

REGISTERED ABSTRACTERS, INC.  
2115 NORTH THIRD AVENUE  
ANOKA, MN 55303

**TO:** Bill Goodrich  
2140 Fourth Avenue N  
Anoka, MN 55303  
Bill Goodrich

**YOUR FILE NUMBER:** CITY OF RAMSEY  
**OUR FILE NUMBER:** A11-08015  
**LEGAL DESCRIPTION:** Lot 1, Block 1, Sunfish Lake Business Park  
Fourth Add.  
**DATE:** 08/08/2011

**PLEASE FIND THE FOLLOWING ATTACHED:**

*X Our Statement*  
*Tract check*  
*X Owners & Encumbrance Report*  
*Abstract of Title*  
*Registered Property Abstract*  
*Name Searches*  
*X Copies of Documents*

**SPECIAL INSTRUCTIONS:**

**BY: Karri B**  
Registered Abstracters, Inc.

**Remit Payment To:**  
Registered Abstracters, Inc.  
2115 North Third Avenue  
Anoka, MN 55303

# INVOICE

**Billed To:**  
Bill Goodrich  
2140 Fourth Avenue N  
Anoka, MN 55303

**Invoice Date:** August 8, 2011  
**Please Pay Before:** August 19, 2011  
**Our File Number:** A11-08015  
**Your Reference Number:** CITY OF RAMSEY

**Property:**  
14280 Azurite Street NW  
Ramsey, MN 55303  
Anoka County

**Brief Legal:** Lot 1, Block 1, Sunfish Lake  
Business Park Fourth Add.

DESCRIPTION	AMOUNT
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O&E Report Service Fee	125.00
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Invoice Total Amount Due \$ 125.00

**ATTN: Bill Goodrich**  
**PIN No.: 27-32-25-42-0015**

(A11-08015.PFD/A11-08015/1)

REGISTERED ABSTRACTERS, INC.

REPORT OF RECORD OWNERSHIP  
AND ENCUMBRANCES

File Number: All-08015

Legal Description: Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota

Torrrens Property - Certificate Number: 113700 (Covers Additional Land)  
PIN #: 27-32-25-42-0015

I. Registered Abstracters, Inc. does hereby certify that as of the 26th day of July, 2011, at 8 A.M. the records in the office of the Registrar of Titles in and for Anoka County, Minnesota, discloses as grantee in the last recorded conveyance to the above captioned property by Limited Warranty Deed recorded on November 19, 2001, as Document No. 384535 the following:

The City of Ramsey, a Minnesota municipal corporation

II. The above captioned property appears to be subject to the following Recitals:

Subject to drainage and utility easements as shown on the plat, Sunfish Lake Business Park Fourth Addition, filed as Document No. 493539.001 on November 28, 2007.

Subject to County of Anoka the Right of Access onto County State Aid Highway No. 116 as shown on the plat, Sunfish Lake Business Park Fourth Addition, filed as Document No. 493539.001 on November 28., 2007.

Subject to drainage and utility easements as shown on the plat, Sunfish Lake Business Park Second Addition, filed as Document No. 484366.001 on September 7, 2005.

Subject to drainage and utility easements as shown on the plat, Sunfish Lake Business Park, filed as Document No. 408857 on October 9, 2007.

III. The above captioned property appears to be subject to the following encumbrances:  
(SEE ATTACHED DOCUMENTS)

DOCUMENT NUMBER	DOCUMENT TYPE	FILED DATE
*308554	Easement	March 11, 1998
*308555	Declaration	March 11, 1998
*308557	Agreement	March 11, 1998
*493598.004	Agreement	December 5, 2007

\*Governing Documents are not attached. Copies will be provided upon Request at an additional charge.  
Also subject to assessments, if any, and any easements of record.

REGISTERED ABSTRACTERS, INC.

