

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

8 0 5 3 5 8 3
Tx:4042001
840922
RECORDED ON
02/05/2015
10:58 AM
MARGE L. GEISSLER
REGISTER OF DEEDS
REC FEE: 30.00
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 5

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.
22910-1743-00000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD: Kenneth R & Sue E Anderson (collectively,
"Landlord"),

TENANT: Northern Sands L.L.C., a Minnesota Limited
Liability Company

EFFECTIVE
DATE OF LEASE: February 15, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: Kenneth R & Sue E Anderson
2536 County Hwy N
Colfax, WI 54730

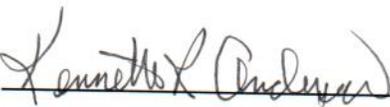
If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
Kenneth R Anderson

By: 
Sue E Anderson

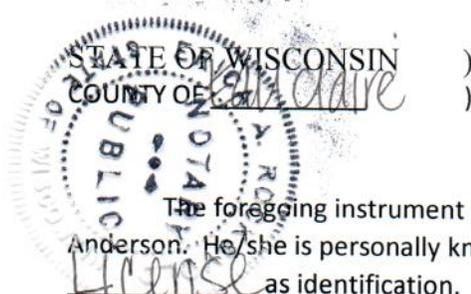
TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____

Paul van Eijl, President

ACKNOWLEDGMENTS



STATE OF WISCONSIN)
COUNTY OF RACINE) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Kenneth R Anderson. He/she is personally known to me or has produced Wisconsin Drivers License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold - Erica Rocksvold

Notary Public, State of Wisconsin

My Commission Expires: 12/01/15



STATE OF WISCONSIN)
COUNTY OF RACINE) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Sue E Anderson. He/she is personally known to me or has produced Wisconsin Drivers License as identification.

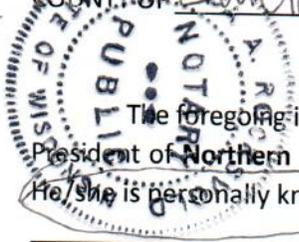
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold - Erica Rocksvold

Notary Public, State of Wisconsin

My Commission Expires: 12/01/15

STATE OF WISCONSIN)
COUNTY OF CLAY) ss



The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl, the President of Northern Sands L.L.C., a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold - Erica Rocksvold

Notary Public, State of Wisconsin

My Commission Expires:

12/01/15

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.
22910-1743-00000000

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17), Township Twenty-nine (29) North, of Range Ten (10) West.

Together with a perpetual easement for ingress and egress over and across the Northerly 33 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seventeen (17), Township Twenty-nine (29) North, of Range Ten (10) West. This easement conveyed to the grantees is a nonexclusive easement for ingress and egress purposes (including, without limitation by virtue of this enumeration, all driveway uses, all agricultural uses and all recreational uses); and it also allows the grantees and their heirs and assigns to permit others to use such easement area for such purposes. Further, it is agreed by the parties hereto, for themselves and for their heirs and assigns, that such easement area shall not be obstructed in any manner; that the grantees and their heirs and assigns may remove from such easement area such trees which may interfere with the use of such easement; and that the grantees and their heirs and assigns shall comply with all of the laws, rules, regulations and requirements of any public authority relative to their use of such easement. This easement conveyed to the grantees shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and also their respective heirs and assigns.

Subject to easements of record, if any, and all applicable zoning ordinances; and also subject to the 1996 real estate taxes, which have been prorated.

By way of explanation, the grantor also is and shall continue to be the owner, for herself and for her heirs and assigns, of a perpetual nonexclusive easement for ingress and egress over and across the Northerly 33 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seventeen (17), Township Twenty-nine (29) North, of Range Ten (10) West.

Said premises are not homestead property.



8 0 5 3 5 8 4

Tx:4042001

840923

RECORDED ON

02/05/2015

10:59 AM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 5

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-2021-00000000

22910-2022-00000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD: Ronald J Anderson Etal (collectively, "**Landlord**"),

TENANT: **Northern Sands L.L.C.**, a Minnesota Limited Liability Company

EFFECTIVE DATE OF LEASE: February 19, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: Ronald J Anderson Etal
1901 Zera St
Bloomer, WI 54724

If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

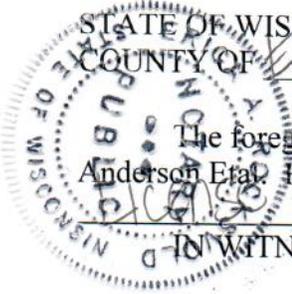
By: *Ron Anderson*
Ron Anderson Etal

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: *Paul van Eijl*
Paul van Eijl, President

ACKNOWLEDGMENTS

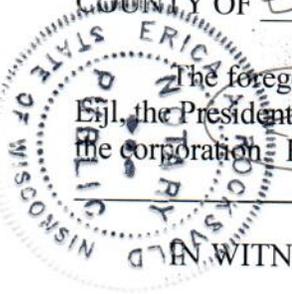


STATE OF WISCONSIN)
COUNTY OF Eau Claire) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Ron Anderson Etal. He/she is personally known to me or has produced Wisconsin Drivers as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature] - Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15



STATE OF WISCONSIN)
COUNTY OF Eau Claire) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl, the President of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature] - Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-2021-00000000

22910-2022-00000000

The North East Quarter of the North West Quarter
and the North West Quarter of the North West
Quarter of Section 20 in Township 29 North of
Range 10 West.

Grantors reserve unto themselves a life estate herein

The undersigned hereby permits Ronald Anderson to sign attached document on behalf of the property described in Parcel #22910-2021-00000000 and #22910-2022-00000000

Ronald J Anderson

Ronald Anderson

Mary Beranek

Mary Beranek

Kenneth Anderson

Kenneth Anderson

Gerald C Anderson

Gerald Anderson

Gary J Anderson

Gary Anderson

8 0 5 3 5 8 5
Tx: 4042001
840924
RECORDED ON
02/05/2015
10:59 AM
MARGE L. GEISSLER
REGISTER OF DEEDS
REC FEE: 30.00
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.
22910-2031-00020000
22910-2042-00000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD: Eugene P & Sharon L Buck (collectively,
"Landlord"),

TENANT: Northern Sands L.L.C., a Minnesota Limited
Liability Company

EFFECTIVE
DATE OF LEASE: January 24, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of Landlord and Tenant are as follows:

If to Landlord: Eugene P & Sharon L Buck
2240 County Hwy N
Colfax, WI 54730

If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987

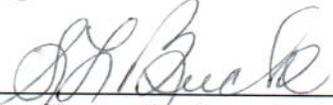
This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
Eugene Buck

By: 
Sharon Buck

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: 
Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Sturtevant) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Eugene Buck. He/she is personally known to me or has produced Wisconsin Drivers License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Theresa A. Rakuski
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

STATE OF WISCONSIN)
COUNTY OF Sturtevant) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Sharon Buck. He/she is personally known to me or has produced Wisconsin Drivers License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Theresa A. Rakuski
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

STATE OF WISCONSIN)
COUNTY OF Sturtevant) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl, the President of Northern Sands L.L.C., a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Theresa A. Rakuski
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-2031-00020000

22910-2042-00000000

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20) in Township Twenty-nine (29) North of Range Ten (10) West, located in Chippewa County, Wisconsin.

