

BLACK TERN OFFICE PARK

KNOW ALL MEN BY THESE PRESENTS: That Da Vern, Inc., a Minnesota corporation, owner and Marcel Eibensteiner as Trustee of Royal Oaks Realty, Inc., 401(K) Profit Sharing Plan & Trust, mortgagee of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Lot 1, Block 1, WATER WORKS SECOND ADDITION, County of Ramsey, State of Minnesota.

Have caused the same to be surveyed and platted as BLACK TERN OFFICE PARK and do hereby dedicate to the public for public use forever the drainage and utility easement throughout all of Lot 18, Block 1, as shown on this plat.

In witness whereof said Da Vern, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 18th day of January, 2000.

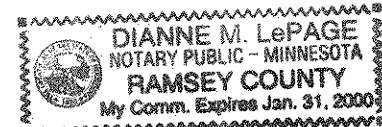
Signed: Da Vern, Inc.

David E. Ficek
David E. Ficek, President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 18th day of January, 2000, by David E. Ficek, President of Da Vern, Inc., a Minnesota corporation, on behalf of the corporation.

Dianne M. LePage
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2000



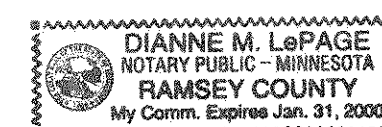
In witness whereof said Marcel Eibensteiner as Trustee of Royal Oaks Realty, Inc., 401(K) Profit Sharing Plan & Trust, has hereunto set his hands this 18th day of January, 2000.

Marcel Eibensteiner
Marcel Eibensteiner, Trustee of Royal Oaks Realty, Inc., 401(K) Profit Sharing Plan & Trust

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 18th day of January, 2000, by Marcel Eibensteiner, Trustee of Royal Oaks Realty, Inc., 401(K) Profit Sharing Plan & Trust, on behalf of the trust.

Dianne M. LePage
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2000



I hereby certify that I have surveyed and platted the property described on this plat as BLACK TERN OFFICE PARK; 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.

Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota License No. 9808

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 13th day of January, 2000, by Ernest G. Rud, a Licensed Land Surveyor.

Cathleen R. Bruno
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



City of Little Canada
We do hereby certify that on the 27th day of October, 1999, the City Council of the City of Little Canada, 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.

Michael J. Fahy
Mayor

Jack R. Shan
Clerk

Taxes payable in the year 2000 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 10th day of March, 2000.

Dorothy Melling
Director
Department of Property Taxation

By *Abdus Khan*, Deputy

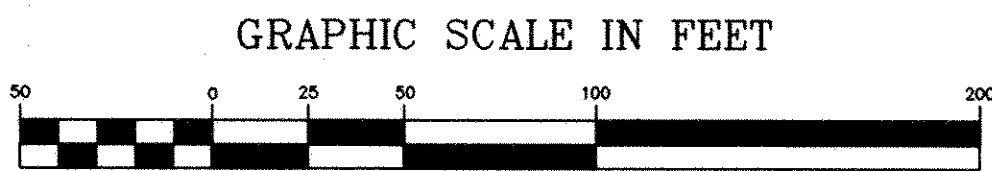
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 13th day of March, 2000, and the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

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 BLACK TERN OFFICE PARK was filed in the office of the County Recorder for public record on this 14th day of March, 2000, at 1:00 o'clock P.M. and was duly filed in Book 118 of Plats, Page 10, as Document Number 332,1189.

