

BROCKRIDGE TOWN OFFICES

KNOW ALL MEN BY THESE PRESENTS: That S and T Development L.L.P., a Minnesota Limited Liability Partnership, fee owner and Premier Bank, a Minnesota corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of the Southwest Quarter of Section 34, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

The East 200.00 feet of the West 400.00 feet of the following described tract; Beginning at the Southwest corner of said Section 34; thence North on the West line of said Section 34 a distance of 380.00 feet to a point; thence East and parallel with the South line of said Section 34 a distance of 803.92 feet to the center line of U. S. Trunk Highway No. 61; thence southwesterly along said center line of U. S. Trunk Highway No. 61 a distance of 445.83 feet to a point on the South line of said Section 34; thence West along the South line of said Section 34 a distance of 568.87 feet to the point of beginning;

And

All that part of Section 34, Township 30, Range 22, described as follows:

Commencing at the Southwest corner of said Section 34; thence east along the South line of said Section 34 a distance of 400 feet; thence North and parallel with the West line of said Section 34 a distance of 33 feet to a point located on the North line of County Road "D" which point is the place of beginning; thence North and parallel with the West line of said Section 34 a distance of 144 feet to a point; thence East and parallel with the South line of said Section 34 a distance of 60 feet to a point; thence in a Southeasterly direction along a straight line a distance of 111.84 feet to a point on the North line of County Road "D", which straight line, if extended, would intersect a line extended directly East from the point of beginning and running parallel with the South line of Section 34 at a point 136.66 feet directly East from the point of beginning; thence Southwesterly along said Northerly right-of-way line of County Road "D" a distance of 93.16 feet to a point 30.91 feet East of the point of beginning; thence along said Northerly line of County Road "D" a distance of 30.91 feet to the point of beginning.

Have caused the same to be surveyed and platted as BROCKRIDGE TOWN OFFICES 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 S and T Development L.L.P., a Minnesota Limited Liability Partnership, has caused these presents to be signed by its proper officer this 14th day of August, 2001, and in witness whereof said Premier Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 14th day of August, 2001.

Signed: S and T Development L.L.P.

Signed: Premier Bank

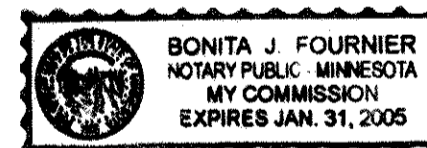
Len Sutherland
Len Sutherland, President

Tom Kern
Tom Kern, Vice President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 14th day of August, 2001, by Len Sutherland, President of S and T Development L.L.P., a Minnesota Limited Liability Partnership, on behalf of the partnership.

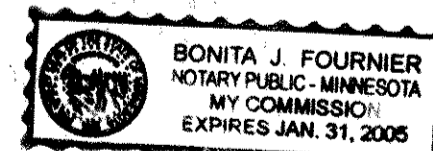
Bonita J. Fournier
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan 31, 2005



STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 14th day of August, 2001, by Tom Kern, Vice President of Premier Bank, a Minnesota corporation, on behalf of the corporation.

Bonita J. Fournier
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan 31, 2005



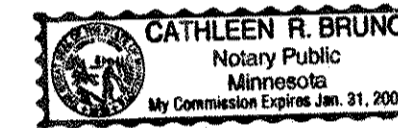
I hereby certify that I have surveyed and platted the property described on this plat as BROCKRIDGE TOWN OFFICES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed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

Keith M. Graham
Keith M. Graham, Land Surveyor
Minnesota License No. 11703

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 13th day of July, 2001, by Keith M. Graham, a Licensed Land Surveyor.

Cathleen R. Bruno
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005



City of Vadnais Heights
We do hereby certify that on the 18th day of September, 2001, the City Council of the City of Vadnais Heights, 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, Subdivision 1.

Susan L. Buntovitz
Mayor

Gerald Urban
Clerk

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 11 day of December, 2001.