SUBJECT to a Life Estate as reserved in Quit Claim Deed recorded in Vol. 698 Records, Page 428.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, restrictions and roadways of record, and will warrant and defend the same.



8 0 5 3 5 8 6

Tx:4042001

840925

RECORDED ON

02/05/2015

10:59 AM

MARGE L. GEISSLER
REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 5

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-1911-00020000

22910-1921-00000000

22910-1912-00000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD:

Robert G & Lana M Christoffel (collectively,
"Landlord"),

TENANT:

Northern Sands L.L.C., a Minnesota Limited
Liability Company

EFFECTIVE

DATE OF LEASE:

February 24, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: Robert G & Lana M Christoffel
9796 20th St
Colfax, WI 54730

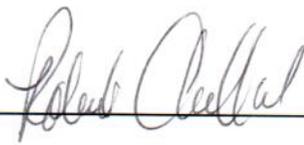
If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
Robert Christoffel

By: 
Lana Christoffel

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____

Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Fau Claire) ss

The foregoing instrument was acknowledged before me on January 30, 2015, by Robert Christoffel. He/she is personally known to me or has produced WI Diver's License as identification.

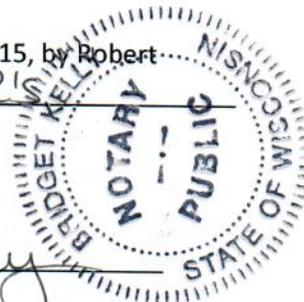
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bridget Kelly

Notary Public, State of Wisconsin

My Commission Expires: 10/09/2016

Bridget Kelly



STATE OF WISCONSIN)
COUNTY OF Fau Claire) ss

The foregoing instrument was acknowledged before me on January 30, 2015, by Lana Christoffel. He/she is personally known to me or has produced WI Diver's License as identification.

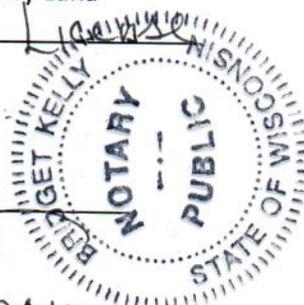
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bridget Kelly

Notary Public, State of Wisconsin

My Commission Expires: 10/09/2016

Bridget Kelly



STATE OF WISCONSIN)
COUNTY OF Eau Claire) ss

The foregoing instrument was acknowledged before me on January 30, 2015, by Paul van Eijl, the President of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced WI Driver's License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public, State of Wisconsin

My Commission Expires: 10/09/2016

Bridget Kelly

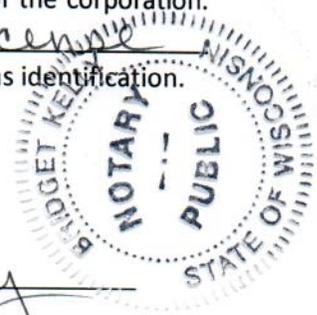


EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-1911-00020000

22910-1921-00000000

22910-1912-00000000

but excluding any real property located within five hundred (500) feet of any existing structures adjacent to the single-family dwelling located on parcel #22910-1911-00020000 or within five hundred (500) feet of ingress or egress routes used by Landlord on said parcel

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$),

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) AND

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$),

ALL IN Section Nineteen (19), Township Twenty-nine (29) North, Range Ten (10) West, TOWN OF HOWARD, Chippewa County, Wisconsin;

EXCEPT That Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Nineteen (19) described as follows: Beginning at the Northeast corner thereof; thence South along the East line of said forty, 347 feet; thence West parallel to the North line of said forty, 414 feet; thence North parallel to the East line, 347 feet more or less to the North line of said forty; thence East along the North line thereof 414 feet more or less to the Point of Beginning.



8 0 5 3 5 9 0

Tx:4042001

840929

RECORDED ON

02/05/2015

11:00 AM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 5

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos. 22910-1733-00000000
22910-1734-05010000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD: D R Acres L.L.C. % Daniel R Rothbauer
(collectively, "**Landlord**"),

TENANT: **Northern Sands L.L.C.**, a Minnesota Limited
Liability Company

EFFECTIVE
DATE OF LEASE: February 18, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: D R Acres L.L.C. % Daniel R Rothbauer
9011 30th St
Colfax, WI 54730

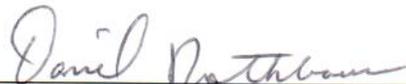
If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes).

This document was drafted by Paul van Eijl

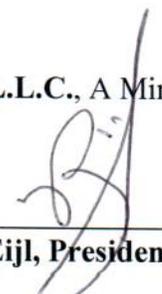
IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
Daniel Rothbauer for DR Acres

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

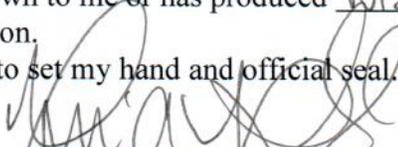
By: 
Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF La Crosse) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Daniel Rothbauer. He/she is personally known to me or has produced WISCONSIN Drivers License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

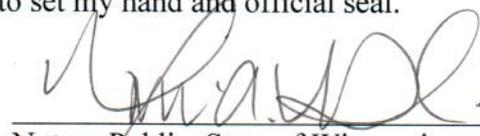


Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

STATE OF WISCONSIN)
COUNTY OF La Crosse) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl, the President of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows: ~~See attached deeds.~~ *PV*

Parcel Nos.