BY \_\_\_\_\_

(Authorized Signature)

KB

This report is an Ownership and Encumbrance Report, which only cites matters appearing in the public records of Anoka County, Minnesota and is not to be construed as an Opinion of Title. Registered Abstracters, Inc. disclaims any liability for errors or omissions.

File Number: All-08015

REGISTERED ABSTRACTERS, INC. CERTIFIES that it has made a search of the records in the office of the County Recorder in and for Anoka County, Minnesota, and finds no unsatisfied notices of Internal Revenue Tax Liens for the last eleven years, no unsatisfied notices of State Tax Liens, no unsatisfied notices of Federal Judgments for the last twenty years, and no Bankruptcy Proceedings filed or recorded in said office against the names hereon, between the dates set opposite the respective names, except as shown herein.

REGISTERED ABSTRACTERS, INC. FURTHER CERTIFIES that it has made a search of the Judgment Lien Docket in the following named Courts.

District Court, Tenth Judicial District, Anoka County, MN,  
County Court, Tenth Judicial District, Anoka County, MN,

and finds no unsatisfied judgments appearing therein against the names hereon between the dates set opposite the respective names, except as shown hereof.

No search made as to the parties the middle initial of whose name is other than as stated below.

NAMES	DATES
The City of Ramsey, a Minnesota Municipal Corporation	July 25, 2000                      July 26, 2011

REGISTERED ABSTRACTERS, INC.

BY

(Authorized Signature)

CERTIFICATE OF REAL ESTATE TAXES

REGISTERED ABSTRACTERS, INC., CERTIFIES that it has made a search of the General Tax Books of Anoka County, Minnesota for taxes assessed against the following described lands:

Same land as described at caption hereof.

and according to the Current General Tax Books maintained by the Anoka County Treasurer for real estate taxes payable in the year 2011 are listed below:

Pin #: 27-32-25-42-0015  
Municipality: Ramsey  
Homestead Credit: EXEMPT  
Special Assessments: NONE  
TOTAL TAXES AND ASSESSMENTS: EXEMPT

and said company further certifies there are no Delinquent real estate taxes or unredeemed Tax Judgment Certificates against the above described property according to the Anoka County Auditor except as follows:

NONE

LIMITED WARRANTY DEED (Corporation or Partnership to Corporation or Partnership)

384535

1621212

No delinquent taxes and transfer entered; Certificate of Real Estate Value  filed ( ) not required Certificate of Real Estate Value No. 19, 2001

Maureen J. Devine

County Auditor

By

[Signature]  
Deputy

State Deed Tax Due Herson: \$ 5477.15

Date: November 14, 2001

(reserved for recording date)

FOR VALUABLE CONSIDERATION, Waste Management of Minnesota, Inc., a Minnesota Corporation, a Corporation under the laws of Minnesota, Grantor, hereby conveys and quitclaims to The City of Ramsey, a Municipal Corporation, under the Laws of the State of Minnesota, real property in Anoka County, Minnesota, described as follows:

See Attached Legal Description

Together with all hereditaments and appurtenances belonging thereto, subject to: (a)Covenants, conditions, easements and restrictions of record, particularly, as created by the Landfill Cleanup Agreement between Waste Management of Minnesota, Inc. and The Commissioner of the Minnesota Pollution Control Agency pursuant to Minn. Stat. 115B.39-115B.46; (b) Encroachments, if any, which do not interfere with Purchaser's use and enjoyment of the Property; (c) General real estate taxes and installments of special assessments due after the date of closing; (d) Declaration of Restrictions and Covenants made October 15, 1997 by Waste Management of Minnesota, Inc. and recorded in Abstract March 11, 1998 as Document No. 1326784 and as registered in Torrens as Document 308555, which Declaration provides in pertinent part that the Minnesota Pollution Control Agency shall have access to the Property, the Owner shall cooperate with clean-up efforts, and that no new or additional drinking water wells shall be installed in or on the Property without the written approval of the Commissioner and the Minnesota Department of Health. This deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property EXCEPT: NONE

