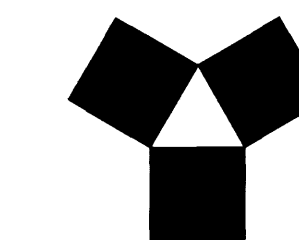


NORTHWEST PLAZA THIRD SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

217 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THF-G Rochester JOINT VENTURE, a Pennsylvania general Partnership, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of Lot 4, Block 1, Northwest Plaza Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 4; thence westerly on a Minnesota State Plane Grid Azimuth from north of 268 degrees 05 minutes 58 seconds along the northerly line of said Lot 4, a distance of 389.47 feet; thence westerly 579.11 feet along said northerly lot line on a tangential curve concave southerly, having a radius of 1809.86 feet, a central angle of 18 degrees 20 minutes 00 seconds; thence southeasterly 142 degrees 44 minutes 39 seconds azimuth 254.50 feet to the southerly line of said Lot 4; thence northeasterly 356.46 feet along said southerly lot line on a nontangential curve concave southeasterly, having a radius of 513.00 feet, a central angle of 39 degrees 48 minutes 44 seconds, and a chord azimuth of 68 degrees 11 minutes 36 seconds; thence easterly 88 degrees 05 minutes 58 seconds azimuth along said southerly lot line 486.16 feet to the southeast corner of said Lot 4; thence northerly 44.74 feet along the easterly line of said Lot 4 on a nontangential curve concave easterly, having a radius of 318.00 feet, a central angle of 08 degrees 03 minutes 41 seconds, and a chord azimuth of 354 degrees 04 minutes 08 seconds; thence northerly 358 degrees 05 minutes 58 seconds azimuth along said easterly lot line 135.90 feet to the point of beginning.

Said tract contains 3.91 acres more or less.

Have caused the same to be surveyed and platted and replatted as NORTHWEST PLAZA THIRD SUBDIVISION and do hereby grant the easements as shown on this plat.

In witness whereof said THF-G Rochester JOINT VENTURE, a Pennsylvania general partnership, has caused these presents to be signed by its proper officers this 28th day of September, 1999.

By: THF Rochester Development, L.P.
a Missouri limited partnership, General Partner

By: THF Rochester Inc.
a Missouri corporation, General Partner

By: Michael H. Staenberg, President

By: Glimcher/Rochester Joint Venture
a Pennsylvania limited partnership, General Partner

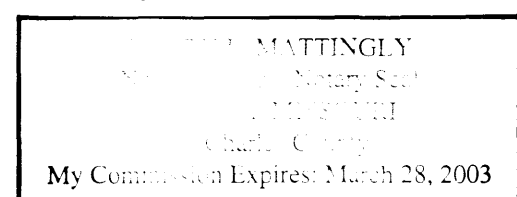
By: Glimcher Devcor, Inc.
a Pennsylvania corporation, General Partner

By: Robert I. Glimcher, President

STATE OF MISSOURI
COUNTY OF ST. Charles

On this 28 day of Sept, 1999 before me appeared Michael H. Staenberg, to me personally known, who, being by me duly sworn, did say that he is the President of THF Rochester, Inc., a Missouri corporation, the general partner of THF Rochester Development, L.P., a Missouri limited partnership, a general partnership of THF-G Rochester Joint Venture, a Pennsylvania general partnership, and said Michael H. Staenberg acknowledged that he executed this instrument on behalf of said corporation by authority of the Board of Directors of said corporation and acknowledged said instrument as the free act and deed of said corporation and said partnerships.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.

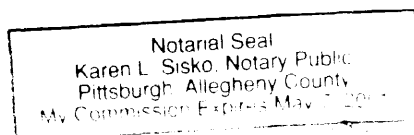


Daniel Z. Mattingly
Notary Public, Olmsted County, MN
My Commission Expires 3/28/03

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On this 30th day of SEPTEMBER, 1999 before me appeared Robert I. Glimcher, who, being by me duly sworn, did say that he is President of Glimcher Devcor, Inc., a Pennsylvania corporation, general partner of Glimcher/Rochester Joint Venture I, a Pennsylvania general partnership, and said Robert I. Glimcher acknowledged that he executed this instrument on behalf of said corporation by authority of the Board of Directors of said corporation and acknowledged said instrument as the free act and deed of said corporation and said partnerships.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.



Karen L. Sisko
Notary Public, Olmsted County, MN
My Commission Expires 5/1/00

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 9th day of September, 1999.

