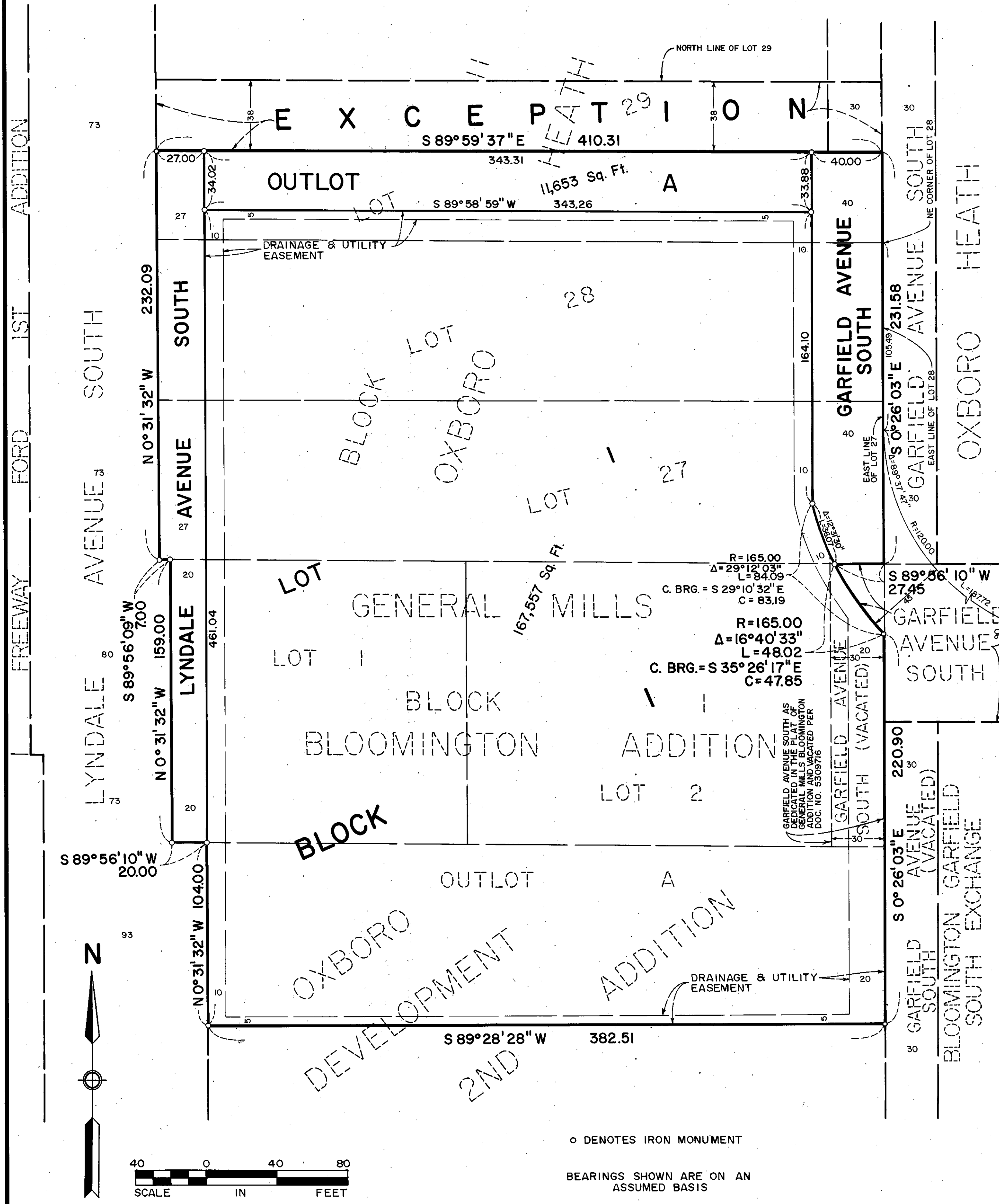


OXBORO RETAIL CENTER

C.R. DOC. NO. _____



KNOW ALL MEN BY THESE PRESENTS: That THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON, a public body politic and corporate under the laws of the State of Minnesota, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lots 27 and 28, and Lot 29, except the north 38 feet thereof, Block 11, OXBORO HEATH, according to the recorded plat thereof, Hennepin County, Minnesota