22910-1733-00000000

22910-1734-05010000

The Southwest Quarter of the Southwest Quarter (SW¹/₄-SW¹/₄) and the South Half of the Southeast Quarter of the Southwest Quarter (S¹/₂-SE¹/₄-SW¹/₄) all in Section 17, Township 29 North, Range 10 West.

This is **not** homestead property.

Exhibit B

CONSENT RESOLUTION
OF
D.R. Acres, LLC

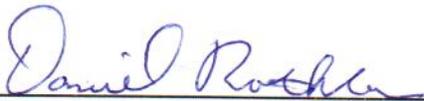
The undersigned, constituting all Members of D.R. Acres, LLC, a Wisconsin limited liability company ("Company"), acting pursuant to Chapter 183 of the Wisconsin Statutes, hereby waive notice and consent to the following actions pursuant to Section 183.0404 of the Wisconsin Statutes without a formal meeting of the members or notice thereof.

WHEREAS, Company desires to enter into a Royalty Lease Agreement with Northern Sands, LLC according to the terms and conditions set forth therein;

WHEREAS, the Members of the Company believe that entering into said Agreement is in the best interest of the Company; and

NOW THEREFORE, BE IT RESOLVED, that the Company is authorized to enter into said Agreement and Daniel R. Rothbauer is authorized to execute and deliver any and all documents on behalf of the Company that are necessary to effectuate the consummation of said Agreement.

Executed this 8 day of February, 2014.



Daniel R. Rothbauer, Member



Donald Rothbauer, Member



Aleda Frederick, Member



Herbert Rothbauer, Member



Betty Hawkes, Member



Vernon Rothbauer, Member



Edward Rothbauer, Member



Connie Rothbauer, Member

DR
m

8 0 5 3 5 9 4
Tx:4042001
840933
RECORDED ON
02/05/2015
11:01 AM
MARGE L. GEISSLER
REGISTER OF DEEDS
REC FEE: 30.00
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.
22910-1721-05010000
22910-1722-05010000
22910-1724-00210000
22910-1713-00000000
22910-1723-00210000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD: Harvey & Audrey Dreger (collectively,
"Landlord"),

TENANT: Northern Sands L.L.C., a Minnesota Limited
Liability Company

EFFECTIVE
DATE OF LEASE: February 24, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: Harvey & Audrey Dreger
10797 20th St
Colfax, WI 54730

If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 

Harvey Dreger

By: 

Audrey Dreger

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____
Paul van Eijl, President

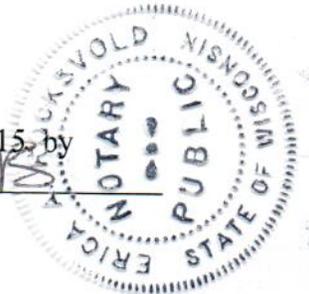
ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Laurens) ss

The foregoing instrument was acknowledged before me on January 29, 2015, by Harvey Dreger. He/she is personally known to me or has produced W Drivers License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature] - Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

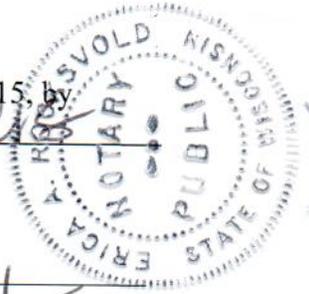


STATE OF WISCONSIN)
COUNTY OF Laurens) ss

The foregoing instrument was acknowledged before me on January 29, 2015, by Audrey Dreger. He/she is personally known to me or has produced License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold
[Signature]
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15



STATE OF WISCONSIN)
COUNTY OF Laurens) ss

The foregoing instrument was acknowledged before me on January 29, 2015, by Paul van Eijl, the President of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced W Drivers License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15
Erica Rocksvold



EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows: ~~See attached deeds.~~ PV

Parcel Nos.

22910-1721-05010000

22910-1722-05010000

22910-1724-00210000

22910-1713-00000000

22910-1723-00210000

The South West Quarter of the North East Quarter (SW $\frac{1}{4}$ -NE $\frac{1}{4}$);
The South Half of the North Half of the Northwest Quarter (S $\frac{1}{2}$ -N $\frac{1}{2}$ -NW $\frac{1}{4}$); and the
North Half of the North Half of the South Half of the North West Quarter
(N $\frac{1}{2}$ -N $\frac{1}{2}$ -S $\frac{1}{2}$ -NW $\frac{1}{4}$) of Section 17 Township 29 North of Range 10 West.



8 0 5 3 5 9 2

Tx:4042001

840931

RECORDED ON

02/05/2015

11:00 AM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-1731-00020000

22910-1732-00020000

22910-1724-02510000

22910-1723-02510000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD:

Beverly J Geissler (collectively, "**Landlord**"),

TENANT:

Northern Sands L.L.C., a Minnesota Limited Liability Company

EFFECTIVE

DATE OF LEASE:

February 14, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of Landlord and Tenant are as follows:

If to Landlord: Beverly J Geissler
10621 20th St
Colfax, WI 54730

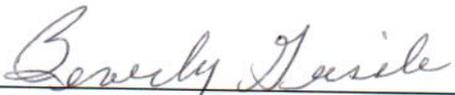
If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes).

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 

Beverly Geissler

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: 

Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Fau Claire) ss

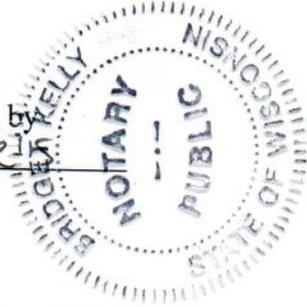
The foregoing instrument was acknowledged before me on January 30, 2015, by Beverly Geissler. He/she is personally known to me or has produced WI Driver License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bridget Kelly
Notary Public, State of Wisconsin

My Commission Expires: 10/09/16

Bridget Kelly



STATE OF WISCONSIN)
COUNTY OF Fau Claire) ss

The foregoing instrument was acknowledged before me on January 30, 2015, by Paul van Eijl, the President of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced WI Driver License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bridget Kelly
Notary Public, State of Wisconsin

My Commission Expires: 10/09/16

Bridget Kelly



EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows: ~~See attached deeds.~~ ✓

Parcel Nos.

22910-1731-00020000

22910-1732-00020000

22910-1724-02510000

22910-1723-02510000

The Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), and the South Half (S 1/2) of the North Half (N 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) and the South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Twenty-nine (29) North of Range Ten (10) West.
Except land described in Volume 364 Records page 250.



