

ZERO ZONE ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Zero Zone Refrigeration, LLC, a Minnesota Limited Liability Company, owner of the following described property:

Lot 1, Block 1, BUSINESS PARK 95 SECOND ADDITION and Lot 1, Block 1, & Outlot A, BUSINESS PARK 95 EIGHTH ADDITION, All in Anoka County, Minnesota.

And

That part of 140th Avenue NW as dedicated on the plat of BUSINESS PARK 95 EIGHTH ADDITION, Anoka County, Minnesota, lying north of the westerly extension of the south line of Outlot A, said BUSINESS PARK 95 EIGHTH ADDITION.

Has caused the same to be surveyed and platted as ZERO ZONE ADDITION, and does hereby dedicate to the public for public use the public way(s) and the drainage and utility easements as created by this plat.

In witness whereof said Zero Zone Refrigeration, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

ZERO ZONE REFRIGERATION, LLC

Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____, as _____ of Zero Zone Refrigeration, LLC, a Minnesota Limited Liability Company, on behalf of the company.

Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I, Max L. Stanislawski, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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, or 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 this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Max L. Stanislawski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20_____, by Max L. Stanislawski.

Signature Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20_____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of ZERO ZONE ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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
Property Tax Administrator

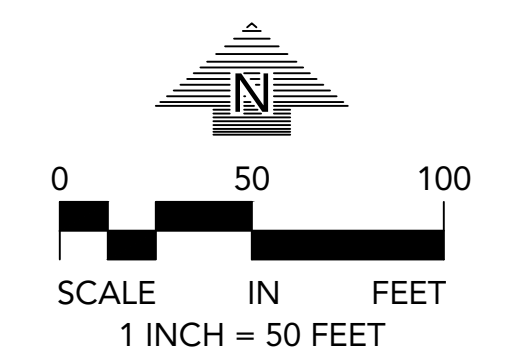
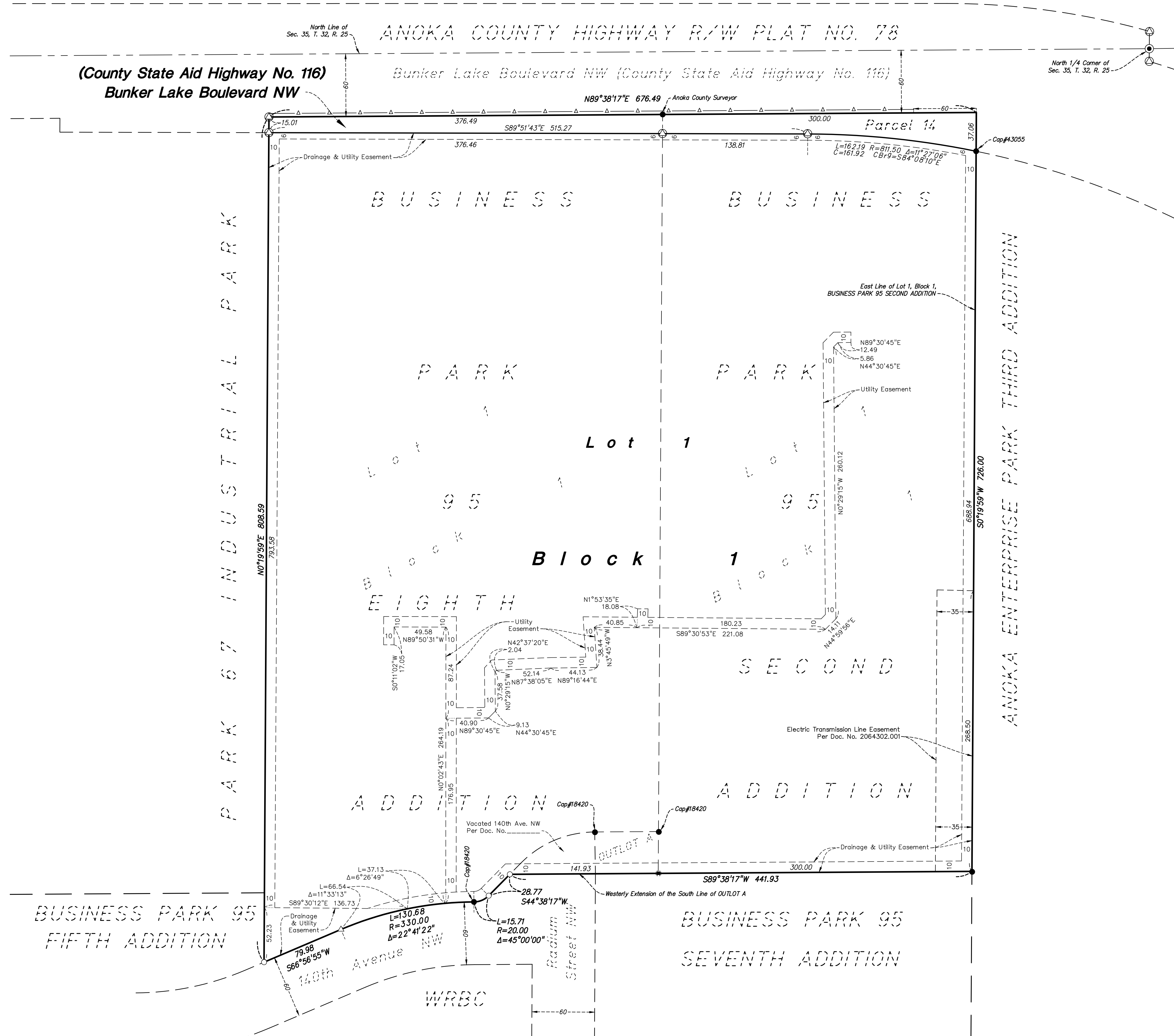
COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ZERO ZONE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock _____M. and was duly recorded as Document Number _____.

By: _____, Deputy
County Recorder/Registrar of Titles

ZERO ZONE ADDITION

City of Ramsey
County of Anoka
Sec. 35, Twp. 32, Rng. 25



- BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 1, BUSINESS PARK 95 SECOND ADDITION HAVING A BEARING OF $S00^{\circ}19'59''W$
- 1/2 INCH X 14 INCH IRON PIPE MONUMENT, MARKED "LS 4898" SET
 - △ "PK NAIL" SET
 - 1/2 INCH IRON PIPE MONUMENT FOUND UNLESS SHOWN OTHERWISE
 - ⊞ 1/2 INCH REBAR FOUND
 - ⊙ ANOKA COUNTY CAST IRON MONUMENT FOUND
 - ⊕ ALUMINUM DISK FOUND
- WRBC DENOTES WEST RADIUM BUSINESS CENTER FIRST ADDITION
- △— RIGHT OF ACCESS PER DOC. NOS. 1494491 & 2023278.009