By: Mark Amador
Olmsted County Auditor/Treasurer

COUNTY RECORDER

Document Number 826027

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 11th day of October, 1999, at 9 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Recorder
By: Pam Nemeis, deputy

COUNTY SURVEYOR

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

This 24 day of September, 1999.

Edward J. Kincaid
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 20th day of SEPTEMBER, 1999, 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 8th day of OCTOBER, 1999.

Judy Kay Scherr
City Clerk

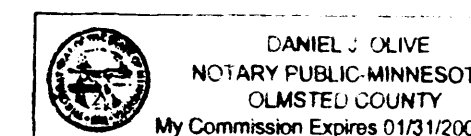
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted and replatted the property described on this plat as NORTHWEST PLAZA THIRD SUBDIVISION 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 August 1, 2000; 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.

Michael J. Fritz
Minnesota R.L.S. #20703

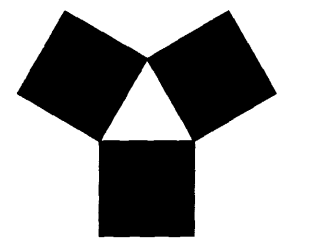
STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of September, 1999, by Michael J. Fritz, R.L.S. #20703.



Daniel J. Olive
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2000

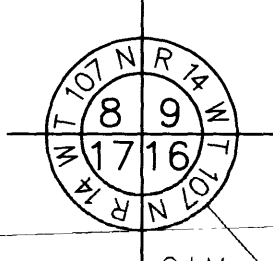
NORTHWEST PLAZA THIRD SUBDIVISION



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C.I.M.

15TH STREET ESTATES FIRST SUBDIVISION
OLMSTED COUNTY HIGHWAY
R.O.W. PLAT NO. 78

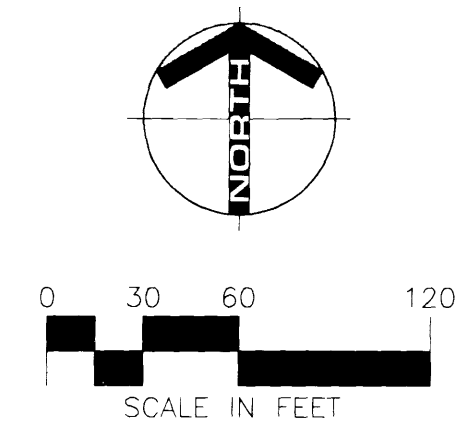
L = 579.11
R = 1809.86
Δ = 18°20'00"
CHAZ = 258°55'58"

L = 356.46
R = 513.00
Δ = 39°48'44"
CHAZ = 68°11'36"

L = 44.74
R = 318.00
Δ = 08°03'41"
CHAZ = 354°04'08"

BLOCK 1

OUTLET A

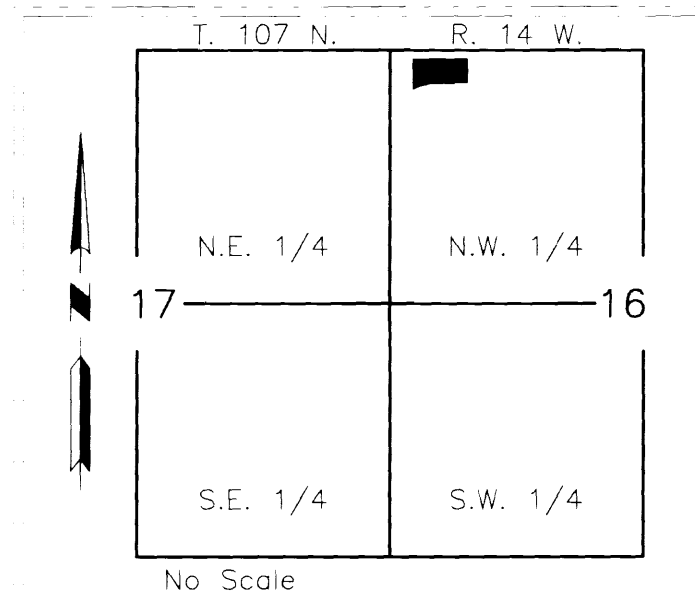


E. LINE N.E. 1/4, N.E. 1/4
W. LINE N.W. 1/4

MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (3/4" Iron Pipe unless otherwise noted.)

All monuments set have a plastic cap stamped R.L.S. 20703.



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.

BEARINGS

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 overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

PROJECT NUMBER: 6503
DATE: 08/10/99
DRAWN BY: J.M.H.
DWG: 6503SFO1.DWG