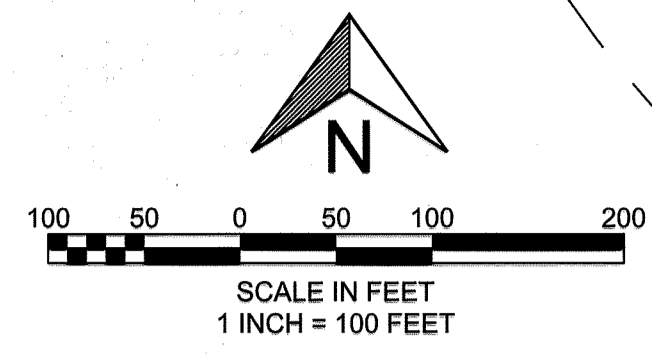


EVERGREEN INDUSTRIAL PARK SOUTH SECOND ADDITION

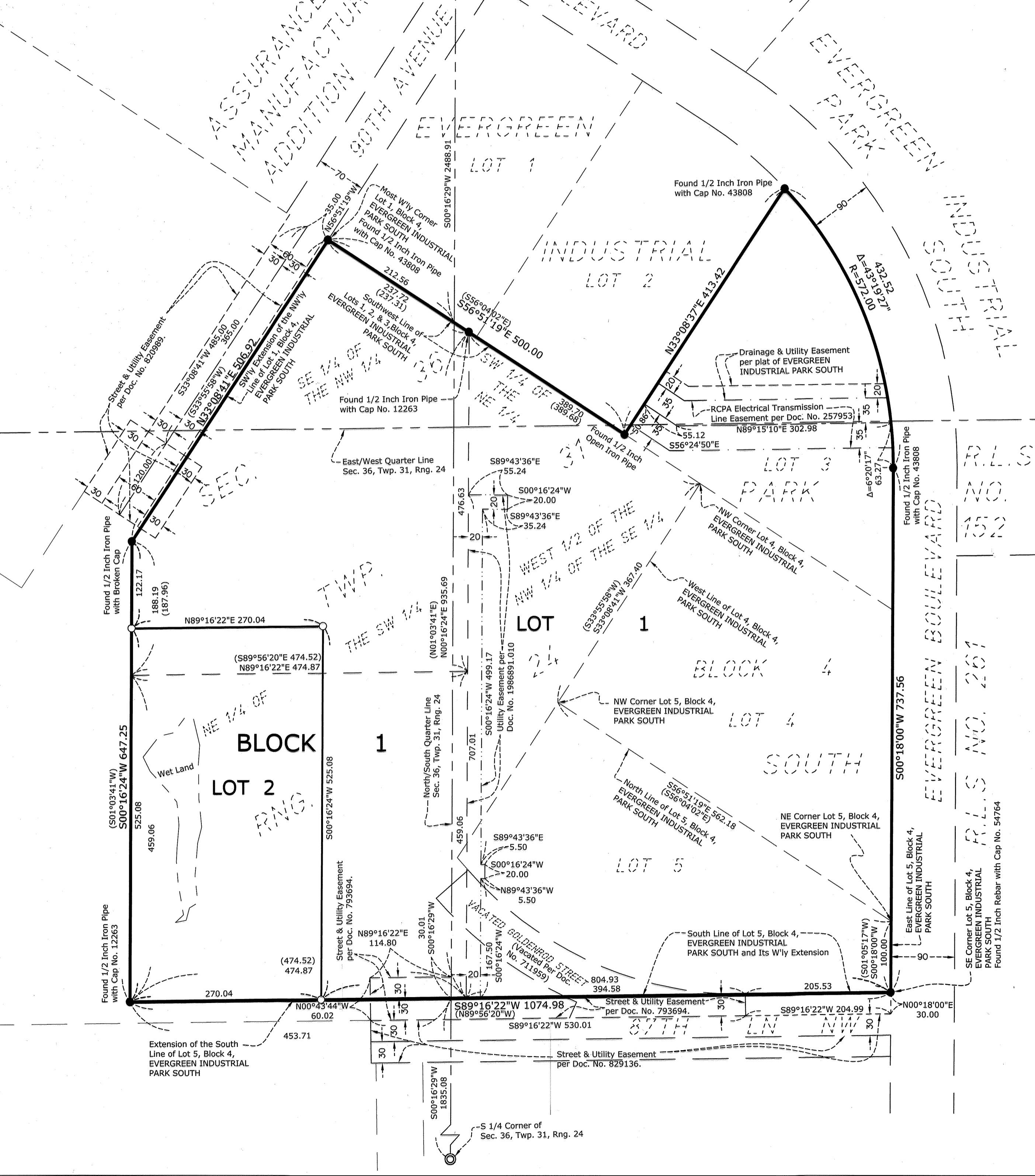
CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 36, T. 31, R. 24

