

# TWIN LAKES CENTER

KNOW ALL MEN BY THESE PRESENTS: That Twin Lakes Medical Center Limited Partnership, a Minnesota limited partnership, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of the easterly 150 feet of the westerly 860 feet of the south 700 feet of the Southeast Quarter of the Southwest Quarter of Section 4, Township 29, Range 23, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota, lying north of the north line of County Road C as widened by Document Nos. 1604931 and 1639968, and which also lies east of a line described as follows:

Commencing at the northeast corner of said easterly 150 feet of the westerly 860 feet of the south 700 feet of the Southeast Quarter of the Southwest Quarter; thence westerly along the north line of said south 700 feet of the Southeast Quarter of the Southwest Quarter, a distance of 89.93 feet to the beginning of the line to be described; thence southerly, at a right angle to said north line, a distance of 411.88 feet to said north line of County Road C and said line there terminating;

AND

That part of the south 700 feet of the Southeast Quarter of the Southwest Quarter of Section 4, Township 29, Range 23 in Ramsey County, Minnesota, lying north of the north line of County Road C as widened by Document Nos. 1588175 and 1639968, except the west 860 feet thereof, except the east 233 feet thereof and except that part of the west 80 feet of the east 313 feet of the south 650 feet of said Southeast Quarter of the Southwest Quarter lying north of the north line of said County Road C as widened, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota;

AND

That part of the West 80 feet of the East 313 feet of the South 650 feet of the Southeast Quarter of the Southwest Quarter of Section 4, Township 29, Range 23, in Ramsey County, Minnesota, lying north of the north line of County Road C as widened by Document No. 1588175;

AND

That part of the East 233 feet of the South 500 feet of the East One Half of the Southwest Quarter of Section 4, Township 29, Range 23 lying northerly of the Northern Pacific Railway Company's right-of-way, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota;

AND

The East 233 feet of the North 100 feet of the South 600 feet of the Southwest Quarter of Section 4, Township 29, Range 23, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

That Ryan Twin Lakes Limited Partnership, a Minnesota limited partnership, fee owner and City of Roseville, Minnesota, a Minnesota municipal corporation, mortgagee of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

All that part of the east 200 feet of the west 710 feet of the south 700 feet of the Southeast Quarter of the Southwest Quarter of Section 4, Township 29, Range 23, lying northerly of County Road C, as widened by Document Nos. 1585837 and 1639968, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota;

AND

That part of the easterly 150 feet of the westerly 860 feet of the south 700 feet of the Southeast Quarter of the Southwest Quarter of Section 4, Township 29, Range 23, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota, lying north of the north line of County Road C as widened by Document Nos. 1604931 and 1639968, and which also lies west of a line described as follows:

Commencing at the northeast corner of said easterly 150 feet of the westerly 860 feet of the south 700 feet of the Southeast Quarter of the Southwest Quarter; thence westerly along the north line of said south 700 feet of the Southeast Quarter of the Southwest Quarter, a distance of 89.93 feet to the beginning of the line to be described; thence southerly, at a right angle to said north line, a distance of 411.88 feet to said north line of County Road C and said line there terminating.

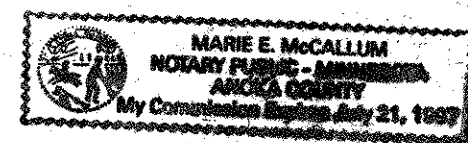
Have caused the same to be surveyed and platted as TWIN LAKES CENTER and do hereby dedicate to the public for public use forever the thoroughfares and drainage and utility easements as shown on this plat.

In witness whereof said Twin Lakes Medical Center Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this 8th day of March, 1994.

Signed: Twin Lakes Medical Center Limited Partnership  
by: Twin Lakes LLC, its General Partner  
by: Ryan Properties, Inc., a Minnesota corporation, its Managing Member

*[Signature]* its V-Pres.

STATE OF Minnesota  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 8th day of March, 1994 by Timothy M. Gray, Vice President of Ryan Properties, Inc., a Minnesota corporation, Managing Member of Twin Lakes LLC, General Partner of Twin Lakes Medical Center Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.



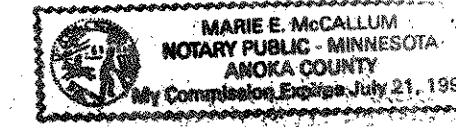
*Marie E. McCallum*  
Notary Public, Anoka County, Minnesota  
My Commission Expires July 21, 1997

In witness whereof said Ryan Twin Lakes Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this 8th day of March, 1994.

Signed: Ryan Twin Lakes Limited Partnership  
by: Ryan Builders, Inc., a Minnesota corporation, its General Partner

*[Signature]* its V-Pres.

STATE OF Minnesota  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 8th day of March, 1994 by Timothy M. Gray, Vice President of Ryan Builders, Inc., a Minnesota corporation, General Partner of Ryan Twin Lakes Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.



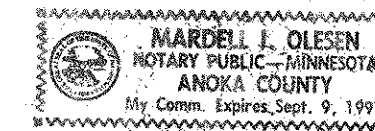
*Marie E. McCallum*  
Notary Public, Anoka County, Minnesota  
My Commission Expires July 21, 1997

In witness whereof said City of Roseville, Minnesota, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 24th day of March, 1994.

Signed: City of Roseville, Minnesota

*Jerman A. Johnson* Mayor *Steven R. Parkoy* Manager

STATE OF Minnesota  
COUNTY OF Anoka  
The foregoing instrument was acknowledged before me this 24th day of March, 1994 by Vernon A. Johnson, Mayor and by Steven R. Parkoy, Manager of the City of Roseville, Minnesota, a Minnesota municipal corporation, on behalf of the corporation.