8 0 5 3 5 9 3

Tx:4042001

840932

RECORDED ON

02/05/2015

11:00 AM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-1731-05010000

22910-1732-05000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD:

Daniel J Geissler (collectively, "**Landlord**"),

TENANT:

Northern Sands L.L.C., a Minnesota Limited Liability Company

EFFECTIVE

DATE OF LEASE:

February 14, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of Landlord and Tenant are as follows:

If to Landlord: Daniel J Geissler
10557 20th St
Colfax, WI 54730

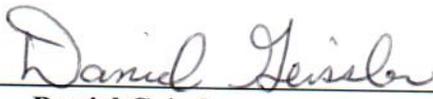
If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes).

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
Daniel Geissler

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: 
Paul van Eijl, President

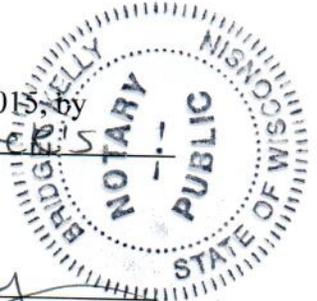
ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Eau Claire) ss

The foregoing instrument was acknowledged before me on January 30, 2015, by Daniel Geissler. He/she is personally known to me or has produced WI Driver's License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bridget Kelly
Notary Public, State of Wisconsin
My Commission Expires: 10/09/2014
Bridget Kelly



STATE OF WISCONSIN)
COUNTY OF Eau Claire) ss

The foregoing instrument was acknowledged before me on January 30, 2015, by Paul van Eijl, the President of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced WI Driver's License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bridget Kelly
Notary Public, State of Wisconsin
My Commission Expires: 10/09/2014
Bridget Kelly



EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows: ~~See attached deeds.~~ W

Parcel Nos.

22910-1731-05010000

22910-1732-05000000

The South Three-Quarters (S 3/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), and the South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), all in section Seventeen (17), Township Twenty-Nine (29) North, of Range Ten (10) West, the same being 50 acres, more or less, Town of Howard, Chippewa County, Wisconsin.

Together with a perpetual easement for ingress and egress over and across the Northerly 33 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and over and across the Northerly 33 feet of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said section Seventeen (17), Township Twenty-Nine (29) North, of Range Ten (10) West.



8 0 5 3 5 8 8

Tx:4042001

840927

RECORDED ON

02/05/2015

10:59 AM

MARGE L. GEISSLER
REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-3033-00000000

22910-2032-00000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD:	James & Rebecca Kiesow (collectively, "Landlord"),
TENANT:	Northern Sands L.L.C. , a Minnesota Limited Liability Company
EFFECTIVE DATE OF LEASE:	January 17, 2014
COMMENCEMENT DATE:	December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of Landlord and Tenant are as follows:

If to Landlord: James & Rebecca Kiesow
N8582 County Hwy A
Colfax, WI 54730

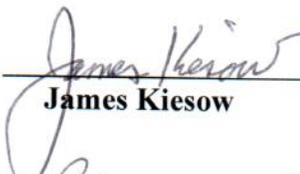
If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987

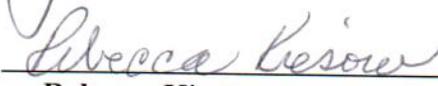
This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
James Kiesow

By: 
Rebecca Kiesow

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: 
Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Manitowish ss

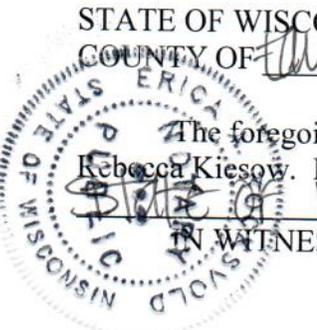


The foregoing instrument was acknowledged before me on January 28, 2015, by James Kiesow. He/she is personally known to me or has produced drivers license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/2015

STATE OF WISCONSIN)
COUNTY OF Manitowish ss



The foregoing instrument was acknowledged before me on January 28, 2015, by Rebecca Kiesow. He/she is personally known to me or has produced drivers license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/2015

STATE OF WISCONSIN)
COUNTY OF Manitowish ss



The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl, the President of Northern Sands L.L.C., a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-3033-00000000

22910-2032-00000000

**West half of the Southwest Quarter ($W\frac{1}{2}SW\frac{1}{4}$)
Section Thirty (30), Township Twenty-nine
(29) North, Range Ten (10) West.**

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-2923-04000000
22910-3011-06000000
22910-3014-00020000
22910-3041-00000000
22910-3043-00000000
22910-3044-00000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD:

RASMUSSEN TRUST ROBERT & KARLA M
(collectively, "**Landlord**"),

TENANT:

Northern Sands L.L.C., a Minnesota Limited
Liability Company

EFFECTIVE
DATE OF LEASE: November 8, 2013

COMMENCEMENT DATE: December 1, 2014

TERM: 20 years expiring on the 20th anniversary of the
January 1 following Commencement Date, subject to
extension for up to two (2) additional 10-year terms

PERMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: Rasmussen Trust Robert & Karla
1976 80th Ave
Colfax, WI 54730

If to Tenant: Northern Sands, L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.)

This document was drafted by Craig Johnson

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: Robert Rasmussen

Robert Rasmussen

By: Karla Rasmussen

Karla Rasmussen

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
)ss
COUNTY OF Eau Claire)

The foregoing instrument was acknowledged before me on June 12, 2015, by Robert Rasmussen. He/she is personally known to me or has produced WI Driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

R Bridget Kelly
Notary Public, State of Wisconsin
My Commission Expires: 10.9.2016

STATE OF WISCONSIN)
)ss
COUNTY OF Eau Claire)

The foregoing instrument was acknowledged before me on June 12, 2015, by Karla Rasmussen. He/she is personally known to me or has produced WI Driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

R Bridget Kelly
Notary Public, State of Wisconsin
My Commission Expires: 10.9.2016

TENANT:

Northern Sands, L.L.C., A Minnesota Limited Liability Company

By: _____ 

Craig Johnson
Vice President, Northern Sands, L.L.C.

STATE OF WISCONSIN)
)ss
COUNTY OF DANE)

The foregoing instrument was acknowledged before me on June 12th, 2015, by Craig Johnson. He/she is personally known to me or has produced a Wisconsin picture driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____ 

Reno J. Simonini
Notary Public, State of Wisconsin
My Commission is permanent.

