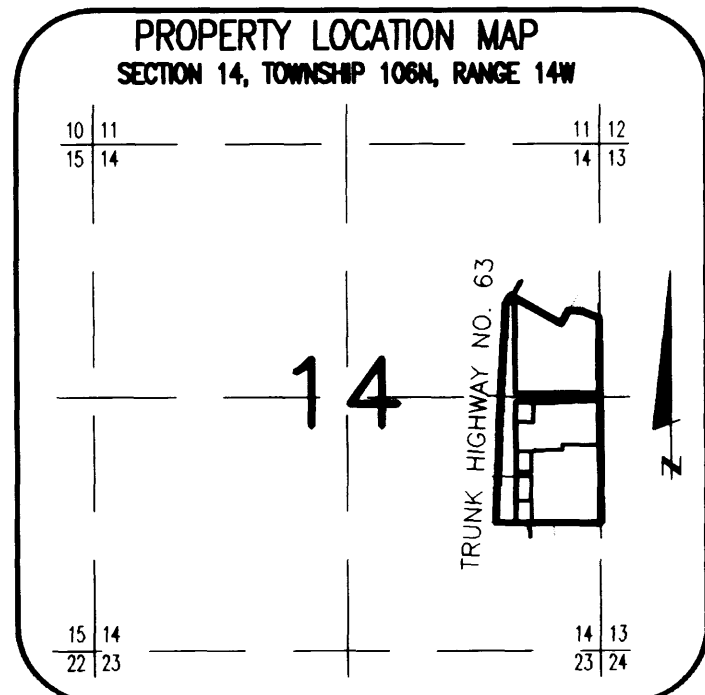


OFFICIAL PLAT

BROADWAY COMMONS



CERTIFICATE SURVEYOR'S

I hereby certify that I have surveyed and platted the property described on this plat as BROADWAY COMMONS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson
James E. Swanson, L.S.
Minnesota License No. 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 24th day of January, 1999.

Beth Davis
Notary Public, Olmsted County, Minnesota
My commission expires: 1-31-2000



COUNTY SURVEYOR

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 24th day of January, 1999.

James E. Swanson
County Surveyor

TAX STATEMENTS

Taxes due and payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 25th day of Feb, 1999.

Daniel Hale
Olmsted County Auditor/Treasurer

By Don Simpson Deputy

CITY APPROVAL

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 24th day of DECEMBER, 1998, 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 24th day of FEBRUARY, 1999.

Judy K. Scherr
Judy K. Scherr, City Clerk

COUNTY RECORDER

DOCUMENT NUMBER 805899

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 24th day of Feb, 1999, at 3:42 o'clock P.M., and was duly recorded in the Olmsted County records.

By Daniel J. Powell
County Recorder

Lance Adams
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Seneca Foods Corporation, a New York Corporation, and Continental 59 Fund Limited partnership, a Wisconsin Limited Partnership, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

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

Beginning at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north 269 degrees 28 minutes 39 seconds along the south line of said Northeast Quarter 1098.69 feet to the centerline of old T.H. No. 63; thence northerly 01 degree 30 minutes 12 seconds azimuth along said centerline 1314.81 feet to the north line of said Southeast Quarter; thence easterly 89 degrees 24 minutes 38 seconds azimuth along said north line 1031.11 feet to the northeast corner of said Southeast Quarter; thence southerly 178 degrees 33 minutes 30 seconds azimuth along the east line of said Southeast Quarter 1315.36 feet to the point of beginning.

Together with that part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 24 minutes 38 seconds along the south line of said Northeast Quarter 1596.34 feet to the centerline of the old Rochester and Stewartville Road and the point of beginning; thence northerly 02 degrees 12 minutes 38 seconds azimuth along said centerline 957.79 feet to the intersection with the centerline of 3rd Avenue S.E.; thence northeasterly 28 degrees 52 minutes 03 seconds azimuth along said centerline 111.54 feet; thence southeasterly 118 degrees 52 minutes 03 seconds azimuth 600.00 feet; thence northeasterly 28 degrees 52 minutes 03 seconds azimuth 153.45 feet; thence easterly 91 degrees 04 minutes 27 seconds azimuth 154.70 feet; thence easterly 110 degrees 48 minutes 46 seconds azimuth 139.37 feet; thence southerly 171 degrees 47 minutes 39 seconds azimuth, 290.49 feet to the east line of said Northeast Quarter; thence southerly 178 degrees 30 minutes 20 seconds azimuth along the east line of said Northeast Quarter 549.11 feet to the southeast corner of said Northeast Quarter; thence westerly 269 degrees 24 minutes 38 seconds azimuth along the south line of said Northeast Quarter 1031.11 feet to the point of beginning.

