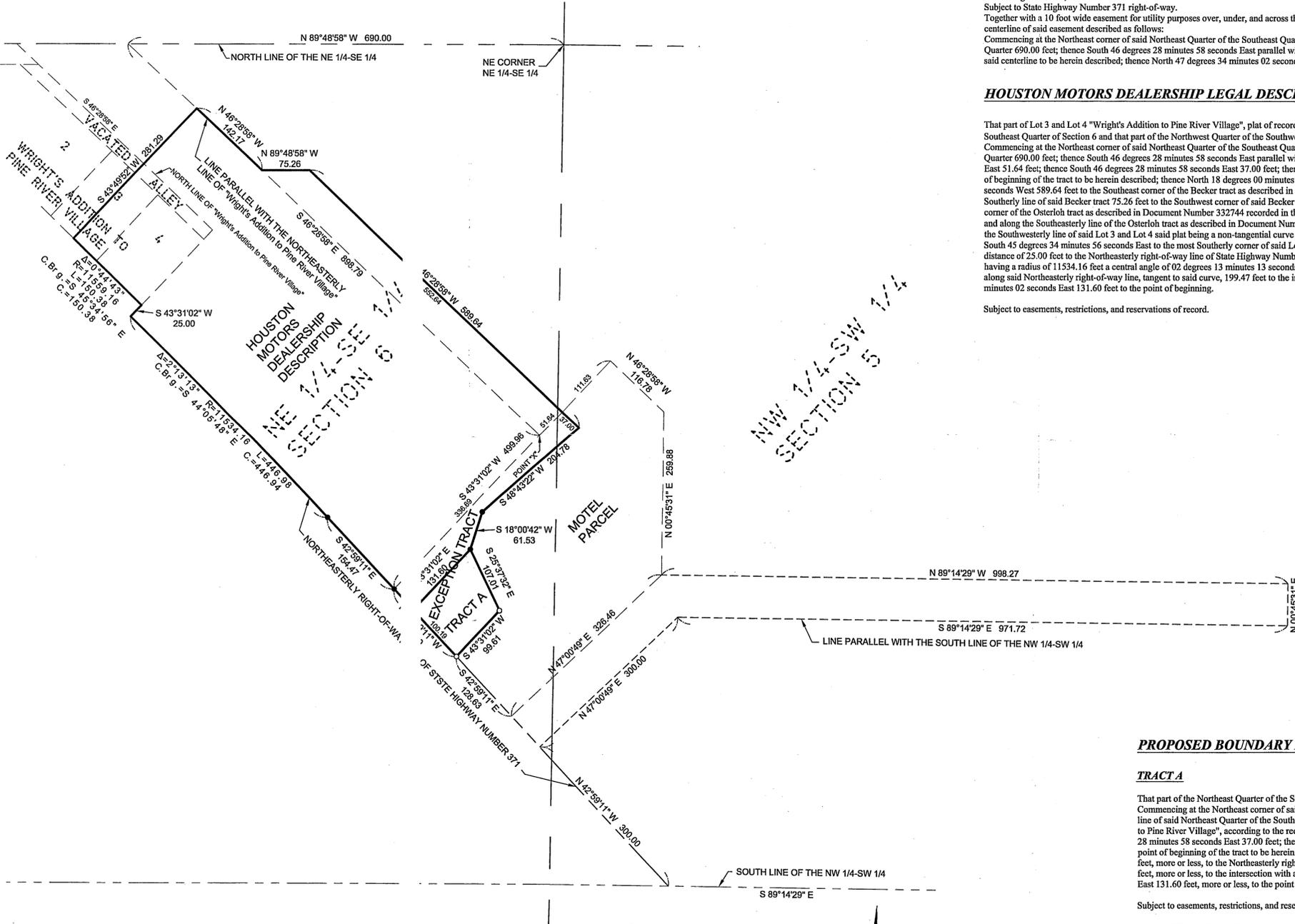


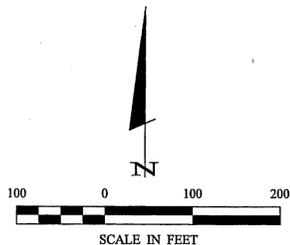
SKETCH AND DESCRIPTION

PART OF THE NE 1/4-SE 1/4, SECTION 6 AND
PART OF THE NW 1/4-SW 1/4, SECTION 5, ALL IN
TOWNSHIP 137 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 17008

