

Exhibit B

Plat

[See attached.]

FORD

KNOW ALL PERSONS BY THESE PRESENTS: That Ryan Companies US, Inc., a Minnesota corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lot 2, Auditor's Subdivision No. 87, St. Paul, Minn., according to the recorded plat thereof, lying north of FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof.

And

Lot 1, Block 1, FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof.

And

That part of Lot 1, Auditor's Subdivision No. 87, St. Paul, Minn., according to the recorded plat thereof, lying north of FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof, and lying southerly and westerly of the following described line:

Beginning at a point on the East line of Section 17, Township 28, Range 23, according to the U.S. Government Survey thereof, which point is distant 1530.54 feet South of the intersection of the present South line of Ford Road with the East line of Section 17; thence West at right angles with the East line of Section 17 a distance of 671.40 feet to a point on the west line of the East 671.40 feet of the Northeast Quarter of Section 17; thence northerly on said west line a distance of 1026 feet, more or less, to a point distant 500 feet southerly of the southerly right-of-way line of Ford Parkway, as now established; thence westerly and parallel with the southerly right-of-way line of Ford Parkway, as now established, a distance of 328 feet; thence northerly along a line distant 999.40 feet westerly of, and parallel with, the east line of Section 17 for a distance of 500 feet, more or less, to the north line of said Lot 1, and said described line there terminating.

And

That part of Lot 3, Block 1, FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof, lying northeasterly, northerly and northwesterly of the following described line:

Beginning at a three-quarter inch iron pipe on the west line of said Lot 3 being South 00 degrees 06 minutes 44 seconds West, assumed bearing along the west line of said Lot 3, and 10.58 feet from the northwest corner of said Lot 3; thence South 49 degrees 58 minutes 37 seconds East a distance of 198.85 feet to a one-half inch iron re-bar; thence North 67 degrees 29 minutes 01 second East a distance of 61.60 feet to a one-half inch iron re-bar; thence South 62 degrees 12 minutes 44 seconds East a distance of 163.97 feet to a one-half inch iron re-bar; thence South 69 degrees 21 minutes 08 seconds East a distance of 100.00 feet to a one-half inch iron re-bar; thence North 67 degrees 29 minutes 01 second East a distance of 18.93 feet to a one-half inch iron re-bar; thence South 69 degrees 21 minutes 08 seconds East a distance of 605.99 feet to a one-half inch iron re-bar; thence South 89 degrees 55 minutes 32 seconds East a distance of 248.80 feet to a one-half inch iron re-bar at the northeast corner of said Lot 3, and said described line there terminating.

Has caused the same to be surveyed and platted as FORD and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements over under and across OUTLOTS A, C, E, and F and as shown on this plat.

In witness whereof said Ryan Companies US, Inc., has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

SIGNED: Ryan Companies US, Inc.

By _____

Its _____

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, the _____ of Ryan Companies US, Inc., on behalf of the corporation.

(Signature)

(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Nathan H. Carlson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Nathan H. Carlson, Professional Land Surveyor
Minnesota License No. 45873

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20____, by Nathan H. Carlson, a Professional Land Surveyor.

(Signature)

(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL

CITY OF SAINT PAUL

I do hereby certify that on the ____ day of _____, 20____ the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to MN Statutes, Section 383A.42 this plat has been approved this ____ day of _____, 20____.

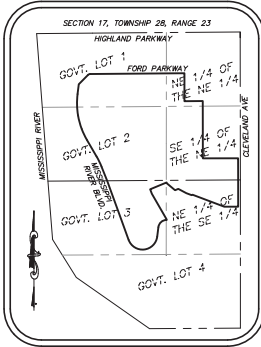
Daniel D. Baar, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of FORD was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20____ at ____ o'clock ____ M., and was duly filed in Book _____ of Plots, Page _____ through _____ as Document Number _____.