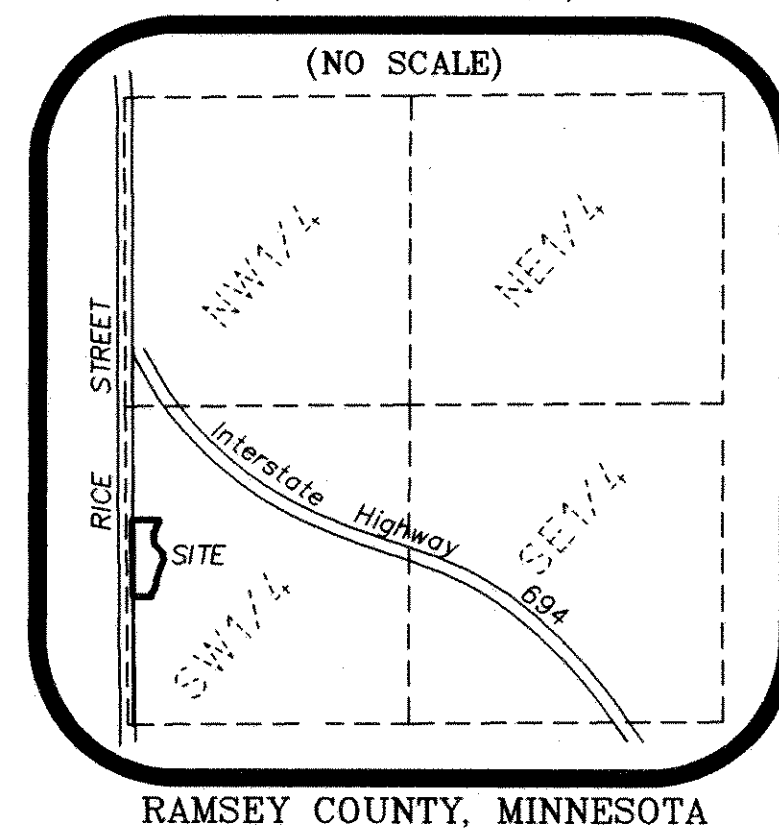
Deputy County Recorder



SCALE: 1 INCH = 50 FEET

VICINITY MAP

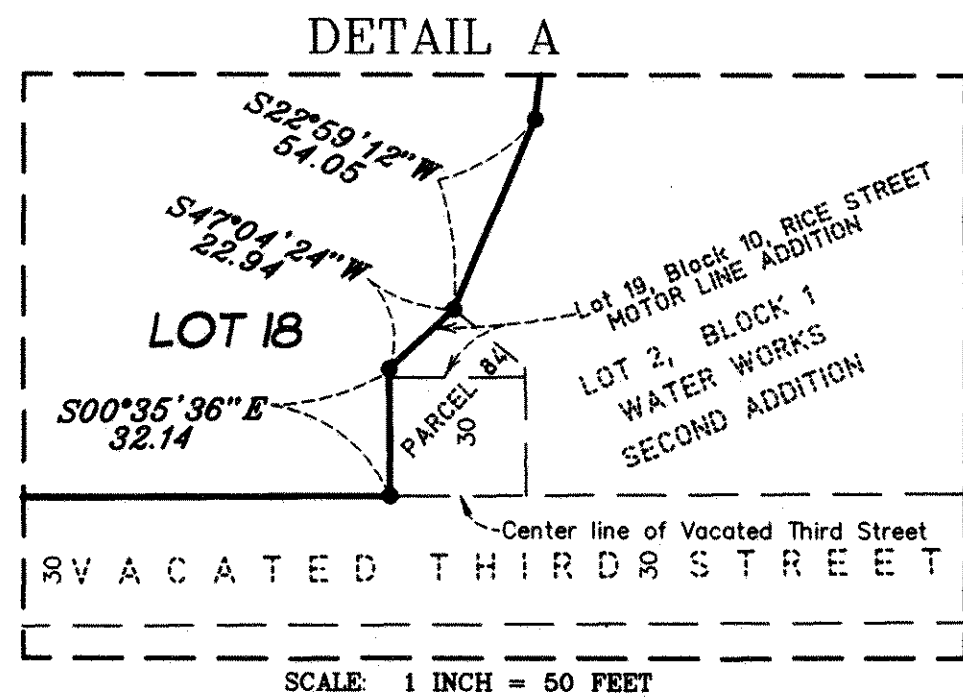
SECTION 31, TOWNSHIP 30, RANGE 22



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SW1/4 OF SECTION 31, TOWNSHIP 30, RANGE 22, WHICH IS ASSUMED TO BEAR N00°35'36"W.

LOT CORNERS WITH NO MONUMENT SHOWN WILL BE MONUMENTED WITH A 1/2 INCH BY 18 INCH IRON PIPE MARKED BY RLS NO. 9808 AND SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.