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-2923-04000000

22910-3011-06000000

22910-3014-00020000

22910-3041-00000000

22910-3043-00000000

22910-3044-00000000

but excluding any real property located within one hundred (100) feet of any existing structures adjacent to the single-family dwelling located on parcel #22910-3044-00000000 or within one hundred (100) feet of ingress or egress routes used by Landlord on said parcel to reach 80th Ave.

The E ½ of the NE ¼ of Section 30, Township 29 North, Range 10 West, South and West of the Soo Line Railroad; the E ½ of the SE¼ and the SW¼ of the SE¼ of Section 30, Township 29 North, Range 10 West; and the SW¼ of the NW¼ of Section 29, Township 29 North, Range 10 West, South and West of Soo Line Railroad.



8 0 5 3 5 9 1

Tx:4042001

840930

RECORDED ON

02/05/2015

11:00 AM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos. 22910-1734-00210000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD: Daniel R & Michelle M Rothbauer (collectively, "Landlord"),

TENANT: Northern Sands L.L.C., a Minnesota Limited Liability Company

EFFECTIVE DATE OF LEASE: February 18, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of Landlord and Tenant are as follows:

If to Landlord: Daniel R & Michelle M Rothbauer
9011 30th St
Colfax, WI 54730

If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

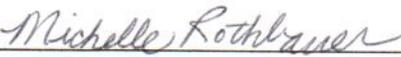
This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes.

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
Daniel R Rothbauer

By: 
Michelle M Rothbauer

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

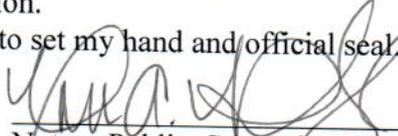
By: 
Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF au Claire) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Daniel Rothbauer. He/she is personally known to me or has produced license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

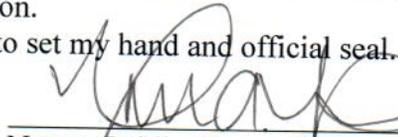

Notary Public, State of Wisconsin
My Commission Expires: 12/01/2015
Erica Rocksvold



STATE OF WISCONSIN)
COUNTY OF au Claire) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Michelle Rothbauer. He/she is personally known to me or has produced license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public, State of Wisconsin
My Commission Expires: 12/01/2015
Erica Rocksvold



STATE OF WISCONSIN)
COUNTY OF au Claire) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl, the President of Northern Sands L.L.C., a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

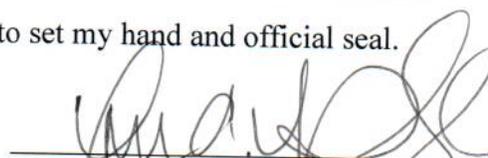

Notary Public, State of Wisconsin
My Commission Expires: 12/01/2015
Erica Rocksvold



EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows: See attached deeds: PV

Parcel Nos.

22910-1734-00210000

The North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seventeen (17), Township Twenty-nine (29) North, of Range Ten (10) West.

Together with a perpetual easement for ingress and egress over and across the Northerly 33 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seventeen (17), Township Twenty-nine (29) North, of Range Ten (10) West. This easement conveyed to the grantees is a nonexclusive easement for ingress and egress purposes (including, without limitation by virtue of this enumeration, all driveway uses, all agricultural uses and all recreational uses); and it also allows the grantees and their heirs and assigns to permit others to use such easement area for such purposes. Further, it is agreed by the parties hereto, for themselves and for their heirs and assigns, that such easement area shall not be obstructed in any manner; that the grantees and their heirs and assigns may remove from such easement area such trees which may interfere with the use of such easement; and that the grantees and their heirs and assigns shall comply with all of the laws, rules, regulations and requirements of any public authority relative to their use of such easement. This easement conveyed to the grantees shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and also their respective heirs and assigns.

Reserving to the grantor and to her heirs and assigns a perpetual easement for ingress and egress over and across the Northerly 33 feet of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seventeen (17), Township Twenty-nine (29) North, of Range Ten (10) West. This easement reserved by the grantor for herself and for her heirs and assigns is a nonexclusive easement for ingress and egress purposes (including, without limitation by virtue of this enumeration, all driveway uses, all agricultural uses and all recreational uses); and it also allows the grantor and her heirs and assigns to permit others to use such easement area for such purposes. Further, it is agreed by the parties hereto, for themselves and for their heirs and assigns, that such easement area shall not be obstructed in any manner; that the grantor and her heirs and assigns may remove from such easement area such trees which may interfere with the use of such easement; and that the grantor and her heirs and assigns shall comply with all of the laws, rules, regulations and requirements of any public authority relative to their use of such easement. This easement reserved by the grantor for herself and for her heirs and assigns shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and also their respective heirs and assigns.

Subject to easements of record, if any, and all applicable zoning ordinances; and also subject to the 1996 real estate taxes, which have been prorated.

By way of explanation, the grantor also is and shall continue to be the owner, for herself and for her heirs and assigns, of a perpetual nonexclusive easement for ingress and egress over and across the Northerly 33 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seventeen (17), Township Twenty-nine (29) North, of Range Ten (10) West.

Said premises are not homestead property.



8 0 5 3 5 9 6

Tx:4042001

840935

RECORDED ON

02/05/2015

11:01 AM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-1914-00020000

22910-1914-08880000

22910-1913-00000000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD:

Donald W & Colleen K Schwartz (collectively,
"Landlord"),

TENANT:

Northern Sands L.L.C., a Minnesota Limited
Liability Company

EFFECTIVE
DATE OF LEASE: February 14, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: Donald W & Colleen K Schwartz
9544 20th St
Colfax, WI 54730

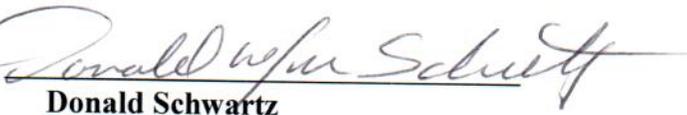
If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes).

