

ROSEDALE CENTER EIGHTH ADDITION

KNOW ALL MEN BY THESE PRESENTS: That PPF RTL Rosedale Shopping Center, LLC, a Delaware limited liability company, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot 1, Block 1, ROSEDALE CENTER FOURTH ADDITION;

And

Lot 3, Block 1, ROSEDALE CENTER FIFTH ADDITION, except that part overlying that part of Lot 3, Block 1, ROSEDALE CENTER FOURTH ADDITION, overlying Lots 6 and 7, Block 5, LEINEN HEIGHTS NO. 2;

And

That part of Lot 3, Block 1, ROSEDALE CENTER FIFTH ADDITION, overlying that part of Lot 3, Block 1, ROSEDALE CENTER FOURTH ADDITION, overlying Lots 6 and 7, Block 5, LEINEN HEIGHTS NO. 2;

Has caused the same to be surveyed and platted as ROSEDALE CENTER EIGHTH ADDITION.

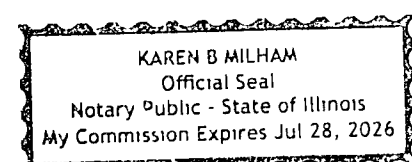
In witness whereof said PPF RTL Rosedale Shopping Center, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 1 day of February, 2023.

Signed: PPF RTL Rosedale Shopping Center, LLC
By: PPF Retail, LLC, its sole member
By: PPF OP, LP, its sole member
By: PPF OPGP, LLC, its General Partner
By: Prime Property Fund, LLC, its sole member
By: Morgan Stanley Real Estate Advisor, Inc., its Investment Advisor

John C. Schoser its Managing Director

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 1st day of February, 2023, by John C. Schoser, the Managing Director of Morgan Stanley Real Estate Advisor, Inc., the Investment Advisor for Prime Property Fund, LLC, the Sole Member of PPF OPGP, LLC, the General Partner of PPF OP, LP, the Sole Member of PPF Retail, LLC, the Sole Member of PPF RTL Rosedale Shopping Center, LLC, a Delaware limited liability company, on behalf of the company.



Karen B. Milham
Karen B. Milham
Notary Public, Illinois, Cook County
My Commission Expires 7/28/24

I, Leonard F. Carlson, 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 15th day of December, 2022.

Leonard F. Carlson
Leonard F. Carlson, Professional Land Surveyor
Minnesota License No. 44890

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of December, 2022 by Leonard F. Carlson, a Professional Land Surveyor.

Laura J. Swift
Laura J. Swift
Notary Public, Minnesota
My Commission Expires January 31, 2027

CITY OF ROSEVILLE, MINNESOTA

We do hereby certify that on the 27th day of October, 2022, the City Council of the City of Roseville, Minnesota, approved this plat Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Signed: [Signature]
Mayor

Signed: [Signature]
Manager

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 22nd day of MARCH, 2023.

Tracy M. West
Tracy M. West, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 28th day of FEBRUARY, 2023.

DANIEL D. BAAR by: [Signature]
Daniel D. Baar, L.S. Ramsey County Surveyor
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ROSEDALE CENTER EIGHTH ADDITION was filed in the office of the Registrar of Titles for public record on this 22nd day of MARCH, 2023, at 10:00 o'clock A.M., and was duly filed in Book 53 of Plats, Pages 35 and 36, as Document Number 2191374.

