

MAINSTREET CROSSING FIRST ADDITION

KNOW ALL MEN BY THESE PRESENTS: That the Housing and Redevelopment Authority in and for the City of White Bear Lake, Minnesota, a public body corporate and politic, fee owner of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

That part of the east 112 feet of Lots 6 and 7, that part of the south 25 feet of the east 112 feet of Lot 5, all in Block 3, Central Division at White Bear, and that part of vacated State Street as dedicated in said Central Division at White Bear which lies south of the easterly extension of the north line of said Block 3 and which lies north and west of the following described line:

Commencing at the southeast corner of said Lot 7; thence on an assumed bearing of North 89 degrees 59 minutes 35 seconds West along the south line thereof 63.00 feet to the point of beginning of the line to be described; thence on a bearing of North 115.67 feet; thence northerly, northeasterly and easterly 38.22 feet along a tangential curve concave to the southeast having a central angle of 90 degrees 00 minutes 25 seconds and a radius of 24.33 feet; thence South 89 degrees 59 minutes 35 seconds East and tangent to said curve 200.00 feet and said line there terminating;

And that part of White Bear according to the recorded plat thereof which lies between Third and Fifth Streets and West of Washington Avenue (formerly known as Railroad Avenue) which is formerly referred to as The Depot Grounds and is described as that part of Government Lot 1, Section 14, Township 30, Range 22, which lies south of the south line of vacated Fifth Street and the easterly and westerly extensions thereof, as dedicated in said White Bear, and which lies westerly of a line parallel with and distant 25.00 feet westerly from the center line of the existing Burlington Northern Railroad Company track as now laid out and traveled and which lies north of the following described line and its easterly extension:

Commencing at the southeast corner of Lot 7, Block 3, Central Division at White Bear, according to the recorded plat thereof; thence on an assumed bearing of North 89 degrees 59 minutes 35 seconds West along the south line of said Lot 7 a distance of 63.00 feet; thence on a bearing of North 115.67 feet; thence northerly, northeasterly and easterly along a tangential curve concave to the southeast having a central angle of 90 degrees 00 minutes 25 seconds, a radius of 24.33 feet and an arc length of 38.22 feet to the point of beginning of the line to be described; thence South 89 degrees 59 minutes 35 seconds East and tangent to said curve 214.95 feet to the intersection with a line parallel with and distant 25.00 feet westerly from the center line of the existing Burlington Northern Railroad Company track as now laid out and traveled and said line there terminating;

And that part of Lot 7, Block 3, Central Division at White Bear, which lies west of the east 112 feet of said Lot 7 and which lies southeasterly of a line described as commencing at the southeast corner of said Lot 7; thence on an assumed bearing of North 89 degrees 59 minutes 35 seconds West along the south line of said Lot 7 a distance of 137.90 feet to the point of beginning of the line to be described; thence North 35 degrees 52 minutes 59 seconds East 44.19 feet to the west line of said east 112 feet of Lot 7 and said line there terminating;

And Lots 6, 7, 8 and 9, Block 40, White Bear, according to the recorded plat thereof and that part of said Block 40, lying between the west line of said Lot 6 and Division Street (formerly known as Division Avenue) as dedicated in said White Bear, except that part of said Lot 9 lying southeasterly of a line drawn between a point on the south line of said Lot 9 distant 25.06 feet east from the southwest corner thereof and a point on the north line of said Lot 9 distant 98.0 feet east from the northwest corner thereof;

And that part of vacated Fifth Street as dedicated in White Bear, according to the recorded plat thereof which lies between Division Street and the Burlington Northern Railroad Company right of way.

