

RIVERVIEW INDUSTRIAL PARK NO. 6

LOCATED IN THE SOUTH 1/2 OF SECTION 5, T 28N, R 22W
CITY OF SAINT PAUL
RAMSEY COUNTY, MINNESOTA

GEORGI-SCHMIDT & ASSOCIATES, INC.
LAND SURVEYORS

Know All Persons By These Presents that

Port Authority of the City of Saint Paul, a Minnesota Corporation,
Collins Electrical Construction Co., a Minnesota Corporation,
Twin City Federal Savings and Loan Association, a United States Corporation, mortgagee,
First National Bank of Minneapolis, a United States Corporation, mortgagee,
W. W. Grainger, Inc., an Illinois Corporation,
The Minnesota Mutual Life Insurance Company, a Minnesota Corporation,
Western Life Insurance Company, a Minnesota Corporation, mortgagee,

owners of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

Lot 3, Block 20, including that part of the Northerly 1/2 of adjoining Eaton Avenue, vacated, lying between the extensions across said street of the East line of said Lot 3 and the centerline of Greenwood Avenue, and including that part of the East 1/2 of adjoining Greenwood Avenue, vacated, lying between the extension across said street of the North line of said Lot 3 and the centerline of Eaton Avenue; Lots 8 and 9, Block 8, including that part of the East 1/2 of adjoining Greenwood Avenue, vacated, lying between the extensions across said street of the South line of said Lot 9 and the North line of said Lot 8; all in Morrison's Addition to West Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for said County.

All that part of the following described parcels:

Parcel 1. Lots 9, 10, and 11, Block 4, Kettering's and Constans Addition to West Saint Paul, including that part of the Northeastly half of adjoining State Street, vacated, lying between the extension across it of the South line of said Block 4 and the centerline of adjoining Utah Street and including that part of the Southeastly half of adjoining Utah Street, vacated, lying between the extended Southwesterly line of Lot 11 and the extended Northeastly line of Lot 9;
Parcel 2. Lots 9, 10, 11 and 12, R. J. Reid's Rearrangement of Lots 3, 4, 5, 6 of Block 27 of Marshalls Addition to West Saint Paul, and that part of the Southwesterly half of adjoining State Street, vacated, lying between the extensions across it of the Northwesterly line of said Lot 9 and the Southeastly line of said Lot 12;
Parcel 3. Lot 13, including that part of the Southwesterly half of adjoining State Street lying between the extension across it of the Northwesterly and South lines of said Lot 13 in R. J. Reid's Rearrangement of Lots 3, 4, 5, 6, of Block 27 of Marshall's Addition to West Saint Paul;
Parcel 4. Lots 1, 2, and 3, Block 6, including Oregon Street, vacated, adjoining Lot 3, and that part of the West half of State Street, vacated, adjoining said Lots 1, 2 and 3 lying between the North line of Oregon Street and the centerline of Morrison Street all in Morrison's Addition to West Saint Paul.
Parcel 5. Lots 1, 2, 3 and 4, Block 5, Morrison's Addition to West Saint Paul, and that part of the adjoining Oregon Street, vacated, and that part of the North half of adjoining Morrison Street, vacated, lying between the extensions across said streets of the East and West lines of said Block 5, and including that part of the East half of adjoining State Street, vacated, lying between the North line of said Oregon Street and the centerline of said Morrison Street.
Parcel 6. Lots 4, 5, 6 and 7, Block 4, Morrison's Addition to West Saint Paul, including that part of the East half of State Street, vacated, adjoining Lots 4, 5 and 6 lying between the centerline of Morrison Street and the extended Southerly line of said Lot 4, and that part of the South half of Morrison Street, vacated, adjoining Lots 6 and 7 lying between the extension across said street of the East line of Lot 7 and the West line of Lot 6;
Parcel 7. The Northeastly half of State Street, vacated, adjoining Lot 6, S. L. Merritt's Rearrangement of Lots 10, 11, 12, and 13, Block 3, Kettering's and Constans Addition to West Saint Paul, lying between the centerline of Utah Street and the Northwesterly line of said Lot 6 extended across said street and the Northwesterly half of Utah Street, vacated, adjoining said Lot 6 lying between the extensions across it of the Northeastly and Southwesterly lines of said Lot 6;
Parcel 8. The Northwesterly half of Utah Street, vacated, lying between the extended Southwesterly and Northeastly lines of Lot 14, Block 3, Kettering's and Constans Addition to West Saint Paul;

All lying within the following described lines:

Commencing at the intersection of the centerline of Plato Avenue and the centerline of old Robert Street, thence Northeastly at right angles to the centerline of old Robert Street a distance of 350 feet, thence Easterly by a deflection angle of 19°40'11" to the right a distance of 931.73 feet, thence Southeastly by a deflection angle of 80°10'05" to the right a distance of 553.00 feet to the point of beginning of the parcel herewith described, thence continuing Southeastly along the aforesaid line extended a distance of 438.36 feet, thence Northeastly at right angles a distance of 182.5 feet, thence Northwesterly at right angles a distance of 438.36 feet, thence Southwesterly at right angles a distance of 182.5 feet to the point of beginning; according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

Parcel 1. Lots 1, 2 and 3, Block 6, including that part of Oregon Street, vacated, adjoining Lot 3 and that part of the North half of Morrison Street, vacated, adjoining Lot 1 and that part of the West half of State Street, vacated, adjoining Lot 1 lying between the North line of Lot 1 extended and the centerline of Morrison Street; all in Morrison's Addition to West Saint Paul, except that part of said Lots 1, 2 and 3, vacated Oregon Street and vacated State Street lying within the following described lines:

Commencing at the intersection of the centerline of Plato Avenue and the centerline of old Robert Street, thence Northeastly at right angles to the centerline of old Robert Street a distance of 350 feet, thence Easterly by a deflection angle of 19°40'11" to the right a distance of 931.73 feet, thence Southeastly by a deflection angle of 80°10'05" to the right a distance of 553.00 feet to the point of beginning of the parcel herewith described, thence continuing Southeastly along the aforesaid line extended a distance of 438.36 feet, thence Northeastly at right angles a distance of 182.5 feet, thence Northwesterly at right angles a distance of 438.36 feet, thence Southwesterly at right angles a distance of 182.5 feet to the point of beginning, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

Parcel 2. Lots 4, 5 and 6, Block 6, including that part of Oregon Street, vacated, adjoining Lot 4 and that part of the North half of Morrison Street, vacated, adjoining Lot 6 and that part of the East half of Greenwood Avenue, vacated, adjoining Lots 4 to 6, lying between the North line of Oregon Street and the centerline of Morrison Street, all in Morrison's Addition to West Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

Tract "C", Registered Land Survey No. 241, files of Registrar of Titles, County of Ramsey
Tract "B", Registered Land Survey No. 241, files of Registrar of Titles, County of Ramsey
Tract "A", Registered Land Survey No. 241, files of Registrar of Titles, County of Ramsey
Parcel 1. Tracts "D", "E", "F", and "G", Registered Land Survey No. 241, files of Registrar of Titles, County of Ramsey.
Parcel 2. That part of the following described property:
Lot 12, Block 3, including that part of the North half of adjoining Eaton Avenue, vacated, lying between the East and West lines of said lot, extended Southerly, Hitchcock's Addition to West Saint Paul,
which lies Southwesterly of the following described line: A line run parallel with and distant 22 feet Southwesterly of the following described line:

From a point on the North line of Section 8, Township 28 North, Range 22 West distant 863.72 feet East of the North quarter corner thereof, run Southeastly at an angle of 69°17'48" from said North section line for 429.96 feet; thence deflect to the right at an angle of 11°18'30" for 242.77 feet; thence deflect to the right at an angle of 140°18'45" for 314.04 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 73°44'45" for 53.54 feet; thence deflect to the left on a 29°00' curve (delta angle 45°22') for 156.44 feet; thence on tangent to said curve for 646.88 feet; thence deflect to the left on a 0°10' curve (delta angle 0°14'30") for 145 feet; thence on tangent to said curve for 1107.99 feet; thence deflect to the left on a 6°00' curve (delta angle 14°05'12") for 234.78 feet; thence deflect to the right on a 6°00' curve (delta angle 19°08') for 318.89 feet; thence on tangent to said curve for 177.55 feet; thence deflect to the left on a 1°00' curve (delta angle 4°33') for 455 feet and there terminating.

Tract "A", Registered Land Survey No. 269, files of Registrar of Titles, County of Ramsey.
Tracts "B" and "C", Registered Land Survey No. 269, files of Registrar of Titles, County of Ramsey.

