
Notary Public, Dallas County, Texas
My Commission Expires 3/10/11



BASIS OF BEARING:
FOR THE PURPOSE OF THIS PLAT, THE WESTERLY LINE OF THE NW 1/4 OF SECTION 29, TOWNSHIP 29, RANGE 23, RAMSEY CO., MINN. IS ASSUMED TO HAVE A BEARING OF NORTH 00°06'07" EAST.

- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 26724"
- ⊙ DENOTES NAIL FOUND
- ⊙ DENOTES FOUND CAST IRON MONUMENT



LAND SURVEYOR

I, Richard L. Licht, hereby certify that I have surveyed and platted the property described on this plat as JEFFERSON COMMONS AT BERRY STREET; that this plat is a correct representation of the survey; that all distances are correctly shown on this 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 this 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]
Richard L. Licht, Professional Land Surveyor
Minnesota License No. 26724

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of MAY, 2007, by Richard L. Licht, a Licensed Land Surveyor.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 20__



CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 17 day of May, 2007, the City Council of the City of Saint Paul, Minnesota, approved this plat. Pursuant to Minnesota Statutes, Section 505.02, Subd. 1, all monuments must be set as specified by the City Council and as stated and shown on this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

[Signature], Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Taxes payable in the year 2007 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 27 day of July, 2007.

[Signature], Director
Property Records and Revenue
By [Signature], Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 30th day of July, 2007.

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

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of JEFFERSON COMMONS AT BERRY STREET was filed in the office of the County Recorder for public record on this day of 2007, at o'clock .M. and was duly filed in Book of Plats, Page, as Document Number

Deputy County Recorder