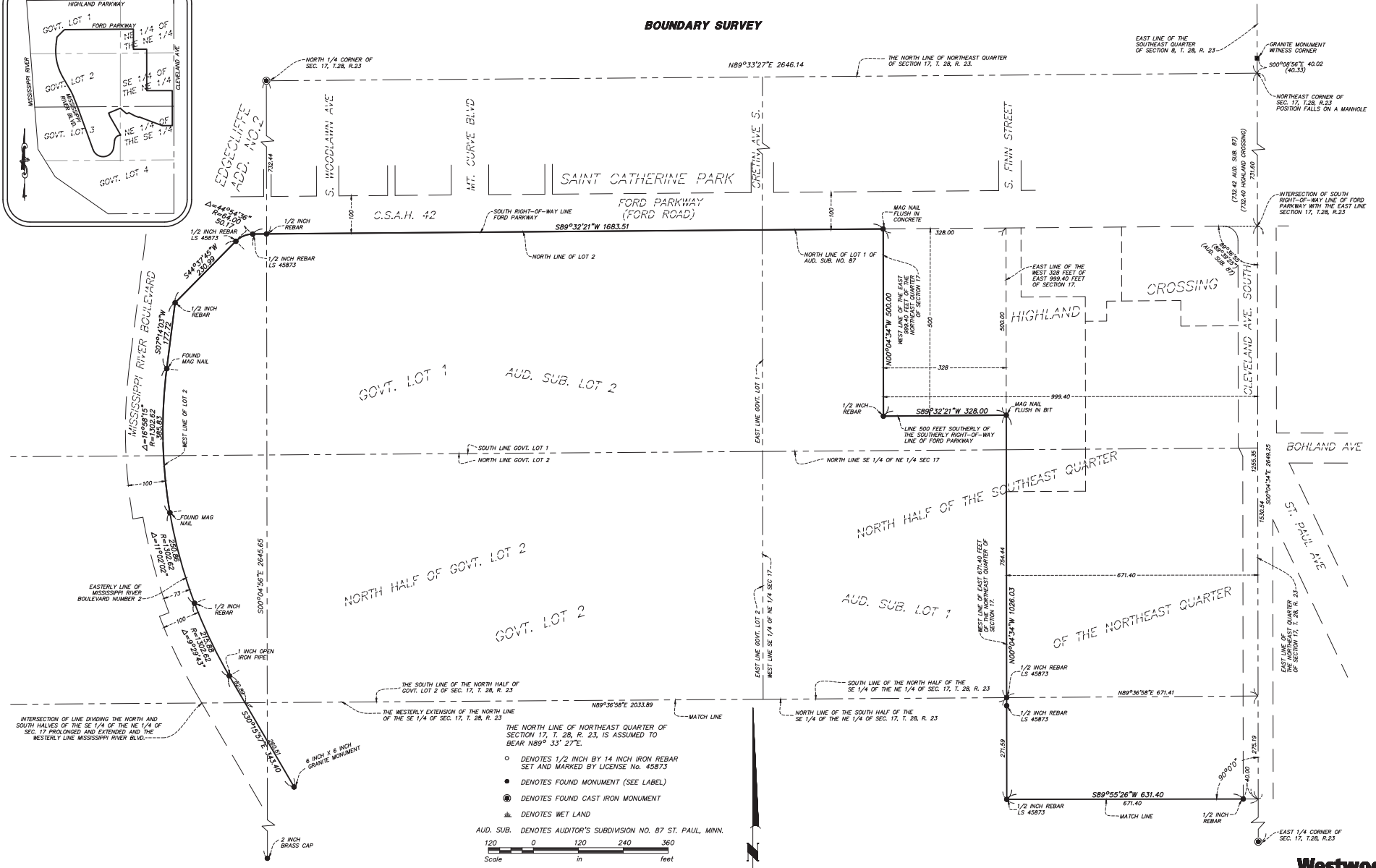
Deputy Registrar of Titles

Vicinity Map
Net 16 3094



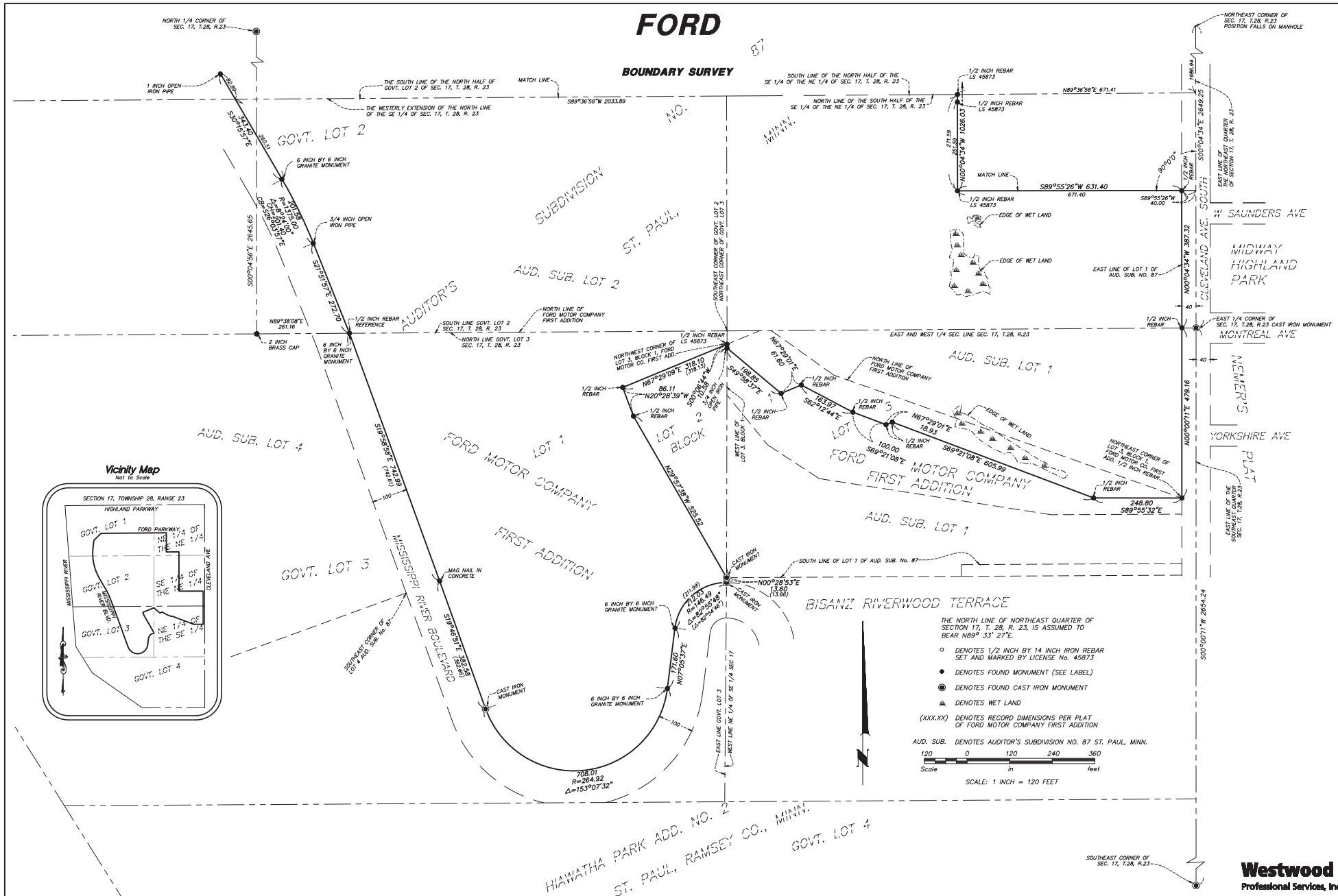
FORD

BOUNDARY SURVEY

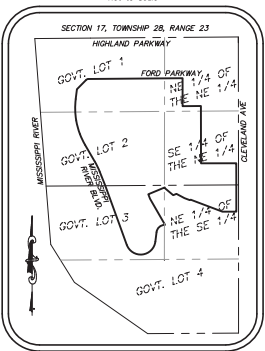


FORD

BOUNDARY SURVEY



Vicinity Map
Not to Scale



THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89°33'27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE NO. 45873
- DENOTES FOUND MONUMENT (SEE LABEL)
- DENOTES FOUND CAST IRON MONUMENT
- ▲ DENOTES WET LAND
- (XXX.XX) DENOTES RECORD DIMENSIONS PER PLAT OF FORD MOTOR COMPANY FIRST ADDITION

AUD. SUB. DENOTES AUDITOR'S SUBDIVISION NO. 87 ST. PAUL, MINN.

