

BRIGHTON CORPORATE PARK IV

KNOW ALL MEN BY THESE PRESENTS: That Industrial Equities Group, L.L.C., a Minnesota limited liability company, fee owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

All those parts of Registered Land Survey No. 49, and those parts of the West 180 feet of the East 657 feet, and of the West 60 feet of the East 417 feet of the Southeast Quarter of the Southeast Quarter of Section 29, Township 30, Range 23, lying North of the North line of the Minneapolis, St. Paul & Sault Ste. Marie Railway Company's right-of-way, and lying South of 1st Street Northwest (formerly First Street North) in New Brighton (vacated), all lying west of the following described line:

Line 1:
Beginning at the point of intersection of the northerly right of way line of the Soo Line Railroad Company with a line run parallel with and distant 200 feet westerly of Line 2 described below; thence run northerly to a point distant 168 feet westerly (measured at right angles) of a point on said Line 2, distant 261.86 feet southerly of its point of termination and there terminating;

Line 2:
Beginning at a point on the south line of Section 29, Township 30, Range 23, said Ramsey County, distant 198 feet west of the southeast corner thereof; thence run northeasterly at an angle of 84 degrees 45 minutes 30 seconds from said south section line (measured from east to north) for 962.33 feet; thence deflect to the right on a 00 degree 30 minute 00 second curve (delta angle 02 degrees 10 minutes 00 seconds) for 433.33 feet and there terminating.

AND

That part of Block 13, vacated New Brighton, said Ramsey County, lying west of Registered Land Survey No. 49, Ramsey County, Minnesota, and lying south of vacated 1st Street Northwest;

AND

Those parts of Lots A, B and vacated 3rd Avenue Northwest lying south of vacated 1st Street Northwest, vacated New Brighton, Ramsey County, Minnesota, which lies north of a line described as commencing at the southwest corner of the Southeast Quarter of the Southeast Quarter of Section 29, Township 30, Range 23, said Ramsey County; thence North 00 degrees 57 minutes 26 seconds West, assumed bearing, along the west line of said Southeast Quarter of the Southeast Quarter, 93.85 feet to the point of beginning of the line to be hereinafter described; thence North 89 degrees 08 minutes 55 seconds East 283.60 feet; thence South 84 degrees 48 minutes 44 seconds East 268.97 feet; thence North 89 degrees 08 minutes 55 seconds East to the East line of said Southeast Quarter of the Southeast Quarter and there terminating.

EXCEPT that part of the above described property lying east of a line running parallel with and distant 220 feet westerly of the following described line:

Beginning at a point on the south line of said Section 29 distant 198 feet west of the southeast corner thereof; thence run northeasterly at an angle of 84 degrees 45 minutes 30 seconds from said south section line (measured from east to north) for 300 feet and there terminating.

AND

Lots 1 and 2, Block 1, except the East 100 feet thereof;
Lot 3, Block 1;
Lots 1 and 2, Block 2;
Those parts of Lot 4, Block 1; Lots 3 and 4, Block 2; Lots 8, 9 and 10, Block 2; vacated Fifth Avenue (formerly Ball Ave.) and the vacated alley in said Block 2 lying north of a line described as commencing at the northeast corner of said Block 1; thence South 00 degrees 57 minutes 26 seconds East, assumed bearing, along the east line of said Block 1 a distance of 204.45 feet to the point of beginning of the line to be described; thence South 89 degrees 08 minutes 55 seconds West 130.92 feet; thence northwesterly along a tangential curve concave to the northeast having a radius of 420.28 feet to the north line of said Block 2, and there terminating;
All in Brouillette Park, Ramsey County, Minnesota;

AND

The East 100 feet of Lots 1 and 2, Block 1, Brouillette Park, according to the recorded plat thereof, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as BRIGHTON CORPORATE PARK IV and does hereby dedicate to the public for public use forever the cul-de-sac and the drainage and utility easements as shown on this plat.

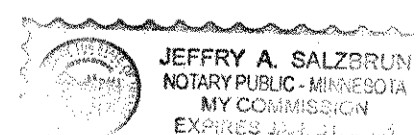
In witness whereof said Industrial Equities Group, L.L.C., a Minnesota limited liability company, has caused these presents to be signed by its proper officer, this 30th day of January, 2002.

Signed: Industrial Equities Group, L.L.C.

John N. Allen its *Chief Manager*

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 30th day of January, 2002, by *John N. Allen*, *Chief Manager* of the Industrial Equities Group, L.L.C., a Minnesota limited liability company, on behalf of the company.