Dorothy McClung, Director
Department of Property Taxation

By Yvonne Comijo, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 11th day of December, 2001, 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 BROCKRIDGE TOWN OFFICES was filed in the office of the County Recorder for public record on this 11th day of December, 2001, at 1:55 o'clock P.M. and was duly filed in Book 117 of Plats, Pages 31 and 32, as Document Number 3449440.

Deputy County Recorder



BROCKBRIDGE TOWN OFFICES

COPY

4743

GRAPHIC SCALE IN FEET

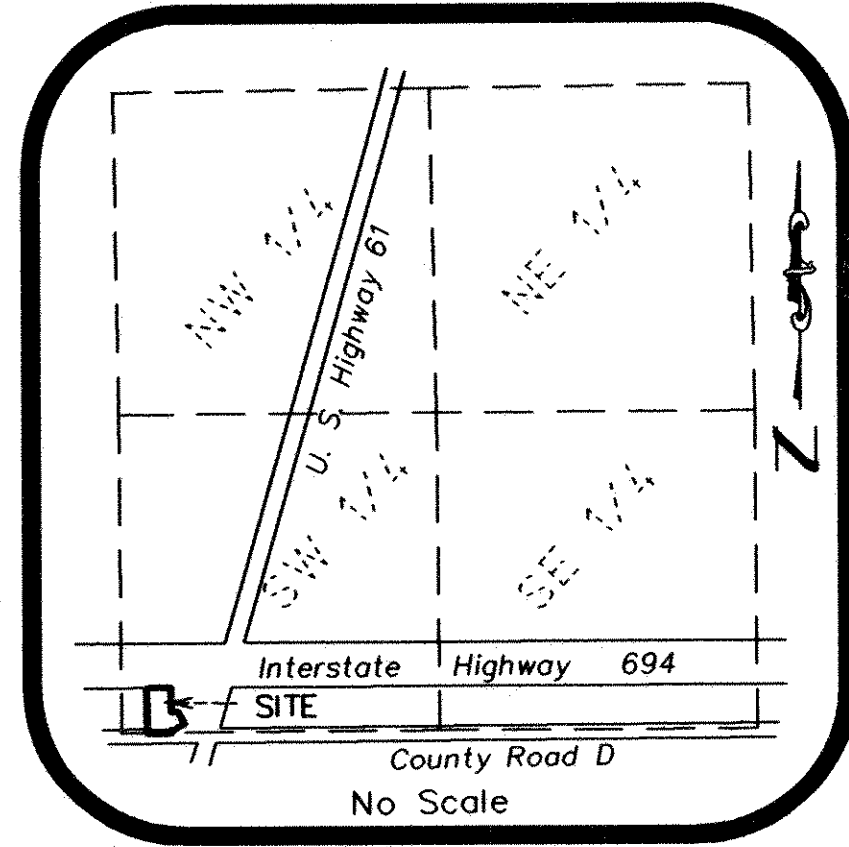


SCALE 1 INCH = 30 FEET

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-13
(INTERSTATE HIGHWAY NO. 694)

