

RIVERVIEW INDUSTRIAL PARK NO. 7

CITY OF SAINT PAUL
RAMSEY COUNTY, MINNESOTA

GEORGI-SCHMIDT & ASSOCIATES INC.
LAND SURVEYORS

Parcel 1.
Lots 1 to 8 inclusive; Lots 24 to 33 inclusive;
including the North 1/2 of adjoining Champlain Street, vacated, lying between the hereinafter described Line E and the extension across it of the East line of Lot 33; including the South 1/2 of adjoining Morrison Street, vacated, lying between the extension across it of the East line of Lot 1 and the hereinafter described Line E;
all in Block 2, Hitchcock's Addition to West St. Paul.

Parcel 2.
That part of Lots 9, 10, 22 and 23, lying Northeasterly of the hereinafter described Line E.
all in Block 2, Hitchcock's Addition to West St. Paul.

Parcel 3.
That part of Lots 1, 16, 17, 18, 19 and 20, lying Northeasterly of the hereinafter described Line E;
including the West 1/2 of adjoining Meadow Street, vacated, lying between the centerlines of Eaton Avenue and Champlain Street; including the South 1/2 of adjoining Champlain Street, vacated, lying between the extension across it of the East line of Lot 1 and the hereinafter described Line E; including the North 1/2 of adjoining Eaton Avenue, vacated, lying between the extension across it of the East line of Lot 16 and the hereinafter described Line E;
all in Block 3, Hitchcock's Addition to West St. Paul.

Lot 1, Block 4; Lots 7, 8, 9, 23 and 24, Block 6; Lot 23, Block 10;
all in Hitchcock's Addition to West St. Paul.

That part of the South half of adjoining Champlain Street, formerly Third Street, vacated, lying East of the extension across said street of the West line of said Lot 1; that part of the South half of adjoining Eaton Avenue, formerly Fourth Street, vacated, lying between the extensions across said avenue of the West line of said Lot 9 and the East line of said Lot 7; that part of the North half of adjoining Amy Street, formerly Fifth Street, vacated, lying between the extensions across said street of the West line of said Lot 23, Block 6, and the East line of said Lot 24; that part of the North half of adjoining Brott Street, vacated, lying between the extensions across said street of the East and West lines of said Lot 23, Block 10.

That part of the Southeast Quarter of Section 5, Township 28, Range 22, described as beginning at the intersection of the Westerly line of the Chicago, Rock Island and Pacific Railway Company's right-of-way with the extension East of the South line of Government Lot 8 of said Section 5; thence South, along the Westerly line of said right-of-way, to the extension East of the South line of Lot 1, Block 4, Hitchcock's Addition to West St. Paul; thence West, along the extension East of the South line of said Lot 1, to the Northeasterly line of said addition; thence Northwesterly, along the Northeasterly line of said addition, to the extension East of the South line of said Government Lot 8; thence East, along the extension East of the South line of said Government Lot 8, to the point of beginning.

That part of the Southeast Quarter of Section 5, Township 28, Range 22, described as commencing at a point on the Northeasterly line of Hitchcock's Addition to West St. Paul where the same is intersected by the prolongation Northerly of the East line of Lot 2, Block 6, of said Hitchcock's Addition; thence North, along said prolongation Northerly of the East line of Lot 2, to a point intersected by an extension eastward of the South line of Lot 1, Block 4, of said Hitchcock's Addition; thence West along said extension of the South line of said Lot 1 to the Northeasterly line of said Hitchcock's Addition; thence Southeasterly along said Northeasterly line to the point of beginning.

That part of Lot 1, lying Northeasterly of the hereinafter described Line E; including that part of the West 1/2 of adjoining Meadow Street, vacated, lying between the centerline of Eaton Avenue and the hereinafter described Line E; including that part of the South 1/2 of adjoining Eaton Avenue, vacated, lying between the centerline of Meadow Street and the hereinafter described Line E;
all in Block 5, Hitchcock's Addition to West St. Paul.

