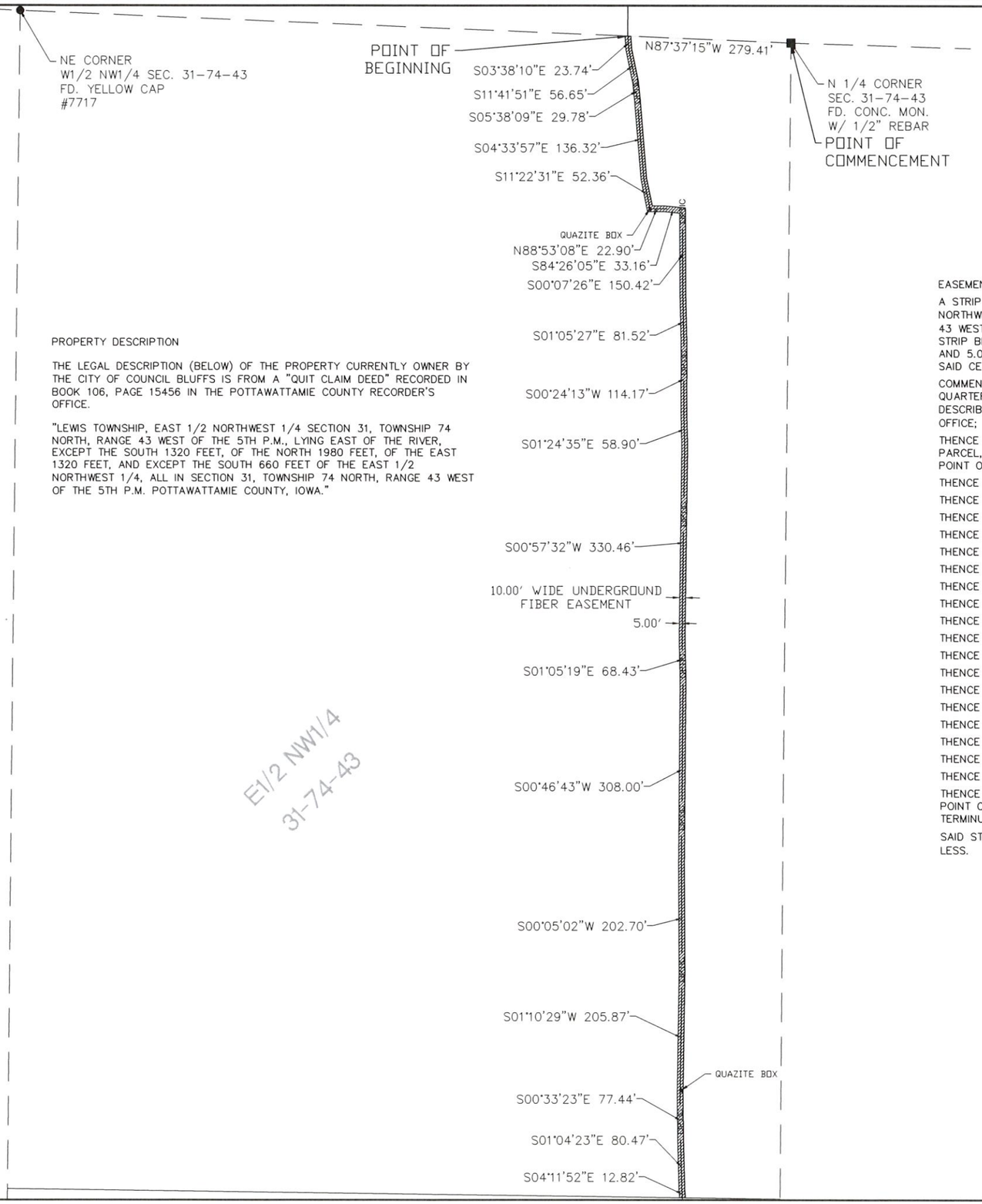


EXHIBIT A

PROPERTY DESCRIPTION

THE LEGAL DESCRIPTION (BELOW) OF THE PROPERTY CURRENTLY OWNER BY THE CITY OF COUNCIL BLUFFS IS FROM A "QUIT CLAIM DEED" RECORDED IN BOOK 106, PAGE 15456 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

