



# WESTMINSTER JUNCTION BUSINESS CENTER

And that Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, HealthPartners East Side Holding, LLC, a Delaware limited liability company, and JABL Enterprises, Inc., a Minnesota Corporation, owners, of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the South Half of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 29, Township 29 North, Range 22 West, Ramsey County, Minnesota, described as follows:

Beginning at the intersection of the West line of Payne Avenue and a line parallel with and distant 25 feet Northerly of, measured at a right angle to, the following described Line "A" and its extension east:

Commencing at the Southwest corner of said South Half of the Southwest Quarter, thence North 01 degree 01 minute 22 seconds East, on an assumed bearing along the West line of said South Half, 31.90 feet to the point of beginning of the line to be described; thence Northeasterly 349.32 feet along a non-tangential curve concave to the Northwest having a radius of 751.47 feet, a central angle of 26 degrees 38 minutes 01 seconds and a chord bearing of North 61 degrees 41 minutes 08 seconds East; thence North 44 degrees 55 minutes 30 seconds East, not tangent to the last described curve 295.00 feet; thence Northeasterly 857.01 feet along a nontangential curve, concave to the southeast, having a radius of 1,130.00 feet, a central angle of 43 degrees 27 minutes 14 seconds and a chord bearing of North 66 degrees 13 minutes 16 seconds East; thence North 87 degrees 56 minutes 53 seconds East, tangent to the last described curve, 1,357.74 feet to the East line of said South Half of the Southwest Quarter; thence continuing North 87 degrees 56 minutes 53 seconds East to the West line of said Payne Avenue and said Line "A" there terminating;

thence Northerly along said West line of Payne Avenue a distance of 105.68 feet, more or less, to the South line of vacated Ross Street; thence Westerly along said South line of vacated Ross Street a distance of 180.29 feet to the Southerly extension of the West line of Lot 47, Chas. Weides Subdivision of Block 46 of Arlington Hills Addition to Saint Paul Minnesota; thence Northerly a distance of 30 feet along said Southerly extension of the West line of Lot 47 to the center line of said vacated Ross Street; thence Easterly, along said center line, a distance of 0.54 feet to a line which passes through the Southwest corner of said Lot 47 and forms a right angle with the South line of said Lot 47; thence Northerly, 30.00 feet to said Southwest corner of Lot 47; thence Northerly, 124.84 feet to the Northwest corner of said Lot 47; thence Westerly, along the South line of the alley in said Chas. Weides Subdivision of Block 46 of Arlington Hills Addition to Saint Paul Minnesota, a distance of 151 feet to the Southerly extension of the West line of the East 1.00 foot of Lot 19 of said Chas. Weides Subdivision of Block 46 of Arlington Hills Addition to Saint Paul Minnesota; thence Northerly along said West line (and the Southerly extension thereof) of the East 1.00 foot of said Lot 19, a distance of 145 feet to the South line of Whitall Street; thence Westerly along said South line of Whitall Street a distance of 257 feet, more or less, to the East line of Edgerton Street; thence Southerly along said East line of Edgerton Street a distance of 320 feet, more or less, to the Easterly extension of the North line of Lot 17, Block 1, Stinson's Addition to the City of Saint Paul; thence Westerly along said extension line a distance of 66 feet to the Southeast corner of Lot 16 in said Block 1; thence Northerly along the East line of said Lot 16 to the Northeast corner of said Lot 16; thence Westerly along the North line of said Lot 16, and said North line extended, 132 feet to the center line of the alley in said Block 1; thence Northerly, along said center line of the alley, to the intersection with the easterly extension of the North line of Lot 14, said Block 1; thence Westerly, along said north line of Lot 14 and its extension, 132 feet to the Northwest corner of said Lot 14; thence Westerly 66 feet to the Northeast corner of Lot 13, Block 2, said Stinson's Addition to the City of Saint Paul; thence Westerly along the North line of said Lot 13, and its extension, a distance of 142 feet to the Northeast corner of Lot 14, said Block 2; thence Westerly along the North line of said Lot 14 and its extension a distance of 188 feet to the Northeast corner of Lot 13, Block 3, said Stinson's Addition to the City of Saint Paul; thence Westerly along the North line of Lots 13 and 14, said Block 3, and their extensions, 264 feet to the Northwest corner of said Lot 14; thence westerly, along a line directed toward the Northeast corner of Lot 13, Block 4, said Stinson's Addition to the City of Saint Paul, 33 feet to the center line of vacated Burr Street; thence southerly along said center line of vacated Burr Street, 80 feet to the intersection with a line between the Southwest corner of Lot 15, said Block 3 and the Southeast corner of Lot 16 said Block 4; thence Westerly to the Northwest corner of Lot 9, Block 8, said Stinson's Addition to the City of Saint Paul, which is also the East line of Westminster Street as shown on said Stinson's Addition to the City of Saint Paul; thence Southerly along said East line of Westminster Street to its intersection with a line which is parallel with and distant 25 feet Northwesterly and Northerly of, measured at a right angle to, the previously described Line "A"; thence Northerly and Easterly along said parallel line to the point of beginning.

Together with that part of the full width of vacated Westminster Street lying in the South Half of the Southwest Quarter of Section 29, Township 29 North, Range 22 West, Ramsey County, Minnesota, as dedicated on the plat of Stinson's Addition to the City of Saint Paul and on the plat of "Rearrangement of Westminster Street" and on the plat of Edmund Rice's Trout Brook Addition to the City of Saint Paul, lying east of the east line of UNIVAR ADDITION, lying south of that part of said vacated Westminster Street which is adjacent to Lot 8, Block 8, said Stinson's Addition to the City of Saint Paul and which lies northwesterly of the following described line:

Commencing at the Southwest corner of said South Half of the Southwest Quarter, thence North 89 degrees 11 minutes 07 seconds East, assumed bearing, along the south line of said Southwest Quarter, a distance of 14.95 feet to the point of beginning of the line to be described; thence North 23 degrees 05 minutes 09 seconds East, 318.93 feet; thence northeasterly along a 647.00 foot radius tangential curve, concave to the southeast, central angle 35 degrees 57 minutes 44 seconds a distance of 406.10 feet; thence North 59 degrees 02 minutes 53 seconds East tangent to said curve, 355.99 feet and there terminating.

AND  
Lots 1, 2 and 3, R.L. Ware's Rearrangement of Lots 1, 2, 3, 4, 5 & 6, Block 2, Stinson's Addition, together with all vacated streets, avenues and alleys which accrue thereto by virtue of the vacation thereof.

AND  
Lots 7, 8, 9, 10, 11, 12 and 13, Block 1; Lots 7, 8, 9, 10, 11 and 12, Block 2; Lots 8, 9 and 12, Block 3; the East 40.00 feet of Lots 1, 4 and 5, Block 3; Lot 13, Block 4; and Lots 2 and 3, Block 5; all in Stinson's Addition to the City of Saint Paul, together with all vacated streets, avenues and alleys which accrue thereto by virtue of the vacation thereof.

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

In witness whereof said Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, has caused these presents to be signed by its proper officers this 21<sup>ST</sup> day of DECEMBER, 2004.