Scale: 120 0 120 240 360 feet

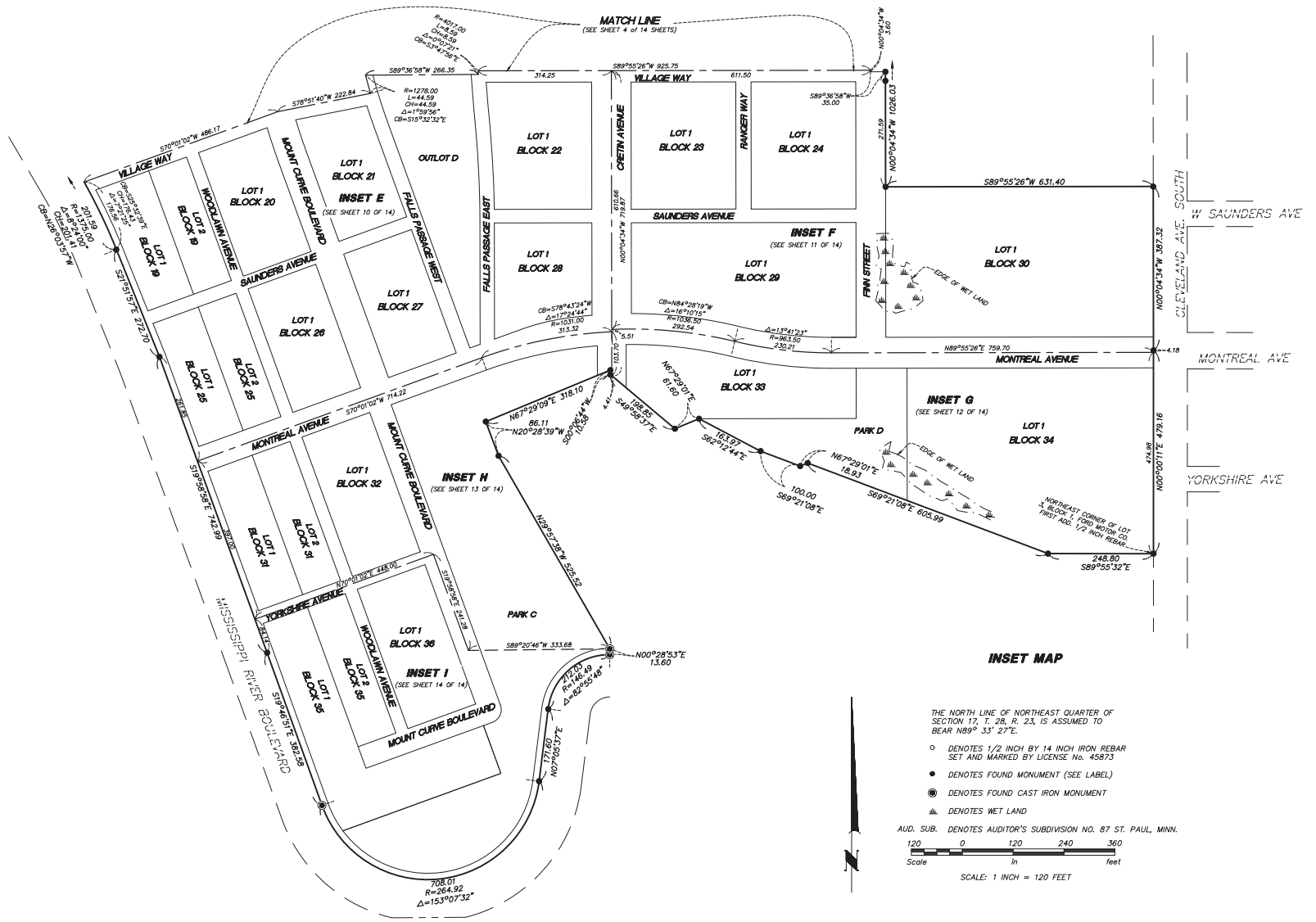
SCALE: 1 INCH = 120 FEET

FORD

INSET MAP



FORD



INSET MAP

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

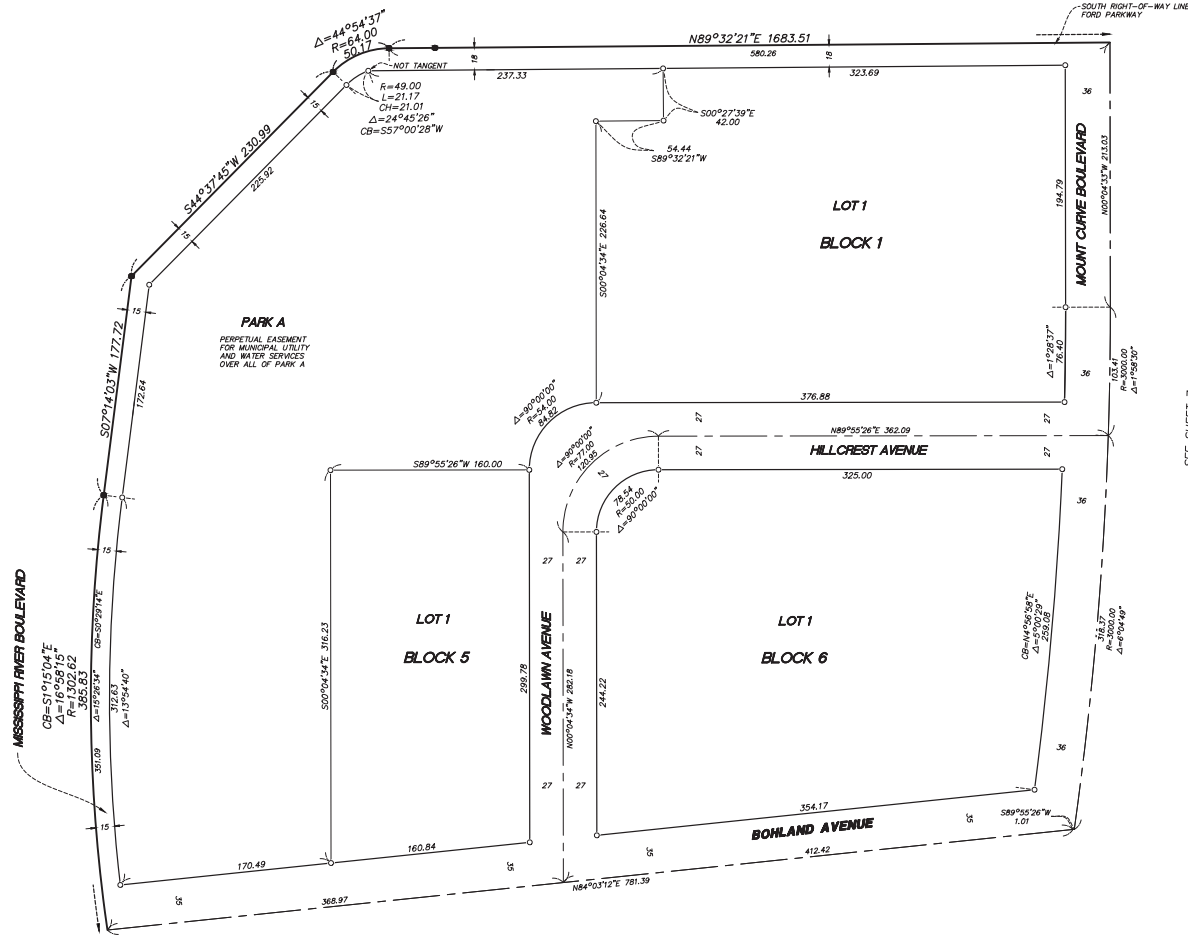
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- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ▭ DENOTES WET LAND

AUD. SUB. DENOTES AUDITOR'S SUBDIVISION NO. 87 ST. PAUL, MINN.

