

NORTHERN STACKS 3RD ADDITION

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 27, T. 30, R. 24

KNOW ALL PERSONS BY THESE PRESENTS:

That Fridley Land LLC, a Minnesota limited liability company, owner of the following described property:

Lot 3, Block 1, NORTHERN STACKS 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And GPT Northern Stacks Owner, LLC, a Delaware limited liability company, owner of the following described property:

Lot 1, Block 1, NORTHERN STACKS, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of vacated Northern Stacks Drive as dedicated in the plat of NORTHERN STACKS according to the recorded plat thereof, Anoka County, Minnesota, lying north of a line described as follows: Commencing at the Southwesterly corner Lot 3, Block 1, NORTHERN STACKS 2ND ADDITION; thence North 65 degrees 01 minutes 56 seconds East, along the southerly line of said Lot 3, a distance of 88.83 feet, said line also being the northerly right of way line of said Northern Stacks Drive; thence continuing along said line northeasterly along a tangential curve concave to the southeast having a radius of 530.00 feet and a central angle of 20 degrees 51 minutes 02 seconds for a distance of 192.87 feet; thence continuing along said line, tangent to said curve, North 85 degrees 52 minutes 59 seconds East a distance of 418.04 feet; thence continuing along said line easterly along a tangential curve concave to the south having a radius of 530.00 feet and a central angle of 6 degrees 35 minutes 21 seconds for a distance of 60.95 feet; thence continuing along said line, tangent to said curve, South 87 degrees 31 minutes 40 seconds East a distance of 43.64 feet to a curve point of a Cul-De-Sac and the point of beginning of the line to be described; thence South 87 degrees 31 minutes 40 seconds East a distance of 141.99 feet to the easterly right of way line of said Cul-De-Sac, distant 0.43 feet northerly of the most northerly corner of Lot 1, Block 1 of said NORTHERN STACKS and said line there terminating.

Have caused the same to be surveyed and platted as NORTHERN STACKS 3RD ADDITION and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown by this plat.

In witness whereof said Fridley Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 18 day of November, 2016.

FRIDLEY LAND LLC

By [Signature]
Paul Hyde, President

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 18 day of November, 2016 by Paul Hyde, President of Fridley Land LLC, a Minnesota limited liability company, on behalf of the limited liability company.

[Signature]
CALLY JANE SAMSON

Notary Public, Hennepin County, Minnesota
My Commission Expires January 31 2020

In witness whereof said GPT Northern Stacks Owner LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 29 day of November, 2016.

GPT NORTHERN STACKS OWNER LLC

By [Signature]
Its Managing Director

STATE OF MINNESOTA NEW YORK
COUNTY OF NEW YORK

This instrument was acknowledged before me this 29 day of November, 2016 by Allan B. Patschold, its Managing Director of GPT Northern Stacks Owner LLC, a Delaware limited liability company, on behalf of the limited liability company.

[Signature]
Anna Zimmerman

Notary Public, NEW YORK County, Minnesota NEW YORK
My Commission Expires 09/19/2020

I Robert L. Houle 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 16th day of November, 2016.

[Signature]
Robert L. Houle, Licensed Land Surveyor
Minnesota License No. 43999

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 16th day of November, 2016 by Robert L. Houle

[Signature]
Shannon Simon

Notary Public, Carver County, Minnesota
My Commission Expires January 31, 2018

CITY COUNCIL, CITY OF FRIDLEY, MINNESOTA

This plat of NORTHERN STACKS 3RD ADDITION was approved and accepted by the City Council of the City of Fridley, Minnesota at a regular meeting thereof held this 2nd day of December, 2016, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Fridley, Minnesota

By: [Signature] Mayor By: [Signature] 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 29th day of NOVEMBER, 2017.

[Signature]
Larry D. Pizam, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 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 29th day of NOVEMBER, 2017.

[Signature]
Jonell M. Sawyer, Property Tax Administrator
By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

