

RJ MARCO RETAIL ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Little Canada North, LLC, a Minnesota limited liability company, owner, and Century Bank, a National Banking Association, mortgagee, of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Lots 30 and 31, and the North 6 feet of Lot 32, Block 6, North Heights,

together with:

That part of the following described property:

Lot 33 and that part of Lot 32 lying South of the North 6.00 feet thereof, Block 6, North Heights, according to the recorded plat thereof, Ramsey County, Minnesota, together with that part of the north half of vacated Hannah Street which accrued to said Lot 33 by reason of said vacation,

which lies Westerly of a line lying 8.00 feet Westerly of and parallel with the East line of Lots 32 and 33 and its extension Southerly,

together with:

The West 355.33 feet of the North 1/2 of the South 2/5 of Lot 7, and that part of Lot 7 lying North of the South 2/5 and lying South of Block 6 and Hannah Street as dedicated in North Heights, all in Block 2, North Park. Together with that portion of Hannah Street vacated lying Southerly of the following described line:

Commencing at the intersection of the Center line of vacated Hannah Street with the Easterly line of Rice Street; thence easterly along said Center line of vacated Hannah Street to its intersection with the Southerly extension of the Westerly line of Lot 36, Block 6, North Heights, across said vacated Hannah Street, and there terminating,

together with:

That part of the South 1/5 of Lot 7, Block 2, North Park, according to the recorded plat thereof, Ramsey County, Minnesota, and those parts of Lots 12 through 23, Block 7, North Heights, according to the recorded plat thereof, Ramsey County, Minnesota, which lies west of the east line of the west 355.33 feet of Lot 7, said Block 2, and its extension southerly, except that part taken for Rice Street by Final certificate filed as Document No. 2218020.

And that Park Ave, LLC, a Minnesota limited liability company, owner, and Firststar Bank, a National Banking Association, mortgagee, of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Lots 36 and 37; Lots 38, 39 and 40, except the North 35 feet, all in Block 6, North Heights, together with that part of adjoining Hannah Street, vacated, lying between the extensions across said street of the West line of said Lot 36 and the East line of said Lot 40.

together with:

Lots 41 and 42 excepting the North 35 feet thereof, Block 6, North Heights, together with that part of the North half of Hannah Street, vacated, lying between the extensions of the West line of Lot 41 and the East line of Lot 42, Block 6, North Heights, as vacated by Doc. No. 534524, and together with that part of the South half of Hannah Street, vacated, lying between the extensions across said street of the West line of Lot 41 and the East line of Lot 42, Block 6, North Heights, as vacated by Doc. No. 534524.

together with:

Lots 43 through 46, Block 6, North Heights, except the North 35 feet thereof. That part of adjoining Hannah Street, vacated, except the South 15 feet thereof, lying between the extensions across said street of the West line of said Lot 43 and the East line of said Lot 46.

together with:

Lots 47, 48 and 49, Block 6, North Heights, except the North 35 feet thereof. That part of adjoining Hannah Street, vacated, except the South 15 feet thereof, lying between the extensions across said street of the West line of said Lot 47 and the East line of said Lot 49.

together with:

That part of Lots 50 through 56, inclusive, Block 6, North Heights, lying South of the North 55 feet thereof. That part of adjoining Hannah Street, vacated, except the South 15 feet thereof, lying between the extensions across said street of the West line of said Lot 50 and the East line of said Lot 56.

together with:

Lot 35; and that part of Lot 34 lying South of the North 25 feet thereof; Block 6, North Heights, together with the North 1/2 of vacated Hannah Street which accrued thereto by reason of vacation thereof,

together with:

That part of the following described property:

Lot 33 and that part of Lot 32 lying South of the North 6.00 feet thereof, Block 6, North Heights, according to the plat thereof, Ramsey County, Minnesota, together with that part of the north half of vacated Hannah Street, which accrued to said Lot 33 by reason of said vacation.

which lies Easterly of a line lying 8.00 feet Westerly of and parallel with the East line of said Lots 32 and 33 and its extension Southerly,

And that Frank M. Frattalone and Cheryl L. Frattalone, husband and wife, owners of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Those parts of the South 1/5 of Lot 7, Block 2, North Park and Lots 5 through 12, Block 7, North Heights, according to the plat thereof; which lies East of the East line of the West 355.33 feet of Lot 7, said Block 2 and its extension Southerly.

Have caused the same to be surveyed and platted as RJ MARCO RETAIL ADDITION, and do hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements as shown on this plat.

In witness whereof said Little Canada North, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26th day of December, 2000.

Signed: Little Canada North, LLC

Reginald O. Plouffe

its Chief Manager

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 26th day of December, 2000, by Reginald Plouffe, Chief Manager of Little Canada North, LLC, a Minnesota limited liability company, on behalf of the company.