Scale: 120 0 120 240 360 feet

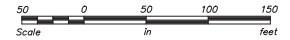
SCALE: 1 INCH = 120 FEET

FORD



INSET A

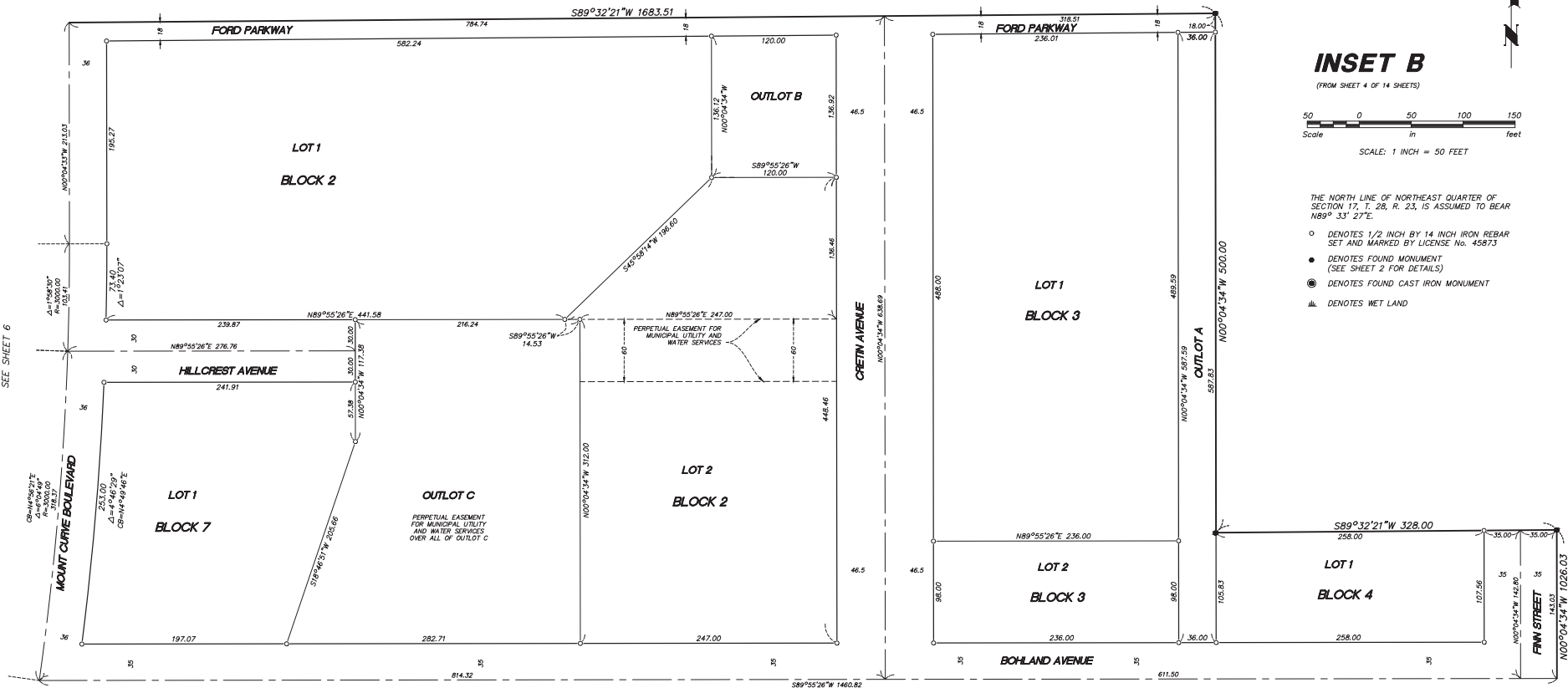
(FROM SHEET 4 OF 14 SHEETS)



THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27".

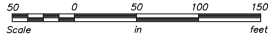
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 45873
- DENOTES FOUND MONUMENT (SEE SHEET 2 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ⊛ DENOTES WET LAND

FORD



INSET B

(FROM SHEET 4 OF 14 SHEETS)



THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR $N89^{\circ} 33' 27''E$.

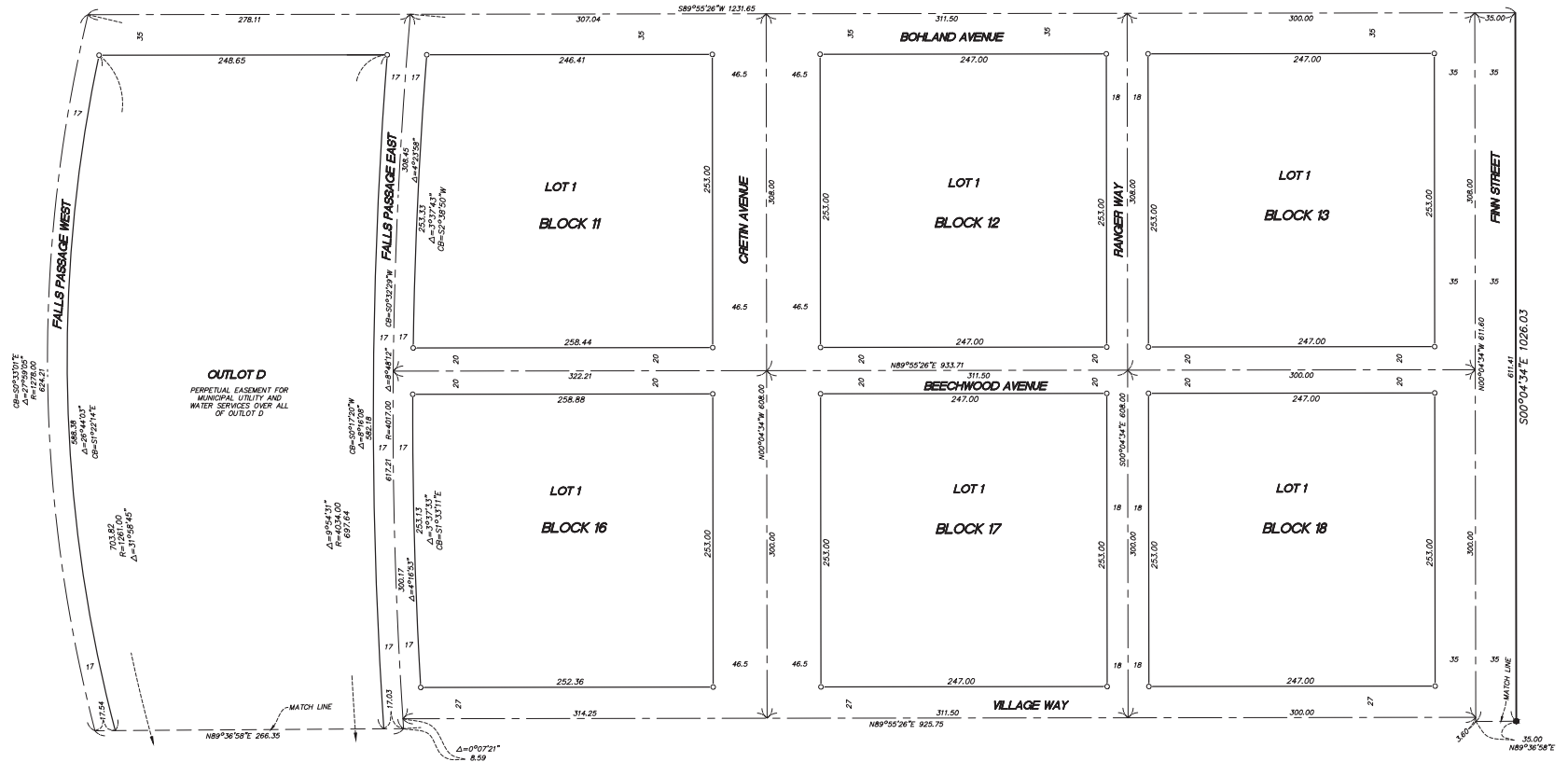
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 45873
- DENOTES FOUND MONUMENT (SEE SHEET 2 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- DENOTES WET LAND

