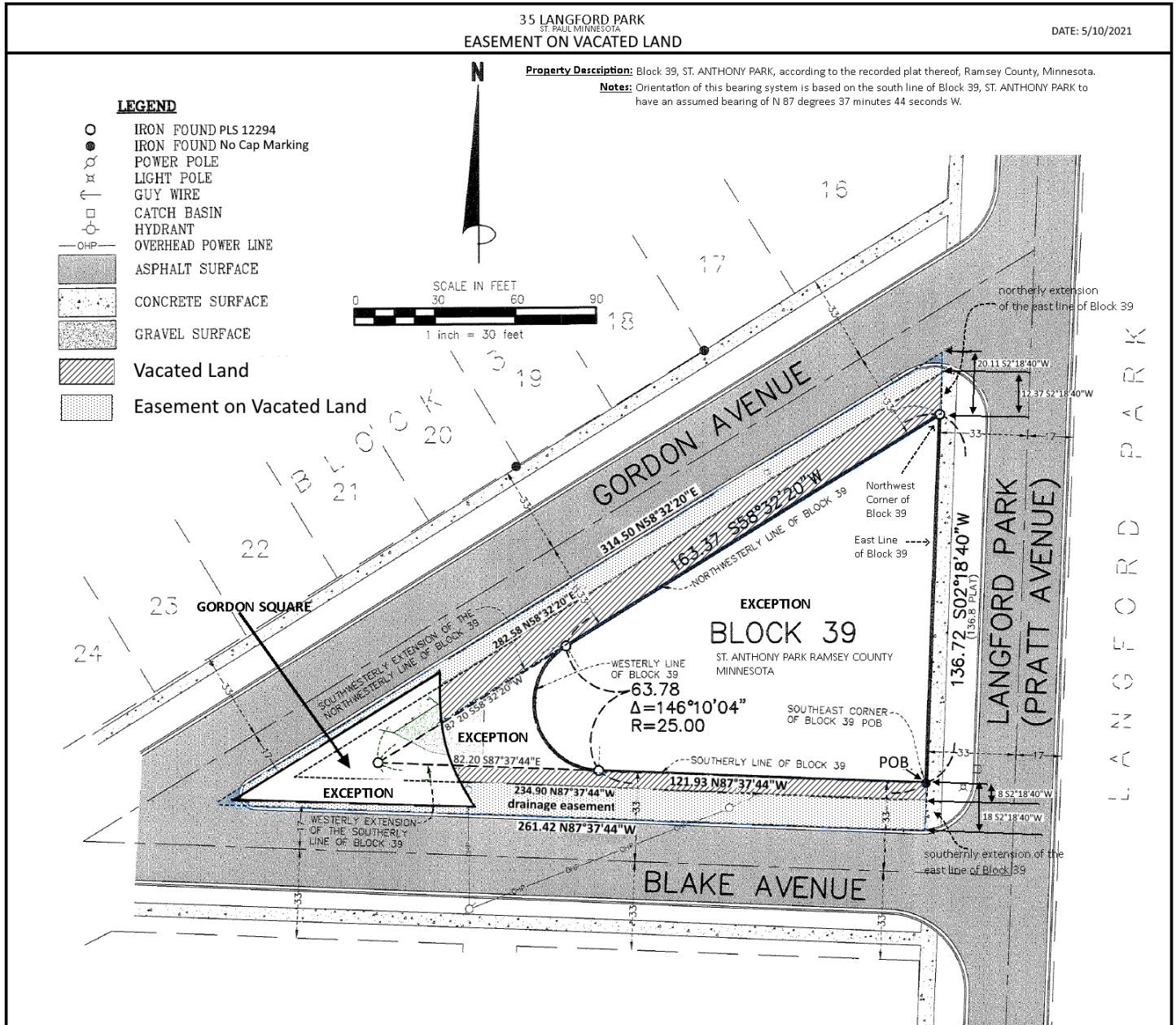


EXHIBIT C: Right-of-Way Easement Retained over Property to be Vacated



Legal Description of Right-of-Way Easement Retained over Property to be Vacated:

Retaining a permanent easement for right of way purposes over that part of the following described land:

The southeast corner of Block 39, said plat of ST. ANTHONY PARK, to be the point of beginning of the land to be described; 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 18 feet. Thence North 87 degrees 37 minutes 44 seconds West, a distance of 261.42 feet; Thence North 58 degrees 32 minutes 20 seconds East a distance of 314.50 feet to the northerly extension of the east line of said Block 39. Thence South 2 degrees 18 minutes 40 seconds West, a distance of 20.11 feet along the northerly extension to the northeast corner said Block 39, Thence South 2 degrees 18 minutes 40 seconds 136.72 West feet along the easterly line to the point of the beginning.

Except therefrom that portion of the above-described real property contained within Gordon Square of the plat of ST. ANTHONY PARK, AND that portion of the above-described real property contained within Block 39 of the

plat of ST. ANTHONY PARK AND that portion of the above-described real property contained within that part of the vacated right of way between Gordon Avenue and Blake Avenue, as dedicated per the plat of St. Anthony Park, according to the record plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the southerly line of said block 39 and lying southeasterly of the southwesterly extension of the northerly line of said Block 39.

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.