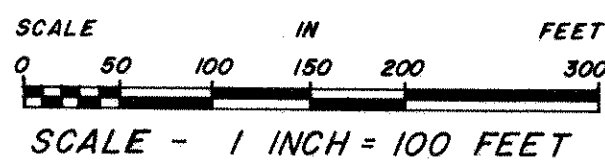


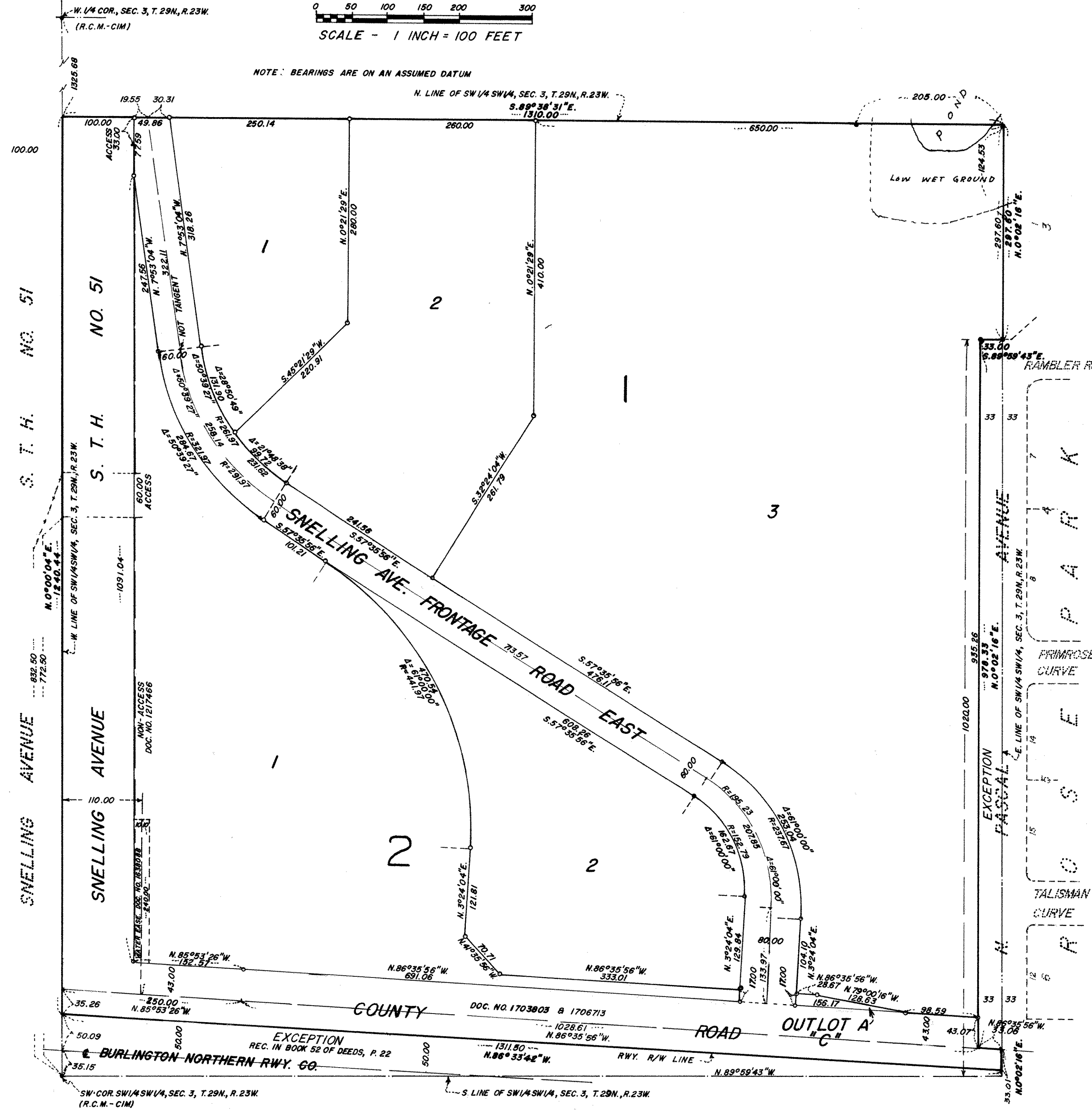
VENTURE ADDITION

o Indicates iron set
• Indicates iron found

PAUL R. MCLAGAN & SON,
Registered Land Surveyors.