Debbie Jaramon
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-2005

In witness whereof said Century Bank, a National Banking Association, has caused these presents to be signed by its proper officer this 29th day of December, 2000.

Signed: Century Bank

Majorie Christensen

its Per. Banking Officer

STATE OF MINNESOTA
COUNTY OF Washburn

The foregoing instrument was acknowledged before me this 29th day of December, 2000, by Christina of Century Bank, a National Banking Association, on behalf of the association.

Jamie Dale Dordall
Notary Public, Washburn County, Minnesota
My Commission Expires 01/31/2005

In witness whereof said Park Ave, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 27th day of December, 2000.

Signed: Park Ave, LLC

John E. Brandt

its VICE PRESIDENT & SECRETARY

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 27th day of December, 2000, by Peter C. Foshier, Jr., VICE PRESIDENT & SECRETARY of Park Ave, LLC, a Minnesota limited liability company, on behalf of the company.

John E. Brandt
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2005

In witness whereof said Firststar Bank, a National Banking Association, has caused these presents to be signed by its proper officer this 27th day of December, 2000.

Signed: Firststar Bank

Paul A. Friedman

its Business Banking Officer

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 27th day of December, 2000, by Paul A. Friedman, Business Banking Officer of Firststar Bank, a National Banking Association, on behalf of the association.

John E. Brandt
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2005

In witness whereof said Frank M. Frattalone and Cheryl L. Frattalone, husband and wife, have hereunto set their hands this 26 day of Dec, 2000.

Frank M. Frattalone Cheryl L. Frattalone
Frank M. Frattalone Cheryl L. Frattalone

STATE OF MINNESOTA
COUNTY OF WASH

The foregoing instrument was acknowledged before me this 26 day of Dec, 2000, by Frank M. Frattalone and Cheryl L. Frattalone, husband and wife.

Deborah Kees
Notary Public, WASH County, Minnesota
My Commission Expires 1-31-2005

Susan Kees
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2005

I hereby certify that I have surveyed and platted the property described on this plat as RJ MARCO RETAIL ADDITION; 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.

Richard L. Licht
Richard L. Licht, Land Surveyor
Minnesota License No. 26724

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of December, 2000, by Richard L. Licht, a Licensed Land Surveyor.

Debbie Jaramon
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2005

City of Little Canada, County of Ramsey, State of Minnesota

We do hereby certify that on the 26th day of December, 2000, 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 D. Fahley, Mayor

John R. Hanson, 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 29th day of December, 2000.

Deborah McClung, 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 29th day of December, 2000, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 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 RJ MARCO RETAIL ADDITION was filed in the office of the County Recorder for public record on this 29 day of December, 2000, at 4:30 o'clock P.M. and was duly filed in Book 116 of Plats, Pages 41 and 42, as Document Number 3367175.

