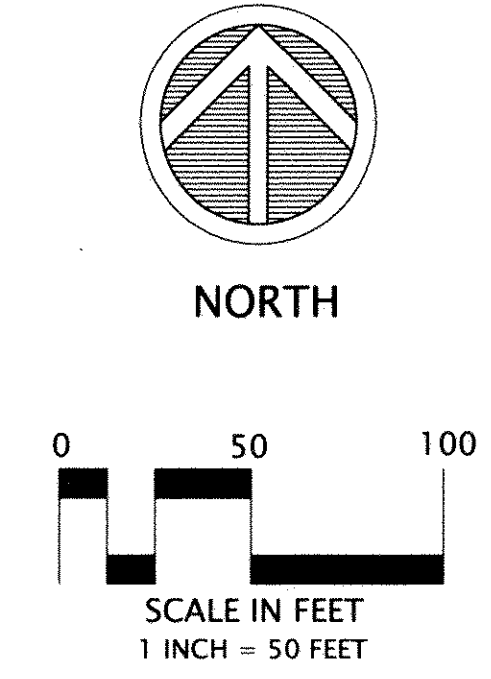
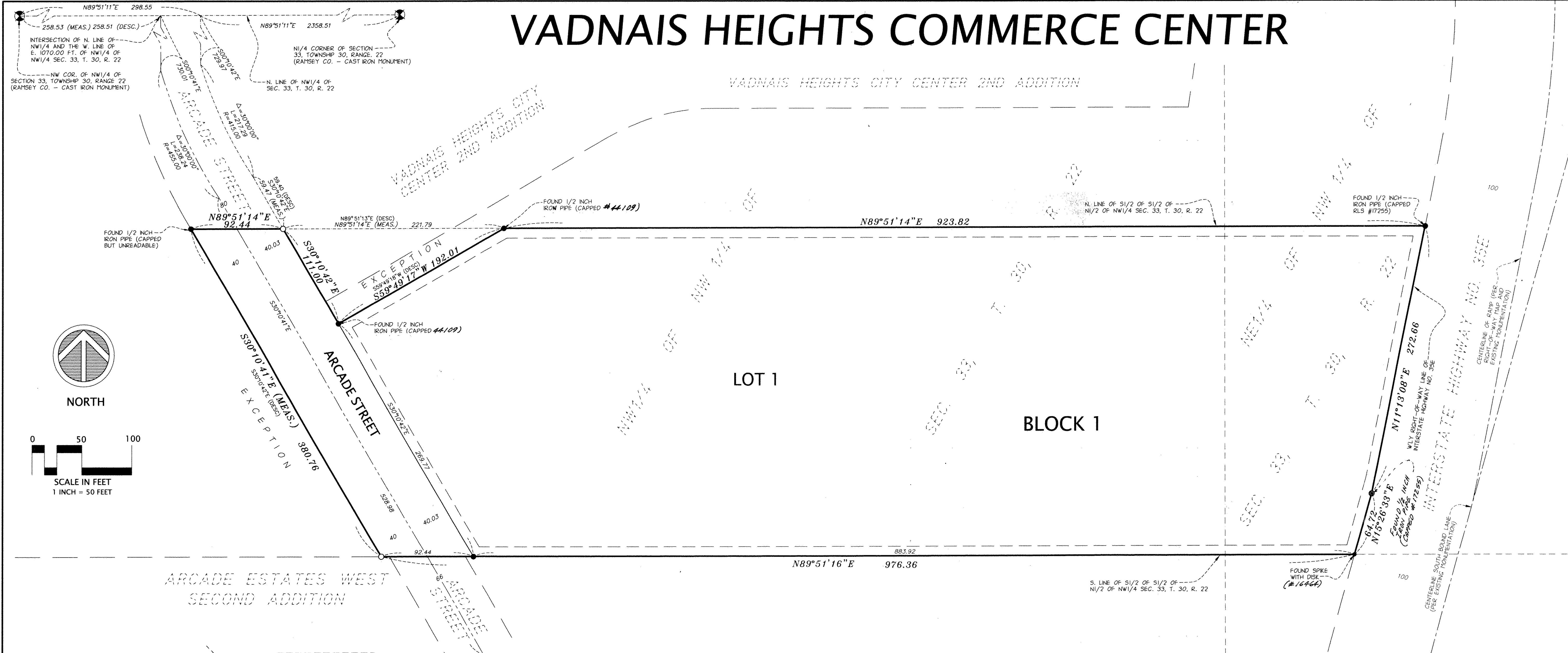
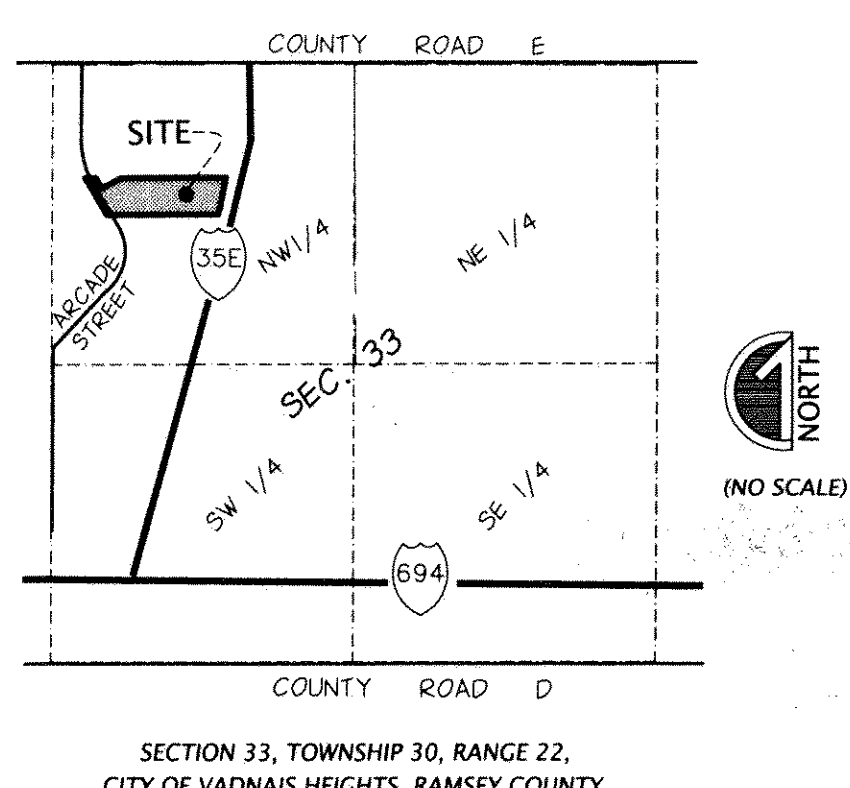