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NE 1/4-SE 1/4 OF SECTION 6 TO HAVE AN ASSUMED BEARING OF N 89°48'58" W.



MOTEL PARCEL

Those parts of the Northwest Quarter of the Southwest Quarter of Section 5, and the Northeast Quarter of the Southeast Quarter of Section 6, both in Township 137 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the intersection of the South line of said Northwest Quarter of the Southwest Quarter with the Northeasterly right-of-way line of State Highway Number 371; thence North 42 degrees 59 minutes 11 seconds West, assumed bearing, along said Northeasterly right-of-way line 300.00 feet; thence North 47 degrees 00 minutes 49 seconds East 300 feet; thence South 89 degrees 14 minutes 29 seconds East parallel with the South line of said Northwest Quarter of the Southwest Quarter 971.72 feet; thence North 0 degrees 45 minutes 31 seconds East 66.00 feet; thence North 89 degrees 14 minutes 29 seconds West 998.27 feet to the point of beginning of the tract to be herein described; thence North 0 degrees 45 minutes 31 seconds East 259.88 feet; thence North 46 degrees 28 minutes 58 seconds East 116.82 feet, more or less, to the intersection with a line bearing North 43 degrees 31 minutes 02 seconds East from point "X", said point "X" being described as follows:

Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 48 minutes 58 seconds West, assumed bearing, along the North line of said Northeast Quarter of the Southeast Quarter 690.00 feet; thence South 46 degrees 28 minutes 58 seconds East parallel with the Northeasterly line of WRIGHT'S ADDITION TO PINE RIVER, plat of record, said county, 898.79 feet to the above referred to Point "X"; thence South 43 degrees 31 minutes 02 seconds West passing through said Point "X" 500.00 feet, more or less, to the Northeasterly right-of-way line of said State Highway Number 371; thence Southeasterly along said Northeasterly right-of-way line 273.85 feet, more or less, to the intersection with a line bearing South 47 degrees 00 minutes 49 seconds West from the point of beginning; thence North 47 degrees 00 minutes 49 seconds East 326.50 feet, more or less, to the point of beginning. Containing 3.00 acres, more or less.

Subject to State Highway Number 371 right-of-way. Together with a 10 foot wide easement for utility purposes over, under, and across that part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 137 North, Range 29 West, Cass County, Minnesota, the centerline of said easement described as follows:

Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 48 minutes 58 seconds West assumed bearing along the North line of said Northeast Quarter of the Southeast Quarter 690.00 feet; thence South 46 degrees 28 minutes 58 seconds East parallel with the Northeasterly line of said "Wright's Addition to Pine River Village" 898.79 feet; thence North 43 degrees 31 minutes 02 seconds East 51.64 feet; thence South 46 degrees 28 minutes 58 seconds East 37.00 feet; thence South 48 degrees 43 minutes 22 seconds West 204.78 feet; thence South 18 degrees 00 minutes 42 seconds West 61.53 feet to the point of beginning of the tract to be herein described; thence North 18 degrees 00 minutes 42 seconds East 61.53 feet; thence North 46 degrees 28 minutes 58 seconds West 204.78 feet; thence North 46 degrees 28 minutes 58 seconds West 589.64 feet to the Southeast corner of the Becker tract as described in Document Number 227021 recorded in the Cass County Recorder's Office; thence North 89 degrees 48 minutes 58 seconds West along the Southerly line of said Becker tract 75.26 feet to the Southwest corner of said Becker tract; thence North 46 degrees 28 minutes 58 seconds West along the Westerly line of said Becker tract 142.17 feet to the most Easterly corner of the Osterloh tract as described in Document Number 332744 recorded in the Cass County Recorder's Office; thence South 43 degrees 31 minutes 02 seconds West along the Southeasterly line of said Osterloh tract and along the Southeasterly line of the Osterloh tract as described in Document Number 313698 recorded in the Cass County Recorder's Office 281.29 feet to the Southwesterly line of said Lot 3; thence Southeasterly along the Southwesterly line of said Lot 3 and Lot 4 said plat being a non-tangential curve concave to the Southwest having a radius of 11559.16 feet a central angle of 0 degrees 44 minutes 43 seconds and a chord which bears South 45 degrees 34 minutes 56 seconds East to the most Southerly corner of said Lot 4; thence South 43 degrees 31 minutes 02 seconds West along the Southwesterly extension of the Southeasterly line of said Lot 4 a distance of 25.00 feet to the Northeasterly right-of-way line of State Highway Number 371; thence South 44 degrees 05 minutes 48 seconds East; thence South 42 degrees 59 minutes 11 seconds East continuing along said Northeasterly right-of-way line, tangent to said curve, 199.47 feet to the intersection with a line bearing South 43 degrees 31 minutes 02 seconds West from the point of beginning; thence North 43 degrees 31 minutes 02 seconds East 131.60 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.

HOUSTON MOTORS DEALERSHIP LEGAL DESCRIPTION

That part of Lot 3 and Lot 4 "Wright's Addition to Pine River Village", plat of record, Cass County, Minnesota, that part of the vacated 20 foot alley as laid out and shown on said plat, that part of the Northeast Quarter of the Southeast Quarter of Section 6 and that part of the Northwest Quarter of the Southwest Quarter of Section 5 all in Township 137 North, Range 29 West, said county, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 48 minutes 58 seconds West assumed bearing along the North line of said Northeast Quarter of the Southeast Quarter 690.00 feet; thence South 46 degrees 28 minutes 58 seconds East parallel with the Northeasterly line of said "Wright's Addition to Pine River Village" 898.79 feet; thence North 43 degrees 31 minutes 02 seconds East 51.64 feet; thence South 46 degrees 28 minutes 58 seconds East 37.00 feet; thence South 48 degrees 43 minutes 22 seconds West 204.78 feet; thence South 18 degrees 00 minutes 42 seconds West 61.53 feet to the point of beginning of the tract to be herein described; thence North 18 degrees 00 minutes 42 seconds East 61.53 feet; thence North 46 degrees 28 minutes 58 seconds West 204.78 feet; thence North 46 degrees 28 minutes 58 seconds West 589.64 feet to the Southeast corner of the Becker tract as described in Document Number 227021 recorded in the Cass County Recorder's Office; thence North 89 degrees 48 minutes 58 seconds West along the Southerly line of said Becker tract 75.26 feet to the Southwest corner of said Becker tract; thence North 46 degrees 28 minutes 58 seconds West along the Westerly line of said Becker tract 142.17 feet to the most Easterly corner of the Osterloh tract as described in Document Number 332744 recorded in the Cass County Recorder's Office; thence South 43 degrees 31 minutes 02 seconds West along the Southeasterly line of said Osterloh tract and along the Southeasterly line of the Osterloh tract as described in Document Number 313698 recorded in the Cass County Recorder's Office 281.29 feet to the Southwesterly line of said Lot 3; thence Southeasterly along the Southwesterly line of said Lot 3 and Lot 4 said plat being a non-tangential curve concave to the Southwest having a radius of 11559.16 feet a central angle of 0 degrees 44 minutes 43 seconds and a chord which bears South 45 degrees 34 minutes 56 seconds East to the most Southerly corner of said Lot 4; thence South 43 degrees 31 minutes 02 seconds West along the Southwesterly extension of the Southeasterly line of said Lot 4 a distance of 25.00 feet to the Northeasterly right-of-way line of State Highway Number 371; thence South 44 degrees 05 minutes 48 seconds East; thence South 42 degrees 59 minutes 11 seconds East continuing along said Northeasterly right-of-way line, tangent to said curve, 199.47 feet to the intersection with a line bearing South 43 degrees 31 minutes 02 seconds West from the point of beginning; thence North 43 degrees 31 minutes 02 seconds East 131.60 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.