Check if applicable:

- ( ) The Seller certifies that the seller does not know of any wells on the described real property.
- ( x ) A well disclosure certificate accompanies this document.
- ( x ) I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

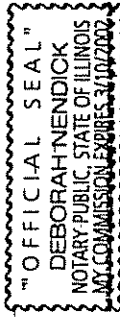
WASTE MANAGEMENT OF MINNESOTA, INC.,  
a Minnesota Corporation

[Signature]  
Gregory J. Miska  
Senior Real Estate Project Manager

11/15/01

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF DU PAGE )

The foregoing was acknowledged before me this 14 day of November, 2001, by Gregory J. Milka the Senior Real Estate Project Manager of Waste Management of Minnesota, Inc. a Minnesota Corporation, a Corporation under the laws of Minnesota, on behalf of the corporation.



3-10-02

This Instrument Was Drafted By:

Gregory J. Constantino  
GOLDSTINE, SKRODZKI, RUSSIAN  
NEMEC & HOFF, LTD  
The Prairie Building  
835 McClintock Drive  
Burr Ridge, IL 60521

Tax Statements for the real property described  
In this instrument should be sent to:

The City of Ramsey  
15153 Dowden Blvd, NW  
Ramsey, Minnesota 55303

REGISTERED ABSTRACTERS, INC.  
115 Third Avenue  
Anoka, MN 55303

701-482-55

EXHIBIT "A"

Tract A and C, Registered Land Survey No. 189

AND ALSO

The Northeast Quarter of the Southeast Quarter, Section 27, Township 32, Range 25, EXCEPT the following described three tracts:

1. The East 500 feet of that part of said Northeast Quarter of the Southeast Quarter lying South of the North 750 feet of said Northeast Quarter of the Southeast Quarter, as measured along the north and east line of said Northeast Quarter of the Southeast Quarter.
2. The South 250 feet of the North 750 feet of the East 871 feet of said Northeast Quarter of the Southeast Quarter, as measured along the east and north line of said Northeast Quarter of the Southeast Quarter.
3. That part of Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, lying north of Parcel 5, said plat. That part of Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, lying south of Parcel 5, said plat.

TOGETHER WITH EASEMENTS FOR ROAD PURPOSES OVER THE NORTH 33 FEET AND OVER THE EAST 93 FEET OF:

The South 250 feet of the North 750 feet of the East 871 feet of the N 1/2 of the Southeast 1/4 of Section 27, Township 32 North of Range 25, West

AND

The East 500 feet of the South 200 feet of the Northeast Quarter of the Southeast Quarter of Section 27, Township 32 North of Range 25.

Together with an easement for road purposes over the East 63 feet as reserved in Warranty Deed filed as Doc. #87586 on October 16, 1975 over the East 500 feet of the NE 1/4 of the SE 1/4 of Section 27, Township 32 North of Range 25 West EXCEPT the South 400 feet and except the North 750 feet.

AND

The North 200 feet of the South 400 feet of the East 500 feet of the NE 1/4 of the SE 1/4 of Section 27, Township 32 North of Range 25 West.

AND ALSO

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section numbered Twenty-seven (27), Township Thirty-Two (32) North of Range Twenty-five (25) West.

CONTINUED...

AND ALSO

That part of Government Lot 3, Section 26, Township 32, Range 25 that is described as follows: Beginning at a point on the west line of said Government Lot 3, 220 feet south to the northwest corner thereof proceeding thence south along said west line to a point which is 802 feet south of the northwest corner of said Lot 3 proceeding then east and parallel to the north line of said Government Lot 3 to the shore of Sunfish Lake proceeding thence northerly along the shore of Sunfish Lake to a point east of the point of beginning herein as measured on a line parallel with the north line of said Lot 3 proceeding thence west and parallel to the north line of said Government Lot 3 to the point of beginning. Except Parcel 8, Anoka County Highway Right-of-Way Plat No. 1.

