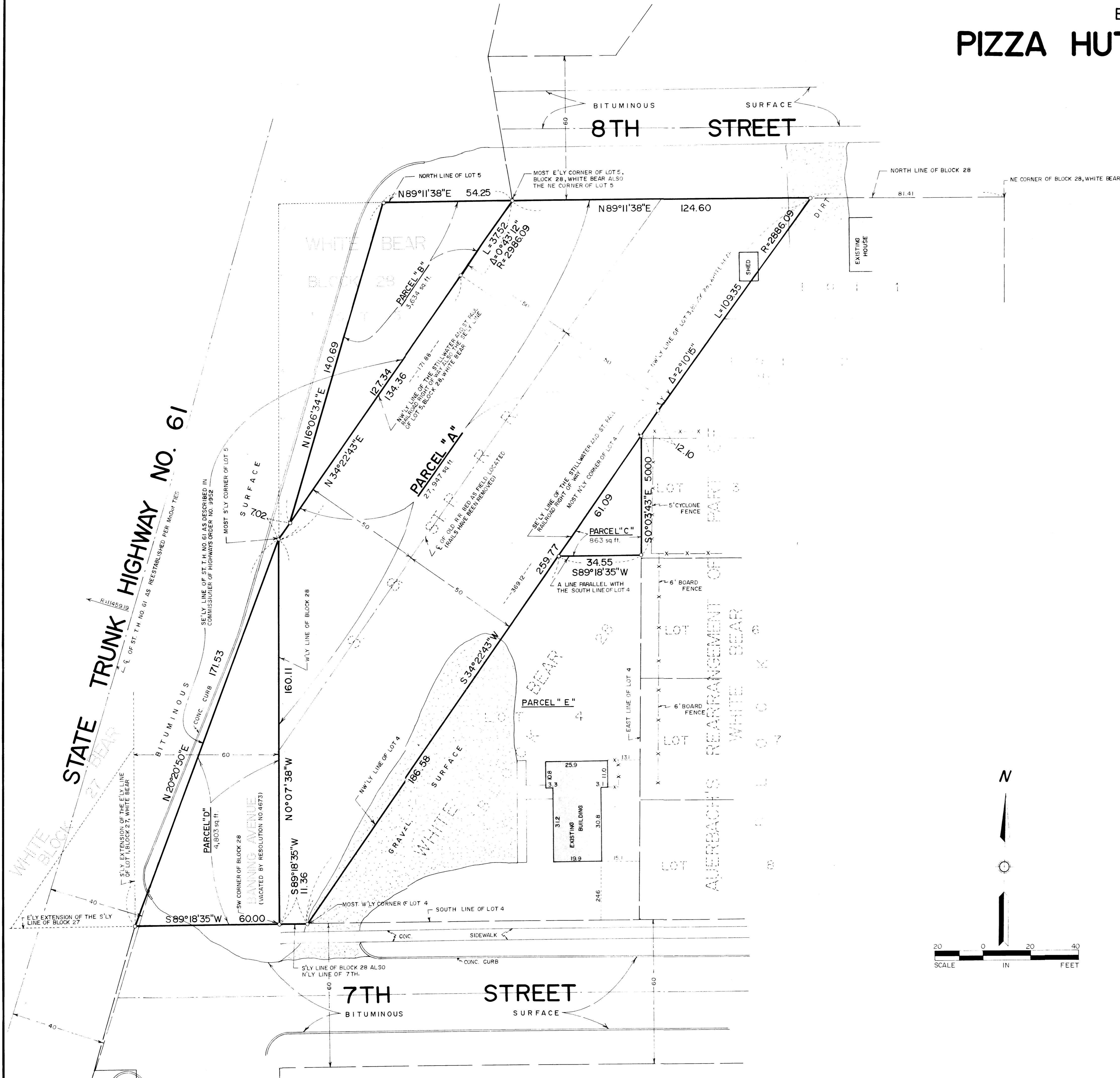


BOUNDARY SURVEY FOR: PIZZA HUTS OF THE NORTHWEST, INC.



PROPOSED DESCRIPTION FOR PARCEL "A"

That part of Block 28, White Bear, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of a line described as commencing at the most northerly corner of said Lot 5, said Block 28; thence westerly along the north line of said Block 28, a distance of 124.60 feet, more or less; thence southerly, along the northwesterly line of said Stillwater and St. Paul Railroad right-of-way (being the most easterly corner of Lot 5, said Block 28); thence southwesterly, along the northwesterly line of said Stillwater and St. Paul Railroad right-of-way (being the most easterly corner of Lot 5, said Block 28); thence southwesterly, along the northwesterly line of said Lot 5, a distance of 54.25 feet, more or less, to the point of beginning.

PROPOSED DESCRIPTION FOR PARCEL "B"

That part of Block 28, White Bear, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of a line described as commencing at the most northerly corner of said Lot 5, said Block 28; thence westerly along the north line of said Block 28, a distance of 127.34 feet, more or less; thence southerly, along the northwesterly line of said Stillwater and St. Paul Railroad right-of-way (being the most easterly corner of Lot 5, said Block 28); thence southwesterly, along the northwesterly line of said Lot 5, a distance of 134.36 feet, more or less, to the point of beginning.

PROPOSED DESCRIPTION FOR PARCEL "C"

That part of Block 28, White Bear, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of a line described as commencing at the most northerly corner of said Lot 4; thence southerly along the east line of said Lot 4, a distance of 61.09 feet, more or less; thence westerly, parallel with the south line of said Lot 4, a distance of 34.55 feet, more or less, to the point of beginning.

PROPOSED DESCRIPTION FOR PARCEL "D"

That part of the now vacated Banning Avenue as dedicated in the plat of White Bear, according to the recorded plat thereof, Ramsey County, Minnesota, which lies northerly of the northerly line of 7th Street as dedicated in said plat of White Bear and southeasterly of a line described as beginning at the intersection of the easterly extension of the southerly line of Block 27 of said White Bear with the southerly extension of the easterly line of Lot 1, said Block 27 of White Bear; thence northeasterly a distance of 171.53 feet to the most southerly corner of Lot 5, Block 28, said White Bear and said line there terminating.

Whereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon said land.

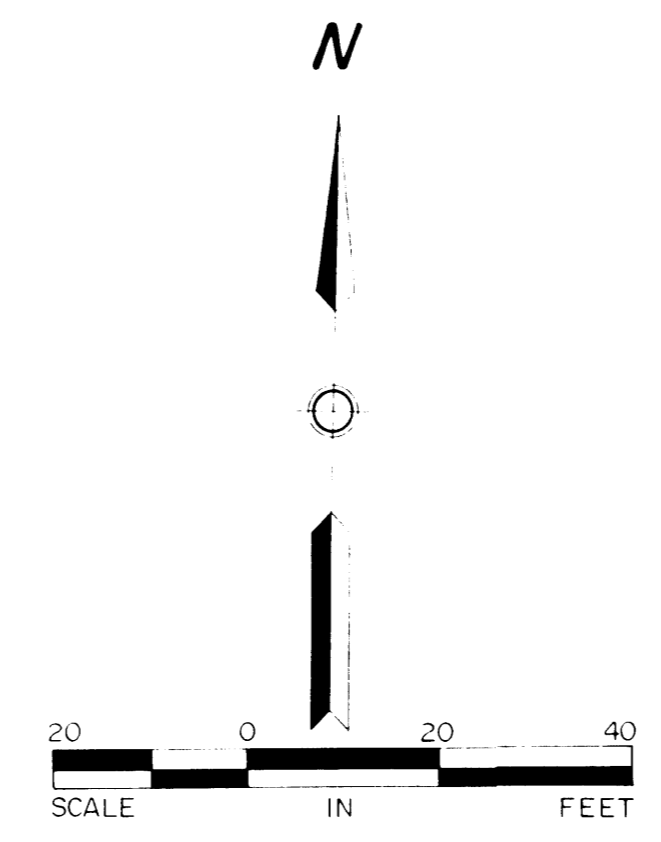
Dated this 24th day of August, 1984.

FOR LAND SURVEYING, INC.
BY: *Edward H. Sunde*
Edward H. Sunde, R.L.S. Reg. No. 8617

NOTE: This surveyor is unaware of any easements or any other matters which affect the above described property other than as shown. This survey is subject to revision upon receipt of a current attorney's title opinion or a title insurance policy.

PROPOSED DESCRIPTION FOR PARCEL "E"

That part of Block 28, White Bear, according to the recorded plat thereof, Ramsey County, Minnesota, lying southerly of a line described as commencing at the most northerly corner of said Lot 4; thence southerly along the east line of said Lot 4, a distance of 61.09 feet to the point of beginning of the line to be described; thence westerly, parallel with the south line of said Lot 4, a distance of 34.55 feet to the northwesterly line of said Lot 4 and said line there terminating.



Sunde Land Surveying Inc.

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