

CLEVELAND CLUB

KNOW ALL PERSONS BY THESE PRESENTS: That Java Capital Partners 2700 Cleveland Ave, L. L. C., a Minnesota limited liability company, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lots Four (4), Five (5), Sixteen (16) and Seventeen (17), Block B, Twin View, all according to the plat thereof on file and of record, Ramsey County, Minnesota,

Except that part which lies Easterly of the following described line: Commencing at the intersection of a line drawn parallel with and distant 10.00 feet West of the East line of Lot 6, Block B, Twin View, according to said plat on file and of record in the office of the County Recorder, Ramsey County, Minnesota, and the South line of Lot 5, said Block B; thence North 01 degree 12 minutes 09 seconds West, assumed bearing along the Northerly extension of said line drawn parallel with and distant 10.00 feet West of the East line of Lot 6, 117.93 feet, to the point of beginning of said line to be hereinafter described; thence North 05 degrees 27 minutes 45 seconds West, 84.46 feet; thence North 05 degrees 42 minutes 29 seconds East, 52.14 feet, to the North line of said Lot 4, and said line there terminating (but not including in the exception parcel, that part included in the Deed to the City of Roseville filed June 7, 1960, as Document No. 1511814 in Book 1685 of RCR, Page 486).

And also except that part which lies Southerly and Westerly of the following described line: Commencing at said intersection of a line drawn parallel with and distant 10.00 feet West of the East line of Lot 6, and the South line of said Lot 5; thence North 01 degree 12 minutes 09 seconds West, assumed bearing along said Northerly extension of a line drawn parallel with and distant 10.00 feet West of the East line of Lot 6, 74.28 feet, to the point of beginning of said line to be hereinafter described; thence South 30 degrees 11 minutes 53 seconds West, 34.65 feet; thence South 62 degrees 45 minutes 38 seconds West, 81.30 feet; thence South 89 degrees 21 minutes 12 seconds West, 467.39 feet; thence North 29 degrees 51 minutes 34 seconds West 23.07 feet; thence North 03 degrees 20 minutes 14 seconds West, 226.01 feet to the Northwest corner of Lot 17, said Block B, and said line there terminating.

Has caused the same to be surveyed and platted as CLEVELAND CLUB and does hereby dedicate or donate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Java Capital Partners 2700 Cleveland Ave, L. L. C., a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 7 day of January, 2016

Signed: Java Capital Partners 2700 Cleveland Ave, L. L. C.

[Signature] its Chief Operating Manager

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 7th day of January, 2016 by MARK KADGHA COM and, _____ of Java Capital Partners 2700 Cleveland Ave, L. L. C., a Minnesota limited liability company, on behalf of the company.

[Signature]
Charlotte RAFTS

Notary Public, RAMSEY County, Minnesota

My Commission expires 1-31-18

I, Eric R. Vickaryous, Professional Land Surveyor, 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 monuments indicated on this plat will be correctly set within one year; 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 7th day of JANUARY, 2016.

[Signature]
Eric R. Vickaryous, Licensed Land Surveyor
Minnesota License Number 44125

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 7th day of JANUARY, 2016, by Eric R. Vickaryous, a Professional Land Surveyor.

[Signature]
Jill R. Tenney

Notary Public, Anoka County, Minnesota

My Commission expires Jan 31, 2020

City of Roseville
We do hereby certify that on the 7th day of January, 2016, 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.

[Signature] Mayor [Signature] City Clerk/Administrator

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 7th day of January, 2016.

[Signature] Treasurer/Auditor

Department of Property Records and Revenue

By [Signature] Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 7th day of January, 2016.

