

ROCHESTER MARKETPLACE

KNOW ALL MEN BY THESE PRESENTS: That International Business Machines Corporation, a New York corporation, fee owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

The North Half of the Northeast Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, except the following 2 parcels:

That part platted as MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-21 according to the record plat thereof.

And:

Beginning at the northwest corner of said North Half of the Northeast Quarter; thence on an assumed bearing of North 88 degrees 12 minutes 11 seconds East along the north line of said North Half of the Northeast Quarter, a distance of 448.14 feet to the west line of Parcel 341, Minnesota Department of Transportation Right of Way Plat 55-21; thence South 01 degrees 47 minutes 49 seconds East along said west line, a distance of 75.00 feet to a southwest corner of said Parcel 341; thence South 88 degrees 12 minutes 11 seconds West, parallel with said north line, a distance of 386.77 feet; thence on a bearing of South, a distance of 217.63 feet; thence South 17 degrees 23 minutes 39 seconds East, a distance of 83.63 feet; thence on a bearing of South, a distance of 584.98 feet; thence on a bearing of East, a distance of 683.20 feet; thence on a bearing of South, a distance of 161.83 feet; thence South 83 degrees 48 minutes 54 seconds East, a distance of 948.88 feet; thence North 89 degrees 36 minutes 35 seconds East, a distance of 289.44 feet; thence South 48 degrees 49 minutes 08 seconds East, a distance of 68.34 feet to the south line of said North Half of the Northeast Quarter; thence South 88 degrees 20 minutes 50 seconds West along said south line, a distance of 2026.82 feet to the southwest corner of said North Half of the Northeast Quarter; thence North 01 degrees 18 minutes 23 seconds West along the west line of said North Half of the Northeast Quarter, a distance of 1321.33 feet to the Point of Beginning.

Containing 53.63 Acres more or less

Have caused the same to be surveyed and platted as ROCHESTER MARKETPLACE and do hereby donate and dedicate to the public for public use forever the streets, drive, place, and the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the City of Rochester the right to control access in the areas as shown on the plat.

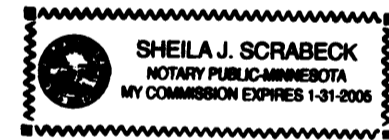
In witness whereof said International Business Machines Corporation, a New York corporation, has caused these presents to be signed by its proper officer this 26 day of April, 2000.

INTERNATIONAL BUSINESS MACHINES CORPORATION

By Gerry Nunn its Planning Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 26 day of APRIL, 2000, by GERRY NUNN the PLANNING MGR of International Business Machines Corporation, a New York corporation, on behalf of the corporation.



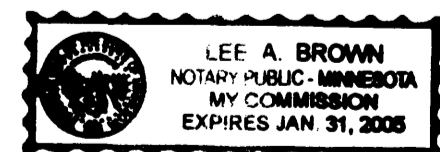
Sheila Scrabecq
Notary Public, OLMSTED County, Minnesota
My Commission Expires 1-31-2005

I hereby certify that I have surveyed and platted the property described on this plat as ROCHESTER MARKETPLACE; 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 will be correctly placed in the ground as shown, in accordance to Minnesota Statutes, Section 505.02, Subd. 1; and that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes Section 505.02, Subd. 1 or public highways to be designated other than as shown.

Scott A. Gyllen
Scott A. Gyllen, Land Surveyor
Minnesota License No. 23002

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing Surveyor's Certificate was acknowledged before me this 26 day of April, 2000, by Scott A. Gyllen, Land Surveyor.



Lee A. Brown
Notary Public, Sherburne County, Minnesota
My Commission Expires Jan. 31, 2005

COUNTY SURVEYOR,

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 27 day of April, 2000.

Edward P. Kusile
County Surveyor

TAX STATEMENTS

Taxes due and payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 2nd day of May, 2000.

Daniel Hall
Olmsted County Auditor / Treasurer

By Annika Gibson Deputy

CITY APPROVAL

I, Judy K. Scherr, City Clerk in and for the City of Rochester, do hereby certify that on the 3rd day of JANUARY, 2000 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 28th day of APRIL, 2000.