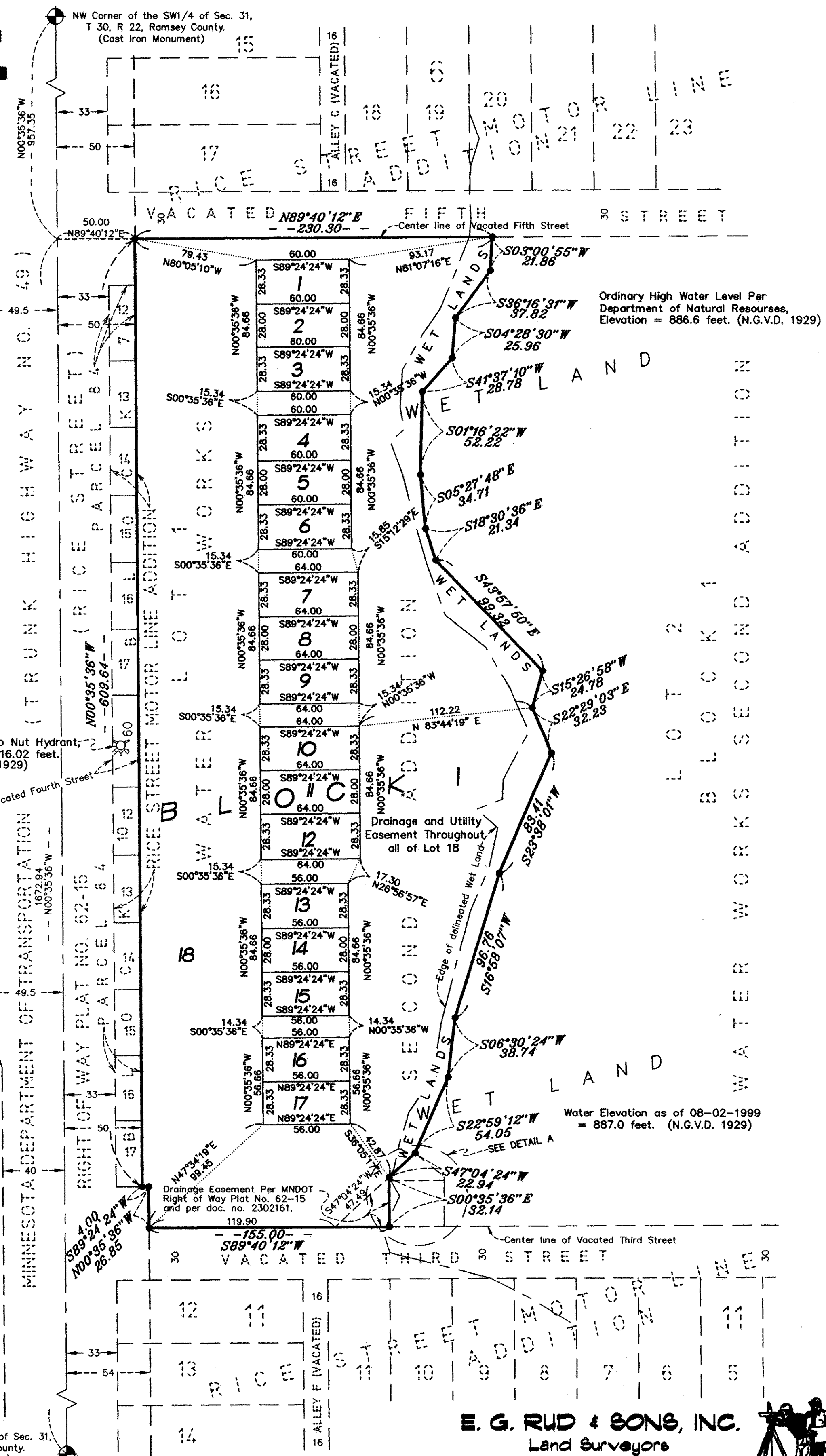
• DENOTES FOUND 1/2 INCH IRON PIPE MARKED BY RLS NO. 15230.



SCALE: 1 INCH = 50 FEET

Benchmark: Top Nut Hydrant;
Elevation = 916.02 feet.
(N.G.V.D. 1929)

SW Corner of the SW1/4 of Sec. 31,
T. 30, R. 22, Ramsey County.
(Cast Iron Monument)



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