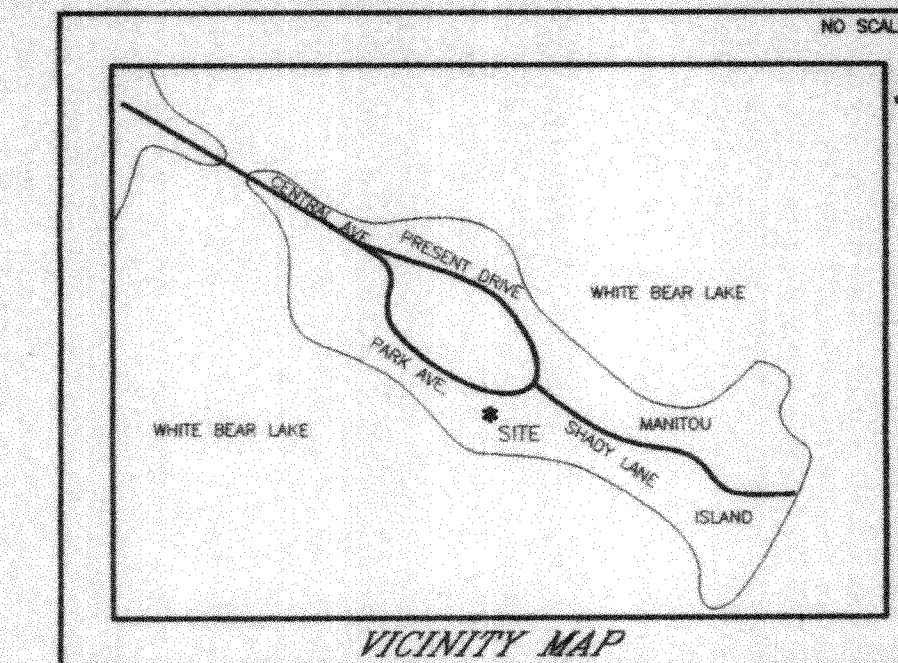


BOUNDARY SURVEY FOR: BRIGGS & MORGAN

2530 MANITOU ISLAND, WHITE BEAR LAKE, MINNESOTA



PROPOSED LEGAL DESCRIPTION:

That part of Lots 23, 24, 25 Park Avenue South and the lane or passageway extending therefrom to White Bear Lake, MAP OF MANITOU ISLAND, White Bear Lake, thereof on file and of record in the Office of the County Recorder, Ramsey County, Minnesota, described as follows:
 Commencing at the northwest corner of Section 13, Township 30, Range 22; thence South 00 degrees 06 minutes 45 seconds East on an assumed bearing along the west line of the Northwest Quarter of said Section 13 a distance of 2649.08 feet to the West Quarter corner of said Section 13; thence South 58 degrees 43 minutes 01 seconds East a distance of 3518.59 feet to a judicial landmark that also being the point of beginning; thence North 57 degrees 43 minutes 46 seconds East a distance of 155.71 feet to a judicial landmark; thence southeasterly along a non tangential curve concave to the northeast having a radius of 415.00 feet, a central angle of 14 degrees 35 minutes 17 seconds, an arc length of 105.66 feet, a chord distance of 105.38 feet and a chord bearing of South 48 degrees 46 minutes 41 seconds East to a judicial landmark; thence South 56 degrees 06 minutes 19 seconds East tangent to said curve a distance of 70.64 feet to a judicial landmark; thence southeasterly along a non tangential curve concave to the southwest having a radius of 2150.00 feet, a central angle of 01 degree 59 minutes 57 seconds, an arc length of 75.02 feet, a chord distance of 75.01 feet, a chord bearing of South 42 degrees 45 minutes 06 seconds East to a judicial landmark; thence South 46 degrees 07 minutes 48 seconds West non tangential to said curve a distance of 240.00 feet to a judicial landmark; thence continuing South 46 degrees 07 minutes 48 seconds West a distance of 12.8 feet, more or less, to the shore line of White Bear Lake; thence northwesterly along said shore line a distance of 285 feet, more or less, to a line that bears South 46 degrees 07 minutes 48 seconds West from the point of beginning; thence North 46 degrees 07 minutes 48 seconds East a distance of 13.0 feet, more or less, to a judicial landmark; thence continuing North 46 degrees 07 minutes 48 seconds East a distance of 106.05 feet to the point of beginning.

CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the Laws of the state of Minnesota.

Signed the 22nd day of June, 2001.

Peter W. Blethen

Peter W. Blethen
 Minnesota License No. 17367
 For Bolton & Menk, Inc.

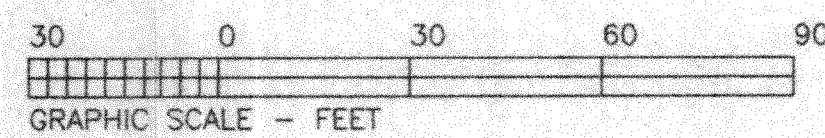
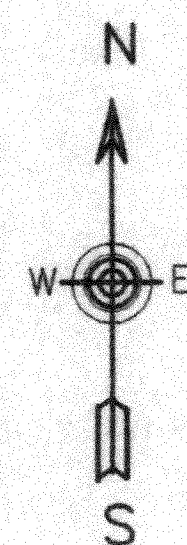
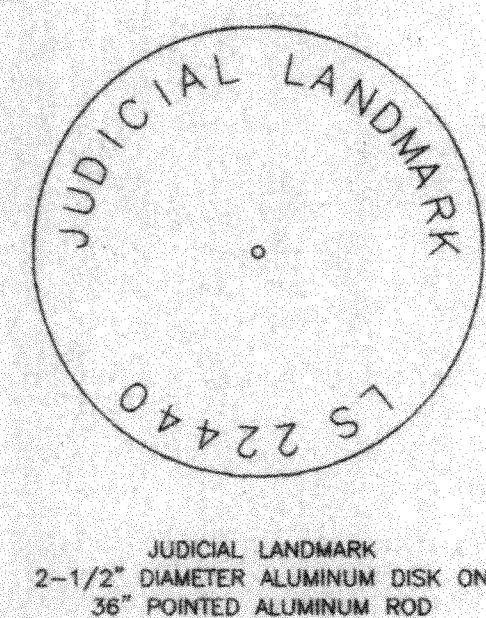
REVISED 09-27-01 NEW IMPROVEMENTS
 REVISED 12-12-01 COUNTY REVISIONS
 REVISED 04-23-02 COUNTY REVISIONS
 REVISED 10-09-02 JUDICIAL LANDMARKS AS SHOWN, SET 9-26-02 & 10-3-02

LEGEND

- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- POWERPOLE
- LIGHT POLE
- GUY
- TRANSFORMER
- ELECTRIC METER
- TV PEDESTAL
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- HAND HOLE
- SEMAPHORE
- GAS METER
- SANITARY SEWER
- ST STORM SEWER
- W WATERMAIN
- G UNDERGROUND GAS MAIN
- T UNDERGROUND TELEPHONE
- E UNDERGROUND ELECTRIC
- TV UNDERGROUND CABLE T.V.
- OU OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- SOIL BORING
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES TREE AND BRUSH LIMITS

WEST 1/4 CORNER SECTION 13
 FOUND CAST IRON MONUMENT

NORTHWEST CORNER SECTION 13
 FOUND CAST IRON MONUMENT



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This survey reflects above ground indications of utilities and information available from asbuilt drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located underground utilities.

BOLTON & MENK, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 1515 EAST HIGHWAY 13, BURNSVILLE, MN 55337 (952) 890-0509
 OTHER OFFICES IN: MARSHAKO, MN • SLEEPY EYE, MN
 • WILLMAR, MN • AMES, IA • FAIRMONT, MN •

FILED
 Court Administrator
 OCT 30 2002

By *APC* Deputy
 03-01-729

Doc. No. 39