

ROCHESTER BUSINESS PARK

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Rochester Campus, LLC, a Delaware limited liability company, owner and mortgagor; and Ladder Capital Finance, a Delaware limited liability company, mortgagee of the following described property:

Abstract Portion

The Southeast Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota.

AND

The Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota.

A tract of land in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, Section 21, Township 107 North, Range 14 West described as follows: Beginning at a point on the North line of the South One-Half (S1/2), Southwest Quarter (SW1/4) of said Section Twenty-one (21), 140.7 feet west of the northwest corner of the Southeast Quarter (SE1/4), Southwest Quarter (SW1/4); thence easterly along the North line of said South One-Half, Southwest Quarter (SW1/4), a distance of 279.8 feet; thence southerly at an angle of 90 degrees to the previously described line, a distance of 370.8 feet; thence northwesterly a distance of 464.0 feet to the point of beginning.

Those parts of the Southwest Quarter of the Northwest Quarter and of the Northwest Quarter of the Southwest Quarter, Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, which lie northerly and easterly from the rights of way of County State Aid Highway 4 and the Chicago and Northwestern Railway Company (formerly Chicago and Great Western Railroad Company) and Northerly from a line which is 714 feet northerly from and parallel with the South line of said Northwest Quarter of Southwest Quarter.

AND

The North Half of the Northwest Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying south of Parcel No. 3 as identified on the Amended Street Right-of-Way Plat No. 6, City of Rochester, 41st Street N.W., said plat filed of record with the Olmsted County Recorder on May 17, 1995 as Document No. 703955; except that part described as follows:

Commencing at the northeast corner of the Northwest Quarter Section 21, Township 107 North, Range 14 West; thence South 88 degrees 57 minutes 58 seconds West, assumed bearing along the north line of the Northwest Quarter Section 21, Township 107 North, Range 14 west a distance of 169.98 feet; thence South 01 degrees 02 minutes 05 seconds East a distance of 50.00 feet to the point of beginning; thence South 88 degrees 57 minutes 58 seconds West a distance of 549.75 feet; thence along a tangential curve, concave to the southeast, central angle 31 degrees 33 minutes 06 seconds, radius 1382.39 feet, chord bearing South 73 degrees 11 minutes 25 seconds West a distance of 751.67 feet; thence South 57 degrees 24 minutes 52 seconds West a distance of 287.51 feet; thence along a tangential curve, concave to the northwest, central angle 18 degrees 04 minutes 12 seconds West, radius 1482.39 feet, chord bearing South 66 degrees 26 minutes 58 seconds West a distance of 465.58 feet; thence South 00 degrees 23 minutes 16 seconds East a distance of 245.33 feet; thence South 75 degrees 55 minutes 03 seconds East a distance of 489.56 feet; thence North 33 degrees 40 minutes 06 seconds East a distance of 412.52 feet; thence North 58 degrees 54 minutes 38 seconds East a distance of 94.34 feet; thence North 46 degrees 53 minutes 11 seconds East a distance of 105.90 feet; thence North 34 degrees 52 minutes 33 seconds East a distance of 95.46 feet; thence North 67 degrees 33 minutes 03 seconds East a distance of 246.74 feet; thence North 77 degrees 49 minutes 59 seconds East a distance of 339.75 feet; thence North 87 degrees 02 minutes 46 seconds East a distance of 115.38 feet; thence North 73 degrees 27 minutes 30 seconds East a distance of 134.46 feet; thence North 65 degrees 34 minutes 08 seconds East a distance of 237.95 feet; thence North 00 degrees 23 minutes 16 seconds West a distance of 81.41 feet to the point of beginning.

AND

(Abstract) That part of the Northeast Quarter of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota lying South of Parcel 3 of Amended Right-of-Way Plat No. 5, City of Rochester and lying East of the right-of-way of the Chicago Northwestern Railway Company.

