

**SPRINGVALE TOWNSHIP
ISANTI COUNTY, MINNESOTA
DEVELOPMENT CONTRACT BETWEEN
SPRINGVALE TOWNSHIP AND _____
FOR THE PLATTING AND DEVELOPMENT OF:**

THIS AGREEMENT, made this _____ day of _____, 20____, is by and between the Town of Springvale, Isanti County, Minnesota, hereinafter referred to as the Township, and _____ hereinafter referred to as Developer.

WHEREAS, Developer has obtained preliminary approval for a new subdivision plat to be known as _____ containing dedications of roads and easements to Springvale Township over the property described on the attached Exhibit A, which is by reference incorporated herein.

WHEREAS, Developer desires to obtain final plat approval from the Springvale Town Board, and the Township desires that all improvements as required by Springvale Township be installed and constructed in Springvale Township in compliance with Springvale Township Subdivision Ordinances and/or Springvale Township regulations in effect.

WHEREAS, the Township desires that all development fees payable to Isanti County and Springvale Township by the Developer be paid and that all paper and mylar copies of the recorded plat be delivered to the Springvale Township and Isanti County.

WHEREAS, the Township and County Ordinances require that the Development Contract be executed in writing prior to the approval of the final plat.

NOW, THEREFORE, in consideration of the mutual promises of the parties herein and in further consideration of the benefits to the public and to the parties to be serviced by this contract:

IT IS AGREED BY AND BETWEEN THE PARTIES HERETO:

1. Plat Approval. The Town Board shall approve the prepared final plat of _____ when all of the subdivision and title requirements of Isanti County Ordinances and Springvale Township regulations have been met by the Developer and when all fees, deposits, escrows, and bonds have been properly paid or delivered to the appropriate officials. This Development Contract affects, encumbers, and otherwise concerns the lands described on the attached Exhibit A.

A. The Developer shall be required to deposit with the Township either by cash deposit (a cashiers check or certified check) or an Irrevocable Bank Letter of Credit drawn upon an FDIC insured banking institution licensed to do business in the State of Minnesota.

Said deposit, in whatever form it takes, shall be hereinafter referred to as the Financial Guaranty. (As defined in Section 20 of this Contract). The Financial Guaranty submitted shall be one hundred fifty percent (150%) of the total estimated cost of the public improvements as provided by the Township Engineer, which amount has been established as \$_____. The Developer shall further escrow with the Township cash in the amount of \$_____, which is five percent (5%) of the total Financial Guaranty amount, which is to be used by the Township for required engineering fees, legal fees, and other incidental expenses incurred by the Township in the negotiating and processing of this Contract. If cost overruns become evident during construction or if the additional costs set forth in the preceding sentence exceed the amount estimated, the Developer shall, within five (5) days of the Developers knowledge of such overruns, increase the amount of the Financial Guaranty, in the same form as the initial guaranty, so that at all times the Financial Guaranty plus the sum required for payment of costs is not less than ONE HUNDRED FIFTY PERCENT (150%) of the total cost of the public improvements.

2. Right to Proceed. Within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public improvements, or any buildings until this Contract has been fully executed by both parties and filed with the Township Clerk and the Financial Guaranty, as hereinafter defined, has been received by the Township.

3. Construction by Developer. The Developer will provide all materials and shall construct all improvements on the property to be platted as _____, which improvements shall be constructed and installed in accordance with Springvale Township Specifications and Isanti County Subdivision Ordinances and which improvements shall be constructed at the Developers own expense. All roads shall be constructed with bituminous surfacing according to current Township Road Specifications. Developer acknowledges receipt of a complete copy of the Standard Specifications for New Roadway Construction, Springvale Township, Minnesota, bearing a revision date of _____. The costs the Developer shall bear include, but are not limited to, all costs related to purchase and installation of storm sewer, streets, site grading and ponding, underground utilities, setting of iron monuments, surveying, staking, street signs and traffic signs.