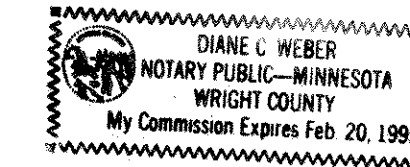


*Marcell J. Olesen*  
Notary Public, Anoka County, Minnesota  
My Commission Expires September 9, 1997

I hereby certify that I have surveyed and platted the property described on this plat as TWIN LAKES CENTER; 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 have been 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.

*Martin J. Weber*  
Martin J. Weber, Land Surveyor  
Minnesota License No. 12043

STATE OF MINNESOTA  
COUNTY OF Wright  
The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of March, 1994 by Martin J. Weber, a Licensed Land Surveyor.



*Diane C. Weber*  
Notary Public, Wright County, Minnesota  
My Commission Expires February 20, 1995

City of Roseville

We do hereby certify that on the 22nd day of November, 1993, the City Council of the City of Roseville, 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.

*Jerman A. Johnson* Mayor *Steven R. Parkoy* Manager

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 7th day of April, 1994.

*Jou McKenna*, Director  
Department of Property Taxation

By *Janice Marich*, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 7th day of APRIL, 1994 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

*David D. Claypool*  
David D. Claypool, R.L.S.  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of TWIN LAKES CENTER was filed in the office of the County Recorder for public record on this 17th day of JUNE, 1994, at 11:24 o'clock A.M. and was duly filed in Book 109 of Plats, Pages 37 and 38, as Document Number 2811961.

*Lou McKenna*, County Recorder

By \_\_\_\_\_, Deputy

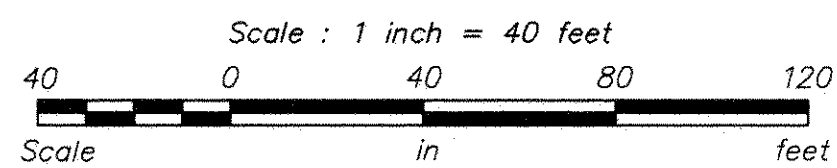
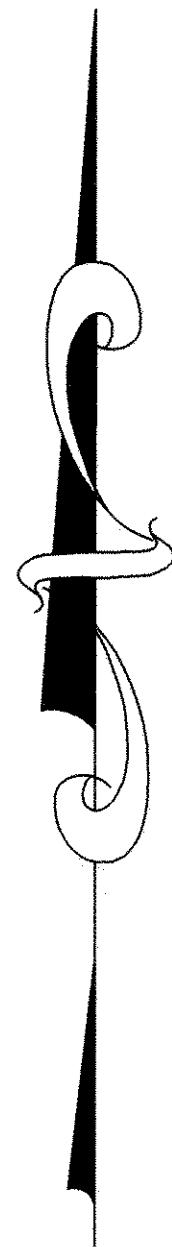
TORRENS:  
Book No. 40 OF PLATS,  
PAGES 11 & 12, ON THIS  
17TH DAY OF JUNE, 1994,  
AT 2:00 O'CLOCK P.M.  
As Document No. 1062098.

# TWIN LAKES CENTER

Registered Land Survey

No. 500

Tract B



o Denotes 1/2 inch x 16 inch iron rebar monument set and marked by R.L.S. No. 12043 unless otherwise noted.

Bearings shown on this plat are based on the East line of the SW 1/4 of Sec. 4, T. 29, R. 23 which is assumed to have a bearing of S 01°08'12" E.

EXCEPTION

ARTHUR STREET

# BLOCK

COUNTY ROAD C

COUNTY ROAD C

BURLINGTON NORTHERN RAILROAD

NE corner of the SW 1/4, Sec. 4, T. 29, R. 23 (Ramsey Co. Cast Iron Mon.) Ramsey Co. Coordinates X 553272.473 Y 186384.017

EXCEPTION

North line of the South 600 feet of the SW 1/4, Sec. 4

N 89°24'35" E 233.01

Found 1/2 inch iron pipe marked with R.L.S. No. 8612

FAIRVIEW AVENUE

FAIRVIEW AVENUE

S 01°08'12" E

N 01°08'12" W

S 01°10'48" E

N 89°24'35" E

572.77

260.09

312.68

East Line of the West 710 feet of the SE 1/4 of the SW 1/4, Sec. 4

West line of the Easterly 150 feet of the westerly SW 1/4 of the SE 1/4 of the SW 1/4, Sec. 4

East Line of the Westerly 860 feet of the SE 1/4 of the SW 1/4, Sec. 4

West line of the East 313 feet of the SE 1/4, SW 1/4, Sec. 4

North line of the South 500 feet of the E 1/2, SW 1/4, Sec. 4

West line of the East 233 feet of the E 1/2, SW 1/4, Sec. 4

N 86°51'35" E

North line of County Road C per Doc. Nos. 1588175 and 1639968

COUNTY ROAD

N 86°51'35" E North line of Burlington Northern Railroad Right-of-Way

Δ = 02°18'36" R = 5779.65 C. Brg. = N 89°14'51" E

Formerly the Northern Pacific Railway Company's right-of-way

SE Cor. of the SW 1/4, Sec. 4, T. 29, R. 23 (Ramsey Co. Cast Iron Mon.) Ramsey Co. Coordinates X 553324.936 Y 183741.538

South line of the SW 1/4, Sec. 4, T. 29, R. 23 N 89°24'35" E