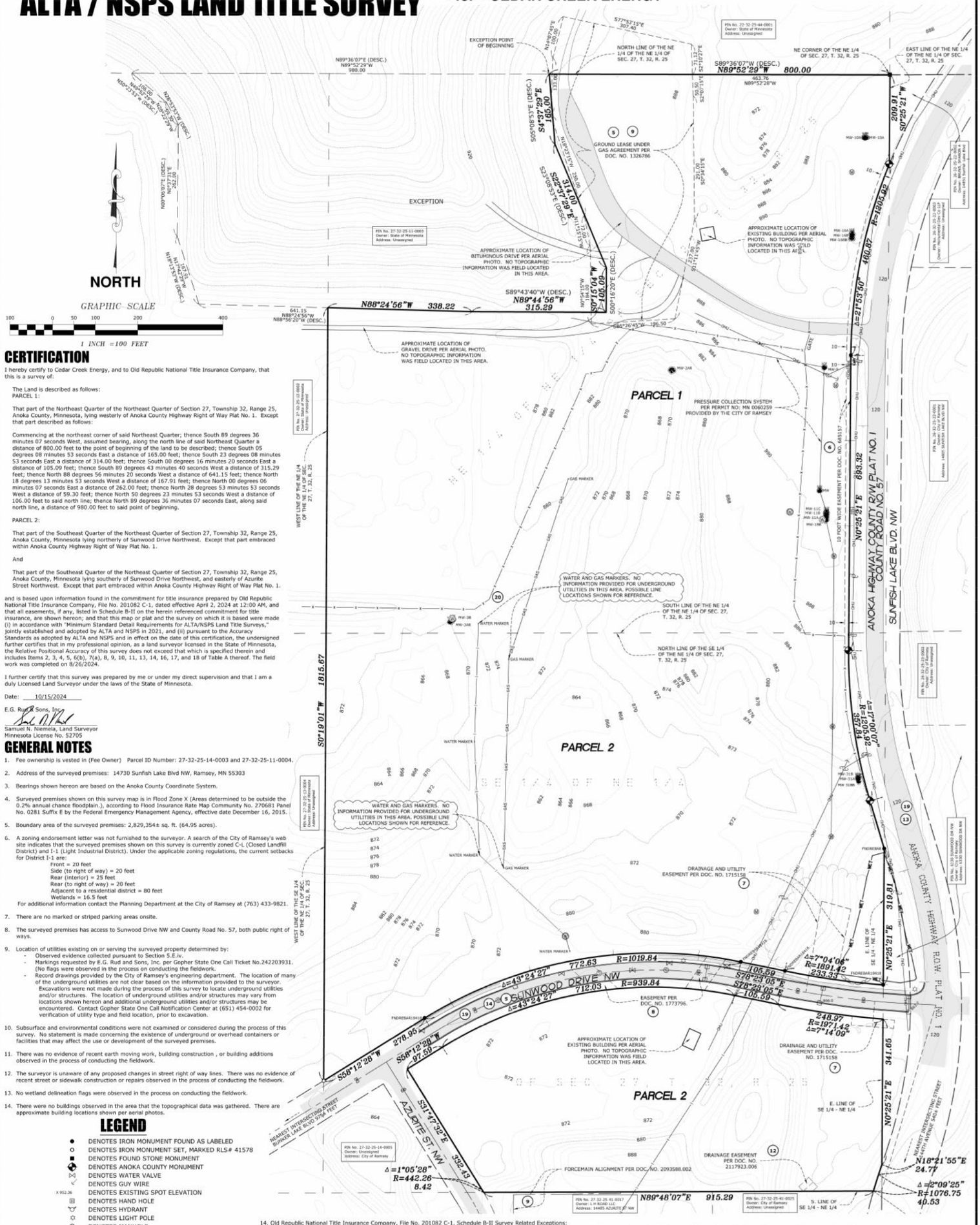
Plot Date: 02/18/2025
Drawing name: X:\Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheets\01518_0020_Title.dwg
Xrefs: 401518_0020_Edgelines ; Images: J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xrefs\811 J:\7_Images\811 ..\..\Images\CEADAR CREEK LOGO ..\..\..\..\0014_CSG_CEF_Mankato\09_GIMS\Images\CEADAR CREEK LOGO J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xrefs\GSOCLogo_2019 J:\7_Images\GSOCLogo_2019 ..\image xrefs\iowa-one-call V:\Crawford\Signature\Kyle

