

FORM OF CERTIFICATE OF COMPLETION

The undersigned hereby certifies that Martin Land Management, L.L.C., a Minnesota Limited Liability Company, has fully and completely complied with its obligations under Article III of that document entitled "Contract for Private Development", dated April 26, 2005 between the City of Ramsey, Minnesota and Martin Land Management, L.L.C., a Minnesota Limited Liability Company, recorded in the office of the Anoka County Recorder as Document Number _____ (the "Agreement"), with respect to construction of the Minimum Improvements on the real estate which is legally described as follows:

That part of Lot 1, AUDITOR'S SUBDIVISION NO. 30, Anoka County, Minnesota, described as beginning at the Northeast corner of Lot 2 of said AUDITOR'S SUBDIVISION NO. 30; thence Southeasterly along the Southeasterly extension of the Northeasterly line of said Lot 2 for a distance of 16.40 feet, more or less, to intersect the West line of the East 946 feet of said Lot 1, as measured along the North line of said Lot 1, also being the North line of the Northeast Quarter of Section 34, Township 32, Range 25, Anoka County, Minnesota; thence North along said West line of the East 946 feet of Lot 1 for a distance of 250 feet; thence West at right angles a distance of 200 feet; thence South at right angles a distance of 160.4 feet, more or less to intersect said Northeasterly line of Lot 2; thence Southeasterly along said Northeasterly line of Lot 2 to the point of beginning. Containing 0.94 acres, more or less.

AND

That part of Lot 1, AUDITOR'S SUBDIVISION NO. 30, Anoka County, Minnesota, described as commencing at the Northeast corner of Lot 2, said AUDITOR'S SUBDIVISION NO. 30; thence Southeasterly along the Southeasterly extension of the Northeasterly line of said Lot 2 for a distance of 16.40 feet, more or less, to intersect the West line of the East 946 feet of said Lot 1, as measured along the North line of said Lot 1, also being the North line of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota; thence North along said West line of the East 946 feet of Lot 1 for a distance of 250 feet to the actual point of beginning of the tract to be hereby described; thence West at right angles a distance of 200 feet; thence North at right angles a distance of 78.25 feet, more or less, to intersect the South line of the North 250 feet of said Lot 1, as measured parallel with the East line of said Northeast Quarter of Section 34; thence East along said South line of the North 250 feet a distance of 200 feet to intersect said West line of the East 946 feet of Lot 1; thence South along said West line of the East 946 feet a distance of 76.78 feet, more or less to the point of beginning. Containing 0.35 acres, more or less.

(the "Development Property") in accordance with the Construction Plans, and is released and forever discharged from its obligations under the above referenced Article III of the Agreement.