Judy Kay Scherr
Judy K. Scherr, City Clerk

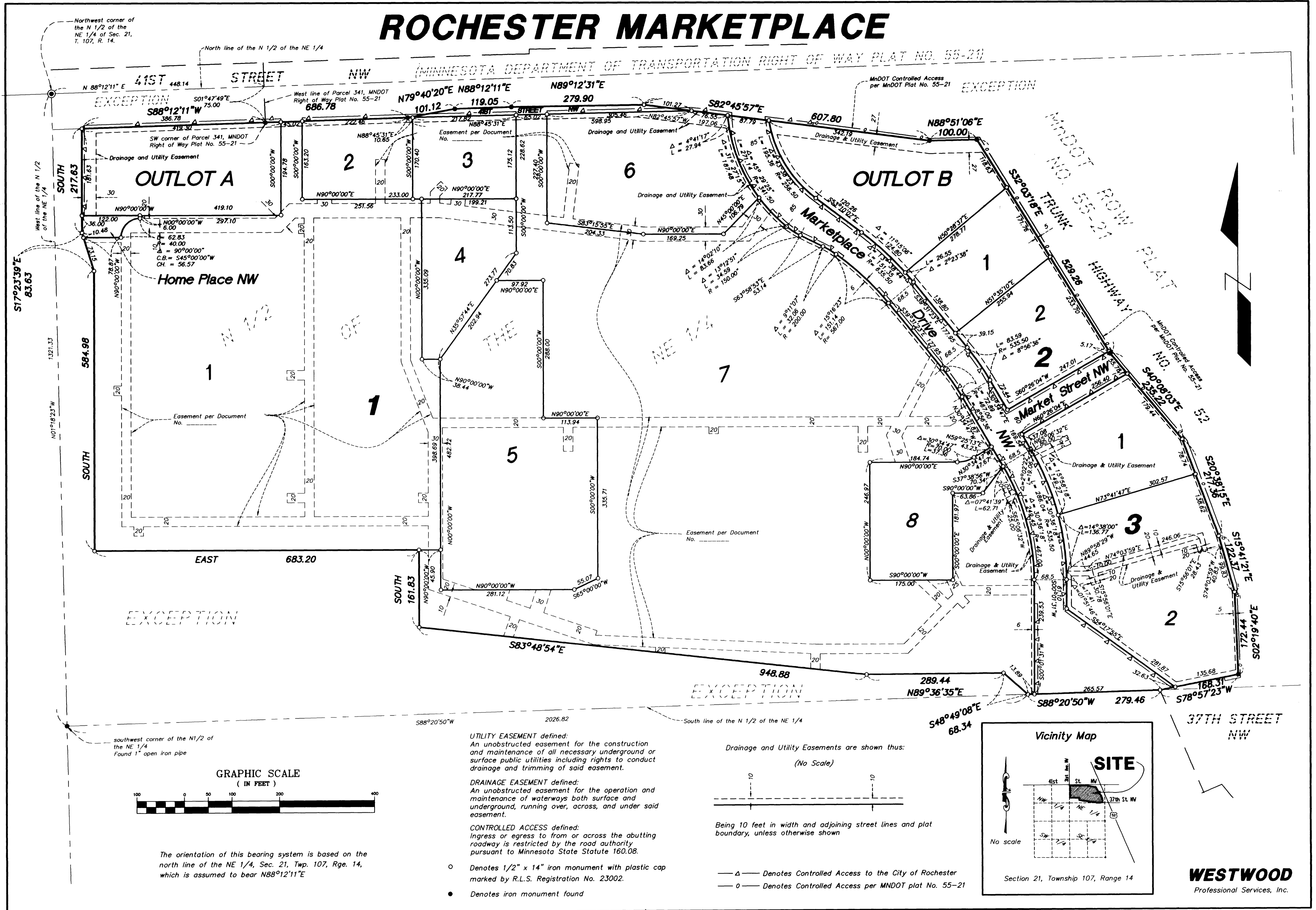
COUNTY RECORDER,

I hereby certify that this plat of ROCHESTER MARKETPLACE was filed this 2nd day of May, 2000 at 2 o'clock P.M. as Document No. 840865 and was duly recorded in the Olmsted County records

By Daniel Hall
County Recorder

Annika Gibson
Deputy

ROCHESTER MARKETPLACE



Northwest corner of the N 1/2 of the NE 1/4 of Sec. 21, T. 107, R. 14.

North line of the N 1/2 of the NE 1/4

(MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-21)

MnDOT Controlled Access per MnDOT Plat No. 55-21 EXCEPTION

OUTLOT A

OUTLOT B

Home Place NW

Marketplace Drive

Market Street NW

EXCEPTION

EXCEPTION

Southwest corner of the N1/2 of the NE 1/4 Found 1" open iron pipe

GRAPHIC SCALE (IN FEET)



The orientation of this bearing system is based on the north line of the NE 1/4, Sec. 21, Twp. 107, Rge. 14, which is assumed to bear N88°12'11"E

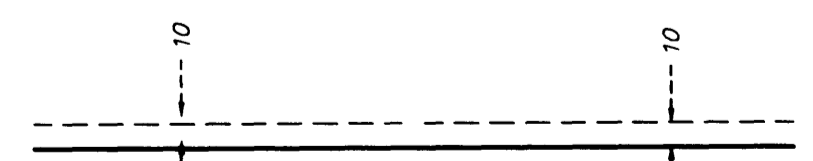
UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming of said easement.

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.

- Denotes 1/2" x 14" iron monument with plastic cap marked by R.L.S. Registration No. 23002.
- Denotes iron monument found

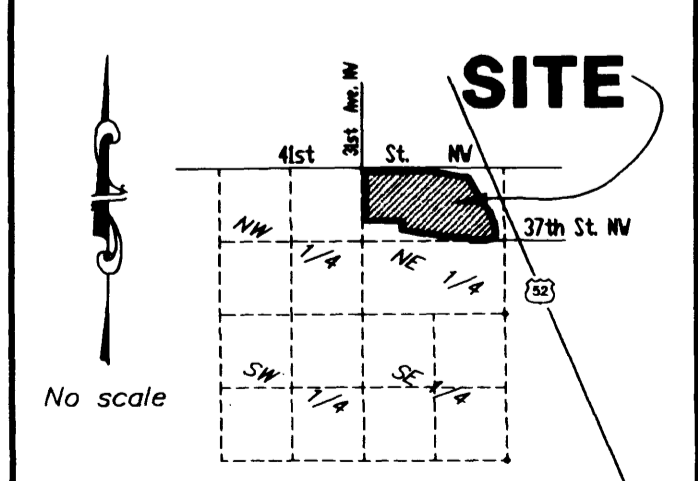
Drainage and Utility Easements are shown thus:
(No Scale)



Being 10 feet in width and adjoining street lines and plat boundary, unless otherwise shown

- Δ — Denotes Controlled Access to the City of Rochester
- 0 — Denotes Controlled Access per MNDOT plat No. 55-21

Vicinity Map



Section 21, Township 107, Range 14

WESTWOOD
Professional Services, Inc.