SEE SHEET 6

SEE SHEET 8

FORD

SEE SHEET 7



SEE SHEET 10

SEE SHEET 11

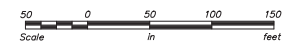


INSET C

(FROM SHEET 4 OF 14 SHEETS)

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 45873
- DENOTES FOUND MONUMENT (SEE SHEET 2 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- DENOTES WET LAND



Westwood
Professional Services, Inc.

FORD

SEE SHEET 7

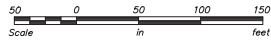
SEE SHEET 6

SEE SHEET 8

SEE SHEET 10

INSET D

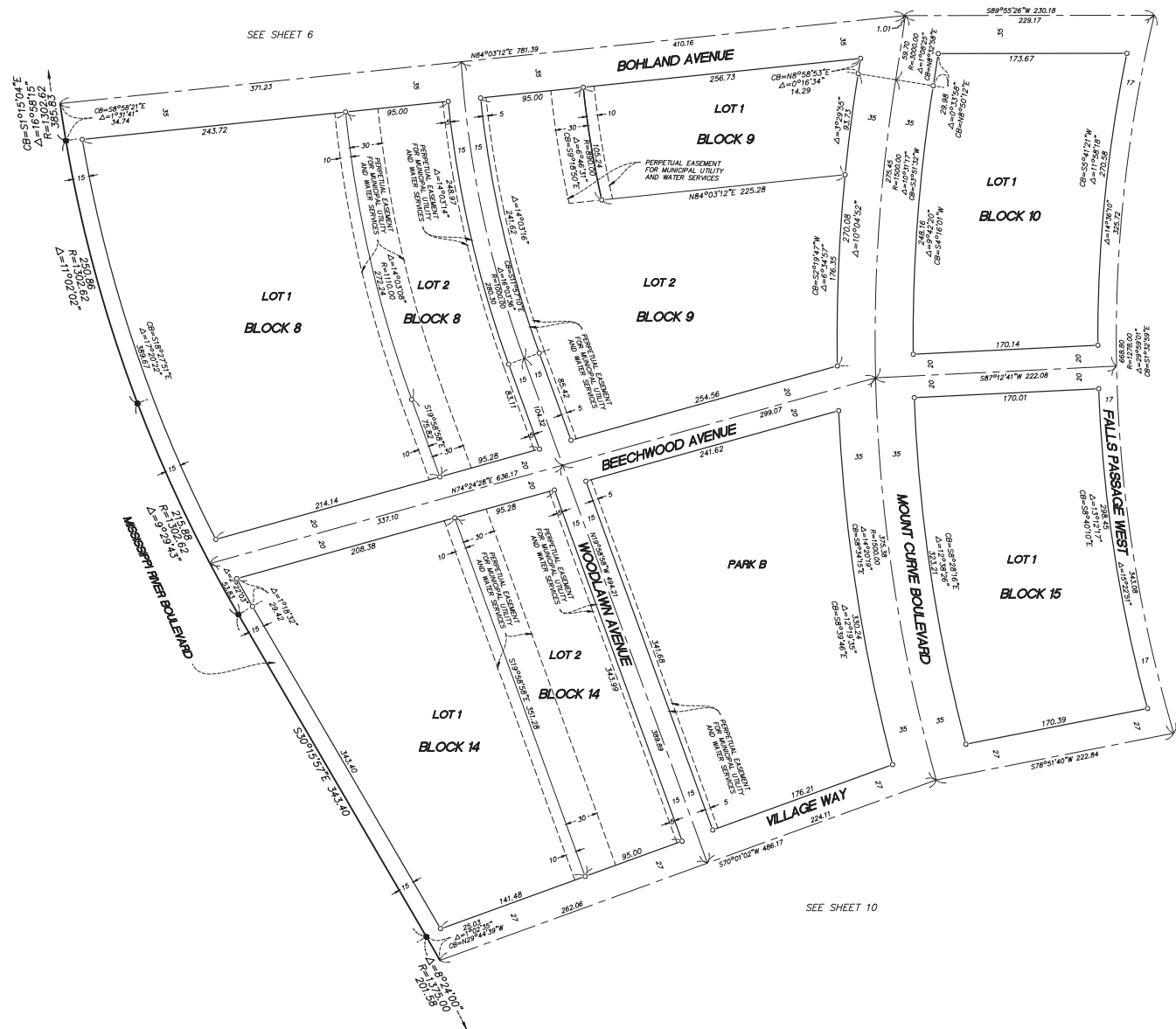
(FROM SHEET 4 OF 14 SHEETS)