Construction Category

- Mobilization, Clearing and Grubbing
- Common Excavation
- Drainage Systems
- Erosion Control
- Aggregate Base
- Bituminous Wear
- Shoulder
- Restoration

4. Connecting Roads. There are no contractual requirements for connecting roads associated with this Plat.

5. Development Plans. The plat shall be developed in accordance with the following plans. With the exception of Plan A and subject to the Township Engineers approval, the plans may be prepared after entering into this Agreement, but before commencement of any work in the plat. A soil erosion plan and wetland value replacement plan must also be prepared and approved by the County Soil and Water Conservation District. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

Plan A - Preliminary Plat of _____ prepared by _____ dated _____ or latest version thereof.

Plan B - Preliminary Grading, Drainage and Erosion Control Plan and Schedule, prepared by _____ dated _____ or latest version thereof.

Plan C - Street Plan and Profile Sheets, numbered _____ through _____, prepared by _____ and dated _____ as revised.

Plan D - Wetland mitigation plan prepared by _____ and dated _____

The Developer shall be responsible for providing a digital copy of any and all submittals to the Townships Engineers.

n, Plan B, shall be implemented by the

Developer and inspected and approved by the Township. The Township or the County or any Soil and Water Conservation District may impose additional erosion control requirements if they would be beneficial. All areas disturbed by the excavation and backfilling operations shall be reseeded forthwith after the completion of the work in that area. Except as otherwise provided in the erosion control plan, seed shall be certified oat seed to provide a temporary ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. All silt fence and hay bales must be removed and turf reestablished in these areas after turf has been established for one year. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the erosion control plan and schedule or supplementary instructions received from the Township, the County, or the Soil and Water Conservation District, the Township may take such action as it deems appropriate to control erosion. The Township will endeavor to notify the Developer in advance of any proposed action, but failure of the Township to do so will not affect the Developers and Townships rights or obligations hereunder. If the Developer does not reimburse the Township for any cost the Township incurred for such work within ten (10) days, the Township may draw down the Financial Guaranty to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the erosion control requirements.

7Copies of Plat

de the Township Clerk with four paper
copies of the recorded plat, one transparency print of the recorded plat, one digital copy and
one original copy in approved form.

uments in locations on the boundary of
the Subdivision and within the Subdivision. Survey monuments and property corners shall be
placed prior to any application for building permit within the plat. All survey monuments and
property corners shall be witnessed by a minimum four-foot high permanent steel fence post,
painted white. The Developers fulfillment of this requirement shall be confirmed by the
Township Engineer.

h provisions for proper erosion control
according to the design standards of the Township. The Developers fulfillment of this
requirement shall be confirmed by the Township Engineer. Any erosion shall be repaired as
necessary until final Township acceptance of the improvement.

t name signs which conform to current
municipal, county, or state highway standards, and that these street name signs be placed at all
street intersections within or abutting the subdivision. This requirement includes stop signs,
directional signs and speed limit signs, which conform to current State of Minnesota highway
standards as to size, shape and placement. The signs will be purchased and erected by the
Township at the Developers expense.

l installation of a Swing Away Mail Box
Post for each buildable lot in the proposed development. The post will be constructed per
Springvale Township specifications. The post can be purchased from the Township. Cost of
the post and installation will be at the Developers expense.

ilities, holding ponds, and easements,
which will adequately provide for the immediate drainage of surface water. All surface water
and drainage containment facilities must be either located on private property, with drainage
easements acceptable to the Township Engineer provided, or placed on property to be
dedicated to the public as part of the plat dedication process, and properly designated in the
plat as a drainage containment facility. The Developers fulfillment of this requirement shall be
confirmed by the Township Engineer.

13. Driveways

A. Driveway Access Permits. Every lot within a plat or developed area subject to
this Agreement that requires a driveway shall require a driveway access permit. The Developer
shall provide to the Township, in addition to the Financial Guaranty set forth herein, the sum of
Three Hundred and Fifty Dollars (\$350.00) for each driveway access permit. Two (2)
inspections shall be undertaken by the Township, with each inspection being charged at the
rate of Twenty-Five and No/100 Dollars (\$25.00) against this deposit. The balance of the
deposit shall be returned if the driveway is constructed in the correct manner and in accordance

with Township specifications. If the driveway is not constructed in accordance with Township specifications, then the balance may be drawn on by the Township for the Township to make the corrections itself. The balance shall not be deemed a limitation of the amount the Township may draw down. The Township may also draw against the Financial Guaranty to correct problems with driveway access construction.