Line E. A line run parallel with and distant 22 feet Northeasterly of the following described line:

From a point on the North line of said Section 8 distant 863.72 feet East of the North quarter corner thereof; run Southeasterly at an angle of 69 degrees 17 minutes 48 seconds from said North section line for 429.96 feet; thence deflect to the right at an angle of 11 degrees 18 minutes 30 seconds for 242.77 feet; thence deflect to the left at an angle of 39 degrees 41 minutes 15 seconds for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140 degrees 18 minutes 45 seconds for 132.64 feet; thence to the left on a 1 degree 54 minute curve (delta angle 11 degrees 18 minutes 30 seconds) for 593.87 feet; thence on tangent to said curve for 580.25 feet; thence deflect to the left on a 0 degree 10 minute curve (delta angle 0 degrees 14 minutes 30 seconds) for 145 feet; thence on tangent to said curve for 2000 feet and there terminating.

Know All Persons By These Presents that

Port Authority of the City of Saint Paul, a Minnesota Corporation, owner, and The Great-West Life Assurance Company, a Canadian Corporation, mortgagee, of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

Lots 2 to 18, inclusive, and that part of Lot 19, Block 4, lying West of the West line of the Chicago, Rock Island and Pacific Railway Company's right-of-way, including that part of the South one-half of adjoining Champlain Street, vacated, lying between the extension across said Street of the East line of said Lot 2 and the centerline of Meadow Street, and including that part of adjoining Meadow Street, vacated, lying between the centerlines of Champlain Street and Eaton Avenue, and including that part of the North one-half of adjoining Eaton Avenue, vacated, lying between the centerline of Meadow Street and the West line of the Chicago, Rock Island, and Pacific Railway Company's right-of-way, all in Hitchcock's Addition to West St. Paul; according to the recorded plat.

Lots 1 to 9 inclusive; including that part of the North 1/2 of adjoining Morrison Street, vacated, lying between the extension across it of the Easterly line of Lot 1 and the Easterly line of Lafayette Road;
That part of Lot 10 lying Northeasterly of the following described line:

A line run parallel with and distant 22 feet Northeasterly 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 Southeasterly 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 left at an angle of 39°41'15" for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140°18'45" for 132.64 feet; thence deflect to the left on a 1°54'15" curve (delta angle 11°18'30") for 593.87 feet; thence on tangent to said curve for 580.25 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 2000 feet and there terminating;

all in Block 1, Hitchcock's Addition to West St. Paul.

Lots 5 to 10 inclusive; Lots 19 to 22 inclusive; Lot 24; That part of Lots 11, 12 and 18, lying Northeasterly of the hereinafter described Line E;
That part of the South 1/2 of adjoining Nicholas Street, vacated, adjoining Lots 5 to 12 inclusive, and lying between the extension across said street of the East line of Lot 5 and the hereinafter described Line E; That part of the North 1/2 of Brott Street, vacated, adjoining Lots 18 to 22 inclusive, lying between the East line of Lafayette Road and the East line of Lot 22; That part of the North 1/2 of Brott Street, vacated, adjoining Lot 24, lying between the extensions across said street of the East and West lines of said Lot 24;
all in Block 10, Hitchcock's Addition to West St. Paul.

Lots 2 to 6 inclusive; Lots 10 to 12 inclusive; Lots 17 to 22 inclusive; That part of Lots 13, 14, 15 and 16, lying Northeasterly of the hereinafter described Line E; including that part of the South 1/2 of Eaton Avenue, vacated, adjoining, lying between the extensions across said street of the East line of Lot 2 and the West line of Lot 6; That part of the North 1/2 of Amy Street, vacated, adjoining Lots 16 to 22, and lying between the extension across said street of the East line of Lot 22 and the hereinafter described Line E; That part of the East 1/2 of Meadow Street, vacated, adjoining Lots 10 to 13, and lying between the centerline of Eaton Avenue and the hereinafter described Line E; That part of the South 1/2 of Eaton Avenue, vacated, adjoining Lot 10 and lying between the extension across said street of the East line of Lot 10 and the centerline of Meadow Street;
all in Block 6, Hitchcock's Addition to West St. Paul.

