

# BROADWAY BUSINESS PARK

KNOW ALL MEN BY THESE PRESENTS: That Philips Holdings, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Lauderdale, County of Ramsey, State of Minnesota:

Lots 3, 4, 5 and 6, Block 4, LAUDERDALE'S EAST SIDE ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Ramsey County, Minnesota;

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, all in Block 4, LAUDERDALE'S EAST SIDE ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Ramsey County, Minnesota;

That part of the West Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 17, Township 29, Range 23, Ramsey County, Minnesota, lying easterly of the easterly right of way line of the Minnesota Belt Line Railway and Transfer Company; EXCEPTING the north 33.00 feet of the above described tract being a part of vacated Roselawn Avenue;

The vacated alley in Block 4, LAUDERDALE'S EAST SIDE ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Ramsey County, Minnesota, lying south of the north lines of Lots 3 and 28, said Block 4; and all that part of vacated Roselawn Avenue lying within the limits of the City of Lauderdale and lying west of the westerly right of way line of Minnesota State Trunk Highway No. 280 and lying easterly of the easterly right of way line of the Minnesota Belt Line Railway and Transfer Company; and all that part of the vacated street which is shown on the plat of LAUDERDALE'S EAST SIDE ADDITION TO MINNEAPOLIS but which bears no name on said plat, which street is located between the westerly line of the platted lots in Block 4, LAUDERDALE'S EAST SIDE ADDITION TO MINNEAPOLIS and the westerly limits of the City of Lauderdale; EXCEPTING therefrom that part of said vacated street lying north of the north line of Lot 28, said Block 4, extended westerly, and also EXCEPTING that part of said vacated street lying within the right of way of the Minnesota Belt Line Railway and Transfer Company.

Has caused the same to be surveyed and platted as BROADWAY BUSINESS PARK and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

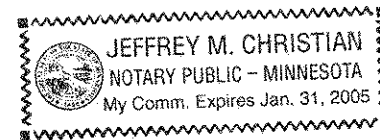
In witness whereof said Philips Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4<sup>th</sup> day of December, 2001.

Signed: Philips Holdings, LLC  
[Signature] its President

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2001, by Philip S. Mays the President of Philips Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]  
Notary Public, Washington County, Minnesota  
My Commission Expires \_\_\_\_\_



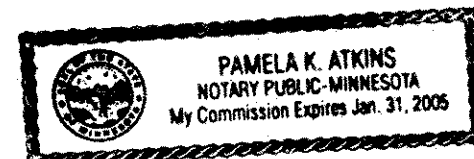
I hereby certify that I have surveyed and platted the property described on this plat as BROADWAY BUSINESS PARK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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, Subdivision 1, or public highways to be designated other than as shown on this plat.

[Signature]  
Gary R. Harris Land Surveyor  
Minnesota License No. 10943

STATE OF MINNESOTA  
COUNTY OF Dakota

The foregoing Surveyor's Certificate was acknowledged before me this 21<sup>st</sup> day of November, 2001, by Gary R. Harris, a Licensed Land Surveyor.

[Signature]  
Notary Public, Dakota County, Minnesota  
My Commission Expires Jan 31, 2005



City of Lauderdale, Minnesota

We do hereby certify that on the 11<sup>th</sup> day of SEPTEMBER, 2001, the City Council of the City of Lauderdale, 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, Subdivision 1.

[Signature] Mayor      [Signature] Administrator

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 20<sup>th</sup> day of December, 2001.

[Signature] Director      By [Signature] Deputy  
Department of Property Taxation

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 20<sup>th</sup> day of December, 2001 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

[Signature]  
David D. Claypool, L.S., Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of BROADWAY BUSINESS PARK was filed in the office of the County Recorder for public record on this 28<sup>th</sup> day of December, 2001, at 11:15 o'clock A.M., and was duly filed in Book 117 of Plats, Pages 35 and 36, as Document Number 3456034.

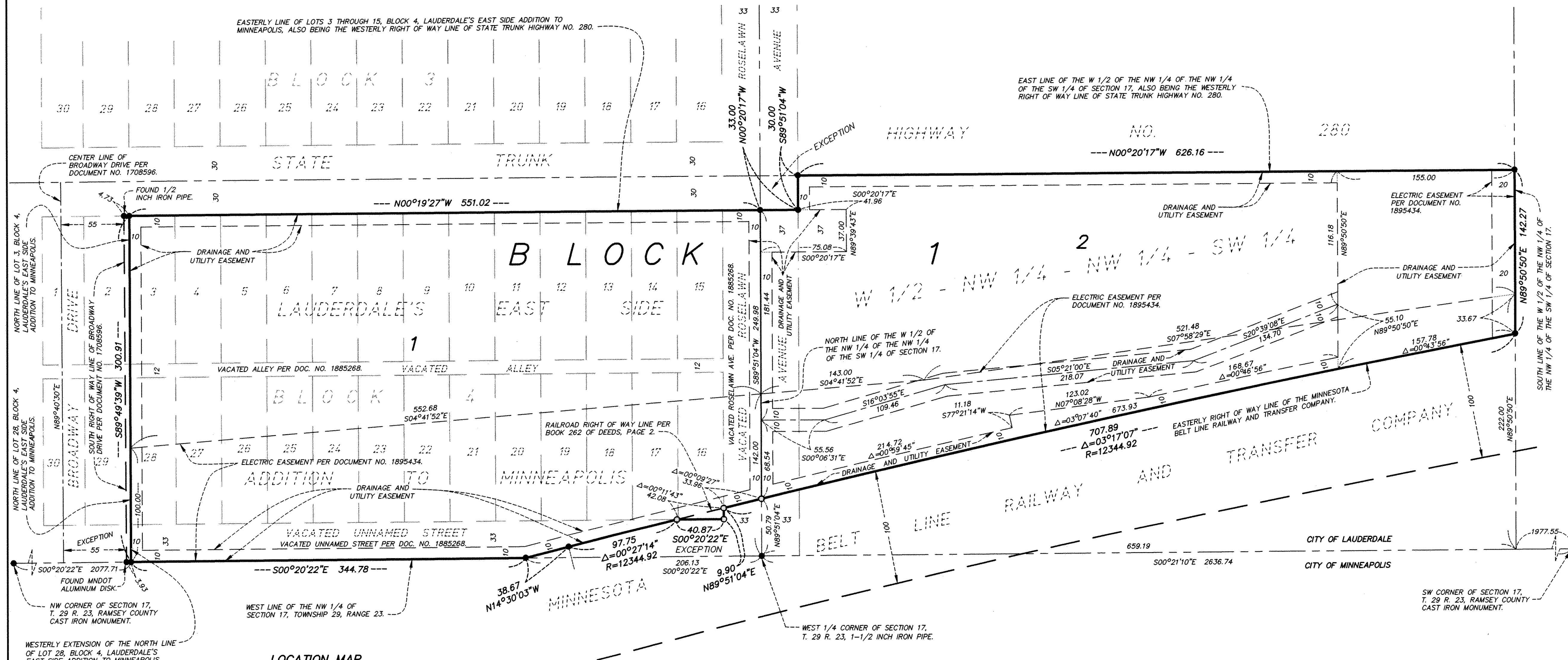
Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

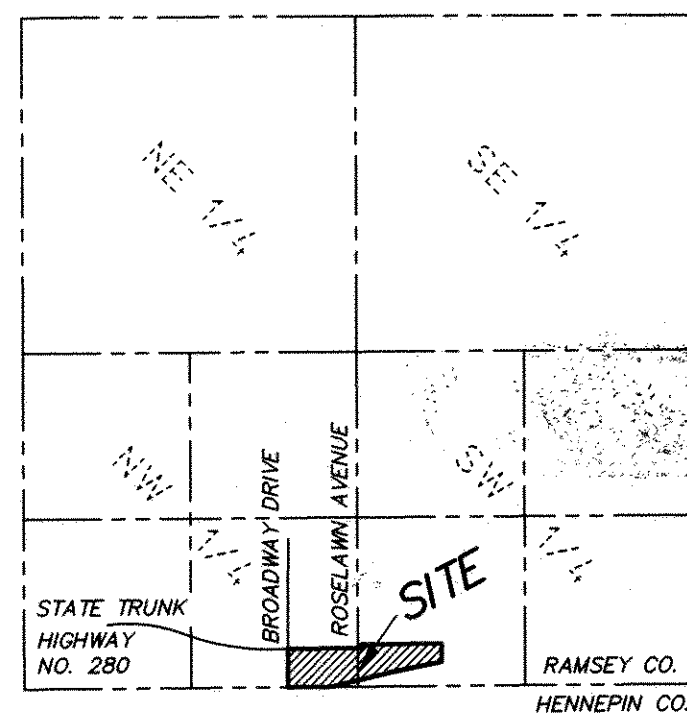
I hereby certify that this plat of BROADWAY BUSINESS PARK was filed in the office of the Registrar of Titles for public record on this 28<sup>th</sup> day of December, 2001, at 2:00 o'clock P.M., and was duly filed in Book 43 of Plats, Pages 48 and 49, as Document Number 1665876.

Deputy Registrar of Titles

# BROADWAY BUSINESS PARK



LOCATION MAP

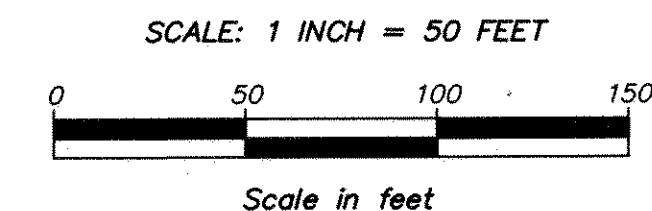


SECTION 17, TOWNSHIP 29, RANGE 23, RAMSEY COUNTY, MN



- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, MARKED BY LICENSE NO. 18420, UNLESS OTHERWISE INDICATED.
- DENOTES 1/2 INCH x 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 10943.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 17, T. 29, R. 23, RAMSEY COUNTY, TO HAVE AN ASSUMED BEARING OF  $S00^{\circ}20'22''E$ .



**John Oliver & Associates, Inc.**  
 Elk River - Burnsville - Brooklyn Park  
 www.joiverassoc.com