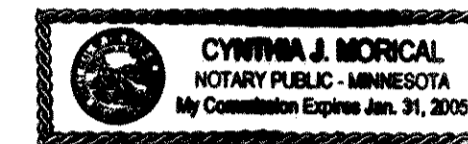
Jeffrey A. Salzbren
Notary Public, Hennepin County, Minnesota
My Commission Expires 6/31/05

I hereby certify that I have surveyed and platted the property described on this plat as BRIGHTON CORPORATE PARK IV; 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.

Kurt M. Kisch
Kurt M. Kisch, Land Surveyor
Minnesota License No. 23968

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 30 day of January, 2002 by Kurt M. Kisch, a Licensed Land Surveyor.



Cynthia J. Morical
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2005

CITY OF NEW BRIGHTON

We do hereby certify that on the 22nd day of August, 2000, the City Council of the City of New Brighton, 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.

Steven Larson Mayor *Matthew S. Ahl* City Manager

Taxes payable in the year 2002 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 14th day of June, 2002.

Dorothy McGung Director
Department of Property Taxation

By *Yvonne Conroy*, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 17th day of JUNE, 2002, 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 BRIGHTON CORPORATE PARK IV was filed in the office of the County Recorder for public record on this 13th day of August, 2002, at 8 o'clock A.M. and was duly filed in Book 118 of Plats, Pages 7 and 8, as Document Number 3525078.

Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

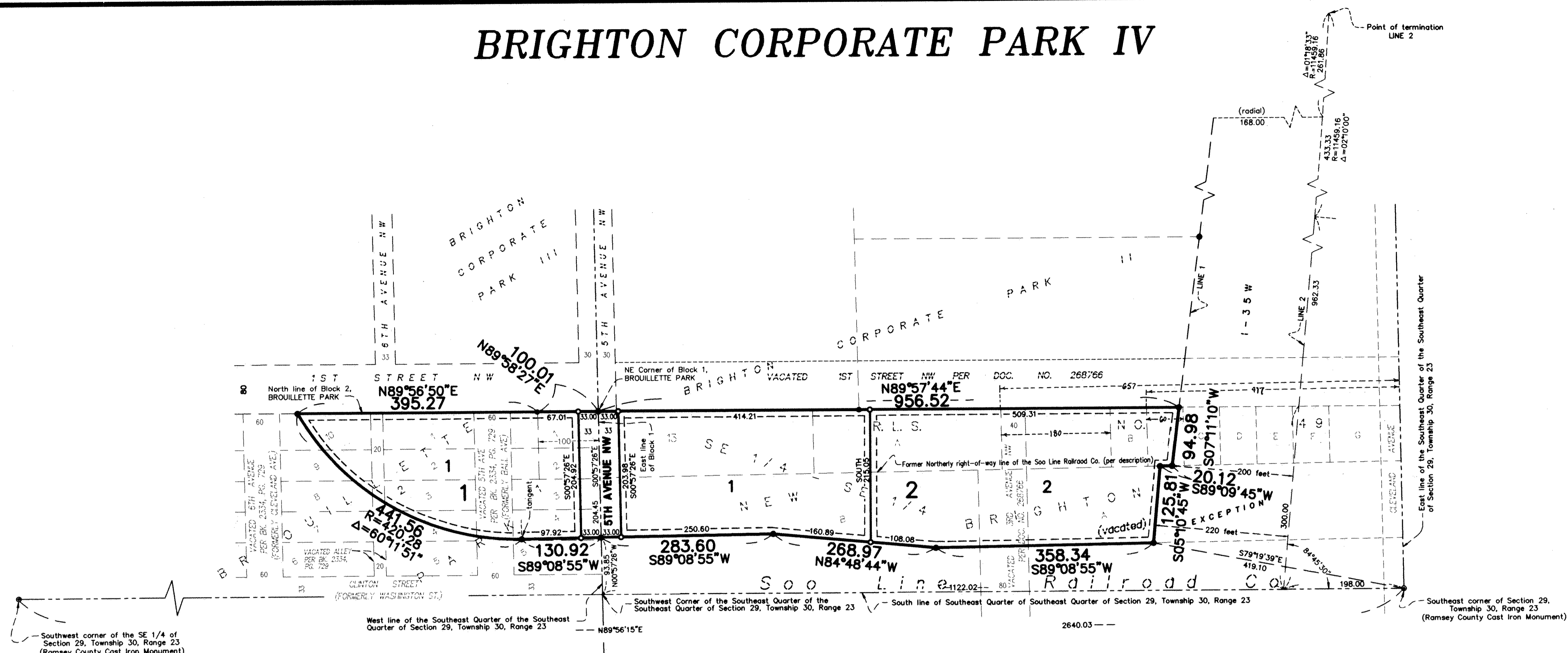
I hereby certify that this plat of BRIGHTON CORPORATE PARK IV was filed in the office of the Registrar of Titles for public record on this 13th day of August, 2002, at 8 o'clock A.M. and was duly filed in Book 44 of Plats, Pages 18 and 19, as Document Number 1700528.