Lots 7 to 14 inclusive; Lots 21 to 27 inclusive; that part of Lots 15, 16, 17, 18 and 20, lying Northeasterly of the hereinafter described Line E;
that part of the South 1/2 of Amy Street, vacated, adjoining Lots 7 to 15, lying between the extension across said street of the East line of said Lot 7 and the hereinafter described Line E; that part of the North 1/2 of Nicholas Street, vacated, adjoining Lots 20 to 27 inclusive, and lying between the extension across said street of the East line of Lot 27 and the hereinafter described Line E;
all in Block 8, Hitchcock's Addition to West St. Paul.

Have caused the same to be surveyed, platted and known as RIVERVIEW INDUSTRIAL PARK NO. 7 and do hereby dedicate to the public for public use forever the street and utility and drainage easements as shown on the plat.

Port Authority of the City of Saint Paul, 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, 1980.
Signed: Port Authority of the City of Saint Paul, a Minnesota Corporation

John J. Thibault
Name _____ Title President
William J. Clifort
Name _____ Title Asst Secretary

The Great-West Life Assurance Company, a Canadian Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 28th day of NOVEMBER, 1980.
Signed: The Great-West Life Assurance Company, a Canadian Corporation

W. J. Appleby
Name _____ Title MANAGER SIGNATURE
M. D. Barrett
Name _____ Title MANAGER INVESTMENT ADMINISTRATION

STATE OF MINNESOTA) S S
COUNTY OF RAMSEY)
The foregoing instrument was acknowledged before me this 28th day of October, 1980, by George W. Wentz, President and William J. Clifort, Asst Secy 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, 1987

MONTECALA) S S
CANADA)
The foregoing instrument was acknowledged before me this 12th day of November, 1980, by M. DORRACOTT, MANAGER and W. J. APPLEBY, AUTHORIZED SIGNATURE of the Great-West Life Assurance Company, a Canadian Corporation, on behalf of the corporation.

Donald W. Schmidt
Notary Public, Anoka County, Minnesota
My Commission Expires _____

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. 7; 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 designed on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

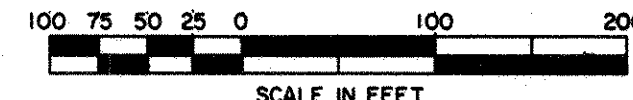
Donald W. Schmidt
Registered Land Surveyor
Minnesota Registration No. 10459

STATE OF MINNESOTA) S S
COUNTY OF RAMSEY)
The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 13th day of October, 1980.

Alan John Irwin
Notary Public, Anoka County, Minnesota
My Commission Expires May 23, 1984

ALAN JOHN IRWIN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My commission expires May 23, 1984