"LEWIS TOWNSHIP, EAST 1/2 NORTHWEST 1/4 SECTION 31, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., LYING EAST OF THE RIVER, EXCEPT THE SOUTH 1320 FEET, OF THE NORTH 1980 FEET, OF THE EAST 1320 FEET, AND EXCEPT THE SOUTH 660 FEET OF THE EAST 1/2 NORTHWEST 1/4, ALL IN SECTION 31, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M. POTTAWATTAMIE COUNTY, IOWA."

EASEMENT AREA DESCRIPTION

A STRIP OF LAND, 10.00 FEET IN WIDTH, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4) OF SECTION 31, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, SAID STRIP BEING ALL OF THAT LAND LYING BETWEEN LINES THAT ARE PARALLEL WITH AND 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, SAID NORTH QUARTER CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 106, PAGE 15456 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE;

THENCE ON THE NORTH LINE OF SAID SECTION 31 AND THE NORTH LINE OF SAID PARCEL, NORTH 87 DEGREES 37 MINUTES 15 SECONDS WEST, 279.41 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03 DEGREES 38 MINUTES 10 SECONDS EAST, 23.74 FEET;

THENCE SOUTH 11 DEGREES 41 MINUTES 51 SECONDS EAST, 56.65 FEET;

THENCE SOUTH 05 DEGREES 38 MINUTES 09 SECONDS EAST, 29.78 FEET;

THENCE SOUTH 04 DEGREES 33 MINUTES 57 SECONDS EAST, 136.32 FEET;

THENCE SOUTH 11 DEGREES 22 MINUTES 31 SECONDS EAST, 52.36 FEET;

THENCE NORTH 88 DEGREES 53 MINUTES 08 SECONDS EAST, 22.90 FEET;

THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST 33.16 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 26 SECONDS EAST, 150.42 FEET;

THENCE SOUTH 01 DEGREE 05 MINUTES 27 SECONDS EAST, 81.52 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST, 114.17 FEET;

THENCE SOUTH 01 DEGREE 24 MINUTES 35 SECONDS EAST, 58.90 FEET;

THENCE SOUTH 00 DEGREES 57 MINUTES 32 SECONDS WEST, 330.46 FEET;

THENCE SOUTH 01 DEGREE 05 MINUTES 19 SECONDS EAST, 68.43 FEET;

THENCE SOUTH 00 DEGREES 46 MINUTES 43 SECONDS WEST 308.00 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 02 SECONDS WEST, 202.70 FEET;

THENCE SOUTH 01 DEGREE 10 MINUTES 29 SECONDS WEST, 205.87 FEET;

THENCE SOUTH 00 DEGREES 33 MINUTES 23 SECONDS EAST, 77.44 FEET;

THENCE SOUTH 01 DEGREE 04 MINUTES 23 SECONDS EAST, 80.47 FEET;

THENCE SOUTH 04 DEGREES 11 MINUTES 52 SECONDS EAST, 12.82 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE DESCRIPTION.

SAID STRIP CONTAINS AN AREA OF 20,461 SQUARE FEET (0.470 ACRE), MORE OR LESS.

PROFESSIONAL LAND SURVEYOR
DAVID E. FORSYTHE
25604
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DAVID E. FORSYTHE — JULY 22, 2020 DATE

LICENSE NUMBER 25604

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 OF 1

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hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

DEF drawn — DEF designed — DEF approved — JUN-20 date — revision — date

project C.B. WASTE WATER TREATMENT FACILITY
E1/2NW1/4 SECTION 31-74-43

client MIDAMERICAN ENERGY COMPANY
401 DOUGLAS ST. BOX 778, SIOUX CITY, IOWA 51101

sheet EASEMENT EXHIBIT

project no. 106420

sheet 1 OF 1

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