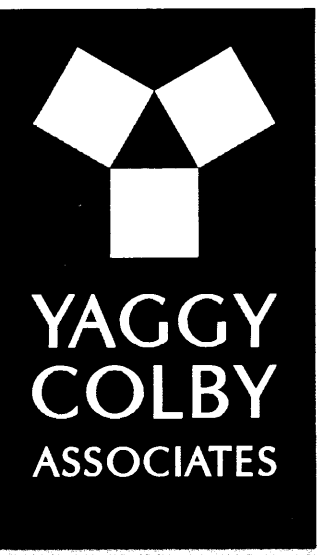


CIRCLE 19 PLAZA SECOND



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That B & H Development, LLC, a Minnesota limited liability company, Cinema 1, LLP, a Minnesota limited liability partnership, Midwest Theaters Corporation, a Minnesota corporation, and Merchants Bank, National Association, all being owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Northeast Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 267 degrees 08 minutes 49 seconds along the south line of said Northeast Quarter 327.35 feet to the southerly extension of the westerly right-of-way line of County State Aid Highway No. 22, according to Olmsted County Highway Right Of Way Plat No.80; thence northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line and the southerly extension thereof 99.97 feet to the point of beginning; thence continue northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line of said CIRCLE 19 PLAZA, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence westerly 255 degrees 55 minutes 46 seconds azimuth along the south line of said CIRCLE 19 PLAZA 396.46 feet to the southeast corner of Lot 1, Block 3, said CIRCLE 19 PLAZA; thence northerly 345 degrees 55 minutes 46 seconds azimuth along the easterly line of said Lot 1 a distance of 250.00 feet to the northeast corner of said Lot 1; thence westerly 255 degrees 55 minutes 46 seconds azimuth along the northerly line of said Lot 1 and the northerly line Lot 2, Block 3, said CIRCLE 19 PLAZA, 400.00 feet to the northwest corner of said Lot 2; thence northerly 345 degrees 55 minutes 46 seconds azimuth along the westerly line of said CIRCLE 19 PLAZA 66.00 feet to the northerly right-of-way line of Heritage Place NW; thence westerly 255 degrees 55 minutes 46 seconds azimuth along said northerly right-of-way line and westerly extension thereof 263.98 feet; thence southerly 103.88 feet along a nontangential curve concave westerly having a radius of 467.00 feet, a central angle of 12 degrees 44 minutes 41 seconds and a chord azimuth of 170 degrees 46 minutes 30 seconds; thence southerly 177 degrees 08 minutes 43 seconds azimuth 755.79 feet to the northerly right-of-way line of 19th Street NW, according to Olmsted County Highway Right Of Way Plat No.80; thence easterly 87 degrees 32 minutes 21 seconds azimuth along said northerly right-of-way line 1171.59 feet; thence northeasterly 42 degrees 07 minutes 24 seconds azimuth 82.52 feet to the point of beginning.

Said tract contains 21.93 acres more or less.

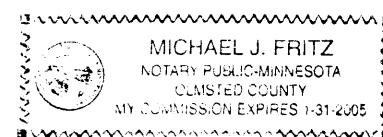
Have caused the same to be surveyed and platted as CIRCLE 19 PLAZA SECOND and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof, said B & H Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 27 day of FEB, 2003.

David J. Hartman
David J. Hartman
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 27th day of February, 2003 by David J. Hartman, President of B & H Development, LLC, a Minnesota limited liability company, on behalf of the company.



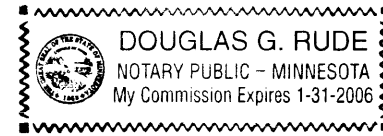
Michael J. Fritz
Notary Public, Olmsted County, MN
My Commission Expires 1/31/05

In witness whereof, said Cinema 1, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper officer this 13 day of FEB, 2003.

By: [Signature]

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 13 day of Feb, 2003 by Bryan Sieve, of Cinema 1, LLP, a Minnesota limited liability partnership, on behalf of the partnership.



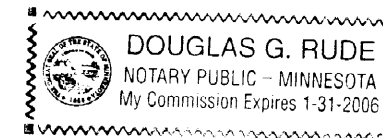
Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-06

In witness whereof, said Midwest Theaters Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 13 day of FEB, 2003.