ALTA / NSPS LAND TITLE SURVEY ~for~ CEDAR CREEK ENERGY



CERTIFICATION

I hereby certify to Cedar Creek Energy, and to Old Republic National Title Insurance Company, that this is a survey of:

The Land is described as follows:
PARCEL 1:

That part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying westerly of Anoka County Highway Right of Way Plat No. 1. Except that part described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence South 89 degrees 36 minutes 07 seconds West, assumed bearing, along the north line of said Northeast Quarter a distance of 800.00 feet to the point of beginning of the land to be described; thence South 05 degrees 08 minutes 53 seconds East a distance of 165.00 feet; thence South 23 degrees 08 minutes 53 seconds East a distance of 314.00 feet; thence South 00 degrees 16 minutes 20 seconds East a distance of 105.09 feet; thence South 89 degrees 43 minutes 40 seconds West a distance of 315.29 feet; thence North 88 degrees 56 minutes 20 seconds West a distance of 641.15 feet; thence North 18 degrees 13 minutes 53 seconds West a distance of 167.91 feet; thence North 00 degrees 06 minutes 07 seconds East a distance of 262.00 feet; thence North 28 degrees 53 minutes 53 seconds West a distance of 59.30 feet; thence North 50 degrees 23 minutes 53 seconds West a distance of 106.00 feet to said north line; thence North 89 degrees 36 minutes 07 seconds East, along said north line, a distance of 980.00 feet to said point of beginning.

PARCEL 2:

That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota lying northerly of Sunwood Drive Northwest. Except that part embraced within Anoka County Highway Right of Way Plat No. 1.

And

That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota lying southerly of Sunwood Drive Northwest, and easterly of Azurite Street Northwest. Except that part embraced within Anoka County Highway Right of Way Plat No. 1.

and is based upon information found in the commitment for title insurance prepared by Old Republic National Title Insurance Company, File No. 201082 C-1, dated effective April 2, 2024 at 12:00 AM, and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 2, 3, 4, 5, 6(b), 7(a), 8, 9, 10, 11, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on 8/26/2024.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: 10/15/2024

E.G. Rud & Sons, Inc.

Samuel N. Niemela, Land Surveyor
Minnesota License No. 52705

GENERAL NOTES

1. Fee ownership is vested in (Fee Owner) Parcel ID Number: 27-32-25-14-0003 and 27-32-25-11-0004.
2. Address of the surveyed premises: 14730 Sunfish Lake Blvd NW, Ramsey, MN 55303
3. Bearings shown hereon are based on the Anoka County Coordinate System.
4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270681 Panel No. 0281 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
5. Boundary area of the surveyed premises: 2,829,354± sq. ft. (64.95 acres).
6. A zoning endorsement letter was not furnished to the surveyor. A search of the City of Ramsey's web site indicates that the surveyed premises shown on this survey is currently zoned C-L (Closed Landfill District) and I-1 (Light Industrial District). Under the applicable zoning regulations, the current setbacks for District I-1 are:
   Front = 20 feet
   Side (to right of way) = 20 feet
   Rear (interior) = 25 feet
   Rear (to right of way) = 20 feet
   Adjacent to a residential district = 80 feet
   Wetlands = 16.5 feet
   For additional information contact the Planning Department at the City of Ramsey at (763) 433-9821.
7. There are no marked or striped parking areas onsite.
8. The surveyed premises has access to Sunwood Drive NW and County Road No. 57, both public right of ways.
9. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No.242203931. (No flags were observed in the process on conducting the fieldwork.
   - Record drawings provided by the City of Ramsey's engineering department. The location of many of the underground utilities are not clear based on the information provided to the surveyor. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
11. There was no evidence of recent earth moving work, building construction , or building additions observed in the process of conducting the fieldwork.
12. The surveyor is unaware of any proposed changes in street right of way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
13. No wetland delineation flags were observed in the process on conducting the fieldwork.
14. There were no buildings observed in the area that the topographical data was gathered. There are approximate building locations shown per aerial photos.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES FOUND STONE MONUMENT
- DENOTES ANOKA COUNTY MONUMENT
- DENOTES WATER VALVE
- DENOTES GUY WIRE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES HAND HOLE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MANHOLE
- DENOTES MONITORING WELL
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES WELL
- (99) DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

14. Old Republic National Title Insurance Company, File No. 201082 C-1, Schedule B-II Survey Related Exceptions:

3. Covenants, conditions, restrictions, obligations, and easements contained in State of Minnesota, General Obligation Bond Financed Property Declaration, filed May 24, 2021, as Document No. 2319962.003. [Surveyor's note: Not a plottable survey related item. Affects subject property.]

