

FIRST AVENUE FLATS

KNOW ALL PERSONS BY THESE PRESENTS: That LNI 400 N BDWY LLC, a Minnesota limited liability company, owner of the following described property:

Lots 7, 8, 9 and 10, Block 65, Original Plat, Rochester, Minnesota.

(Abstract Property)

AND

All of Lots 11 and 12, in Block 65, and the North-South alley (now vacated) between Lots 1 and 12, in Block 65, in the Original Town (now City) of Rochester, Minnesota, and that part of Block 60, and of vacated Ninth Street (now Fourth Street NW), between said Blocks 60 and 65, and lying Northerly of and contiguous to a line that is 8.5 feet Northeasterly of, measured at right angles and parallel to, the Chicago and North Western Railway Company Spur Track No. 277, as now located and established.

Except that tract conveyed to W.R. Gosnell, described as follows: That part of Lot 12 in Block 65 and that part of vacated Ninth Street (now Fourth Street NW) between Blocks 60 and 65, in the Original Town (now City) of Rochester, Minnesota, bounded and described as follows: Beginning at the point of intersection of the Southerly extension of the West line of said Block 65 with a line that is parallel to and 8.5 feet Northeasterly of, measured at right angles from, the center line of the Chicago and North Western Railway Company Spur Track No. 277, as now located and established; thence Southeasterly along said parallel line, a distance of 54 feet; thence Northeasterly at right angles to the last described course, a distance of 40 feet; thence Northwesterly at right angles to the last described course, a distance of 70 feet, more or less, to a point in the West line of said Lot 12 in Block 65; thence Southerly along said West line of Lot 12 and its extension thereof, a distance of 42 feet, more or less, to the point of beginning.

(Torrens Property)

AND

That part of Lot 12 in Block 65 and that part of vacated Ninth Street (now Fourth Street NW) between Blocks 60 and 65 in the Original Town (now City) of Rochester, Minnesota, bounded and described as follows: Beginning at the point of intersection of the Southerly extension of the West line of said Block 65 with a line that is parallel to and 8.5 feet Northeasterly of, measured at right angles from, the center line of the Chicago and North Western Railway Company Spur Track No. 277, as now located and established; thence Southeasterly along said parallel line, a distance of 54 feet; thence Northeasterly at right angles to the last described course, a distance of 40 feet; thence Northwesterly at right angles to the last described course, a distance of 70 feet, more or less, to a point in the West line of said Lot 12 in Block 65; thence Southerly along said West line of Lot 12 and its extension thereof, a distance of 42 feet, more or less, to the point of beginning.

(Torrens Property)

Containing in all, 0.95 acres, more or less.

Has caused the same to be surveyed and platted as FIRST AVENUE FLATS.

In witness whereof said LNI 400 N BDWY LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 3rd day of June, 2015.

SIGNED: LNI 400 N BDWY LLC

Kent A. Hall, Chief Financial Manager

STATE OF MINNESOTA
COUNTY OF OLMDSTED
Iowa
Cerro Gordo

This instrument was acknowledged before me on June 3, 2015 by Kent A. Hall, Chief Financial Manager of LNI 400 N BDWY LLC, a Minnesota limited liability company.

Patricia A. Inayne
Notary Public, Cerro Gordo County, Iowa
My commission expires October 16, 2016

Patricia A. Frayne
Notary Printed Name

SURVEYOR'S CERTIFICATE

I, Mark E. Severson 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 29 day of MAY, 2015.

Mark E. Severson
Mark E. Severson, Professional Surveyor
Minnesota License No. 18887

STATE OF MINNESOTA
COUNTY OF OLMDSTED

The instrument was acknowledged before me on May 29, 2015 by Mark E. Severson.

Heather Hanson
Notary Public, Olmdsted County, Minnesota

Heather Hanson
Notary Printed Name

My commission expires January 31, 2019

OLMDSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 2 day of JUNE, 2015.

Paul D. Thorsen
Olmdsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMDSTED
CITY OF ROCHESTER

I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 16 day of March, 2015, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 7 day of June, 2015.

Aaron S. Reeves
Aaron S. Reeves, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2015 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 9th day of June, 2015.

DOCUMENT NUMBER A1372405

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of June, 2015, at 12:1/2 o'clock P.M., and was duly recorded in the Olmdsted County records.

