

MARKET PLACE

KNOW ALL MEN BY THESE PRESENTS: That Market Place Center Limited Liability Company, a Minnesota limited liability company, fee owner and Transatlantic Capital Company, LLC, a New York limited liability company, mortgagee of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

That part of the South Half of the South Half of the Northwest Quarter of Section 6, Township 29, Range 22, lying Southwesterly of the Southwesterly right of way line of the Minneapolis, St. Paul and Sault Ste. Marie Railway Co., except the North 200.00 feet thereof;

And that part of the north 255.63 feet of the Southwest Quarter of Section 6, Township 29, Range 22, Ramsey County, Minnesota, lying easterly and northeasterly of the following described line:

Commencing at the intersection of the south line of the north 255.63 feet of said Southwest Quarter with the southwesterly right of way line of the Soo Line Railway Co. (Minneapolis, St. Paul and Sault Ste. Marie Railway Co.); thence on an assumed bearing of North 89 degrees 34 minutes 00 seconds West, along said south line a distance of 358.16 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 6, the point of beginning of the line to be described; thence North 00 degrees 37 minutes 30 seconds West, along said west line, 68.00 feet; thence North 35 degrees 59 minutes 30 seconds West 233.20 feet to the north line of said Southwest Quarter and there terminating.

Except the following described property:

Beginning at the intersection of the South line of the North 255.63 feet of said Southwest Quarter with the Southwesterly right of way line of the Soo Line Railway Co. (Minneapolis, St. Paul and Sault Ste. Marie Railway Co.); thence on an assumed bearing of North 89 degrees 34 minutes 00 seconds West, along said South line a distance of 298.16 feet to its intersection with the East line of the West 60 feet of the Northeast Quarter of the Southwest Quarter of said Section 6; thence North 00 degrees 37 minutes 30 seconds West, along said East line of the west 60.00 feet, a distance of 86.23 feet to its intersection with a line drawn parallel with and distant 190.00 feet Southwesterly of the Southwesterly right of way line of said Soo Line Railway Co.; thence North 35 degrees 59 minutes 30 seconds West along said parallel line a distance of 312.64 feet; thence North 50 degrees 59 minutes 44 seconds East 190.26 feet to the Southwesterly right of way line of said Soo Line Railway Co.; thence South 35 degrees 59 minutes 30 seconds East, along said right of way line a distance of 570.00 feet to the point of beginning.

That Market Place Development Company LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

That part of the north 255.63 feet of the Southwest Quarter and that part of the South Half of the South Half of the Northwest Quarter all in Section 6, Township 29, Range 22, Ramsey County, Minnesota described as follows:

Commencing at the intersection of the south line of the north 255.63 feet of said Southwest Quarter with the southwesterly right-of-way line of the Soo Line Railway Co. (Minneapolis, St. Paul and Sault Ste. Marie Railway Co.); thence on an assumed bearing of North 89 degrees 34 minutes 00 seconds West, along said south line a distance of 298.16 feet to its intersection with the east line of the west 60 feet of the Northeast Quarter of the Southwest Quarter of said Section 6; thence North 00 degrees 37 minutes 30 seconds West, along said east line of the west 60 feet, a distance of 86.23 feet to its intersection with a line drawn parallel with and distant 190.00 feet southwesterly of the southwesterly right-of-way line of said Soo Line Railway Co.; thence North 35 degrees 59 minutes 30 seconds West, along said parallel line, a distance of 152.64 feet to the point of beginning of the land to be described; thence, continuing along said last described line, North 35 degrees 59 minutes 30 seconds West 160.00 feet; thence North 50 degrees 59 minutes 44 seconds East 190.26 feet to the southwesterly right-of-way line of said Soo Line Railway Co.; thence South 35 degrees 59 minutes 30 seconds East, along said southwesterly right-of-way, 170.00 feet; thence South 54 degrees 00 minutes 30 seconds West 190.00 feet to the point of beginning and there terminating.

And

That part of the West 417.44 feet of the Southwest Quarter of Section 6, Township 29, Range 22, lying South of the North 208.72 feet thereof, and lying North of the following described parcel and the westerly extension of its North line:

That part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 29, Range 22, in Ramsey County, Minnesota described as follows:

Beginning at a point 209.52 feet North of the intersection of the Northerly line of Little Canada Road (formerly Kettle River Road) and the Easterly line of Rice Street; thence Southeasterly parallel with said Northerly line of Little Canada Road a distance of 209.52 feet; thence North parallel with said Easterly line of Rice Street to a line drawn East from the point of beginning and parallel with the North line of said Northwest Quarter of the Southwest Quarter; thence East parallel with the North line of said Northwest Quarter of the Southwest Quarter to a line parallel with the easterly line of Rice Street distant 409.52 feet East of said East line of Rice Street as measured along said Northerly line of Little Canada Road; thence North parallel with said Easterly line of Rice Street a distance of 150 feet; thence West parallel with the North line of said Northwest Quarter of the Southwest Quarter to said Easterly line of Rice Street; thence South on said Easterly line a distance of 150 feet to the point of beginning.