And

Lots 1 and 2, Block 1, GENERAL MILLS BLOOMINGTON ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

And

Outlot A, OXBORO DEVELOPMENT 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

And

That part of vacated Garfield Avenue South as dedicated in the plat of GENERAL MILLS BLOOMINGTON ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, described as lying southwesterly of a line 45.00 feet westerly and southwesterly of and parallel with a line described as beginning at the northeast corner of Lot 28, Block 11, OXBORO HEATH, according to the recorded plat thereof, Hennepin County, Minnesota; thence south, along the east line of said Lots 27 and 28, a distance of 105.49 feet; thence southerly, southeasterly and easterly a distance of 187.72 feet along a tangential curve concave to the northeast having a radius of 120.00 feet and a central angle of 89 degrees 37 minutes 47 seconds and said line there terminating.

Has caused the same to be surveyed and platted as OXBORO RETAIL CENTER and does hereby donate and dedicate to the public for public use forever the avenues and drainage and utility easements as shown on said plat.

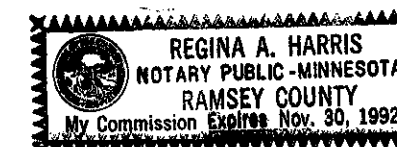
In witness whereof said THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON, a public body politic and corporate under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 23rd day of September, 1987.

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON

SIGNED: Ralph L. Reiter its Chairman Jerrold L. Boardman its Administrator

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 23rd day of SEPTEMBER, 1987 by RALPH L. REITER its CHAIRMAN and Jerrold L. Boardman its ADMINISTRATOR of THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON, a public body politic and corporate under the laws of the State of Minnesota, on behalf of said corporation.



Regina A. Harris
Notary Public, RAMSEY County, Minnesota
My Commission Expires Nov. 30, 1992

I hereby certify that I have surveyed and platted the property described on this plat as OXBORO RETAIL CENTER; that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated; and that there are no wetlands to be designated on said plat.

Edward H. Sunde
Edward H. Sunde, Land Surveyor
Minnesota License No. 8612

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of SEPTEMBER, 1987 by Edward H. Sunde, Land Surveyor.



John K. Barnes
Notary Public, HENNEPIN County, Minnesota
My Commission Expires SEPTEMBER 26, 1991

BLOOMINGTON, MINNESOTA

This plat of OXBORO RETAIL CENTER was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof, held this _____ day of _____, 198____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, 505.03 Subdivision 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

BY: _____ its Mayor BY: _____ its Manager

PROPERTY TAX AND PUBLIC RECORDS DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 19____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 198____.

Dale G. Folstad, Hennepin County Auditor

BY: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____, 198____.

Bernard H. Larson, Hennepin County Surveyor

BY: _____

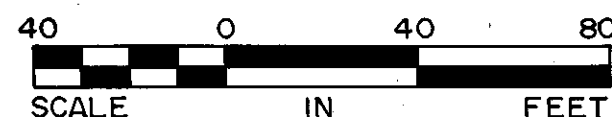
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of OXBORO RETAIL CENTER was filed for record in this office this _____ day of _____, 198____, at _____ o'clock _____ M.

R. Dan Carlson, County Recorder

BY: _____ Deputy

o DENOTES IRON MONUMENT



BEARINGS SHOWN ARE ON AN ASSUMED BASIS

Sunde Land Surveying Inc.

9001 E. Bloomington Freeway (35W)
Bloomington, MN 55420
(612) 881-2455