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 
Donald Schwartz

By: 
Colleen Schwartz

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____
Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Emmenet) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Donald Schwartz. He/she is personally known to me or has produced Wisconsin Driver License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

STATE OF WISCONSIN)
COUNTY OF Emmenet) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Colleen Schwartz. He/she is personally known to me or has produced Wisconsin Driver License as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

STATE OF WISCONSIN)
COUNTY OF Emmenet) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl; the President of Northern Sands L.L.C., a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced WI as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Rocksvold
Notary Public, State of Wisconsin
My Commission Expires: 12/01/15
Erica Rocksvold

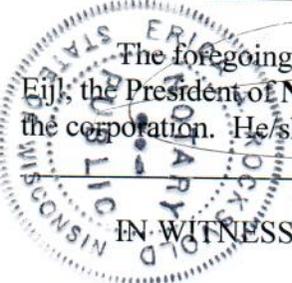
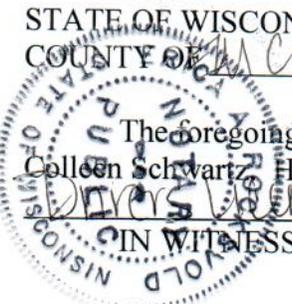


EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows: ~~See attached deeds.~~ PV

Parcel Nos.

22910-1914-00020000

22910-1914-08880000

22910-1913-00000000

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), all in Section Nineteen (19), Township Twenty-nine (29) North, Range Ten (10) West.

The South 500 feet of the East 420 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin.

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Twenty-nine (29) North of Range Ten (10) West,
Except the North 820 feet of the East Half (E $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Twenty-nine (29) North of Range Ten (10) West; Also Except the South 500 feet of the East 420 feet thereof.



8 0 5 3 5 9 5

Tx:4042001

840934

RECORDED ON

02/05/2015

11:01 AM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 4

MEMORANDUM OF ROYALTY LEASE AGREEMENT

**Document
Number**

**AFTER RECORDING
RETURN TO :
Northern Sands LLC
157 W 3rd St, Ste B
Winona, MN 55987**

Parcel Identification Numbers:

Parcel Nos.

22910-1944-00000000

22910-1941-00020000

MEMORANDUM OF ROYALTY LEASE AGREEMENT

WITNESSETH: This is a Memorandum of that certain Royalty Lease Agreement, described below, wherein Landlord demised and leased to Tenant those certain premises hereinafter described:

LANDLORD:

Olav & Gail C Svec Trust (collectively,
"Landlord"),

TENANT:

Northern Sands L.L.C., a Minnesota Limited
Liability Company

EFFECTIVE
DATE OF LEASE: March 5, 2014

COMMENCEMENT DATE: December 31, 2014

TERM: 20 years, expiring on the 20th anniversary of the January 1 following Commencement Date, subject to extension for up to two (2) additional 10-year terms

PREMISES: See **Exhibit A** attached hereto

The mailing addresses of
Landlord and Tenant are as follows:

If to Landlord: Olav & Gail C Svec Trust
1899 County Hwy N
Colfax, WI 54730

If to Tenant: Northern Sands L.L.C.
157 W. 3rd Street, Ste. B
Winona, MN 55987
Attn: Paul van Eijl, President

This document is a lease of less than 99 years and not a conveyance as defined by State Law (Sec. 77.21(1), Wisconsin Statutes), and is exempt from a return and fee imposed (Sec. 77.21(1), Wisconsin Statutes).

This document was drafted by Paul van Eijl

IN WITNESS WHEREOF, the undersigned have executed this Royalty Lease Agreement on the date hereinabove written.

LANDLORD:

By: 

Olav Svec

By: _____

N/A

Gail Svec (Deceased)

TENANT:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____
Paul van Eijl, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
COUNTY OF Lincoln) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Olav svce. He/she is personally known to me or has produced Wisconsin Invoics as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

STATE OF WISCONSIN)
COUNTY OF Lincoln) ss

The foregoing instrument was acknowledged before me on January 28, 2015, by Paul van Eijl, the President of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, State of Wisconsin
My Commission Expires: 12/01/15

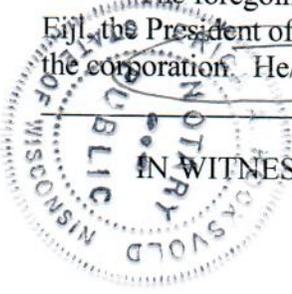


EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows: ~~See attached deeds.~~ ✓

Parcel Nos.

22910-1944-00000000

22910-1941-00020000

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 19, in Township 29 North of Range 10 West, excluding, however, real estate described in Certified Survey Map No. 1899.

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-1941-71899001

A parcel of land located in the Northeast ¼ of the Southeast ¼ of Section 19, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, more fully described as follows:

Commencing at the East Quarter Corner of said Section 19;

thence, South 00°00'00" East, along the east line of said Southeast ¼, 1101.71 feet;

thence, North 87°05'50" West, 281.27 feet to the POINT OF BEGINNING;

thence, continuing North 87°05'50" West, 336.08 feet;

thence, North 00°31'54" East, 320.03 feet;

thence, South 87°05'50" East, 336.08 feet;

thence, South 00°31'54" West, 320.03 feet to the point of beginning.

Contains 2.47 acres or 107,464 square feet. Subject to an access easement as shown.

Also subject to any and all additional easements, right of ways or conveyances of record.

TOGETHER WITH A 33' WIDE ACCESS EASEMENT

A parcel of land located in the Northeast ¼ of the Southeast ¼ of Section 19, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, more fully described as follows:

Commencing at the East Quarter Corner of said Section 19;

thence, South 00°00'00" East, along the east line of said Southeast ¼, 680.76 feet;

thence, South 75°20'03" West, 34.11 feet to the POINT OF BEGINNING;

thence, continuing South 75°20'03" West, 50.61 feet;

thence, South 56°00'55" West, 180.05 feet;

thence, North 87°05'50" West, 47.04 feet;

thence, North 00°31'54" East, 33.03 feet;

thence, South 87°05'50" East, 37.40 feet;

thence, North 56°00'55" East, 174.67 feet;

thence, North 75°20'03" East, 64.87 feet to the westerly right of way line of 20th Street;

thence, South 00°00'00" East, along said westerly right of way line, 34.11 feet to the point of beginning.

Contains 9,151 square feet. Subject to any and all easements, right of ways or conveyances of record.

