

ROSEDALE CENTER FIFTH ADDITION

KNOW ALL MEN BY THESE PRESENTS: That PPF RTL Rosedale Shopping Center, LLC, a Delaware limited liability company, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot 2, Block 1, ROSEDALE CENTER FOURTH ADDITION, except that part lying within the West 558 feet of the North 329 feet of the South half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 29, Range 23;

And

Except that part of the following described portion of said Lot 2 lying outside of said West 558 feet of the North 329 feet of the South Half of the Southwest Quarter of the Northeast Quarter of Section 9; beginning at a west corner of said Lot 2, also being the northwest corner of Tract A, Registered Land Survey No. 495, files of the Registrar of Titles, Ramsey County, Minnesota; thence North 00 degrees 37 minutes 39 seconds West, assumed bearing, along a west line of said Lot 2 a distance of 81.64 feet to an angle point in said west line of Lot 2; thence North 37 degrees 32 minutes 46 seconds East along said west line 78.58 feet to a northwesterly corner of said Lot 2; thence northeasterly a distance of 239.95 feet along a northwesterly line of said Lot 2, being a non-tangential curve concave to the northwest, having a radius of 491.70 feet, a central angle of 27 degrees 57 minutes 36 seconds and a chord bearing of North 58 degrees 50 minutes 29 seconds East; thence North 44 degrees 51 minutes 41 seconds East, tangent to said curve and along said northwesterly line, 42.93 feet to a northerly corner of said Lot 2; thence South 45 degrees 08 minutes 19 seconds East along a north line of said Lot 2 a distance of 220.00 feet to an angle point in said north line of Lot 2; thence South 44 degrees 51 minutes 41 seconds West along a north line of said Lot 2 a distance of 100.00 feet to an angle point in said north line of Lot 2; thence South 59 degrees 18 minutes 09 seconds East along a north line of said Lot 2 a distance of 320.53 feet to an angle point in said north line of Lot 2; thence South 73 degrees 56 minutes 54 seconds East along a north line of said Lot 2 a distance of 144.29 feet to an angle point in said north line of Lot 2; thence North 75 degrees 41 minutes 51 seconds East along a north line of said Lot 2 a distance of 35.22 feet; thence South 14 degrees 18 minutes 09 seconds East 38.02 feet, more or less, to a west line of said Lot 2; thence North 73 degrees 56 minutes 54 seconds West along said west line of Lot 2 a distance of 590.38 feet to an angle point in said west line of Lot 2; thence South 89 degrees 22 minutes 21 seconds West along said west line of Lot 2 a distance of 256.43 feet to the point of beginning;

And

Lot 3, Block 1, ROSEDALE CENTER FOURTH ADDITION, except that part overlying Lots 6 and 7, Block 5, Leinen Heights No. 2;

And

That part of Lot 3, Block 1, ROSEDALE CENTER FOURTH ADDITION, overlying Lots 6 and 7, Block 5, Leinen Heights No. 2;

And

That part of Lot 3, Block 1, ROSEDALE CENTER THIRD ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, described as beginning at the most easterly corner of said Lot 3; thence South 30 degrees 41 minutes 51 seconds West, assumed bearing, along a southeasterly line of said Lot 3 a distance of 366.00 feet to a southeasterly corner of said Lot 3; thence South 75 degrees 41 minutes 51 seconds West, along a southerly line of said Lot 3 a distance of 139.33 feet to an angle point in said southerly line of Lot 3; thence North 14 degrees 18 minutes 09 seconds West, along said southerly line 53.00 feet to an angle point in said southerly line; thence South 75 degrees 41 minutes 51 seconds West, along said southerly line a distance of 58.11 feet; thence North 14 degrees 18 minutes 09 seconds West 181.29 feet; thence North 30 degrees 55 minutes 46 seconds East 36.02 feet; thence North 59 degrees 14 minutes 44 seconds West 13.13 feet; thence North 13 degrees 37 minutes 23 seconds West 276.41 feet, more or less, to the northerly line of said Lot 3; thence North 89 degrees 41 minutes 54 seconds East, along said northerly line 86.74 feet to an angle point in said northerly line; thence South 00 degrees 18 minutes 06 seconds East along said northerly line 10.00 feet to an angle point in said northerly line; thence North 89 degrees 41 minutes 54 seconds East, along said northerly line 240.68 feet to a northeast corner of said Lot 3; thence South 00 degrees 18 minutes 06 seconds East along an east line of said Lot 3 a distance of 150.00 feet to an angle point in said east line of Lot 3; thence North 89 degrees 41 minutes 54 seconds East, along said east line of Lot 3 a distance of 145.00 feet to an angle point in said east line of Lot 3; thence South 59 degrees 18 minutes 09 seconds East along an east line of said Lot 3 a distance of 24.04 feet to the point of beginning;

