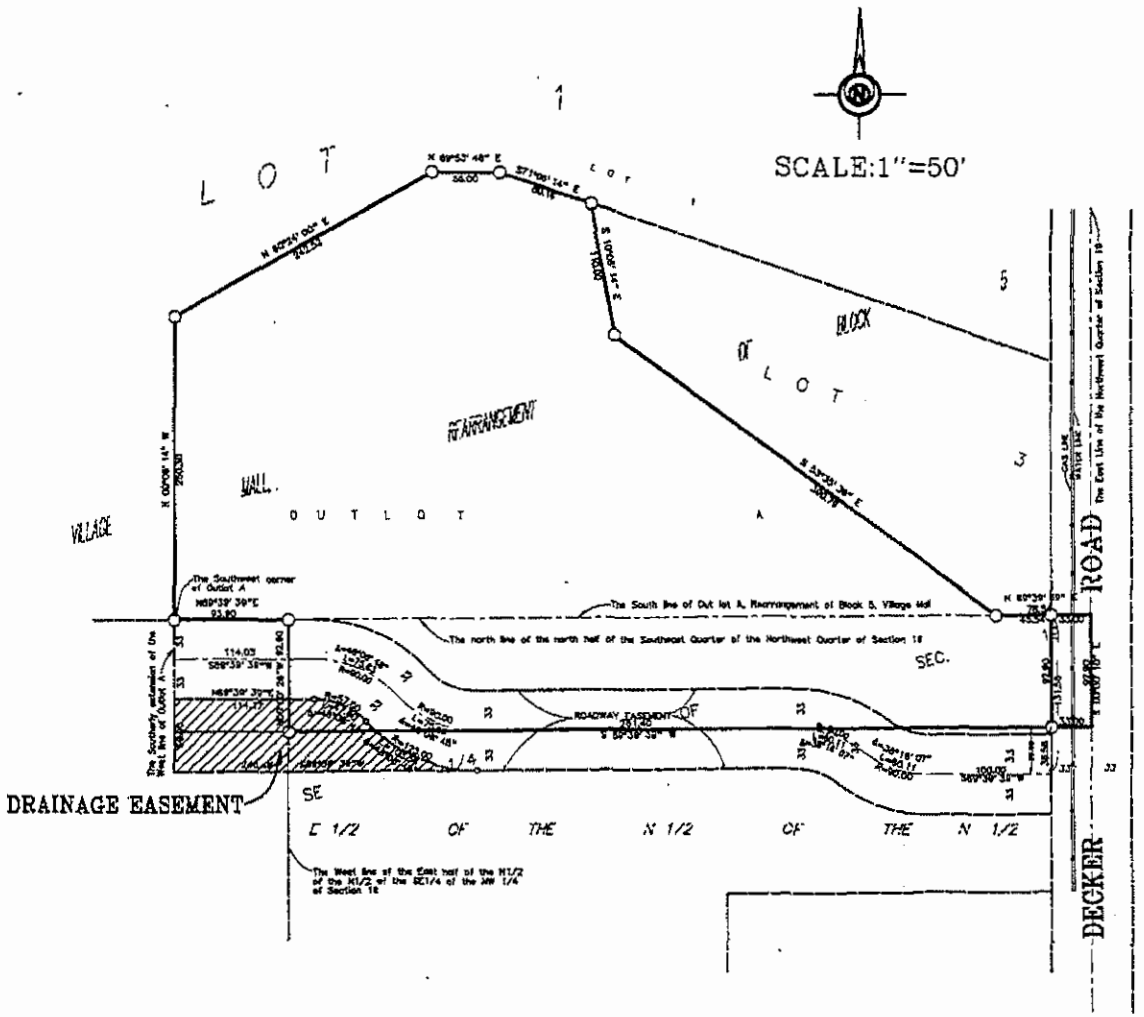
EXHIBIT A



LEGAL DESCRIPTION

PARCEL 1: The North 92.90 feet of the East Half of the North Half of the North Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 50 North, Range 14 West of the Fourth Principal Meridian.

PARCEL 2: Outlot A, Block 1, Rearrangement of Block 5, Village Mall.

ROADWAY LEGAL DESCRIPTION

A 66.00 feet wide easement for roadway purposes over and across the North Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 50 North, Range 14 West of the Fourth Principal Meridian lying westerly of the southerly extension of the westerly line of Outlot A, Village Mall Rearrangement of Block 5, the centerline of said easement is described as follows:

Commencing at the Southeast corner of Lot 3, Block 1, Village Mall rearrangement of Block 5, also being a point on the westerly right-of-way line of Decker Road; thence Southerly along said westerly right-of-way line of Decker Road a distance of 131.56 feet to the point of beginning of the centerline to be described; thence westerly parallel with the North line of said North half of the Southeast Quarter of the Northwest Quarter a distance of 100.00 feet; thence a distance of 80.11 feet along a tangential curve to the right having a radius of 90.00 feet and a central angle of 38 degrees 16 minutes 07 seconds; thence a distance of 60.11 feet along a tangential curve to the left having a radius of 90.00 feet and a central angle of 38 degrees 16 minutes 07 seconds to a point on the south line of the North 92.90 feet of said East Half of the North Half of the North Half of the Southeast Quarter of the Northwest Quarter; thence West along said South line a distance of 281.40 feet; thence a distance of 75.63 feet along a tangential curve to the right having a radius of 90.00 feet and a central angle of 48 degrees 08 minutes 48 seconds; thence a distance of 75.63 feet along a tangential curve to the left having a radius of 90.00 feet and a central angle of 48 degrees 08 minutes 48 seconds; thence westerly tangent to the last described curve a distance of 114.03 feet to a point on the southerly extension of the westerly line of Outlot A, Village Mall Rearrangement of Block 5 a distance of 33.00 feet south from the Southwest corner of said Outlot A and said centerline there terminating.

DRAINAGE EASEMENT LEGAL DESCRIPTION
(Anderson to Schniederman)

A Easement for drainage purposes over that part of the North half of the North half of the Southeast Quarter of the Northwest Quarter Except the North 92.90 feet of the East half said North half of the North half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 50 North, Range 14 West of the 4th Principal Meridian described as follows:

Commencing at the Southwest corner of Outlot A, Rearrangement of Block 5; thence on an assumed bearing of South 00 degrees 06 minutes 14 seconds East a distance of 66.00 feet to the point of beginning of the easement to be described; thence North 89 degrees 39 minutes 39 seconds East a distance of 114.17 feet; thence a distance of 47.90 feet along a tangential curve to the right having a radius of 57.00 feet and a central angle of 48 degrees 08 minutes 48 seconds; thence a distance of 103.36 feet along a tangential curve to the left having a radius of 123.00 feet and a central angle of 48 degrees 08 minutes 48 seconds; thence South 89 degrees 39 minutes 39 minutes West a distance of 248.49 feet; thence North 00 degrees 06 minutes 14 seconds West a distance of 58.90 feet to the point of beginning.

DRAINAGE EASEMENT LEGAL DESCRIPTION
(Schniederman to Anderson)

A Easement for drainage purposes over that part of the North 92.90 feet of the East half of the North half of the North half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 50 North, Range 14 West of the 4th Principal Meridian described as follows:

Commencing at the Southwest corner of Outlot A, Rearrangement of Block 5; thence on an assumed bearing of South 00 degrees 06 minutes 14 seconds East a distance of 66.00 feet to the point of beginning of the easement to be described; thence North 89 degrees 39 minutes 39 seconds East a distance of 114.17 feet; thence a distance of 47.90 feet along a tangential curve to the right having a radius of 57.00 feet and a central angle of 48 degrees 08 minutes 48 seconds; thence a distance of 103.36 feet along a tangential curve to the left having a radius of 123.00 feet and a central angle of 48 degrees 08 minutes 48 seconds; thence South 89 degrees 39 minutes 39 minutes West a distance of 248.49 feet; thence North 00 degrees 06 minutes 14 seconds West a distance of 58.90 feet to the point of beginning.

956355

ALTA SURVEY COMPANY, INC.
4929 Waterhorn Drive - Duluth, MN. 55811
PHONE (218) 727-5211 FAX (218) 727-3798

DESIGNED RLK
DRAWN RLK
CHECKED RLK

PROJECT CERTIFICATE OF SURVEY
CLIENT Bill Anderson

REVISIONS

DATE 8-31-04
PROJECT NO.
SHEET NO. 1

FILE NAME