AND

The North Half of the Northeast Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, Except the following 3 described tracts:

1. That part platted as Rochester Marketplace

2. That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 107, Range 14, Olmsted County, Minnesota, more particularly described as follows: Beginning at the northwest corner of said Northeast Quarter; thence on an assumed bearing Due East along the North line of said Northeast Quarter, a distance of 448.14 feet; thence Due South along the West line of Parcel 341, Minnesota Department of Transportation Right-of-Way Plat 55-21 as on file with the office of Olmsted County Recorder, 75.00 feet; thence Due West, 448.78 feet; thence North 00 degrees 29 Minutes 30 Seconds East along the West line of said Northeast Quarter, 75.00 feet to the point beginning.

3. That part platted as Minnesota Department of Transportation Right-of-Way Plat No. 55-21

AND

The South Half of the Northeast Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying west of Minnesota Department of Transportation Right-of-Way plat No. 55-34, except that part of the South Half of the Northeast Quarter of Section 21, Township 107, Range 14, Olmsted County, Minnesota described as follows:

Beginning at corner B140, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-34, according to the recorded plat thereof; thence South 88 degrees 20 minutes 50 seconds West, assumed bearing, along the north line of said South Half of the Northeast Quarter a distance of 6.17 feet; thence South 54 degrees 17 minutes 55 seconds East a distance of 11.11 feet to the west line of said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-34; thence North 23 degrees 11 minutes 14 seconds West, along said West line, a distance of 7.25 feet to the point of beginning.

AND

The West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 22, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying west of Minnesota Department of Transportation Right-of-Way Plat No. 55-34 and lying west of Minnesota Department of Transportation Right-of-Way Plat No. 55-58.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 35 minutes 19 seconds West along the north line of said Northeast Quarter of the Northwest Quarter, 291.01 feet to the northeasterly right of way line of County State Aid Highway No. 4; thence South 37 degrees 50 minutes 30 seconds East along said right of way line, 224.81 feet; thence North 52 degrees 09 minutes 30 seconds East, 45.24 feet; thence northeasterly 184.06 feet along a tangential curve concave to the northwest having a radius of 430.29 feet and a central angle of 24 degrees 30 minute 30 seconds to the east line of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 54 minutes 07 seconds East along said east line, 11.75 feet to the point of beginning.

AND

Torrens Portion - Certificate of Title No. 27323.0

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.

Containing in all, 492.37 acres, more or less.

Has caused the same to be surveyed and platted as ROCHESTER BUSINESS PARK, and do hereby donate and dedicate to the public for public use forever, the public ways, and also hereby dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Rochester Campus, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 10th day of APRIL, 2018.

Rochester Campus, LLC

By: Western Title Exchange, Inc.,
a Delaware corporation,
its sole member

[Signature]
Jerry A. Brown
President

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.

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

On April 10, 2018, before me, Robert H. Biller, Notary Public, personally appeared Jerry A. Brown, 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 [Signature]

In witness whereof said Ladder Capital Finance, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 13 day of April, 2018.

Ladder Capital Finance, LLC

[Signature]
Name: Robert H. Biller
Title: MD
LOREN H. BILLER
Notary Public, State of New York
Registration #01816296154
Qualified in Westchester County
Commission Expires 11/27/22

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 13th day of April, 2018, by Robert H. Biller, the Managing Director of Ladder Capital Finance, LLC, a Delaware limited liability company, on behalf of the company.

LOREN H. BILLER
Notary Printed Name

Notary Public, Westchester County, New York

My Commission Expires 11/27/22

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk in and for the City of Rochester, do hereby certify that on the 20 day of November, 2018, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 7 day of May, 2020.

[Signature]

Anissa Hollingshead
City Clerk
City of Rochester

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11; this plat has been reviewed and approved this 5 day of April, 2018.

[Signature]

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 5th day of April, 2018.

[Signature]

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 5 day of April, 2018, by Mark J. Haselius.

[Signature]
Notary Printed Name

[Signature]

Notary Public, Olmsted County, MN

My Commission Expires 1-31-22

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of MAY, 2020.

Document Number A1499048

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of MAY, 2020, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski

Olmsted County Director of Property
Records and Licensing

By Wendy von Wald

Deputy

Document Number T151364

I hereby certify that this instrument was filed in the Office of The Registrar of Titles for the record on this 14th day of MAY, 2020, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski

Registrar of Titles - Property
Records and Licensing

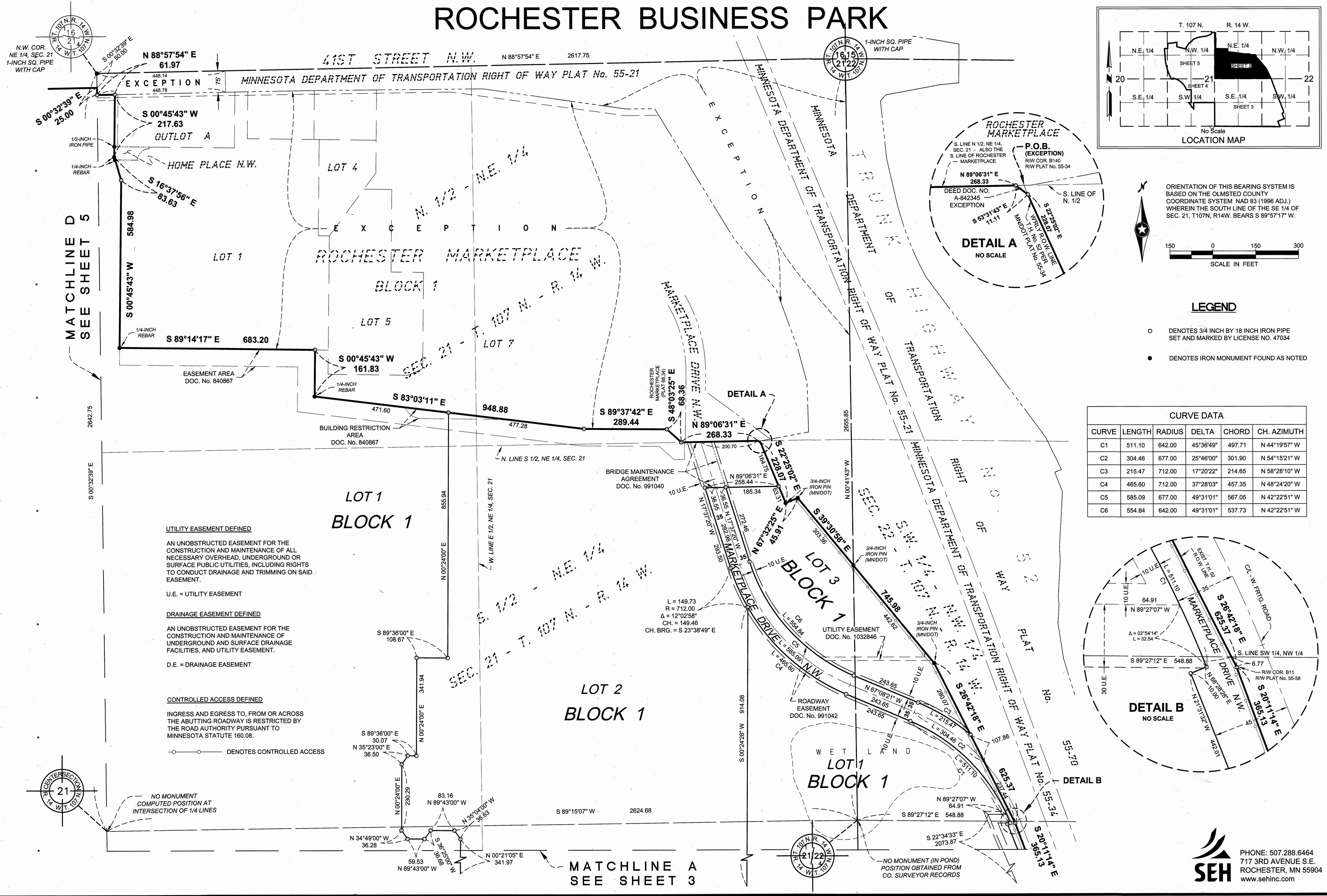
By Wendy von Wald

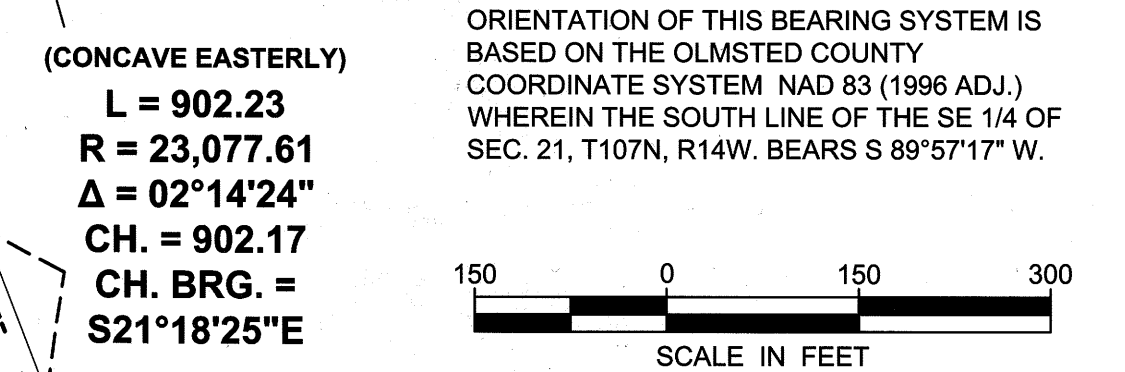
Deputy



PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
www.sehinc.com

ROCHESTER BUSINESS PARK





- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- DENOTES IRON MONUMENT FOUND AS NOTED

—○—○— DENOTES CONTROLLED ACCESS

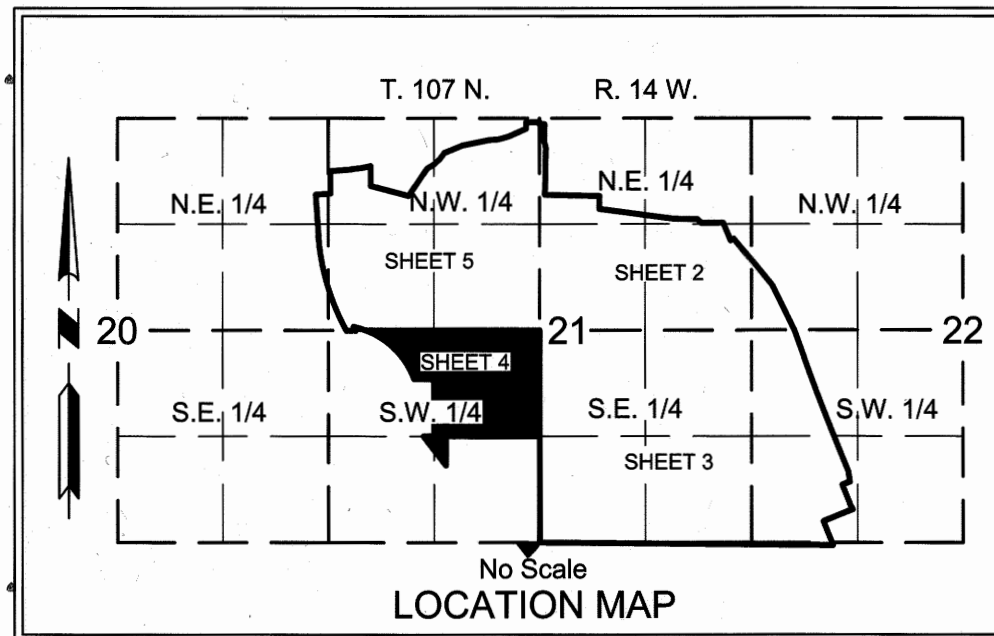
W E T -
L A N D

MARKETPLACE
DRIVE N.W.