Deputy Registrar of Titles



RLK - Kuusisto, Ltd.

BRIGHTON CORPORATE PARK IV



Southwest corner of the SE 1/4 of Section 29, Township 30, Range 23 (Ramsey County Cast Iron Monument)

West line of the Southeast Quarter of the Southeast Quarter of Section 29, Township 30, Range 23

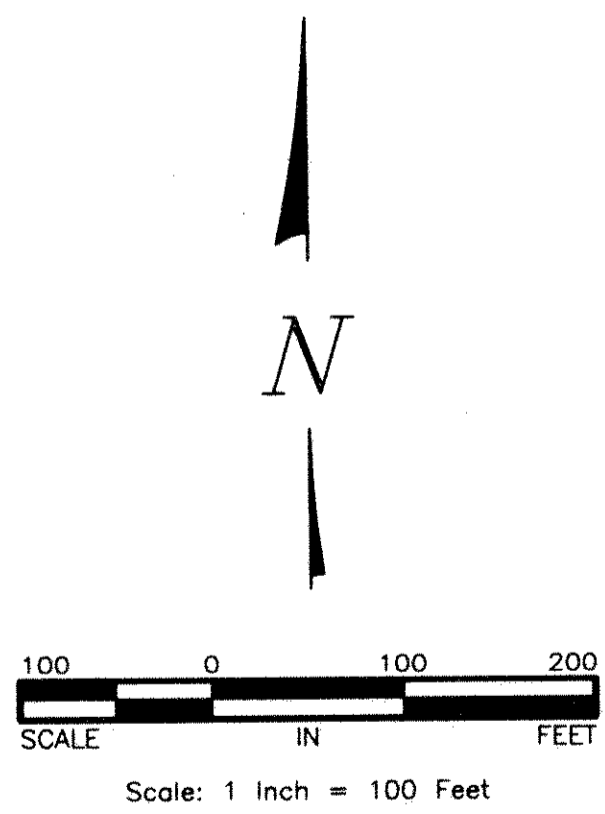
$N89^{\circ}56'15''E$

Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 29, Township 30, Range 23

South line of Southeast Quarter of Southeast Quarter of Section 29, Township 30, Range 23

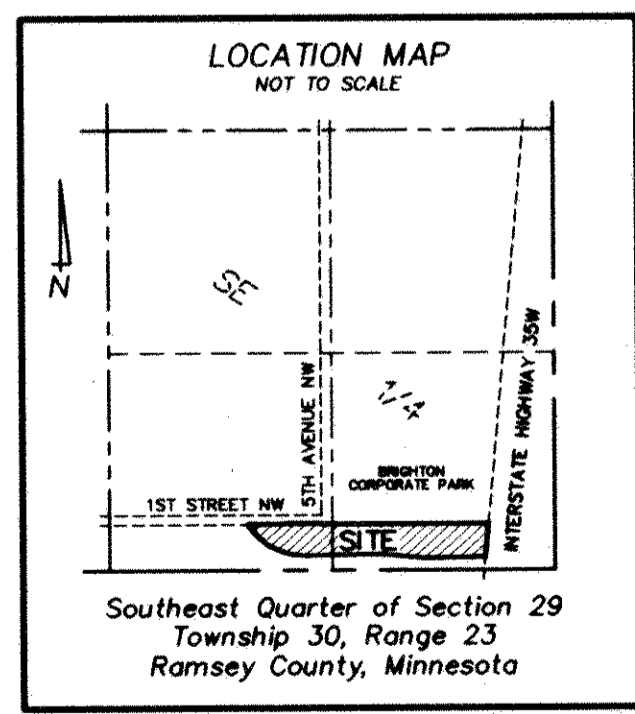
2640.03

Southeast corner of Section 29, Township 30, Range 23 (Ramsey County Cast Iron Monument)



- - DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND
 - - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH LICENSE NO. 23968.
- For the purposes of this plat the South line of the Southeast Quarter of Sec.29, Twp.30, Rge.23, Ramsey County, Minnesota is assumed to bear $N89^{\circ}56'15''E$

R.L.S. denotes Registered Land Survey



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

--- 10' --- 10' ---

being 10 feet in width and adjoining lot lines as shown on this plat.



RLK - Kuusisto, Ltd.