And

That part of the north 255.63 feet of the Southwest Quarter of Section 6, Township 29, Range 22, Ramsey County, Minnesota lying westerly and southwesterly of the following described line:

Commencing at the intersection of the south line of the north 255.63 feet of said Southwest Quarter with the southwesterly right of way line of the Soo Line Railway Co. (Minneapolis, St. Paul and Sault Ste. Marie Railway Co.); thence on an assumed bearing of North 89 degrees 34 minutes 00 seconds West, along said south line a distance of 358.16 feet to the west line of the Northeast Quarter of the Southwest Quarter of said Section 6, the point of beginning of the line to be described; thence North 00 degrees 37 minutes 30 seconds West, along said west line, 68.00 feet; thence North 35 degrees 59 minutes 30 seconds West 233.20 feet to the north line of said Southwest Quarter and there terminating.

Except the west 417.44 feet thereof.

Have caused the same to be surveyed and platted as MARKET PLACE and do hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements as shown on this plat.

In witness whereof said Market Place Center Limited Liability Company, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____.

Signed: Market Place Center Limited Liability Company

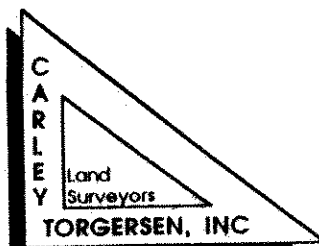
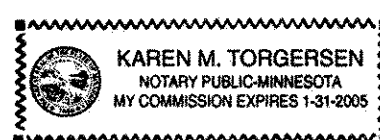
Mark Heltje its MANAGER

STATE OF Minnesota

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 2nd day of June 2000 by Mark Heltje Manager of Market Place Center Limited Liability Company, a Minnesota limited liability company, on behalf of the company.

Karen M. Torgersen
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2005



In witness whereof said Transatlantic Capital Company, LLC, a New York limited liability company, has caused these presents to be signed by its proper officer this 1st day of August 2000.

Signed: Transatlantic Capital Company, LLC.

Robert D. Burns its Director

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 1st day of August 2000 by Robert D. Burns Director of Transatlantic Capital Company, LLC, a New York limited liability company, on behalf of the company.

Karen D. Bernson
Notary Public, New York County, New York State
My Commission Expires _____

KAREN D. BERNSOHN
Notary Public, State of New York
No. 01BE600838
Qualified in New York County
Commission Expires June 15, 2002

In witness whereof said Market Place Development Company LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 29th day of August 2000.

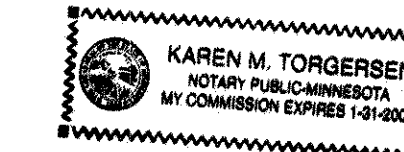
Signed: Market Place Development Company LLC

Mark Heltje its Manager

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 29th day of August 2000 by Mark Heltje of Market Place Development Company LLC, a Minnesota limited liability company, on behalf of the company.

Karen M. Torgersen
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan. 31, 2005



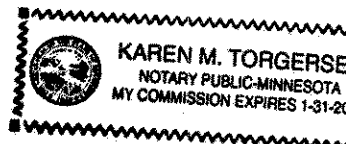
I hereby certify that I have surveyed and platted the property described on this plat as MARKET PLACE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground 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.

David E. Torgersen
David E. Torgersen, Licensed Land Surveyor
Minnesota License No. 17551

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 21st day of June 2000 by David E. Torgersen, a Licensed Land Surveyor.

Karen M. Torgersen
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2005.



City of Little Canada

We do hereby certify that on the 26th day of April 2000, the City Council of the City of Little Canada, 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.

Michael D. Foley
Mayor

Jim R. H.
City Administrator

Taxes payable in the year 2000 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 4th day of Dec 2000.

