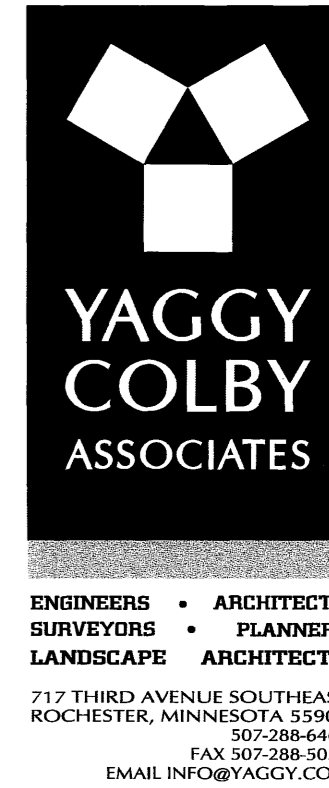


MAINE STREET DEVELOPMENT



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Maine Street Development Company of Rochester, LLC, a Minnesota limited liability company, Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, Calli R LLC, a Minnesota limited liability company, Garden Mill Construction, LLC, a Minnesota limited liability company, Roger H. Carlsen and Martha Carlsen, husband and wife, and Michael Nortung and Sandra M. Nortung, husband and wife, all being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

Lots 1, 2, 3, 4, 5 and 6 of Block 2, Garden Drive S.E. and (now vacated) C.S.A.H. No. 20, all as shown on SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION, according to the plat thereof on file at the County Recorder's office Olmsted County, Minnesota, EXCEPT that part of said Garden Drive S.E. and said Lot 1 described as follows:

Beginning at the most southerly corner of Lot 1, Block 1, said SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION; thence northeasterly on a Minnesota State Plane Grid Azimuth from north of 53 degrees 59 minutes 16 seconds along the northwesterly right-of-way line of said Garden Drive S.E. 242.50 feet; thence southwesterly 223.39 feet on a nontangential curve concave southeasterly, having a radius of 350.00 feet, a central angle of 36 degrees 34 minutes 12 seconds and a chord azimuth of 215 degrees 42 minutes 10 seconds; thence southwesterly 239 degrees 53 minutes 14 seconds azimuth 6.39 feet; thence westerly 281 degrees 16 minutes 01 second azimuth 49.25 feet to the northeasterly right-of-way line of said C.S.A.H. No. 20 (now vacated); thence northwesterly 37.13 feet along a nontangential curve concave southwesterly, having a radius of 1004.93 feet, a central angle of 2 degrees 07 minutes 00 seconds and a chord azimuth of 322 degrees 18 minutes 54 seconds to the south line of the Northeast Quarter of the Northeast Quarter of Section 26, Township 106 North, Range 14 West, said Olmsted County; thence easterly 90 degrees 11 minutes 34 seconds azimuth along said south line 8.54 feet to the point of beginning.

TOGETHER WITH

That part of the North Half of the Southeast Quarter and that part of the East Half of the Northeast Quarter, all in Section 26, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 270 degrees 10 minutes 28 seconds along the north line of said Southeast Quarter 60.01 feet to the westerly right-of-way line of St. Bridget Road S.E., according to MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-46; thence southerly 179 degrees 20 minutes 22 seconds azimuth along said westerly right-of-way line 0.01 feet to the point of beginning; thence southerly 179 degrees 44 minutes 24 seconds azimuth along said right-of-way line 1117.60 feet; thence southwesterly 219 degrees 42 minutes 43 seconds azimuth along said right-of-way line 155.66 feet to the northerly right-of-way line of 48th Street S.E., according to said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-46; thence westerly 270 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line 734.94 feet; thence northerly 00 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line 20.00 feet; thence westerly 270 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line 145.00 feet; thence northerly 00 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line 20.00 feet; thence westerly 270 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line 120.00 feet; thence southerly 180 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line 20.00 feet; thence westerly 270 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line, according to said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-46 and MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-43, a distance of 845.00 feet to the easterly right-of-way line of Trunk Highway No. 63, according to said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-43; thence northwesterly 312 degrees 52 minutes 14 seconds azimuth along said easterly right-of-way line 146.75 feet; thence northerly 356 degrees 15 minutes 36 seconds azimuth along said easterly right-of-way line 566.99 feet; thence northerly 16 degrees 41 minutes 19 seconds azimuth along said easterly right-of-way line 577.19 feet to the south line of the Northeast Quarter of said Section 26; thence easterly 90 degrees 10 minutes 28 seconds azimuth along said south line 663.30 feet to the west line of the East Half of said Northeast Quarter; thence northerly 359 degrees 19 minutes 47 seconds azimuth along said west line 1045.70 feet; thence easterly 89 degrees 19 minutes 47 seconds azimuth 531.38 feet to the most southerly corner of SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION, according to the plat thereof on file at the County Recorder's office said Olmsted County; thence northeasterly 57 degrees 00 minutes 35 seconds azimuth along the southeasterly line of said SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION 84.31 feet; thence northeasterly 53 degrees 59 minutes 16 seconds azimuth along said southeasterly line 535.28 feet to the southerly line of said SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION; thence easterly 89 degrees 48 minutes 21 seconds azimuth along said southerly line 215.61 feet to the westerly right-of-way line of said St. Bridget Road S.E.; thence southerly 179 degrees 20 minutes 22 seconds azimuth along said westerly right-of-way line 1417.13 feet to the point of beginning.