INDEXED _____

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 1899

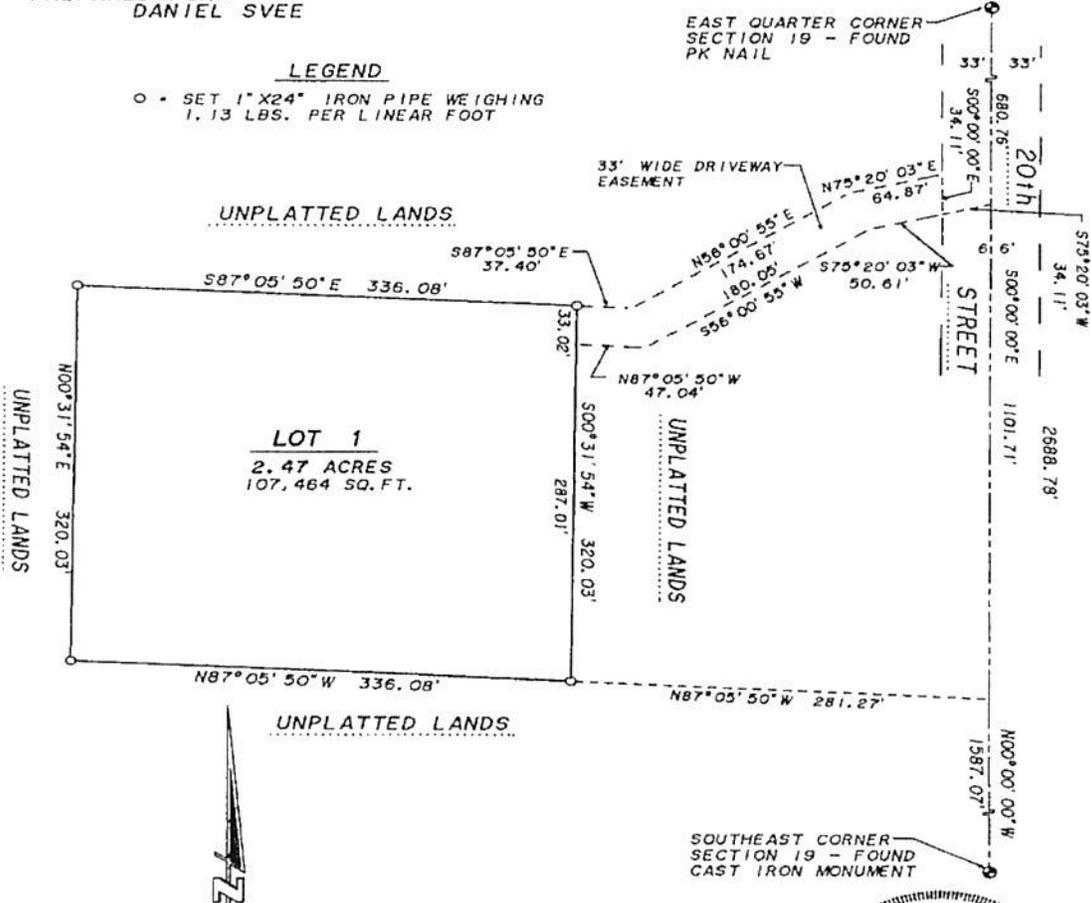
LOCATED IN THE NE 1/4 OF THE SE 1/4
SECTION 19, T. 29N., R. 10W.,
TOWN OF HOWARD, CHIPPEWA COUNTY, WISCONSIN

REGISTERS OFFICE JSS
CHIPPEWA FALLS, WIS. JSS
RECEIVED FOR RECORD
THE 11 DAY OF April
A. D. 2000 AT 2:30 O' CLOCK
P. M. AND RECORDED IN VOL. B
OF THE CERTIFIED SURVEY MAPS
PAGE 134-135
James M. Weber
REGISTER

PREPARED FOR:
DANIEL SVEE

LEGEND

○ • SET 1" X 24" IRON PIPE WEIGHING
1.13 LBS. PER LINEAR FOOT

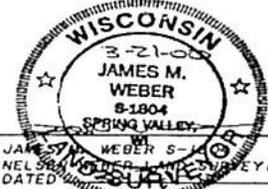


BEARINGS REFERENCED TO THE EAST
LINE OF THE SE 1/4, SECTION 19.
ASSUMED AS N00°00'00"W.



DATE APPROVED 04-05-2000
CHIPPEWA COUNTY ZONING AGENCY
BY: D. G. [Signature]
200004B THIS INSTRUMENT DRAFTED BY JIM WEBER

SHEET 1 OF 2



JAMES M. WEBER S-
NELSON & COMPANY SURVEYING
DATED 4-5-2000
PAGE 134

AFFIDAVIT
FOR PROPERTY OWNED BY
ALAN & JUDITH GROSSMEIER

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Craig Johnson, being first duly sworn on oath, deposes and states:

1. That I am Vice President of Northern Sands L.L.C., a Minnesota Company.
2. That I am authorized to make this affidavit on behalf of Northern Sands L.L.C.
3. That I have personal knowledge of all of the facts recited herein.
4. That Northern Sands L.L.C. is under contract to purchase certain real property located in the Town of Howard, Chippewa County, Wisconsin from:
Alan & Judith Grossmeier as further described in the attached Exhibit A.
5. That I make this affidavit in support of the non-metallic mining Reclamation Permit Application for the property submitted by Northern Sands L.L.C.

This document was drafted by Craig R. Johnson

Buyer:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____

Craig Johnson
Vice President, Northern Sands L.L.C.

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

The foregoing instrument was acknowledged before me on June 11th, 2015, by Craig Johnson, on behalf of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced a Wisconsin picture driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

RENO J. SIMONINI

Notary Public, State of Wisconsin
My Commission is permanent.

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-3042-00210000

22910-3013-00020000

SW NE EX COM @ NW COR, N 89 D E 814.33' TO BEG; N 89 D E 462.90' TO NE COR, S 272.30', N 83 D W 464.89', N 212.20' TO POB.

And

THE NORTH HALF OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, OF SECTION 30, TOWN 29 NORTH, RANGE 10 WEST

AFFIDAVIT
FOR PROPERTY OWNED BY
JOHN & NAN BETHMANN

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Craig Johnson, being first duly sworn on oath, deposes and states:

1. That I am Vice President of Northern Sands L.L.C., a Minnesota Company.
2. That I am authorized to make this affidavit on behalf of Northern Sands L.L.C.
3. That I have personal knowledge of all of the facts recited herein.
4. That Northern Sands L.L.C. is under contract to purchase certain real property located in the Town of Howard, Chippewa County, Wisconsin from: John & Nan Bethmann as further described in the attached Exhibit A.
5. That I make this affidavit in support of the non-metallic mining Reclamation Permit Application for the property submitted by Northern Sands L.L.C.

This document was drafted by Craig R. Johnson

Buyer:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____


Craig Johnson
Vice President, Northern Sands L.L.C.

