

EXISTING LEASE TRACT LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 138, Range 30, Cass County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 01 degree 46 minutes 49 seconds East, bearings based on the Cass County Coordinate Grid, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 284.67 feet; thence South 87 degrees 54 minutes 51 seconds East a distance of 506.71 feet to the point of beginning of the lease tract to be described; thence continuing South 87 degrees 54 minutes 51 seconds East a distance of 466.00 feet; thence North 02 degrees 05 minutes 09 seconds East a distance of 466.00 feet; thence North 87 degrees 54 minutes 51 seconds West a distance of 466.00 feet; thence South 02 degrees 05 minutes 09 seconds West a distance of 466.00 feet to the point of beginning.

NOTES:

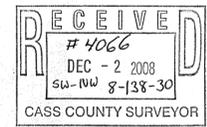
1. The orientation of this bearing system is based on Cass County Coordinate Grid (NAD 83/96).
2. BENCHMARK: MnDOT Control Monument "BARCLAY MNDT" Elevation = 1317.41 (NAVD 88).
3. Access to the proposed Nextel lease tract is from 44th Avenue Southwest, maintained by the Pine River Township.

PROPOSED LEASE TRACT DESCRIPTION:

That part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 138 North, Range 30 West of the Fifth Principal Meridian described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence North 01 degree 46 minutes 49 seconds East, bearings based on Cass County Coordinate Grid, along the west line of said Northwest Quarter a distance of 494.93 feet; thence South 87 degrees 54 minutes 51 seconds East a distance of 718.91 feet to the point of beginning of the lease tract to be described; thence continuing South 87 degrees 54 minutes 51 seconds East a distance of 466.00 feet; thence North 02 degrees 05 minutes 09 seconds East a distance of 20.00 feet; thence South 02 degrees 05 minutes 09 seconds West a distance of 12.00 feet; thence North 87 degrees 54 minutes 51 seconds West a distance of 20.00 feet; thence North 02 degrees 05 minutes 09 seconds East a distance of 12.00 feet to said point of beginning.

Said Lease Tract contains 240 square feet.

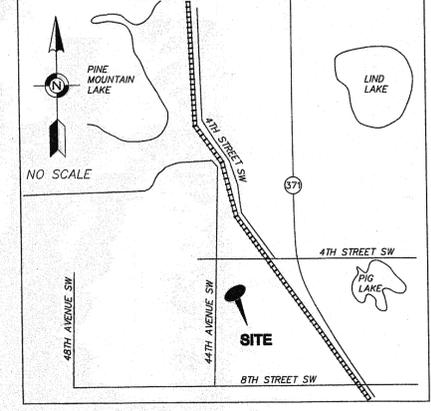


- DENOTES FOUND IRON MONUMENT UNLESS OTHERWISE INDICATED
- DENOTES SET RE-BAR MARKED BY LICENSE NO. 22033

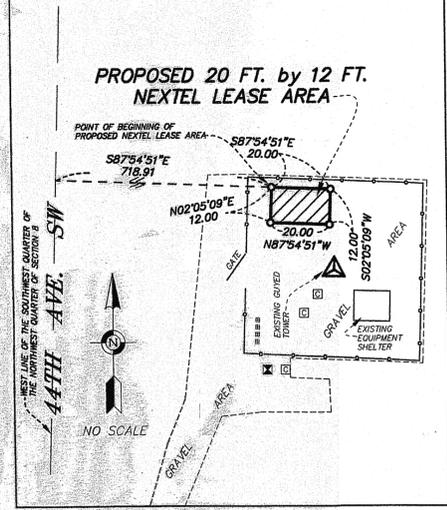
LEGEND

- ELEC. BOX
- TELE. BOX
- POWER POLE
- OVERHEAD WIRES
- POLE ANCHOR
- SIGN
- X — FENCE

VICINITY MAP



PROPOSED LEASE AREA DETAIL



NEXTEL
Nextel Communications, Inc.
400 W. GRAND AVE.
ELMHURST, ILLINOIS 60126
TEL: (630) 379-5100
FAX: (630) 379-5101

Fullerton Engineering Consultants, Inc.
9100 W. HIGGINS RD., SUITE 800
ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0205

EGAN, FIELD, & NOWAK, INC.
"SURVEYORS SINCE 1872"
1415 WAZATA BOULEVARD
MINNEAPOLIS, MINNESOTA 55426
PHONE: (952) 546-6831
FAX: (952) 546-6839

CHECKED BY:	
APPROVED BY:	
DATE	DESCRIPTION

CERTIFICATION:
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.

Date of survey: April 30, 2004
Date of signed: June 2, 2004

Egan, Field & Nowak, Inc.
Land Surveyors
Lee J. Nord
Lee J. Nord
Minnesota License No. 22033

SITE NAME
BACKUS

SITE NUMBER
MN-6001

SITE ADDRESS
580 44th Avenue SW
Backus, MN 56435

SHEET NAME

SHEET NUMBER