VADNAIS HEIGHTS COMMERCE CENTER

VADNAIS HEIGHTS CITY CENTER 2ND ADDITION



VICINITY MAP



BEARINGS SHOWN ARE ORIENTATED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 33, TOWNSHIP 30, RANGE 22 WHICH IS ASSUMED TO BEAR NORTH 89 DEGREES 51 MINUTES 11 SECONDS EAST.

- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT (UNMARKED UNLESS NOTED)
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED RLS 25718.

KNOW ALL PERSONS BY THESE PRESENTS: That MSP/Vadnais, LLC, a Minnesota limited liability company, fee owner of following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of the South Half of the South Half of the North Half of the Northwest Quarter of Section 33, Township 30 North, Range 22 West, lying West of the Right-of-way of Interstate Highway 35E, EXCEPTING THEREFROM the following described property:

That part of the South Half of the South Half of the North Half of the Northwest Quarter of Section 33, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of Section 33; thence North 89 degrees 51 minutes 11 seconds East, assumed bearing, along the north line of said Northwest Quarter 298.55 feet; thence South 0 degrees 10 minutes 42 seconds East 729.97 feet; thence southeasterly 217.29 feet along a tangential curve, concave to the northeast, having a radius of 415.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence South 30 degrees 10 minutes 42 seconds East 59.40 feet to the intersection of the north line of said South Half of the North Half of the Northwest Quarter and to the point of beginning of tract to be described; thence North 89 degrees 51 minutes 13 seconds East, along said north line, 221.79 feet; thence South 59 degrees 49 minutes 18 seconds West 192.01 feet to the intersection of a line bearing South 30 degrees 10 minutes 42 seconds East from the point of beginning; thence North 30 degrees 10 minutes 42 seconds West 111.00 feet to the point of beginning.