W. Mark Krupski
Director of Property Records & Licensing

Wendy von Wald
Deputy

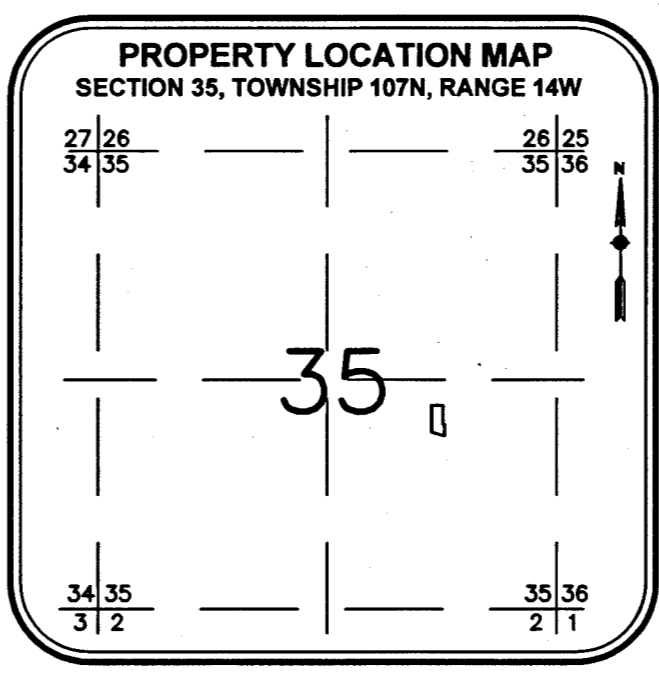
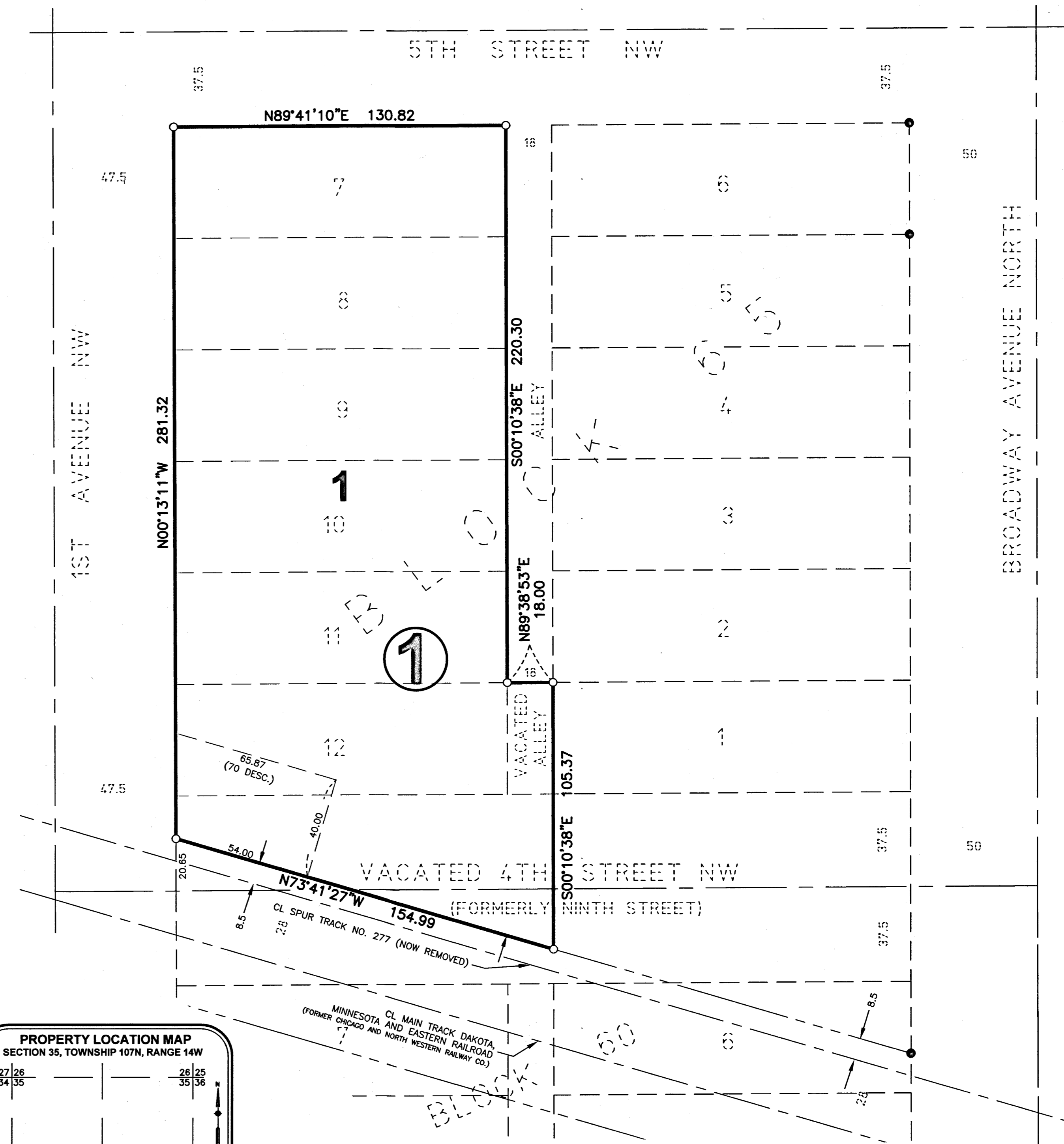
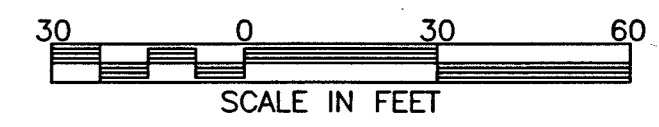
DOCUMENT NUMBER T139339

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 9th day of June, 2015, at 12:1/2 o'clock P.M., and was duly recorded in the Olmdsted County records.

W. Mark Krupski
Registrar of Titles - Property Records & Licensing

Wendy von Wald
Deputy

BASE OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST
LINE OF BLOCK 65, ORIGINAL PLAT OF ROCHESTER,
WHICH IS ASSUMED TO BE N00°13'11"W.



1311 A

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO.
18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER
RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

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WSB
& Associates, Inc.