B. Culvert. If the driveway inspector determines that a culvert is necessary, then an additional One Thousand and No/100 Dollars (\$1,000.00) shall be provided by the Developer and added to the guaranty. This amount shall be returned to the Developer if the culvert is installed properly and not damaged during construction. If the culvert is not installed properly, or is damaged during construction, and the Developer does not repair the same to the specifications of the Township within five (5) calendar days of written notice by the Town Board to the Developer, then the Town Board may draw down the One Thousand and No/100 Dollars (\$1,000.00) deposit, as well as drawing down the Financial Guaranty, if necessary, to correct the problem with the culvert.

14. Insurance. Developer or the Developers Contractor shall take out and maintain or cause to be taken out and maintained until six (6) months after the Township has accepted the public improvements, public liability, and property damage insurance, covering personal injury, including death, and claims for property damage which may arise out of Developers work or the work of its subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than \$1,000,000.00 for one person and \$1,000,000.00 for each occurrence; limits for property damage shall be not less than \$1,000,000.00 for each occurrence; or a combination single limit policy of \$1,000,000.00 or more. The Township and the Township Engineer shall be named as additional insured on the policy, and the Developer shall file with the Township a certificate evidencing coverage prior to the Township signing the plat. The certificate shall provide that the Township must be given thirty (30) days advance written notice of the cancellation of the insurance. The initial Certificate of Insurance is attached hereto as Exhibit C.

15. License. The Developer hereby grants the Township, its agents, employees, officers and contractors, a license to enter the plat to perform all work and inspections, provided for in the Township Ordinances or by this Agreement, deemed appropriate by the Township in conjunction with plat development.

16. Clean Up. The Developer shall clean dirt and debris from streets that have resulted from construction work by the Developer, its agents or assigns, as needed.

17. Two Year Warranty. The Developer warrants all work required to be performed by it against poor material and faulty workmanship for a period of two (2) years after its completion and initial acceptance by the Township.

18. Developers Default. In the event of default by the Developer as to any of the work to be performed by it hereunder, the Township may, at its option, perform the work and the Developer shall promptly reimburse the Township for any expense incurred by the Township, provided the Developer, except in an emergency as determined by the Township, is first given notice of the work in default, not less than forty-eight (48) hours in advance. This Contract is a

license for the Township to act, and it shall not be necessary for the Township to seek a Court Order for permission to enter the land. When the Township does any such work, the Township may, in addition to its other remedies, assess the cost in whole or in part, or draw such amounts from the Financial Guaranty without further notice to the Developer.

19. Ownership of Improvements. Upon completion of the work and construction required by this Contract, the improvements lying within public easements and roadways shall become Township property without further notice or action. Developer shall pay the Township \$_____ which represents the Townships estimated cost of normal upkeep and maintenance of the improvements, including snow plowing, during the two year warranty period set forth herein. This payment shall be made prior to obtaining the Townships signature on the final plat and shall be prorated if this project is phased.

20. Restrictive Covenants. All roads, rights-of-way, in fee title or in easement title, and all easements for drainage or utility purpose, hereinafter donated, dedicated, or expressly granted to the public, to Springvale Township or Isanti County by deed, by plat or by any other recorded instrument, are hereby declared by Developer to be subject to the following covenants:

A. Springvale Township, Isanti County, or the public is deemed to be the owner of all trees and shrubs and all other natural or artificial impediments or structures laying within any road, right-of-way, or easement area, and, as owner has the unrestricted right to trim, remove, relocate, or destroy said trees, shrubs, impediments and structures.

B. Owners of any real property subject to these covenants shall not construct, place or erect or allow the construction, erection, or placement of any impediment or structure within any road, right-of-way or easement.

