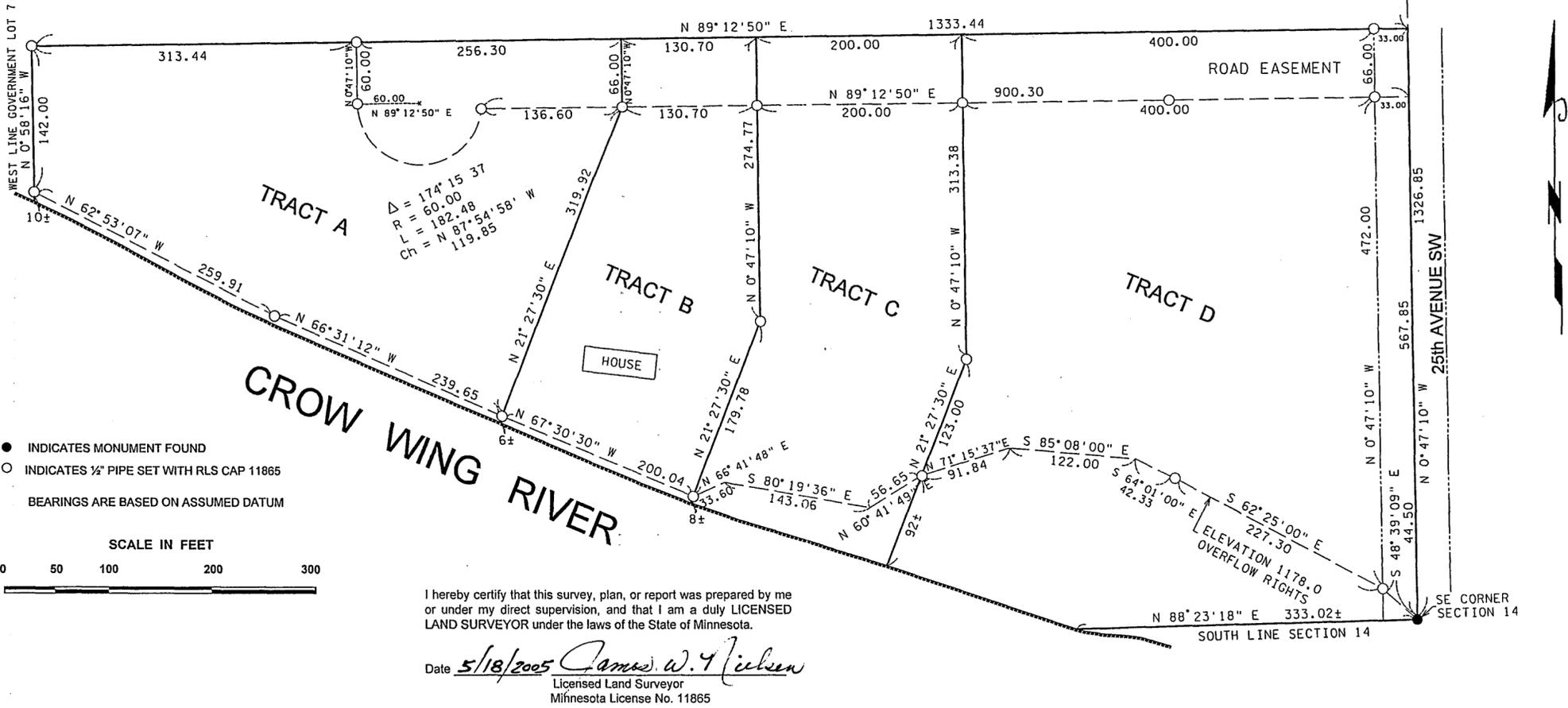


CERTIFICATE OF SURVEY

That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Beginning at a point on the section line between Sections Thirteen (13) and Fourteen (14) in the above township and range, a distance of Forty-six (46) rods South of the Northeast (NE) Corner of said Lot Seven (7); thence due west to intersection with the north bank of the Crow Wing River; thence southeasterly along the north bank of said river to the section line between said Sections Thirteen (13) and Fourteen (14); thence North along said Section line to place of beginning, which said excepted land contains twelve and one half (12.5) acres, more or less; reserving, however, mineral rights and repurchase right held and retained by the Cuyuna Range Power Company, also excepting certain overflow rights held and retained by the Cuyuna Power Company.



I hereby certify that this survey, plan, or report 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.

Date 5/18/2005 *James W. Nielsen*
 Licensed Land Surveyor
 Minnesota License No. 11865

TRACT A: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet; thence South 89 degrees 12 minutes 50 seconds West a distance of 763.70 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 66.00 feet to the point of beginning; thence reversing North 0 degrees 47 minutes 10 seconds West a distance of 66.00 feet; thence South 89 degrees 12 minutes 50 seconds West a distance of 569.74 feet to the west line of said Government Lot 7; thence South 0 degrees 58 minutes 16 seconds East a distance of 152.00 feet, more or less, to the bank of the Crow Wing River; thence southeasterly along said bank a distance of 499.56 feet, more or less, to the intersection with a line bearing South 21 degrees 27 minutes 30 seconds West from the point of beginning; thence North 21 degrees 27 minutes 30 seconds East a distance of 325.92 feet, more or less, to the point of beginning. Together with and subject to an easement for road and utility purposes described as follows: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet to the point of beginning; thence South 89 degrees 12 minutes 50 seconds West a distance of 1020.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 60.00 feet; thence southerly, easterly and northerly a distance of 182.48 feet along a tangential curve, concave to the north, having a radius of 60.00 feet and a central angle of 174 degrees 15 minutes 37 seconds; thence north 89 degrees 12 minutes 50 seconds East a distance of 900.30 feet to the east line of said Government Lot 7; thence North 0 degrees 47 minutes 10 seconds West along the east line of said Government Lot 7 a distance of 66.00 feet to the point of beginning. Subject to reservations, restrictions and easements of record.

