

"OFFICIAL PLAT"

ELK RUN BIOSCIENCE PARK FIRST

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Elk Farm, LLC, a Delaware limited liability company, and Tower Elk Farm III, LLC, a Delaware limited liability company, owners and proprietors of the following described property in the City of Pine Island, State of Minnesota, to wit:

That part of the East Half of the Northwest Quarter and that part of the Northeast Quarter all in Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said East Half of the Northwest Quarter of Section 2; thence on an assumed bearing of South 89°20'19" West along the north line of said East Half of the Northwest Quarter 735.22 feet; thence South 89°18'09" West along said north line 584.50 feet to the northwest corner of said East Half of the Northwest Quarter; thence South 00°48'05" East along the west line of said East Half of the Northwest Quarter 60.00 feet; thence North 89°18'09" East, parallel with said north line of the East Half of the Northwest Quarter, 544.57 feet; thence South 01°44'50" East 461.72 feet; thence southeasterly 395.95 feet along a tangential curve concave to the northeast, said curve has a radius of 707.00 feet, a central angle of 32°05'18", and the chord of said curve bears South 17°47'29" East 390.80 feet; thence South 56°09'52" West, not tangent to said curve, 60.00 feet; thence South 79°59'58" West 624.11 feet to said west line of the East Half of the Northwest Quarter; thence South 00°48'05" East along said west line 196.54 feet to the northerly right of way of Trunk Highway No. 52 per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-29; thence South 59°18'11" East along said northerly right of way 781.86 feet; thence North 30°41'52" East 560.01 feet; thence South 59°18'09" East 845.72 feet; thence easterly 789.35 feet along a tangential curve concave to the north, said curve has a radius of 740.00 feet, a central angle of 61°07'02", and the chord of said curve bears South 89°51'39" East 752.46 feet; thence North 59°34'50" East, tangent to said curve, 184.95 feet; thence northeasterly 177.46 feet along a tangential curve concave to the southeast, said curve has a radius of 310.00 feet, a central angle of 32°47'54", and the chord of said curve bears North 75°58'47" East 175.04 feet; thence South 87°37'16" East, tangent to said curve, 80.99 feet; thence South 31°23'49" East 156.79 feet; thence North 86°00'05" East 123.56 feet; thence North 58°36'11" East 150.91 feet; thence North 13°19'47" West 94.76 feet; thence North 31°23'49" West 139.71 feet; thence South 89°51'38" West 116.03 feet; thence South 58°36'11" West 143.08 feet; thence North 87°37'16" West 78.22 feet; thence southwesterly 228.97 feet along a tangential curve concave to the south, said curve has a radius of 400.00 feet, a central angle of 32°47'54", and the chord of said curve bears South 75°58'47" West 225.86 feet; thence South 56°29'08" West, not tangent to said curve, 185.22 feet; thence westerly 704.02 feet along a non-tangential curve concave to the north, said curve has a radius of 660.00 feet, a central angle of 61°07'02", and the chord of said curve bears North 89°51'39" West 671.11 feet; thence North 59°18'08" West, tangent to said curve, 927.30 feet; thence northwesterly 629.84 feet along a tangential curve concave to the northeast, said curve has a radius of 627.00 feet, a central angle of 57°33'18", and the chord of said curve bears North 30°31'29" West 603.69 feet; thence North 01°44'50" West, tangent to said curve, 170.32 feet; thence North 88°15'10" East 20.00 feet; thence North 01°44'50" West 289.53 feet; thence North 89°20'19" East, parallel with said north line of the East Half of the Northwest Quarter, 675.18 feet to the east line of said East Half of the Northwest Quarter; thence North 00°50'18" West 60.00 feet to the point of beginning.

The above described parcel contains 19.07 acres.

Have caused the same to be surveyed and platted as ELK RUN BIOSCIENCE PARK FIRST and do hereby donate and dedicate to the public for the public use forever the public ways, and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Elk Farm, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by its proper officer this 19th day of April, 2010.

By: Tower Investments, LLC, a Delaware limited liability company, its sole member

By: Tower Investments, Inc., a California Corporation, managing member

By: Stephen Marks Sr. Notary Public, Yolo County, CA

Its: President

STATE OF CA COUNTY OF YOLO The foregoing instrument was acknowledged before me this 19th day of April, 2010 by Stephen Marks Sr., President of Elk Farm, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, YOLO County, CA My Commission expires: 9-24-13

In witness whereof said Tower Elk Farm III, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by its proper officer this 19th day of April, 2010.