C. These covenants shall run with the land and are binding upon the heirs, successors, and assigns of the Developer for all lands which are subject to this Development Contract, whether or not said lands are later described by metes-and-bounds or by reference to a plat.

21. Developers Financial Guaranty.

A. DEPOSIT OF AN IRREVOCABLE BANK LETTER OF CREDIT

To guarantee to the Township that the Developer will comply with the Springvale Township Specifications and the Springvale Township and Isanti County Subdivision Ordinances and with this Agreement, the Developer shall, contemporaneously with the signing of this contract, deposited an Irrevocable Bank Letter of Credit, in the form prescribed by the Township, and as approved by the Township attorney, effective through _____ with the Springvale Township Treasurer in the total amount of \$_____. The Letter of Credit shall be renewed as required by the Township until final Township acceptance of the improvements. This amount represents the Township Engineers recommendation of an amount equal to 150% of the estimated construction cost of the public improvements. Further, the Developer has deposited cash in the amount of \$_____, which is five percent (5%) of the estimated

construction costs, for engineering fees, legal fees and other incidental Township expenses. These amounts are judged sufficient to guarantee the Developers performance and to guarantee the durability of the improvements installed by the Developer, including inspections and reimbursement for professional services. These deposits further guarantee that the Developer will produce copies of the plat, as stated above. The Developers obligations, covenants and liabilities under this Contract are not limited by the value of the guaranty required by the Town Board.

B. Any cash deposit or Irrevocable Bank Letter of Credit shall also serve to guarantee that the Developer timely provides environmental testing and timely submits reports to the Township Engineer.

22. Financial Guaranty Retention.

A. The parties agree that, after completion by the Developer of portions of the required work, a portion of the Financial Guaranty may be refunded to the Developer. The amount of the cash deposit or letter of credit may be reduced to not less than twenty-five percent of the original amount which shall remain in effect through the warranty period. In the event of a cost overrun, the letter of credit or posted amount must be increased to equal 150% of the public improvements until the termination date. If the Financial Guaranty is in the form of a cash deposit, the portion of the cash deposit to be retained, shall be a dollar amount equal to the Township Engineers estimate of the amount needed to guarantee the Two Year Warranty set forth in this Contract. Any Irrevocable Bank Letter of Credit will be reduced in the same manner as a cash deposit, subject to the requirements of Section 5 of this Contract.

B. Within thirty (30) days after the completion of the improvements and before any portion of the Financial Guaranty is released, the Developer shall supply the Township with a complete set of reproducible as constructed plans, and two complete sets of blue line as constructed plans, all prepared in accordance with Township standards. The as constructed plan shall include field verified elevations of the following: a) cross sections of ponds, b) location and elevations of swales and ditches, c) lot corners and d) installation of iron monuments installed in accordance with Minn. Stat. 505.02. The Developers surveyor shall submit a written notice to the Township certifying that the monuments have been installed.

23. Construction Deadline. All of the physical improvements required to be constructed by the Developer shall be accomplished in accordance with the following schedule. If the Developer has not performed all work as scheduled, the Town Board, may at its option, contract to have the work completed and pay for this work out of the Developers cash deposit or by making a draft or draw upon the Irrevocable Bank Letter of Credit. Any funds remaining on deposit after completion of all work and acceptance of all work by the Town Board, shall be refunded to the Developer. No building permits for the construction of new homes in the plat will be issued until the platted roads have been constructed to the specifications required for the subgrade for bituminous surfaced roads in Springvale Township, and the following certification has been signed by the Developer and the Township Engineer.

Proper Subgrade Is Completed (Signatures required)

Developer: _____

Date: _____

Township Engineer: _____

Date: _____

The Construction Schedule shall be:

- A. Completion of grading and road subgrade by _____.
- B. Completion of aggregate base and first lift bituminous by _____.
- C. Completion of final lift bituminous and project restoration prior to _____, as authorized by Township.