RIVERVIEW INDUSTRIAL PARK NO. 7



SCALE: 1 inch = 100 feet

CITY OF SAINT PAUL
RAMSEY COUNTY, MINNESOTA

GEORGI-SCHMIDT & ASSOCIATES INC.
LAND SURVEYORS

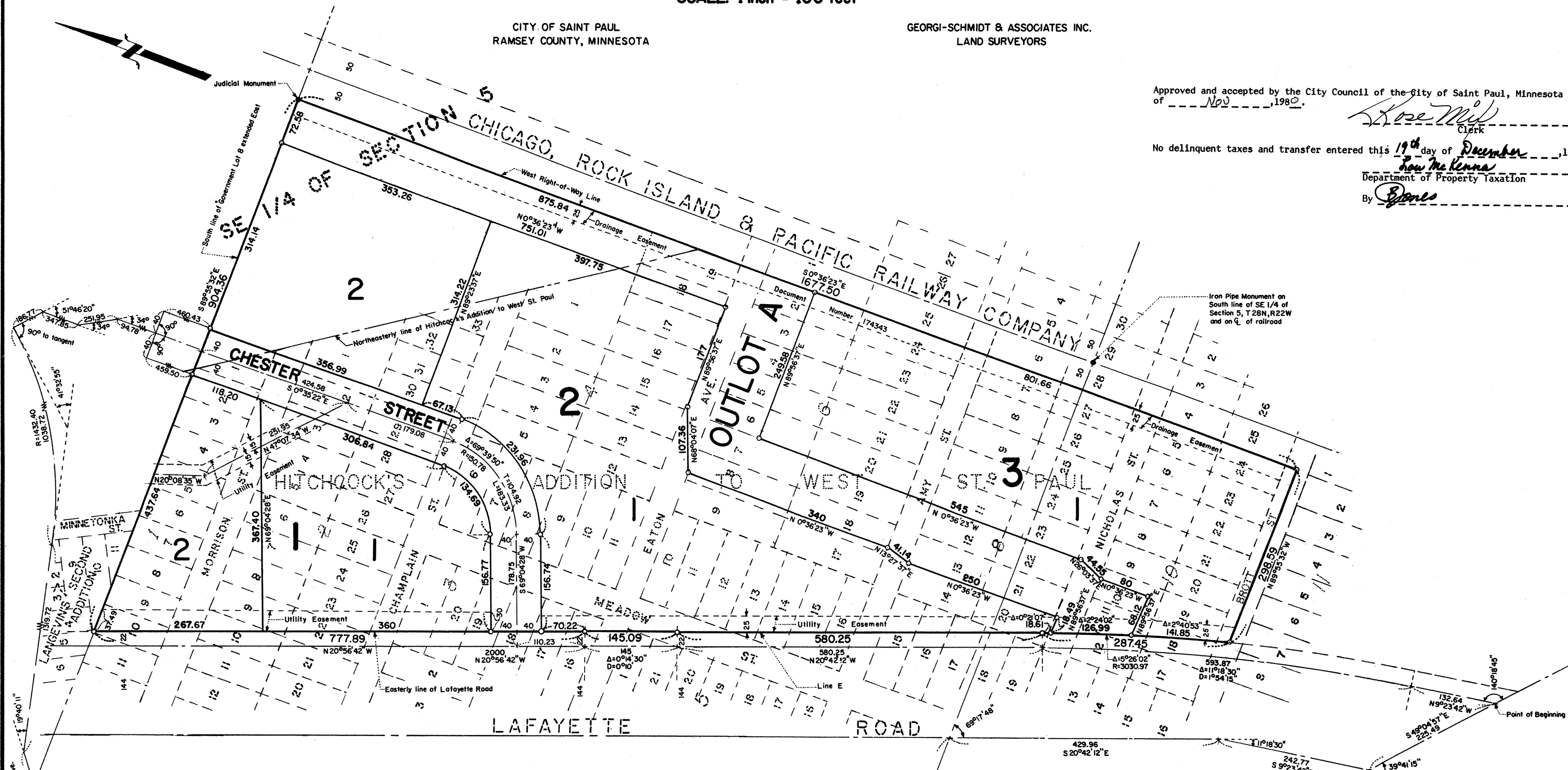
Approved and accepted by the City Council of the City of Saint Paul, Minnesota this 13 day of Nov, 1980.

Rose Mill
Clerk

No delinquent taxes and transfer entered this 19th day of December, 1980.

How Mc Kenna
Director
Department of Property Taxation

By *Ejones*
Deputy



Iron Pipe Monument on South line of SE 1/4 of Section 5, T 28N, R 22W and on C. of railroad

o Denotes Iron Pipe Monument set.
All distances along curves are arc lengths.
All distances are to hundredths of a foot, thus 360 denotes 360.00 feet.
South line of SE 1/4 of Section 5, T 28N, R 22W, is assumed as bearing East.

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 19th day of December, 1980.

F. 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. 7 was filed in this office this 22nd day of DECEMBER, 1980, at 8:20 o'clock A.M. and was filed in Book 32 of Plats, Pages 17 and 18, as Document No. 701696.

Eugene H. Gibbons, Registrar of Titles

By _____ Deputy