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

PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
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ROCHESTER BUSINESS PARK

N. 1/4 COR. SEC. 21 -
1-INCH SQ. PIPE WITH CAPMATCHLINE C
SEE SHEET 5

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE OLMSTED COUNTY
COORDINATE SYSTEM NAD 83 (1998 ADJ.)
WHEREIN THE SOUTH LINE OF THE SE 1/4 OF
SEC. 21, T. 107N, R. 14W. BEARS S 89°57'17" W.

UTILITY EASEMENT DEFINED

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

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE
CONSTRUCTION AND MAINTENANCE OF
UNDERGROUND AND SURFACE DRAINAGE
FACILITIES, AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

CONTROLLED ACCESS DEFINED

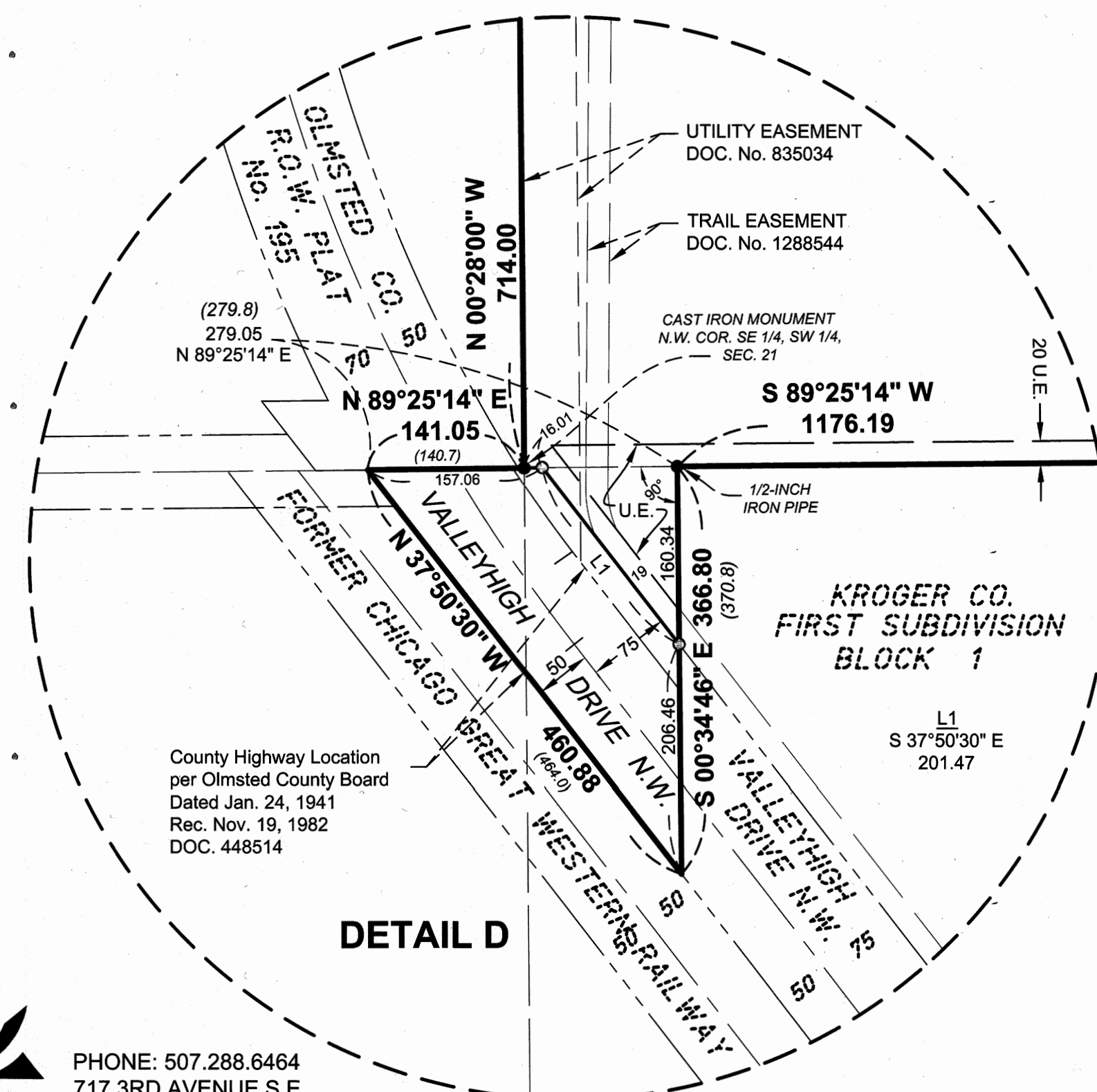
INGRESS AND EGRESS TO, FROM OR ACROSS
THE ABUTTING ROADWAY IS RESTRICTED BY
THE ROAD AUTHORITY PURSUANT TO
MINNESOTA STATUTE 160.08.

