

SURVEY FOR: MARKET PLACE CENTER LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

That part of the South Half of the South Half of the Northwest Quarter of Section 6, Township 29, Range 22, lying Southwesterly of the Southwesterly right of way line of the Minneapolis, St. Paul and Sault Ste Marie Railway Co., except the North 200 feet thereof.

AND

That part of the North 255.63 feet of the Southwest Quarter of Section 6, Township 29, Range 22, lying Southwesterly of the Southwesterly right of way line of the Minneapolis, St. Paul and Sault Ste Marie Railway Co., except West 417.44 feet thereof.

AND

That part of the West 417.44 feet of the Southwest Quarter of Section 6, Township 29, Range 22, lying South of the North 208.72 feet thereof, and lying North of the following described parcel and the Westerly extension of its North line:

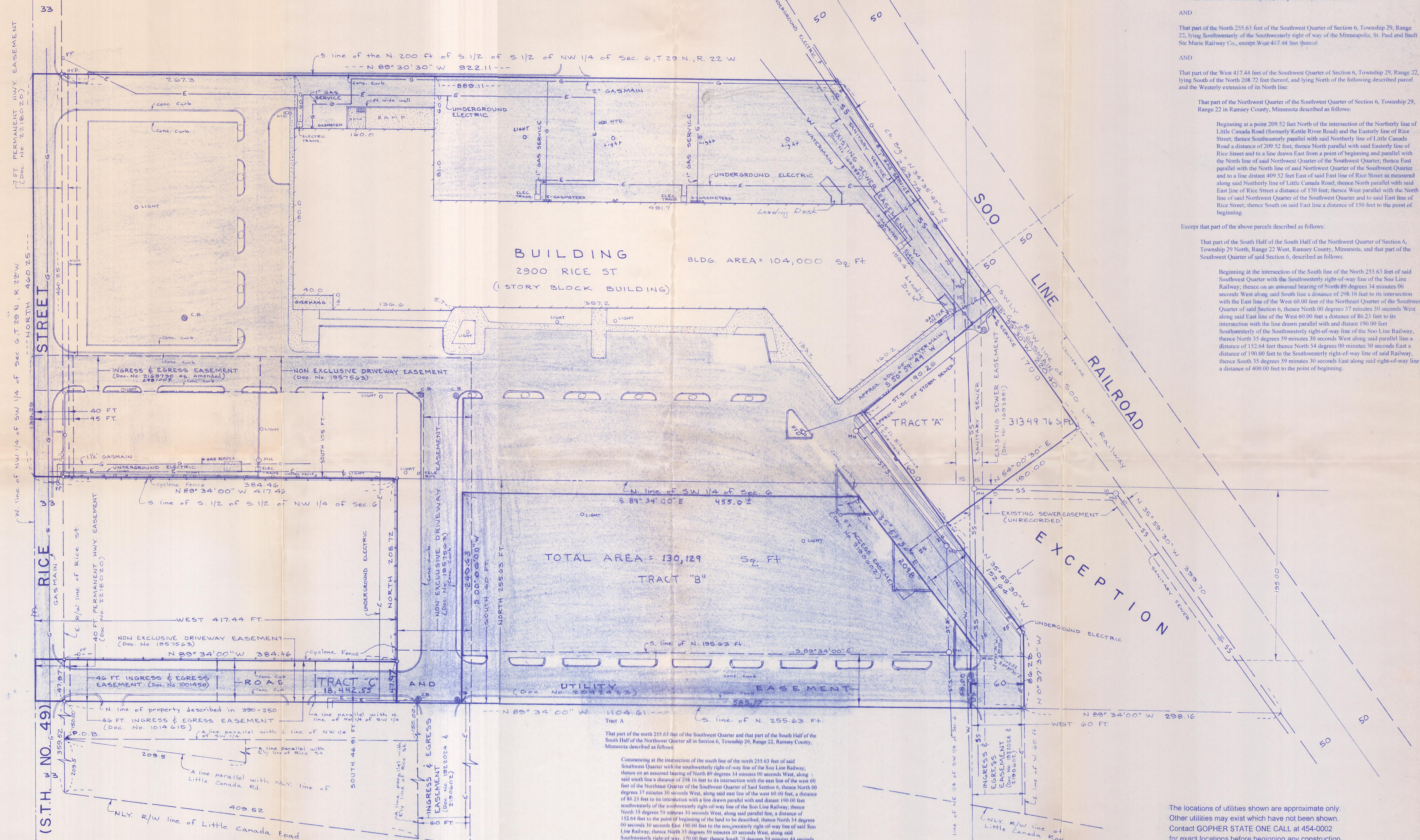
That part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 29, Range 22 in Ramsey County, Minnesota described as follows:

Beginning at a point 209.52 feet North of the intersection of the Northerly line of Little Canada Road (formerly Kettle River Road) and the Easterly line of Rice Street; thence Southeast parallel with said Northerly line of Little Canada Road a distance of 209.52 feet; thence North parallel with said Easterly line of Rice Street and to a line drawn East from a point of beginning and parallel with the North line of said Northwest Quarter of the Southwest Quarter; thence East parallel with the North line of said Northwest Quarter of the Southwest Quarter and to a line distant 409.52 feet East of said East line of Rice Street as measured along said Northerly line of Little Canada Road; thence North parallel with said East line of Rice Street a distance of 150 feet; thence West parallel with the North line of said Northwest Quarter of the Southwest Quarter and to said East line of Rice Street; thence South on said East line a distance of 150 feet to the point of beginning.