Signed: Port Authority of the City of Saint Paul  
Michael J. Johnson its Chair  
Kathy Kautry its Secretary-Treasurer

State of Minnesota  
County of Ramsey  
The foregoing instrument was acknowledged before me this 21 day of December 2004, by Michael Goldner Chair and by Kathy Kautry Secretary-Treasurer of Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, on behalf of the public body.  
Laurie A. Siever  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-05

In witness whereof said HealthPartners East Side Holding, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 20<sup>th</sup> day of December, 2004.  
Signed: HealthPartners East Side Holding, LLC  
NAMcClure its Chief Manager

State of Minnesota  
County of Ramsey  
The foregoing instrument was acknowledged before me this 21 day of December 2004, by Nancy A. McClure Chief Manager of HealthPartners East Side Holding, LLC, a Delaware limited liability company, on behalf of the company.  
Laurie A. Siever  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-05

In witness whereof said JABL Enterprises, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 21<sup>ST</sup> day of DECEMBER, 2004.

Signed: JABL Enterprises, Inc.  
Robert M. Mylan its PRESIDENT  
Patrick W. Finn its VICE PRESIDENT

State of Minnesota  
County of Ramsey  
The foregoing instrument was acknowledged before me this 21 day of December 2004, by Robert M. Mylan President and by Patrick W. Finn Vice President of JABL Enterprises, Inc., a Minnesota corporation, on behalf of the corporation.

Laurie A. Siever  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-05

I hereby certify that I have surveyed and platted the property described on this plat as WESTMINSTER JUNCTION BUSINESS CENTER; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and in 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.

Paul J. McGinley  
Paul J. McGinley, Land Surveyor  
Minnesota License Number 16099

State of Minnesota  
County of Dakota  
The foregoing Surveyor's Certificate was acknowledged before me this 17<sup>th</sup> day of December, 2004, by Paul J. McGinley, a licensed land surveyor.

Trudy K. Kinsey  
Notary Public, Dakota County, Minnesota  
My Commission Expires January 31, 2005

The City of Saint Paul  
I do hereby certify that on the 17 day of November, 2004, the City Council of the City of Saint Paul, 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.  
Donald J. J...  
Clerk

Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 23 day of December, 2004.

Doreen Melby Director  
Department of Property Taxation  
By CFL Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 21<sup>st</sup> day of December, 2004 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.  
David D. Claypool  
David D. Claypool, Land Surveyor  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of WESTMINSTER JUNCTION BUSINESS CENTER was filed in the office of the County Recorder for public record on this 30<sup>th</sup> day of December, 2004, at 4 o'clock P. M. and was duly filed in Book 46 of Plats, Pages 1, 2, 3, 4, 5 and 6, 7 and 8, as Document Number 1550156

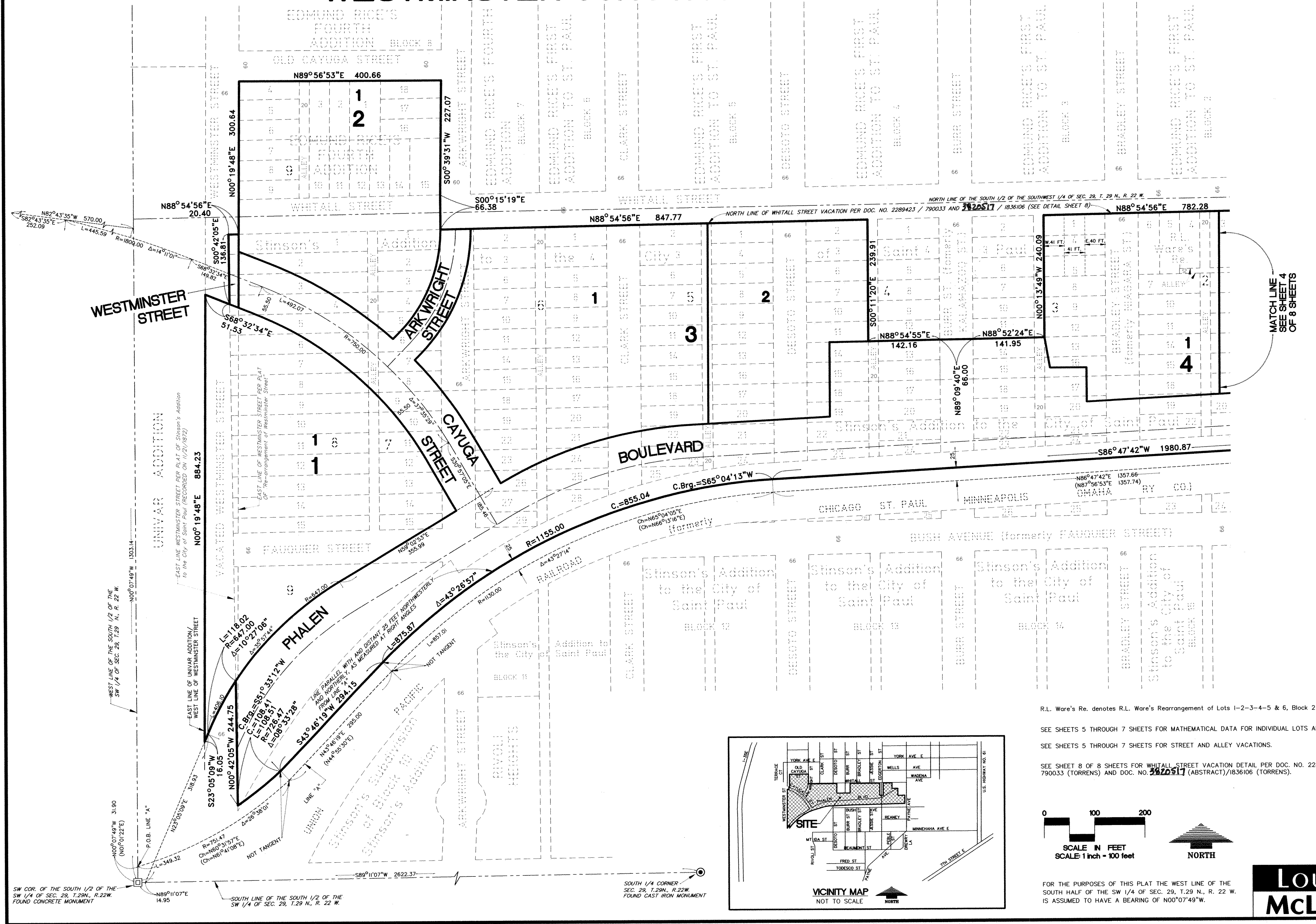
Deputy County Recorder  
Registrar of Titles, County of Ramsey, State of Minnesota  
I hereby certify that this plat of WESTMINSTER JUNCTION BUSINESS CENTER was filed in the office of the Registrar of Titles for public record on this 30<sup>th</sup> day of December, 2004, at 4 o'clock P. M. and was duly filed in Book 46 of Plats, Pages 1, 2, 3, 4, 5 and 6, 7 and 8, as Document Number 1550156

Deputy Registrar of Titles

COPY

48085

# WESTMINSTER JUNCTION BUSINESS CENTER



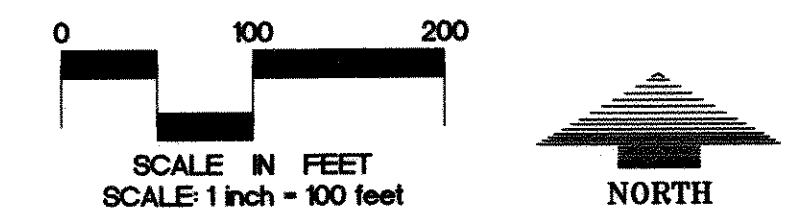
MATCH LINE  
SEE SHEET 4  
OF 8 SHEETS

R.L. Ware's Re. denotes R.L. Ware's Rearrangement of Lots 1-2-3-4-5 & 6, Block 2 Stinson's Addition

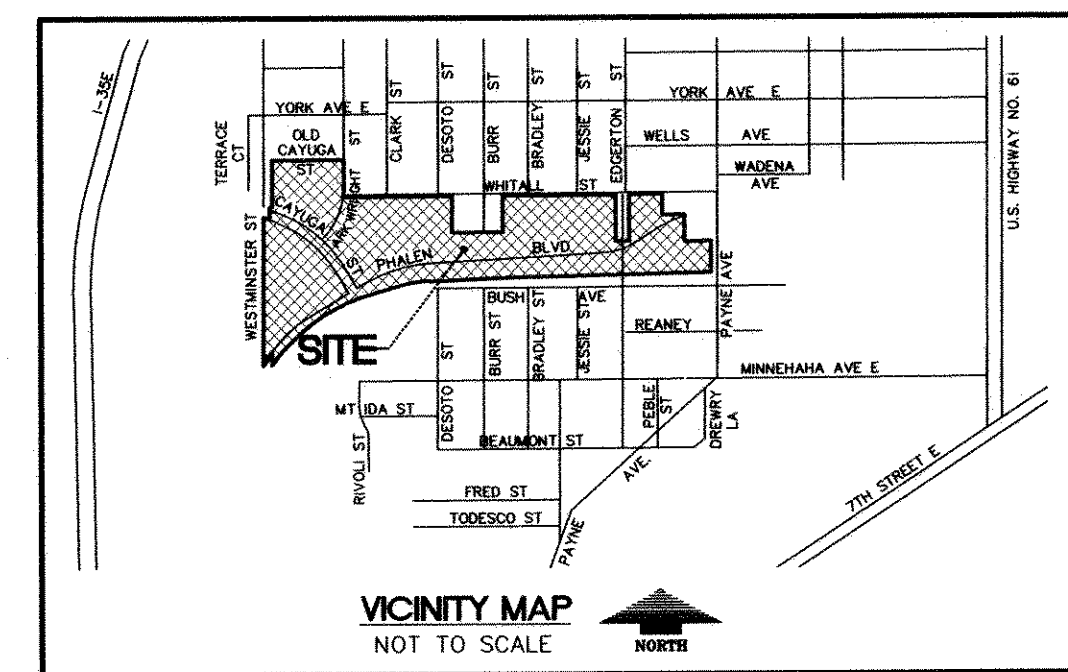
SEE SHEETS 5 THROUGH 7 SHEETS FOR MATHEMATICAL DATA FOR INDIVIDUAL LOTS AND BLOCKS.

SEE SHEETS 5 THROUGH 7 SHEETS FOR STREET AND ALLEY VACATIONS.

SEE SHEET 8 OF 8 SHEETS FOR WHITALL STREET VACATION DETAIL PER DOC. NO. 2289423 (ABSTRACT)/790033 (TORRENS) AND DOC. NO. ~~3820517~~ (ABSTRACT)/1836106 (TORRENS).



FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE SOUTH HALF OF THE SW 1/4 OF SEC. 29, T.29N., R. 22W. IS ASSUMED TO HAVE A BEARING OF N00°07'49"W.