That part of the West half of State Street, formerly A Street, vacated, adjoining Lot 5, Block 7, Morrison's Addition to West Saint Paul, lying Southerly of the extension across it of the centerline of Morrison Street, formerly Second Street, and Easterly of the following described line: Beginning at the intersection of the centerline of Plato Avenue and the centerline of old Robert Street; thence Northeastly at right angles to the centerline of old Robert Street a distance of 350 feet; thence Easterly by a deflection angle of 19 degrees 40 minutes 11 seconds to the right a distance of 931.73 feet; thence Southeastly by a deflection angle of 80 degrees 10 minutes 05 seconds to the right a distance of 991.36 feet and there terminating.
The East 5 feet of Lots 1 to 6, inclusive, Block 8, Morrison's Addition to West Saint Paul together with that part of the North half of adjoining Eaton Avenue, formerly Fourth Street, vacated, and that part of the South half of adjoining Champlain Street, formerly Third Street, vacated, lying between the extensions across said streets of the East line of said Block 8 and a line parallel to and 5 feet West from said East line of Block 8, and together with that part of the West half of adjoining State Street, formerly A Street, vacated, lying between the extensions across it of the centerline of said Champlain Street and the centerline of said Champlain Street.
Outlots B, C, D, and E; all in Riverview Industrial Park No. 2.
Lots 1 to 9, inclusive, Block 7, Morrison's Addition to West Saint Paul, together with that part of the North half of adjoining Champlain Street, formerly Third Street, vacated, lying between the extensions across it of the East and West line of said Lot 1, and together with that part of the South half of adjoining Morrison Street, formerly Second Street, vacated, lying between the extensions across it of the East line of said Lot 5 and the West line of said Lot 6, and together with the part of the East half of adjoining Greenwood Avenue, formerly B Street, vacated, lying between the extensions across it of the South line of said Lot 9 and the centerline of said Morrison Street, and together with that part of the West half of adjoining State Street, formerly A Street, vacated, lying between the extensions across it of the centerlines of said Champlain Street and Morrison Street, except that part of said vacated State Street lying Easterly of the following described line: Beginning at the intersection of the centerline of Plato Avenue and the centerline of old Robert Street; thence Northeastly at right angles to the centerline of old Robert Street a distance of 350 feet; thence Easterly by a deflection angle of 19 degrees 40 minutes 11 seconds to the right a distance of 931.73 feet; thence Southeastly by a deflection angle of 80 degrees 10 minutes 05 seconds to the right a distance of 991.36 feet and there terminating.

Those parts of Lots 1 to 6, inclusive, lying West of the East 5 feet thereof, Block 8, together with that part of the North half of adjoining Eaton Avenue, formerly Fourth Street, vacated, lying between the extensions across it of the West line of said Lot 1 and the West line of the East 5 feet of said Lot 1 and together with that part of the South half of adjoining Champlain Street, formerly Third Street, vacated, lying between the extensions across it of the West line of said Lot 6 and the West line of the East 5 feet of said Lot 6;
Lots 1 and 2, Block 20, together with that part of the Northerly half of adjoining Eaton Avenue, formerly Fourth Street, vacated, lying between the extensions across it of the East line of said Lot 1 and the West line of said Lot 2; all in Morrison's Addition to West Saint Paul.
Lot 3, Block 1, and Outlot C, Riverview Industrial Park No. 4.

Have caused the same to be surveyed, platted and known as RIVERVIEW INDUSTRIAL PARK NO. 6 and do hereby dedicate to the public for public use forever the streets and utility easements as shown on the plat.

Have hereunto set our hands and seal this 19th day of June, 1979.
Signed: Port Authority of the City of Saint Paul, a Minnesota Corporation.

John V. Clark President
Richard K. Goodman Secretary

Have hereunto set our hands and seal this 28th day of May, 1980.
Signed: Collins Electrical Construction Co., a Minnesota Corporation.

Raymond M. Bang Vice Pres. - Treasurer
Raymond M. Bang Vice Pres. - Sec.

Have hereunto set our hands and seal this 28th day of May, 1980.
Signed: Twin City Federal Savings and Loan Association, a United States Corporation.

Henry J. Sherr Vice President
R. E. Van Valkenburg Asst. Vice Pres.

Have hereunto set our hands and seal this 29th day of May, 1980.
Signed: First National Bank of Minneapolis, a United States Corporation.

Richard G. Nordbye Vice President
Douglas S. Pearson Assistant Vice President

Have hereunto set our hands and seal this 8th day of June, 1979.
Signed: W. W. Grainger, Inc., an Illinois Corporation.