NORTH

VICINITY MAP
SECTION 34, TOWNSHIP 30, RANGE 22

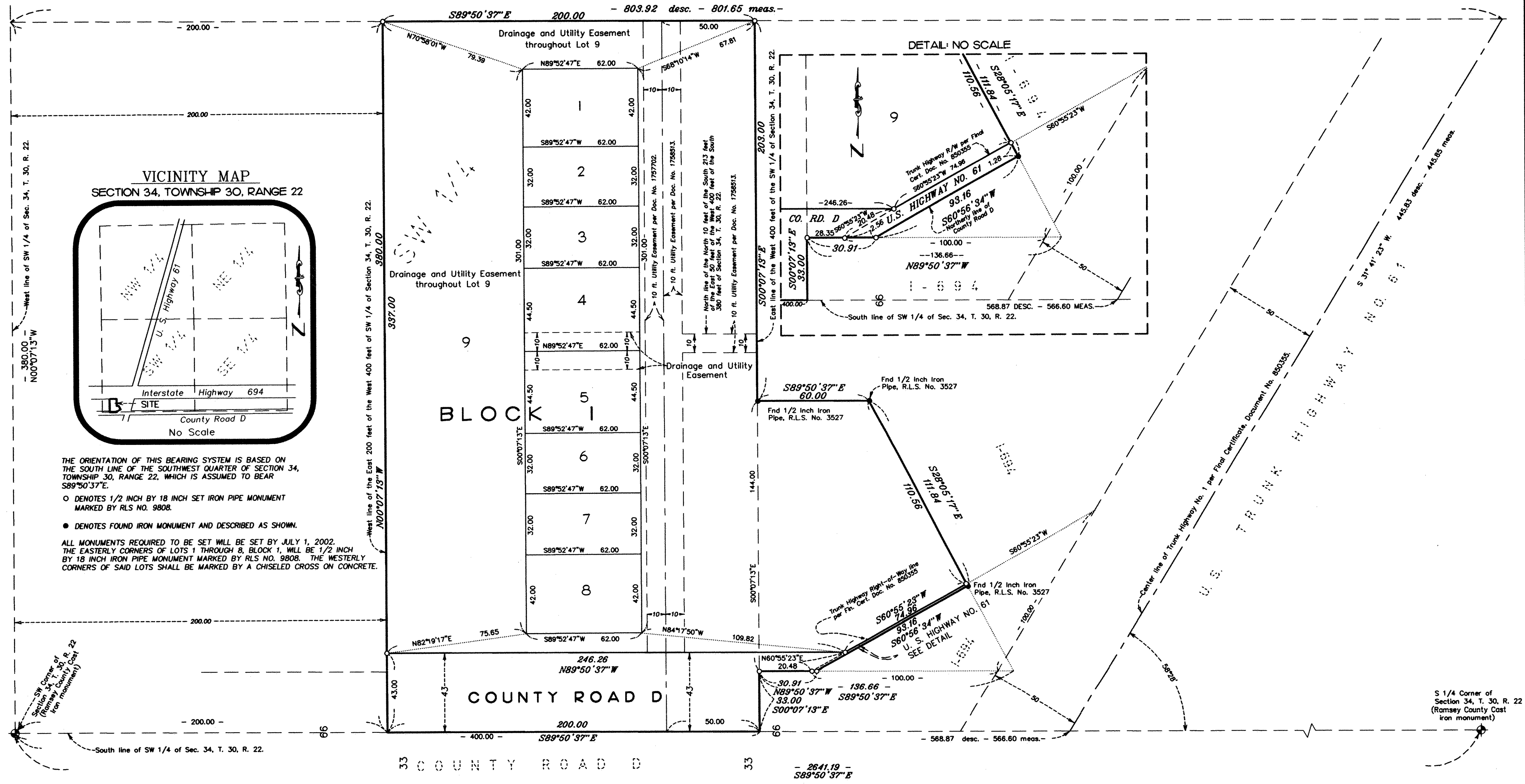


THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30, RANGE 22, WHICH IS ASSUMED TO BEAR $S89^{\circ}50'37''E$.

○ DENOTES 1/2 INCH BY 18 INCH SET IRON PIPE MONUMENT MARKED BY RLS NO. 9808.

● DENOTES FOUND IRON MONUMENT AND DESCRIBED AS SHOWN.

ALL MONUMENTS REQUIRED TO BE SET WILL BE SET BY JULY 1, 2002. THE EASTERLY CORNERS OF LOTS 1 THROUGH 8, BLOCK 1, WILL BE 1/2 INCH BY 18 INCH IRON PIPE MONUMENT MARKED BY RLS NO. 9808. THE WESTERLY CORNERS OF SAID LOTS SHALL BE MARKED BY A CHISELED CROSS ON CONCRETE.



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