Sarah M. Chung Director
Department of Property Taxation
By K. Byrmark Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 11th day of December 2000 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

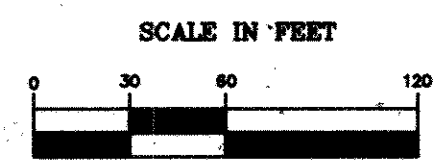
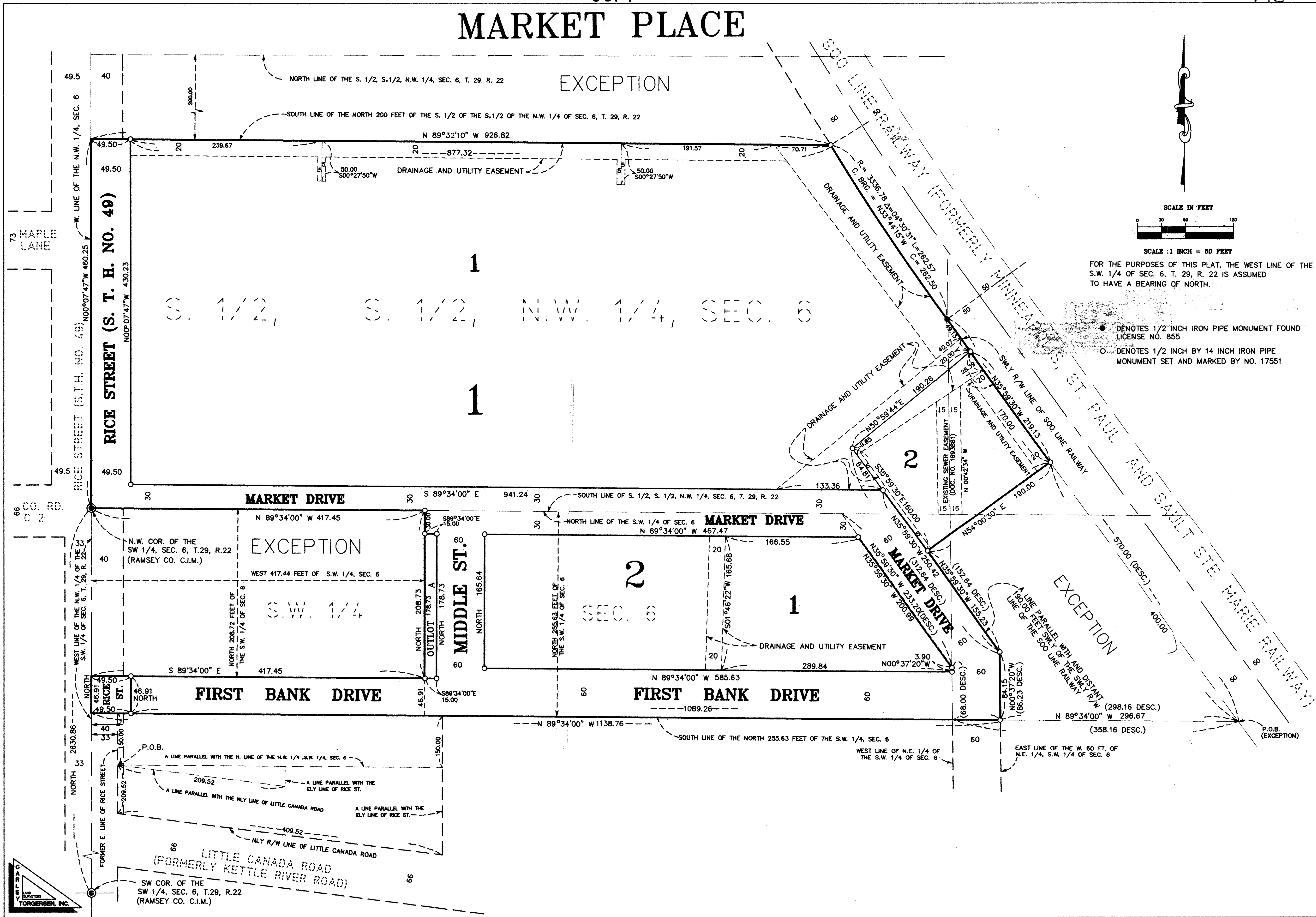
David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of MARKET PLACE was filed in the office of the County Recorder for public record on this 11th day of December 2000 at 4:04 o'clock P. M. and was duly filed in Book 116 of Plats, Pages 35 and 36, as Document Number 3362020.

Deputy County Recorder

MARKET PLACE



FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE S.W. 1/4 OF SEC. 6, T. 29, R. 22 IS ASSUMED TO HAVE A BEARING OF NORTH.

- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND LICENSE NO. 855
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY NO. 17551