AND TOGETHER WITH

That part of the East Half of the Northeast Quarter of Section 26, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at Minnesota Department of Transportation Right-of-Way Monument B27, according to MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT No. 55-44; thence northeasterly on a Minnesota State Plane Grid Azimuth from north of 43 degrees 17 minutes 58 seconds along the southeasterly right-of-way line of Trunk Highway No. 63, according to said right-of-way plat, 31.99 feet to the point of beginning; thence continue northeasterly 43 degrees 17 minutes 58 seconds azimuth along said southeasterly right-of-way line 31.45 feet; thence southerly 185 degrees 14 minutes 00 seconds azimuth 17.13 feet; thence southeasterly 81.97 feet along a nontangential curve concave southwesterly, having a radius of 954.93 feet, a central angle of 04 degrees 55 minutes 06 seconds and a chord azimuth of 136 degrees 19 minutes 37 seconds, to the south line of the Northeast Quarter of said Northeast Quarter; thence easterly 90 degrees 11 minutes 34 seconds azimuth along said south line 65.42 feet to the northwesterly line of SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence southwesterly 233 degrees 56 minutes 20 seconds azimuth along said northwesterly line 83.22 feet; thence northwesterly 323 degrees 56 minutes 20 seconds azimuth 126.97 feet to the point of beginning.

Said tracts contain a total of 96.74 acres more or less.

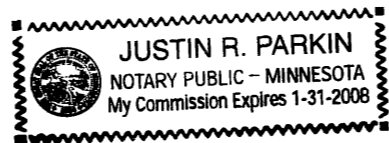
Have caused the same to be surveyed and platted as MAINE STREET DEVELOPMENT and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Maine Street Development Company of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 7 day of July, 2006.

Lloyd P. Johnson
Lloyd P. Johnson
Chief Manager

STATE OF MINNESOTA COUNTY OF OLMSTED

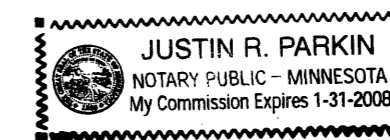
The foregoing instrument was acknowledged before me this 7 day of July, 2006, by Lloyd P. Johnson, Chief Manager of Maine Street Development Company of Rochester, LLC, on behalf of the company.



Justin R. Parkin
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

STATE OF MINNESOTA COUNTY OF OLMSTED

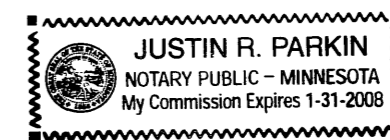
The foregoing instrument was acknowledged before me this 20 day of July, 2006, by Richard L. Hexum, Sr., President of R.L. Hexum & Associates, Inc. a Minnesota corporation, a partner of Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, on behalf of the partnership.



Justin R. Parkin
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

STATE OF MINNESOTA COUNTY OF OLMSTED

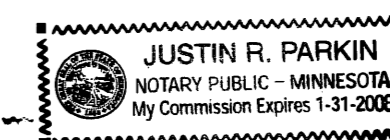
The foregoing instrument was acknowledged before me this 20 day of July, 2006, by David T. Bishop, Trustee of the David T. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, a partner of Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, on behalf of the partnership.