By: [Signature]

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 13 day of Feb, 2003 by Bryan Sieve, of Midwest Theaters Corporation, a Minnesota corporation, on behalf of the corporation.



Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-06

In witness whereof, said Merchants Bank, a national association, has caused these presents to be signed by its proper officer this 24th day of February, 2003.

By: [Signature]

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 24th day of February, 2003 by John C. Doyle, of Merchants Bank, a national association, on behalf of the association.

Kathryn J. Geman
Notary Public, Olmsted County, MN
My Commission Expires 1/31/05

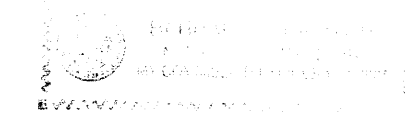
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CIRCLE 19 PLAZA SECOND; 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 February 1, 2004; 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.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 13th day of February, 2003, by Douglas G. Rude, L.S. No. 22422.



Barbara S. Wubbet
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

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 27th day of February, 2003, 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 28th day of February, 2003.

Valori Langseth
Judy K. Scherr, Valori Langseth
City Clerk Deputy
City of Rochester

COUNTY SURVEYOR

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

This 25 day of February, 2003

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28th day of February, 2003.

Document Number A-957309

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this 28th day of February, 2003, at 12 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Director of
Property Records and Licensing
By: Wendy von Wald Deputy

PROJECT NUMBER: 7203
COMPUTER FILE: 7203 S FNPL 02.dwg
DATE: 02/12/03
DRAFTSPERSON: F.J.C.

CIRCLE 19 PLAZA SECOND



MONUMENTS

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

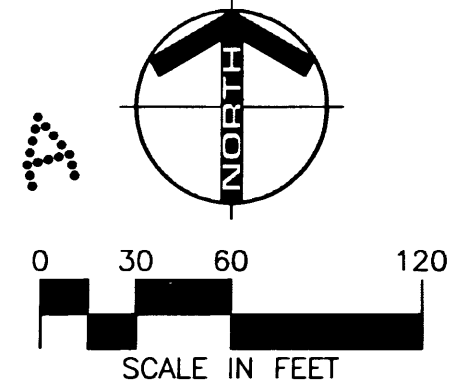
All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS

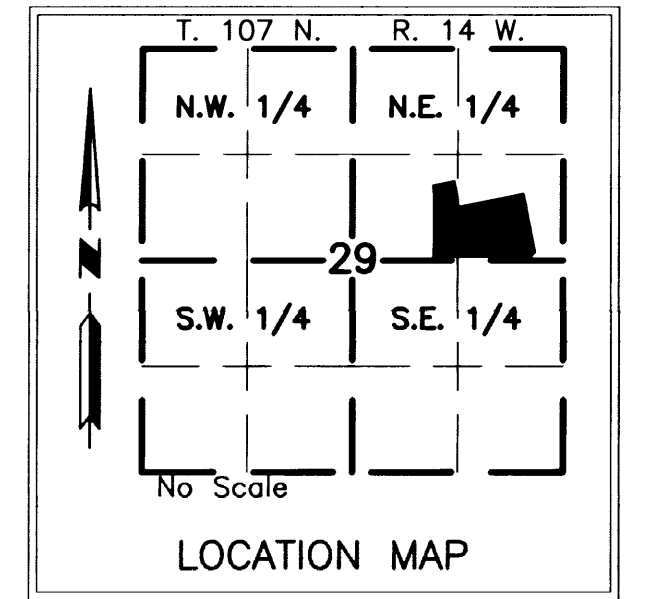
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

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FAX 507-288-5058
EMAIL INFO@YAGGY.COM



| NUMBER | LENGTH | DELTA | RADIUS | CHORD | CHAZ |
|--------|--------|-----------|--------|--------|------------|
| 1 | 127.91 | 13°45'01" | 533.00 | 127.61 | 352°48'16" |
| 2 | 112.07 | 13°45'01" | 467.00 | 111.81 | 352°48'16" |
| 3 | 50.71 | 05°27'03" | 533.00 | 50.69 | 354°25'18" |
| 4 | 70.87 | 08°41'42" | 467.00 | 70.80 | 352°47'59" |
| 5 | 33.01 | 04°02'59" | 467.00 | 33.00 | 346°25'39" |
| A | 119.99 | 13°45'01" | 500.00 | 119.71 | 352°48'16" |
| B | 77.33 | 08°51'41" | 500.00 | 77.25 | 352°42'59" |
| C | 33.01 | 03°46'56" | 500.00 | 33.00 | 346°23'40" |



