OFFICIAL PLAT

2479714.001

RAPIDS INDUSTRIAL SECOND ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 25 AND 26, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That Rapids Industrial, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 1, RAPIDS INDUSTRIAL, Anoka County, Minnesota.

and

Outlot A, RAPIDS INDUSTRIAL, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RAPIDS INDUSTRIAL SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Rapids Industrial, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 7 day of October, 2026.

Signed: Rapids Industrial, LLC, a Minnesota limited liability company

By: Midloch Value Fund II, LLC, a Delaware limited liability company
Its: Sole Member

By: Midloch Fund II Manager, LLC, a Minnesota limited liability company
Its: Manager

By: Midloch Value Fund II Management, LLC, a Minnesota limited liability company
Its: Manager

By: Midloch, LLC, a Minnesota limited liability company
Its: Manager

By: _____
Andrew Sinclair, CEO

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 7 day of October, 2026 by Andrew Sinclair, the CEO of Midloch LLC, the Manager of Midloch Value Fund II Management, LLC, the Manager of Midloch Fund II Manager, LLC, the Manager of Midloch Value Fund II, LLC, the Sole Member of Rapids Industrial, LLC, a Minnesota limited liability company, on behalf of such company

_____ (Signature)
Gabriella Garcia (Print Name)
Cook County, Illinois
My commission expires July 10, 2030

I Marcus F. Hampton 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 1 day of October, 2026

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF Scott

The foregoing instrument was acknowledged before me this 1st day of October, 2026 by Marcus F. Hampton, a Licensed Land Surveyor, Minnesota License No. 47481.

_____ (Signature)
Patrick Miller (Print Name)
Scott County, Minnesota
My commission expires Jan. 31, 2029

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on the 18 day of June, 2026, the Planning Commission of the City of Coon Rapids, Minnesota, did review and approve this plat of RAPIDS INDUSTRIAL SECOND ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

By: _____
Chairperson

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of RAPIDS INDUSTRIAL SECOND ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held the 7 day of July, 2026, 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 20 day of October, 2026.

David M. Zieglmeier by Stephen H. Smith, Supervisor
David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 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 20th day of October, 2026.

By: Pamela J LeBlanc
Property Tax Administrator

By: _____
Deputy

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

I hereby certify that this plat of RAPIDS INDUSTRIAL SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 20th day of October, 2026, at 10:40 o'clock A. M. and was duly recorded as Document Number 2479714.001.

By: Pamela J LeBlanc
County Recorder/Registrar of Titles

By: _____
Deputy

#56.00

HILL INCORPORATED

OFFICIAL PLAT

2479714.001

RAPIDS INDUSTRIAL SECOND ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 25 AND 26, T. 31, R. 24

COON RAPIDS BOULEVARD NW
(C.S.A.H. NO. 3)

WEST 1/4 CORNER OF SEC. 26, T. 31, R. 24
(FOUND CAST IRON MONUMENT)

EAST 1/4 CORNER OF SEC. 26, T. 31, R. 24
(FOUND TELSPAR MONUMENT)

N89°50'40"W 5361.35

S89°07'55"W 547.86

Δ=7°52'37"
R=1245.92
171.29

S89°07'55"W 441.30

20.00
S00°52'05"E

N00°07'53"E 15.48

NO.18425

NO.9293

NO.43933

262.22

285.64

DRAINAGE AND UTILITY EASEMENT

65.31
Δ=3°00'11"

66.05
S26°52'59"W

49.48
R=218.31'
S77°20'14"E 52.69

128.34

30 FOOT UTILITY EASEMENT PER DOC. NO. 2137362.001 & 2149274.002

GAS PIPELINE EASEMENT PER DOC. NO. 1989853.005

30 FOOT SANITARY SEWER EASEMENT PER DOC. NO. 308458 & 432591

S18°40'59"E 826.54

S16°40'59"E 821.79

S18°40'11"E 756.04

ELECTRIC TRANSMISSION EASEMENT PER DOC. NO. 233168

RESISTERED LAND SURVEY NO. 110

BURLINGTON NORTHERN SANTA FE RAILROAD

AUDITOR'S SUBDIVISION NO. 57 2ND REVISION

RAPIDS INDUSTRIAL

OUTLOT A

BLOCK 1

2

1

LOT 1
BLOCK 1

S00°07'53"W 200.04

15.00
S89°52'07"E

S00°07'53"W 299.56

DRAINAGE AND UTILITY EASEMENT

S89°59'52"E
192.13

20.00
S89°52'07"E

153.81
S00°07'53"W

N56°56'59"E
346.11

N33°14'52"W
219.89

L59.84
R=167.00
Δ=41°56'37"

S45°06'29"W 357.25

N00°07'35"E
275.58

DRAINAGE AND
UTILITY EASEMENT

47.70

53.00

N89°19'30"W 268.50

N00°07'53"E 200.01

ELECTRIC TRANSMISSION
EASEMENT PER DOC. NO. 233168

15 FOOT SLOPE & ELECTRIC TRANSMISSION
EASEMENT PER DOC. NOS. 338206, 338212

DAMAGED CAP

274.76

N89°19'30"W 338.95
MOST SOUTHERLY LINE OF OUTLOT A, RAPIDS INDUSTRIAL

64.19

COON RAPIDS FOLEY STATION

SUITE LIVING OF COON RAPIDS

96TH AVENUE NW

NORWAY STREET NW

CROSSROAD ADDITION

AUDITOR'S SUBDIVISION NO. 106

EAGLE RIDGE NW

RAPIDS INDUSTRIAL

SCALE IN FEET
0 60 120

BEARINGS ARE BASED ON THE MOST SOUTHERLY LINE OF THE OUTLOT A, RAPIDS INDUSTRIAL WHICH IS ASSUMED TO HAVE A BEARING OF N 89°19'30" W

- ● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED
- ○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE STATUTE 505.021, SUBD. 10.
- ◉ DENOTES FOUND ANOKA COUNTY MONUMENT
- ⊙ DENOTES FOUND RIGHT OF WAY DISC MONUMENT
- ▲ DENOTES FOUND MAGNETIC NAIL
- △ DENOTES SET MAGNETIC NAIL
- —Δ— DENOTES RESTRICTED ACCESS PER DOC. NO. 429756

HILL INCORPORATED

SHEET 2 OF 2 SHEETS