By: Tower Investments, LLC, a Delaware limited liability company, its sole member

By: Tower Investments, Inc., a California Corporation, managing member

By: Stephen Marks Sr. Notary Public, Yolo County, CA

Its: President

STATE OF CA COUNTY OF YOLO The foregoing instrument was acknowledged before me this 19th day of April, 2010 by Stephen Marks Sr., President of Tower Elk Farm III, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, YOLO County, CA My Commission expires: 9-24-13

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as ELK RUN BIOSCIENCE PARK FIRST; 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 the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wetlands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Geoffrey G. Griffin, Land Surveyor Minnesota Registration No. 21940

STATE OF MINNESOTA COUNTY OF HUMBOLDT The foregoing Surveyor's Certificate was acknowledged before me this 20th day of April, 2010.

Notary Public, Humboldt County, Minnesota BRIDGET L. CHADWICK My commission expires: 1-21-14

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Pine Island, Minnesota, at a meeting thereof, on the 9th day of September, 2009.

Commission Chairman

CITY COUNCIL

We do hereby certify that on the 16th day of March 2010 the City Council of Pine Island, Minnesota approved this plat.

Commission Chairman

Abraham G. Algadi, City Administrator

CITY ENGINEER

Received this 27th day of April, 2010.

Pine Island City Engineer

CITY ATTORNEY

I certify that proper evidence of title has been presented and examined by me, and I hereby approve this plat as to form and execution.

Dated this 29th day of April, 2010.

Pine Island City Attorney

ZONING ADMINISTRATOR

Checked and approved as to compliance with the Zoning Code and this Chapter.

Zoning Administrator

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 29th day of April, 2010.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2010 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of April, 2010.

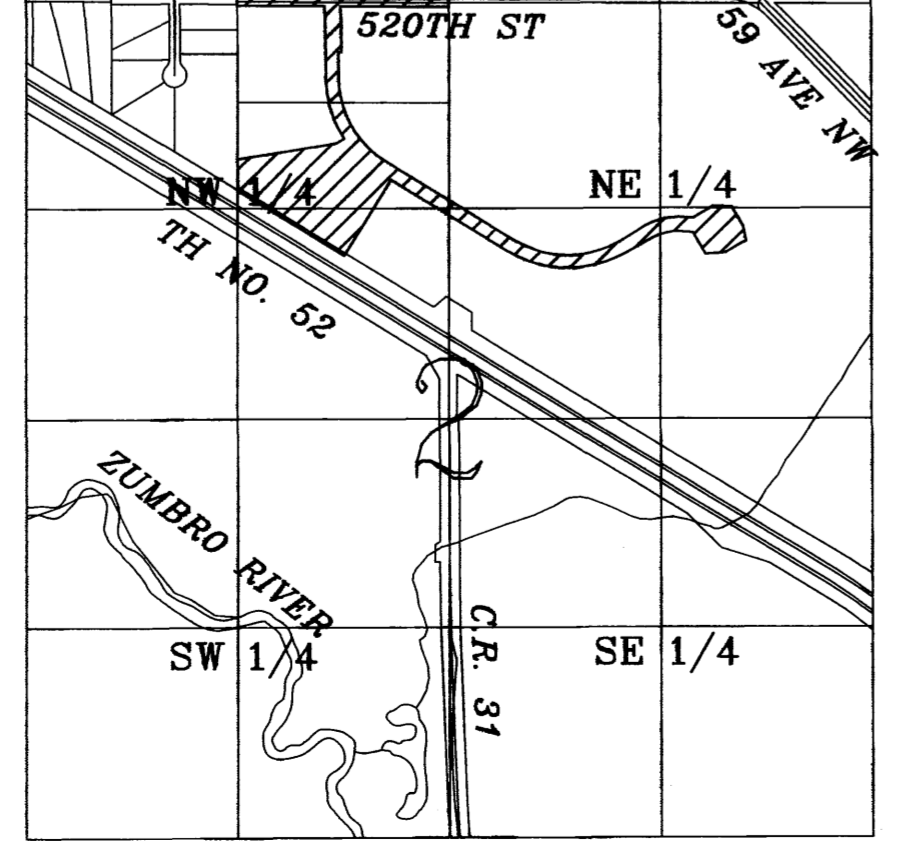
DOCUMENT NUMBER A-1228801

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of April, 2010, at 9 o'clock P.M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

Deputy

VICINITY MAP SEC. 2, T. 108 N., R. 15 W.