And that J.C. Penney Properties, Inc., a Delaware corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot 3, Block 1, ROSEDALE CENTER THIRD ADDITION, except that part lying within the West 558 feet of the North 329 feet of the South half of the Southwest quarter of the Northeast quarter, Section 9, Township 29, Range 23;

And except that part of Lot 3, Block 1, ROSEDALE CENTER THIRD ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, described as beginning at the most easterly corner of said Lot 3; thence South 30 degrees 41 minutes 51 seconds West, assumed bearing, along a southeasterly line of said Lot 3 a distance of 366.00 feet to a southeasterly corner of said Lot 3; thence South 75 degrees 41 minutes 51 seconds West, along a southerly line of said Lot 3 a distance of 139.33 feet to an angle point in said southerly line of Lot 3; thence North 14 degrees 18 minutes 09 seconds West, along said southerly line 53.00 feet to an angle point in said southerly line; thence South 75 degrees 41 minutes 51 seconds West, along said southerly line a distance of 58.11 feet; thence North 14 degrees 18 minutes 09 seconds West 181.29 feet; thence North 30 degrees 55 minutes 46 seconds East 36.02 feet; thence North 59 degrees 14 minutes 44 seconds West 13.13 feet; thence North 13 degrees 37 minutes 23 seconds West 276.41 feet, more or less, to the northerly line of said Lot 3; thence North 89 degrees 41 minutes 54 seconds East, along said northerly line 86.74 feet to an angle point in said northerly line; thence South 00 degrees 18 minutes 06 seconds East along said northerly line 10.00 feet to an angle point in said northerly line; thence North 89 degrees 41 minutes 54 seconds East, along said northerly line 240.68 feet to a northeast corner of said Lot 3; thence South 00 degrees 18 minutes 06 seconds East along an east line of said Lot 3 a distance of 150.00 feet to an angle point in said east line of Lot 3; thence North 89 degrees 41 minutes 54 seconds East, along said east line of Lot 3 a distance of 145.00 feet to an angle point in said east line of Lot 3; thence South 59 degrees 18 minutes 09 seconds East along an east line of said Lot 3 a distance of 24.04 feet to the point of beginning;

And

That part of Lot 3, Block 1, ROSEDALE CENTER THIRD ADDITION, lying within the West 558 feet of the North 329 feet of the South Half of the Southwest Quarter of the Northeast Quarter, Section 9, Township 29, Range 23;

And

That part of Lot 2, Block 1, ROSEDALE CENTER FOURTH ADDITION, lying within the West 558 feet of the North 329 feet of the South Half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 29, Range 23;

