

OSBORNE COMMERCE CENTER

CITY OF FRIDLEY
ANOKA CO., MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: That Osborne Commerce Center LLP, a Minnesota limited liability partnership, fee owner, and State Farm Life Insurance Company, an Illinois corporation, mortgagee, of the following described property situated in the State of Minnesota, County of Anoka, to wit:

Lot 5, Revised Auditor's Subdivision No. 77, Anoka County, Minnesota, EXCEPTING THEREFROM the two following described parcels:

Parcel 1. All that part of Lot 5, Revised Auditor's Subdivision No. 77, described as follows: Beginning at the intersection of the centerline of Osborne Road as now laid out with the Easterly right-of-way line of Northern Pacific Railroad, said point being 1320.57 feet Southerly as measured along said Easterly right-of-way line from the North line of Section 10, Township 30, Range 24; thence Northeasterly along said centerline of Osborne Road a distance of 436.50 feet; thence deflecting to the left 66 degrees, 43 minutes, 20 seconds, a distance of 436.50 feet; thence Southwesterly parallel with the centerline of said Osborne Road to the Easterly right-of-way line of Northern Pacific Railroad; thence Southerly along said Easterly right-of-way to the point of beginning.

Parcel 2. That part of Lot 5, Revised Auditor's Subdivision No. 77, Anoka County, Minnesota, described as follows: Beginning at the intersection of the center line of Osborne Road, as now laid out, with the Easterly right-of-way line of Northern Pacific Railroad; thence Northeasterly along said center line of Osborne Road, 436.50 feet, said center line has an assumed bearing of North 51 degrees, 03 minutes, 20 seconds East; thence North 15 degrees, 03 minutes, 20 seconds West, parallel with the center line of said Osborne Road, 436.5 feet to the Easterly right-of-way line of said Northern Pacific Railroad; thence Northerly, along said Easterly right-of-way to its intersection of the North line of said Lot 5; thence North 89 degrees, 57 minutes, 31 seconds East, along said North line, 425.48 feet to its intersection with a line bearing North 18 degrees, 05 minutes, 56 seconds West from the point of beginning; thence South 18 degrees, 05 minutes, 56 seconds East, a distance of 596.44 feet to the point of beginning.

ALSO:

That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 30, Range 24, Anoka County, Minnesota, described as follows: Commencing at the intersection of the Northwestly right of way line of Osborne Road, as the same is now laid out and traveled, and the West line of said Section 11; thence North 51 degrees, 03 minutes, 20 seconds East, along said right of way line, said bearing is assumed, 364.27 feet; thence on a tangential curve to the left, having a radius of 20 feet, central angle of 81 degrees, 23 minutes, 54 seconds, a distance of 28.41 feet; thence North 30 degrees, 20 minutes, 34 seconds West, tangent to the last described curve, 37.66 feet; thence on a tangential curve to the left, having a radius of 661.50 feet, central angle of 16 degrees, 01 minute, 01 second, a distance of 184.92 feet; thence North 46 degrees, 21 minutes, 35 seconds West tangent to last described curve, 168.36 feet; thence on a tangential curve to the right, having a radius of 254.52 feet, central angle of 45 degrees, 19 minutes, 55 seconds, a distance of 201.37 feet; thence North 1 degree, 01 minute, 40 seconds West, tangent to the last described curve, to the North line of Lot 5, Revised Auditor's Subdivision No. 77; thence Easterly, along said North line, 33 feet to the Northwest corner of said Section 11 and the actual point of beginning; thence South 1 degree, 01 minute, 40 seconds East a distance of 53.14 feet; thence on a tangential curve to the left, having a radius of 221.52 feet, a distance of 175.26 feet; thence South 46 degrees, 21 minutes, 35 seconds East tangent to last described curve, 168.36 feet; thence on a tangential curve to the right, having a radius of 694.50 feet, a distance of 194.15 feet; thence South 30 degrees, 20 minutes, 34 seconds East, tangent to last described curve, 83.24 feet to the centerline of said Osborne Road; thence along the centerline of Osborne Road to the Westerly line of Section 11; thence Northerly along the Westerly line of Section 11 to the actual point of beginning and there terminating.

And that Touchstone Group III LLP, a Minnesota limited liability partnership, fee owner, of the following described property situated in the State of Minnesota, County of Anoka, to wit:

All that part of Lot 5, Revised Auditor's Subdivision Number 77, Anoka County, Minnesota, described as follows:

Beginning at the intersection of the centerline of Osborne Road as now laid out with the Easterly right-of-way line of Northern Pacific Railroad, said point being 1,320.57 feet Southerly as measured along said Easterly right-of-way line from the North line of Section 10, Township 30, Range 24; thence Northeasterly along said centerline of Osborne Road a distance of 436.50 feet; thence deflecting to the left 66 degrees 43 minutes 20 seconds a distance of 436.50 feet; thence Southwesterly parallel with the centerline of said Osborne Road to the Easterly right-of-way line of Northern Pacific Railroad; thence Southerly along said Easterly right-of-way line to the point of beginning.