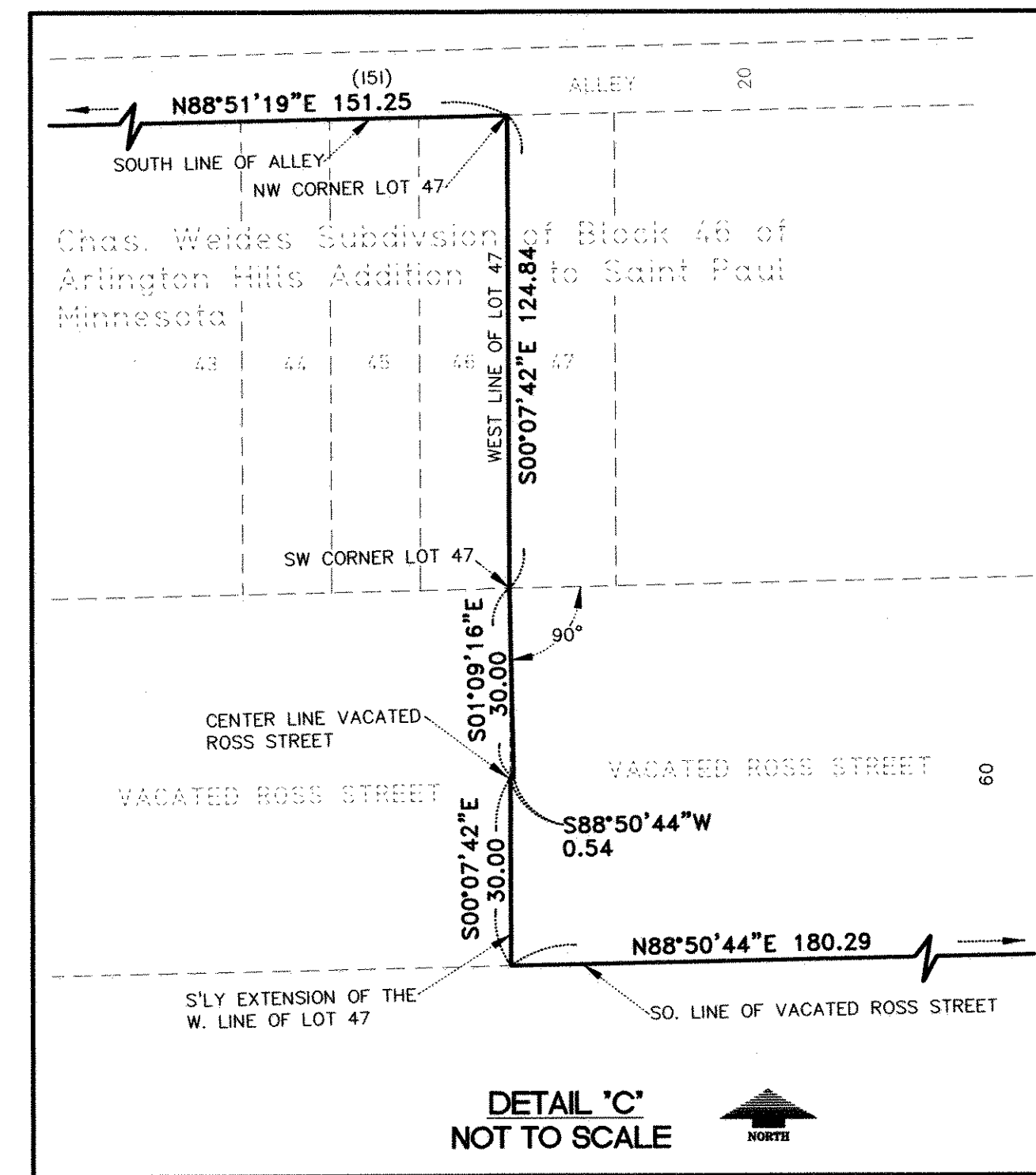
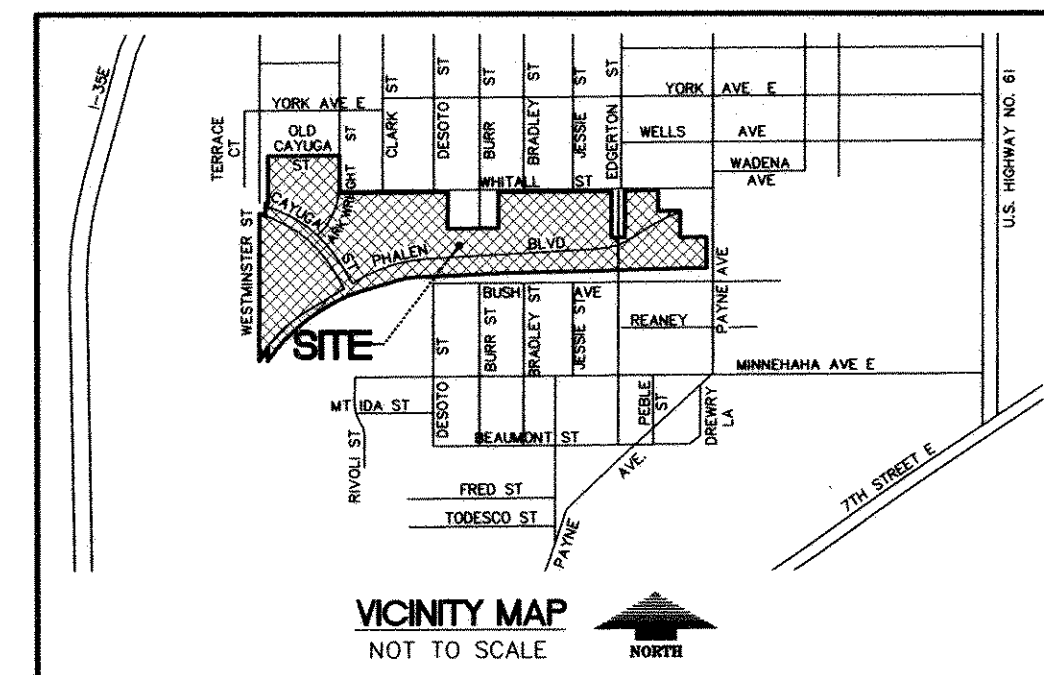
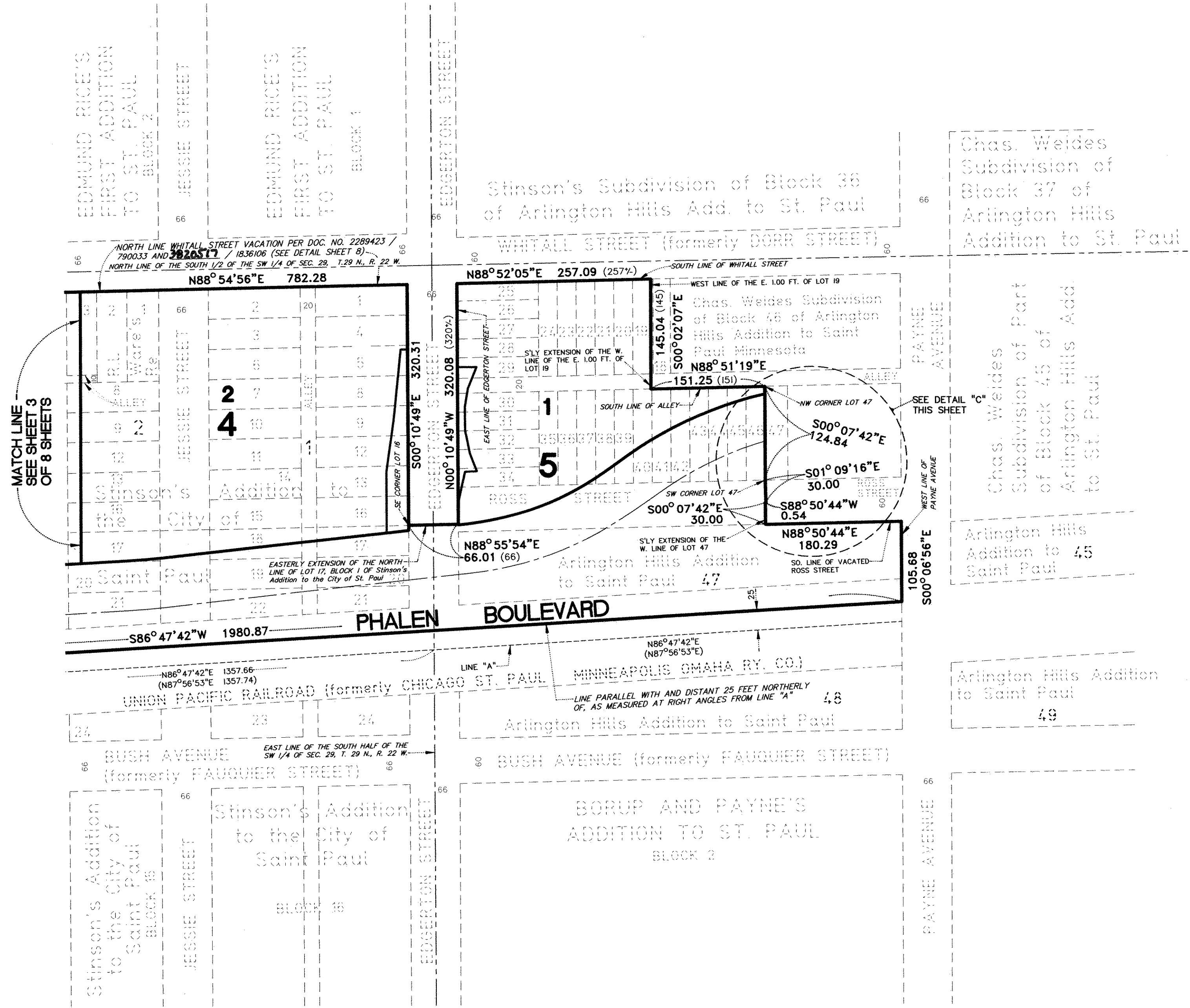