SCALE: 1 INCH = 50 FEET

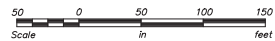
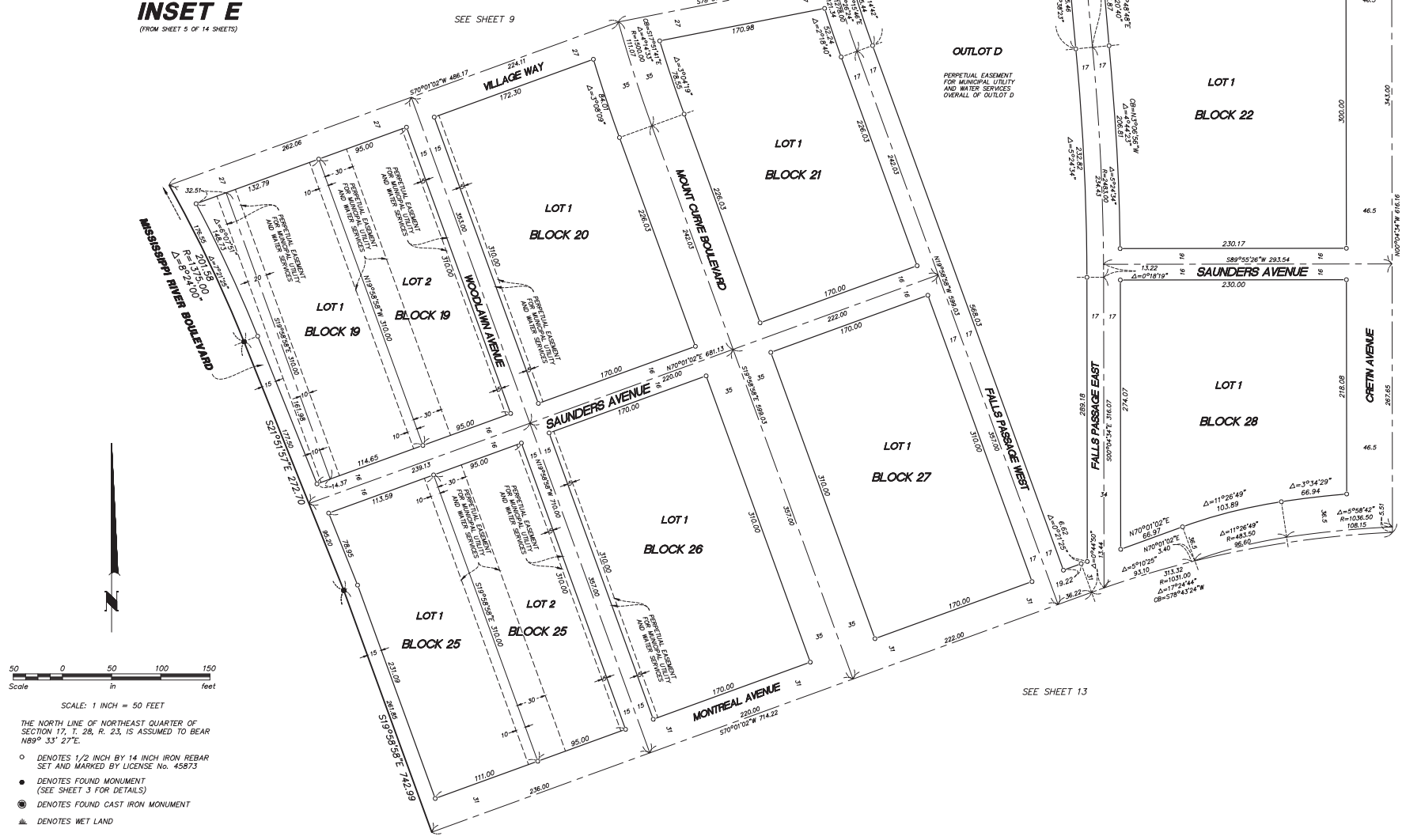
THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 26, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 45873
- DENOTES FOUND MONUMENT (SEE SHEET 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES WET LAND



FORD

INSET E (FROM SHEET 5 OF 14 SHEETS)



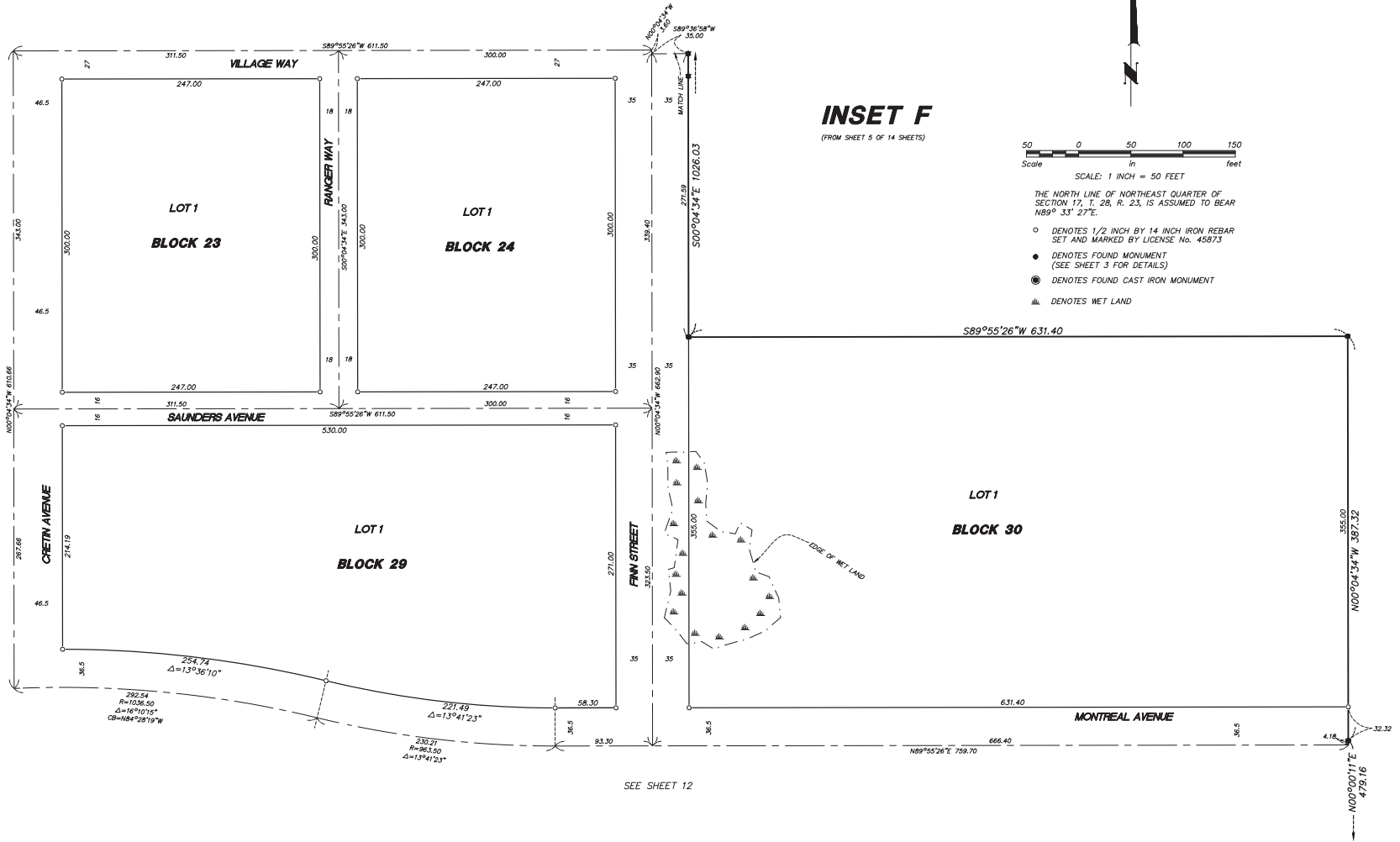
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- DENOTES 1/2 INCH BY 1/4 INCH IRON REBAR SET AND MARKED BY LICENSE NO. 45873
- DENOTES FOUND MONUMENT (SEE SHEET 3 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ▲ DENOTES WET LAND