Have caused the same to be surveyed and platted as OSBORNE COMMERCE CENTER and do hereby donate and dedicate to the public for public use forever the road, street and avenue as shown on the plat.

In witness whereof said Osborne Commerce Center LLP, a Minnesota limited liability partnership, has caused these presents to be signed by Touchstone Group II LLP, a Minnesota limited liability partnership, a general partner of Osborne Commerce Center LLP, this 29th day of April, 1997, and said State Farm Life Insurance Company, an Illinois corporation, has caused these presents to be signed by its proper officer this 23rd day of APRIL, 1997, and said Touchstone Group III LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its general partner this 29th day of April, 1997.

SIGNED:

OSBORNE COMMERCE CENTER LLP

By Touchstone Group II LLP, a Minnesota general partnership, a general partner of Osborne Commerce Center LLP

By Thomas F. Kordonowy its general partner

STATE FARM LIFE INSURANCE COMPANY

By William C. Galt its Investment Officer

By William J. Hess its Assistant Secretary

TOUCHSTONE GROUP III LLP

By Thomas F. Kordonowy its General Partner

1274423
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 29th April, A.D., 1997
4:22 o'clock P.M. and was duly recorded in book 488-54 page 22
Edward M. Treska
County Recorder
By DKD deputy

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing was acknowledged before me this 29th day of April, 1997, by Thomas F. Kordonowy, a general partner of Touchstone Group II LLP, a general partner of Osborne Commerce Center LLP, a limited liability partnership under the laws of Minnesota, on behalf of the limited liability partnership.

Marie K. Lehto
Notary Public Hennepin County, Minnesota
My Commission Expires Jan 31, 2000
Richard D. Distad

STATE OF ILLINOIS
COUNTY OF McLean

The foregoing instrument was acknowledged before me this 23rd day of APRIL, 1997, by William C. Galt, the Investment Officer and William J. Hess, the Assistant Secretary of State Farm Life Insurance Company, an Illinois corporation, on behalf of the corporation.

Julie Osgood
Notary Public McLean County, ILLINOIS
My Commission Expires 1/20/01

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 28th day of April, 1997, by Thomas F. Kordonowy, general partner, of Touchstone Group III LLP, a Minnesota limited liability partnership, on behalf of the general partnership.

Marie K. Lehto
Notary Public Hennepin County, Minnesota
My Commission Expires Jan 31, 2000
Richard D. Distad

I hereby certify that I have surveyed and platted the property described on this plat as OSBORNE COMMERCE CENTER; that this plat is a correct representation of said 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 on the plat or will be placed as required by the local governmental unit; and that the outside boundary lines are correctly designated on the plat.

Theodore D. Kemna
Theodore D. Kemna
Land Surveyor MN Lic. No. 17006

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 18th day of April, 1997, by Theodore D. Kemna, Land Surveyor.

David B. Toenies
David B. Toenies
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2000

CITY OF FRIDLEY, MINNESOTA, CITY COUNCIL

We hereby certify that the City Council of the City of Fridley, Anoka County, Minnesota, duly accepted and approved the plat of OSBORNE COMMERCE CENTER at a regular meeting held this 28th day of April, 1997. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations as provided by Minn. Statutes, Section 505.03, Subd. 2.

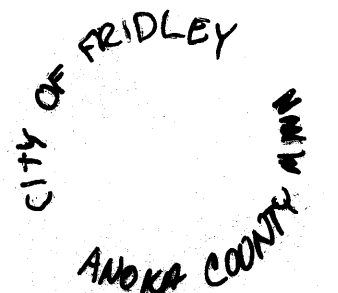
By Haney J. Ferguson Mayor By William A. Champa Clerk

ANOKA COUNTY SURVEYOR

This plat of OSBORNE COMMERCE CENTER was checked and approved this 29th day of APRIL, 1997.