Except that part of the above parcels described as follows:

That part of the South Half of the South Half of the Northwest Quarter of Section 6, Township 29 North, Range 22 West, Ramsey County, Minnesota, and that part of the Southwest Quarter of said Section 6, described as follows:

Beginning at the intersection of the South line of the North 255.63 feet of said Southwest Quarter with the Southwesterly right-of-way line of the Soo Line Railway; thence on an assumed bearing of North 89 degrees 34 minutes 00 seconds West along said South line a distance of 298.16 feet to its intersection with the East line of the West 60.00 feet of the Northeast Quarter of the Southwest Quarter of said Section 6, thence North 00 degrees 37 minutes 30 seconds West along said East line of the West 60.00 feet a distance of 86.23 feet to its intersection with the line drawn parallel with and distant 190.00 feet Southwesterly of the Southwesterly right-of-way line of the Soo Line Railway, thence North 35 degrees 59 minutes 30 seconds West along said parallel line a distance of 152.64 feet thence North 54 degrees 00 minutes 30 seconds East a distance of 190.00 feet to the Southwesterly right-of-way line of said Railway, thence South 35 degrees 59 minutes 30 seconds East along said right-of-way line a distance of 400.00 feet to the point of beginning.



That part of the north 255.63 feet of the Southwest Quarter and that part of the South Half of the South Half of the Northwest Quarter all in Section 6, Township 29, Range 22, Ramsey County, Minnesota described as follows:

Commencing at the intersection of the south line of the north 255.63 feet of said Southwest Quarter with the southwesterly right-of-way line of the Soo Line Railway, thence on an assumed bearing of North 89 degrees 34 minutes 00 seconds West, along said south line a distance of 298.16 feet to its intersection with the east line of the west 60 feet of the Northeast Quarter of the Southwest Quarter of said Section 6, thence North 00 degrees 37 minutes 30 seconds West, along said east line of the west 60.00 feet, a distance of 86.23 feet to its intersection with a line drawn parallel with and distant 190.00 feet southwesterly of the southwesterly right-of-way line of the Soo Line Railway, thence North 35 degrees 59 minutes 30 seconds West, along said parallel line, a distance of 152.64 feet to the point of beginning of the land to be described, thence North 54 degrees 00 minutes 30 seconds East 190.00 feet to the southwesterly right-of-way line of said Soo Line Railway, thence North 35 degrees 59 minutes 30 seconds West, along said Southwesterly right-of-way, 170.00 feet, thence South 50 degrees 59 minutes 44 seconds West 190.36 feet, thence South 35 degrees 59 minutes 30 seconds East 160.00 feet to the point of beginning and there terminating.

Tract B
The south 240.63 feet of the north 255.63 feet of the Southwest Quarter of Section 6, Township 29, Range 22, Ramsey County, Minnesota lying easterly of the west 492.44 feet and lying westerly and southwesterly of the following described line:

Commencing at the intersection of the south line of the north 255.63 feet of said Southwest Quarter with the southwesterly right-of-way line of the Soo Line Railway, thence on an assumed bearing of North 89 degrees 34 minutes 00 seconds West, along said south line a distance of 298.16 feet to the beginning of the line to be described, thence North 00 degrees 37 minutes 30 seconds West 48.00 feet, thence North 35 degrees 59 minutes 30 seconds West to the north line of said Southwest Quarter and there terminating.

SCALE: 1 inch = 50 feet

- Denotes iron monument
- Denotes concrete surface
- Denotes bituminous surface

TOTAL PARKING SPACES: 644

The locations of utilities shown are approximate only. Other utilities may exist which have not been shown. Contact GOPHER STATE ONE CALL at 454-0002 for exact locations before beginning any construction.

<p>CARLEY - TORGERSEN, INC. LAND SURVEYORS</p>	<p>(612) 484-3301</p>	<p>I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.</p> <p><i>David E. Torgersen</i> Minn. Reg. No. 17551 Date 12-22-95</p>
	<p>SUITE 703 70 WEST COUNTY ROAD "C" LITTLE CANADA, MN 55117</p>	
<p>Revision Date 11/23/1997 Book No. 604-63 Job No. 97-133 File No. 6692A</p>		