Justin R. Parkin
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

STATE OF MINNESOTA COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of July, 2006, by David T. Bishop, Trustee of the Beatrice H. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, a partner of Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, on behalf of the partnership.



Justin R. Parkin
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its partners this 20 day of July, 2006.

By: R.L. Hexum & Associates, Inc.
Richard L. Hexum Sr.
Richard L. Hexum, Sr.
President
David T. Bishop
David T. Bishop, Trustee of the David T. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000,
Partner
David T. Bishop
David T. Bishop, Trustee of the Beatrice H. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000,
Partner

PROJECT NUMBER 7520
COMPUTER FILE: 7520F-PLAT04.DWG
DATE: 07/07/06
DRAFTSPERSON: JRP

1115A

MAINE STREET DEVELOPMENT



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

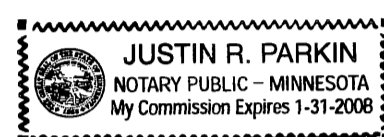
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

In witness whereof said Calli R LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 11 day of July, 2006.

By: Ronald V. Schultz
Ronald V. Schultz
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 11 day of July, 2006, by Ronald V. Schultz, Chief Manager of Calli R LLC, on behalf of the company.



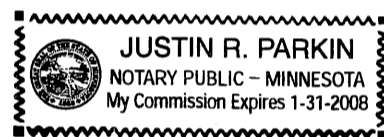
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Garden Mill Construction, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 11 day of July, 2006.

By: Mark Phelps
Mark Phelps
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 11 day of July, 2006, by Mark Phelps, Chief Manager of Garden Mill Construction, LLC, on behalf of the company.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

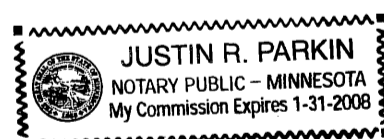
In witness whereof, said Roger A. Carlsen and Lori Carlsen have hereunto set our hands this 7 day of July, 2006.

Roger A. Carlsen
Roger A. Carlsen

Lori Carlsen
Lori Carlsen

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 7 day of July, 2006, by Roger A. Carlsen and Lori Carlsen, husband and wife.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

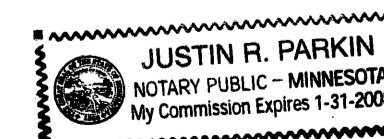
In witness whereof, said Michael Nortung and Sandra M. Nortung, have hereunto set our hands this 7 day of July, 2006.

Michael Nortung
Michael Nortung

Sandra M. Nortung
Sandra M. Nortung

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 7 day of July, 2006, by Michael Nortung and Sandra M. Nortung, husband and wife.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 1st day of MAY, 2006, 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 6th day of AUGUST, 2006.

Judy K. Scherr
Judy K. Scherr
City Clerk
City of Rochester

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable plating laws.

This 2nd day of July, 2006.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

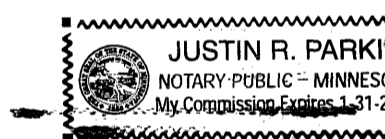
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as MAINE STREET DEVELOPMENT; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by July 1, 2007; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Peter G. Oetliker
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 26 day of July, 2006, by Peter G. Oetliker, L.S. No. 41887.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2006 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 10th day of AUGUST, 2006.

Document Number A-1110207

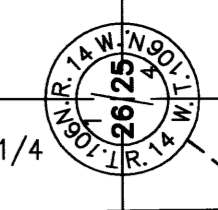
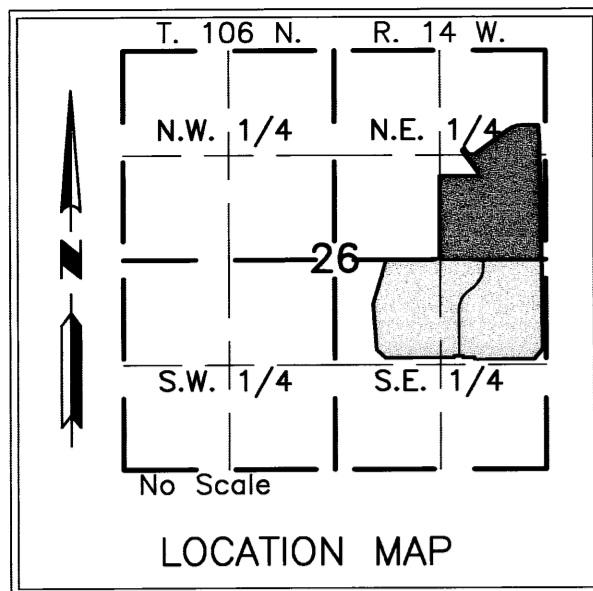
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of AUGUST, 2006, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

