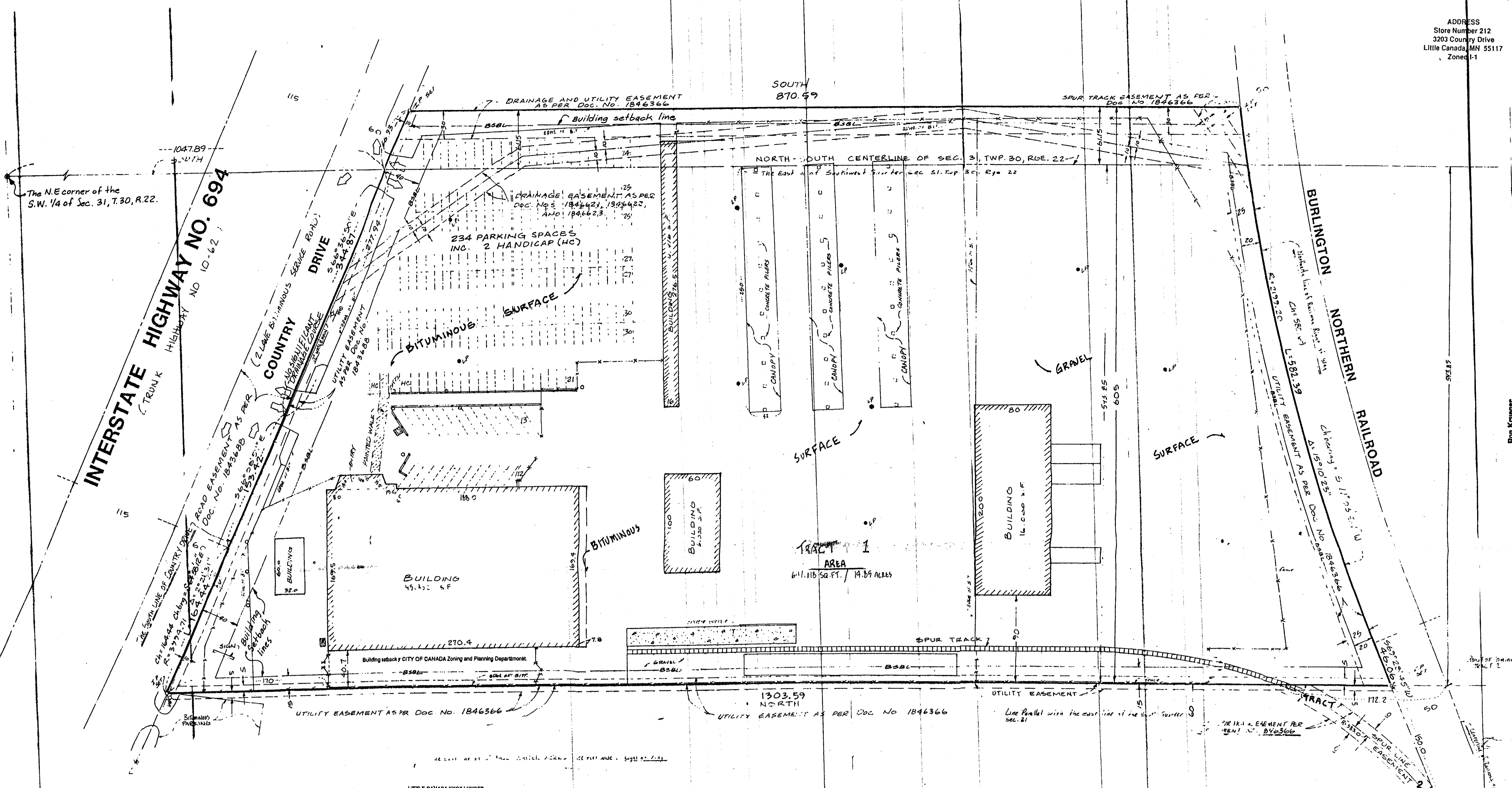


ADDRESS
 Store Number 212
 3203 Country Drive
 Little Canada, MN 55117
 Zoned I-1



The N.E. corner of the S.W. 1/4 of Sec. 31, T.30, R.22.

