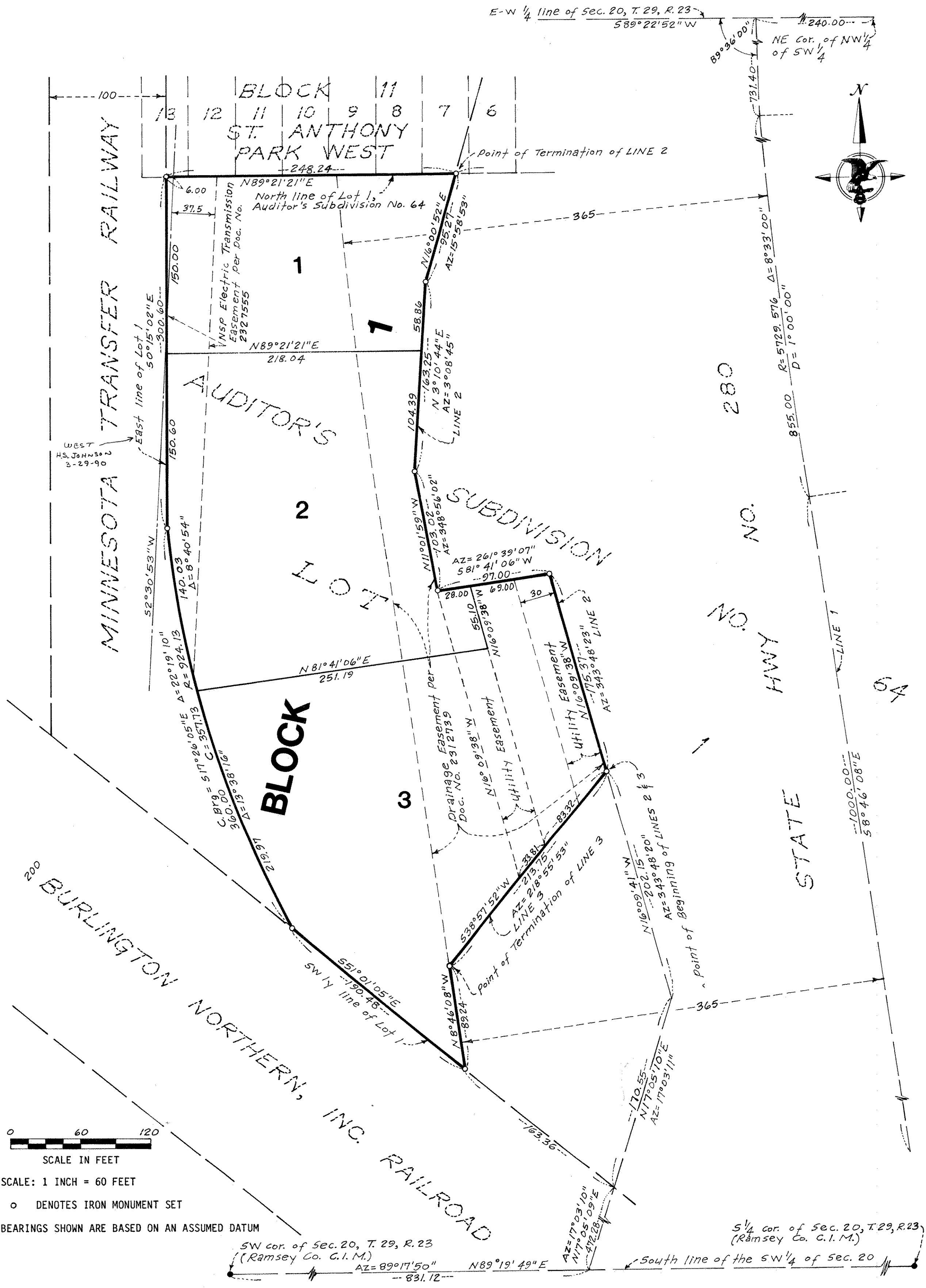


ROBINS ADDITION



Know All Persons By These Presents that R. & D. Investors Co., a Minnesota limited partnership and The Robins Family Foundation, a Minnesota non-profit corporation, owners of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota;

That part of Lot 1, Auditor's Subdivision No. 64 in the Southwest Quarter of Section 20, Township 29 North, Range 23 West, Ramsey County, Minnesota, lying westerly of the following described line:

Beginning at the intersection of the southwesterly line of said Lot 1 with a line run parallel with and distant 365 feet southwesterly of Line 1 described below; thence northwesterly along said parallel line, a distance of 89.24 feet to the point of termination of Line 3 described below; thence northeasterly along said Line 3, to the point of beginning of Line 2 described below; thence northerly, westerly and northerly along said Line 2 to the point of termination of said Line 2, and said described line there terminating.

Line 1: Beginning at a point on the east and west quarter line of said Section 20, distant 240 feet west of the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 20; thence run southerly at an angle of 89 degrees 36 minutes 00 seconds from said east and west quarter line (measured from west to south) for 731.4 feet; thence deflect to the left on a 01 degree 00 minute 00 second curve (delta angle 08 degrees 33 minutes 00 seconds) for 855 feet; thence on a tangent to said curve for 1000 feet there terminating.