2386583.001



For the purposes of this plat, the South Line of Lot 5, Block 4, EVERGREEN INDUSTRIAL PARK SOUTH is assumed to bear South 89 degrees 16 minutes 22 seconds West.

- Denotes a Found Monument (Type as noted).
- Denotes a 1/2 inch by 14 Iron Rebar Set and Marked by License No. 44530.
- ⊙ Denotes an Anoka County Cast Iron Monument
- (S56°04'02"E) Denotes a Record Dimension per the Description



KNOW ALL PERSONS BY THESE PRESENTS: That SCF-Coon Rapids, LLC, a Delaware limited liability company, and Guggenheim RE Coon Rapids, LLC, a Georgia limited liability company, owners of the following described property:

Lots 3 and 4, Block 4, EVERGREEN INDUSTRIAL PARK SOUTH, Anoka County, Minnesota and that part of Lot 5, Block 4, vacated Goldenrod Street as dedicated in said plat of EVERGREEN INDUSTRIAL PARK SOUTH, the West Half of the Northwest Quarter of the Southeast Quarter of Section 36, Township 31, Range 24, Anoka County, Minnesota and the Southwest Quarter of the Northeast Quarter of said Section 36, described as follows:

Beginning at the Southeast corner of said Lot 5, thence North 89 degrees 56 minutes 20 seconds West, along the South line of said Lot 5, a distance of 205.53 feet, thence continuing North 89 degrees 56 minutes 20 seconds West along the extension of the last described line a distance of 394.58 feet, thence North 1 degree 03 minutes 41 seconds East a distance of 935.69 feet to the Southwest line of Lot 1 in said Block 4; thence South 56 degrees 04 minutes 02 seconds East along the South line of Lot 1, Lot 2 and Lot 3 in said Block 4 a distance of 389.68 feet to the Northwest corner of said Lot 4; thence South 33 degrees 55 minutes 58 seconds West along the West line of said Lot 4, a distance of 367.40 feet to the Northwest corner of said Lot 5; thence South 56 degrees 04 minutes 02 seconds East along the North line of said Lot 5 a distance of 562.18 feet to the Northeast corner of said Lot 5; thence South 1 degree 05 minutes 17 seconds West along the East line of said Lot 5 a distance of 100.00 feet to the point of beginning.

AND
That part of the Southwest Quarter of the Northeast Quarter and of the West Half of the Northwest Quarter of the Southeast Quarter, and of the Northeast Quarter of the Southwest Quarter, and of the Southeast Quarter of the Northwest Quarter, all in Section 36, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of Lot 5, Block 4, EVERGREEN INDUSTRIAL PARK SOUTH, according to the recorded plat thereof, thence North 89 degrees 56 minutes 20 seconds West, along the Southerly line of said Lot 5, a distance of 205.53 feet, thence continuing North 89 degrees 56 minutes 20 seconds West, along the westerly extension of the last described line, a distance of 394.58 feet, thence North 1 degree 03 minutes 41 seconds East a distance of 459.06 feet to the point of beginning of the land to be described; thence North 1 degree 03 minutes 41 seconds East a distance of 476.63 feet to the intersection with the Southwesterly line of Lot 1 in said Block 4, EVERGREEN INDUSTRIAL PARK SOUTH, thence North 56 degrees 04 minutes 02 seconds West, along said Southwesterly line, a distance of 237.31 feet to the most westerly corner of said Lot 1, thence South 33 degrees 55 minutes 58 seconds West, along the Southwesterly extension of the Northwesterly line of said Lot 1, a distance of 506.92 feet, thence South 1 degree 03 minutes 41 seconds West a distance of 187.96 feet to the intersection with a line bearing North 89 degrees 56 minutes 20 seconds West from the point of beginning, thence South 89 degrees 56 minutes 20 seconds East a distance of 474.52 feet to the point of beginning.

