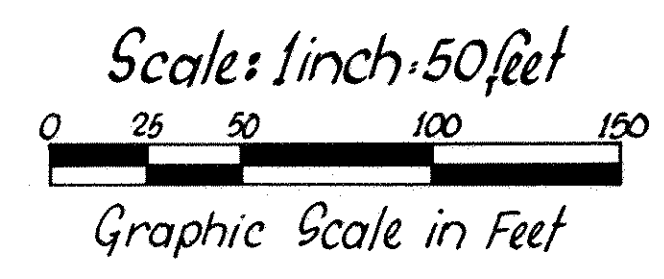
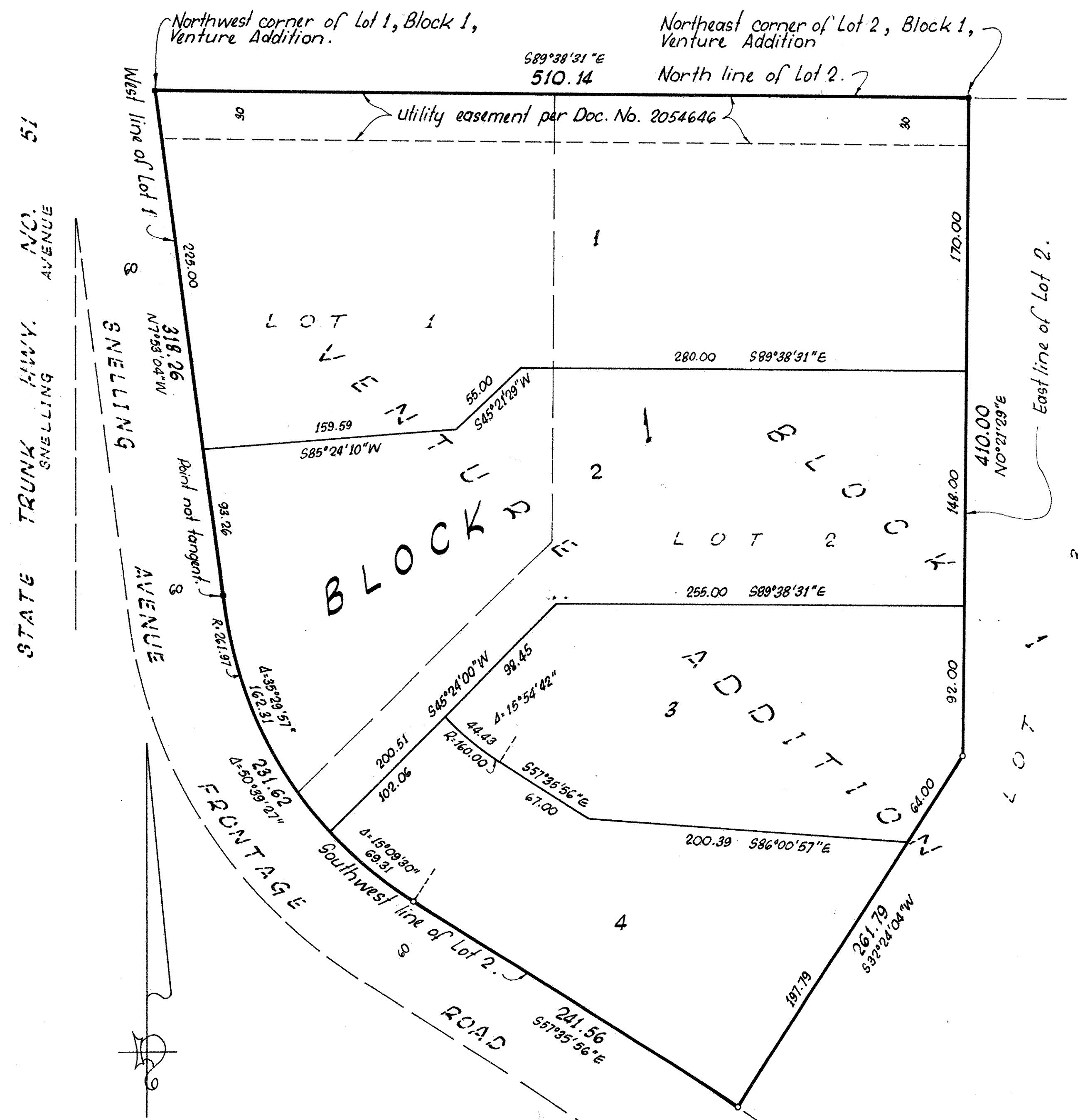


VENTURE 2ND ADDITION

The Easterly line of Lot 2, Block 1, Venture Addition has an assumed bearing of N0°21'29"E.

- o denotes iron monument set.
- denotes existing iron monument.



Located in the SW 1/4 of the SW 1/4 of Section 3, T29, R23, Ramsey County, Minnesota.

SUBURBAN ENGINEERING, INC.
 — Engineers —
 — Surveyors —

Know All Persons By These Presents that Saga Property Management Corporation, a California corporation, owners of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

That part of Lots 1 and 2, Block 1, Venture Addition, according to the plat thereof as recorded in the office of the County Recorder, lying northerly of the following described line:

Commencing at the northeast corner of said Lot 2; thence southerly, along the east line of said Lot 2, a distance 170.00 feet to the point of beginning of the line to be described; thence North 89 degrees, 38 minutes, 31 seconds West (assumed bearing) parallel with the north line of said Lot 2, a distance of 280.00 feet; thence South 45 degrees, 21 minutes, 29 seconds West, 55.00 feet; thence South 85 degrees, 24 minutes, 10 seconds West, 159.59 feet, more or less, to a point on the west line of said Lot 1, which point is 225.00 feet southerly of the northwest corner of said Lot 1, measured along said west line, and there terminating.