FORD

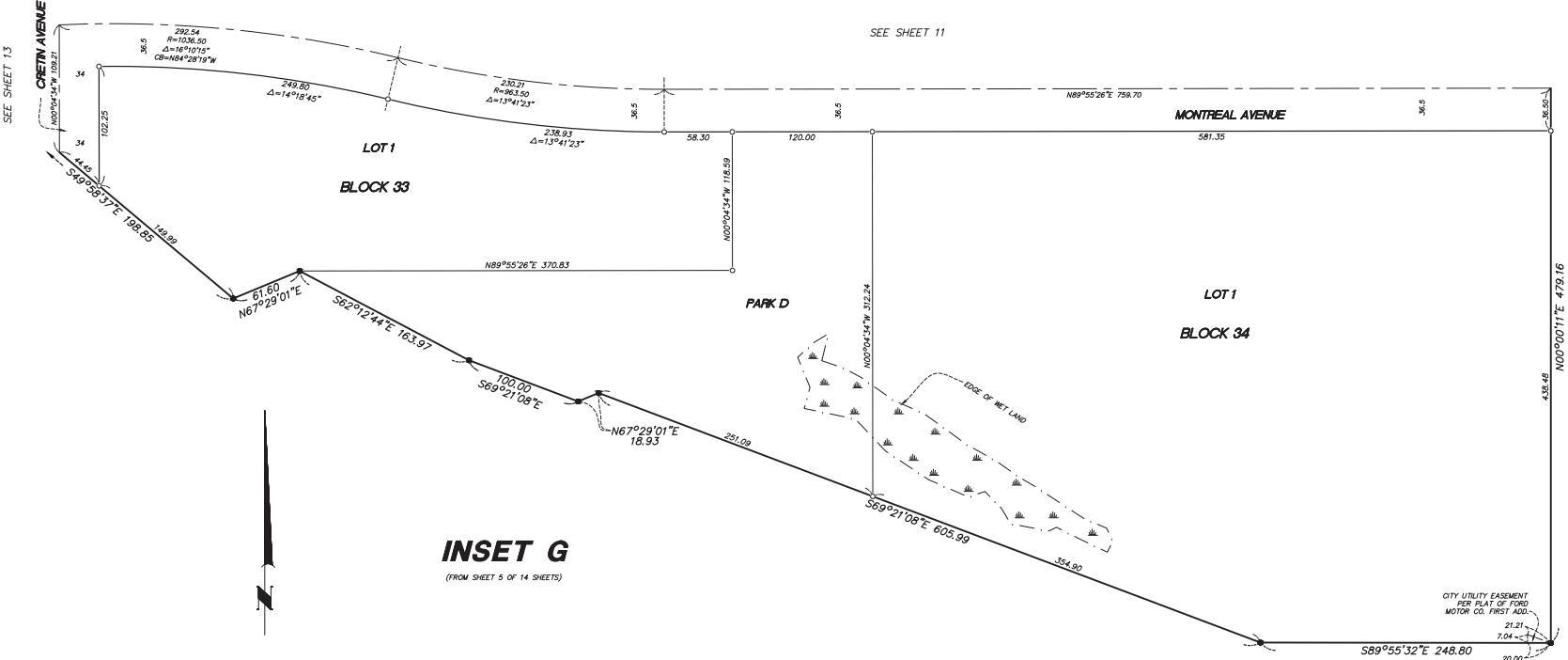
SEE SHEET 8

SEE SHEET 10



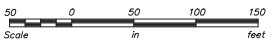
SEE SHEET 12

FORD



INSET G

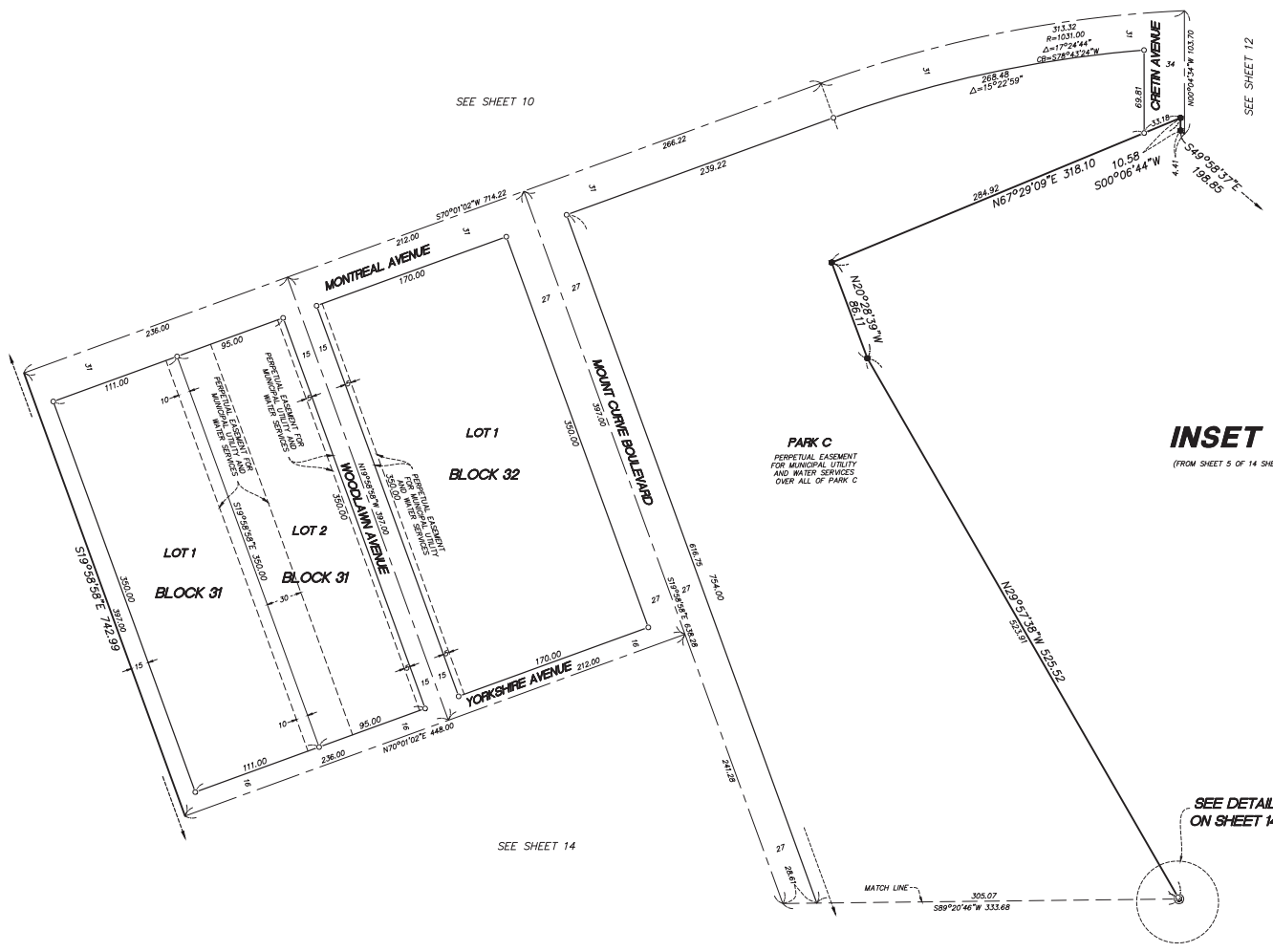
(FROM SHEET 5 OF 14 SHEETS)