—○— DENOTES CONTROLLED ACCESS

LEGEND

- DENOTES 3/4 INCH BY 18 INCH IRON PIPE
SET AND MARKED BY LICENSE NO. 47034
- DENOTES IRON MONUMENT FOUND AS NOTED
- (516.26) DENOTES RECORD DIMENSION

150 0 150 300
SCALE IN FEET

1-INCH COPPER PLUG
WITH PUNCH MARK
W. 1/4 COR. SEC. 21N 00°23'19" W
2631.95

L = 1041.14
R = 1020.93
Δ = 58°25'48"
CH. = 996.61
CH. BRG. = N49°55'18"W

CAST IRON CAP
ON TELSPAR PIPE
SW COR. SEC. 21N. LINE S 1/2, SW 1/4, SEC. 21 -
ALSO, S. LINE OF NW 1/4, SW 1/4

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

N 89°15'07" E 5249.49

LOT 1
BLOCK 1TRANSMISSION
LINE EASEMENT
DOC. No. 1276731
DOC. No. 1279119SUBSTATION
EASEMENT
DOC. No. 422978
DOC. No. 507711NEARLY R.O.W. LINE C.S.A.H. No. 4
PER OLMSTED COUNTY HIGHWAY
RIGHT OF WAY PLAT No. 195N.W. 1/4 - S.W. 1/4
SEC. 21 - T. 107 N. - R. 14 W.

S 89°25'14" W 258.09

UNPLATTED

N 00°28'00" W 714.00

N 89°25'14" E 141.05

DETAIL D

TRAIL EASEMENT
DOC. No. 1288544UTILITY EASEMENT
DOC. No. 835034CAST IRON MONUMENT
N.W. COR. SE 1/4, SW 1/4,
SEC. 211/2-INCH
IRON PIPE

S 89°25'14" W 1176.19

KROGER CO. FIRST SUBDIVISION
BLOCK 1UTILITY EASEMENT
DOC. No. 1405610UTILITY EASEMENT
DOC. No. 1405608UTILITY EASEMENT
DOC. No. 1405609RECIPROCAL PRIVATE
ROADWAY EASEMENT
DOC. No. A-14176121/2-INCH
IRON PIPE

