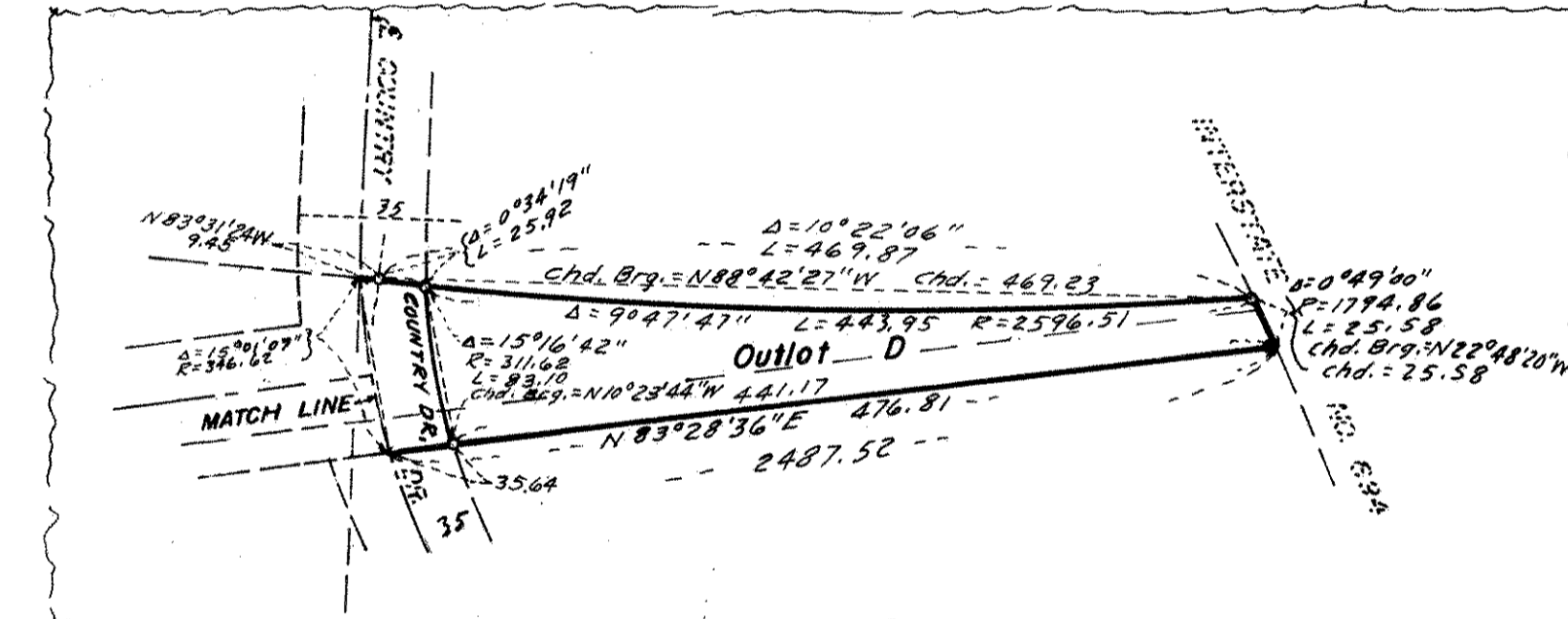
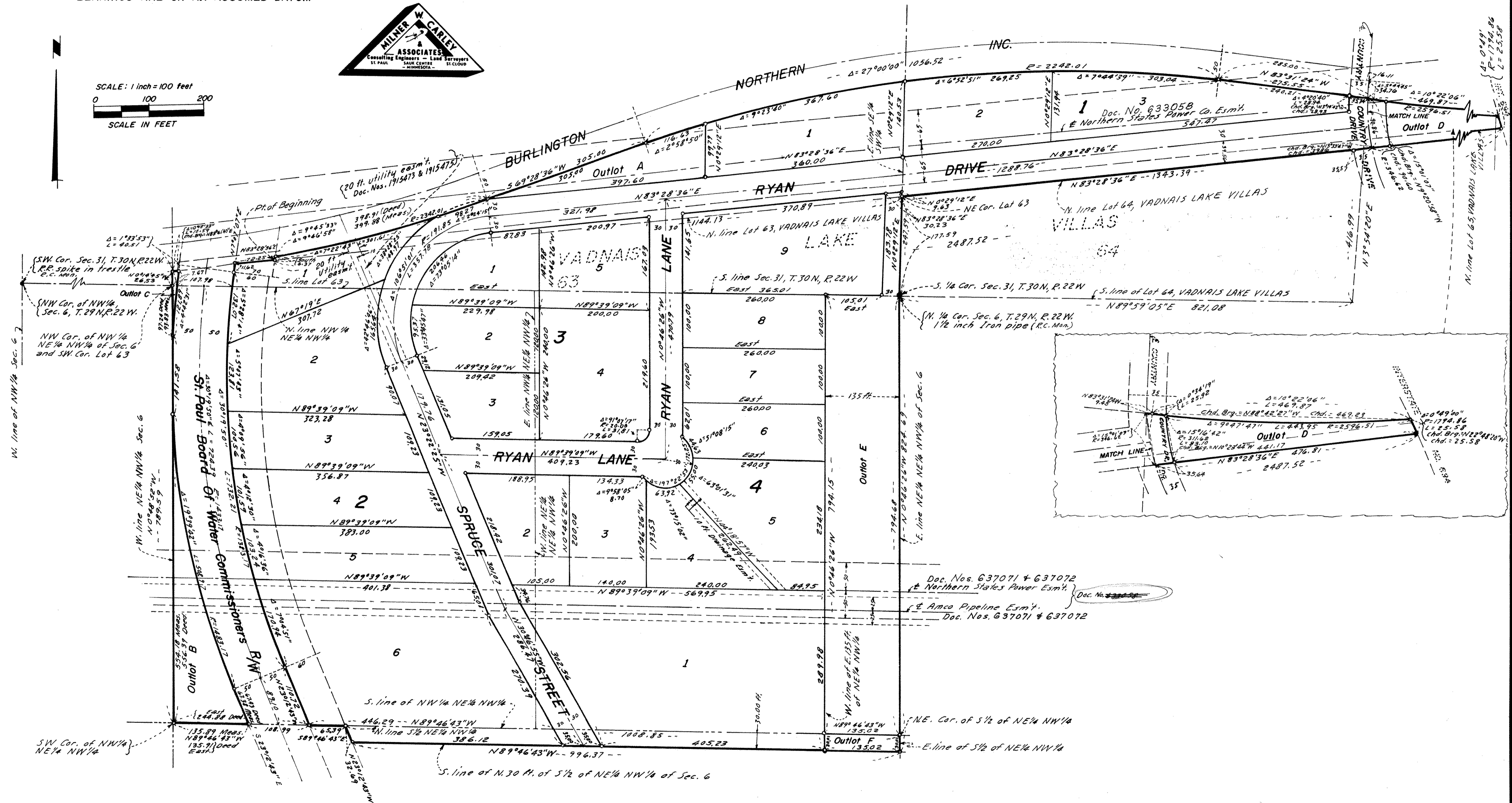


RYAN INDUSTRIAL PARK

o INDICATES IRON MONUMENT SET
BEARINGS ARE ON AN ASSUMED DATUM



SCALE: 1 inch = 100 feet
0 100 200
SCALE IN FEET



RYAN INDUSTRIAL PARK

Know All Persons By These Presents that A.J. Ryan Landscape Supply Company, Inc., a Minnesota Corporation, owner of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

Those parts of the South half of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter, Section 31, Township 30, Range 22, described as beginning at a point on the North line of Lot 63, "Vadnais Lake Villas", distant 1144.73 feet Westerly from the Northeast corner of said Lot 63; thence Easterly along the Northerly lines of Lots 63, 64 and 65, "Vadnais Lake Villas", on an assumed bearing of North 83°28'36" East 2487.52 feet; thence Northwesterly 25.58 feet along a nontangential curve concave to the Southwest, having a radius of 1794.86 feet and a central angle of 0°49'00", the chord of which curve bears North 22°48'20" West; thence Westerly 469.87 feet along a nontangential curve concave to the North, having a radius of 2596.51 feet and a central angle of 10°22'06", the chord of which curve bears North 88°42'27" West; thence North 83°31'24" West, tangent to said last described curve, 235 feet; thence Westerly 1056.52 feet along a tangential curve concave to the South, having a radius of 2242.01 feet and a central angle of 27°00'00"; thence South 69°28'36" West, tangent to said last described curve, 305 feet; thence Southwesterly 398.91 feet along a tangential curve concave to the Northwest, having a radius of 2342.01 feet and a central angle of 9°45'33"; thence South to the point of beginning.

