

CENTRE PLACE

KNOW ALL PERSONS BY THESE PRESENTS: That ROI Fund 1, a Minnesota Limited Partnership, fee owner, and Norwest Bank Minnesota, National Association, a national banking association, mortgagee of the following described property situated in the County of Ramsey, State of Minnesota, to wit:

Par. 1 That part of the west 233.00 feet of the south 355.00 feet of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29 North, Range 22 West of the 4th Principal Meridian which lies easterly of a line described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 0 degrees 26 minutes 50 seconds West, along the west line of said Southwest Quarter of the Southwest Quarter, a distance of 569.38 feet; thence North 89 degrees 33 minutes 10 seconds East a distance of 50.00 feet, to the point of beginning of the line to be described; thence South 0 degrees 26 minutes 50 seconds East a distance of 200.00 feet; thence North 89 degrees 33 minutes 10 seconds East a distance of 10.00 feet; thence South 0 degrees 26 minutes 50 seconds East a distance of 200.00 feet; thence South 89 degrees 33 minutes 10 seconds West a distance of 20.00 feet; thence South 0 degrees 26 minutes 50 seconds East a distance of 169.85 feet, to the south line of said Southwest Quarter of the Southwest Quarter and said line there terminating.

Par 2. The east 82.00 feet of the west 315.00 feet of the north 145.00 feet of the south 355.00 feet of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29 North, Range 22 West of the 4th Principal Meridian.

Par. 3 That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29, Range 22, described as beginning at a point on the West line of said Southwest Quarter distant 470.52 feet North from the Southwest corner of said Southwest Quarter; thence North along said West line 121.98 feet; thence East to a point on the East line of said Southwest Quarter of the Southwest Quarter distant 593.28 feet North from the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South along said East line 197.69 feet; thence West, deflecting to the right 91 degrees 19 minutes; a distance of 80 feet; thence North, parallel to the West line of said Southwest Quarter, 0.50 feet; thence West, deflecting to the left 88 degrees 41 minutes, a distance of 651.42 feet, more or less, to a point distant 368.5 feet East, as measured along said last described line and its extension, from its intersection with the West line of said Southwest Quarter; thence North, parallel to the West line of said Southwest Quarter, a distance of 75.27 feet; thence West 368.5 feet to the point of beginning.

Par 4 That part of the west 315.00 feet of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29 North, Range 22 West of the 4th Principal Meridian which lies southerly of the south line of the north 10.00 acres of the south 25.00 acres of said Southwest Quarter of the Southwest Quarter, northerly of the south 355.00 feet and easterly of a line described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 0 degrees 26 minutes 50 seconds West, along the west line of said Southwest Quarter of the Southwest Quarter, a distance of 569.38 feet; thence North 89 degrees 33 minutes 10 seconds East a distance of 50.00 feet; thence North 0 degrees 26 minutes 50 seconds West a distance of 50.00 feet to the point of beginning of the line to be described; thence South 0 degrees 26 minutes 50 seconds East a distance of 250.00 feet; thence North 89 degrees 33 minutes 10 seconds East a distance of 10.00 feet; thence South 0 degrees 26 minutes 50 seconds East a distance of 200.00 feet; thence South 89 degrees 33 minutes 10 seconds West a distance of 20.00 feet; thence South 0 degrees 26 minutes 50 seconds East a distance of 169.85 feet, to the south line of said Southwest Quarter of the Southwest Quarter and said line there terminating.

EXCEPT that part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29, Range 22, described as beginning at a point on the West line of said Southwest Quarter distant 470.52 feet North from the Southwest corner of said Southwest Quarter; thence North along said West line 121.98 feet; thence East to a point on the East line of said Southwest Quarter of the Southwest Quarter distant 593.28 feet north from the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South along said East line 197.69 feet; thence West, deflecting to the right 91 degrees 19 minutes, a distance of 80 feet; thence North, parallel to the West line of said Southwest Quarter, 0.50 feet; thence West, deflecting to the left 88 degrees 41 minutes, a distance of 651.42 feet, more or less, to a point distant 368.5 feet East, as measured along said last described line and its extension, from its intersection with the West line of said Southwest Quarter; thence North, parallel to the West line of said Southwest Quarter, a distance of 75.27 feet; thence West 368.5 feet to the point of beginning.

Par. 5 That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29 North, Range 22 West of the 4th Principal Meridian which lies southerly of the south line of the north 10.00 acres of the south 25.00 acres of said Southwest Quarter of the Southwest Quarter and easterly of the west 315.00 feet thereof; EXCEPT the west 373.00 feet of the south 210.00 feet of said Southwest Quarter of the Southwest Quarter.

Also EXCEPT that part of the south 10.00 acres of said Southwest Quarter of the Southwest Quarter which lies easterly of the west 495.00 feet of said Southwest Quarter of the Southwest Quarter.