R. D. Quast V. P. Real Estate
J. D. Huns VP Finance

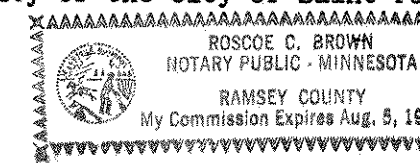
Have hereunto set our hands and seal this 2nd day of June, 1980.
Signed: The Minnesota Mutual Life Insurance Company, a Minnesota Corporation.

Ray M. Antoin 2nd Vice Pres.
Marilyn Mable Assistant Secretary

Have hereunto set our hands and seal this 27th day of May, 1980.
Signed: Western Life Insurance Company, a Minnesota Corporation.

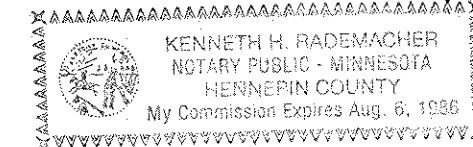
Del R. Huns Vice President
Don Guenther Asst. Secretary

STATE OF MINNESOTA) S
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 19th day of June, 1979, by *George W. Winter* its President and by *Arthur J. Nordbye* its Secretary of the Port Authority of the City of Saint Paul, a Minnesota Corporation, on behalf of the corporation.



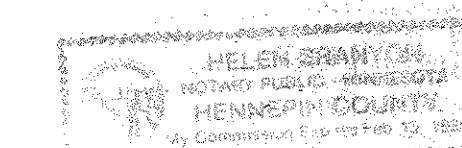
Roscoe C. Brown
Notary Public, Ramsey County, Minnesota
My Commission Expires - Aug 5, 1980

STATE OF MINNESOTA) S
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 28th day of May, 1980, by *William Hebert* its Vice Pres. and by *Raymond Bang* its Vice Pres. of Collins Electrical Construction Co., a Minnesota Corporation, on behalf of the corporation.



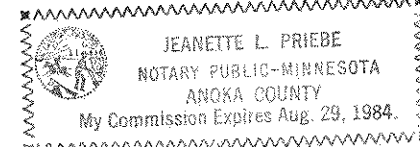
Kenneth H. Rademacher
Notary Public, Hennepin County, Minnesota
My Commission Expires - Aug 6, 1980

STATE OF MINNESOTA) S
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 28th day of May, 1980, by *Henry C. West* its Vice President and by *R. E. Van Valkenburg* Asst. Vice Pres. of Twin City Federal Savings and Loan Association, a United States Corporation, on behalf of the corporation.



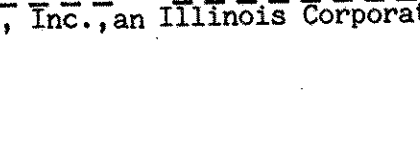
Helen Branson
Notary Public, Hennepin County, Minnesota
My Commission Expires - 12, 1980

STATE OF MINNESOTA) S
COUNTY OF ANOKA)
The foregoing instrument was acknowledged before me this 29th day of May, 1980, by *Richard A. Nordbye* its Vice President and by *Douglas S. Pearson* its Assistant Vice President of the First National Bank of Minneapolis, a United States Corporation, on behalf of the corporation.



Jeanette L. Priebe
Notary Public, Anoka County, Minnesota
My Commission Expires August 29, 1984

STATE OF ILLINOIS) S
COUNTY OF COOK)
The foregoing instrument was acknowledged before me this 8th day of June, 1979, by *R. D. Quast* its V.P. Real Estate and by *G. D. Flinn* its V.P. Finance of W. W. Grainger, Inc., an Illinois Corporation, on behalf of the corporation.



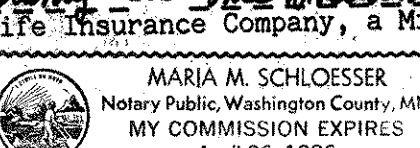
John T. Bergman
Notary Public, Cook County, Illinois
My Commission Expires - March 1980

STATE OF MINNESOTA) S
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 2nd day of June, 1980, by *Ray M. Antoin* its 2nd Vice Pres. and by *Marilyn Mable* its Asst. Sec. of the Minnesota Mutual Life Insurance Company, a Minnesota Corporation, on behalf of the corporation.



Eve O'Gary
Notary Public, Ramsey County, Minnesota
My Commission Expires - Feb 1, 1984

STATE OF MINNESOTA) S
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 29th day of May, 1980, by *Del R. Huns* its Vice President and by *Don Guenther* its Asst. Secretary of the Western Life Insurance Company, a Minnesota Corporation, on behalf of the corporation.