"NOT TO SCALE"

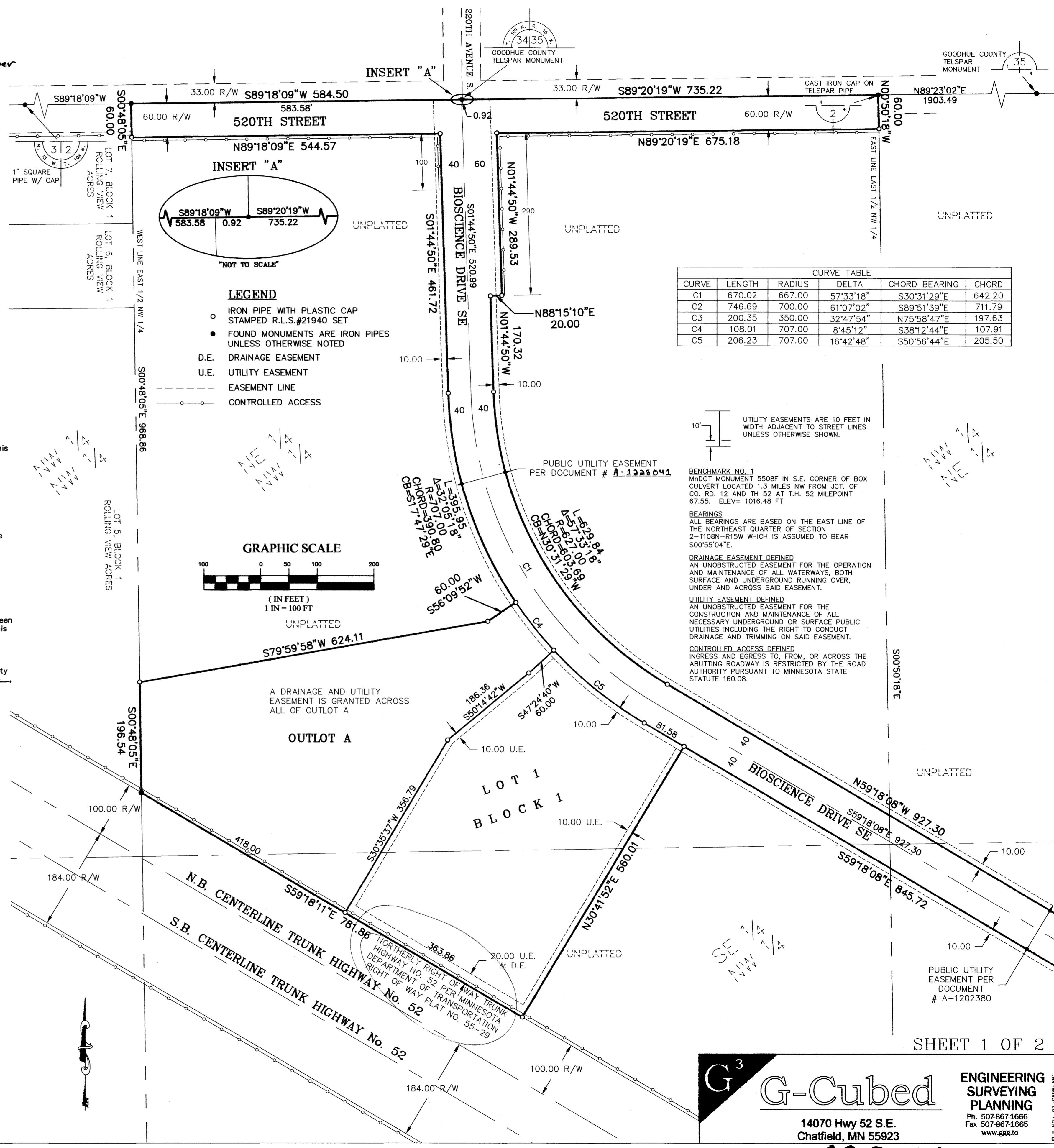
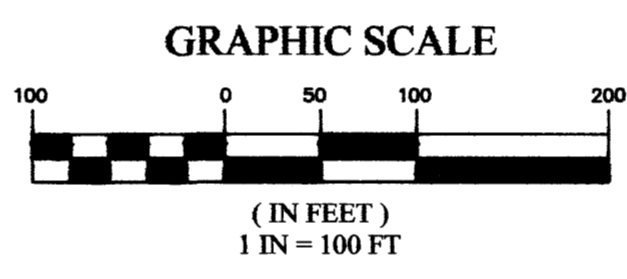


Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD. It lists five curves (C1-C5) with their respective dimensions.



UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

BENCHMARK NO. 1 MNDOT MONUMENT 5508F IN S.E. CORNER OF BOX CULVERT LOCATED 1.3 MILES NW FROM JCT. OF CO. RD. 12 AND TH 52 AT T.H. 52 MILEPOINT 67.55. ELEV= 1016.48 FT

BEARINGS ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2-T108N-R15W WHICH IS ASSUMED TO BEAR S00°55'04"E.

DRAINAGE EASEMENT DEFINED AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CONTROLLED ACCESS DEFINED INGRESS AND EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

G-Cubed ENGINEERING SURVEYING PLANNING 14070 Hwy 52 S.E. Chatfield, MN 55923

1205A