Containing 52.61 acres more or less.

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

In witness whereof said Seneca Foods Corporation, a New York Corporation, has caused these presents to be signed by its proper officer this 24th day of JANUARY, 1999.

Seneca Foods Corporation

By: Viggo P. Jensen

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 24th day of JANUARY, 1999, by Viggo P. Jensen, its President on behalf of Seneca Foods Corporation.

Beth Davis
Notary Public, Olmsted County, Minnesota
My commission expires 1-31-2000



In witness whereof said Continental 59 Fund Limited Partnership, a Wisconsin Limited Partnership, has caused these presents to be signed by its general partner this 24th day of JANUARY, 1999.

Continental 59 Fund Limited Partnership, a Wisconsin limited partnership

By: Continental 59 Company, Inc., a Wisconsin Corporation, its general partner

By: Daniel J. Minahan

State of Wisconsin
County of WAUKESHA

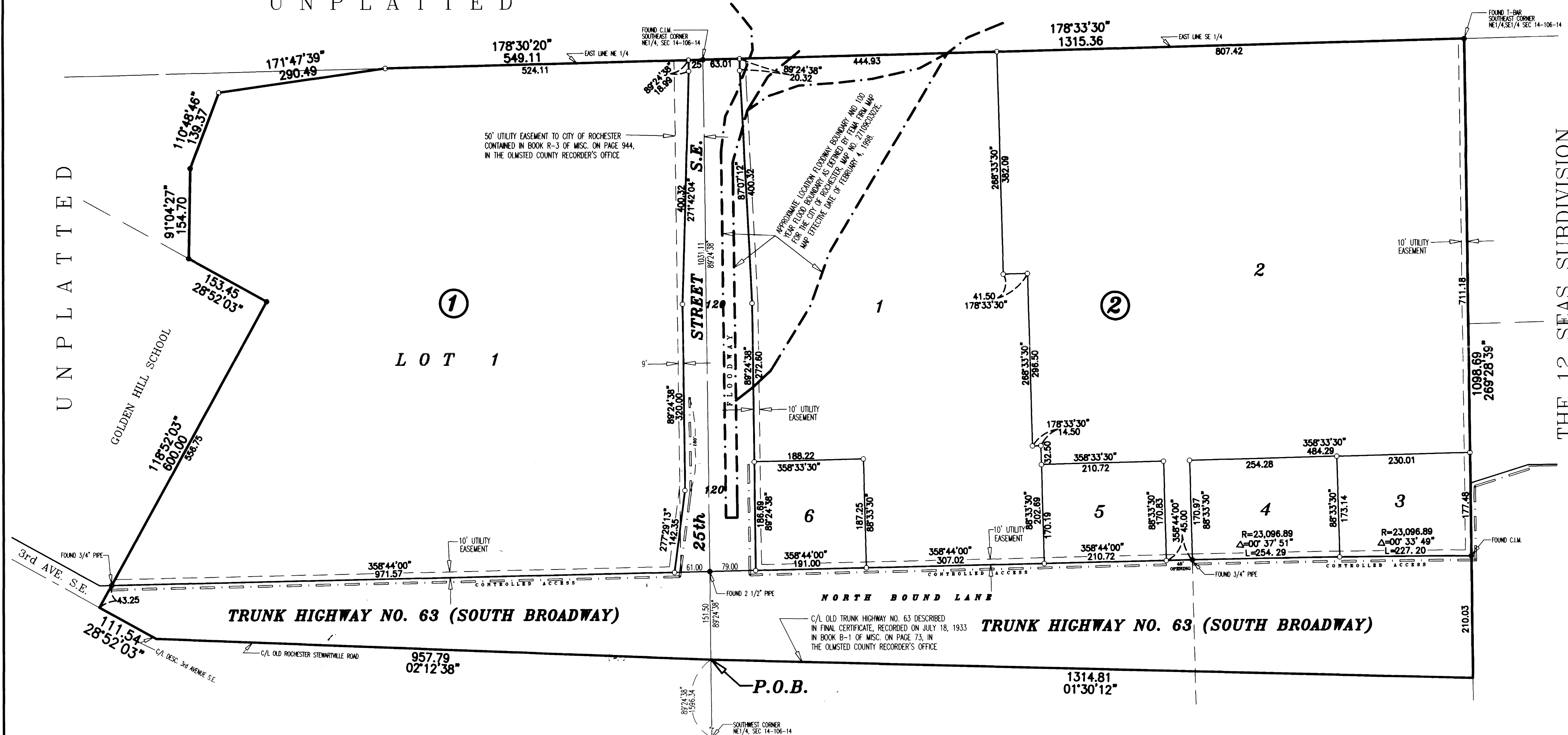
The foregoing instrument was acknowledged before me this 24th day of JANUARY, 1999, by Daniel J. Minahan, Executive Vice President of Continental 59 Company, Inc., a Wisconsin corporation, general partner of Continental 59 Fund Limited Partnership, a Wisconsin Limited Partnership.