And that Fourth Street Ventures, L.L.C., a Minnesota Limited Liability Company, fee owner and Peoples National Bank of Hayward, a Wisconsin corporation, mortgagee of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

That part of Lots 6 and 7, Block 3 and that part of vacated State Street as platted and dedicated in Central Division at White Bear, according to the recorded plat thereof together with that part of White Bear according to the recorded plat thereof which lies between Third and Fifth Streets and West of Washington Avenue (formerly known as Railroad Avenue) which is formerly referred to as The Depot Grounds and is described as that part of Government Lot 1, Section 14, Township 30, Range 22, which lies north of the easterly extension of the northerly right of way line of Fourth Street as dedicated in said Central Division at White Bear and which lies westerly of a line parallel with and distant 25.00 feet westerly from the center line of the existing Burlington Northern Railroad Company track as now laid out and traveled and which lies south and east of the following described line:

Commencing at the southeast corner of said Lot 7; thence on an assumed bearing of North 89 degrees 59 minutes 35 seconds West along the south line thereof 63.00 feet to the point of beginning of the line to be described; thence on a bearing of North 115.67 feet; thence northerly, northeasterly and easterly 38.22 feet along a tangential curve concave to the southeast having a central angle of 90 degrees 00 minutes 25 seconds and a radius of 24.33 feet; thence South 89 degrees 59 minutes 35 seconds East and tangent to said curve 214.95 feet to the intersection with a line parallel with and distant 25.00 feet westerly from the center line of the existing Burlington Northern Railroad Company track as now laid out and traveled and said line there terminating.

Have caused the same to be surveyed and platted as MAINSTREET CROSSING FIRST ADDITION and do hereby dedicate to the public for public use forever the thoroughfare as shown on this plat.

In witness whereof said Housing and Redevelopment Authority in and for the City of White Bear Lake, Minnesota, a public body corporate and politic, has caused these presents to be signed by its proper officers this 13th day of March, 1997.

Signed: Housing and Redevelopment Authority in and for the City of White Bear Lake
Ernie McCarty, Chairman
[Signature] Executive Director

In witness whereof said Fourth Street Ventures, L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 7th day of January, 1997.

Signed: Fourth Street Ventures, L.L.C.
[Signature] Member

In witness whereof said Peoples National Bank of Hayward, a Wisconsin corporation, has caused these presents to be signed by its proper officer, this 20th day of January, 1997.

Signed: Peoples National Bank of Hayward
Michael J. O'Meara, Chairman

State of Minnesota
County of Ramsey
The foregoing instrument was acknowledged before me this 13th day of March, 1997 by Ernie McCarty, Chairman and by [Signature], Executive Director of Housing and Redevelopment Authority in and for the City of White Bear Lake, Minnesota, a public body corporate and politic, on behalf of the public body.

[Signature] Earlene M. Lee
Notary Public, Ramsey County, Minnesota
My Commission Expires 11/21/2000



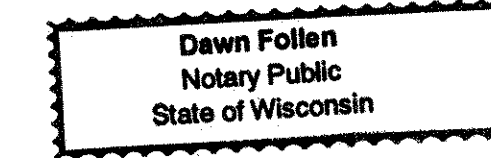
State of Minnesota
County of Ramsey
The foregoing instrument was acknowledged before me this 9th day of January, 1997 by Steven W. Bolton, of Fourth Street Ventures, L.L.C., a Minnesota Limited Liability Company, on behalf of the company.

[Signature] Shawn R. Finwall
Notary Public, Ramsey County, Minnesota
My Commission Expires 11/31/2000



State of Wisconsin
County of Eau Claire
The foregoing instrument was acknowledged before me this 20th day of January, 1997 by Michael J. O'Meara, Chairman of Peoples National Bank of Hayward, a Wisconsin corporation, on behalf of the corporation.

[Signature] Dawn Follen
Notary Public, Eau Claire County, Wisconsin
My Commission Expires 11/23/00

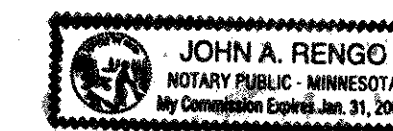


I hereby certify that I have surveyed and platted the property described on this plat as MAINSTREET CROSSING FIRST ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as 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.

[Signature] Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota License No. 9808

State of Minnesota
County of Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 30th day of December, 1996 by Ernest G. Rud, a Licensed Land Surveyor.

[Signature] John A. Rengo
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



City of White Bear Lake
We do hereby certify that on the 14th day of January, 1997 the City Council of the City of White Bear Lake, 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.