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

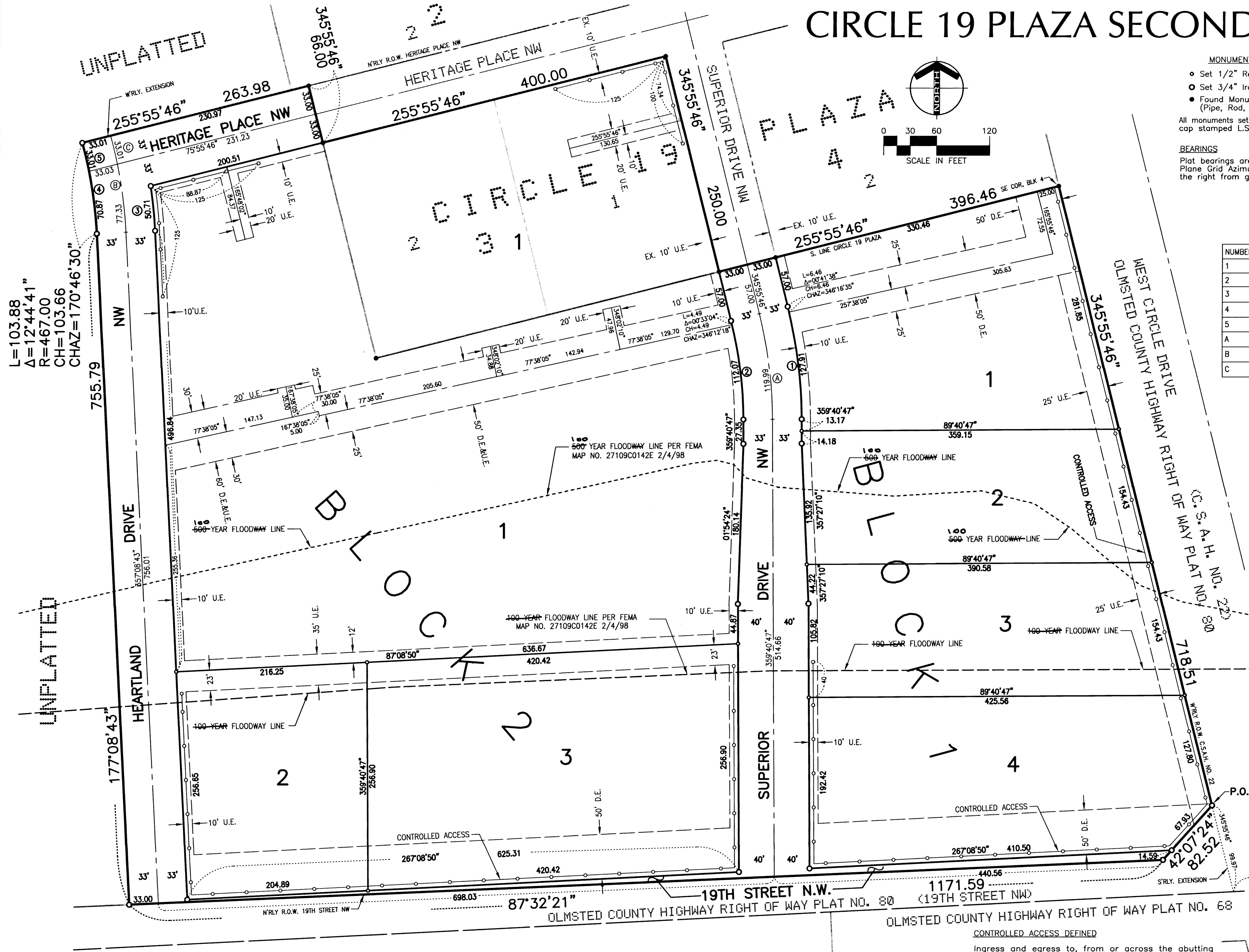
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

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



L=103.88
Δ=12°44'41"
R=467.00
CH=103.66
CHAZ=170°46'30"

UNPLATTED

UNPLATTED

841B

PROJECT NUMBER: 7203 COMPUTER FILE: 7203 S FNPL 02.dwg DATE: 02/12/03 DRAFTSPERSON: F.J.G.