INTERSTATE HIGHWAY NO. 694
 Highway No. 10-62
 (T.R. 104 K)

COUNTRY DRIVE
 (2 LANE BITUMINOUS SEWER ROAD)
 54.6° 34' 50" E
 314.48'

SOUTH
 870.59'

NORTH-SOUTH CENTERLINE OF SEC. 3, TWP. 30, R. 22

BURLINGTON NORTHERN RAILROAD
 Chantry's 11° 55' 31" W
 1501.25'
 Utility Easement as per Doc. No. 1846366
 515.25' 605'

TRACT 1 AREA
 641,116 SQ. FT. / 14.69 ACRES

LITTLE CANADA KNOX LUMBER
 metes & bounds perimeter description)

This part of the South half of Section 31, Township 30 North, Range 22 West, Ramsey County, Minnesota, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 31, thence on an assumed bearing of South along the East line of the Southwest Quarter of said Section 31, a distance of 1047.89 feet, the Southern right-of-way line of Country Drive thence South 68 degrees 26 minutes 50 seconds East along said South line of a distance of 688.22 feet to a line 61.15 feet East and part with the East line of the Southwest Quarter of said Section 31, thence South along said East line a distance of 870.59 feet to the Northern right-of-way line of Burlington Northern, thence Southeast along a non-tangent curve, concave to the Northeast having a radius of 2199.20 feet, a central angle of 15 degrees 10 minutes 23 seconds, a chord of 50 feet, and a chord bearing of South 77 degrees 03 minutes 57 seconds West a distance of 1.39 feet; thence South 62 degrees 28 minutes 45 seconds West a distance of 46.05 feet to a line 543.85 feet West of and parallel with said East line of Southwest Quarter of Section 31; thence North along said parallel line a distance of 1300.59 feet to the Southern line of entry Drive; thence Southeast along a non-tangent curve, concave to the Northeast having a radius of 3994.71 feet, a central angle of 22 degrees 21 minutes 31 seconds and a chord of 184.44 feet, a chord bearing of South 64 degrees 58 minutes 12 seconds East a distance of 184.44 feet; thence South 68 degrees 08 minutes 57 seconds East a distance of 153.42 feet; thence South 66 degrees 36 minutes 50 seconds East a distance of 277.94 feet to the point of beginning.

Notary Public

Sworn and subscribed to before me a Notary Public in and for the State of Minnesota County of Hennepin, this 13th day of MAY 1989.
 My Commission Expires: 5/12/92

EASEMENTS ADDRESSED IN SECTION 31 TITLE COMMITMENT NUMBER CR 308115 ISSUED BY TICOA TITLE INSURANCE COMPANY

- 1) This Property is not affected by Taking of land by the State of Minnesota for Highway purposes as recorded in Document Number 1892288
- 2) This Property is affected by Ottawa Ditch Easements as recorded in Document Number 184521 - 184522, 184523
- 3) This Property is affected by Utility Easement 10 feet wide over the North-westerly property boundary adjoining Country Drive as recorded in Document Number 184388
- 4) This Property is affected by Roadway Easement as recorded in Document Number 184358
- 5) This Property is affected by 20 foot Easement for Spur Tracks purposes over the Southeastly portion of the captioned premises as recorded in Document Number 184536
- 6) This Property is affected by 5 foot Underground Utility Easement adjacent to the Westerly boundary of the captioned premises as recorded in Document Number 184535
- 7) This Property is affected by 30 foot Drainage and Utility Easement over the E-Westerly 30 feet of the captioned premises as recorded in Document Number 184536
- 8) This Property is affected by 25 foot Easement over the Southernly boundary of the captioned premises as recorded in Document Number 184536

SURVEYOR'S CERTIFICATE
 This survey is made for the benefit of:
 The Prudential Insurance Company of America
 Morgan Bank (Delaware), as Colonial Agent
 Payless Cashways, Inc.
 Ticoa Title Insurance Company
 I, Ronald L. Krueger, Registered Land Surveyor, in and for the State of Minnesota do hereby certify to the aforesaid parties that on 13th day of MAY, 1989, as of the date set forth hereon, that I have made a careful survey of a tract of land described as follows:

TRACT 1 Legal Description
 All that part of South half of Section 31, Township 30 North, Range 22 West, Ramsey County, Minnesota, lying Southwesterly of Trunk Highway No. 10-62, Easterly of the Saint Paul Water Works (100 feet wide) right-of-way, and Northernly of the Burlington Northern, Inc., (formerly Northern Pacific Railway Company) right-of-way, described as follows:
 A tract lying South of the South line of Country Drive as the same is now laid out and dedicated; North of the North line of said railway company's right-of-way; West of line drawn parallel with and 61.15 feet East of the North-South centerline of Section 31; and lying East of the line drawn parallel with and 605 feet Westerly of the last described line.

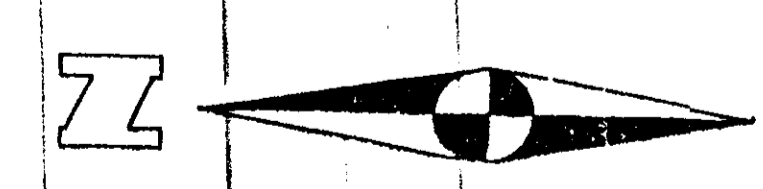
TRACT 2 Appurtenant Easements
 An easement for spur track purposes and an easement for underground utilities created in Warranty Deed dated December 18, 1972 recorded as Document No. 1846366 over, upon and across the following described property, said spur track easement lies over, upon and across a 20 foot strip of land, the centerline of which is described as follows:

Commencing at the intersection of the centerline of the tracks of the Burlington Northern, Inc., (formerly Northern Pacific Railway Company) and a line 543.85 feet Westerly of, of, (formerly Northern Pacific Railway Company) and a line 543.85 feet Westerly of, of, measured at right angles to and parallel with the North-South centerline of said Section 31; thence Northernly, along said parallel line, a distance of 172.2 feet to the beginning of said centerline; thence Southwesterly along a curve concave to the Northeast having a radius of 383 feet to a point on the Northernly line of the Burlington Northern, Inc., right-of-way, said point being 150 feet Westerly of the Southwest corner of the three said centerline terminations. The side line of said easement are to be lengthened or shortened so as to terminate in the Northernly line of said railway right-of-way and in the Westerly line of the Subject Property.

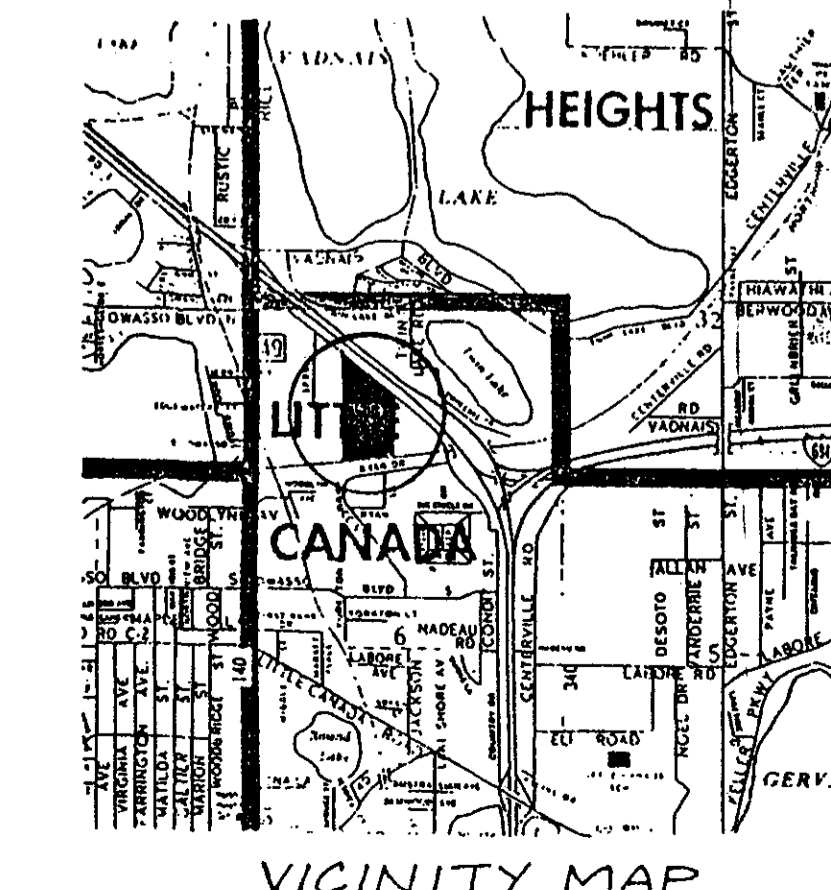
Together with a 5 foot permanent easement for underground utilities lying Westerly of and adjacent to the Westerly boundary of said Tract 1 hereon.

The above signed original appears to be of Ronald L. Krueger, in accordance to the laws of the State of Minnesota.

PRINTED
 SEP 16 1993



SCALE
 0 25 50 100
 IN FEET
 DENOTES IRON MONUMENT BEARINGS SHOWN ON AN ASSUMED BASIS



DESIGNED
 DRAWN
 CHECKED

CERTIFICATE OF SURVEY
 SHEET TITLE
 PROJECT NO. 8612
 7437
 DATE JAN, 1989
 SHEET NO. 212

Ron Krueger & Associates, Inc.
 Engineering Land Surveying Planning
 8080 Wallace Road
 Eden Prairie, Minnesota 55344
 (612) 934-4242