

July 3, 2026

CampQuarry, LLC
Kyle Kaldor
3301 Third Avenue
Mankato, Minnesota

Sent by E-mail only

RE: Pilgrims Rest Cemetery Lease

Hi Kyle:

This letter will confirm that Immanuel Evangelical Lutheran Church of Mankato, a Minnesota religious organization, has entered into a Lease with CampQuarry, LLC, a Minnesota limited liability company, for the rental of the ten (10) acres north of the existing Pilgrims Rest Cemetery for a minimum period of ten (10) years, through December 31, 2035. The initial rent payment has been made for the year 2026.

This Lease requires the placement of at least 55 camp sites on this parcel of land. This Lease may be renewed for subsequent ten (10) year periods. CampQuarry, LLC must provide proof of insurance each year and maintain a fence or barrier between this parcel and the existing Pilgrims Rest Cemetery.

I trust this will confirm that the Immanuel Evangelical Lutheran Church of Mankato is aware of this project and is cooperating with the basic idea of the project by renting this land to CampQuarry, LLC for the installation of camp sites on the Church's property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Karl O. Friedrichs', is written over a horizontal line.

Karl O. Friedrichs
Vice President
Immanuel Evangelical Lutheran Church of Mankato
421 North Second Street
Mankato, Minnesota 56001

Re: Rockwell RV & Adventure Park

From Bob Allen <boballen@arlingtonraceway.com>

Date Tue 7/28/2026 11:30 AM

To Kyle Kaldor <kyle@rockwelladventure.com>

Yes, I received the email. Kasota Fire appears to be the primary fire and rescue response agency. As you get closer to opening it may be best to have an onsite meeting to better understand your location as it relates to Kasota Fire Response planning.

Bob Allen
Kasota Fire
507-327-8416

On Mon, Jul 27, 2026 at 7:45 AM Kyle Kaldor <kyle@rockwelladventure.com> wrote:

Hi Bob,

Just wondering if you've had a chance to look at the last email I sent. We are submitting our permit application to the township tomorrow, so I'd like to get something from you by the end of the day today if possible. Just a quick response would be great if you could.

Thanks,
Kyle

From: Kyle Kaldor <kyle@rockwelladventure.com>

Sent: Wednesday, July 22, 2026 3:12 PM

To: Bob Allen <boballen@arlingtonraceway.com>

Subject: Re: Rockwell RV & Adventure Park

Hi Bob,

Thanks for the discussion this afternoon. As I mention, I've spoken to Jeff Bengtson at Mankato Public Safety and Jeff Wersal - Blue Earth County Sheriff and received letters acknowledging their responsibilities for emergency responses. If you could respond acknowledging the project and Kasota Fire Department's response actions for a call, that would be appreciated. If you would like to see the property closer to our expected open date of May/June 2027, please let me know.

Thanks,
Kyle Kaldor

From: Kyle Kaldor <kyle@rockwelladventure.com>

Sent: Monday, June 29, 2026 1:15 PM

To: Bob Allen <boballen@arlingtonraceway.com>

Subject: Re: Rockwell RV & Adventure Park

RE: Commercial Recreation - Emergency Response

From Bengtson, Jeff <jbengtson@mankatomn.gov>

Date Fri 7/17/2026 11:17 AM

To Kyle Kaldor <kyle@rockwelladventure.com>

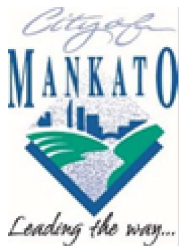
Cc Joe Holtmeier <jholtmeier@holtmeierinc.com>

Hi Kyle,

Thank you for the discussion today about the Rockwell project. To recap a few key points:

1. Kasota Fire Department is the primary responding department, but Mankato would certainly respond via mutual aid request from Kasota Fire under our Mutual Aid Agreement.
2. Your planned emergency vehicle access points appear sufficient.
3. We would recommend some equipment and ability for Rockwell staff to initiate a surface water rescue before first responders arrive. Maybe something like a life guard's surfboard would be appropriate. The Blue Earth County Sheriff's Office dive team would be the responding agency for an underwater rescue.
4. It would be helpful to identify campground zones (like North, Central, South) for responders to arrive more quickly.
5. It would be helpful for Mankato Fire (and other emergency response agencies) to tour the site closer to opening to review potential locations for technical rescue involving cliff areas. We would also welcome an opportunity to train on site.

Regards,
Jeff



Jeff Bengtson

Deputy Fire Chief/Assistant Director

Mankato Public Safety

710 S. Front Street

Mankato, MN 56001

507-387-8703

jbengtson@mankatomn.gov



Leading the way as a vibrant, diverse, regional community.

~Responsive ~Efficient ~Greater Good ~Innovative ~Open ~Neighborly

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RE: (EXTERNAL)Rockwell RV & Adventure Park

From Jeff Wersal <Jeff.Wersal@blueearthcountymn.gov>

Date Thu 7/16/2026 7:52 AM

To Kyle Kaldor <kyle@rockwelladventure.com>; Paul Barta <Paul.Barta@blueearthcountymn.gov>

Kyle,

Thank you for the information on your project.

The Blue Earth County Sheriff's Office will be able to provide law enforcement services at the RV and Adventure Park. Please keep us informed on the status of the project. The Sheriff's Office has watercraft and a dive team and is responsible for water rescue operations in the county. We would like the opportunity to visit the site before it opens to the public to get a grasp on access points along the trails and to the bodies of water.

Jeff Wersal | Sheriff
Blue Earth County

From: Kyle Kaldor <kyle@rockwelladventure.com>

Sent: Wednesday, July 15, 2026 5:24 PM

To: Jeff Wersal <Jeff.Wersal@blueearthcountymn.gov>; Paul Barta <Paul.Barta@blueearthcountymn.gov>

Subject: (EXTERNAL)Rockwell RV & Adventure Park

CAUTION: This email originated from outside the BEC Network. Be aware that if the email contains links, use extreme caution before clicking. If the sender appears to be impersonating a coworker or department, report the email using the phishing alert button.

Hi Jeff and Paul,

We are working on a RV & Adventure Park just north of Mankato off 3rd Ave near the Pilgrims Rest Cemetery and Demolition Landfill. There will be a campground with about 300 campsites. We will have about 6 miles of mountain bike trails, mostly around the perimeter. There will be an Aqua Park, Cable Park, and Climbing walls.

I have attached a presentation that we used at a public open house meeting last week. In there you will see much more detail for the project.

I have also attached a letter from Jeff Bengston from Mankato Public Safety acknowledging their ability and willingness to respond if needed for technical rescue.

I'm wonderinf if you could provide a letter or email that we could include with our project application submittal acknowledging this project and that Blue Earth County Sheriff's Office would be able to provide law enforcement services. Please give me a call if you have any questions or want to talk about the project in any way.

Thanks,
Kyle Kaldor
Rockwell RV & Adventure Park
701-430-1312 (cell)