SW COR. OF THE SOUTH 1/2 OF THE SW 1/4 OF SEC. 29, T.29N., R. 22W. FOUND CONCRETE MONUMENT

SOUTH 1/4 CORNER SEC. 29, T.29N., R. 22W. FOUND CAST IRON MONUMENT

**LOUCKS  
MCLAGAN**

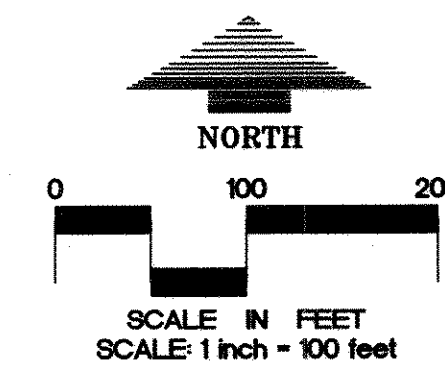
# WESTMINSTER JUNCTION BUSINESS CENTER



R.L. Ware's Re. denotes R.L. Ware's Rearrangement of Lots 1-2-3-4-5 & 6, Block 2 Stinson's Addition  
 (xxx) Data shown in parenthesis denotes previously recorded data per description

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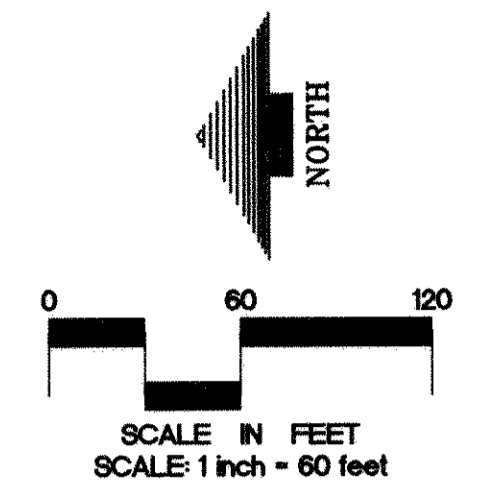


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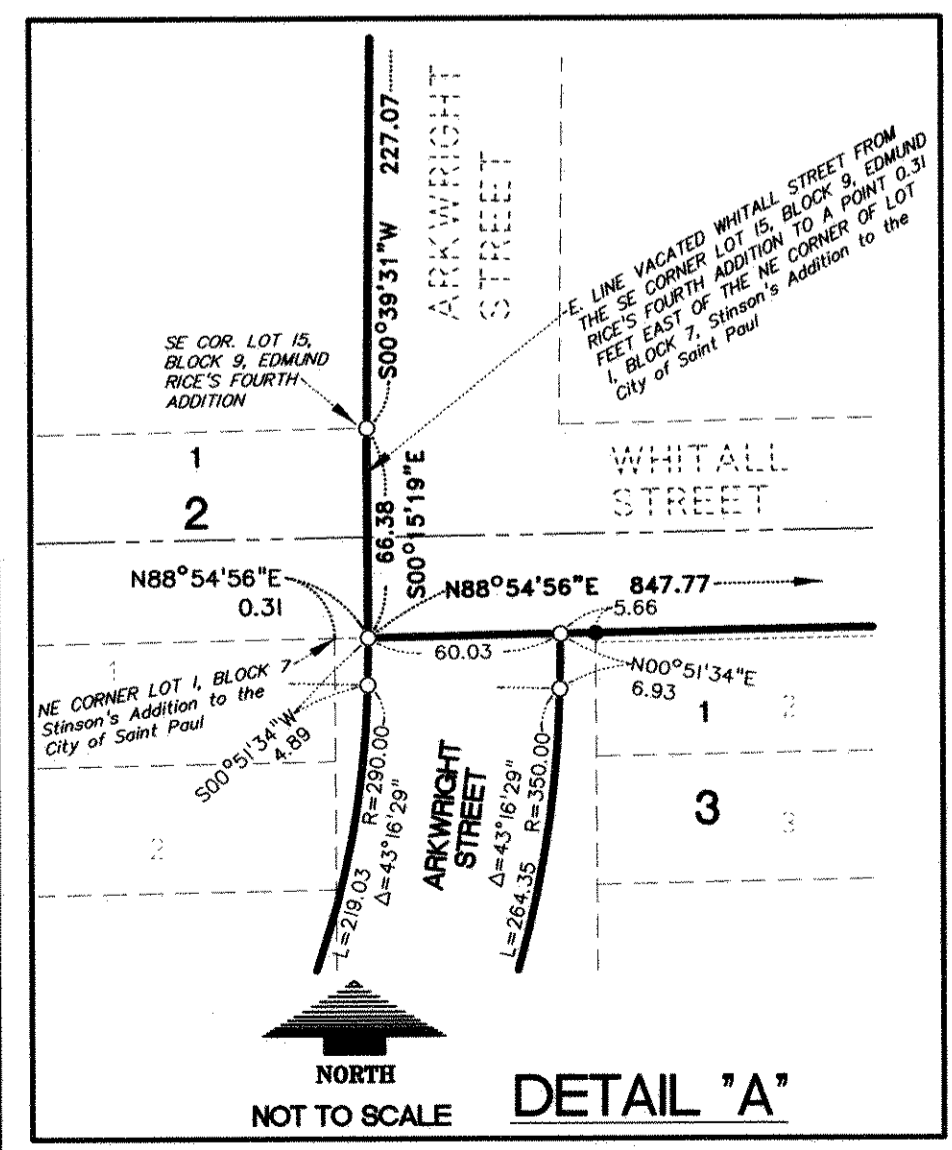
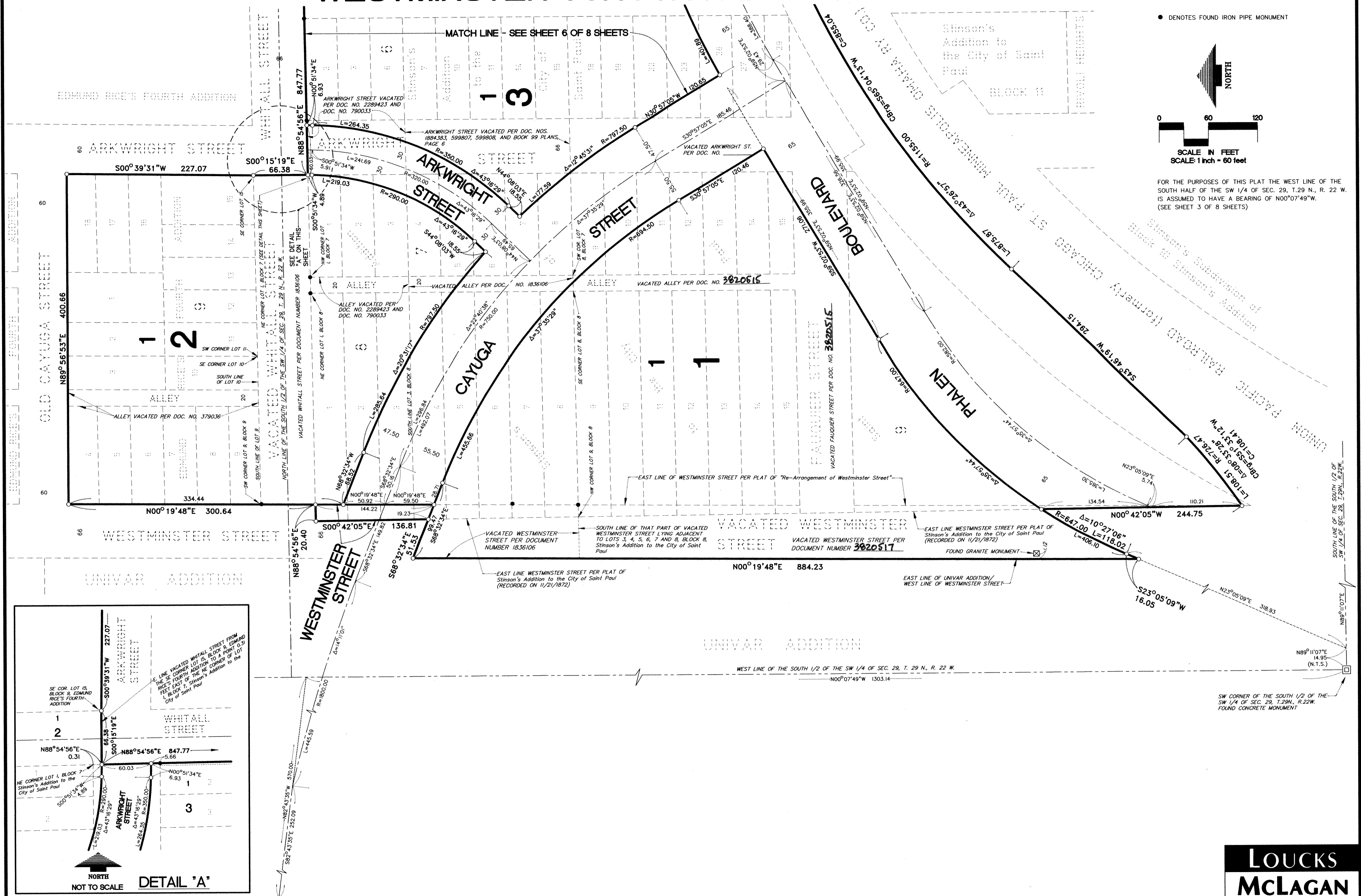
# WESTMINSTER JUNCTION BUSINESS CENTER

○ DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 16099"

● DENOTES FOUND IRON PIPE MONUMENT

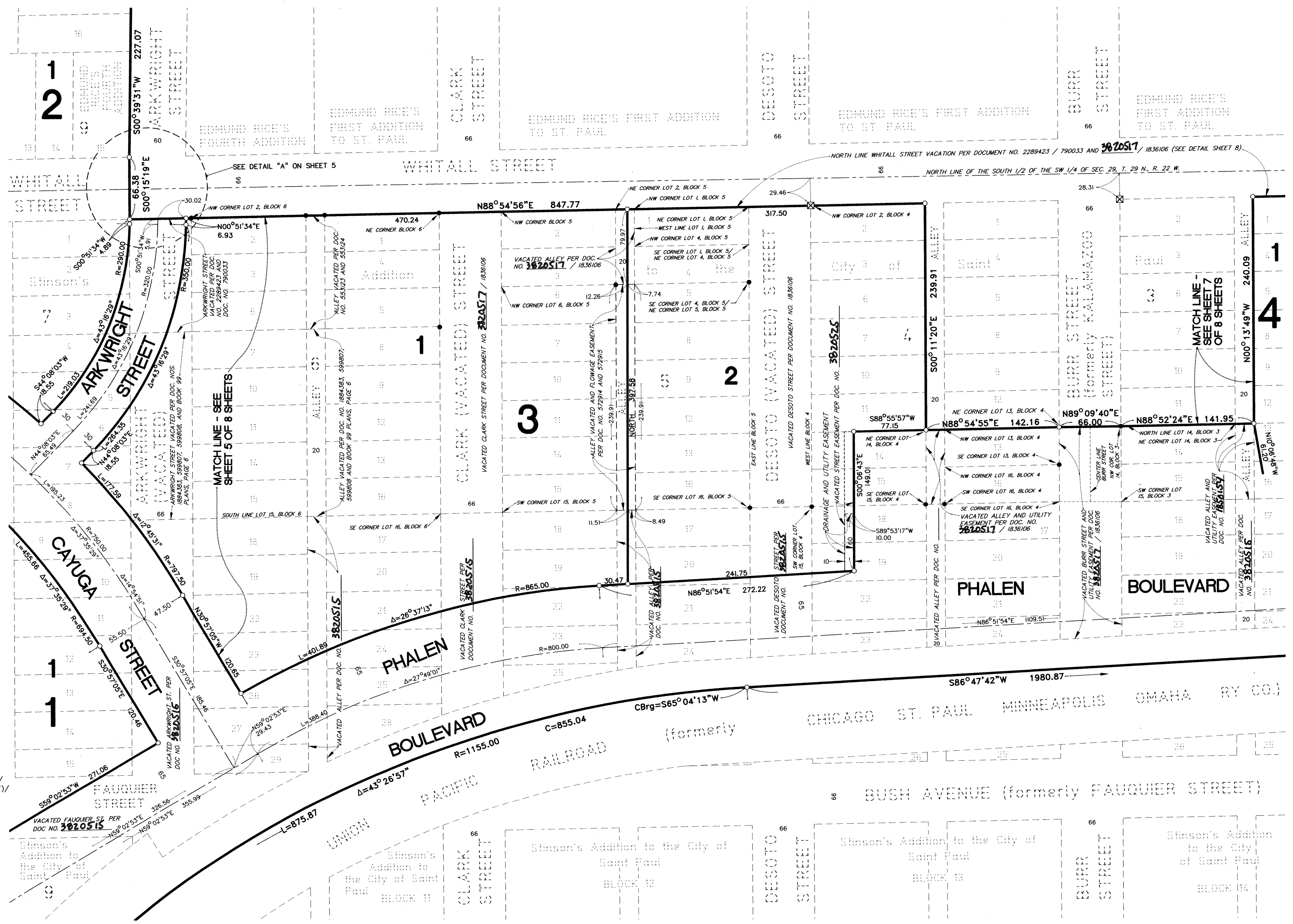


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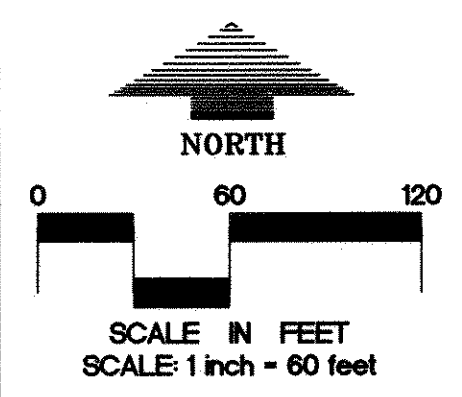
## LOUCKS MCLAGAN

# WESTMINSTER JUNCTION BUSINESS CENTER



- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 16099"
- ⊠ DENOTES FOUND GRANITE MONUMENT
- DENOTES FOUND IRON PIPE MONUMENT

SEE SHEET 8 OF 8 SHEETS FOR WHITALL STREET VACATION DETAIL PER DOC. NO. 2289423 (ABSTRACT)/790033 (TORRENS) AND DOC. NO. 3820517 (ABSTRACT)/1836106 (TORRENS).