That Fine Associates, Incorporated, a Minnesota corporation, owner of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

That part of Lots 1 and 2, Block 1, Venture Addition lying southerly of the following described line:

Commencing at the northeast corner of said Lot 2; thence southerly, along the east line of said Lot 2, a distance of 318.00 feet to the point of beginning of the line to be described; thence North 89 degrees, 38 minutes, 31 seconds West (assumed bearing) parallel with the north line of said Lot 2, a distance of 255.00 feet; thence South 45 degrees, 24 minutes, 00 seconds West, 200.51 feet, more or less, to the southwest line of said Lot 2 and there terminating.

That MRT Properties, Inc., a Minnesota corporation, owner of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

That part of Lots 1 and 2, Block 1, Venture Addition lying southerly of the following described line:

Commencing at the northeast corner of said Lot 2; thence southerly, along the east line of said Lot 2, a distance of 170.00 feet to the point of beginning of the line to be described; thence North 89 degrees, 38 minutes, 31 seconds West (assumed bearing) parallel with the north line of said Lot 2, a distance of 280.00 feet; thence South 45 degrees, 21 minutes, 29 seconds West, 55.00 feet; thence South 85 degrees, 24 minutes, 10 seconds West, 159.59 feet, more or less, to a point on the west line of said Lot 1, which point is 225.00 feet southeasterly of the northwest corner of said Lot 1, measured along said west line, and there terminating.

and lying northerly of the following described line:

Commencing at the northeast corner of said Lot 2; thence southerly, along the east line of said Lot 2, a distance of 318.00 feet to the point of beginning of the line to be described; thence North 89 degrees, 38 minutes, 31 seconds West (assumed bearing) parallel with the north line of said Lot 2, a distance of 255.00 feet; thence South 45 degrees, 24 minutes, 00 seconds West, 200.51 feet, more or less, to the southwest line of said Lot 2, and there terminating.

Have caused the same to be surveyed, platted and known as VENTURE 2ND ADDITION.

Saga Property Management Corporation, a California corporation, has caused these presents to be signed by its proper officers this 7th day of MARCH, 1985 and Fine Associates Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officer this 6th day of MARCH, 1985 and MRT Properties, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 6th day of MARCH, 1985.

Saga Property Management Corporation
John Collins its **VICEDIRECTOR & SECRETARY**
Pamela J. Darr its **ASSISTANT SECRETARY**
 Fine Associates Incorporated
William I. Fine
 William I. Fine, President
 STATE OF CALIFORNIA
 COUNTY OF SAN MATEO

The foregoing instrument was acknowledged before me this 7th day of March, 1985, by *E.W. Collins, Pamela J. Darr, J.P. & SECRETARY* and *John Collins, respectively*, of Saga Property Management Corporation, a California corporation, on behalf of the corporation.

STATE OF MINNESOTA)
 COUNTY OF HENNEPIN
E.L. Gilbert
 Notary Public, Hennepin County, Minnesota
 My Commission Expires May 22, 1987

The foregoing instrument was acknowledged before me this 5th day of MARCH, 1985, by William I. Fine, President of Fine Associates Incorporated, a Minnesota corporation, on behalf of the corporation.

STATE OF MINNESOTA)
 COUNTY OF HENNEPIN
William I. Fine
 Notary Public, Hennepin County, Minnesota
 My Commission Expires DECEMBER 10, 1985

The foregoing instrument was acknowledged before me this 6th day of March, 1985, by *John P. Williams, Asst. Sec'y.* and by *Jane D. Suhr, Asst. Sec'y.* of MRT Properties, Inc., a Minnesota corporation, on behalf of the corporation.
 STATE OF MINNESOTA)
 COUNTY OF ANOKA
John P. Williams
 Notary Public, Anoka County, Minnesota
 My Commission Expires 12-11-86

I, Robert B. Sikich, hereby certify that I have surveyed and platted the property described in the dedication of this plat as VENTURE 2ND ADDITION and that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

STATE OF MINNESOTA)
 COUNTY OF ANOKA
Robert B. Sikich
 Robert B. Sikich, Land Surveyor
 Minnesota Registration No. 14891

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 8th day of March, 1985.
 STATE OF MINNESOTA)
 COUNTY OF ANOKA
Barbara I. Oflie
 Notary Public, Anoka County, Minnesota
 My Commission Expires May 6, 1991

Approved and accepted by the City Council of the City of Roseville, Minnesota, this 11th day of March, 1985.

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 18th day of March, 1985.
 Approved by *Lou McKenna* Director and *Helen Gustafson* Deputy
 Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 25th day of March, 1985 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

County Recorder, County of Ramsey, State of Minnesota
David D. Claypool
 Acting Ramsey County Surveyor

I hereby certify that this plat of VENTURE 2ND ADDITION was filed in this office this 26th day of MARCH, 1985 at 8:50 o'clock A. M. and was filed in Book 27 of Plats, Page 33, as Document Number 2257324.
 Eugene H. Gibbons, County Recorder