

OAK KNOLL BUSINESS PARK

KNOW ALL MEN BY THESE PRESENTS: That Amcon Vadnais Technical Company, LLC, a Minnesota limited liability company, fee owner and First Federal Capital Bank, a federally chartered savings bank, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

Lots 3 and 4, Block 1, VADNAIS TECHNICAL BUSINESS CENTER, Ramsey County, Minnesota

Have caused the same to be surveyed and platted as OAK KNOLL BUSINESS PARK, and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Amcon Vadnais Technical Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17 day of August, 2004.

Signed: Amcon Vadnais Technical Company, LLC

John Klingelburt as Chief Manager

STATE OF Minnesota
COUNTY OF Carver

The foregoing instrument was acknowledged before me this 17 day of August, 2004, by John Klingelburt, as Chief Manager of Amcon Vadnais Technical Company, LLC, a Minnesota limited liability company, on behalf of the company.

Ke. J. Mans
Notary Public, Hennepin County, Minnesota
My Commission Expires JAN, 31, 2005



In witness whereof said First Federal Capital Bank, a federally chartered savings bank, has caused these presents to be signed by its proper officer this 18 day of August, 2004.

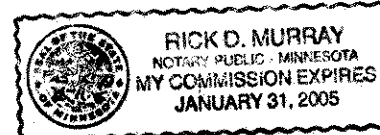
Signed: First Federal Capital Bank

William David A. Abdou as CLO

STATE OF Minnesota
COUNTY OF CLAYTON

The foregoing instrument was acknowledged before me this 18th day of August, 2004, by WILLIAM DAVID A. ABDU as Commercial Loan Officer of First Federal Capital Bank, a federally chartered savings bank, on behalf of the bank.

Rick D. Murray
Notary Public, Carver County, Minnesota
My Commission Expires January 31, 2005



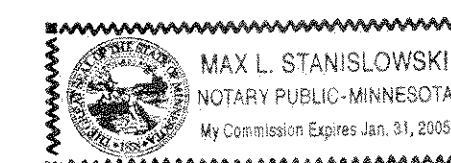
I hereby certify that I have surveyed and platted the property described on this plat as OAK KNOLL BUSINESS PARK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed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

Dennis J. Purcell
Dennis J. Purcell, Land Surveyor
Minnesota License No. 13594

STATE OF MINNESOTA
COUNTY OF ANOCA

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of AUGUST, 2004 by Dennis J. Purcell, a Licensed Land Surveyor.

Max L. Stanislawski
Notary Public, ANOCA County, Minnesota
My Commission Expires January 31, 2005



City of Vadnais Heights, Minnesota

We do hereby certify that on the 20th day of July, 2004, the City Council of the City of Vadnais Heights, 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.

Susan A. Benavente Mayor
Herald Urban Clerk

Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 29th day of September, 2004.

Deborah McCune, Director
Department of Property Taxation

By Yeann Couey, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 9th day of December, 2004, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

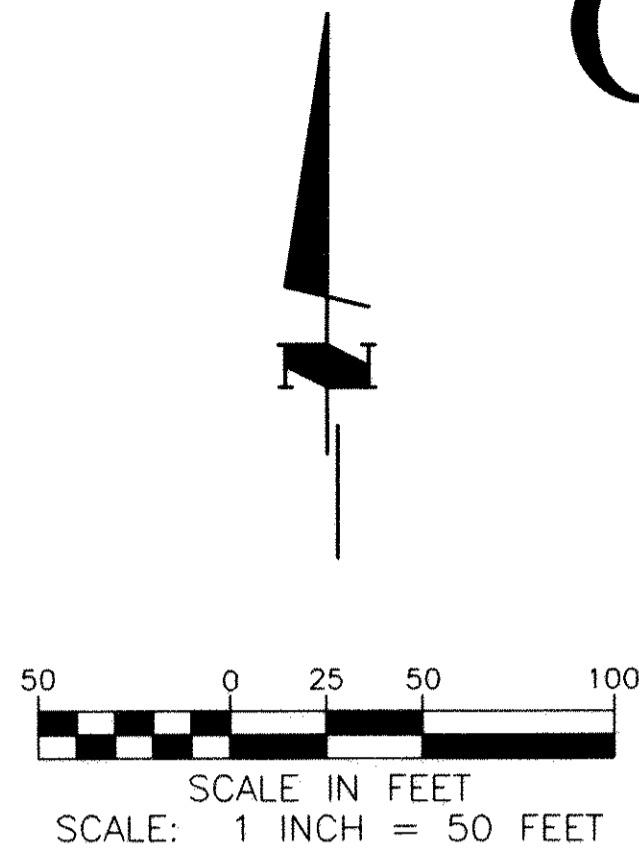
By Michael D. Faling, Deputy
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

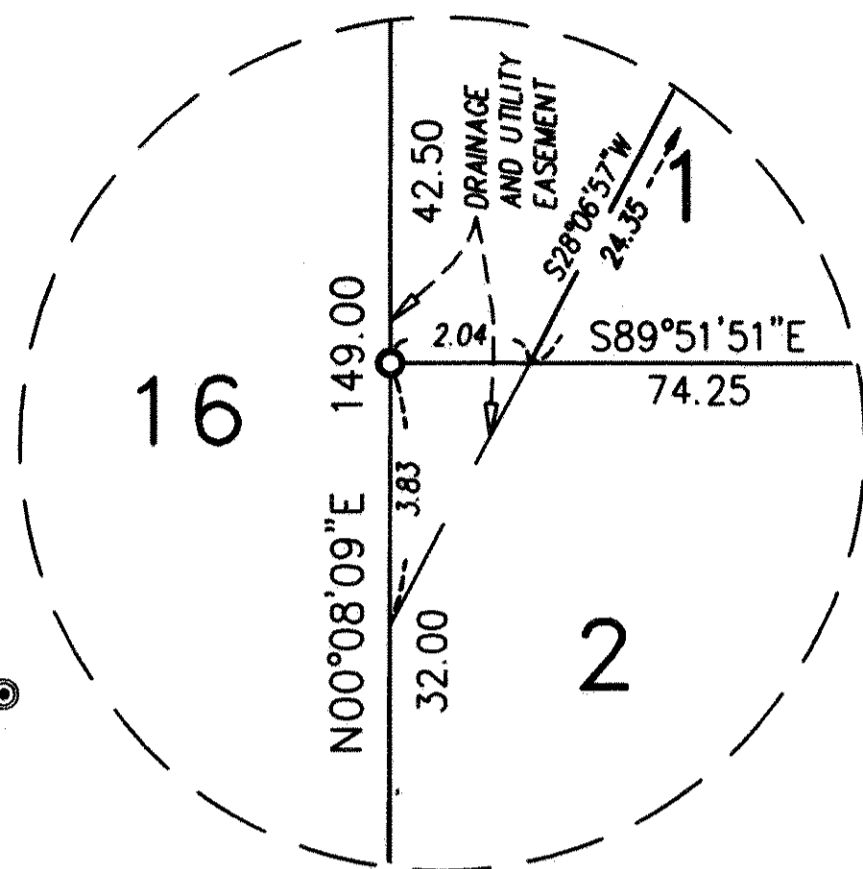
I hereby certify that this plat of OAK KNOLL BUSINESS PARK was filed in the office of the County Recorder for public record on this 9 day of December, 2004 at 3 o'clock P.M. and was duly filed in Book 120 of Plats, Pages 37 and 38, as Document Number 3014680.

Deputy County Recorder

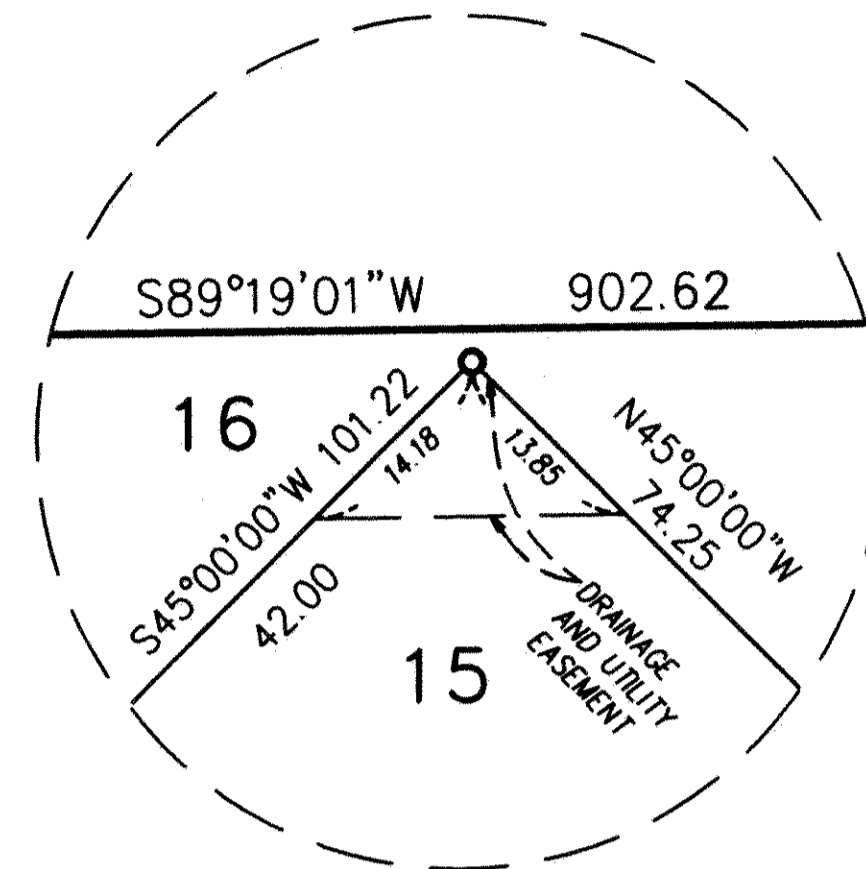
OAK KNOLL BUSINESS PARK



DETAIL A
NOT TO SCALE

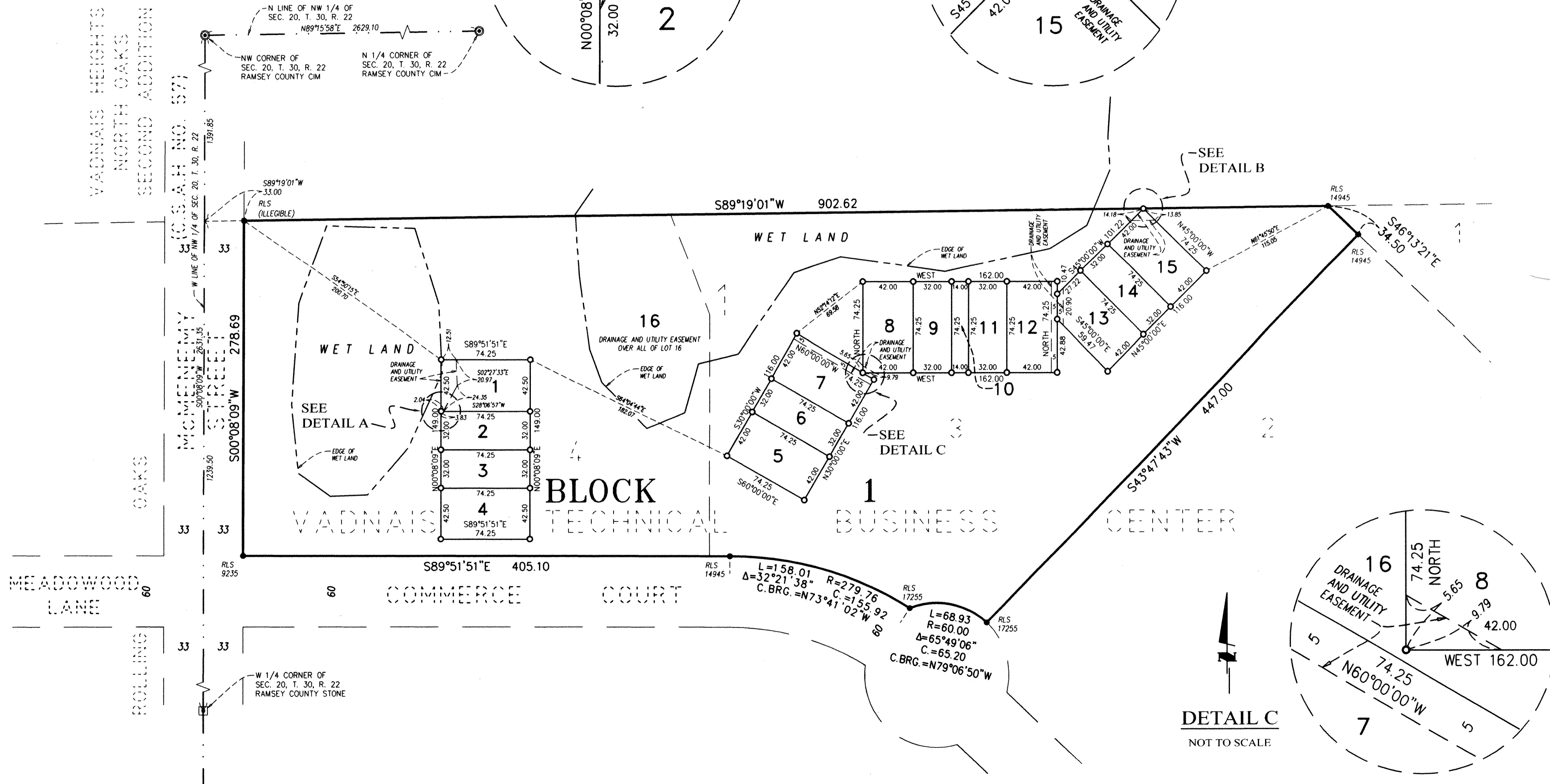


DETAIL B
NOT TO SCALE

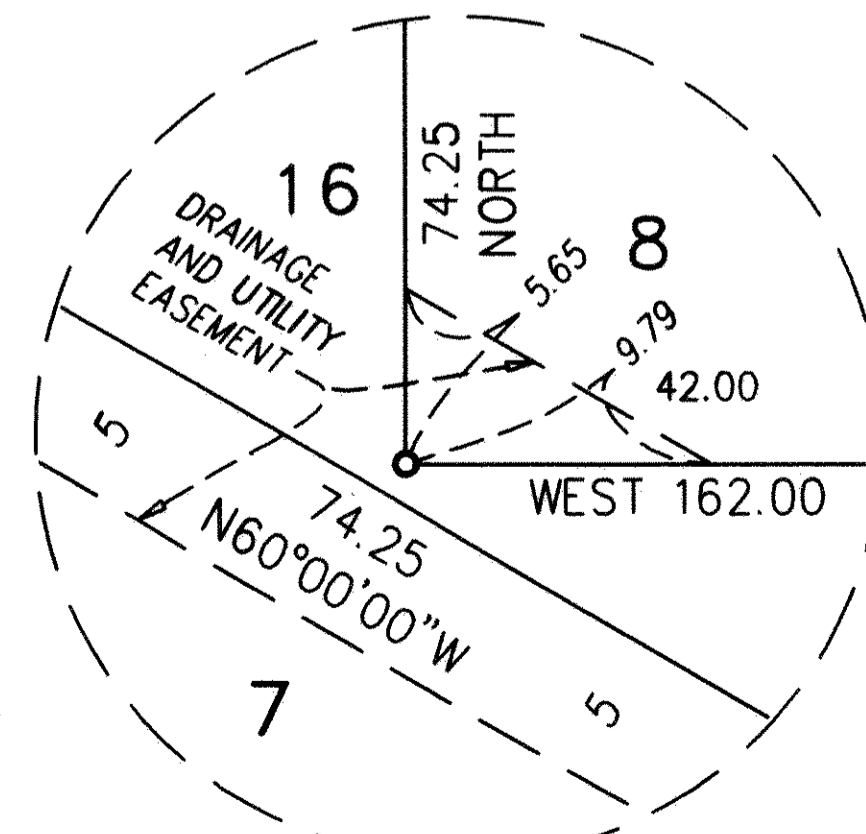


- DENOTES 1/2 INCH IRON PIPE FOUND, RLS NO. SHOWN, IF ANY, PER MINNESOTA STATUTES, SECTION 505.32 DESIGNATES THE LICENSE NUMBER OF THE LAND SURVEYOR WHO SET THE FOUND MONUMENT.
 - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 13594.
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF SECTION 20, TOWNSHIP 30, RANGE 22, WHICH IS ASSUMED TO BEAR SOUTH 00°08'09\"/>

DRAINAGE AND UTILITY EASEMENTS PER THE PLAT OF VADNAIS TECHNICAL BUSINESS CENTER WERE VACATED PER DOC. NO. 3814679



DETAIL C
NOT TO SCALE



McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND LAND SURVEYORS