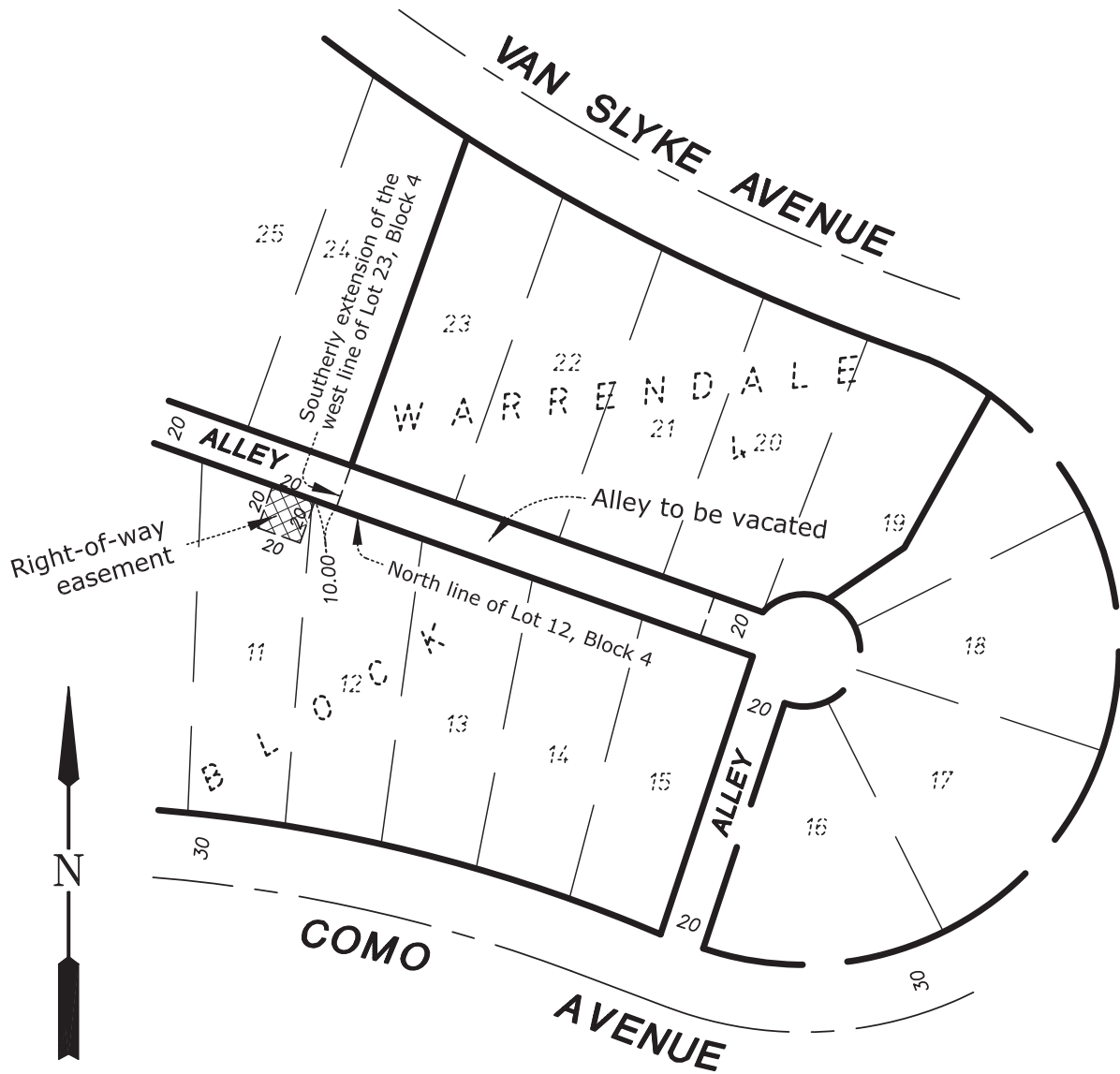


EXHIBIT B



Scale: 1 inch = 80 feet

RIGHT OF WAY EASEMENT

That part Lots 11 and 12, Block 4, WARRENDALE, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the intersection of the southerly extension of the west line of Lot 23, said Block 4 with the north line of said Lot 12; thence westerly along the north line of said Lot 12 a distance of 10.00 feet to the point of beginning; thence continuing along the north line of Lot 12 and the north line of Lot 11, said Block 4, a distance of 20.00 feet; thence southerly at right angles 20.00 feet; thence easterly at right angles 20.00 feet; thence northerly at right angles 20.00 feet to the point of beginning.

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051