Parcel 1. That part of Lot 63, "Vadnais Lake Villas", and that part of the NW 1/4 of the NE 1/4 of the NW 1/4 of Sec. 6, Township 29, Range 22, lying Easterly of a line described as beginning at a point on the South line of said NW 1/4 of the NE 1/4 of the NW 1/4 distant 244.88 feet East from the SW corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence North 23°12'43" West (assuming said South line as bearing East and West), a distance of 110.72 feet; thence Northerly along a curve concave to the East, having a radius of 1383.17 feet, through a point on the South line of said Lot 63 distant 107.98 feet East from the Southwest corner of said Lot 63, to an intersection with the Northerly line of said Lot 63 and there terminating.

Parcel 2. That part of Lot 63, "Vadnais Lake Villas", and that part of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 6, Township 29, Range 22, lying Westerly of a line described as beginning at a point on the West line of said NW 1/4 of the NE 1/4 of the NW 1/4, distant 97.24 feet South from the NW corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence Northerly along a curve concave to the East having a radius of 1483.17 feet through a point on the South line of said Lot 63 distant 7.67 feet East from the Southwest corner of said Lot 63, to an intersection with the Northerly line of said Lot 63 and there terminating.

Parcel 3. That part of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 6, Township 29, Range 22, lying Westerly of a line described as beginning at a point on the South line of said NW 1/4 of the NE 1/4 of the NW 1/4 distant 135.91 feet East from the Southwest corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence North 23°12'43" West (assuming said South line as bearing East and West) a distance of 67.43 feet; thence Northerly along a curve concave to the East having a radius of 1483.17 feet to a point on the West line of said NW 1/4 of the NE 1/4 of the NW 1/4 distant 556.39 feet North from the SW corner of said NW 1/4 of the NE 1/4 of the NW 1/4 and there terminating.

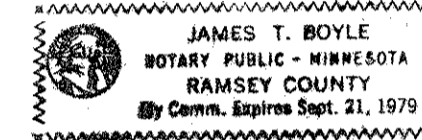
The NE 1/4 of the NE 1/4 of the NW 1/4;
That part of the South 1/2 of the NE 1/4 of the NW 1/4 described as beginning at the NE corner of said South 1/2 of the NE 1/4 of the NW 1/4; thence West along the North line of said South 1/2, on an assumed bearing of North 89°46'43" West, a distance of 1008.85 feet; thence South 23°12'43" East to an intersection with the South line of the North 30 feet of said South 1/2 of the NE 1/4 of the NW 1/4; thence East along said South line of the North 30 feet to the East line of said NE 1/4 of the NW 1/4; thence North along said East line to the point of beginning;

all in Section 6, Township 29, Range 22.
Has caused the same to be surveyed, platted and known as RYAN INDUSTRIAL PARK and do hereby dedicate to the public for public use forever the drives, street, lane, drainage and utility easements as shown on the plat.
Have hereunto set our hands and seal this 26 day of SEPTEMBER, 1978.

Signed:
A.J. Ryan Landscape Supply Company, Inc., a Minnesota Corporation.
By A.J. Ryan its President By E.M. Ryan its VICE PRESIDENT

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.

The foregoing instrument was acknowledged before me, this 26 day of SEPTEMBER, 1978 by A.J. Ryan its PRESIDENT and by E.M. Ryan its VICE PRESIDENT of A.J. Ryan Landscape Supply Company, Inc., a Minnesota Corporation, on behalf of the corporation.



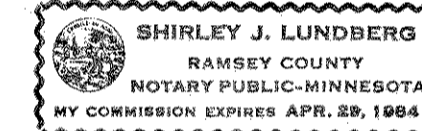
James T. Doyle
Notary Public, Ramsey County, Minnesota
My Commission Expires SEPTEMBER 21, 1978

I, LeRoy H. Winner, hereby certify that I have surveyed and platted the property described in the dedication of this plat as RYAN INDUSTRIAL PARK; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

LeRoy H. Winner
LeRoy H. Winner, Registered Surveyor
Minn. Cert. No. 4987

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 26 day of SEPTEMBER, 1978.



Shirley J. Lundberg
Notary Public, Ramsey County, Minnesota
My Commission Expires 4-29-1984

Approved and accepted by the City Council of the City of Little Canada, Minnesota this 28 day of Sept 1978.

Donald J. Valente Mayor Joseph H. Childs Clerk

No delinquent taxes and transfer entered this 29th day of September, 1978.
Lowrie Penna Director By M. Uleski Deputy
Department of Property Taxation

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of RYAN INDUSTRIAL PARK was filed in this office this 2 day of OCTOBER, 1978 at 12:10 o'clock P.M. and was filed in Book 30 of Plats, Pages 49 and 50.

By _____ Deputy
Eugene H. Gibbons Registrar of Titles

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 29th day of September, 1978.
F.R. Kvidera
Acting Ramsey County Surveyor