ROCHESTER BUSINESS PARK SECOND

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Rochester West Campus, LLC, a Delaware limited liability company, owner of the following described property:

Lot 1, Block 1, ROCHESTER BUSINESS PARK, Olmsted County, Minnesota;

A portion thereof being Torrens property, described as.
That part of Lot 1, Block 1, Rochester Business Park, Olmsted County, Minnesota described as follows:

That part of former railroad right-of-way in the East Half of the Northeast Quarter of Section 20 and the Southwest Quarter of the Northwest Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the Northeast corner of said East Half of the Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from North of 267 degrees 18 minutes 50 seconds along the north line of said East Half of the Northeast Quarter, 157.70 feet to the easterly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company); thence Southerly 174 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line 925.03 feet to the south line of Parcel 3 of Amended Right-of-Way Plat No. 5 for the City of Rochester, recorded in the office of the County Recorder, Olmsted County, Minnesota, January 4, 1995 and the point of beginning; thence continuing southerly 174 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line 516.26 feet; thence continuing southerly along said easterly right-of-way line 1252.59 feet on a tangential curve concave to the East having a radius of 2814.93 feet central angle of 25 degrees 29 minutes 44 seconds and a chord azimuth of 161 degrees 37 minutes 04 seconds to the south line of said Southwest Quarter of the Northwest Quarter; thence westerly 268 degrees 29 minutes 28 seconds azimuth along said south line 114.40 feet to the westerly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company) and the easterly right-of-way line of the former Chicago and Northwestern Transportation Company (previously the Wisconsin, Minnesota and Pacific Railroad Companies); thence northwesterly along said westerly right-of-way line and said easterly right-of-way line 1240.54 feet on a nontangential curve concave to the east, having a radius of 2914.93 feet, central angle of 24 degrees 23 minutes 03 seconds and a chord azimuth of 342 degrees 10 minutes 25 seconds; thence continuing northerly along said westerly right-of-way line and said easterly right-of-way line tangent to said curve 354 degrees 21 minutes 56 seconds azimuth 516.25 feet to the southwest corner of said Parcel 3; thence easterly 84 degrees 21 minutes 32 seconds azimuth along the south line of said Parcel 3 a distance of 100.00 feet to the point of beginning.

Excepting therefrom that part thereof dedicated as VALLEYHIGH DRIVE N.W., as shown on the plat of ROCHESTER BUSINESS PARK.

Containing in all, 427.86 acres, more or less.

Has caused the same to be surveyed and platted as ROCHESTER BUSINESS PARK SECOND.

In witness whereof said Rochester West Campus, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 9th day of September, 2024

Rochester West Campus, LLC

Richard H. Klein
Chief Financial Officer

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On September 9, 2024, before me, Lisa Beth Summerfield, Notary Public, personally appeared Richard H. Klein, 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the 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 paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

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.

Commission No. 2443622
My Commission expires: April 23, 2027

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of ROCHESTER BUSINESS PARK SECOND was approved by the Community Development Department of Rochester, Minnesota on this 25th day of November, 2024, and hereby certifies compliance with all requirements as set forth in in Minnestoa Statutes, Section 505.03, Subd. 1.

Community Development Director

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 12th day of August, 2024.

Eric C. Steuve by Chad Jagunich, Deputy
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 12 day of August, 2024

Mark J. Haselius, Licensed Land Surveyor
Minnesota License No 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 12 day of August, 2024 by Mark J. Haselius.

Christina Ann Mclaughlin
Notary Printed Name

Notary Public, Olmsted County, MN

My Commission Expires Jan 31, 2026

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2024 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 13th day of November, 2024.