Deputy County Recorder

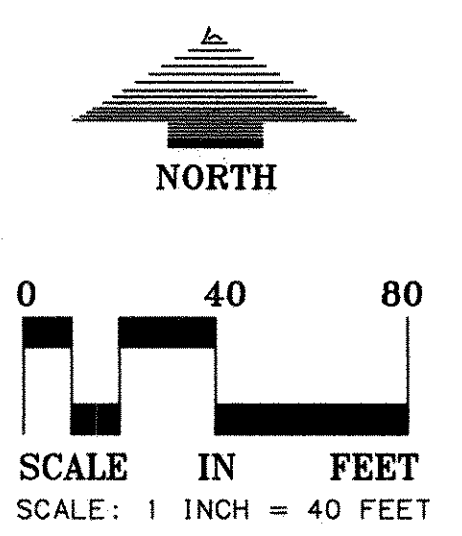
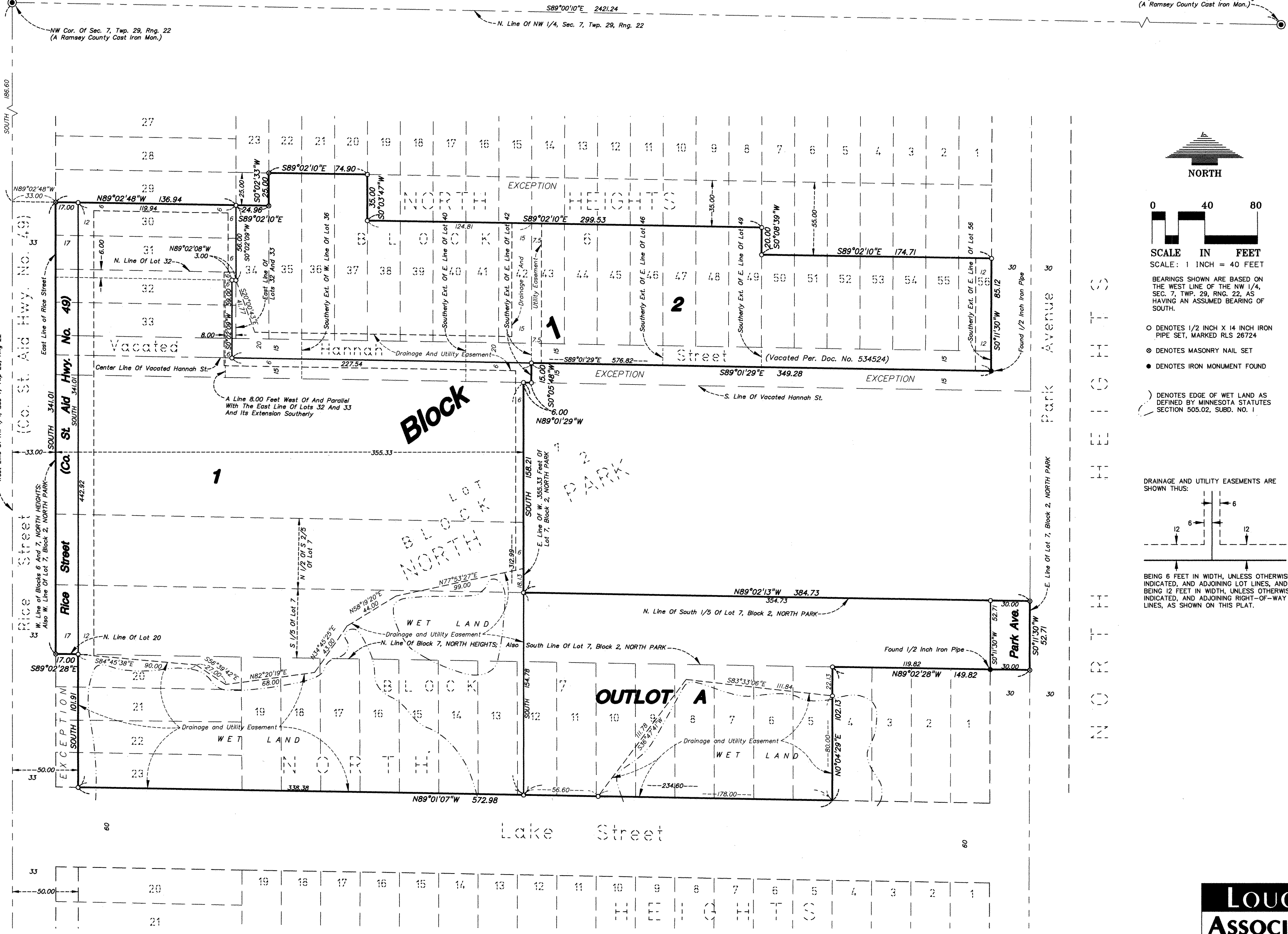
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of RJ MARCO RETAIL ADDITION was filed in the office of the Registrar of Titles for public record on this 29 day of December, 2000, at 4:00 o'clock P.M., and was duly filed in Book 113 of Plats, Pages 24 and 25, as Document Number 1622508.

Deputy Registrar of Titles

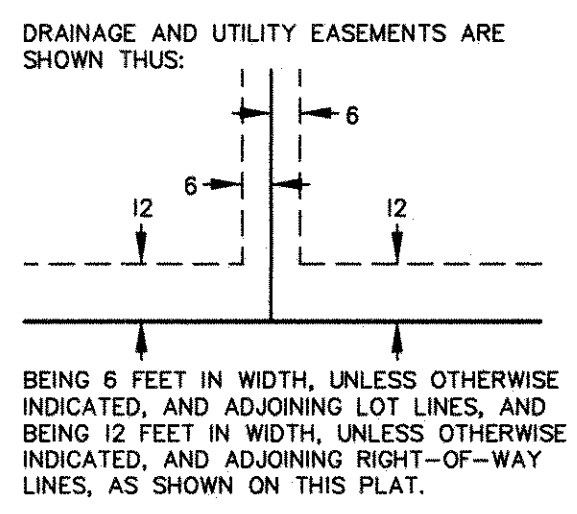
RJ MARCO RETAIL ADDITION

N 1/4 Cor. Of Sec. 7, Twp. 29, Rng. 22
(A Ramsey County Cast Iron Mon.)



BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE NW 1/4, SEC. 7, TWP. 29, RNG. 22, AS HAVING AN ASSUMED BEARING OF SOUTH.

- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET, MARKED RLS 26724
- ⊙ DENOTES MASONRY NAIL SET
- DENOTES IRON MONUMENT FOUND
- ⌋ DENOTES EDGE OF WET LAND AS DEFINED BY MINNESOTA STATUTES SECTION 505.02, SUBD. NO. 1



LOUCKS ASSOCIATES