Line 2: From the southwest corner of said Section 20, run easterly on an azimuth of 89 degrees 17 minutes 50 seconds (azimuth oriented to Minnesota State Plane Coordinate System, South Zone) along the south line of said Section 20 for 831.12 feet; thence on an azimuth of 17 degrees 03 minutes 10 seconds, 472.28 feet; thence on an azimuth of 17 degrees 03 minutes 11 seconds, 170.55 feet; thence on an azimuth of 343 degrees 48 minutes 20 seconds, 202.15 feet to the point of beginning of Line 2 to be described; thence on an azimuth of 343 degrees 48 minutes 23 seconds, 175.37 feet; thence on an azimuth of 261 degrees 39 minutes 07 seconds, 97 feet; thence on an azimuth of 348 degrees 56 minutes 02 seconds, 103.02 feet; thence on an azimuth of 03 degrees 08 minutes 45 seconds, 163.25 feet; thence on an azimuth of 15 degrees 58 minutes 53 seconds, 95.27 feet, more or less, to the north line of said Auditor's Subdivision No. 64 and there terminating.

Line 3: Beginning at the point of beginning of Line 2 described above; thence run southwesterly on an azimuth of 218 degrees 55 minutes 53 seconds, 213.75 feet, more or less, to an intersection with a line run parallel with and distant 365 feet southwesterly of Line 1 described above and there terminating.

Have caused the same to be surveyed, platted and known as ROBINS ADDITION and do hereby dedicate to the public for public use forever, the utility easements as shown on the plat.

In witness whereof said R. & D. Investors Co., a Minnesota limited partnership, has caused these presents to be signed by its general partner this 20th day of FEBRUARY, 19 90.

Signed: Solly Robins, General Partner
Solly Robins

In witness whereof said The Robins Family Foundation, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this 23rd day of FEBRUARY, 19 90.

Signed: Dean E. Smith, Treasurer
Dean E. Smith

STATE OF MINNESOTA
COUNTY OF Ramsey

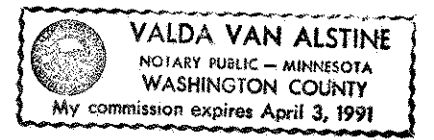
The foregoing instrument was acknowledged before me this 20th day of FEBRUARY, 19 90 by Solly Robins, General Partner of R. & D. Investors Co., a Minnesota limited partnership, on behalf of the partnership.



Lois M. McGuire
Lois M. McGuire
Notary Public, Ramsey County, Minnesota
My Commission Expires OCTOBER 12, 1994

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23rd day of FEBRUARY, 19 90 by Dean E. Smith, Treasurer of The Robins Family Foundation, a Minnesota non-profit corporation, on behalf of the corporation.



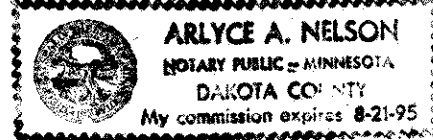
Valda Van Alstine
Valda Van Alstine
Notary Public, WASHINGTON County, Minnesota
My Commission Expires APRIL 3, 1991

I, Harry S. Johnson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as ROBINS 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 wetlands, easements or public highways other than as shown thereon.

Harry S. Johnson
Harry S. Johnson, Land Surveyor
Minnesota License No. 5065

STATE OF MINNESOTA
COUNTY OF Dakota

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 19th day of Feb, 19 90.



Arlyce A. Nelson
Arlyce A. Nelson
Notary Public, Dakota County, Minnesota
My Commission Expires 8-21-95

Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 23 day of February, 19 90.

Francis Anderson, Clerk

Taxes for the year 1990 on land described herein paid, no delinquent taxes and transfer entered, this 27th day of February, 19 90.

Lou McKenna, Director
Department of Property Taxation
By Joella C. Buchmayer, Deputy

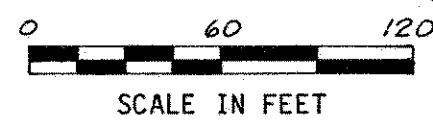
Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 2nd day of MARCH, 19 90, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of ROBINS ADDITION was filed in this office this 2nd day of MARCH, 19 90, at 2:15 o'clock P.M. and was filed in Book 105 of Plats, Page 39, as Document No. 2534024.

Lou McKenna, County Recorder
By _____ Deputy
HARRY S. JOHNSON COMPANIES, INC.
SURVEYORS PLANNERS ENGINEERS



SCALE IN FEET

SCALE: 1 INCH = 60 FEET

o DENOTES IRON MONUMENT SET

BEARINGS SHOWN ARE BASED ON AN ASSUMED DATUM

SW cor. of Sec. 20, T. 29, R. 23
(Ramsey Co. C.I.M.)
N89°19'49"E
AZ=89°17'50"
831.12

1/4 cor. of Sec. 20, T. 29, R. 23
(Ramsey Co. C.I.M.)
N16°00'41"W
AZ=349°48'20"
202.15

Point of Beginning of LINES 2 & 3

Point of Termination of LINE 3

Point of Termination of LINE 2