Document Number A-1614652

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13th day of November, 2024, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Mary Blair-Hoeft
Olmsted County Director of Property Records and Licensing

By Wendy von Wald
Deputy

Document Number T-162093

I hereby certify that this instrument was filed in the Office of the Office of The Registrar of Titles for the record on this 13th day of November, 2024, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Mary Blair-Hoeft
Registrar of Titles - Property Records and Licensing

By Wendy von Wald
Deputy

1623A

Mark Haselius X:\F/J\RGRA\178890\3-survey\02-CAD\15-dwg\RGRA 178890_F-Plat01.dwg Monday, August 05, 2024

ROCHESTER BUSINESS PARK SECOND

CAST IRON CAP ON TELSPAR PIPE NW COR SEC 21

(157.70)

W. LINE NW 1/4, SEC 21

N 00°23'22" W 638.53

(925.03)

RAIL WAY

AMENDED STREET R.O.W. PLAT No. 5

WESTERN

PAR. 3

SEC. 20

T. 107 N., R. 14 W.

Δ = 09°33'27"
R = 1482.39
L = 247.28
CHB = N 80°15'47" E
CH = 246.99

N 85°02'31" E
263.22

41ST STREET N.W.

AMENDED

PLAT NO. 6

STREET N.W. R.O.W.

N 00°23'22" W
281.12

ELECTRIC EASEMENT DOC NO 783705

S 00°23'16" E
245.33

UNPLATTED

S 75°55'03" E
489.56

N 33°40'06" E
412.52

N 34°52'33" E
95.46

N 46°53'11" E
105.90

N 58°54'38" E
94.34

WET LAND

N 67°33'03" E
246.74

N 77°49'59" E
339.75

N 73°27'30" E
134.46

N 65°34'08" E
237.95

N 87°02'46" E
115.38

N 88°57'58" E
147.12

S 86°28'43" E
22.58

N 88°57'54" E
61.97

DETAIL A

S 00°45'43" W
217.63

OUTLOT A

HOME PLACE N.W.

N 00°23'16" W
58.20

1/2-INCH IRON PIPE

1/4-INCH REBAR

S 16°37'56" E
83.63

ROCHESTER MARKETPLACE

LOT 1 BLOCK 1

LOT 5

S 00°45'43" W
584.98

1/4-INCH REBAR

S 89°14'17" E
683.20

EASEMENT AREA DOC No 840867

S 00°45'43" W
161.83

1/4-INCH REBAR

S 83°03'11" E
471.60

BUILDING RESTRICTION AREA DOC No 840867

485.61

S 00°45'43" W

ROCHESTER FIRST ADDITION TO ROCHESTER MARKETPLACE

LOT 1 BLOCK 1

OUTLOT A

N 85°07'15" E
185.61

100

100

N 04°52'20" W
516.29

388.72

(516.26)

S 88°11'13" W
54.80

S 88°11'13" W
154.94

N 00°23'22" W
11.03

941.02

N 89°35'35" W

N 00°24'25" E
50.00

LOT 1

BLOCK 1

1737.23

N 89°35'35" W

S 04°52'20" E
125.23

30.67

T-BAR

UNPLATTED

1/2-INCH IRON PIPE

N 00°23'22" W
452.92

Δ = 06°43'00"
R = 2814.93
L = 329.99
CHB = S 08°13'50" E
CH = 329.80

S 00°24'00" W
855.94

N 89°36'00" W
108.67

N 89°36'00" W
30.07

S 35°23'00" W
36.50

S 00°24'00" W
341.94

S 00°24'00" W
230.29

S 89°43'00" E
83.16

S 35°04'00" E
36.63

S 34°49'00" E
36.28

S 89°43'00" E
59.53

36.68

N 36°25'00" E

S 00°21'05" W
341.97

N 89°38'55" W
37.40

S 00°21'05" W
462.14

416.24

MATCHLINE A

S 89°47'58" E
1709 85

45.90

LOT 1

BLOCK 1

MATCHLINE A

S 76°30'40" E
680.71

N 90°00'00" E
129 88

S 89°25'14" W
258.09

Δ = 65°22'01"
R = 1020.93
L = 1164.75
CHB = N 53°23'24" W
CH = 1102.60

UNPLATTED

C.S.A.H. NO. 4

195

RIGHT OF WAY PLAT

KNOWN AS

HIGHWAY

COUNTY

OLMSTED

(FORMERLY

S 89°15'07" E
114.40

EXCEPTION

1-INCH COPPER PLUG W/ PUNCH MARK W 1/4 COR SEC 21

S. LINE OF SW 1/4 OF NW 1/4

FORMER

(R=2814.93)