AND
That part of Lot 5, Block 4, EVERGREEN INDUSTRIAL PARK SOUTH, and of vacated Goldenrod Street as dedicated in said plat of EVERGREEN INDUSTRIAL PARK SOUTH, and of the West Half of the Northwest Quarter of the Southeast Quarter, and of the Northeast Quarter of the Southwest Quarter, all in Section 36, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Lot 5, thence North 89 degrees 56 minutes 20 seconds West, along the Southerly line of said Lot 5, a distance of 205.53 feet, thence continuing North 89 degrees 56 minutes 20 seconds West, along the westerly extension of the last described line, a distance of 394.58 feet to the point of beginning of the land to be described, thence North 1 degree 03 minutes 41 seconds East a distance of 459.06 feet, thence North 89 degrees 56 minutes 20 seconds West a distance of 474.52 feet, thence South 1 degree 03 minutes 41 seconds West a distance of 459.06 feet to the intersection with a line bearing North 89 degrees 56 minutes 20 seconds West from the point of beginning, thence South 89 degrees 56 minutes 20 seconds East a distance of 474.52 feet to the point of beginning.

Have caused the same to be surveyed and platted as EVERGREEN INDUSTRIAL PARK SOUTH SECOND ADDITION.
In witness whereof said SCF-Coon Rapids, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 7th day of DECEMBER, 20 22.

Signed: SCF-Coon Rapids, LLC
By B. G. Rupp BEIAN G. RUPP Its EXP-REAL ESTATE
(Signature) (Print Name)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

On December 7, 2022 before me, Terri Hordstad, Notary Public personally appeared Brian G. Rupp, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.
I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing is true and correct.
WITNESS my hand and official seal.

(Signature) My commission expires June 28, 2026

In witness whereof said Guggenheim RE Coon Rapids, LLC, a Georgia limited liability company, has caused these presents to be signed by its proper officer this 4th day of December, 20 22.

Signed: Guggenheim RE Coon Rapids, LLC
By Jeff Guggenheim Jeff Guggenheim Its Manager
(Signature) (Print Name)

STATE OF Georgia
COUNTY OF Gwinnett

This instrument was acknowledged before me this 9th day of December, 20 22 by Jeff Guggenheim, Manager of Guggenheim RE Coon Rapids, LLC, a Georgia limited liability company, on behalf of the company.

By Rene Grifflis (Signature) Rene Grifflis (Print Name)
Notary Public, Gwinnett County, Georgia # W-00533635
My commission expires 12-10-2025

SURVEYORS CERTIFICATE
I Rory L. Synsteliem 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 the 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 5th day of December, 20 22.
Rory L. Synsteliem, Licensed Land Surveyor
Minnesota License No. 44530

STATE OF MINNESOTA
COUNTY OF Hennepin
This instrument was acknowledged before me this 5th day of December, 20 22 by
Rory L. Synsteliem.

(Signature) (Print Name)
Michael Rawlings

Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2023

CITY OF COON RAPIDS PLANNING COMMISSION
Be it known that at a meeting held on this 16th day of December, 20 21, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of EVERGREEN INDUSTRIAL PARK SOUTH SECOND ADDITION.

Planning Commission, City of Coon Rapids, Minnesota
By: Wayne Schatz (Chairperson)
By: Secretary (Secretary)

CITY COUNCIL
City Council, City of Coon Rapids, Minnesota

This plat of EVERGREEN INDUSTRIAL PARK SOUTH SECOND ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this 1st day of August, 20 22, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, 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 28th day of February, 20 23.