AND ALSO EXCEPTING THEREFROM the following described property:

That part of the South Half of the South Half of the North Half of the Northwest Quarter of Section 33, Township 30, Range 22, Ramsey County, Minnesota, lying West of the right-of-way of Interstate Highway 35E, and lying Southwesterly of a line 40.00 feet Southwesterly of and parallel with the following described line:

Commencing at the Northwest corner of the Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 51 minutes 11 seconds East, along the North line of said Northwest Quarter of the Northwest Quarter, 258.51 feet to the intersection of the West line of the East 1070.00 feet of said Northwest Quarter of the Northwest Quarter and point of beginning; thence South 00 degrees 10 minutes 41 seconds East 730.01 feet; thence southeasterly 238.24 feet along a tangential curve, concave to the Northeast, having a radius of 455.00 feet and a central angle of 30 degrees 00 minutes 00 seconds; thence South 30 degrees 10 minutes 42 seconds East, along tangent, 528.98 feet and there terminating.

Has caused the same to be surveyed and platted as VADNAIS HEIGHTS COMMERCE CENTER and does hereby dedicate to the public for public use forever the public way and easements for drainage and utility purposes only as shown on this plat.

In witness whereof said MSP/Vadnais, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 24th day of April, 2013.

Signed: MSP/Vadnais, LLC
Richard H. Zehring as Chief Manager

STATE OF MINNESOTA
COUNTY OF HENNINGEN
The foregoing instrument was acknowledged before me this 24th day of April, 2013, by Richard H. Zehring, as Chief Manager of MSP/Vadnais, LLC, a Minnesota limited liability company, on behalf of the company.

Sharon Ruane
Sharon Ruane
(Printed name)
Notary Public, Hennegen County, Minnesota
My Commission Expires 1-31-2015

I, Daniel L. Thurmes, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments indicated on this plat have been correctly set; that there are no water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification and all public ways are shown and labeled on this plat.

Dated this 24th day of April, 2013
Daniel L. Thurmes, Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON
The foregoing instrument was acknowledged before me this 24th day of April, 2013, by Daniel L. Thurmes, a Professional Land Surveyor.

Connie J.P. Villari
Connie J.P. Villari
(Printed name)
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2015

CITY OF VADNAIS HEIGHTS

We hereby certify that on the 1st day of May, 2013, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2013 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 5th day of May, 2013.

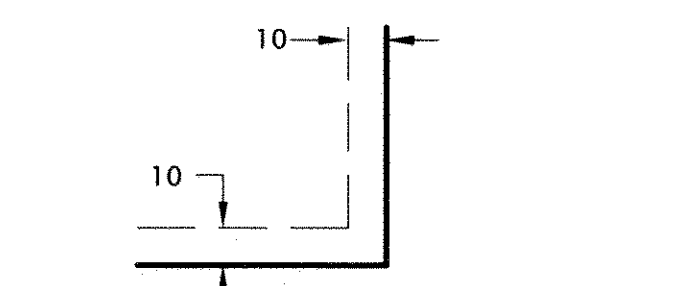
Mark E. Oswald, Director
Department of Property Records and Revenue
By: Deputy

COUNTY SURVEYOR
I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 9th day of May, 2013.
Craig W. Higman, L.S.
Ramsey County Surveyor

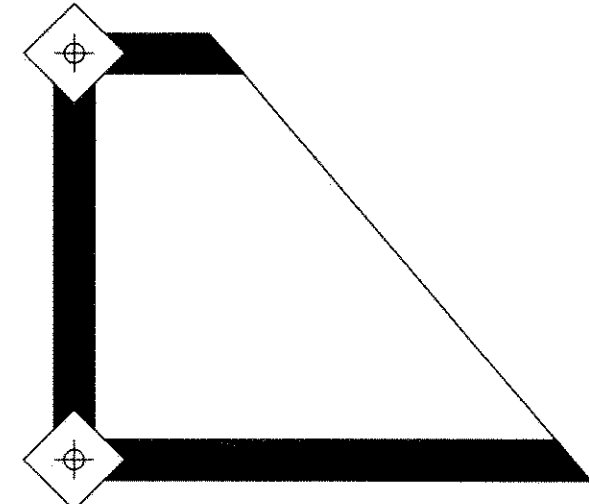
COUNTY RECORDER, County of Ramsey, State of Minnesota
I hereby certify that this plat of VADNAIS HEIGHTS COMMERCE CENTER was filed in the office of the County Recorder for public record on this 11th day of May, 2013, at 11 o'clock A.M. and was duly filed in Book 125 of Plats, Page 35, as Document Number 4481419.

Deputy County Recorder

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES.



CORNERSTONE
LAND SURVEYING, INC.