PROJECT NUMBER: 7520
COMPUTER FILE: 7520F-PLAT04.DWG
DATE: 07/07/06
DRAFTSPERSON: JRP

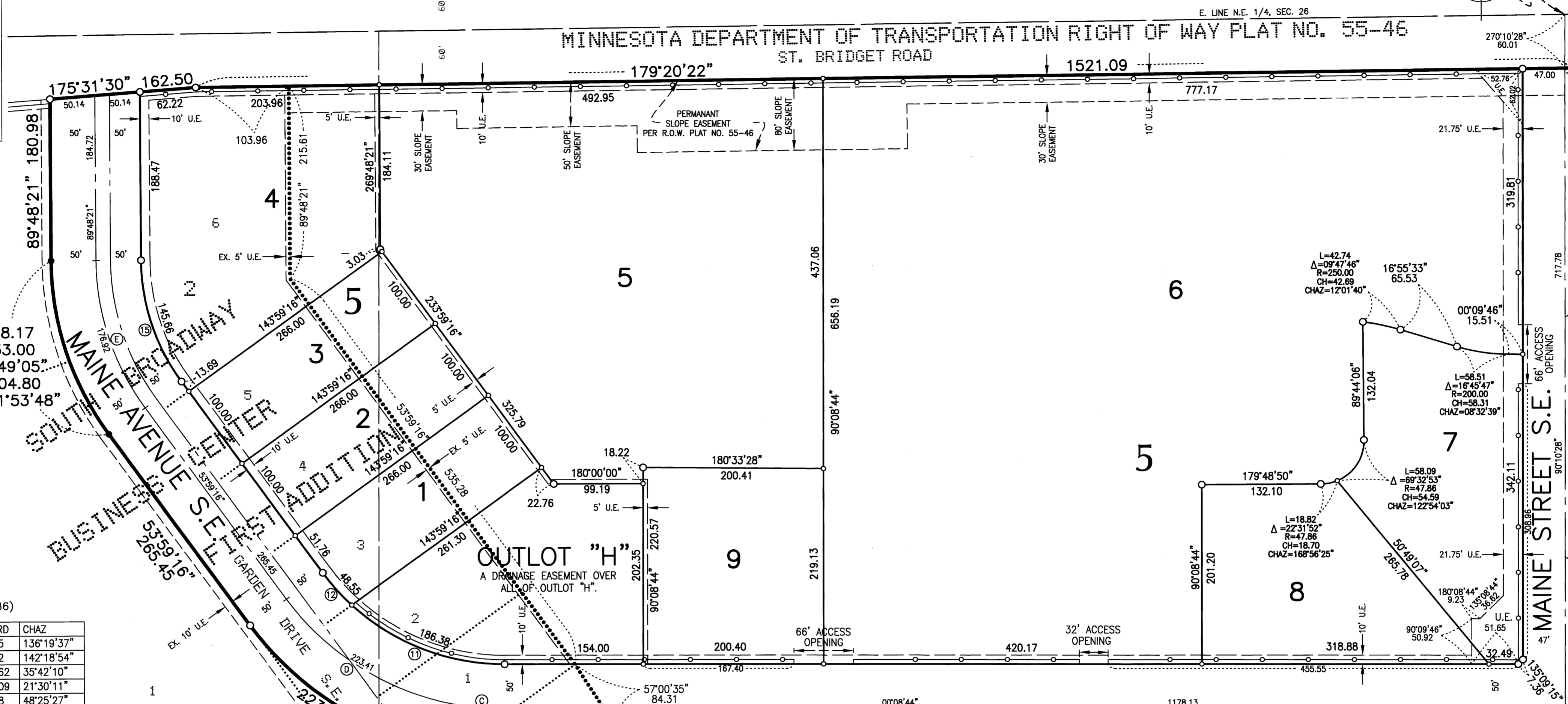
1115B

MAINE STREET DEVELOPMENT



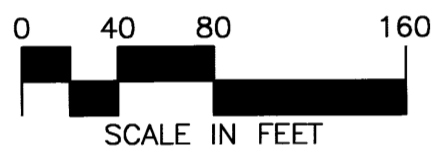
ENGINEERS • ARCHITECTS
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LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