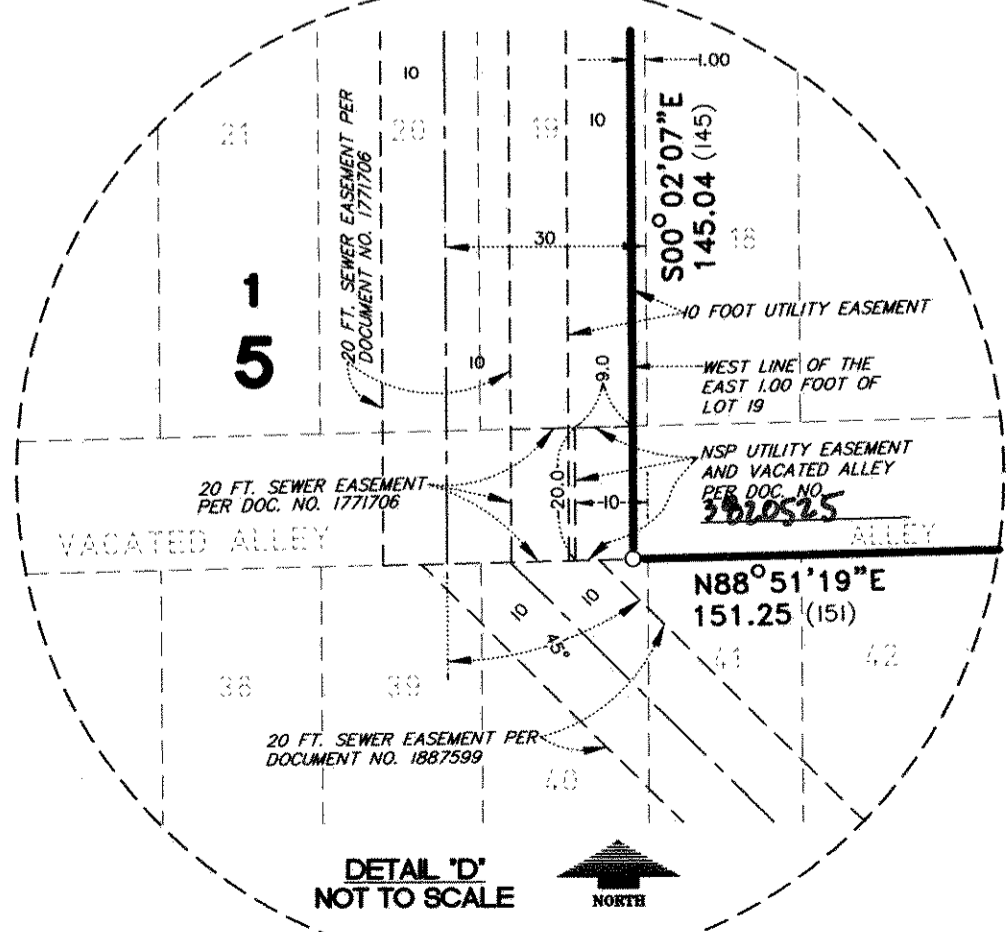
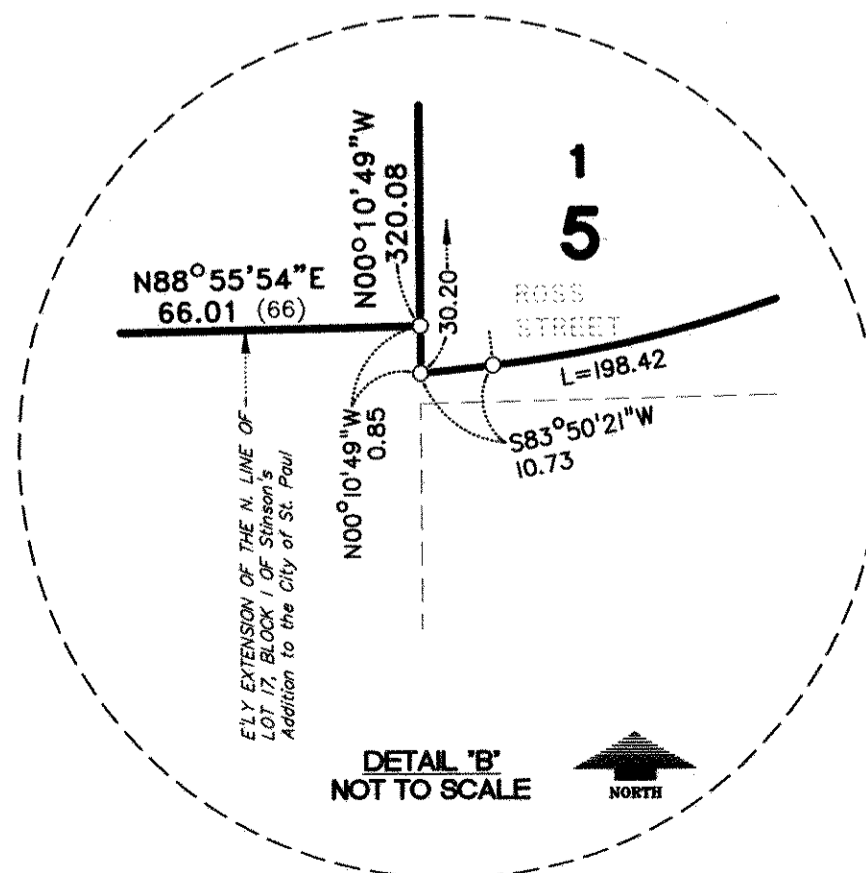
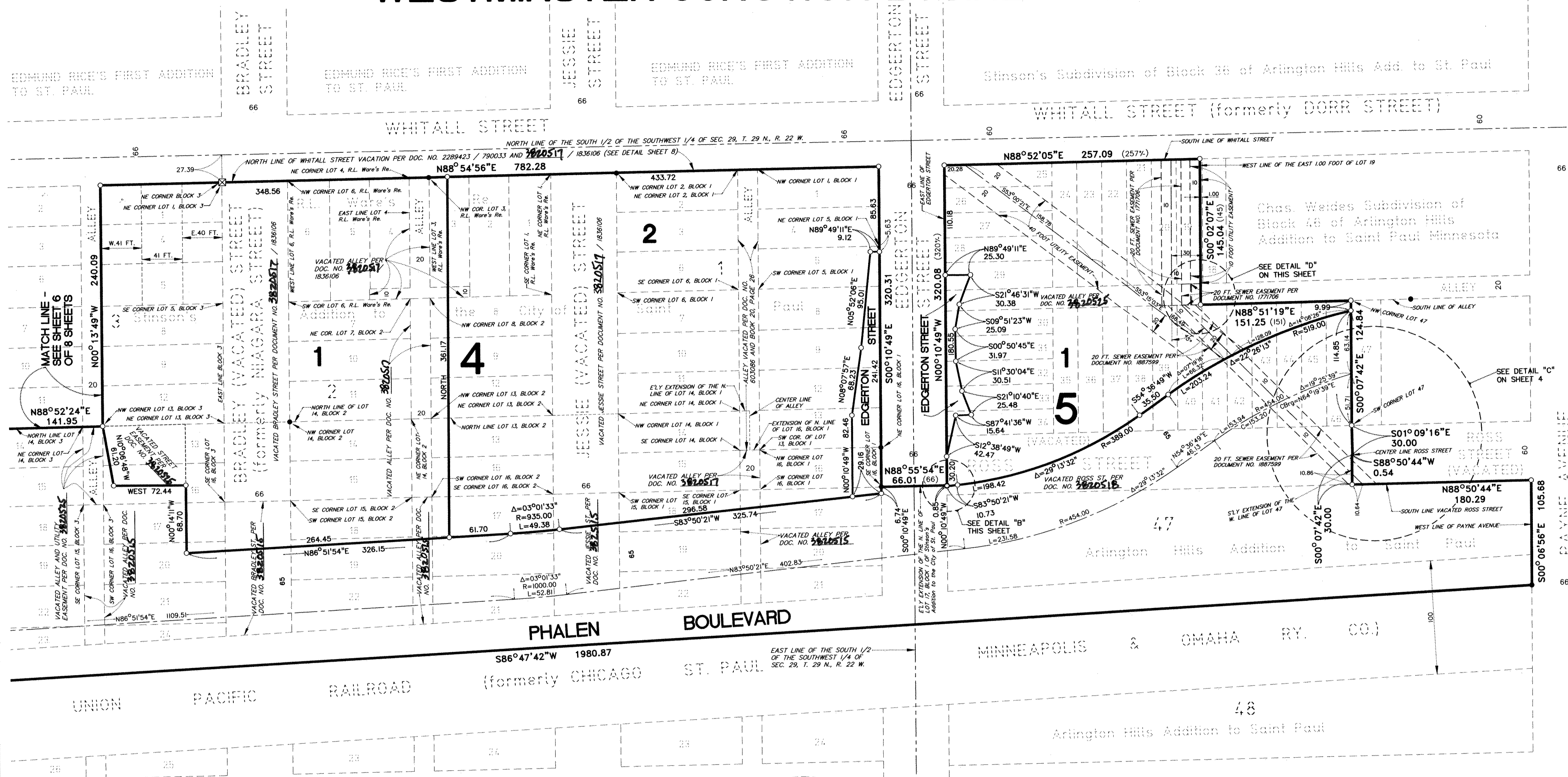
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**LOUCKS  
MCLAGAN**

