

EXHIBIT A

PROPOSED LEGAL DESCRIPTION

SENE & SWNE, 03-143-35, except that part of said SWNE lying south of the north 975 feet thereof, Hubbard County, Minnesota.

Together with an easement for ingress, egress, and utility purposes, over, under, and across the N1/2SW1/4 and SENW, said Section 3, as shown on attached EASEMENT SKETCH and PROPOSED EASEMENT DESCRIPTION.

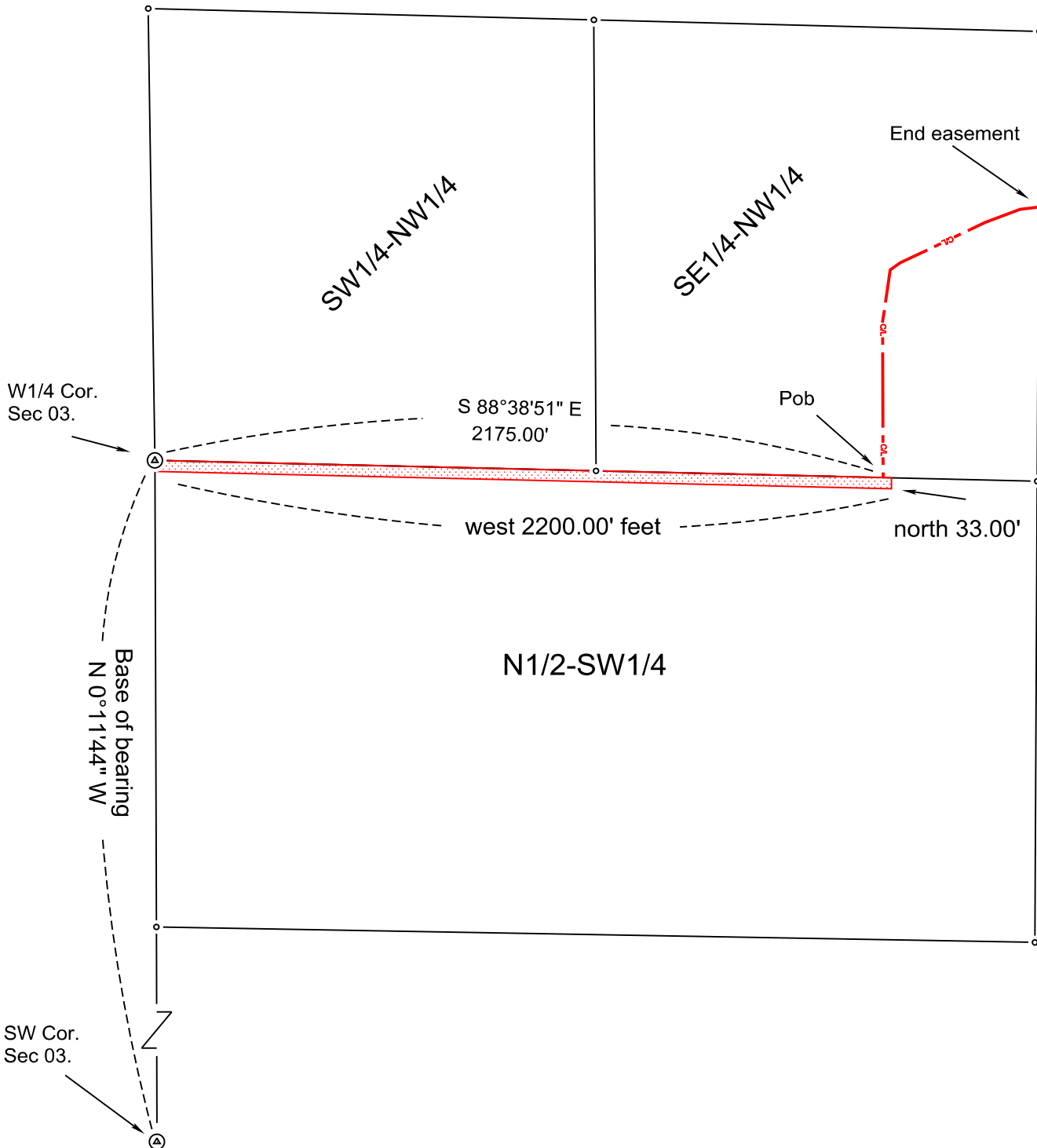
Subject to any easements, restrictions, or reservations of record.

EASEMENT SKETCH



Not to scale

An easement for ingress, egress, and utility purposes over, under, and across the North half of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter Section 03, Township 143 North, Range 35 West of the Fifth Principal Meridian, Hubbard County, Minnesota.



PROPOSED EASEMENT DESCRIPTION

An easement for ingress, egress, and utility purposes over, under, and across the north 33.00 feet of the west 2200.00 feet of the north half of the Southwest Quarter, Section 03, Township 143 North, Range 35 West of the Fifth Principal Meridian, Hubbard County, Minnesota.

AND

A 33.00-foot-wide easement for ingress, egress, and utility purposes over, under, and across the Southeast Quarter of the Northwest Quarter, said Section 03, being 16.5 feet on each side of the following described centerline:

Commencing at the West Quarter Corner of said Section 03; thence South 88 degrees 38 minutes 51 seconds East (assuming a line between the Southwest Corner of said Section 03 and said West Quarter Corner bears North 00 degrees 11 minutes 44 seconds West) a distance of 2175.00 feet to the point of beginning of the centerline to be herein described;

thence North 00 Degrees 12 Minutes 59 Seconds West for 462.68 feet;

thence North 08 Degrees 12 Minutes 18 Seconds East for 159.19 feet;

thence North 55 Degrees 07 Minutes 38 Seconds East for 37.50 feet;

thence North 64 Degrees 40 Minutes 43 Seconds East for 279.92 feet;

thence North 69 Degrees 25 Minutes 01 Seconds East for 111.30 feet;

thence North 82 Degrees 27 Minutes 23 Seconds East for 55.94 feet,

more or less, to the east line of said Southeast Quarter of the Northwest Quarter and said described centerline there terminating. The sidelines of said easement shall be prolonged or shortened to meet and terminate at the east and south lines of said Southeast Quarter of the Northwest Quarter.

Subject to County 3 right-of-way and any easements, restrictions, or reservations of record.