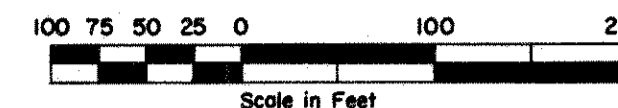


Maria M. Schloesser
Notary Public, Washington County, Minnesota
My Commission Expires - April 26, 1986

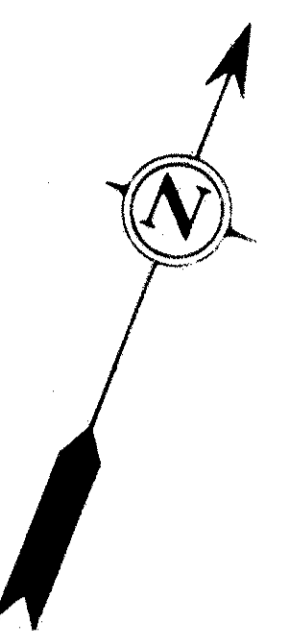
RIVERVIEW INDUSTRIAL PARK NO. 6

LOCATED IN THE SOUTH 1/2 OF SECTION 5, T 28N, R 22W
CITY OF SAINT PAUL
RAMSEY COUNTY, MINNESOTA

GEORGI-SCHMIDT & ASSOCIATES INC.
LAND SURVEYORS



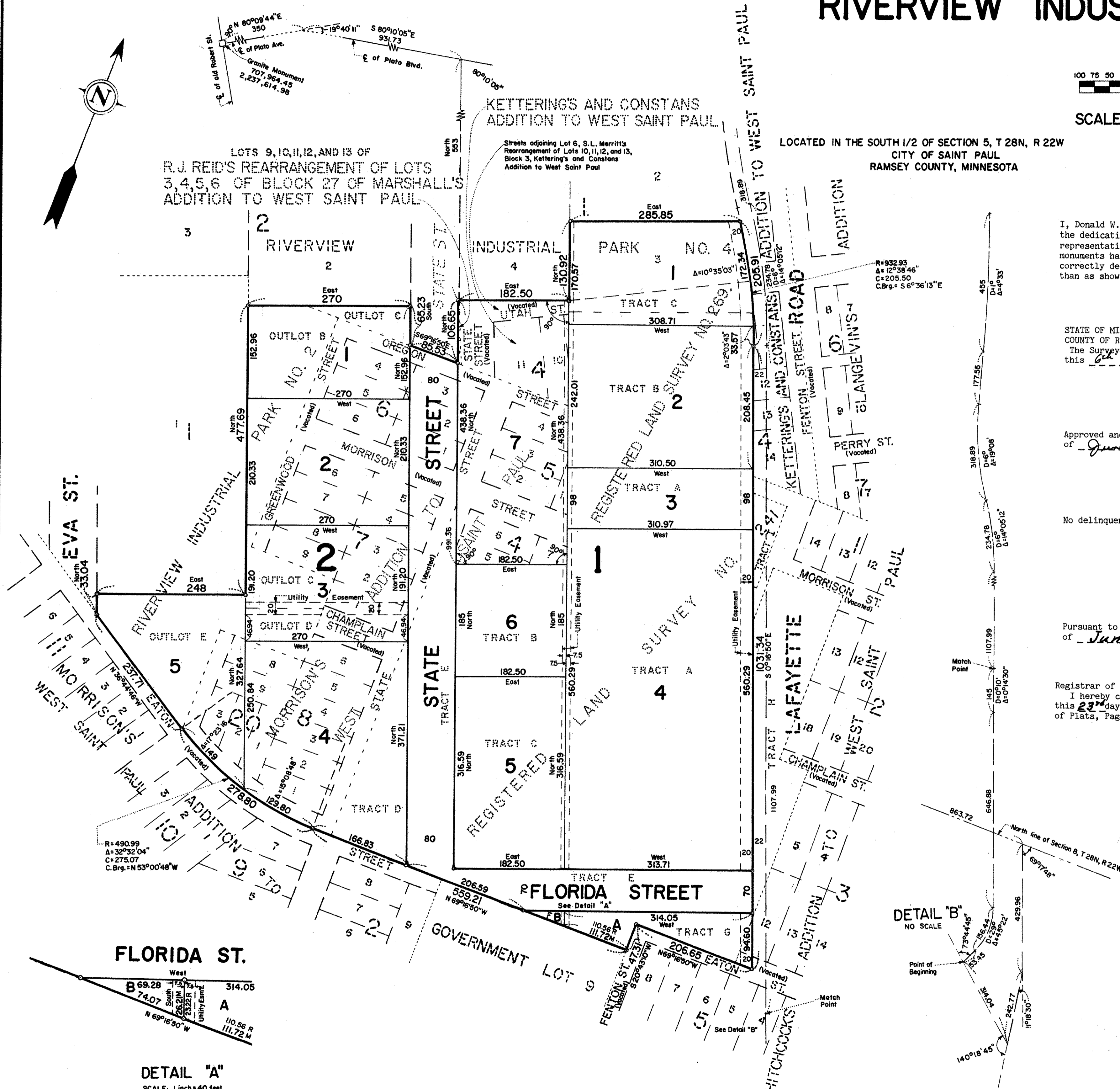
SCALE: 1 inch = 100 feet



LOTS 9, 10, 11, 12, AND 13 OF
R.J. REID'S REARRANGEMENT OF LOTS
3, 4, 5, 6 OF BLOCK 27 OF MARSHALL'S
ADDITION TO WEST SAINT PAUL

KETTERINGS AND CONSTANS
ADDITION TO WEST SAINT PAUL

Streets adjoining Lot 6, S.L. Merritt's
Rearrangement of Lots 10, 11, 12, and 13,
Block 3, Ketterings and Constans
Addition to West Saint Paul



I, Donald W. Schmidt, hereby certify that I have surveyed and platted the property described in the dedication of this plat as RIVERVIEW INDUSTRIAL PARK NO. 6; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; 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, easements or public highways other than as shown thereon.

Donald W. Schmidt
Registered Land Surveyor, Minnesota Registration No. 10459

STATE OF MINNESOTA)
COUNTY OF RAMSEY) S
The Surveyor's certificate was subscribed and sworn to before me, a Notary Public,
this 6th day of June, 1979.

Rose C. Brown
Notary Public, Ramsey County, Minnesota
My Commission Expires Aug 5, 1980