Dorothy J. Buchholz
Notary Public, Waukesha County, Wisconsin
My commission expires August 4, 2002

BROADWAY COMMONS

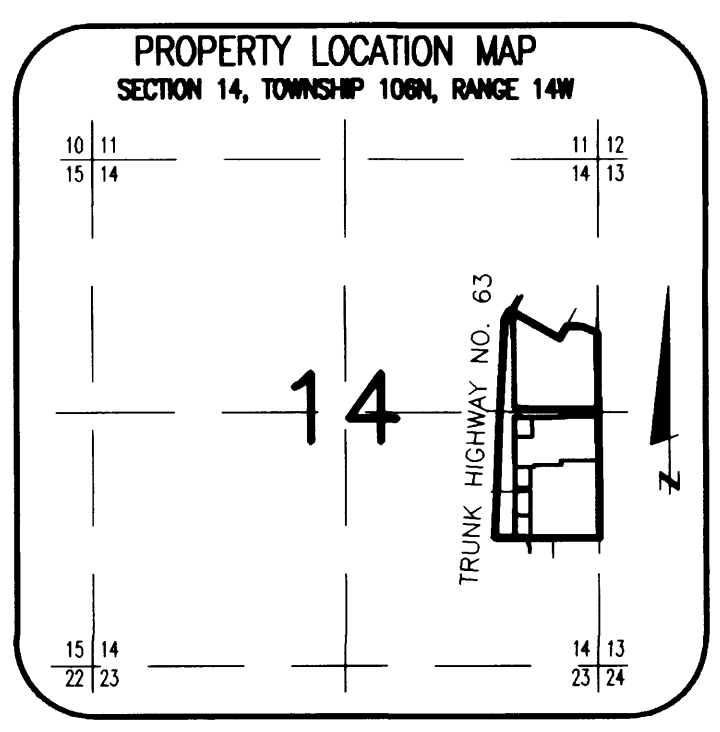
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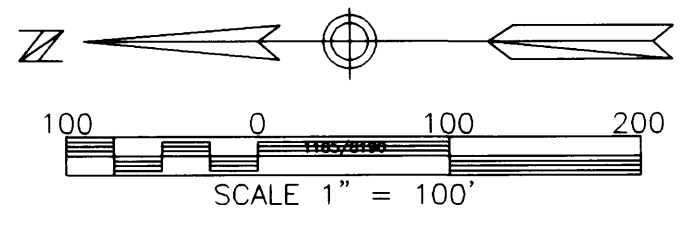


UNPLATTED

THE 12 SEAS SUBDIVISION



B.M. ELEV. 1065.74
STD. MHDOT DISC NO. 5508-AA, EAST SIDE TH NO. 63 ±40' SW OF SW COR. GOLDEN HILL SCHOOL BLDG.



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.

ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:
PLAT BEARINGS ARE MINNESOTA STATE PLANE GRID AZIMUTHS MEASURED TO THE RIGHT FROM GRID NORTH.

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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

PREPARED BY:
MCGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA