

TRAVERSE BUSINESS CENTER

KNOW ALL MEN BY THESE PRESENTS: That CMK Arden Holdings, A Minnesota Limited Partnership, a Minnesota limited partnership, owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

That part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 30, Range 23, Ramsey County, Minnesota, described as beginning at the intersection of the southwesterly extension of the northwesterly line of Lot 21, Block 2, BUTCHERS ALLOTMENT NO. 1 OF GROUNDS IN SECTION 21 TOWN 30 N. RANGE 23 W. RAMSEY CO. MINN., according to the recorded plat thereof, and the southerly right-of-way line of Butcher's Spur; thence southeasterly along said southerly right-of-way line of Butcher's Spur to the South line of said Northeast Quarter of the Southwest Quarter of Section 21; thence westerly along said South line of the Northeast Quarter of the Southwest Quarter of Section 21, a distance of 118.58 feet to a line 30.00 feet southwesterly of and parallel with a line hereinafter described as "Line A" and its southeasterly extension; thence northwesterly parallel with said "Line A" and its southeasterly extension, a distance of 282.18 feet to the southwesterly extension of said northwesterly line of Lot 21; thence northeasterly along said southwesterly extension of the northwesterly line of Lot 21 a distance of 205.64 feet to the point of beginning.

Said "Line A" is described as follows: Commencing at the intersection of the southwesterly extension of the northwesterly line of said Lot 21 and the southerly right-of-way line of said Butcher's Spur; thence southwesterly along said southwesterly extension of the northwesterly line of Lot 21 a distance of 175.00 feet to the point of beginning of the line to be described; thence northwesterly to a point on the southwesterly extension of the northwesterly line of Lot 14, Block 1, said BUTCHERS ALLOTMENT NO. 1 OF GROUNDS IN SECTION 21 TOWN 30 N. RANGE 23 W. RAMSEY CO. MINN., distant 175.00 feet southwesterly of the southerly right-of-way line of said Butcher's Spur as measured along said extended line, and there terminating;

AND

That part of the Southwest Quarter of Section 21, Township 30 North, Range 23 West, described as follows:

Beginning at a point where the northwesterly line of Lot 21 in Block 2 of BUTCHERS ALLOTMENT NO. 1 OF GROUNDS IN SECTION 21 TOWN 30 N. RANGE 23 W. RAMSEY CO. MINN. extended in a southwesterly direction intersects the southerly right-of-way line of the Butcher's Spur; thence continuing southwesterly along said northwesterly line of said Lot 21 extended, a distance of 175 feet; thence northwesterly in a straight line 628.27 feet to a point in the line between Lots 13 and 14 in Block 1 of said BUTCHERS ALLOTMENT NO. 1 OF GROUNDS IN SECTION 21 TOWN 30 N. RANGE 23 W. RAMSEY CO. MINN. extended in a southerly direction, said point being 175 feet southerly measured along said extended line from the southerly line of the right-of-way of the Butcher's Spur; thence northerly along said extended line 175 feet to the Butcher's Spur southerly right-of-way line; thence southeasterly along the southerly right-of-way line of the Butcher's Spur 715.69 feet to the place of beginning;

AND

That part of the former Minnesota Transfer Railway Company right-of-way as described in Book 414 Deeds, Page 340, lying easterly of the easterly right-of-way of Interstate Highway No. 35 W as described in unrecorded Agreement No. 53558 filed at the Minnesota Department of Transportation offices, State of Minnesota, said line is described as being 134.00 feet easterly of and parallel with a line described as beginning at a point on the south line of Section 21, Township 30, Range 23 a distance of 498.99 feet east of the southwest corner thereof; thence run northeasterly at an angle of 84 degrees 41 minutes 15 seconds with said south section line for 2800 feet and there terminating, and lying northerly of the northerly line of Parcel 212A as described in Document No. 1590872, Ramsey County, Minnesota;

AND

Lot 1, Block 1, Lot 1, Block 2, and Lot 1, Block 3, NORTHEAST CORNER ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, except that part described as follows:

That part of Lot 1, Block 2, NORTHEAST CORNER ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the southeast corner of Outlot A, said NORTHEAST CORNER ADDITION; thence on an assumed bearing of South 79 degrees 10 minutes 24 seconds East, along the southerly line of said Lot 1 a distance of 177.87 feet to an angle point in said southerly line of Lot 1 said angle point being the point of beginning of the parcel to be described; thence continuing South 79 degrees 10 minutes 24 seconds East a distance of 4.01 feet to said southerly line of Lot 1; thence North 87 degrees 11 minutes 35 seconds West, along said southerly line of Lot 1, a distance of 3.80 feet to an angle point in said southerly line of Lot 1; thence North 14 degrees 12 minutes 16 seconds West, along said southerly line of Lot 1, a distance of 0.59 feet to the point of beginning;

AND

Vacated 3rd Avenue N.E. and vacated 13th Street N.E. as shown and dedicated in NORTHEAST CORNER ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as TRAVERSE BUSINESS CENTER and does hereby dedicate to the public for public use forever the utility easement as shown on this plat.

