

EXHIBIT A

EASEMENT ALONG WEST BOUNDARY

A 50.00 foot easement for access purposes over that part of the West Half of the Northwest Quarter (W ½ NW ¼) of Section 17, Township 127 North, Range 37 West, Douglas County, Minnesota. The westerly most sideline of said easement is described as follows:

Commencing at the north quarter corner of said Section 17;

thence North 87 degrees 31 minutes 48 seconds West, assumed bearing along the north line of said Section, 2482.67 feet to the easterly most right-of-way line of the Soo Line Railroad;

thence South 02 degrees 43 minutes 29 seconds West, along said easterly most right-of-way line, 370.04 feet to the point of beginning of the line to be described;

thence continuing South 02 degrees 43 minutes 29 seconds West, along said easterly right-of-way line, 397.00 feet;

thence South 87 degrees 13 minutes 24 seconds East 773.21 feet;

thence South 04 degrees 27 minutes 22 seconds West 581.51 feet;

thence North 86 degrees 27 minutes 08 seconds West 755.72 feet to aforesaid easterly most right-of-way line of the Soo Line Railroad;

thence South 02 degrees 43 minutes 29 seconds West, along said easterly right-of-way line, 1088.85 feet;

thence southerly, along a tangential curve concave to the east, radius 3769.73 feet, central angle 00 degrees 59 minutes 24 seconds, 65.14 feet, said tangential curve being the circular equivalent of, and being very nearly parallel with, the Euler spiral curve center line of said Soo Line Railroad, said spiral having a central angle of 00 degrees 59 minutes 24 seconds and a spiral length of 99.00 feet;

thence southerly, along a compound curve, radius 2814.79 feet, central angle 03 degrees 38 minutes 27 seconds, 178.87 feet to the south line of aforesaid Northwest Quarter of Section 17 and there terminating.

EXHIBIT B

NORTHEAST ACCESS EASEMENT

An easement for access purposes over the South 970.00 feet of the East 50.00 feet of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 17, Township 127 North, Range 37 West, Douglas County, Minnesota.

AND

An easement for access purposes over the North 50.00 feet of the East 50.00 feet of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 17, Township 127 North, Range 37 West, Douglas County, Minnesota.

AND

An easement for access purposes over the West 615.00 feet of the North 50.00 feet of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 17, Township 127 North, Range 37 West, Douglas County, Minnesota.