4. Easement for a non-exclusive, irrevocable commercial easement in favor of the State of Minnesota, as further described in Document No. 1326785. [Surveyor's note: Easement is blanket in nature. Affects subject property.]

5. Landfill Cleanup Agreement between Waste Management of Minnesota, Inc. and The Commissioner of The Minnesota Pollution Control Agency, and the terms and conditions thereof, filed March 11, 1998, as Document No. 1326786. [Surveyor's note: Terms and conditions are not survey related plottable items. Ground lease under gas agreement area is shown on survey. Sunwood Drive is shown as described in document.]

6. Easement to construct and maintain an electric transmission line in favor of Anoka Electric Cooperative Light and Power Association, as further described in Document No. 99356. Confinement of easement to a 10 foot wide strip of land as further described in Document No. 685157. [Surveyor's note: 10 foot wide easement is shown on survey.]

7. Findings of Fact, Conclusions of Law, and Orders Appointing Commissioners and Transferring Title and Possession in the matter of the Condemnation of certain real estate and to acquire permanent drainage and utility easements, as further described in Document No. 1715158. [Surveyor's note: Easements are shown on survey.]

8. Easement and Agreement, and the terms and conditions thereof, filed March 11, 2003, as Document No. 1773796. [Surveyor's note: Easements are shown on survey.]

9. Assignment of Gas Rights Purchase and Operating Agreement, and the terms and conditions thereof, filed October 31, 2014, as Document No. 2093588.002. [Surveyor's note: Lease area is shown on survey. Forcemain alignment adjoins and lies south of subject property.]

10. Terms of Resolution issued by the City of Ramsey for the approval of dedicating a forcemain to the City of Ramsey, dated January 13, 2015, filed January 20, 2015, as Document No. 2098759.001. [Surveyor's note: Not a plottable survey related item.]

11. Agreement Regarding Dedication of Force Main to the City of Ramsey, and the terms and conditions thereof, filed January 20, 2015, as Document No. 2098759.002. [Surveyor's note: Easements described in document are not part of subject property.]

12. Drainage Easement in favor of the City of Ramsey, as further described in Document No. 2117923.006. [Surveyor's note: Easement is shown on survey.]

13. Right of way for Sunfish Lake Blvd. NW (Anoka County Right Of Way Plat No. 1) as currently laid out and traveled. [Surveyor's note: Sunfish Boulevard has been located and is shown on the survey per Anoka County Right of Way Plat No. 1.]

14. Right of way for Sunwood Drive NW as currently laid out and traveled. [Surveyor's note: Sunwood Drive has been located and is shown on the survey as described in Doc. No. 1326786.]

15. Subject to a 40 foot wide easement in the Northeasterly corner of the NE1/4 of the NE1/4 of Section 27, Township 32, Range 25, as shown on Anoka County GIS maps. [Surveyor's note: A description of the easement has not been provided to the surveyor.]

19. Rights of the public and others entitled to the use of that portion of the land in Schedule A lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley, as laid out, presently used, or dedicated. [Surveyor's note: Public roads have been located and are shown hereon.]

20. This policy does not insure that any fence currently located or in use is on the boundary line or that the fence represents the boundary line(s). [Surveyor's note: Fences have been located and are shown hereon.]

21. Overhead and underground utility line easements as may currently exist and rights of utility companies to use and maintain said lines. [Surveyor's note: Surveyor is unaware of any easements not shown hereon.]

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www.egrud.com

DRAWN BY: BPN	JOB NO: 24.0884AB	DATE: 10/15/2024
CHECK BY: SNN	FIELD CREW: BH / BJ	

NO.	DATE	DESCRIPTION	BY
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