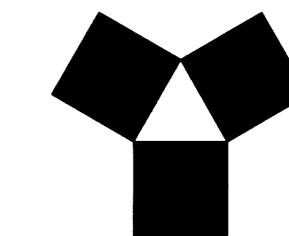


ERICKSON'S SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

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

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of April, 1997.

By: _____ Deputy
Olmsted County Auditor/Treasurer

COUNTY RECORDER

Document Number 750856

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 17th day of May, 1997, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

Edward J. Hill
Olmsted County Recorder
by Lucy Murray, Deputy

COUNTY SURVEYOR

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

This 20th day of March, 1997

Edward P. Knille
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY RAY SEVER, City Clerk, in and for the City of Rochester, do hereby certify that on the 17th day of MARCH, 1997, 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 25th day of April, 1997.

Judy Ray Sever
City Clerk

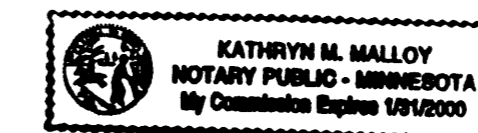
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted and replatted the property described on this plat as ERICKSON'S 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, 1997; 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 10th day of March, 1997, by Michael J. Fritz, R.L.S. #20703.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2000

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 2nd day of MARCH, 1997.

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

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

By: Michael H. Staenberg, President

By: Glimcher/Rochester Joint Venture I,
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. LOUIS

On this ___ day of _____, 19___ 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.

Notary Public, St. Louis County, MO
My Commission Expires _____

Notary Public, St. Louis County, Missouri
My Commission Expires January 20, 1999

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On this ___ day of _____, 19___ 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.

Notary Public, Allegheny County, PA
My Commission Expires _____

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

Commencing at the most southerly corner of Lot 4 of said Block 1; thence northeasterly on a Minnesota State Plane Grid Azimuth from north of 48 degrees 17 minutes 14 seconds along the southeasterly line of said Lot 4, a distance of 145.69 feet; thence southeasterly 138 degrees 17 minutes 14 seconds azimuth 31.00 feet to the point of beginning; thence northeasterly 175.33 feet along a nontangential curve concave southeasterly, having a radius of 482.00 feet, a central angle of 20 degrees 50 minutes 32 seconds, and a chord azimuth of 58 degrees 42 minutes 30 seconds; thence easterly 117.74 feet along a nontangential curve concave southerly, having a radius of 485.50 feet, a central angle of 13 degrees 53 minutes 41 seconds, and a chord azimuth of 73 degrees 39 minutes 47 seconds; thence easterly 43.00 feet along a nontangential curve concave southerly, having a radius of 487.00 feet, a central angle of 05 degrees 03 minutes 33 seconds, and a chord azimuth of 85 degrees 34 minutes 12 seconds; thence easterly 88 degrees 05 minutes 59 seconds azimuth 468.24 feet; thence southeasterly 37.72 feet along a tangential curve concave southwesterly, having a radius of 29.50 feet, and a central angle of 73 degrees 15 minutes 32 seconds to the easterly line of said Lot 3; thence southeasterly 128.05 feet along said easterly line on a reverse tangential curve concave northeasterly, having a radius of 318.00 feet, a central angle of 23 degrees 04 minutes 16 seconds, and a chord azimuth of 149 degrees 49 minutes 22 seconds; thence southeasterly 138 degrees 17 minutes 14 seconds azimuth along said easterly line 2.63 feet; thence southwesterly 228 degrees 14 minutes 40 seconds azimuth 758.89 feet; thence northwesterly 17.15 feet along a nontangential curve concave southwesterly, having a radius of 100.00 feet, a central angle of 09 degrees 49 minutes 29 seconds, and a chord azimuth of 298 degrees 11 minutes 45 seconds; thence northwesterly 43.64 feet along a reverse tangential curve concave northeasterly, having a radius of 100.00 feet, a central angle of 25 degrees 00 minutes 13 seconds, and a chord azimuth of 305 degrees 47 minutes 08 seconds; thence northwesterly 318 degrees 17 minutes 14 seconds azimuth 193.11 feet; thence northwesterly 83.89 feet along a tangential curve concave southwesterly, having a radius of 286.00 feet, and a central angle of 16 degrees 48 minutes 23 seconds; thence northwesterly 301 degrees 15 minutes 58 seconds azimuth 133.40 feet; thence northwesterly 301 degrees 28 minutes 51 seconds azimuth 96.65 feet; thence northeasterly 89.11 feet along a nontangential curve concave southeasterly, having a radius of 225.38 feet, a central angle of 22 degrees 39 minutes 08 seconds, and a chord azimuth of 38 degrees 11 minutes 12 seconds; thence northeasterly 48 degrees 17 minutes 14 seconds azimuth 111.89 feet to the point of beginning.

Said tract contains 8.20 acres more or less.

Have caused the same to be surveyed and platted and replatted as ERICKSON'S SUBDIVISION and do hereby grant the easements as shown on this plat.

The undersigned hereby agrees to the terms of the foregoing Declaration and subordinates the liens of the mortgages to the Security Agreement recorded in Mortgage, the book 555 page 244 in the office of the Recorder of Deeds of Olmsted County, Minnesota to the terms of the foregoing Declaration.