Also EXCEPT that part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29, Range 22, described as beginning at a point on the West line of said Southwest Quarter distant 470.52 feet North from the Southwest corner of said Southwest Quarter; thence North along said West line 121.98 feet; thence East to a point on the East line of said Southwest Quarter of the Southwest Quarter distant 593.28 feet North from the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South along said East line 197.69 feet; thence West, deflecting to the right 91 degrees 19 minutes, a distance of 80 feet; thence North, parallel to the West line of said Southwest Quarter, 0.50 feet; thence West, deflecting to the left 88 degrees 41 minutes, a distance of 651.42 feet, more or less, to a point distant 368.5 feet East, as measured along said last described line and its extension, from its intersection with the West line of said Southwest Quarter; thence North, parallel to the West line of said Southwest Quarter, a distance of 75.27 feet; thence West 368.5 feet to the point of beginning.

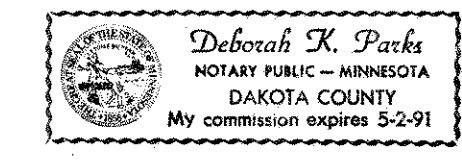
Also EXCEPT the following described property:
That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 29, Range 22, described as beginning at a point on the South line of said Southwest Quarter of the Southwest Quarter distant 80 feet West from the Southeast corner thereof; thence East 80 feet to said Southeast corner; thence North along the East line of said Southwest Quarter of the Southwest Quarter a distance of 395.59 feet; thence West, deflecting to the left 88 degrees 41 minutes, a distance of 80 feet; thence South 395.53 feet to the point of beginning.

Have caused the same to be surveyed and platted as CENTRE PLACE and do hereby donate and dedicate to the public for public use forever the street, the road, the drive and the easements for drainage and utility purposes as shown on the plat.

In witness whereof said ROI Fund 1, a Minnesota Limited Partnership, has caused these presents to be signed by its proper partner this 7th day of February, 1990, and said Norwest Bank Minnesota, National Association, a national banking association, has caused these presents to be signed by its proper officer this 7th day of February, 1990.

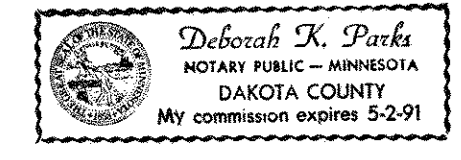
ROI Fund 1, a Minnesota Limited Partnership
By ROI Financial Group, Inc., a general partner
By Nick T. Boosalis its Chief Financial Officer
Norwest Bank Minnesota, National Association
By Douglas M. Bach its Vice President

STATE OF MINNESOTA
COUNTY OF Ramsey The foregoing instrument was acknowledged before me this 7th day of February, 1990, by Nick T. Boosalis, Chief Financial Officer of ROI Financial Group, Inc., a Minnesota corporation as general partner of ROI Fund 1, a Minnesota Limited Partnership on behalf of the partnership.



Deborah K. Parks
Notary Public, Dakota County, Minnesota
My Commission Expires May 2, 1991

STATE OF MINNESOTA
COUNTY OF Ramsey The foregoing instrument was acknowledged before me this 7th day of February, 1990, by Douglas M. Bach, Vice President of Norwest Bank Minnesota, National Association, a national banking association on behalf of the association.

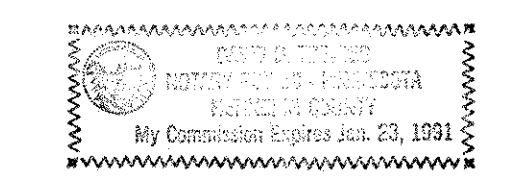


Deborah K. Parks
Notary Public, Dakota County, Minnesota
My Commission Expires May 2, 1991

I, Theodore D. Kemna, hereby certify that I have surveyed and platted the property described in the dedication of this plat as CENTRE PLACE; 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.

Theodore D. Kemna
Theodore D. Kemna
Land Surveyor, Minnesota License No. 17006

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 6th day of February, 1990.



David B. Toenies
David B. Toenies
Notary Public, Hennepin County, Minnesota
My Commission Expires January 23, 1991

Approved and accepted by the City Council of the City of Little Canada, Minnesota, this 7th day of February, 1990.

Michael J. Fahy Mayor
Joe R. Hanson Clerk

Taxes for the year 1990 on land described herein paid, no delinquent taxes and transfer entered, this 15th day of February, 1990.
By Jou McKenna, Director
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 20th day of February, 1990, 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 CENTRE PLACE was filed in this office this 5th day of MARCH, 1990, at 2:31 o'clock P.M. and was filed in Book 105 of Plats, Pages 40 and 41, as Document No. 2534251.

By _____, Deputy
Lou McKenna, County Recorder

TORRENS BOOK No. 38 PAGES 22 AND 23, ON THIS 5th DAY OF MARCH, 1990, AT 4:00 o'clock P.M. AS DOCUMENT No. 916541.