$L=208.17$
 $R=333.00$
 $\Delta=35^{\circ}49'05''$
 $CH=204.80$
 $CHAZ=71^{\circ}53'48''$

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.



BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-86)

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
B1	81.97	04°55'06"	954.93	81.95	136°19'37"
B2	37.13	02°07'00"	1004.93	37.12	142°18'54"
B3	223.39	36°34'12"	350.00	219.62	35°42'10"
11	186.38	42°42'54"	250.00	182.09	21°30'11"
12	48.55	11°07'38"	250.00	48.48	48°25'27"
13	30.92	05°03'42"	350.00	30.91	02°40'35"
15	145.66	35°49'05"	233.00	143.30	71°53'48"
20	73.98	58°04'06"	73.00	70.86	21°44'45"
21	38.69	30°21'56"	73.00	38.24	254°57'46"
22	83.16	47°38'57"	100.00	80.79	246°19'15"
23	80.14	35°03'18"	130.98	78.89	250°55'45"
28	42.81	16°33'53"	148.09	42.66	167°35'59"
29	70.47	25°38'23"	157.48	69.88	162°37'51"
30	136.02	56°26'26"	138.08	130.58	147°59'31"
31	138.11	63°44'42"	124.14	131.10	145°53'38"
32	145.14	19°52'12"	418.52	144.41	166°20'37"
33	81.69	21°46'42"	214.92	81.20	187°52'10"
34	94.51	49°05'28"	110.30	91.64	150°01'55"
35	92.23	63°56'58"	82.63	87.51	158°16'53"
36	125.05	39°54'23"	179.54	122.54	174°32'20"
37	136.71	24°17'02"	322.55	135.68	143°53'14"
38	73.09	23°20'41"	179.38	72.58	113°24'01"
C	58.51	11°10'27"	300.00	58.41	05°43'57"
D	223.41	42°40'05"	300.00	218.28	32°39'13"
E	176.92	35°49'05"	283.00	174.05	71°53'48"
F	74.02	39°28'35"	107.43	72.56	301°00'19"
G	32.62	01°57'27"	954.93	32.62	139°45'37"

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

A DRAINAGE EASEMENT OVER ALL OF OUTLOT "H".

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.

○—○ CONTROLLED ACCESS

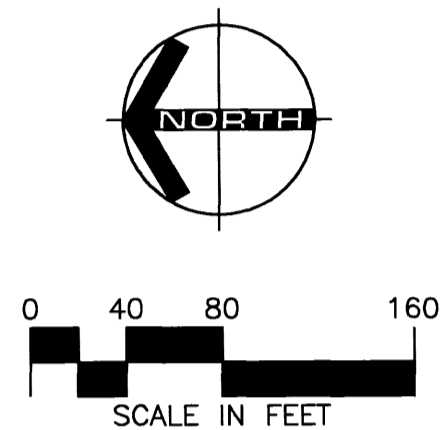
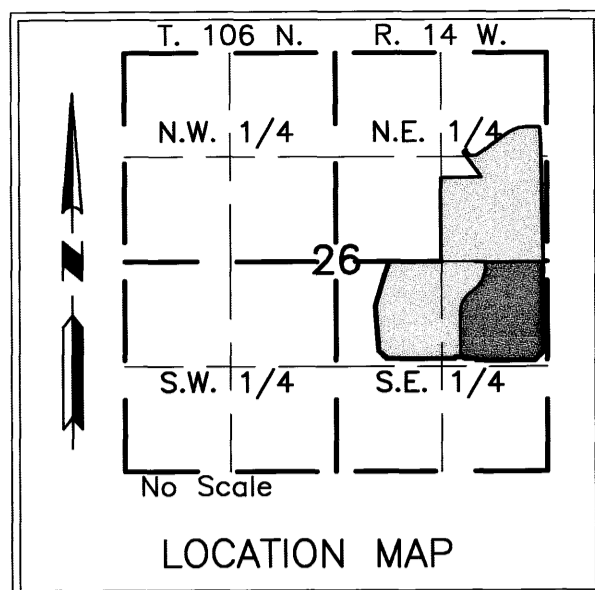
MATCH LINE A
SEE SHEET 4