[Signature]
Craig W. Fitzman, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

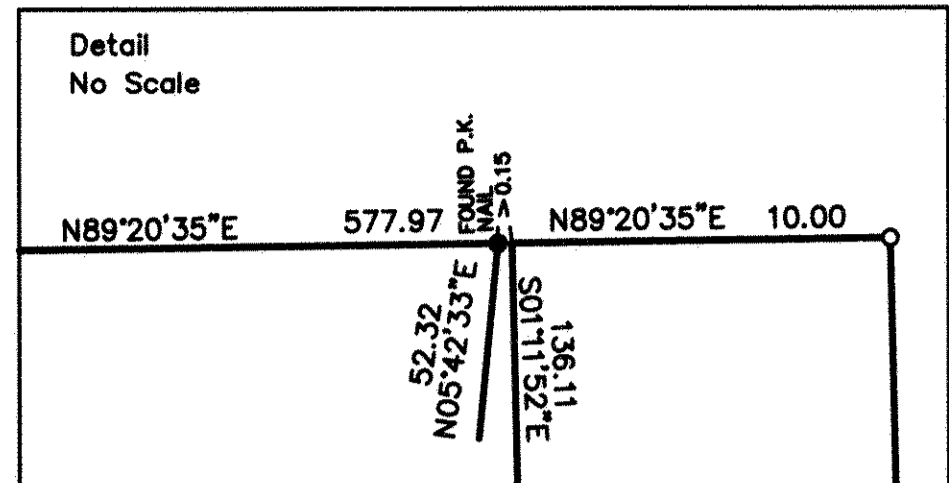
I hereby certify that this plat of CLEVELAND CLUB was filed in the office of the County Recorder for public record on this 29th day of JANUARY, 2016, at 3 o'clock P.M. and was duly filed in Book 127 of Plats, Pages 16 and 17, as Document Number 4593808

Deputy County Recorder

CLEVELAND CLUB

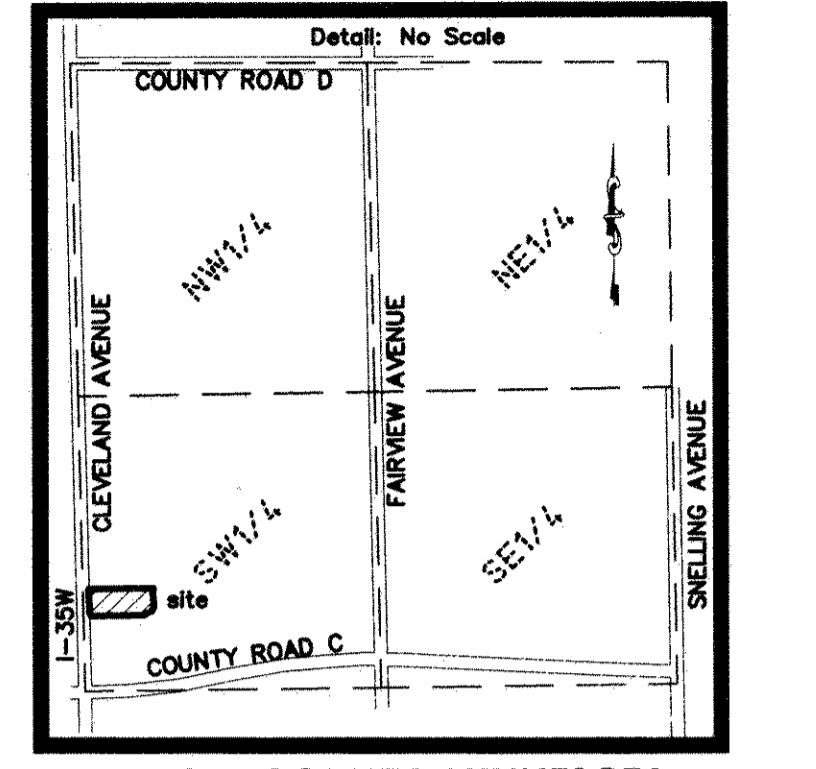
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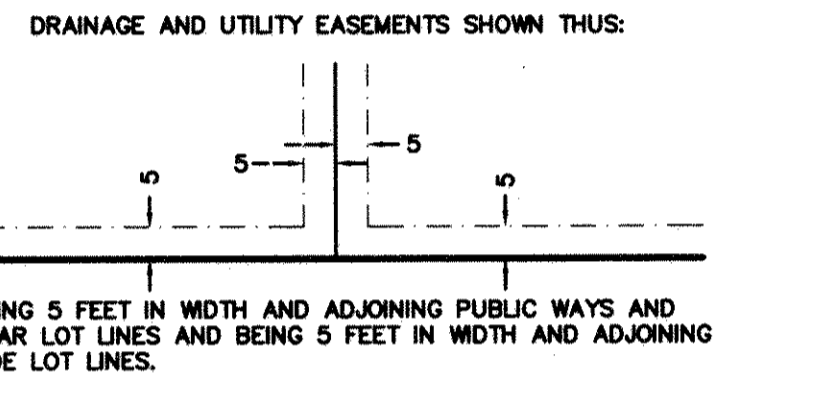


