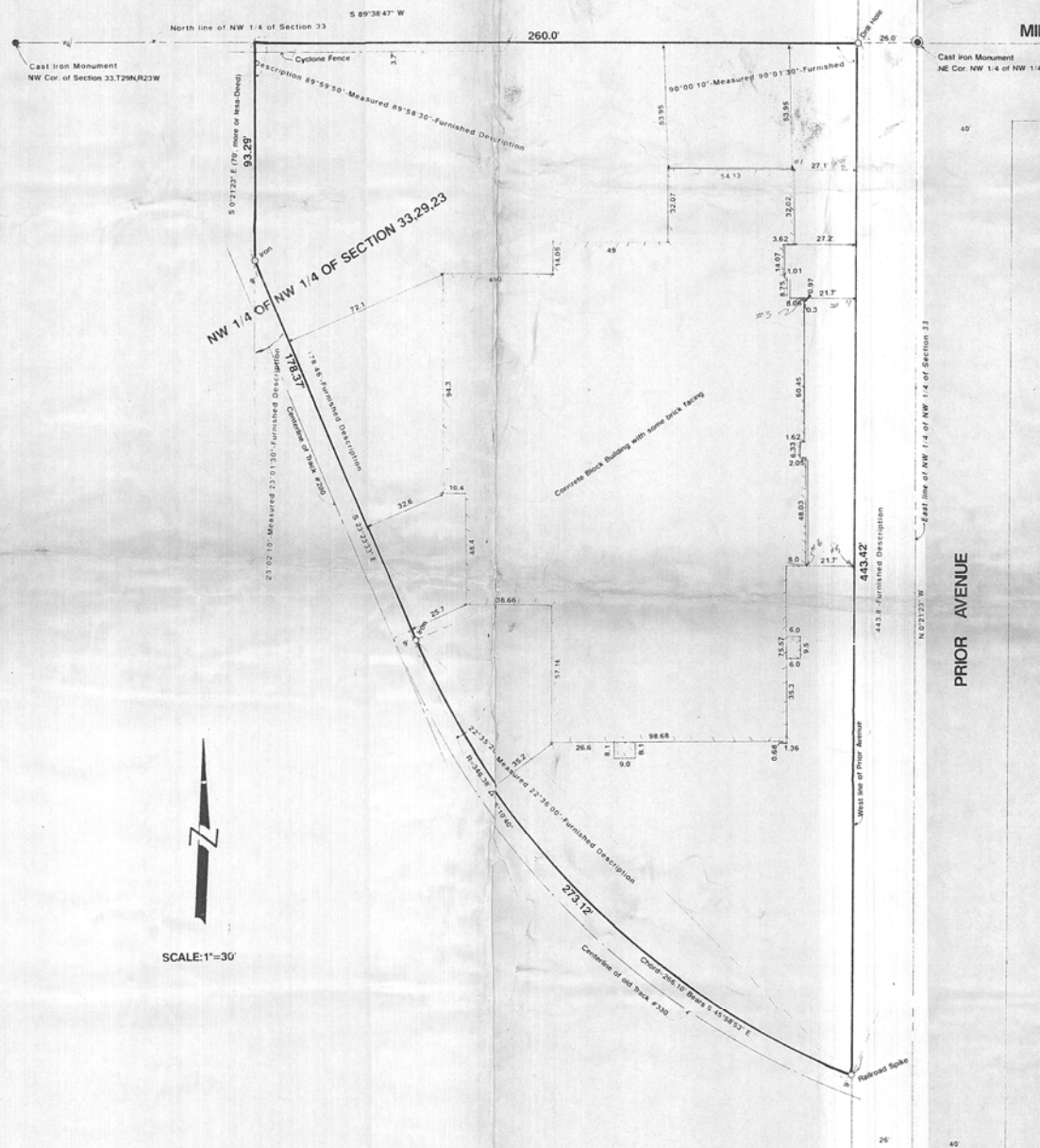


COMSTOCK AND DAVIS INC. CERTIFICATE AND PLAT OF SURVEY

SURVEYED FOR: Lakeland Envelope Company, Inc. as Per Thomas Godes



MINNEHAHA AVENUE

PRIOR AVENUE

Description furnished earlier from Dept. of Taxation and Records

DESCRIPTION: (Contains 83,653 sq.ft., more or less)
 That part of the Northwest quarter of the Northwest quarter of Section 33, Township 29 North, Range 23 West described below:
 Commencing at the Northeast corner of the Northwest quarter of Northwest quarter of said Section 33; thence West 26.0 feet along the North line of said Northwest quarter to the West line of Prior Avenue for the point of beginning; thence continuing West on said North line 260 feet; thence South parallel to the West line of said Prior Avenue 70 feet, more or less, to the intersection with a line 9.0 feet Northeastly from and parallel with the centerline of Minnesota Transfer Railway Company Track No. 280; thence Southeastly on said parallel line to the intersection with a line 9 feet Northeastly from and parallel with the centerline of Track No. 330; thence Southeastly thereon to the West line of said Prior Avenue; thence North on said West line 443.8 feet to the point of beginning.
 Ramsey County, Minnesota

Description as furnished from Land Title, Inc.

EXHIBIT "A"

All that part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, Township 29 North, Range 23 West, in the City of Saint Paul, Ramsey County, as more fully described as follows: Commencing at a stone monument located at the northeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, Township 29 North, Range 23 West aforesaid; thence west along the north line of said Section 33, a distance of 26 feet to the west line of Prior Avenue, being the point of beginning of the land to be conveyed; thence continue west along the north line of said Section 33 at an angle of 90 degrees nought one minute thirty seconds in the southwest quadrant with the west line of Prior Avenue, 260 feet to a point; thence south making an interior angle of 89 degrees 58 minutes 30 seconds with the last described course, a distance of 93.29 feet to a point, said point being 9 feet distant northeasterly measured at right angles from the center line of Minnesota Transfer Railway track No. 280 as the same is now located, maintained and operated; thence southeasterly in a straight line at an angle to the left of 23 degrees nought 1 minute 30 seconds to last described course, parallel with and 9 feet northeasterly from the said center line of said track No. 280 as now located, a distance of 178.46 feet to a point of curve, said point being also 9 feet, northeasterly measured normal to the center line of Minnesota Transfer Railway Track No. 330 as now located; thence along a line parallel with and 9 feet northeasterly from the center line of Track No. 330 as now located, at an angle to the left from the last described course of 22 degrees 36 minutes nought seconds and along a curved line concave northeasterly having a radius of 346.22 feet a distance of 273.12 feet (chord distance 266.10 feet) to a point in the west line of Prior Avenue; thence north along the west line of Prior Avenue 443.8 feet to the point of beginning.

Track #280 is still in place-Track #330 has been removed-location shown as per survey when track was in place

I hereby certify to First American and Land Title, Inc. that this is a true and correct representation of the boundaries of the land described above and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.