MATCH LINE C
SEE SHEET 5

1115C

PROJECT NUMBER: 7520 COMPUTER FILE: 7520P-PLAT04.DWG DATE: 07/07/06 DRAFTSPERSON: JRP

MAINE STREET DEVELOPMENT



BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-86)

MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 41887.

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	167.90	35°43'53"	269.22	165.19	18°00'38"
2	56.46	12°00'53"	269.22	56.35	46°08'17"
8	155.65	25°28'50"	350.00	154.37	39°24'19"
9	162.00	26°31'10"	350.00	160.56	13°24'19"
25	19.99	04°15'16"	269.22	19.99	38°00'12"
26	184.40	70°29'44"	149.88	172.99	14°32'22"
27	109.82	20°58'25"	300.00	109.20	118°39'42"
A	272.27	52°00'00"	300.00	263.02	26°08'44"
B	272.27	52°00'00"	300.00	263.02	26°08'44"

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

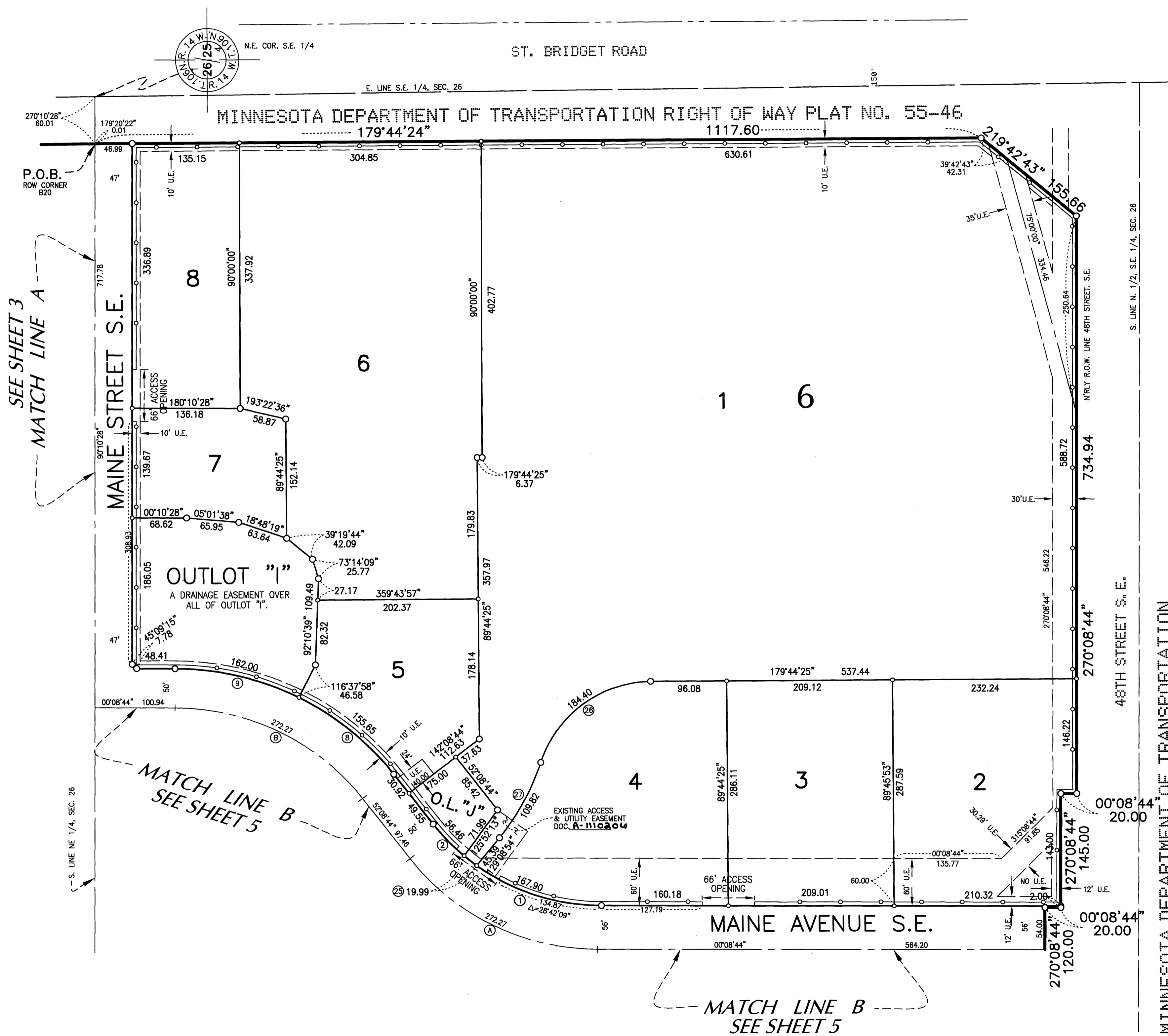
DRAINAGE EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

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 State Statute 160.08.

○—○ CONTROLLED ACCESS

A DRAINAGE EASEMENT OVER ALL OF OUTLOT "1".



YAGGY COLBY ASSOCIATES

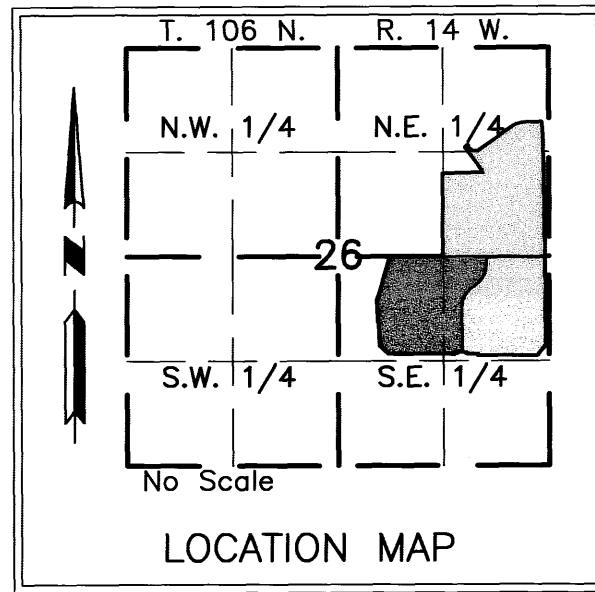
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 55-46

1115 D

MAINE STREET DEVELOPMENT

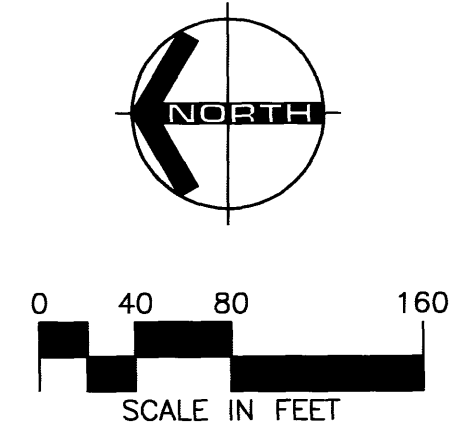


CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
3	99.02	16°12'34"	350.00	98.69	08°15'01"
4	90.63	14°50'13"	350.00	90.38	23°46'24"
5	51.05	08°21'23"	350.00	51.00	35°22'12"
6	39.25	06°25'33"	350.00	39.23	42°45'40"
7	37.70	06°10'17"	350.00	37.68	49°03'35"
10	226.89	52°00'00"	250.00	219.19	26°08'44"
17	89.54	15°41'19"	327.00	89.26	31°7'23'33"
18	62.84	12°00'03"	300.00	62.72	31°53'55"
19	34.85	07°18'53"	273.00	34.83	31°12'21"
24	65.31	38°58'51"	96.00	64.06	23°16'20"
A	272.27	52°00'00"	300.00	263.02	26°08'44"
B	272.27	52°00'00"	300.00	263.02	26°08'44"

UNPLATTED

SEE SHEET 3
MATCH LINE C

SEE SHEET 4
MATCH LINE B



BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-86)

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.

A.E. = ACCESS EASEMENT

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

A DRAINAGE EASEMENT OVER ALL OF OUTLOT "A".