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY

By: Robert M. Ruess, Vice President

STATE of Wisconsin)
) SS
COUNTY of Milwaukee)

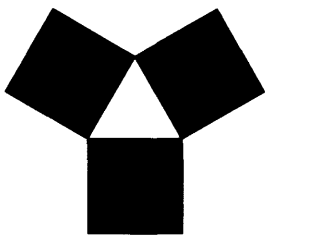
The foregoing instrument was acknowledged before me this 11th day of April, 1997, by Robert M. Ruess, Vice President of Northwestern Mutual Life Insurance Company.

K.A. Evanson
K.A. Evanson, Notary Public

My commission expires 10/31/99

PROJECT NUMBER: 5346-97
DATE: 02/03/97
DRAWN BY: ERICKSON, R.A.S.
DWG: 5346SF01.DWG

ERICKSON'S SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5958

C.S.A.H. NO. 22
CONTROLLED ACCESS

4

88°05'59" 468.24

$\Delta = 73^{\circ}15'32''$
R = 29.50
L = 37.72

$\Delta = 23^{\circ}04'16''$
R = 318.00
L = 128.05
CHAZ = 149°49'22"

$\Delta = 05^{\circ}03'33''$
R = 487.00
L = 43.00
CHAZ = 85°34'12"

$\Delta = 13^{\circ}53'41''$
R = 485.50
L = 117.74
CHAZ = 73°39'47"

$\Delta = 20^{\circ}50'32''$
R = 482.00
L = 175.33
CHAZ = 58°42'30"

$\Delta = 22^{\circ}39'08''$
R = 225.38
L = 89.11
CHAZ = 38°11'12"

$\Delta = 16^{\circ}48'23''$
R = 286.00
L = 83.89

$\Delta = 25^{\circ}00'13''$
R = 100.00
L = 43.64
CHAZ = 305°47'08"

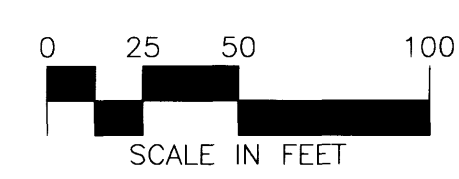
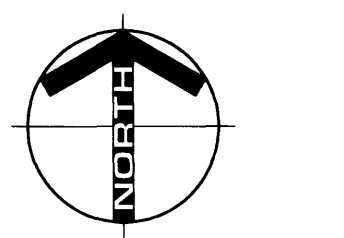
$\Delta = 09^{\circ}49'29''$
R = 100.00
L = 17.15
CHAZ = 298°11'45"

301°28'51" 96.65
301°15'58" 133.40

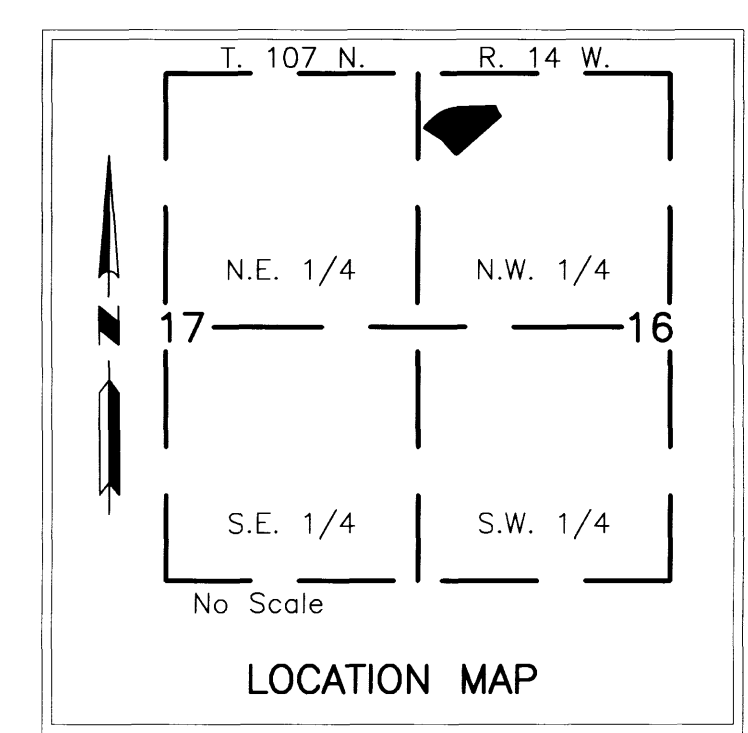
E. LINE N.E. 1/4, N.E. 1/4
W. LINE N.W. 1/4

UNPLATTED

LOT 1
BLOCK 1
NORTHWEST PLAZA
SUBDIVISION



- MONUMENTS**
- 1/2" Rebars
 - 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
 - No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 20703.



BENCH MARK
TOP S.W. CORNER CONC. BOX CULVERT UNDER WEST FRONTAGE ROAD EL. 1010.77

VERTICAL CONTROL
THE ELEVATIONS ON THIS PLAT ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

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: 5346-97 COMPUTER FILE: 5346SF01.DWG DATE: 02/03/97 DRAFTSPERSON: R.A.S.