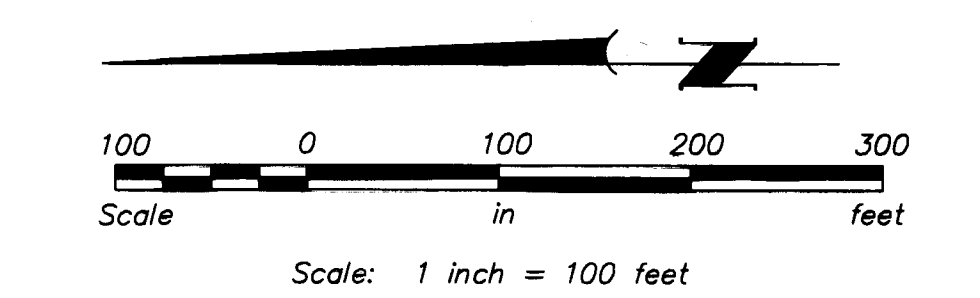
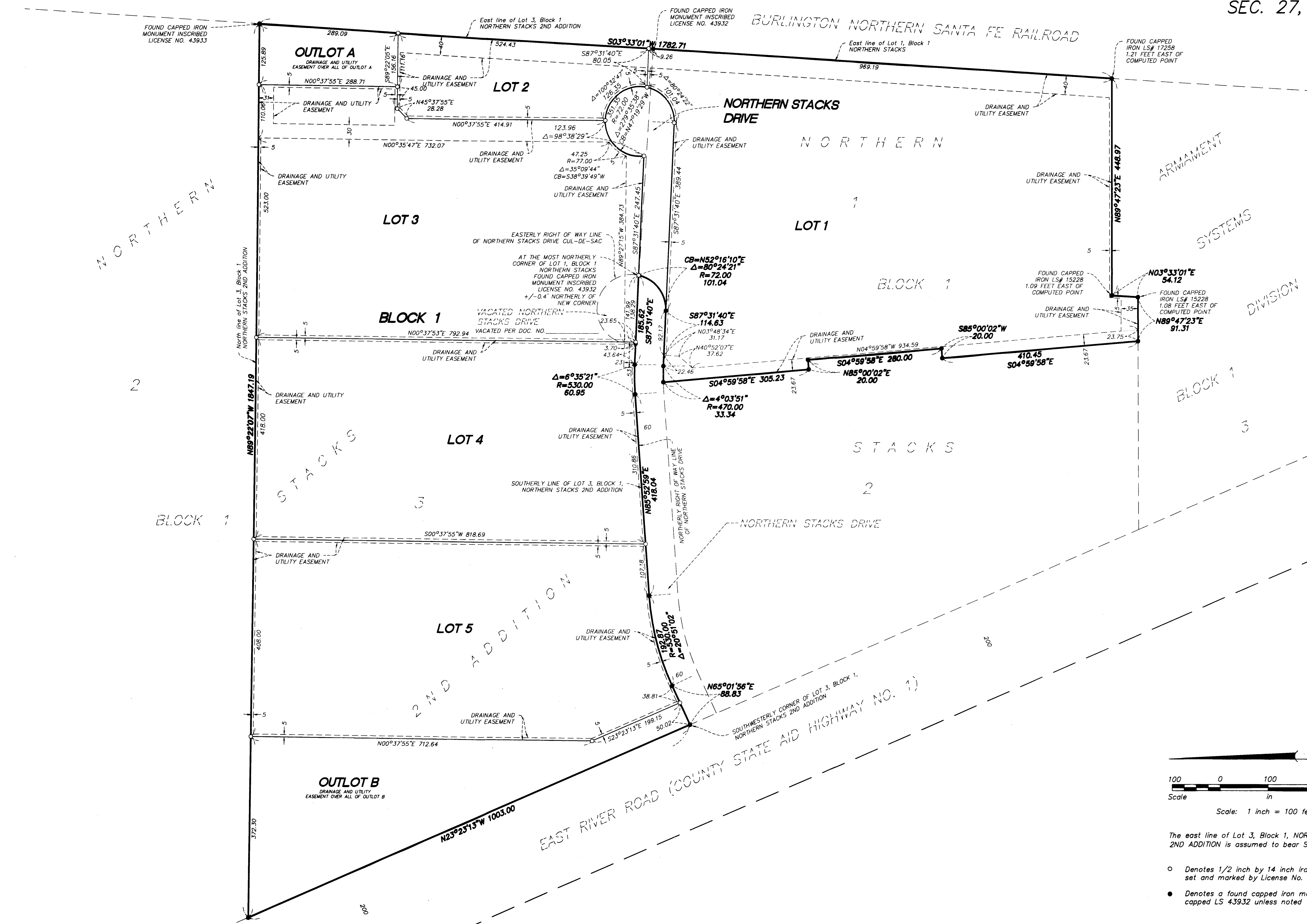
County of Anoka, State of Minnesota
I hereby certify that this plat of NORTHERN STACKS 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 29th day of NOVEMBER, 2017, at 10:18 o'clock A.M. and was duly recorded in Book Page , as Document Number 553180.003.

[Signature]
Jonell M. Sawyer
County Recorder/Registrar of Titles
By: [Signature], Deputy

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NORTHERN STACKS 3RD ADDITION

CITY OF FRIDLEY
COUNTY OF ANOKA
SEC. 27, T. 30, R. 24



The east line of Lot 3, Block 1, NORTHERN STACKS 2ND ADDITION is assumed to bear S 03°33'01" W.

- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 43999
- Denotes a found capped iron monument capped LS 43932 unless noted