

# EXHIBIT A

## PROPOSED LEGAL DESCRIPTION – Lot C

Government Lot 3 and the Southeast Quarter of the Southwest Quarter, Section 27, Township 136 North, Range 29 West of the 5<sup>th</sup> Principal Meridian, Crow Wing County, Minnesota, except that part platted as Mayo Hills and also except that part lying south of the following described line:

Commencing at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 01 minutes 28 seconds East, along the east line of said Southeast Quarter of the Southwest Quarter, a distance of 449.00 feet to the point of beginning of the line to be herein described; thence South 89 degrees 00 minutes 08 seconds West a distance of 786.73 feet to the easterly line of Mayo Hills, according to the recorded plat thereof on file in said Crow Wing County, and said described line there terminating.

Subject to (or seller to retain) a 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across Government Lot 3 and the Southeast Quarter of the Southwest Quarter, Section 27, Township 136 North, Range 29 West, Crow Wing County, Minnesota, being 16.5 feet on each side of the following described centerline: Commencing at the North Quarter Corner of said Section 27; thence South 02 Degrees 44 Minutes 51 Seconds West (assuming a line between the Northwest Corner of said Section 27 and said North Quarter Corner bears North 89 Degrees 19 Minutes 56 Seconds East) 3876.74 feet to the point of beginning of the easement to be herein described; thence South 54 Degrees 00 Minutes 39 Seconds East for 48.99 feet; thence South 36 Degrees 29 Minutes 54 Seconds East for 102.33 feet; thence South 78 Degrees 12 Minutes 01 Seconds East for 85.43 feet, more or less, to the east line of said Southeast Quarter of the Southwest Quarter and said described centerline there terminating. The side lines of said easement shall be prolonged or shortened to meet and terminate at said east line.

Subject to any other easements, restrictions, and reservations of record.

Said Lot C contains 10.58 acres, more or less.

NOTE: Easement(s) granted and/or retained will include terms governing shared use of the easement(s).

## STANDARD TERMS GOVERNING SHARED EASEMENTS

*The non-exclusive easement [RESERVED/GRANTED] by Grantor in the deed to which this exhibit is attached is for ingress, egress and utility purposes, including the right to install, maintain, repair and improve roadways and facilities as necessary, over, across and under that part of the following described property [...] including future subdivisions thereof.*

*By acceptance of the deed to which this exhibit is attached, Grantee acknowledges and agrees that: (a) Grantor has conducted and will continue to conduct upon its property natural resource management activities and other uses, including but not limited to harvesting of timber, hunting and recreation leases, herbicide use, etc.; and (b) Grantor shall not be liable to Grantee for any injury to or death of person, damage to property, or failure to comply with any law, statute, ordinance or rule, arising out of, caused by or attributable to, in whole or in part, any act, omission or neglect of Grantee in connection with or related to the use, construction, operation or maintenance of the easements in any manner by Grantee, or other parties using the easements with the permission or acquiescence of Grantee, and Grantee agrees to indemnify and hold Grantor harmless from all liability and claims for any such damage.*

*By acceptance of the deed to which this exhibit is attached, Grantee agrees with Grantor with respect to maintenance and use of the aforementioned easement granted by Grantor ("Private Road"), according to the terms hereof. The Private Road shall be maintained in a good and workmanlike fashion, shall be neat in appearance, and snow may be deposited immediately on either side of the Private Road as reasonably necessary to keep such roadway open and safe for travel, but it shall not be deposited in such a manner as to create a safety hazard or an undue burden on adjoining property. The expense of repairing, maintaining and upgrading portions of the Private Road shall be shared equally by those parties which make joint use of the Private Road, in proportion to their use; provided, however, that parties who make no use of portions of the Private Road shall have no obligation to contribute to repairs, maintenance or upgrades of portions which they do not use. Grantor and Grantee agree that they will cooperate in discussing road repairs, maintenance and upgrades and determining what work is to be undertaken with respect to the Private Road. All actions as to expenditures for repairs, maintenance and upgrades must be unanimous or agreed to by the parties who will pay for same; provided, however, that damage to or rutting of the Private Road which is caused by one party shall be repaired as soon as practicable by such party, at its expense. Parties shall not park their vehicles or permit others to park vehicles (or otherwise block) the Private Road, without first obtaining permission from the other parties validly using the Private Road. Grantor and Grantee agree to allow state vehicles, fire vehicles and other vehicles as the parties deem necessary to use the Private Road.*

*The intent herein is to [convey/reserve] a private easement. The non-exclusive easement [conveyed/reserved] herein is intended for use by the owner(s) of [Grantee's/Grantor's] property described herein. No roadway constructed within the easements may be turned over for public maintenance without the prior consent of Grantor.*

*The covenants, agreements, rights and obligations set forth herein shall be appurtenant to and run with the real property affected by this document. This easement is intended to be perpetual in nature, being binding upon Grantor and Grantee named in the deed to which this exhibit is attached, and their respective successors, heirs, assigns, tenants, agents, contractors, employees, invitees, licensees, servants or visitors. References herein to "Grantor" or "Grantee" shall be construed to include the successors, heirs, assigns, tenants, agents, contractors, employees, invitees, licensees, servants or visitors of Grantor and Grantee.*