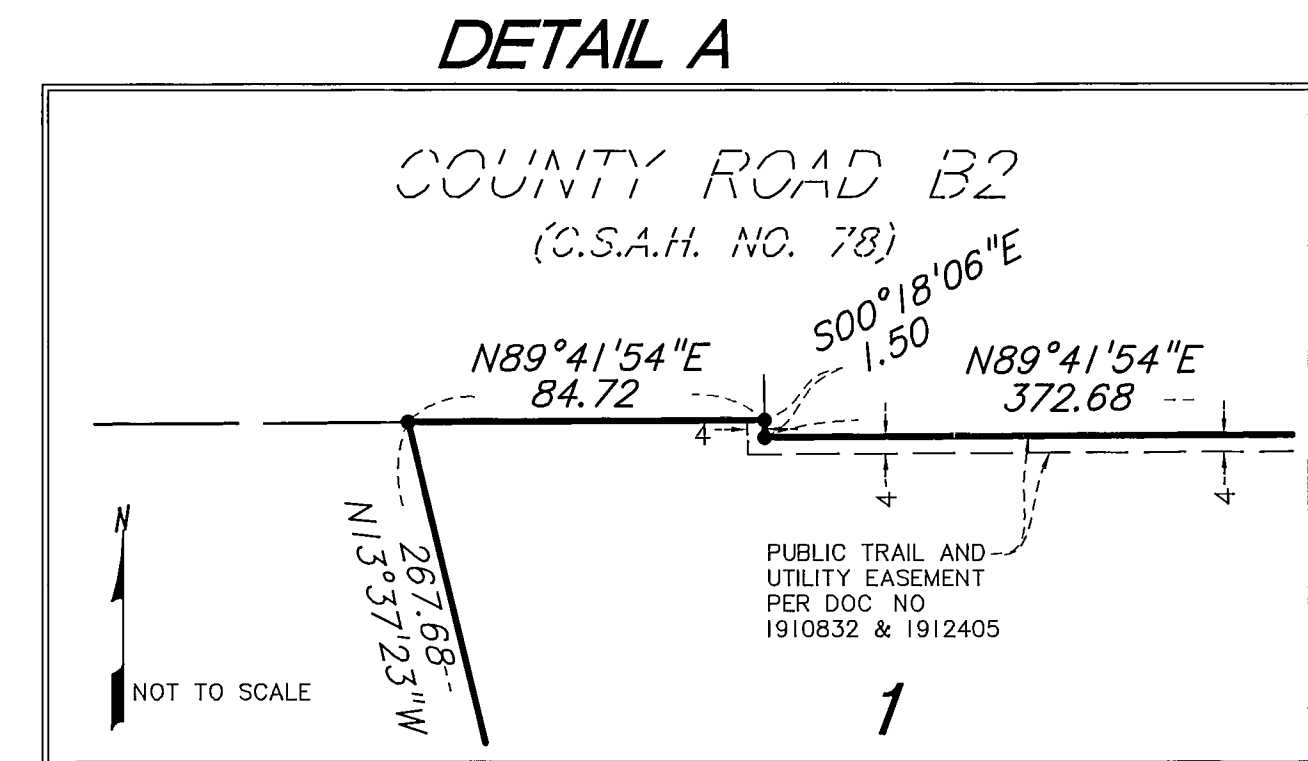
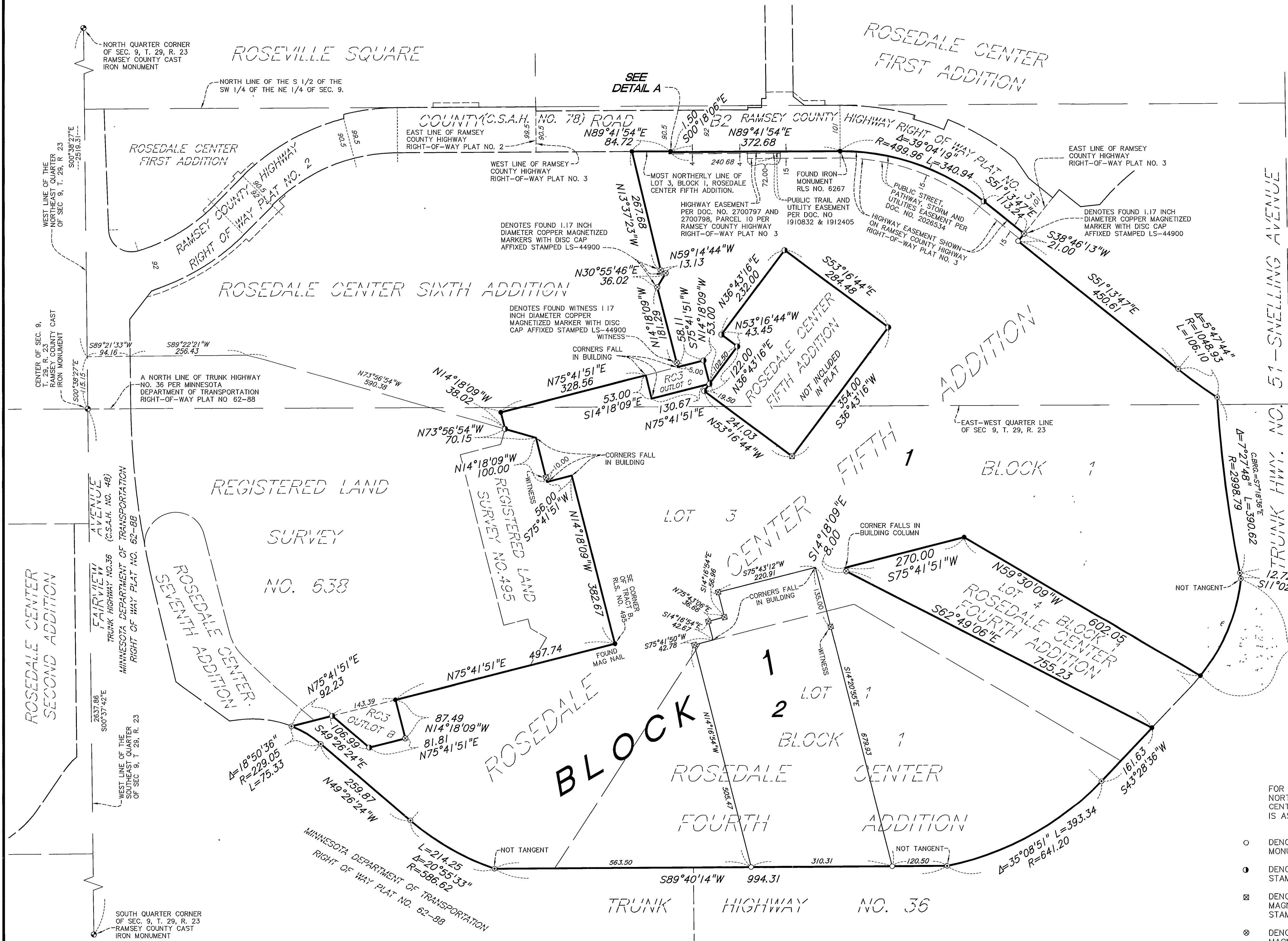
Deputy Registrar of Titles