In witness whereof said CMK Arden Holdings, A Minnesota Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 20th day of November, 2008.

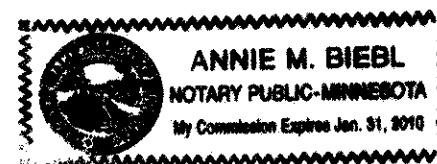
Signed: CMK Arden Holdings, A Minnesota Limited Partnership, a Minnesota limited partnership, By: Chesapeake Partners of Minneapolis, Inc., a Minnesota corporation, General Partner

J.P. McClure its PRESIDENT

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 20th day of November, 2008, by Jon P. McClure President of Chesapeake Partners of Minneapolis, Inc., a Minnesota corporation, the General Partner of CMK Arden Holdings, A Minnesota Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

Annie M. Biebl
ANNIE M. BIEBL
Notary Public, HENNEPIN County, MINNEAPOLIS, MN
My Commission Expires 1/31/2010



I, Scott J. Soukup, professional land surveyor, 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 depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

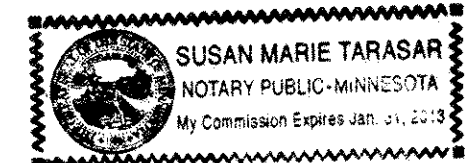
Dated this 12th day of November, 2008.

Scott J. Soukup
Scott J. Soukup, Professional Land Surveyor
Minnesota License No. 17256

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of NOVEMBER, 2008, by Scott J. Soukup, a Licensed Land Surveyor.

Susan Marie Tarasar
SUSAN M. TARASAR
Notary Public, Hennepin County, Minnesota
My Commission Expires JANUARY 31, 2013



City of Arden Hills, Minnesota

We do hereby certify that on the 14th day of July, 2008, the City Council of the City of Arden Hills, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2., have been fulfilled.

Halcyon Anderson, Mayor Paul J. Strom, Clerk

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2008 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 24th day of November, 2008.

Mark E Oswald, Director
Department of Property Records and Revenue
By Diane Klone, 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 583A.42, this 20th day of November, 2008.

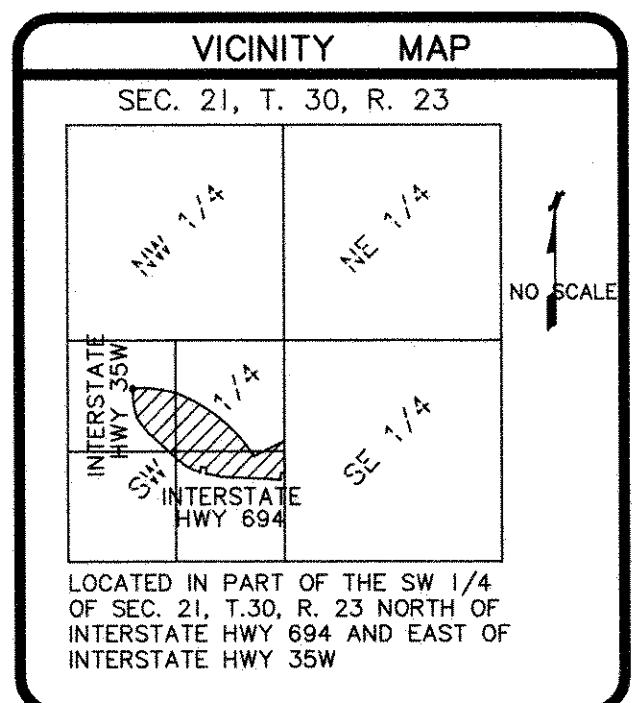
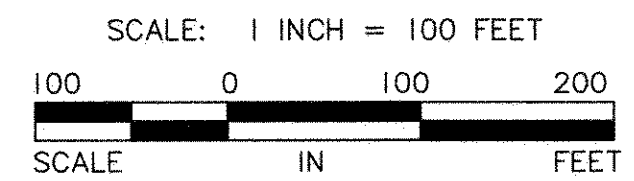
David D. Claypool
David D. Claypool, P.L.S., Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of TRAVERSE BUSINESS CENTER was filed in the office of the County Recorder for public record on this 24th day of November, 2008, at 4:00 o'clock P. M. and was duly filed in Book 124 of Plats, Pages 1 and 2, as Document Number 4128696.