NOTE: BEARINGS ARE ON AN ASSUMED DATUM



KNOW ALL PERSONS BY THESE PRESENTS: That Fine Associates Incorporated, a Minnesota Corporation, owner, First National Bank of Minneapolis, a National Banking Association, mortgagee and Comten, Inc., a Maryland Corporation, contract purchaser under a purchase agreement dated May 31, 1978, of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

The SW 1/4 of Section 3, T. 29N., R. 23W., except a tract conveyed to the Minneapolis and St. Louis Railway Company (now known as the Burlington Northern Railway Company) by deed recorded in Book 52 of Deeds, Page 22, except North Pascal Avenue, being that part of the East 33 feet of the South 1020 feet of said SW 1/4 of the SW 1/4 lying north of the centerline of County Road "C", containing 37.61 acres.

Have caused the same to be surveyed, platted and known as VENTURE ADDITION and do hereby dedicate to the public for the public use forever the avenue and roads as shown on this plat.

Have hereunto set our hands and seals this 14TH day of DECEMBER, 1978.

Fine Associates Incorporated

Bruce M. Carlson
Bruce M. Carlson, Vice President
Martin J. Rosen
Martin J. Rosen, Treasurer

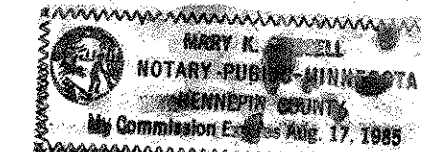
First National Bank of Minneapolis

Allen J. Anderson
ALLEN J. ANDERSON, ASSISTANT VICE PRESIDENT
G.M. Reichwald
G.M. REICHWALD, VICE PRESIDENT

Have hereunto set our hands and seals this 4TH day of December, 1978

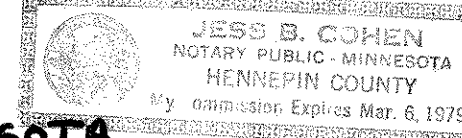
Comten, Inc.
Charles R. Riley
CHARLES R. RILEY, VICE PRESIDENT
Howard E. Stenzel
HOWARD E. STENZEL, VICE PRESIDENT SECRETARY-TREASURER

State of Minnesota
County of RAMSEY
The foregoing instrument was acknowledged before me this 14TH day of December, 1978, by Bruce M. Carlson, Vice President and Martin J. Rosen, Treasurer of Fine Associates Incorporated, a Minnesota Corporation on behalf of said corporation.



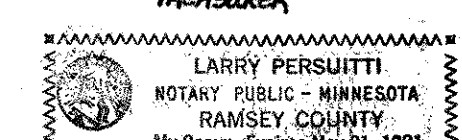
Mary K. Russell
Notary Public, Minnesota County, Minnesota
My Commission Expires Aug. 17, 1985

State of Minnesota
County of RAMSEY
The foregoing instrument was acknowledged before me this 14TH day of DECEMBER, 1978, by Allen J. Anderson, ASST. VICE PRESIDENT and G.M. REICHWALD, VICE PRESIDENT of First National Bank of Minneapolis, a National Banking Association, on behalf of said association.



Jess B. Cohen
Notary Public, Hennepin County, Minnesota
My Commission Expires MARCH 6, 1979

State of MINNESOTA
County of RAMSEY
The foregoing instrument was acknowledged before me this 4TH day of December, 1978, by Charles R. Riley VICE PRESIDENT and Howard E. Stenzel, VICE PRESIDENT of Comten, Inc., a Maryland Corporation on behalf of said corporation.

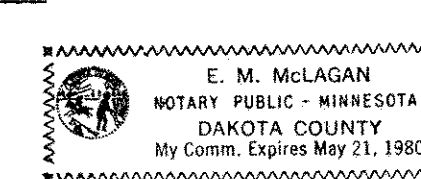


Larry Persutti
Notary Public, Ramsey County, MINNESOTA
My Commission Expires MAY 24, 1984

I, Wayne McLagan, hereby certify that I have surveyed and platted the property described in the dedication of this plat as VENTURE ADDITION; 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, or public highways other than as shown thereon.

Wayne M. McLagan
Land Surveyor - Minnesota Registration No. 3559

STATE OF MINNESOTA
COUNTY OF Dakota
The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 24TH day of November, 19 78.



E. M. McLagan
Notary Public, Dakota County, Minnesota
My Commission Expires May 21, 1980

Pursuant to Chapter 7, Minnesota Laws of 1976 this plat has been approved this 20TH day of February, 19 79.

F. R. Kvidera
F. R. Kvidera
Acting Ramsey County Surveyor

No delinquent taxes and transfer entered this 20th day of February, 19 79.

Low McKenna Director
Department of Property Taxation
By P. J. O'Leary Deputy

Approved and accepted by the City Council of the City of Roseville, Minnesota this 4th day of December, 1978.

James J. Hader Mayor
James J. Hader Clerk

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of VENTURE ADDITION was filed in this office this 20th day of FEBRUARY, 19 79 at 4:00 o'clock P. M. and was filed in Book 91 of Plats, Page 22, as Document No. 203334.

Eugene H. Gibbons County Recorder
By: _____ Deputy