By MERLYN D. ANDERSON
Anoka County Surveyor

By Larry D. Stein deputy

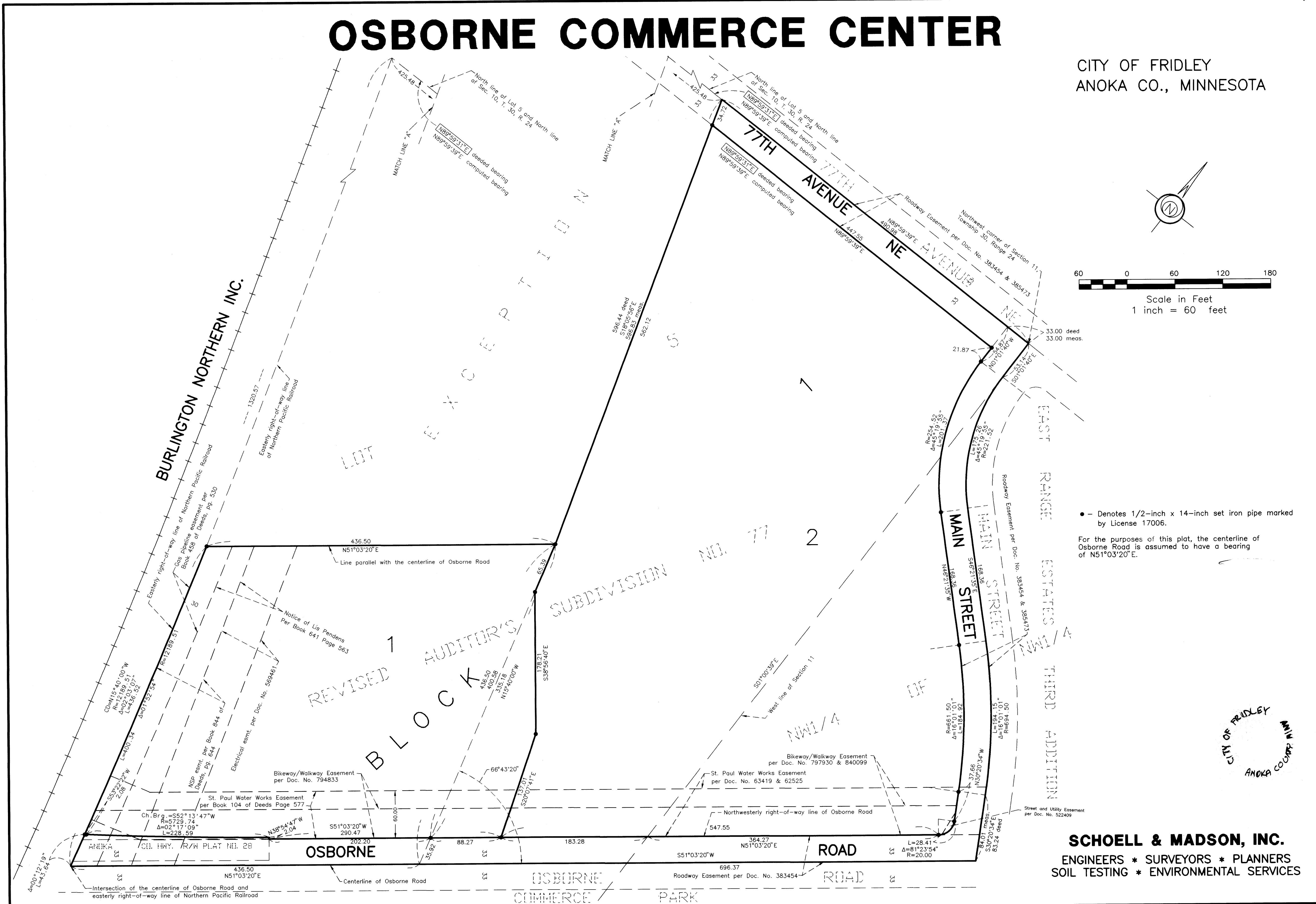
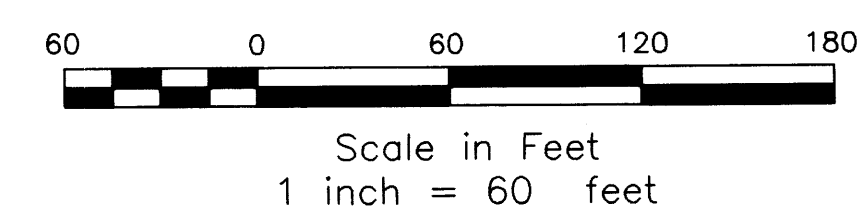
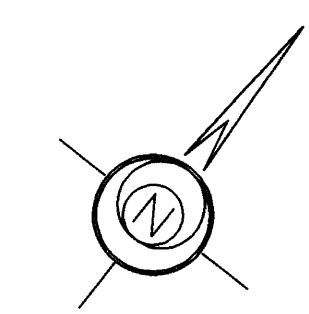


I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED April 29 1997
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY Robert S. Reming
COUNTY PROPERTY TAX ADMINISTRATOR

SCHOELL & MADSON, INC.
ENGINEERS * SURVEYORS * PLANNERS
SOIL TESTING * ENVIRONMENTAL SERVICES

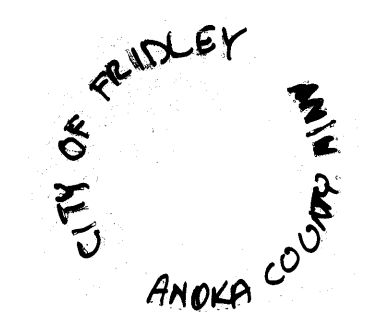
OSBORNE COMMERCE CENTER

CITY OF FRIDLEY
ANOKA CO., MINNESOTA



• - Denotes 1/2-inch x 14-inch set iron pipe marked by License 17006.

For the purposes of this plat, the centerline of Osborne Road is assumed to have a bearing of N51°03'20\"/>



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SOIL TESTING * ENVIRONMENTAL SERVICES