SURVEYOR'S NOTE

The Motel Parcel and Houston Motors Dealership Legal Description are descriptions of record and part of Landecker & Associates, Inc. files. The purpose of this survey is to remove the Exception Tract from the Motel Parcel as well as add Tract 'A' to the Houston Motors Dealership Parcel. To accomplish the purposes noted, the Motel Parcel description should be used as shown above with adding by phrasing "EXCEPT" to this description and including the "Exception Tract" description as provided. In addition, the Houston Motors Dealership Parcel should be used as shown with adding by phrasing "AND" to this description and including the Tract 'A' description as provided.

PROPOSED BOUNDARY DESCRIPTIONS

TRACT A

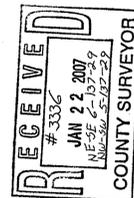
That part of the Northeast Quarter of the Southeast Quarter, Section 6, Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 48 minutes 58 seconds West, assumed bearing, along the North line of said Northeast Quarter of the Southeast Quarter 690.00 feet; thence South 46 degrees 28 minutes 58 seconds East parallel with the Northeasterly line of "Wright's Addition to Pine River Village", according to the recorded plat thereof, said County, 898.79 feet; thence North 43 degrees 31 minutes 02 seconds East 51.64 feet; thence South 46 degrees 28 minutes 58 seconds East 37.00 feet; thence South 48 degrees 43 minutes 22 seconds West 204.78 feet; thence South 18 degrees 00 minutes 42 seconds West 61.53 feet to the point of beginning of the tract to be herein described; thence North 18 degrees 00 minutes 42 seconds East 61.53 feet; thence North 46 degrees 28 minutes 58 seconds West 204.78 feet; thence North 46 degrees 28 minutes 58 seconds West 589.64 feet to the Southeast corner of the Becker tract as described in Document Number 227021 recorded in the Cass County Recorder's Office; thence North 89 degrees 48 minutes 58 seconds West along the Southerly line of said Becker tract 75.26 feet to the Southwest corner of said Becker tract; thence North 46 degrees 28 minutes 58 seconds West along the Westerly line of said Becker tract 142.17 feet to the most Easterly corner of the Osterloh tract as described in Document Number 332744 recorded in the Cass County Recorder's Office; thence South 43 degrees 31 minutes 02 seconds West along the Southeasterly line of said Osterloh tract and along the Southeasterly line of the Osterloh tract as described in Document Number 313698 recorded in the Cass County Recorder's Office 281.29 feet to the Southwesterly line of said Lot 3; thence Southeasterly along the Southwesterly line of said Lot 3 and Lot 4 said plat being a non-tangential curve concave to the Southwest having a radius of 11559.16 feet a central angle of 0 degrees 44 minutes 43 seconds and a chord which bears South 45 degrees 34 minutes 56 seconds East to the most Southerly corner of said Lot 4; thence South 43 degrees 31 minutes 02 seconds West along the Southwesterly extension of the Southeasterly line of said Lot 4 a distance of 25.00 feet to the Northeasterly right-of-way line of State Highway Number 371; thence South 44 degrees 05 minutes 48 seconds East; thence South 42 degrees 59 minutes 11 seconds East continuing along said Northeasterly right-of-way line, tangent to said curve, 199.47 feet to the intersection with a line bearing South 43 degrees 31 minutes 02 seconds West from the point of beginning; thence North 43 degrees 31 minutes 02 seconds East 131.60 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

