

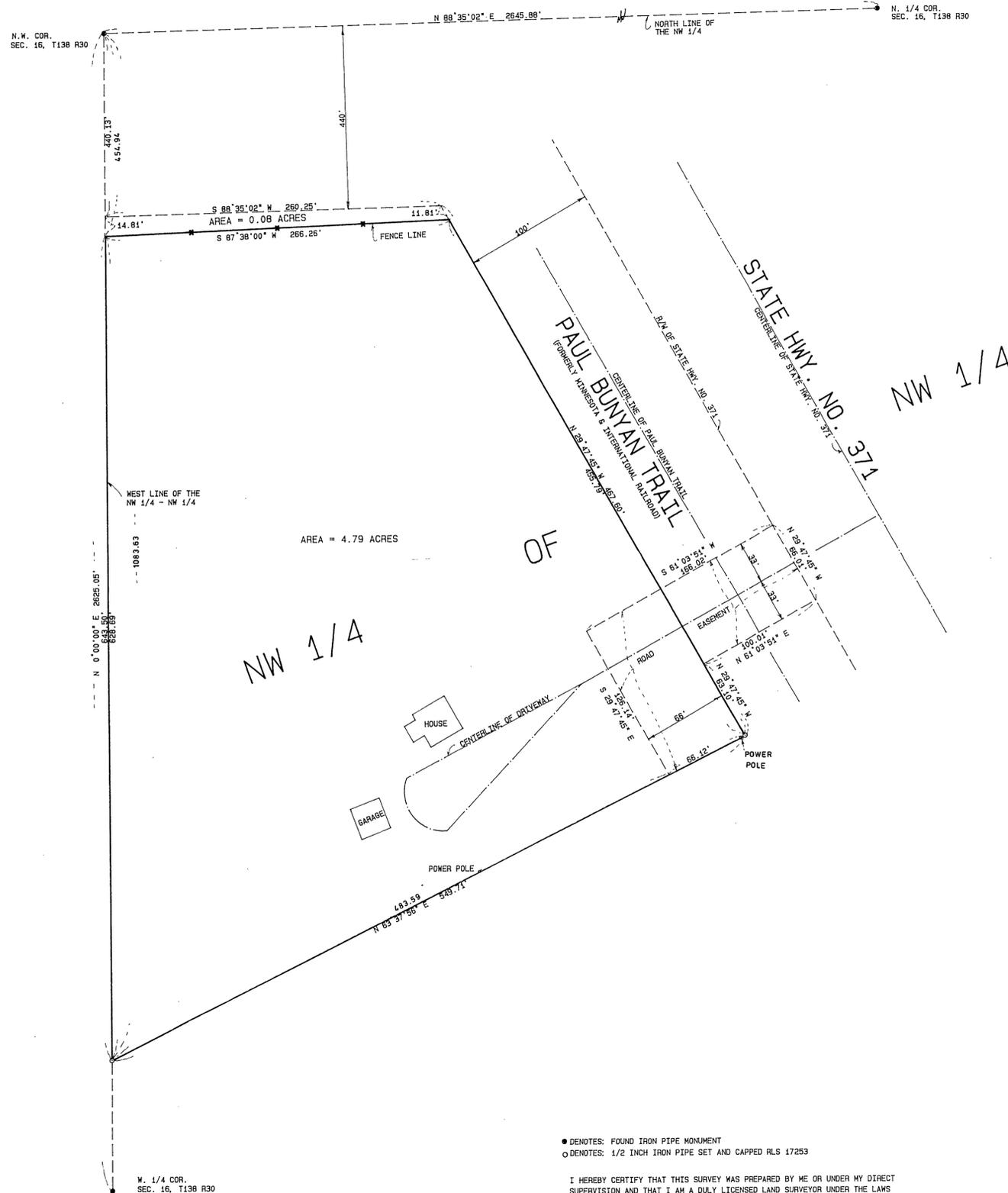
CENTRAL MINNESOTA SURVEYING, INC.

411 LAUREL STREET, BRAINERD, MN 56401 (218) 829-1751

995813

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER,
SECTION 16, TOWNSHIP 138, RANGE 30, CASS COUNTY, MINNESOTA

FOR: P & H LAND COMPANY



DESCRIPTION OF PARCEL TO BE SOLD

That part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 138, Range 30, Cass County, Minnesota described as follows:

Commencing at the northwest corner of said Section 16, thence on an assumed bearing of South 454.94 feet along the west line of said Northwest Quarter to the point of beginning of the tract of land to be described; thence continuing on a bearing of South 628.69 feet along said west line; thence North 63 degrees 37 minutes 56 seconds East 549.71 feet to the southwesterly right of way line of the Paul Bunyan Trail, formerly Minnesota and International Railway; thence North 29 degrees 47 minutes 45 seconds West 455.79 feet along said right of way line to an intersection with a line which bears North 87 degrees 38 minutes 00 seconds East from the point of beginning; thence South 87 degrees 38 minutes 00 seconds West 266.26 feet to the point of beginning.

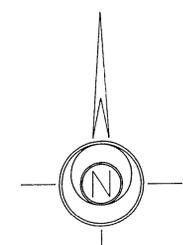
All in accordance with a survey dated February 12, 1999 by Bruce Grivna, Land Surveyor, Minnesota License No 17253.

DESCRIPTION OF PROPOSED ROAD EASEMENT

An easement for road purposes over, under and across that part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 138, Range 30, Cass County, Minnesota and that part of the Paul Bunyan Trail right of way, formerly Minnesota and International Railway right of way described as follows:

Commencing at the northwest corner of said Section 16, thence on an assumed bearing of South 1083.63 feet along the west line of said Northwest Quarter; thence North 63 degrees 37 minutes 56 seconds East 483.59 feet to the point of beginning of the easement to be described; thence continuing North 63 degrees 37 minutes 56 seconds East 66.12 feet to the southwesterly right of way line of the Paul Bunyan Trail, formerly Minnesota and International Railway; thence North 29 degrees 47 minutes 45 seconds West 63.10 feet along said right of way line; thence North 61 degrees 03 minutes 51 seconds East 100.01 feet to the southwesterly right of way line of State Highway No 371; thence North 29 degrees 47 minutes 45 seconds West 66.01 feet along said right of way line of State Highway No 371; thence South 61 degrees 03 minutes 51 seconds West 166.02 feet to an intersection with a line which bears North 29 degrees 47 minutes 45 seconds East 126.14 feet to the point of beginning; thence South 29 degrees 47 minutes 45 seconds East 126.14 feet to the point of beginning.

All in accordance with a survey dated February 12, 1999 by Bruce Grivna, Land Surveyor, Minnesota License No 17253.



SCALE: 1 INCH = 50 FT.

- DENOTES: FOUND IRON PIPE MONUMENT
- DENOTES: 1/2 INCH IRON PIPE SET AND CAPPED RLS 17253

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Bruce Grivna
BRUCE GRIVNA REG. NO. 17253 DATE: 2/12/99 BK. 10H, PG. 55 JOB NO. 995813