Δ = 22°57'54"
R = 2914.93
L = 1168.34
CHB = N 16°21'16" W
CH = 1160.53

W. R O.W. LINE OF CHICAGO & NORTHWESTERN R.R. ALSO, THE E R.O.W. LINE OF CHICAGO & GREAT WESTERN R.R.

E. R.O.W. LINE OF CHICAGO & NORTHWESTERN R.R.

CHICAGO & GREAT WESTERN

TORRENS

PORTION

(L=1252.59)

S.W. 1/4 OF N.W. 1/4 SEC. 21

TRAIL EASEMENT DOC No 1288544

12-INCH PIPE

10 FT. U.E. PER PLAT OF ROCHESTER BUSINESS PARK

TRANSMISSION LINE EASEMENT DOC No 1276731 DOC No 1279119

SUBSTATION EASEMENT DOC No 422978 DOC No 507711

UTILITY EASEMENT DOC No 835034

WET LAND

S. LINE NE 1/4, NE 1/4, SEC 20

S 04°52'20" E
125.23

T-BAR

S 88°11'13" W
154 94

N 00°23'22" W
11.03

941.02

N 89°35'35" W

N 00°24'25" E
50.00

LOT 1

BLOCK 1

1737.23

N 89°35'35" W

S 00°45'43" W
584.98

485.61

S 00°45'43" W

ROCHESTER MARKETPLACE

LOT 1 BLOCK 1

LOT 5

ROCHESTER FIRST ADDITION TO ROCHESTER MARKETPLACE

LOT 1 BLOCK 1

OUTLOT A

S 00°24'00" W
855.94

N 89°36'00" W
108.67

S 00°24'00" W
341.94

S 00°24'00" W
230.29

S 89°43'00" E
83.16

S 35°04'00" E
36.63

S 00°21'05" W
341.97

N 89°38'55" W
37.40

S 00°21'05" W
462.14

416.24

MATCHLINE A

S 89°47'58" E
1709 85

45.90

LOT 1

BLOCK 1

MATCHLINE A

S 76°30'40" E
680.71

N 90°00'00" E
129 88

S 89°25'14" W
258.09

UNPLATTED

C.S.A.H. NO. 4

195

RIGHT OF WAY PLAT

KNOWN AS

HIGHWAY

COUNTY

OLMSTED

(FORMERLY

S 89°15'07" E
114.40

EXCEPTION

S. LINE OF SW 1/4 OF NW 1/4

1-INCH COPPER PLUG W/ PUNCH MARK W 1/4 COR SEC 21

FORMER

E. R.O.W. LINE OF CHICAGO & NORTHWESTERN R.R.

CHICAGO & GREAT WESTERN

TORRENS

PORTION

(L=1252.59)

S.W. 1/4 OF N.W. 1/4 SEC. 21

TRAIL EASEMENT DOC No 1288544

12-INCH PIPE

10 FT. U.E. PER PLAT OF ROCHESTER BUSINESS PARK

TRANSMISSION LINE EASEMENT DOC No 1276731 DOC No 1279119

SUBSTATION EASEMENT DOC No 422978 DOC No 507711

UTILITY EASEMENT DOC No 835034

WET LAND

OUTLOT A

LOT 1 BLOCK 1

ROCHESTER BUSINESS PARK

E 1/2 OF S.E. 1/4 SEC. 20

T. 107 N., R. 14 W.

N.E. COR. N. 1/2, NW 1/4, SEC. 21
1-INCH SQ. PIPE WITH CAP

N. LINE N 1/2, NW 1/4, SEC. 21

AMENDED STREET RIGHT OF WAY PLAT NO. 6
41ST STREET N.W.