And

That part of the following described portion of said Lot 2 lying outside of said West 558 feet of the North 329 feet of the South Half of the Southwest Quarter of the Northeast Quarter of Section 9; beginning at a west corner of said Lot 2, also being the northwest corner of Tract A, Registered Land Survey No. 495, files of the Registrar of Titles, Ramsey County, Minnesota; thence North 00 degrees 37 minutes 39 seconds West, assumed bearing, along a west line of said Lot 2 a distance of 81.64 feet to an angle point in said west line of Lot 2; thence North 37 degrees 32 minutes 46 seconds East along said west line 78.58 feet to a northwesterly corner of said Lot 2; thence northeasterly a distance of 239.95 feet along a northwesterly line of said Lot 2, being a non-tangential curve concave to the northwest, having a radius of 491.70 feet, a central angle of 27 degrees 57 minutes 36 seconds and a chord bearing of North 58 degrees 50 minutes 29 seconds East; thence North 44 degrees 51 minutes 41 seconds East, tangent to said curve and along said northwesterly line, 42.93 feet to a northerly corner of said Lot 2; thence South 45 degrees 08 minutes 19 seconds East along a north line of said Lot 2 a distance of 220.00 feet to an angle point in said north line of Lot 2; thence South 44 degrees 51 minutes 41 seconds West along a north line of said Lot 2 a distance of 100.00 feet to an angle point in said north line of Lot 2; thence South 59 degrees 18 minutes 09 seconds East along a north line of said Lot 2 a distance of 320.53 feet to an angle point in said north line of Lot 2; thence South 73 degrees 56 minutes 54 seconds East along a north line of said Lot 2 a distance of 144.29 feet to an angle point in said north line of Lot 2; thence North 75 degrees 41 minutes 51 seconds East along a north line of said Lot 2 a distance of 35.22 feet; thence South 14 degrees 18 minutes 09 seconds East 38.02 feet, more or less, to a west line of said Lot 2; thence North 73 degrees 56 minutes 54 seconds West along said west line of Lot 2 a distance of 590.38 feet to an angle point in said west line of Lot 2; thence South 89 degrees 22 minutes 21 seconds West along said west line of Lot 2 a distance of 256.43 feet to the point of beginning;

Have caused the same to be surveyed and platted as ROSEDALE CENTER FIFTH ADDITION and do hereby dedicate to the public for public use forever the public way as shown on this plat.

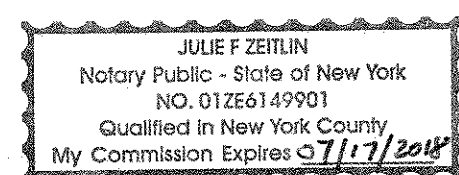
In witness whereof said PPF RTL Rosedale Shopping Center, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 15 day of JUNE, 2016.

Signed: PPF RTL Rosedale Shopping Center, LLC
By: PPF Retail, LLC, its sole member
By: PPF OP, LP, its sole member
By: PPF OPGP, LLC, its General Partner
By: Prime Property Fund, LLC, its sole member
By: Morgan Stanley Real Estate Advisor, Inc., its Investment Advisor

Jennie Pries Friend its Executive Director

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2016, by JENNIE PRIES FRIEND the Executive Director of Morgan Stanley Real Estate Advisor, Inc., the Investment Advisor for Prime Property Fund, LLC, the Sole Member of PPF OPGP, LLC, the General Partner of PPF OP, LP, the Sole Member of PPF Retail, LLC, the Sole Member of PPF RTL Rosedale Shopping Center, LLC, a Delaware limited liability company, on behalf of the company.



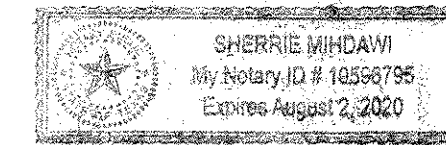
Julie F. Zeitlin
Julie F. Zeitlin
Notary Public, New York
My Commission Expires July 7, 2018

In witness whereof said J.C. Penney Properties, Inc., a Delaware corporation, has caused these presents to be signed by its proper officer this 30 day of JUNE, 2016.

Signed: J.C. Penney Properties, Inc.
Bradley Swenson its Vice President

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me this 30 day of JUNE, 2016, by Bradley Swenson, the Vice President of J.C. Penney Properties, Inc., a Delaware corporation, on behalf of the corporation.



Sherrie Mikhaw
Sherrie Mikhaw
Notary Public, Texas
My Commission Expires August 2, 2020

I, Mark S. Hanson, 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 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 26th day of MAY, 2016.

Mark S. Hanson
Mark S. Hanson, Professional Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of MAY, 2016, by Mark S. Hanson, a Professional Land Surveyor.

Kelly Ann McGlynn
KELLY ANN MCGLYNN
Notary Public, Minnesota
My Commission Expires January 31, 2020

CITY OF ROSEVILLE, MINNESOTA

We do hereby certify that on the 16th day of December, 2015, 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.

Signed: *[Signature]* Mayor
Signed: *[Signature]* Manager

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ___ day of ___, 20__.

By _____ Deputy
Department of Property Records and Revenue

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 29th day of June, 2016.

