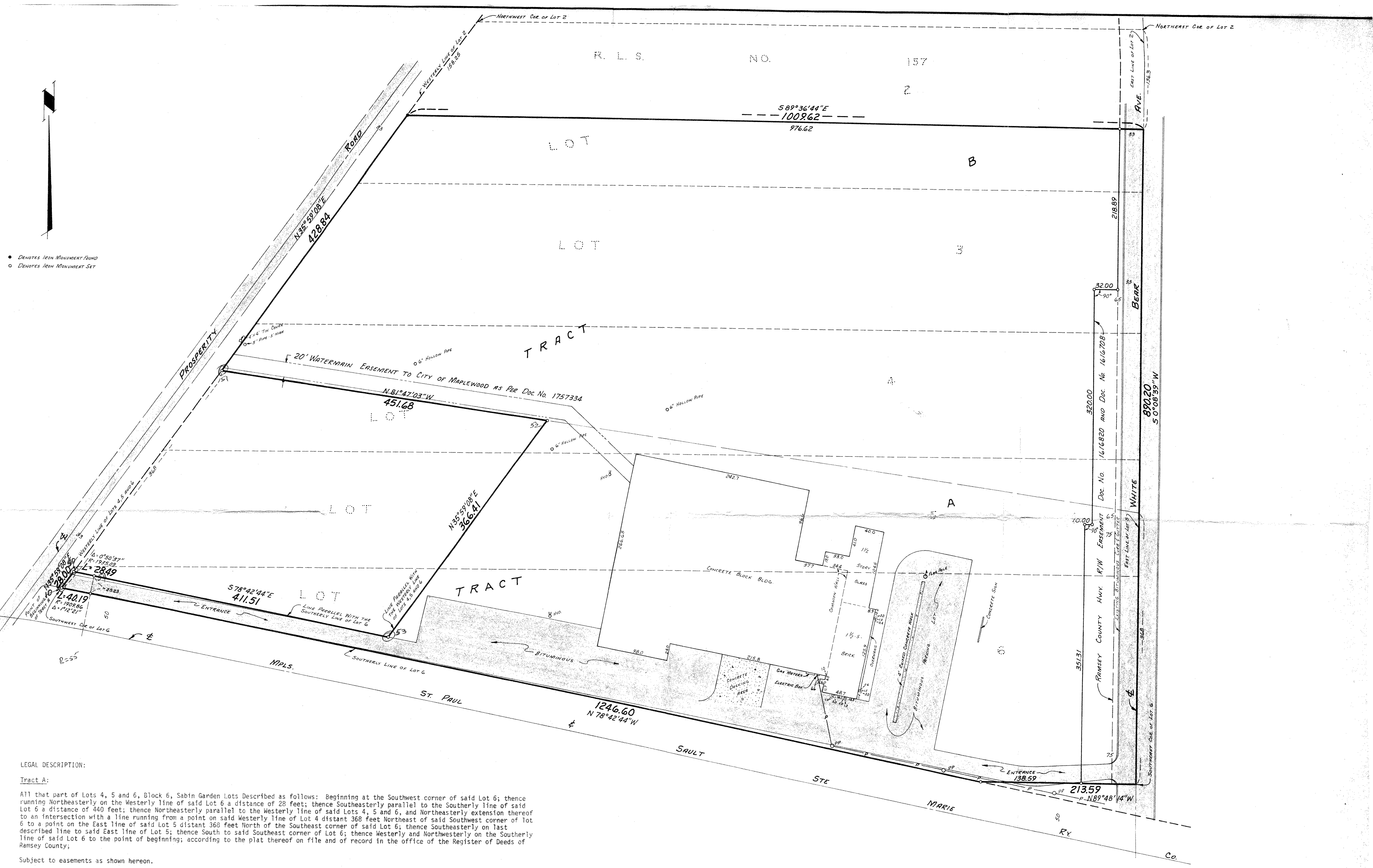


• DENOTES IRON MONUMENT FOUND
 ○ DENOTES IRON MONUMENT SET



LEGAL DESCRIPTION:

Tract A:

All that part of Lots 4, 5 and 6, Block 6, Sabin Garden Lots described as follows: Beginning at the Southwest corner of said Lot 6; thence running northeasterly on the westerly line of said Lot 6 a distance of 28 feet; thence southeasterly parallel to the southerly line of said Lot 6 a distance of 440 feet; thence northeasterly parallel to the westerly line of said Lots 4, 5 and 6, and northeasterly extension thereof to an intersection with a line running from a point on said westerly line of Lot 4 distant 368 feet northeast of said southwest corner of Lot 6 to a point on the east line of said Lot 5 distant 368 feet north of the southeast corner of said Lot 6; thence southeasterly on last described line to said east line of Lot 5; thence south to said southeast corner of Lot 6; thence southeasterly on the southerly line of said Lot 6 to the point of beginning; according to the plat thereof on file and of record in the office of the Register of Deeds of Ramsey County;

Subject to easements as shown hereon.

Tract B:

All that part of Lot 2, Block 6, Sabin Garden Lots lying southerly of a line running from a point on the westerly line of said Lot 2 distant 158.25 feet southwest of the northwest corner thereof to a point on the east line of said Lot 2 distant 136.3 feet south of the northeast corner thereof; all of Lot 3 in said Block 6; and all that part of Lots 4 and 5 in said Block 6 lying northerly of a line running from a point on the westerly line of said Lot 4 distant 368 feet northeast of the southwest corner of Lot 6 in said Block 6 to a point on the east line of said Lot 5 distant 368 feet north of the southeast corner of said Lot 6; according to the plats thereof on file and of record in the office of the Register of Deeds of Ramsey County;

Subject to easements as shown hereon.

Total net area as measured to the right-of-way line of White Bear Avenue is 814,722 square feet or 18.70 acres.

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.
 James M. Hunter 12263 4/5/78 5398.01
 Reg. No. Date Job No.

SURVEYOR'S CERTIFICATE		Scale Horiz. 1" = 60'	HAKANSON engineers and surveyors
FOR CASH REGISTER SALES, INC.			
Revisions	Date 4-4-78	Sheet 1 of 1 sheets	File No. 5398.01
		Page	Designed by
			Drawn by <i>Loren</i>
			Checked by