Deputy County Recorder

TRAVERSE BUSINESS CENTER

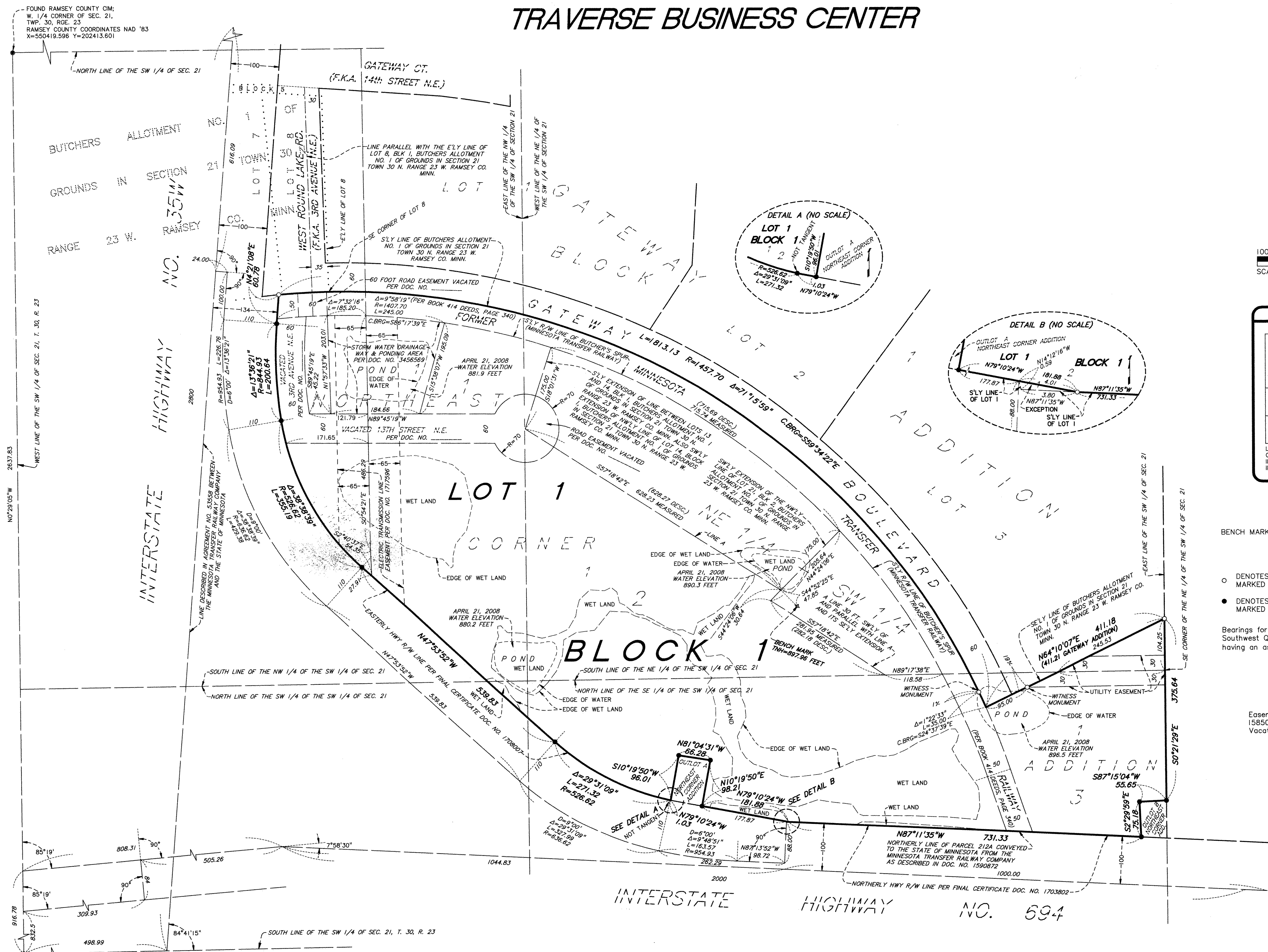


BENCH MARK: All elevations refer to the top of top nut of fire hydrant (TNH)
Elevation = 897.96 feet (N.G.V.D. 1929)

- DENOTES 1/2 INCH by 14 INCH IRON PIPE SET AND MARKED WITH LICENSE NO. 17256
- DENOTES FOUND 1/2 INCH IRON PIPE MARKED WITH LICENSE NO. 15480

Bearings for this plat are based on the west line of the Southwest Quarter of Section 21, Township 30, Range 23, having an assumed bearing of N0°29'05"W.

Easements per Document Numbers 1585079, 2358302 and 2479184
Vacated per Document No. _____



FOUND RAMSEY COUNTY CIM;
W. 1/4 CORNER OF SEC. 21,
TWP. 30, RGE. 23
RAMSEY COUNTY COORDINATES NAD '83
X=550419.596 Y=202413.601

FOUND RAMSEY COUNTY CIM;
SW CORNER OF SEC. 21, TWP. 30, RGE. 23
RAMSEY COUNTY COORDINATES NAD '83
X=550441.913 Y=199775.866