Craig W. Herman
Craig W. Herman, L.S. Ramsey County Surveyor

REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ROSEDALE CENTER FIFTH ADDITION was filed in the office of the Registrar of Titles for public record on this 8th day of July, 2016, at 2 o'clock P.M., and was duly filed in Book 51 of Plats, Pages 1 and 2, as Document Number 2562897.

Deputy Registrar of Titles

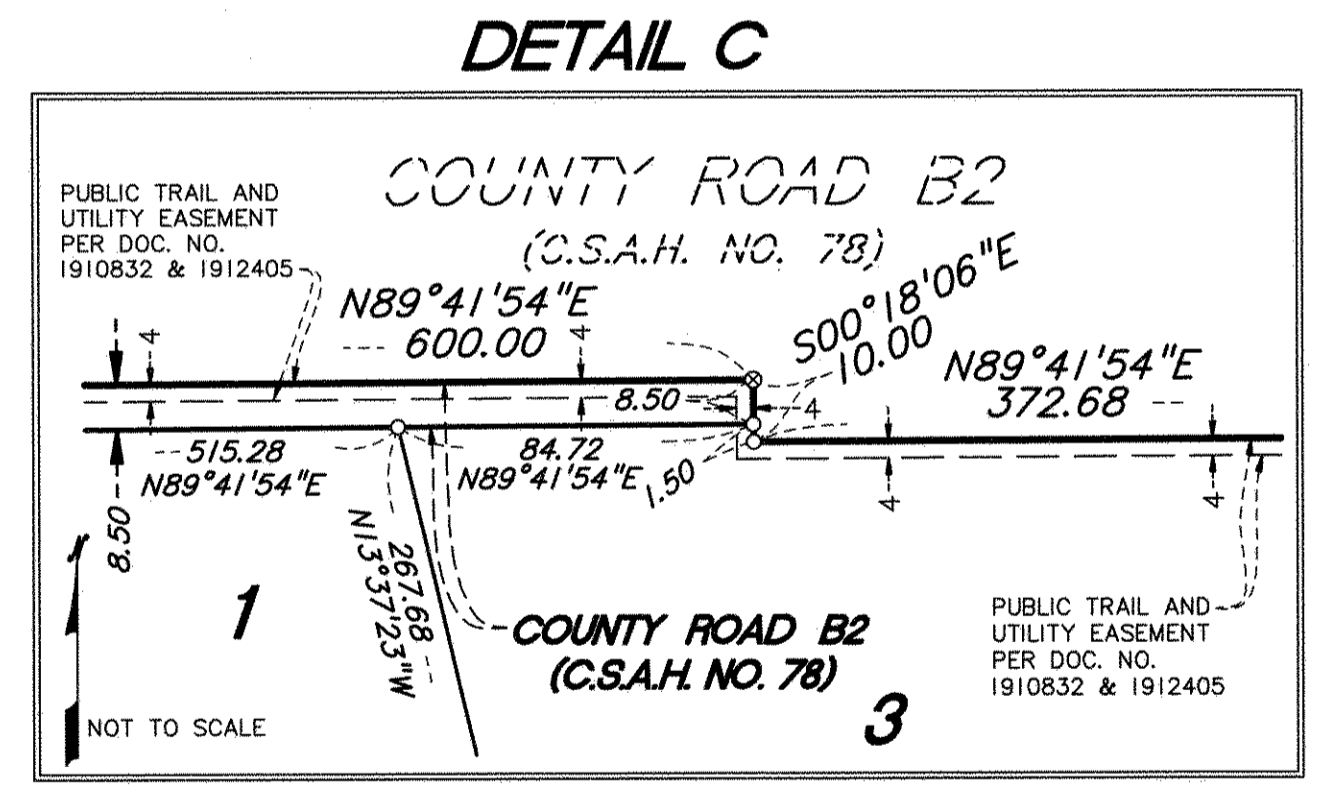
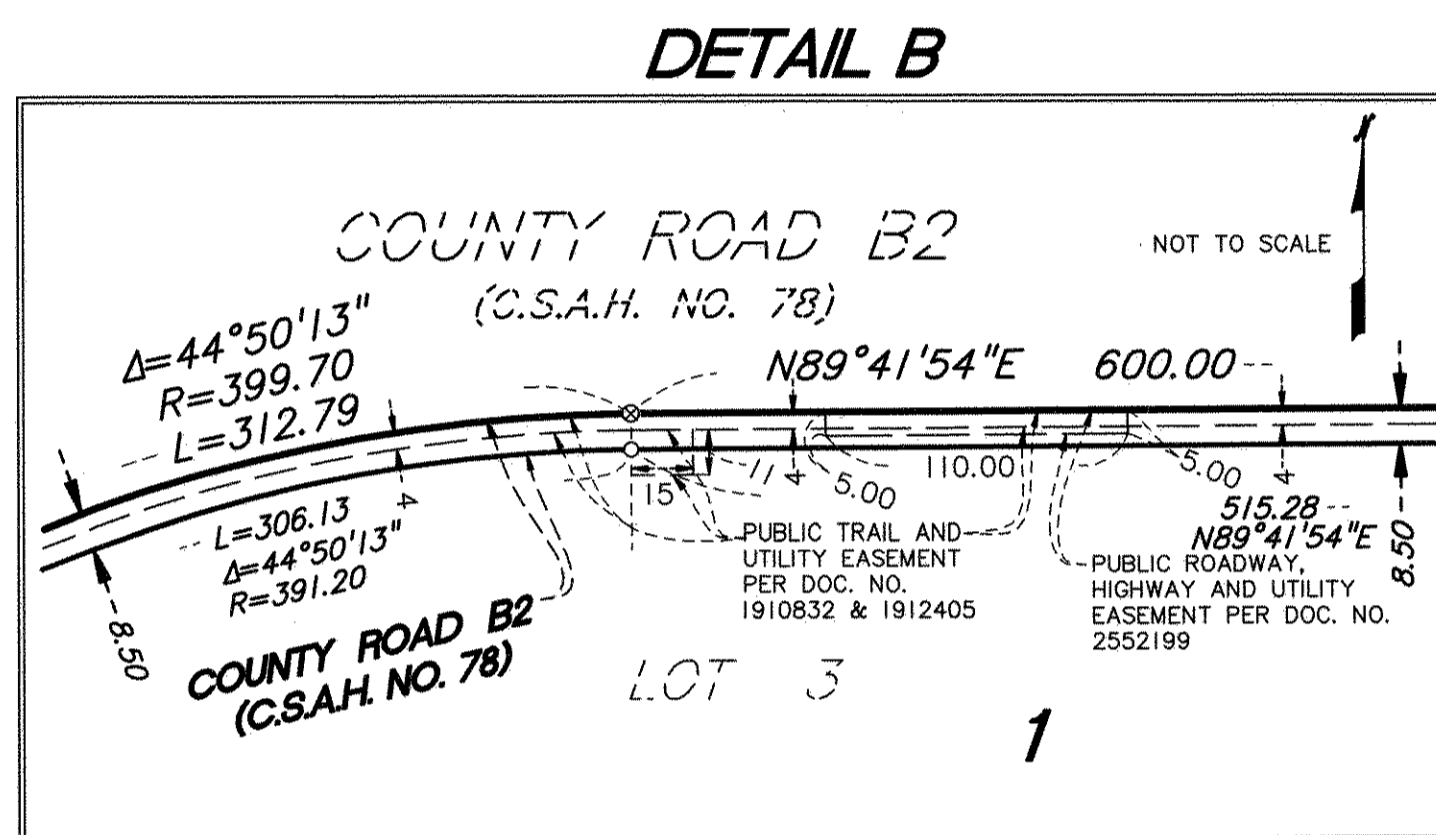
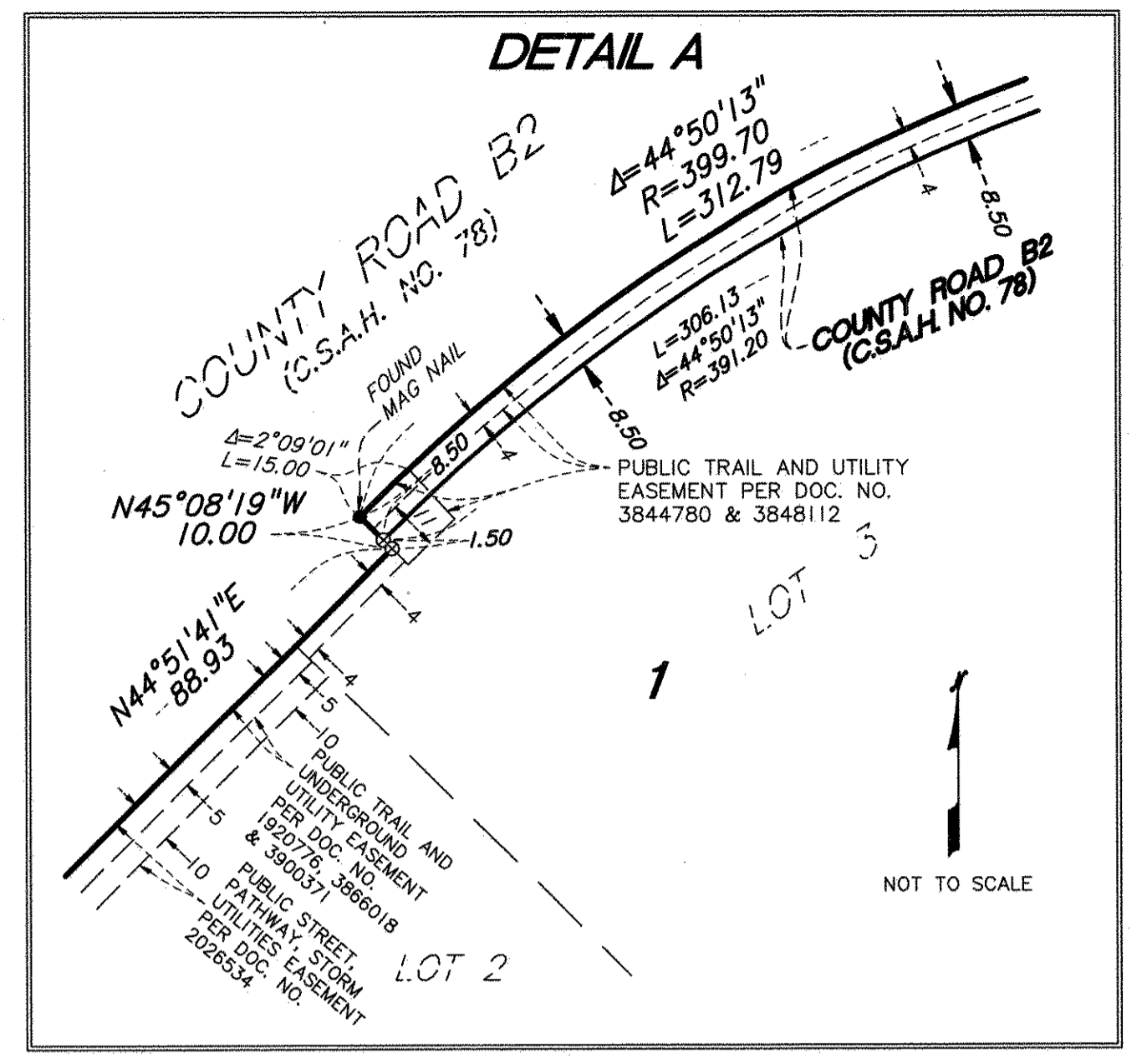
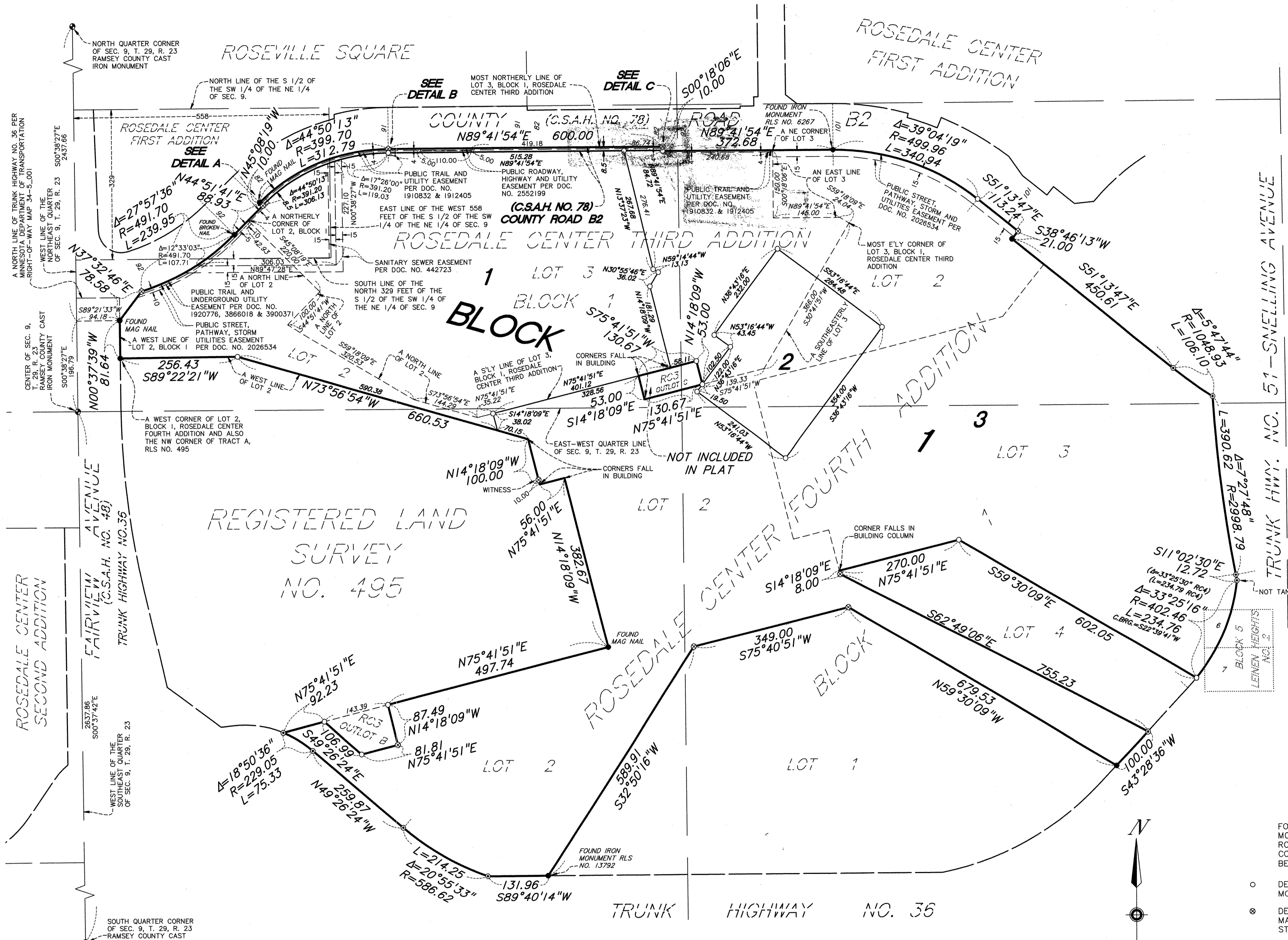
COUNTY RECORDER
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ROSEDALE CENTER FIFTH ADDITION was filed in the office of the County Recorder for public record on this 8th day of July, 2016, at 2 o'clock P.M., and was duly filed in Book 127 of Plats, Pages 32 and 33, as Document Number 4615129.

Deputy County Recorder



ROSEDALE CENTER FIFTH ADDITION



- FOR THE PURPOSES OF THIS PLAT THE MOST NORTHERLY LINE OF LOT 3, BLOCK 1, ROSEDALE CENTER THIRD ADDITION, RAMSEY COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N89°41'54"E.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 15480
 - ⊙ DENOTES 1.17 INCH DIAMETER COPPER MAGNETIZED MARKER WITH DISC CAP AFFIXED STAMPED LS-15480
 - DENOTES FOUND 1/2 INCH OPEN IRON PIPE MONUMENT, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES FOUND MINNESOTA DEPARTMENT OF TRANSPORTATION CAST IRON MONUMENT.
 - RLS DENOTES REGISTERED LAND SURVEYOR
 - RC3 DENOTES ROSEDALE CENTER THIRD ADDITION.
 - RC4 DENOTES ROSEDALE CENTER FOURTH ADDITION.