24. Township Remedies.

A. The parties agree that the Developers failure to provide corrective work when called upon to honor a guarantee or obligation under this Contract shall entitle the Township to use the Financial Guaranty, either in the form of spending cash deposits or making drafts or draws on the Irrevocable Bank Letter of Credit in amounts sufficient to provide a substitute performance for the Developers obligations. Any funds remaining on deposit after completion of all work and expiration of all guarantees shall be refunded to the Developer, provided that the subdivider has first delivered to the Township Clerk an original sworn construction statement attesting to the full payment of all contractors, subcontractors and material suppliers who provided labor and material for construction of the required improvements; and provided that the sworn construction statement is in a form approved by the Township Attorney and accompanied by such additional waivers, affidavits or releases from contractors and suppliers as may be required by the Township Attorney.

B. In the event that the Township receives claims from labor, material men, or others that work required by this Agreement has been performed, the sums due them have not been paid, and the laborers, material men, or others are seeking payment from the Township, the Developer hereby authorizes the Township to commence an Interpleader action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Court, to draw upon the Financial Guaranty in an amount up to 125% of the claim(s) and deposit the funds in compliance with the Rule, and upon such deposit, the Developer shall release, discharge, and dismiss the Township from any further proceedings as it pertains to the funds deposited with the District Court, except that the Court shall retain jurisdiction to determine attorneys fees pursuant to this Contract.

C. Notwithstanding Developers guarantee, Developer shall hold the Township harmless from any and all claims which may arise from third parties, including contractors and subcontractors, for contract claims and/or damages sustained resulting from the performance or failure of the Developers work described in this Agreement.

25. Construction Restrictions. Developer and contractors shall comply with all legal, state and federal regulations applicable to any construction under this Agreement. Developer

shall provide Isanti County with required bonds related to construction on County Road _____.

26. Legal Actions. In the event legal action is taken against the Township or the Dedications regarding a Claim or commenced by Developer to challenge a Claim or related to this Contract or development of the plat, Developer shall defend such action at its own expense, and Township shall cooperate with Developer in the defense thereof, or, at Townships election, assume the defense, at the expense of the Developer. Township shall have the right to join Developer as party defendant in any such legal action brought against it or the Dedications, and Developer hereby consents to the entry or an order making it a party defendant.

27. Developer to Pay All Costs. By this Agreement, the Developer specifically agrees that it will reimburse the Township for all engineering consulting fees, planning consulting fees, inspection fees, fees for legal services, and any other fees, whether service fees or fees for expenses, such as copying, mileage, filing fees etc. which are reasonably incurred by the Township in processing this subdivision application, negotiating this Contract or complying with and performing the Townships rights and duties under this Contract. The Developer agrees that the Township may draw down the Financial Guaranty, refuse further action on the plat, refuse to issue building permits, issue stop work orders, enforceable through action in the District Court of Isanti County, and file liens based on the language of this Contract, against the property in the plat if the terms of this paragraph are not complied with. The Developer acknowledges that it has had ample and sufficient opportunity to review the costs and fees to be imposed by the Township pursuant to this Development Agreement, and by ordinance and Town policy, and specifically stipulates and agrees that those costs are fair, reasonable, and proportionate to the actual cost of the service for which the fees are imposed.

28. Timing. The Developer specifically waives application of Minn. Stat. § 15.99 and agrees that as to timing of approvals and other decisions of the Township, its agents, engineers or attorneys, the provisions of Minn. Stat. § 15.99 shall not apply, but rather the terms and obligations of this Contract shall apply. To the extent a court might rule that Minn. Stat. § 15.99 could apply to some portion of this Contract, or the obligations contained within this Contract, or requests submitted regarding matters governed by this Contract, the Developer affirmatively waives compliance with Minn. Stat. § 15.99 and consents to an indefinite extension of the time frames found in Minn. Stat. § 15.99, pursuant to Minn. Stat. § 15.99, subd. (f).