EXCEPTION TRACT

Those parts of the Northwest Quarter of the Southwest Quarter of Section 5, and the Northeast Quarter of the Southeast Quarter of Section 6, all in Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 48 minutes 58 seconds West, assumed bearing, along the North line of said Northeast Quarter of the Southeast Quarter 690.00 feet; thence South 46 degrees 28 minutes 58 seconds East parallel with the Northeasterly line of "Wright's Addition to Pine River Village", according to the recorded plat thereof, said County, 898.79 feet to the point of beginning of the tract to be herein described; thence North 43 degrees 31 minutes 02 seconds East 51.64 feet; thence South 46 degrees 28 minutes 58 seconds East 37.00 feet; thence South 48 degrees 43 minutes 22 seconds West 204.78 feet; thence South 18 degrees 00 minutes 42 seconds West 61.53 feet; thence North 18 degrees 00 minutes 42 seconds East 61.53 feet; thence North 46 degrees 28 minutes 58 seconds West 204.78 feet; thence North 46 degrees 28 minutes 58 seconds West 589.64 feet to the Southeast corner of the Becker tract as described in Document Number 227021 recorded in the Cass County Recorder's Office; thence North 89 degrees 48 minutes 58 seconds West along the Southerly line of said Becker tract 75.26 feet to the Southwest corner of said Becker tract; thence North 46 degrees 28 minutes 58 seconds West along the Westerly line of said Becker tract 142.17 feet to the most Easterly corner of the Osterloh tract as described in Document Number 332744 recorded in the Cass County Recorder's Office; thence South 43 degrees 31 minutes 02 seconds West along the Southeasterly line of said Osterloh tract and along the Southeasterly line of the Osterloh tract as described in Document Number 313698 recorded in the Cass County Recorder's Office 281.29 feet to the Southwesterly line of said Lot 3; thence Southeasterly along the Southwesterly line of said Lot 3 and Lot 4 said plat being a non-tangential curve concave to the Southwest having a radius of 11559.16 feet a central angle of 0 degrees 44 minutes 43 seconds and a chord which bears South 45 degrees 34 minutes 56 seconds East to the most Southerly corner of said Lot 4; thence South 43 degrees 31 minutes 02 seconds West along the Southwesterly extension of the Southeasterly line of said Lot 4 a distance of 25.00 feet to the Northeasterly right-of-way line of State Highway Number 371; thence South 44 degrees 05 minutes 48 seconds East; thence South 42 degrees 59 minutes 11 seconds East continuing along said Northeasterly right-of-way line, tangent to said curve, 199.47 feet to the intersection with a line bearing South 43 degrees 31 minutes 02 seconds West from the point of beginning; thence North 43 degrees 31 minutes 02 seconds East 131.60 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.



REVISIONS DESCRIPTION DATE		COMPUTER: SK 06/408.dwg FIELD BOOK: BOOK 286 PG. 78 FILE NO.: 08/408		DATE: 12-28-06 SCALE: 1"=100' HORZ. VERT. NONE		PROJECT MGR: DSL		CHECKED BY: DSL		DRAWN BY: RJF		SKETCH & DESCRIPTIONS DICK HOUSTON HOUSTON FORD, INC. P.O. BOX 94 PINE RIVER, MN 56474		SHEET 1 OF 1	
BY:		DATE:		SCALE:		PROJECT MGR:		CHECKED BY:		DRAWN BY:		SKETCH & DESCRIPTIONS		SHEET	
DATE: 12/28/06		SCALE: 1"=100'		PROJECT MGR: DSL		CHECKED BY: DSL		DRAWN BY: RJF		SKETCH & DESCRIPTIONS		DICK HOUSTON HOUSTON FORD, INC. P.O. BOX 94 PINE RIVER, MN 56474		SHEET 1 OF 1	

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