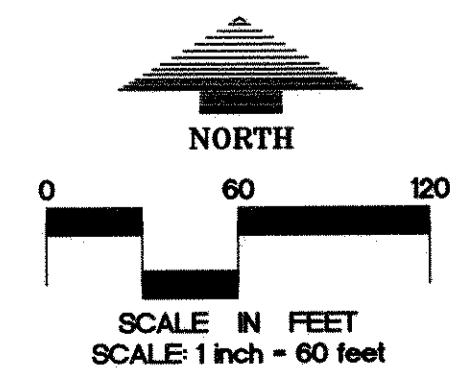
# WESTMINSTER JUNCTION BUSINESS CENTER

1097

48605



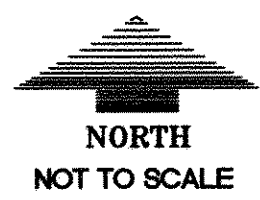
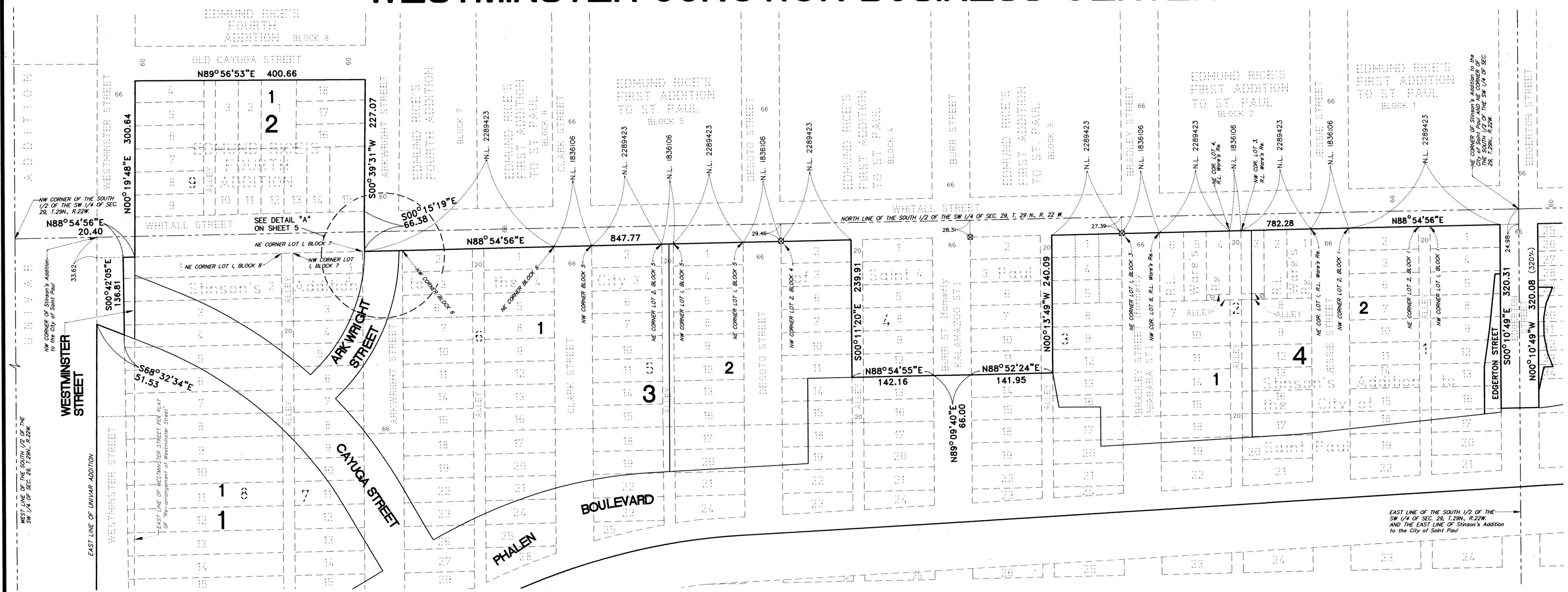
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 16099"
  - ⊠ DENOTES FOUND GRANITE MONUMENT
  - DENOTES FOUND IRON PIPE MONUMENT
  - R.L. Ware's Re. denotes R.L. Ware's Rearrangement of Lots 1-2-3-4-5 & 6, Block 2 Stinson's Addition.
  - (xxx) Data shown in parenthesis denotes previously recorded data per description.
- SEE SHEET 8 OF 8 SHEETS FOR WHITALL STREET VACATION DETAIL PER DOC. NO. 2289423 (ABSTRACT)/790033 (TORRENS) AND DOC. NO. 3020517 (ABSTRACT)/1836106 (TORRENS).



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**LOUCKS  
MCLAGAN**

# WESTMINSTER JUNCTION BUSINESS CENTER



## DETAIL WHITALL STREET VACATION

DOC. NO. 2289423 (ABSTRACT) / 790033 (TORRENS) AND DOC. NO. 3820517 (ABSTRACT) / 1836106 (TORRENS)

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"N.L. 2289423" denotes NORTH LINE OF WHITALL STREET VACATION PER DOC. NO. 2289423 / 790033

"N.L. 1836106" denotes NORTH LINE OF WHITALL STREET VACATION PER DOC. NO. 3820517 / 1836106

☒ DENOTES FOUND GRANITE MONUMENT