VICINITY MAP

SECTION 4, TOWNSHIP 29, RANGE 23



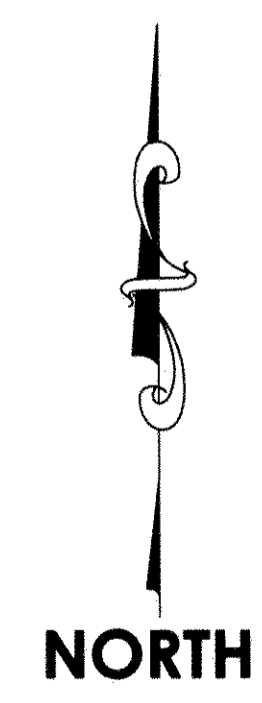
RAMSEY COUNTY, MINNESOTA



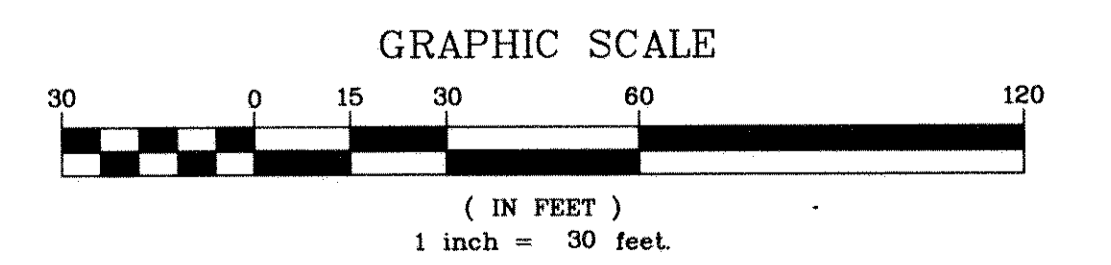
- Denotes set nail and disc marked by License No. 44125.
- Denotes found monument as specified
- ⊙ Denotes Ramsey County section corner (CAST IRON MONUMENT)
- (D) Denotes Measurement from Deed Description

Any required interior monument location on this plat with no monument symbol shown, indicates an interior plat monument that will be set, and which shall be in place within one year after the recording of this plat and will be marked by a 1/2 inch by 14-inch iron pipe monument set and marked by License No. 44125.

The orientation of this bearing system is based on the north line of Lot 4, Block B, Twin View, which is assumed to bear N89°20'35"E.