By: David M. Ziegmeier
David M. Ziegmeier
Anoka County Surveyor

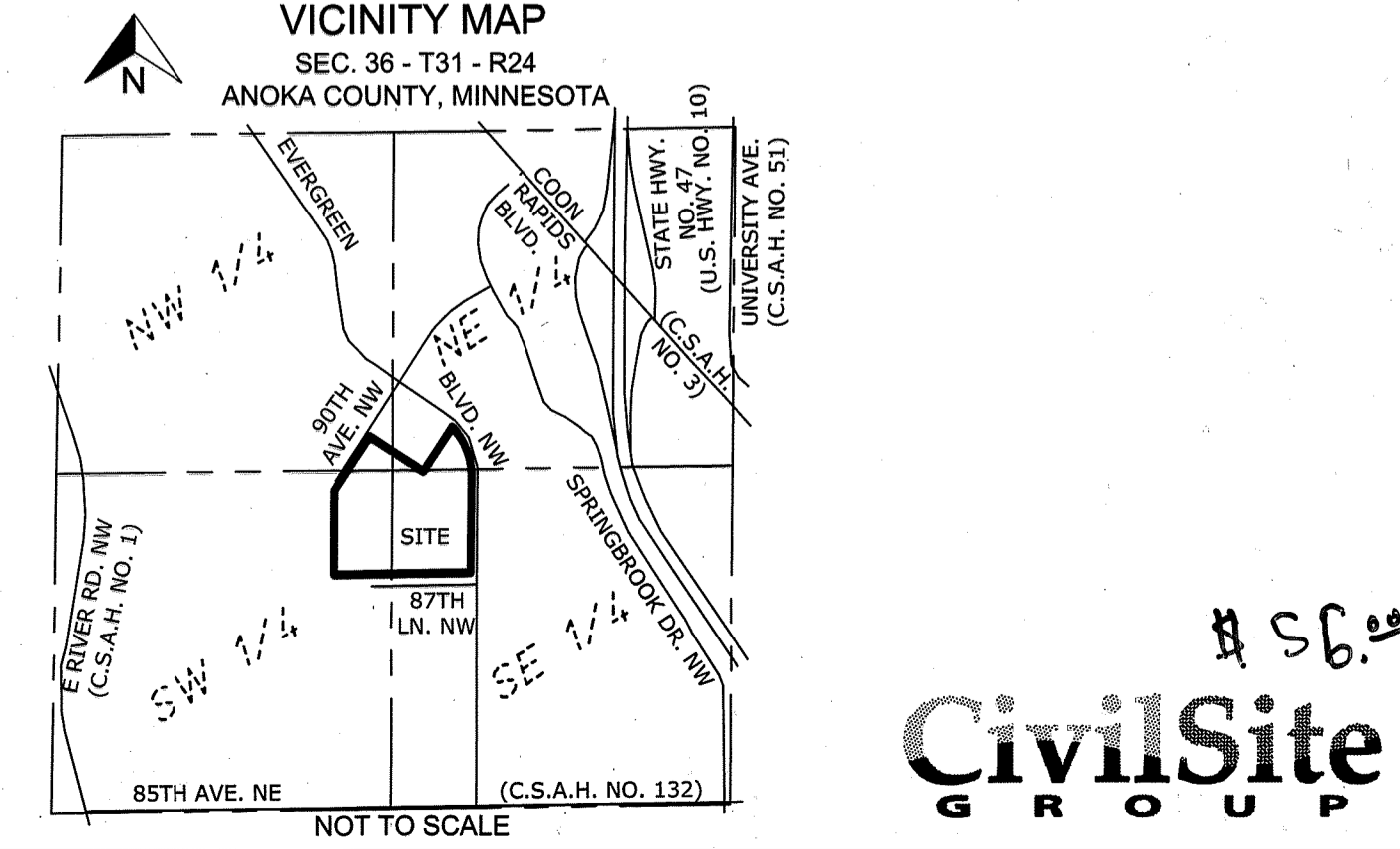
COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 9 day of March, 20 23.

By: Pamela J LeBlanc (Property Tax Administrator)
By: Deputy (Deputy)

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of EVERGREEN INDUSTRIAL PARK SOUTH SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 6 day of March, 20 23, at 11:05 clock A.M. and was duly recorded as Document Number 2386583.001.

By: Pamela J LeBlanc (County Recorder/Registrar of Titles)
By: Deputy (Deputy)



CivilSite GROUP