S 00°32'39" E
50.00

75

75.00

N 88°57'54" E
61.97

S 86°28'43" E
22.58

N 88°57'57" E
147.12

N 00°23'16" W
58.20

RIGHT OF WAY EASEMENT DOC No 804573

ELECTRIC EASEMENT DOC No 787305

TRAFFIC SIGNAL EASEMENT DOC No 1182193

ELECTRIC EASEMENT DOC No 833905

CONTROLED ACCESS DOC No 840874

PATHWAY EASEMENT DOC No 840875

E. LINE N 1/2, NW 1/4, SEC. 21

217.63

S 00°45'43" W

OUTLOT A

OUTLOT A

DETAIL A
1 INCH = 50 FEET

0 100 200 400 600

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM, NAD 83 (1996 ADJ.) WHEREIN THE SOUTH LINE OF THE SE 1/4 OF SEC 21, T107N, R14W, BEARS S 89°57'17" W

LEGEND

- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO 47034
- ● DENOTES FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
- U E. DENOTES UTILITY EASEMENT
- D E DENOTES DRAINAGE EASEMENT

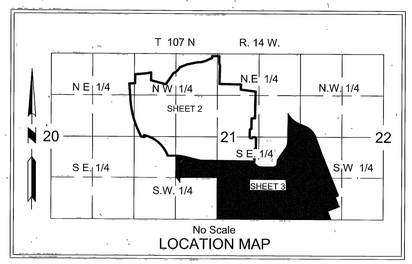
T. 107 N R. 14 W
N.W. 1/4
N.E. 1/4
N.E. 1/4
N.W. 1/4
SHEET 2
20
21
22
S.E. 1/4
S.W. 1/4
SHEET 3
S.W. 1/4
S.E. 1/4

No Scale
LOCATION MAP

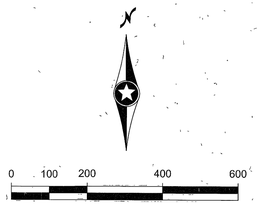
SEH

Mark Haselius X:\F/\VRGRA\178890\9-survey\92-CAD\15-dwg\RGRA 178890_F-Plat01.dwg Monday, August 05, 2024

ROCHESTER BUSINESS PARK SECOND



LOCATION MAP



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM, NAD 83 (1996 ADJ.) WHEREIN THE SOUTH LINE OF THE SE 1/4 OF SEC. 21, T107N, R14W, BEARS S 89°57'17" W

LEGEND

O	DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO 47034
●	DENOTES FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
U E	DENOTES UTILITY EASEMENT
D E	DENOTES DRAINAGE EASEMENT
W M U E	DENOTES WATER MAIN UTILITY EASEMENT

ROCHESTER BUSINESS PARK

LOT 3

MARKETPLACE DRIVE N.W.

Δ = 37°28'03"
R = 12.00
CHB = S 56°34'20" E
CH = 45.35

10 FT U E PER PLAT OF ROCHESTER BUSINESS PARK

S 67°08'21" E 243.65

Δ = 45°36'49"
R = 642.00
L = 511.10
CHB = S 44°19'57" E
CH = 497.71

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-70

33RD STREET N.W.

WET LAND

30 FT W M U E PER PLAT OF ROCHESTER BUSINESS PARK

N 00°24'28" E 914.08

S 68°28'28" W 10.00

S 21°31'32" E 442.01

S 68°28'28" W 5.00

S 21°31'32" E 465.34

MINNESOTA DEPARTMENT OF TRANSPORTATION TRUNK HIGHWAY RIGHT OF WAY PLAT No. 552 55-58

(CONCAVE EASTERLY)
Δ = 00°54'33"
R = 23,065.09
L = 366.00
CHB = S 21°58'50" E
CH = 366.99

10 FT U E PER PLAT OF ROCHESTER BUSINESS PARK

25 FT W M U E PER PLAT OF ROCHESTER BUSINESS PARK

S 22°28'06" E 685.59

S 06°55'53" E 58.96

S 67°34'22" W 100.00

100 ACCESS OPENING

3/4-INCH IRON PIN (MnDOT)

S 22°25'38" E 275.00

S 35°34'13" E 53.63

3/4-INCH IRON PIN (MnDOT)