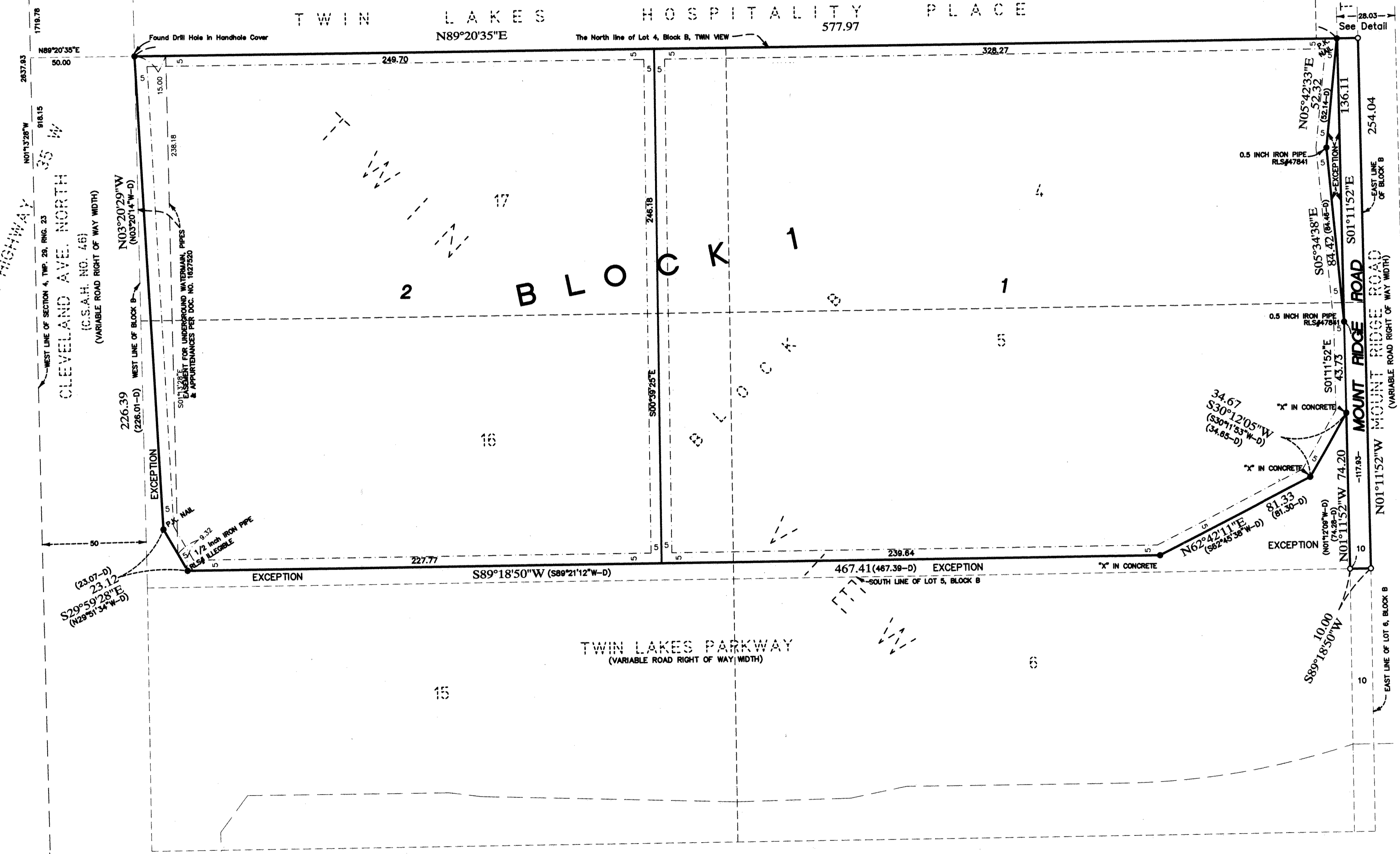
NORTH



ACRE LAND SURVEYING
Blaine, MN 55440

W 1/4 CORNER OF
SEC. 4, TWP. 29, RGE. 23

SW CORNER OF
SEC. 4, TWP. 29, RGE. 23



INTERSTATE HIGHWAY

CLEVELAND AVE. NORTH
(VARIABLE ROAD RIGHT OF WAY WIDTH)

TWIN LAKES HOSPITALITY PLACE

BLOCK 1

TWIN LAKES PARKWAY
(VARIABLE ROAD RIGHT OF WAY WIDTH)

TWIN LAKES ADDITION

MOUNT RIDGE ROAD
(VARIABLE ROAD RIGHT OF WAY WIDTH)