

## ZERO ZONE ADDITION

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

**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, except Parcel 14, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 78, 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 and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 116 as shown on 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 30<sup>th</sup> day of December, 2025.

ZERO ZONE REFRIGERATION, LLC

[Signature]  
Signature

Barry DeRose Chief Operating Officer  
Printed Name, Title

STATE OF Minnesota  
COUNTY OF Anoka

This instrument was acknowledged before me this 30 day of December, 2025 by Barry DeRose,  
as COO of Zero Zone Refrigeration, LLC, a Minnesota limited liability company, on behalf of the company.

Tammy Neubert  
Signature  
Notary Public, Anoka County, Anoka, Minnesota  
My Commission Expires 1-31-31

Tammy Neubert  
Printed Name, Notary

#### 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 23<sup>RD</sup> day of DECEMBER, 2025.

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

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 23 day of December, 2025 by Max L. Stanislawski.

Sarah E. Koenig  
Signature  
Notary Public, Ramsey County, Minnesota  
My Commission Expires January 31, 2028

Sarah Koenig  
Printed Name, Notary

#### 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 23<sup>rd</sup> day of SEPTEMBER, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, 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 31<sup>st</sup> day of December, 2025.

David M. Zieglmeier  
David M. Zieglmeier, Anoka County Surveyor

#### COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 31<sup>st</sup> day of December, 2025.

By: Pamela J. LeBlanc  
Property Tax Administrator

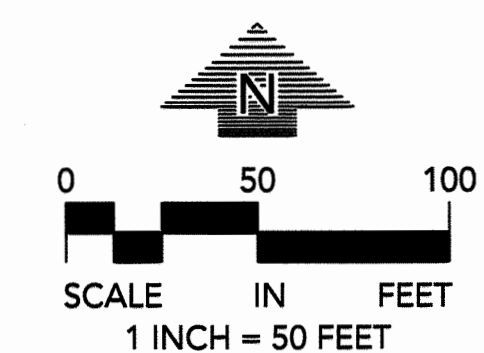
By: [Signature], Deputy

#### 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 31<sup>st</sup> day of December, 2025, at 10:00 o'clock A.M. and was duly recorded as Document Number 2456659.002.

By: Pamela J. LeBlanc  
County Recorder/Registrar of Titles

By: [Signature], Deputy



BEARINGS ARE BASED ON THE EAST LINE OF  
LOT 1, BLOCK 1, BUSINESS PARK 95 SECOND  
ADDITION HAVING A BEARING OF S00° 19' 59" W

- 1/2 INCH BY 14 INCH IRON PIPE MONUMENT, MARKED "LS 48988" 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

— Δ — RIGHT OF ACCESS PER DOC.  
NOS. 1494491 & 2023278.009