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

The foregoing instrument was acknowledged before me on June 11th, 2015, by Craig Johnson, on behalf of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced a Wisconsin picture driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



RENO J. SIMONINI
Notary Public, State of Wisconsin
My Commission is permanent.

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos. 22910-3021-00020000
 22910-3021-03330000
 22910-3012-00020000
 22910-1934-00020000
 22910-3013-01250000
 22910-1943-00020000

Parcel A (FROM MAP OF SURVEY BY ROOD):

That portion of the Southwest Quarter of the Northeast Quarter of Section 30, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 30; thence S.00°06'28"W., along the West line of the Northeast Quarter, a distance of 1295.43 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter; thence N.89°02'05"E., along the North line of said Southwest Quarter of the Northeast Quarter, a distance of 814.33 feet to the point of beginning; thence continuing N.89°02'05"E. along said North line, a distance of 462.90 feet to the Northeast corner of said Southwest Quarter of the Northeast Quarter; thence S.00°51'04"W., along the East line of said Southwest Quarter of the Northeast Quarter, a distance of 272.30 feet; thence N.83°32'27"W., a distance of 464.89 feet; thence N.00°51'04"E., parallel with said East line, a distance of 212.20 feet to the point of beginning.

Parcel B (ROADWAY):

That portion of the Northeast Quarter of the Northwest Quarter, Section 30, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, described as follows:

Beginning at the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence West along the South line of said Northeast Quarter of the Northwest Quarter 18½ rods; thence North on a line parallel to the East line of said Northeast Quarter of the Northwest Quarter 1½ rods; thence East parallel to the South line of said Northeast Quarter of the Northwest Quarter 18½ rods to the East line of said Northeast Quarter of the Northwest Quarter; thence South along the East line of said Northeast Quarter of the Northwest Quarter 1½ rods to the point of beginning.

The Southwest Quarter of the Southeast Quarter of Section 19; the Northwest Quarter of the Northeast Quarter of Section 30 and the East 3/8 of the Southeast Quarter of the Southwest Quarter of Section 19 and the East 3/8 of the Northeast Quarter of the Northwest Quarter of Section 30, all in Township 29 North, Range 10 West.

EXCEPT all that part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and East 3/8 of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 29 North of Range 10 West, which is included within 2 lines running parallel with and respectively 50 feet distant Northeasterly and 50 feet distant Southwesterly from the center line of railroad as said center line has been revised and relocated Northeasterly of the original location over and across above described premises; and all that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 19, Township 29 North, Range 10 West, which is included within two lines running parallel with, and respectively 50 feet distant Northeasterly and 70 feet distant Northeasterly from the center line of railroad as said center line is located, surveyed and staked out extending from the South side to the West side.

EXCEPT a strip of land 50 feet wide along any boundary line thereof which may at this time or hereafter be used for highway purposes.

EXCEPT a part of the East 3/8ths of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 29 North, Range 10 West, and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 29 North, Range 10 West, described as follows: A strip of land 1 $\frac{1}{2}$ rods wide running 18 $\frac{1}{2}$ rods East from the point of intersection of the South line of said East 3/8ths of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ with the Town Road which runs in a North-South direction.

AFFIDAVIT
FOR PROPERTY OWNED BY
SHERRY LEMLER

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Craig Johnson, being first duly sworn on oath, deposes and states:

1. That I am Vice President of Northern Sands LLC, a Minnesota Company.
2. That I am authorized to make this affidavit on behalf of Northern Sands L.L.C..
3. That I have personal knowledge of all of the facts recited herein.
4. That Northern Sands L.L.C. is under contract to purchase certain real property located in the Town of Howard, Chippewa County, Wisconsin from: Sherry Lemler as further described in the attached Exhibit A.
5. That I make this affidavit in support of the non-metallic mining Reclamation Permit Application for the property submitted by Northern Sands L.L.C.

This document was drafted by Craig R. Johnson.

Buyer:

Northern Sands L.L.C., A Minnesota Limited Liability Company

By: _____


Craig Johnson
Vice President, Northern Sands L.L.C.

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

The foregoing instrument was acknowledged before me on June 11, 2015, by Craig Johnson, on behalf of **Northern Sands L.L.C.**, a Minnesota Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced a Wisconsin picture driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


RENO J. SIMONINI
Notary Public, State of Wisconsin
My Commission is permanent.

EXHIBIT A

Legal Description

Real property located in the Town of Howard, Chippewa County Wisconsin, described as follows:

Parcel Nos.

22910-3011-00020000 22910-2922-04700000 22910-2922-00020000 22910-2923-00020000

Parcel A:

That part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, lying Northerly of the Minneapolis, St. Paul and Sault St. Marie Railway Company right-of-way.

EXCEPT: The Westerly 3 rods thereof.

Computer No.: 09-032-591
Parcel No.: 22910-3011-00020000

Parcel B:

That part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, lying Northeasterly of the Minneapolis, St. Paul and Sault St. Marie Railway Company right-of-way.

Computer No.: 09-032-571
Parcel No.: 22910-2923-00020000

Parcel C:

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin.

EXCEPT: The North 834 feet of the East 626.7 feet thereof.

EXCEPT: A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, described as follows:

Beginning at the Northwest corner; thence 308 feet East; thence 286 feet South; thence 308 feet West; thence 286 feet North along the West boundary thereof to the point of beginning.

EXCEPT: A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 29 North, Range 10 West, Town of Howard, Chippewa County, Wisconsin, described as follows:

Beginning at the Northwest corner of said Section 29; thence Easterly 285 feet; thence Southerly 600 feet to the point of beginning; thence continuing Southerly 208 feet; thence Easterly 208 feet; thence Northerly 208 feet; thence Westerly 208 feet to the point of beginning.

Computer No.: 09-032-568
Parcel No.: 22910-2922-00020000

Parcel D:

A parcel of land located in section 29 T.29N-R10W. More specifically described as starting at the Northwest corner of section 29; thence in an easterly direction a distance of 285 feet; thence in a southerly direction a distance of 600 feet to the Point of Beginning. Thence continuing in a southerly direction a distance of 208 feet; thence in an easterly direction a distance of 208 feet; thence in a northerly direction a distance of 208 feet; thence in a westerly direction a distance of 208 feet to the point of beginning. Said parcel containing one (1) acre more or less.

Also included in this conveyance is an easement for ingress and egress 33 feet in width from 90th Avenue (Goulet Road) directly south to arrive at the west 33 feet of the parcel herein described.