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FORD



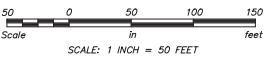
SEE SHEET 10

SEE SHEET 12

SEE SHEET 14

INSET H
(FROM SHEET 5 OF 14 SHEETS)

PARK C
PERPETUAL EASEMENT
FOR MUNICIPAL UTILITY
AND WATER SERVICES
OVER ALL OF PARK C



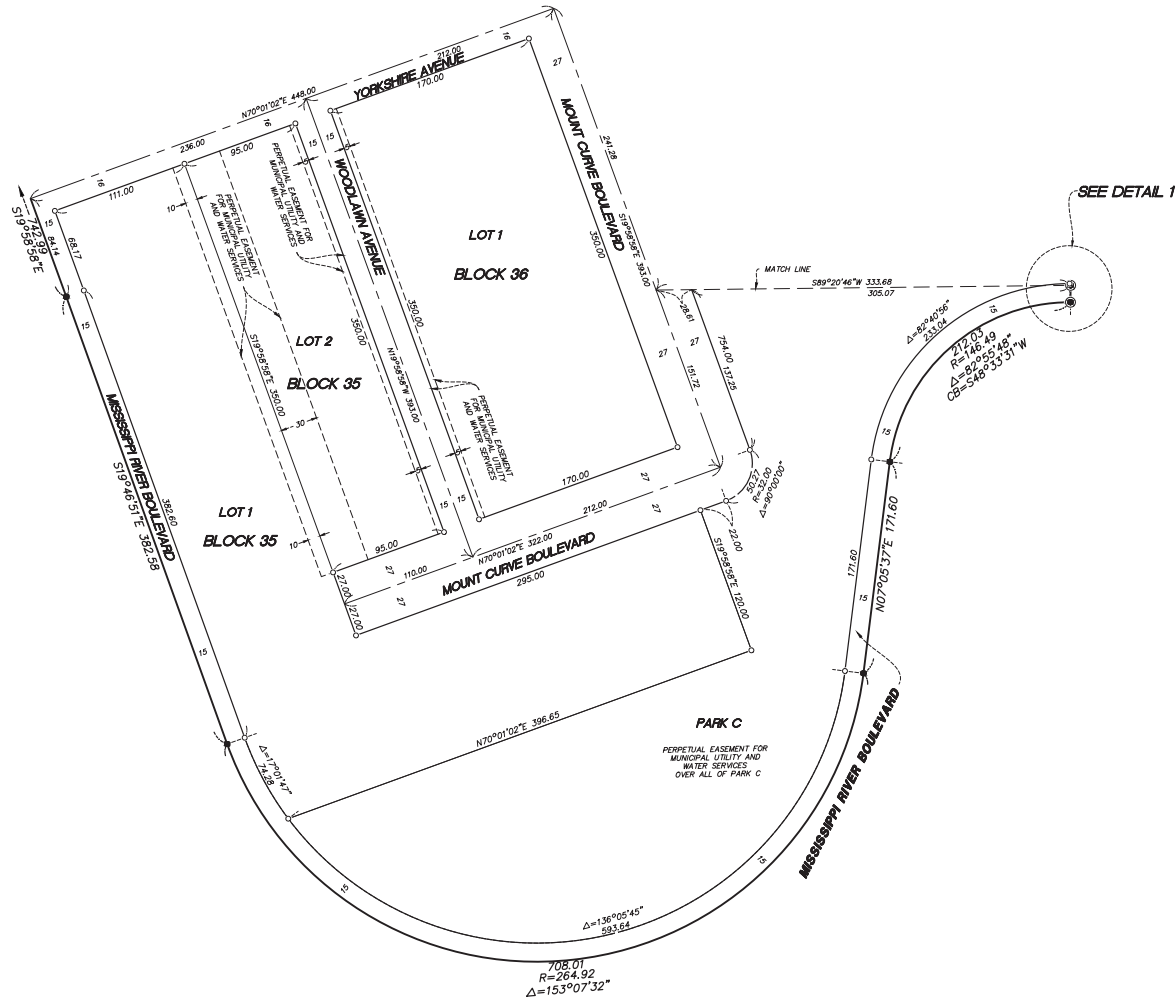
THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

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- ⦿ DENOTES FOUND CAST IRON MONUMENT
- DENOTES WET LAND

SEE DETAIL 1
ON SHEET 14

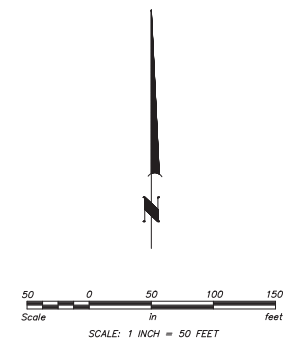
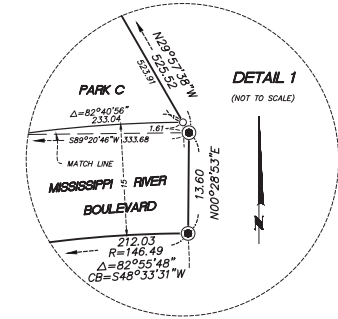
FORD

SEE SHEET 13



INSET I

(FROM SHEET 5 OF 14 SHEETS)



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 - ≡ DENOTES WET LAND