S 67°34'22" W 396.52

S 22°25'38" E 415.19

S 22°25'38" E 322.50

1-INCH SQ. PIPE WITH CAP S 1/4 COR SEC 22

2-INCH SQ. IRON TUBE W/ ALUM CAP (MnDOT)

65815

S 89°53'43" W 1628.94

Δ = 34°42'21"
R = 330.00
L = 199.89

N 35°08'49" E 266.45

N 30°06'49" E 171.86

Δ = 27°17'53"
R = 200.00
L = 95.29

N 02°48'56" E 68.91

Δ = 87°16'51"
R = 110.00
L = 167.57

S 89°54'13" E 399.81

Δ = 44°11'00"
R = 175.00
L = 134.95

S 45°43'13" E 62.96

Δ = 17°38'24"
R = 150.00
L = 46.18
CHB = S 54°32'24" E
CH = 46.00

MATCHLINE A

S 00°21'05" W 462.14

45 90

S 89°47'58" E 1709 85

LOT 1
BLOCK 1

S 76°30'40" E 680.71

N 90°00'00" E 129 88

S 89°25'14" W 258.09

N 00°28'00" W 714.00

TRAIL EASEMENT DOC No 1288544

UTILITY EASEMENT DOC No 835034

UNPLATTED

U E PER PLAT OF ROCHESTER BUSINESS PARK

20 FT U E PER PLAT OF ROCHESTER BUSINESS PARK

DETAIL B

C I M

1/2-INCH IRON PIPE

IRON MONUMENT

S 89°25'14" W 16.01

S 00°34'46" E 160.34

S 89°25'14" W 1176.19

OUTLOT B

KROGER CO. FIRST SUBDIVISION
BLOCK 1

N 37°50'30" W 201.47

OLMSTED CO. R.O.W. PLAT NO. 195

50 50 75

VALLEYHIGH DRIVE N.W.

FORMER CHICAGO GREAT WESTERN RAILWAY

UTILITY EASEMENT DOC No 1405610

UTILITY EASEMENT DOC No 1405608

UTILITY EASEMENT DOC No 1405605

UTILITY EASEMENT DOC No 1405609

N 00°32'39" W 1323.69

RECIPROCAL PRIVATE ROADWAY EASEMENT DOC No A-1417612

WET LAND

CAST IRON CAP ON TELSPAR PIPE S 1/4 COR SEC 21

2012 62
N 89°57'17" E

LOT 1
BLOCK 1

992.51
S 51°50'14" E

913.98
N 00°14'55" W

OUTLOT C

WET LAND

3/4-INCH IRON PIN (MnDOT)

92.68

S 22°25'38" E

S 67°34'22" W 396.52

S 22°25'38" E 322.50

CAST IRON MONUMENT S E COR SEC 21

10 FT U E PER PLAT OF ROCHESTER BUSINESS PARK

S LINE SE 1/4, SEC 21

651 45

1980 28

S 89°57'17" W 2631.73

S 89°53'43" W 1026.97

O.L.A

UNPLATTED

THE BRITTANY'S OF ROCHESTER CIC NO. 186
BLOCK 2

BIRCHWOOD KNOLL 4
BLOCK 4

NORTHRIDGE SECOND SUBD.
BLOCK 1

NORTHRIDGE FIRST SUBD.
BLOCK 1

NORTHGATE SECOND ADDITION
BLOCK 1

CAST IRON MONUMENT N W COR SE 1/4, SW 1/4, SEC 21

N 00°28'00" W 714.00

S 89°25'14" W 16.01

N 37°50'30" W 201.47

U E

1/2-INCH IRON PIPE

S 00°34'38" E 160.34

VALLEYHIGH DRIVE N.W.

FORMER CHICAGO GREAT WESTERN RAILWAY

50 50 75

DETAIL B
NO SCALE

ROCHESTER BUSINESS PARK

OUTLOT B

SEH

Monk, Hoselius X:\FAI\RIGRA\178890\9-survey\92-CAD\15-dwg\RIGRA_178890_F-Plat01.dwg Monday, August 05, 2024