Approved and accepted by the City Council of the City of Saint Paul, Minnesota this 3 day of June, 1979

Rose M. ...
Clerk

No delinquent taxes and transfer entered this 5th day of June, 1979

Low McKenna Director
Department of Property Taxation
By *...* Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 23rd day of June, 1980.

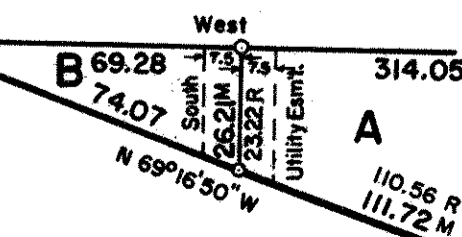
J. R. Kvidera
F. R. Kvidera, Acting Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of RIVERVIEW INDUSTRIAL PARK NO. 6 was filed in this office this 23rd day of June, 1980, at 11 o'clock A.M. and was filed in Book 31 of Plats, Pages 48 and 49, as Document No. 633416.

Eugene H. Gibbons, Registrar of Titles
By _____, Deputy

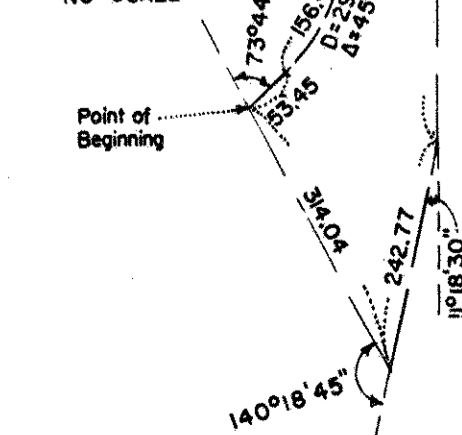
R=490.99
A=32°32'04"
C=275.07
C.Brg.=N 53°00'48"W

FLORIDA ST.



DETAIL "A"
SCALE: 1 inch = 40 feet

DETAIL "B"
NO SCALE



- Denotes iron-pipe monument set.
- Denotes iron pipe monument found in place.
- A Denotes Outlot A, etc.
- All distances on curves are arc lengths.
- All distances are to hundredths of a foot; thus, 185 denotes 185.00 feet.
- Bearings are on an assumed datum; these vary 21°25'41" from Grid North of State Plane Coordinates at sea level. State Plane Coordinates are based on:
- Cathedral 711,011.68
2,230,725.81
- Capitol Dome 714,030.85
2,232,470.64
- Dayton (Mounds Park) 710,760.54
2,244,301.40
- R Denotes record distance shown on Registered Land Survey No. 241.
- M Denotes measured distance.