CONTROLLED ACCESS DEFINED

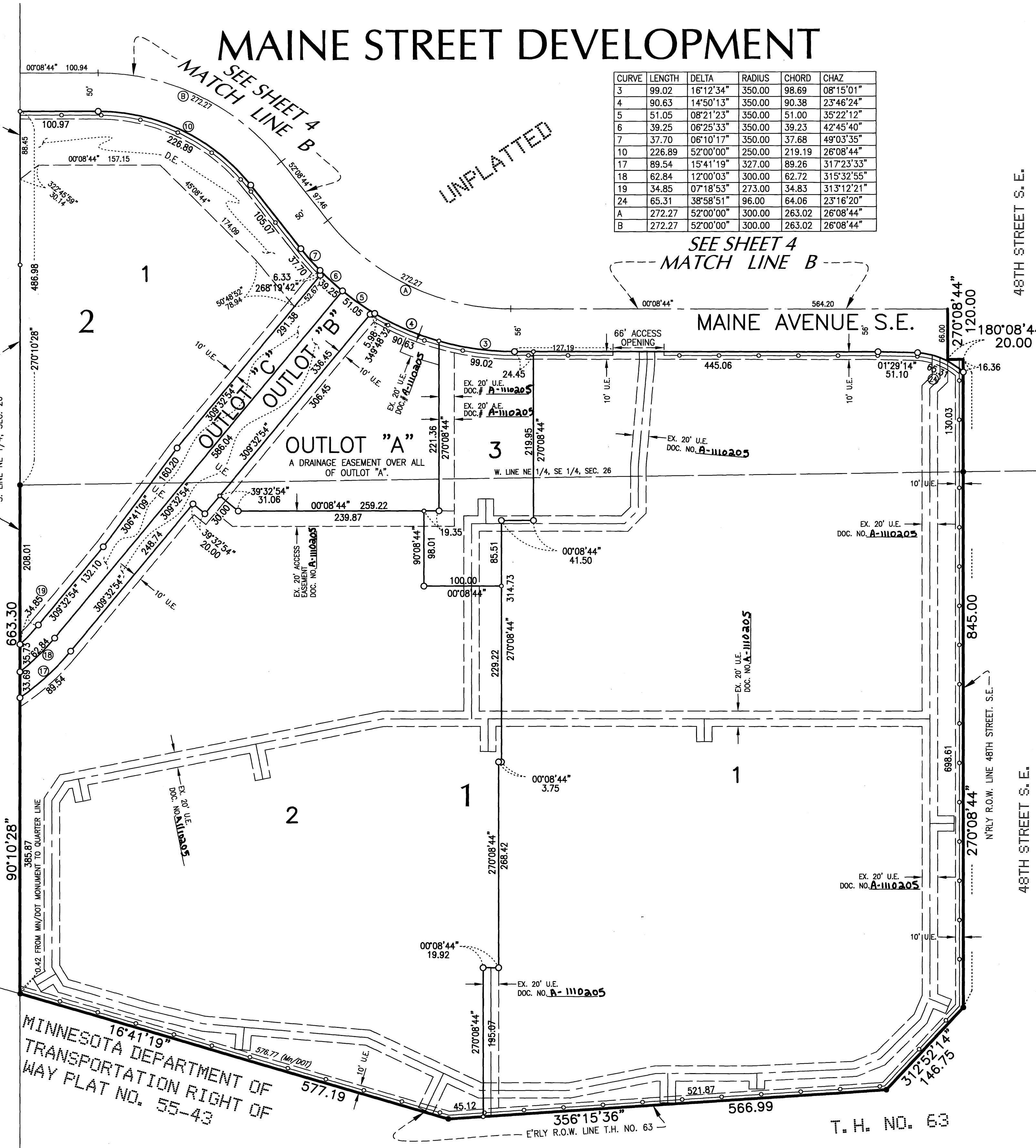
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

○—○ CONTROLLED ACCESS

UNPLATTED

SEE SHEET 3
MATCH LINE C

SEE SHEET 4
MATCH LINE B



MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 55-46

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 55-43

YAGGY COLBY ASSOCIATES

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COMPUTER FILE: 7520P-PLAT04.DWG
DATE: 07/07/06
DRAFTSPERSON: JRP

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