TRACT B: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet; thence South 89 degrees 12 minutes 50 seconds West a distance of 633.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 274.77 feet to the point of beginning; thence reversing directions, North 0 degrees 47 minutes 10 seconds West a distance of 274.77 feet; thence South 89 degrees 12 minutes 50 seconds West a distance of 130.70 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 66.00 feet; thence South 21 degrees 27 minutes 30 seconds West a distance of 325.92 feet, more or less, to the bank of the Crow Wing River; thence southeasterly along said bank a distance of 200.04 feet, more or less, to the intersection with a line bearing South 21 degrees 27 minutes 30 seconds West from the point of beginning; thence North 21 degrees 27 minutes 30 seconds East a distance of 187.78 feet, more or less, to the point of beginning. Together with and subject to an easement for road and utility purposes described as follows: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet to the point of beginning; thence South 89 degrees 12 minutes 50 seconds West a distance of 1020.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 60.00 feet; thence southerly, easterly and northerly a distance of 182.48 feet along a tangential curve, concave to the north, having a radius of 60.00 feet and a central angle of 174 degrees 15 minutes 37 seconds; thence north 89 degrees 12 minutes 50 seconds East a distance of 900.30 feet to the east line of said Government Lot 7; thence North 0 degrees 47 minutes 10 seconds West along the east line of said Government Lot 7 a distance of 66.00 feet to the point of beginning. Subject to reservations, restrictions and easements of record.

TRACT C: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet; thence South 89 degrees 12 minutes 50 seconds West a distance of 433.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 313.38 feet to the point of beginning; thence reversing directions, North 0 degrees 47 minutes 10 seconds West a distance of 313.38 feet; thence South 89 degrees 12 minutes 50 seconds West a distance of 200.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 274.77 feet; thence South 21 degrees 27 minutes 30 seconds West a distance of 187.78 feet, more or less, to the bank of the Crow Wing River; thence southeasterly along said bank a distance of 200.00 feet, more or less, to the intersection with a line bearing South 21 degrees 27 minutes 30 seconds West, from the point of beginning; thence North 21 degrees 27 minutes 30 seconds East a distance of 215.00 feet, more or less, to the point of beginning. Together with and subject to an easement for road and utility purposes described as follows: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet to the point of beginning; thence South 89 degrees 12 minutes 50 seconds West a distance of 1020.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 60.00 feet; thence southerly, easterly and northerly a distance of 182.48 feet along a tangential curve, concave to the north, having a radius of 60.00 feet and a central angle of 174 degrees 15 minutes 37 seconds; thence north 89 degrees 12 minutes 50 seconds East a distance of 900.30 feet to the east line of said Government Lot 7; thence North 0 degrees 47 minutes 10 seconds West along the east line of said Government Lot 7 a distance of 66.00 feet to the point of beginning. Subject to reservations, restrictions and easements of record.

TRACT D: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet to the point of beginning; thence South 89 degrees 12 minutes 50 seconds West a distance of 433.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 313.38 feet; thence South 21 degrees 27 minutes 30 seconds West a distance of 215.00 feet, more or less, to the bank of the Crow Wing River; thence southeasterly along said bank a distance of 200 feet, more or less, to the intersection with the south line of said Government Lot 7; thence North 88 degrees 23 minutes 18 seconds East along the south line of said Government Lot 7 a distance of 333.02 feet, more or less, to the Southeast Corner of said Government Lot 7; thence North 0 degrees 47 minutes 10 seconds West along the east line of said Government Lot 7 a distance of 567.85 feet to the point of beginning. Together with and subject to an easement for road and utility purposes described as follows: That part of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Northeast Corner of said Government Lot 7; thence South 0 degrees 47 minutes 10 seconds East, assumed bearing, along the east line of said Government Lot 7 a distance of 759.00 feet to the point of beginning; thence South 89 degrees 12 minutes 50 seconds West a distance of 1020.00 feet; thence South 0 degrees 47 minutes 10 seconds East a distance of 60.00 feet; thence southerly, easterly and northerly a distance of 182.48 feet along a tangential curve, concave to the north, having a radius of 60.00 feet and a central angle of 174 degrees 15 minutes 37 seconds; thence north 89 degrees 12 minutes 50 seconds East a distance of 900.30 feet to the east line of said Government Lot 7; thence North 0 degrees 47 minutes 10 seconds West along the east line of said Government Lot 7 a distance of 66.00 feet to the point of beginning. Subject to an easement for 25th Avenue over the easterly 33.00 feet, thereof. Subject to reservations, restrictions and other easements of record.