AND ALSO

Government Lot 1, Section 26, Township 32, Range 25, EXCEPT that part described as follows: Beginning at the northwest corner of said Section; thence south 290 feet along the westerly section line; thence east at right angles to the shore of Sunfish Lake; thence northerly along said shoreline to the north line of said Section; thence westerly along said north line to the point of beginning. Also EXCEPT that part described as follows: Beginning at a point on the west line of said Government Lot 290 feet south of the northwest corner of said Section; thence south along said west line 255 feet; thence east at right angle 485.55 feet more or less to the shoreline of Sunfish Lake; thence northeasterly along said shoreline to its intersection with a line drawn at right angle to said west line from the point of beginning; thence west along said line 665.36 feet more or less to the point of beginning except that part platted as Anoka County Highway Right-of Way Plat No. 1.

AND ALSO

That part of Government Lot 3, Section 26, Township 32, Range 25 described as follows: Commencing at the northwest corner of Government Lot 3 and proceeding thence south along the west line of Government Lot 3 a distance of 220 feet; thence east and parallel to the south line of Government Lot 3 to the shore of Sunfish Lake; thence northwesterly along the shore of Sunfish Lake to the north line of Government Lot 3; thence west along the north line of Government Lot 3 to the point of beginning; except a strip for road described in Book 60 of Deeds, Page 86 and also except that part platted as Anoka County Highway Right-of-Way Plat No. 1.



TORRENS

Receipt # 11013/15575.8  Certified Copy Date Mailed \_\_\_\_\_  
 Date/Time: Nov 19 16:30  Tax Liens / Releases  
 Doc. Order: 1 of 1  Multi-Co Doc Tax Pd  
 by: Recordability: QE  Transfer  New Desc.  
 Filing Fees: 99.00  Division  GAC  
 Status  Def. Spec  
 Other  No Change  
 Well Certificate Received this Date: 11/19/01 Notes: NS form  
 Refund Rec# (13014)  
 From See attached  New Certs.: 2  Comp. Entry  
 Cert. # 266  Updated: 1  Comp. Complete  
 Typed \_\_\_\_\_

BK 266 PG 61560 NO 61560  
266 94440 94440

266 62641 62641  
266 94441 94441

ABSTRACT

Receipt # 1110916/30  Certified Copy Date Mailed \_\_\_\_\_  
 Date/Time: 11/19 16:30  Tax Liens / Releases  
 Doc. Order: 1 of 1  Multi-Co Doc Tax Pd  
 by: Pins: QE  Transfer  New Desc.  
 Recordability / Defts: QE  Division  GAC  
 Filing Fees: 30.00  Status  Def. Spec  
 Other  No Change  
 Well Certificate Received this Date: \_\_\_\_\_  
 Anoka County Recorder  
 Notes: NS form

384535-0 TORRENS  
 REGISTERED ABSTRACTERS  
 2115 3RD AVE N  
 ANOKA, MN 55303

FILE IN TORRENS

DOCUMENT NO. 384535.0 TORRENS  
**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
 FOR RECORD ON NOV 19 2001  
 AT 4:30 PM AND WAS DULY RECORDED.  
 FEES AND TAXES IN THE AMOUNT OF \$5575.15 PAID.

RECEIPT NO. 2001110913  
~~XXXXXXXXXX~~ MAUREEN J. DEYNE  
 ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES  
 BY GKE  
 DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

DOCUMENT NO. 1621212.0 ABSTRACT  
**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
 FOR RECORD ON NOV 19 2001  
 AT 4:30 PM AND WAS DULY RECORDED.  
 FEES AND TAXES IN THE AMOUNT OF \$30.00 PAID.

RECEIPT NO. 2001110916  
 MAUREEN J. DEYNE  
 ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES  
 BY GKE  
 DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES