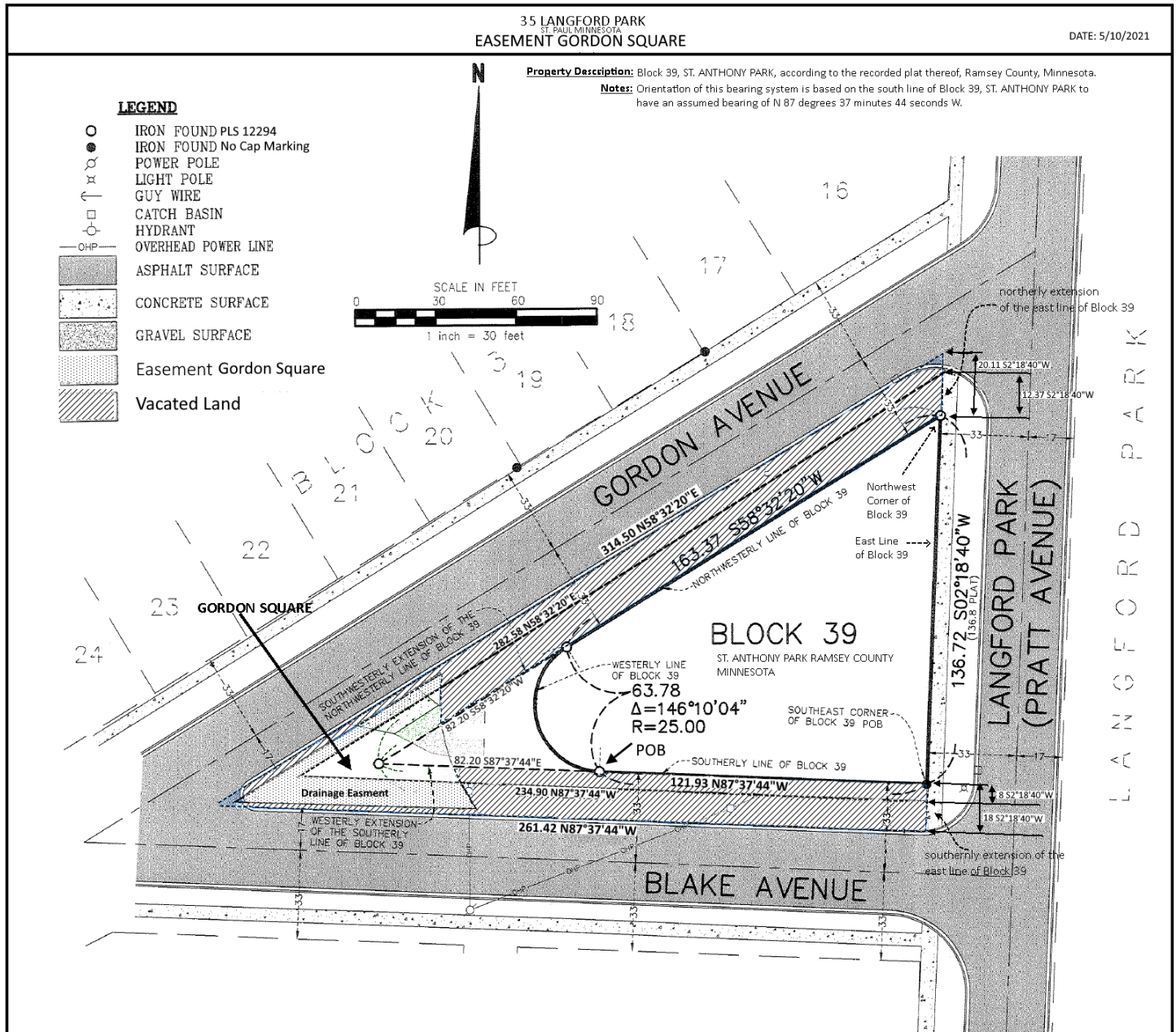


EXHIBIT B: Right-of-Way Easement Retained over Part of Gordon Square



Legal Description of Right-of-Way Easement Retained over Part of Gordon Square:

Releasing the permanent easement for right of way purposes over that part of Gordon Square, as dedicated in the plat of ST. ANTHONY PARK, according to the recorded plat thereof, Ramsey County, Minnesota, which lies northerly, southerly and westerly of the following described lines, to wit:

Commencing at the southeast corner of Block 39, said plat of ST. ANTHONY PARK; thence North 87 degrees 37 minutes 44 seconds West, assumed bearing along the south line of said Block 39, a distance of 121.93 feet to the point of beginning of the land to be described; thence northerly 63.78 feet, along the westerly line of said Block 39, being a tangential curve, concave to the East, having a central angle of 146 degrees 10 minutes 04 seconds and a radius of 25.00 feet to the northwesterly line of said Block 39; thence South 58 degrees 32 minutes 20 seconds West, along the southwesterly extension of said northwesterly line, a distance of 82.20 feet to the westerly extension of said south line of Block 39; thence South 87 degrees 37 minutes 44 seconds East, along said westerly extension, a distance of 82.20 feet to the point of beginning.

Retaining a permanent easement for right of way purposes over that part of Gordon Square, as dedicated in the plat of ST. ANTHONY PARK, according to the recorded plat thereof, Ramsey County, Minnesota, which lies northerly, southerly and westerly of the following described lines, to wit:

Commencing at the southeast corner of Block 39, said plat of ST. ANTHONY PARK, Thence South 2 degrees 18 minutes 40 seconds West, assumed bearing along southerly extension of the east line of said Block 39, a distance of 8 feet to be point of the beginning. Thence North 87 degrees 37 minutes 44 seconds West, a distance of 234.90 feet; Thence North 58 degrees 32 minutes 20 seconds East a distance of 282.58 feet to the northerly extension of the east line of said Block 39.