29. Indemnity.

A. Developer shall at all times indemnify and save Township harmless from and against all liability which Township may for any cause and at any time sustain or incur by reason of a claim or suit or action or proceeding relating to this Contract or development of the plat. This indemnity shall survive all transactions and inspections between Township and Developer. This indemnity shall not be modified, except by subsequent written agreements between parties. The Developers obligations, covenants and liabilities under this Contract are not limited by the value of the Financial Guaranty required by the Town Board.

B. The Developer shall hold the Township and its officers; employees and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the Township and its officers, employees, and agents for all costs, damages, or expenses which the Township may pay or incur in consequence of such claims, including attorneys fees.

30. Payment by Developer. Developer shall pay, upon demand by Township, the amount of any liability under this Contract or related to the Plat paid by Township. Developer shall satisfy and discharge any judgment recovered against Township or the Dedications by reason of such liability promptly after the entry thereof, unless an appeal is taken and any bonds required to stay the collection thereof are procured and filed by Developer. If a final judgment is entered against the Township or the Dedications after the appeal, Developer shall satisfy and discharge such judgment. Township may, in its reasonable discretion, make any payment as required herein, and Developer shall promptly repay to the Township the amount of such payment with interest.

31. Miscellaneous.

A. The Developer represents to the Township that the plat complies with all Township, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the Township determines that the plat does not comply, the Township may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the Townships demand, the Developer shall cease work until there is compliance.

B. Third parties shall have no recourse against the Township under this Contract.

C. Breach of the terms of this Contract by the Developer shall be grounds for denial of building permits, including for lots sold to third parties.

D. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

E. If building permits are issued prior to the completion and acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the Township, Developer, its contractors, subcontractors, material men, employees, agents, or third parties.

F. The action or inaction of the Township shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the Town Board. The Townships failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

G. This Contract shall run with the land and may be recorded against the title to the property.

H. Each right, power of remedy herein conferred upon the Township is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to Township, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the Township and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

I. The Developer may not assign this Contract without the written permission of the Town Board, which permission shall not be unreasonably withheld. The Developers obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

J. The Developer shall enter into a Hazardous Waste Indemnity Agreement, with the Township. Said Agreement is attached hereto as Exhibit B, and by this reference, made a part hereof.

K. The Developer warrants that it is the fee owner of the property described in Exhibit A and has full power and authority to enter into this Agreement.

L. The Developer shall comply with the requirements of all contracts it enters into with subcontractors, workers, material suppliers and any others providing material, or services under this Agreement. Developer warrants that all such persons shall be properly paid for their work and that Developer will not permit liens of any kind to be placed upon the property described in Exhibit A. Any such mechanics liens shall be immediately satisfied by Developer. Should Developer fail to remove liens as called for by this paragraph, such failure shall be deemed a default under this Agreement, and the Township shall be entitled, upon ten (10) days written notice, to draw upon the Financial Guaranty, or to seek cash payment from the Developer, by action in a court of competent jurisdiction to satisfy said liens. In the event such action is brought, Developer shall be responsible for the Towns costs and attorney fees.

M. The Developer shall obtain a Letter of Map Revision to reflect the accurate floodplain boundary prior to acceptance of final improvements. The Township shall be entitled to refuse final improvements, and to draw against Financial Guaranty to obtain the Letter of Map Revision itself if the Developer fails to comply with this paragraph.

32. Written Amendment. This contract may be modified, changed or amended only by subsequent writings by and between the same parties hereto.

33. Binding Agreement. This Contract shall be binding upon and shall inure to the benefit of the parties, their legal representatives, and their heirs, successors and assigns.

34. Notices.

**SPRINGVALE TOWNSHIP
ISANTI COUNTY, MINNESOTA
DEVELOPMENT CONTRACT BETWEEN
SPRINGVALE TOWNSHIP AND _____
FOR THE PLATTING AND DEVELOPMENT OF:**

Dated: _____ 20____
Developer Name _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ISANTI)

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____

Notary Public

EXHIBIT A

SPRINGVALE TOWNSHIP

LEGAL DESCRIPTION

EXCEPT:
ALSO EXCEPT:
SUBJECT TO:

641668.1