[Signature] Paul J. Long, Mayor
[Signature] Clerk

Taxes payable in the year 1998 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 31st day of December, 1996.

[Signature] Dorothy McClung, Director
Department of Property Taxation
By [Signature] Adnan Khan, Deputy

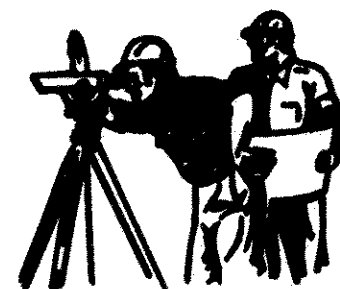
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 31st day of DECEMBER, 1998, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

By [Signature] Ronald J. Meyer, Deputy
David B. Claypool, L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of MAINSTREET CROSSING FIRST ADDITION was filed in the office of the County Recorder for public record on this 31st day of DECEMBER, 1998, at 4:51 o'clock P.M. and was duly filed in Book 115 of Plats, Pages 6 and 7 as Document Number 3110562

[Signature] Ramsey County Recorder
By _____ Deputy

E. G. RUD & SONS, INC.
Land Surveyors

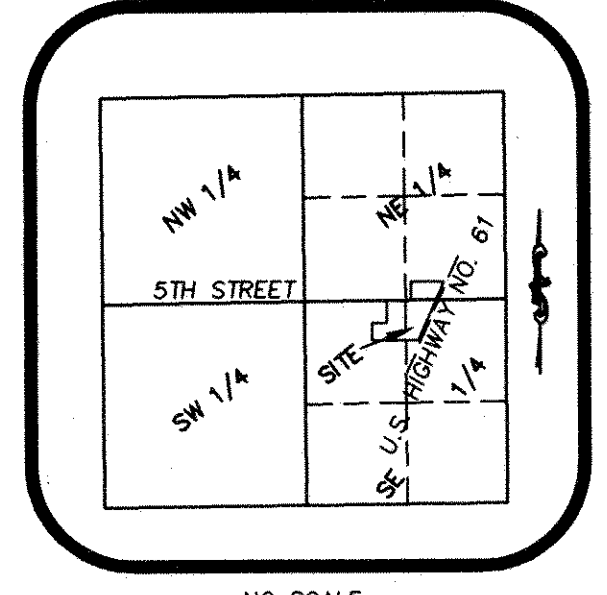


MAIN STREET CROSSING FIRST ADDITION

ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE EAST-WEST QUARTER LINE OF SECTION 14, T30, R22, RAMSEY COUNTY, MINNESOTA WHICH IS ASSUMED TO HAVE THE BEARING OF N89°59'35"W.