S 89°35'19" W 291.01

N 00°54'07" E 11.75

L = 184.06
R = 430.29
Δ = 24°30'30"
CH. = 182.66
CH. BRG. = N 39°54'15" E

UTILITY EASEMENT
DOC. No. 1405606

N 52°09'30" E

IRON
MONUMENT

S 00°32'39" E

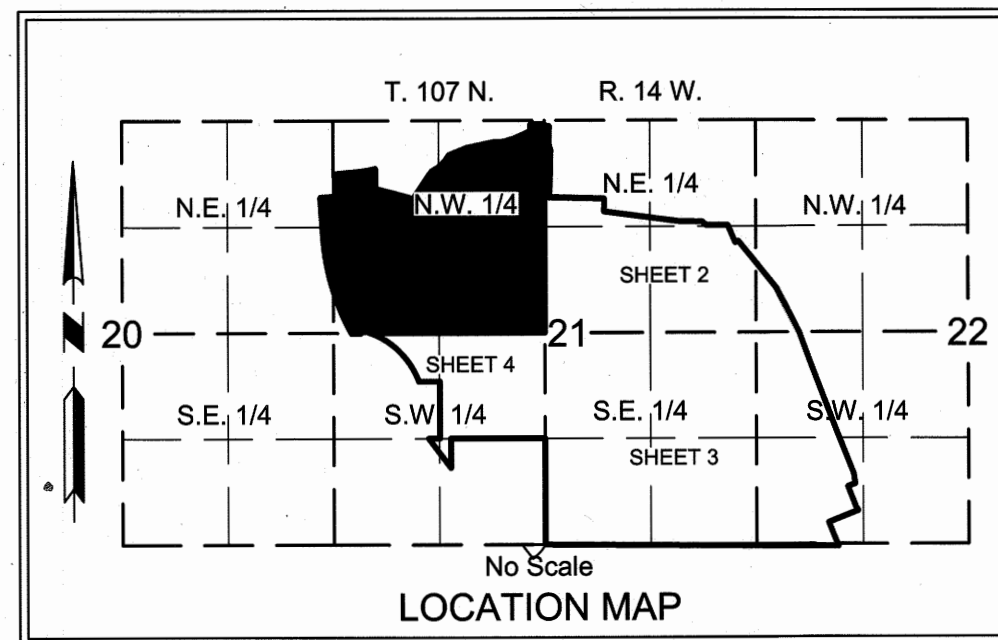
151

W. LINE SE 1/4, SEC. 21

5290.14

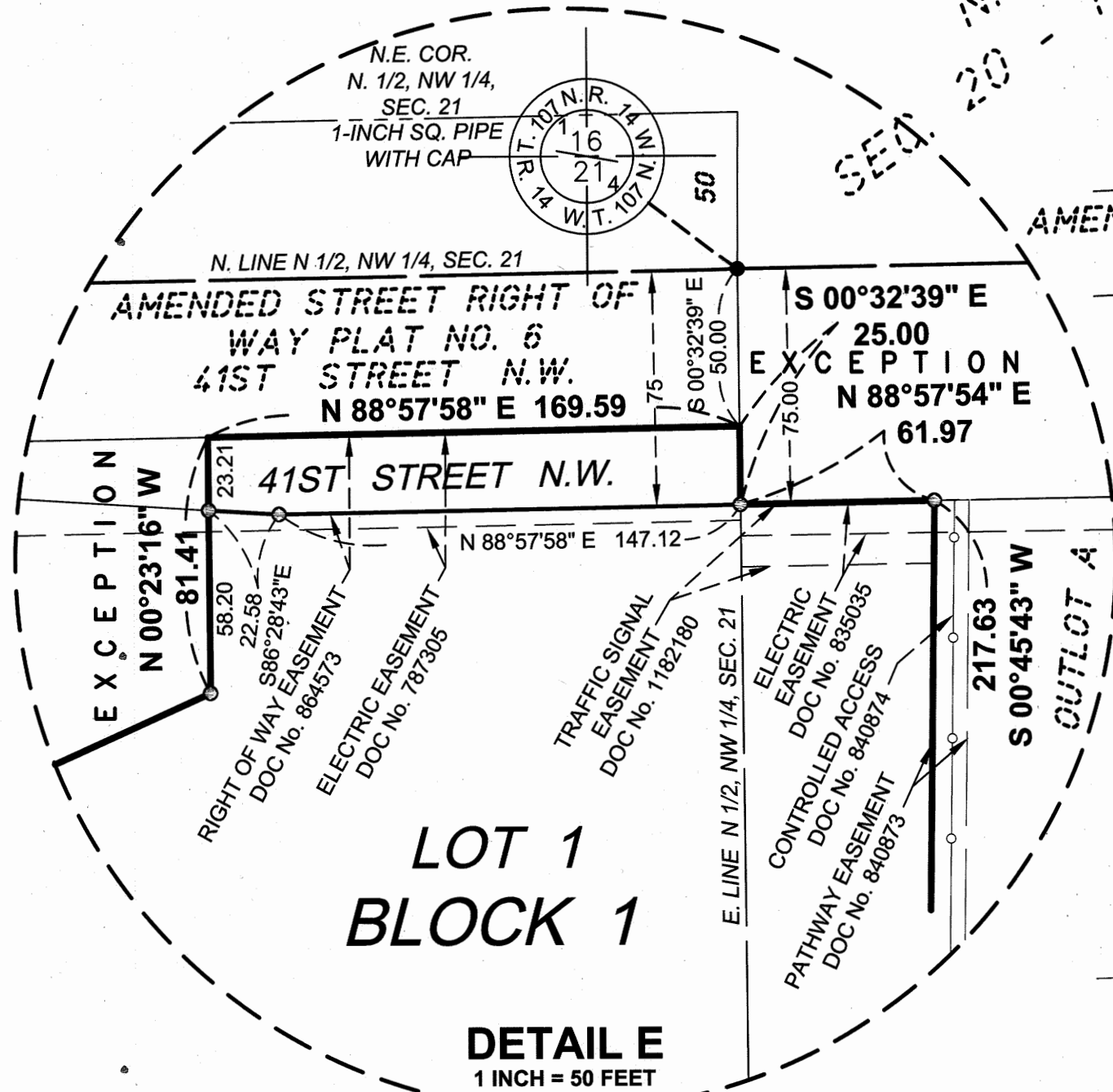
CAST IRON CAP
ON TELSPAR PIPE
S 1/4 COR. SEC. 21MATCHLINE B
SEE SHEET 3

ROCHESTER BUSINESS PARK

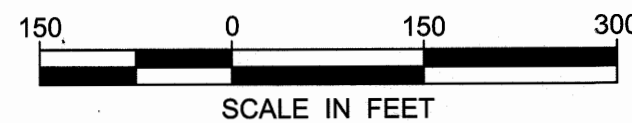


CAST IRON CAP
ON TELSPAR PIPE
NE COR. E 1/2, NE 1/4,
SEC. 20

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



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 IRON MONUMENT FOUND AS NOTED
- (516.26) DENOTES RECORD DIMENSION

CONTROLLED ACCESS DEFINED

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

- DENOTES CONTROLLED ACCESS

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
C7	72.34	2914.93	01°25'18"	72.33	N 28°32'52" W
C8	123.61	1020.93	06°56'13"	123.53	N 82°36'18" W

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

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

L = 247.28
R = 1482.39
Δ = 09°33'27"
CH. = 246.99
CH. BRG. = N80°15'47"E

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

L = 53.20
R = 2814.93
Δ = 01°04'58"
CH. = 53.20
CH. BRG. = S29°49'44"E

TRANSMISSION
LINE EASEMENT
DOC. NO. 1276731
DOC. NO. 1279119

L = 1041.14
R = 1020.93
Δ = 58°25'48"
CH. = 996.61
CH. BRG. = N49°55'18"W

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FACILITIES, AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

NO MONUMENT
COMPUTED POSITION AT
INTERSECTION OF 1/4 LINES

MATCHLINE D
SEE SHEET 2

MATCHLINE C
SEE SHEET 4



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