COUNTY RECORDER
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ROSEDALE CENTER EIGHTH ADDITION was filed in the office of the County Recorder for public record on this 22nd day of MARCH, 2023, at 10:00 o'clock A.M., and was duly filed in Book 130 of Plats, Pages 18 and 19, as Document Number 4983946.

Deputy County Recorder

ROSEDALE CENTER EIGHTH ADDITION



FOR THE PURPOSES OF THIS PLAT THE MOST NORTHERLY LINE OF LOT 3, BLOCK 1 ROSEDALE CENTER FIFTH ADDITION, RAMSEY COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N89°41'54\"/>

- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT AND MARKED BY LICENSE NO. 44890
- DENOTES SET MAG NAIL WITH DISC CAP AFFIXED STAMPED LS-44890
- ⊗ DENOTES SET 1.17 INCH DIAMETER COPPER MAGNETIZED MARKER WITH DISC CAP AFFIXED STAMPED LS-44890
- ⊗ DENOTES FOUND 1.17 INCH DIAMETER COPPER MAGNETIZED MARKER WITH DISC CAP AFFIXED STAMPED LS-15480, UNLESS OTHERWISE NOTED.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NO. 15480, UNLESS OTHERWISE NOTED.
- ⊗ DENOTES FOUND 4 INCH DIAMETER CAST IRON MONUMENT MARKED PROPERTY CORNER.
- RC3 DENOTES ROSEDALE CENTER THIRD ADDITION.