• DENOTES FOUND IRON MONUMENT

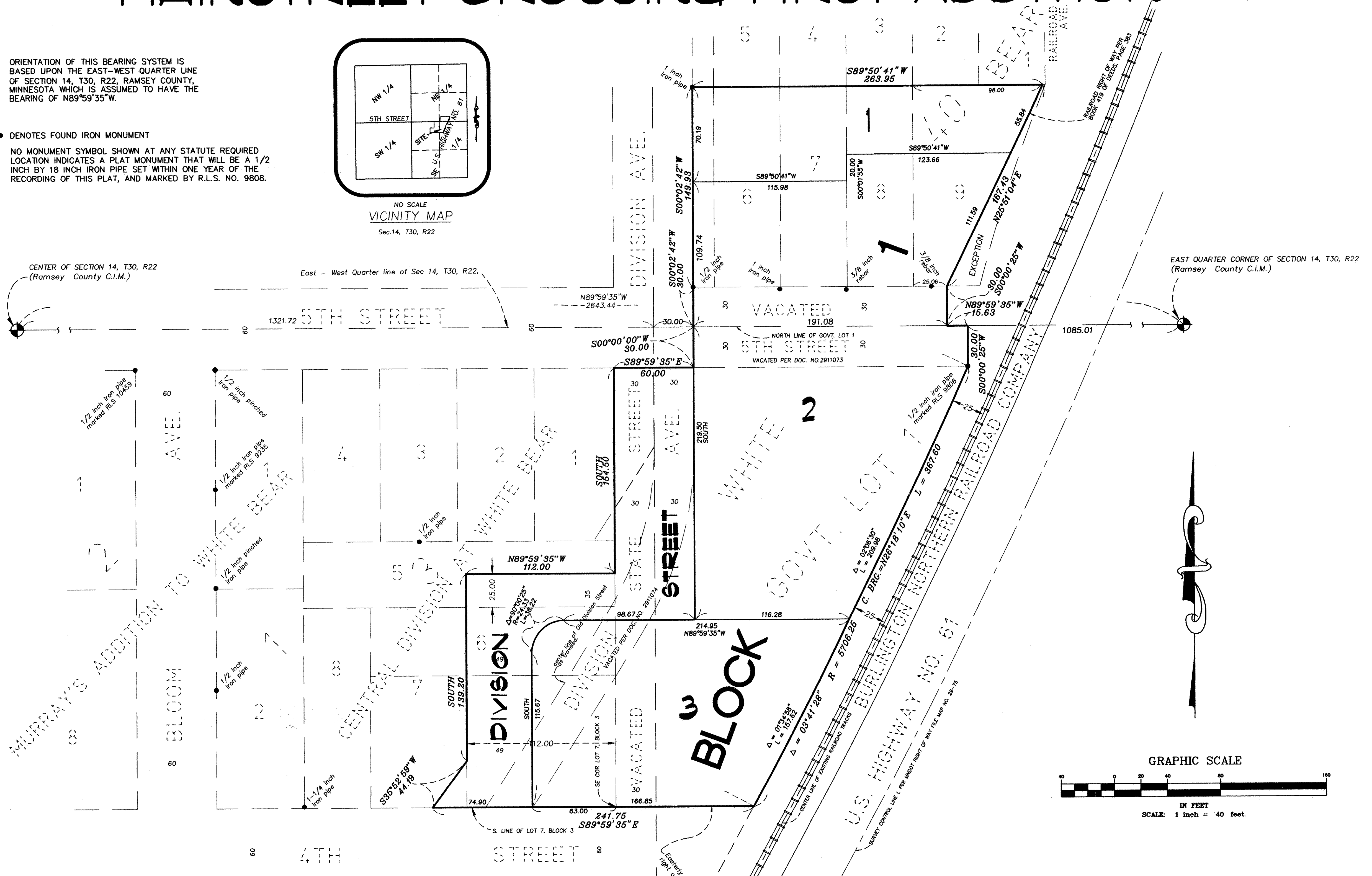
NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE A 1/2 INCH BY 18 INCH IRON PIPE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, AND MARKED BY R.L.S. NO. 9808.



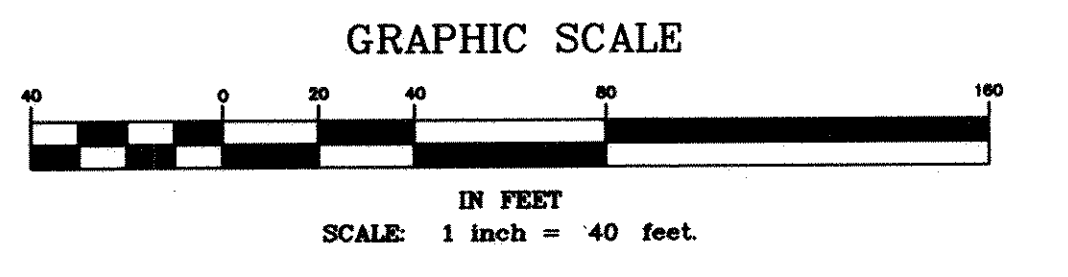
NO SCALE VICINITY MAP Sec.14, T30, R22

CENTER OF SECTION 14, T30, R22 (Ramsey County C.I.M.)

East - West Quarter line of Sec 14, T30, R22



EAST QUARTER CORNER OF SECTION 14, T30, R22 (Ramsey County C.I.M.)



E. G. RUD & SONS, INC.
Land Surveyors

