

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley - Horn & Associates, Inc.

EXISTING LEGAL DESCRIPTION:

Parcel 1:
That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

Dakota County, Minnesota
Abstract Property

Parcel 2A:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPT
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North (assumed bearing) along the east line thereof 1265.00 feet to the point of beginning of the land to be described; thence on a bearing of West 250.00 feet; thence on a bearing of North 406.78 feet to the centerline of C.S.A.H. No. 86 (Rochester Blvd.); thence South 56 degrees 42 minutes 17 seconds East along said centerline 268.51 feet; thence southeasterly 30.81 feet along said centerline along a tangential curve concave to the southwest, radius of 1432.39 feet and a central angle of 1 degree 13 minutes 56 seconds to said east line of the Southeast Quarter; thence on a bearing of South along said east line 242.19 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 2B:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North (assumed bearing) along the east line thereof 1265.00 feet to the point of beginning of the land to be described; thence on a bearing of West 250.00 feet; thence on a bearing of North 406.78 feet to the centerline of C.S.A.H. No. 86 (Rochester Blvd.); thence South 56 degrees 42 minutes 17 seconds East along said centerline 268.51 feet; thence southeasterly 30.81 feet along said centerline along a tangential curve concave to the southwest, radius of 1432.39 feet and a central angle of 1 degree 13 minutes 56 seconds to said east line of the Southeast Quarter; thence on a bearing of South along said east line 242.19 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 3:
That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying west of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the northwest corner of said Lot 10; running thence South 20 chains to the southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the north line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links east of the Southwest corner thereof on the westerly line of the St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence southeasterly along said center line for 11.4 chains, more or less, to the south line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Goodhue County, Minnesota
Abstract Property

PROPOSED LEGAL DESCRIPTION:

Parcel 1:
That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

TOGETHER WITH

Parcel 2:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPTING

That part of the above described property being described as:

Commencing at the southeast corner of said Southeast Quarter of Section 1; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the east line of said Southeast Quarter, a distance of 425.92 feet to the point of beginning of the parcel to be described; thence North 89 degrees 36 minutes 26 seconds West, a distance of 230.40 feet; thence North 00 degrees 24 minutes 07 seconds West, a distance of 95.43 feet; thence North 59 degrees 36 minutes 26 seconds West, a distance of 373.66 feet; thence North 00 degrees 24 minutes 20 seconds West, a distance of 1312.91 feet to the southerly right of way line of said County Road No. 86, a.k.a. County State Aid Highway No. 86, as shown on Dakota County Right of Way Map No. 410, filed in the Office of the County Recorder in and for said Dakota County as Doc. No. 3040659; thence South 56 degrees 59 minutes 18 seconds East, along said southerly right of way line, a distance of 427.21 feet; thence North 00 degrees 17 minutes 07 seconds West, continuing along said southerly right of way line, a distance of 5.98 feet; thence South 56 degrees 59 minutes 18 seconds East, continuing along said southerly right of way line, a distance of 228.96 feet; thence southeasterly 71.36 feet, continuing along said southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 1382.29 feet and a central angle of 02 degrees 57 minutes 29 seconds, to said east line of the Southeast Quarter; thence South 00 degrees 16 minutes 48 seconds East, along said east line, a distance of 1020.54 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 3:
That part of the following described property:

That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying West of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Lot 10; running thence South 20 chains to the Southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the North line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links East of the Southwest corner thereof on the Westerly line of the St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence Southeasterly along said center line for 11.4 chains, more or less, to the South line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Being described as:

Beginning at the southwest corner of said Government Lot 10; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the west line of said Government Lot 10, a distance of 425.92 feet; thence North 39 degrees 30 minutes 44 seconds East, a distance of 725.47 feet to the centerline of Goodhue County Road No. 29; thence South 31 degrees 00 minutes 01 second East, along said centerline, a distance of 1150.61 feet to the intersection of said centerline with the south line of said Government Lot No. 10 in Section 6, Township 112, Range 17; thence North 89 degrees 57 minutes 51 seconds West, along said south line, a distance of 1052.11 feet to the point of beginning.

Goodhue County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83–2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitments for Title Insurance prepared by Commercial Partners Title, a division of Fidelity National Title Insurance Company, Commitment No. CP74093, Supplement No. 8, dated May 21, 2025.
- The surveyed property has direct access to MN State Trunk Highway No. 52, Dakota County State Aid Highway No. 86 and Goodhue County Road No. 29, all being public right of ways.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 28701 and 28705 Rochester Boulevard, Cannon Falls, Minnesota 55009.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map Nos. 27037C 0418 E and 27037C 0420 E, both dated December 02, 2011 and Federal Insurance Rate Map Nos. 27049C 0118E and 27049C 0120 E, both dated September 25, 2009.
- The total area of the property described hereon is 9,179,185 square feet or 210.7251 acres. The area of the property hereon described less areas used for right-of-way purposes is 9,100,701 square feet or 208.9233 acres. The area of the Proposed Legal Description is 6,231,162 square feet or 188,96148 acres. The area of the Proposed Legal Description less the areas used for right-of-way purposes is 6,174,526 square feet or 187,66818 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1905 P.
Elevation = 849.17 feet. (NAVD 88)

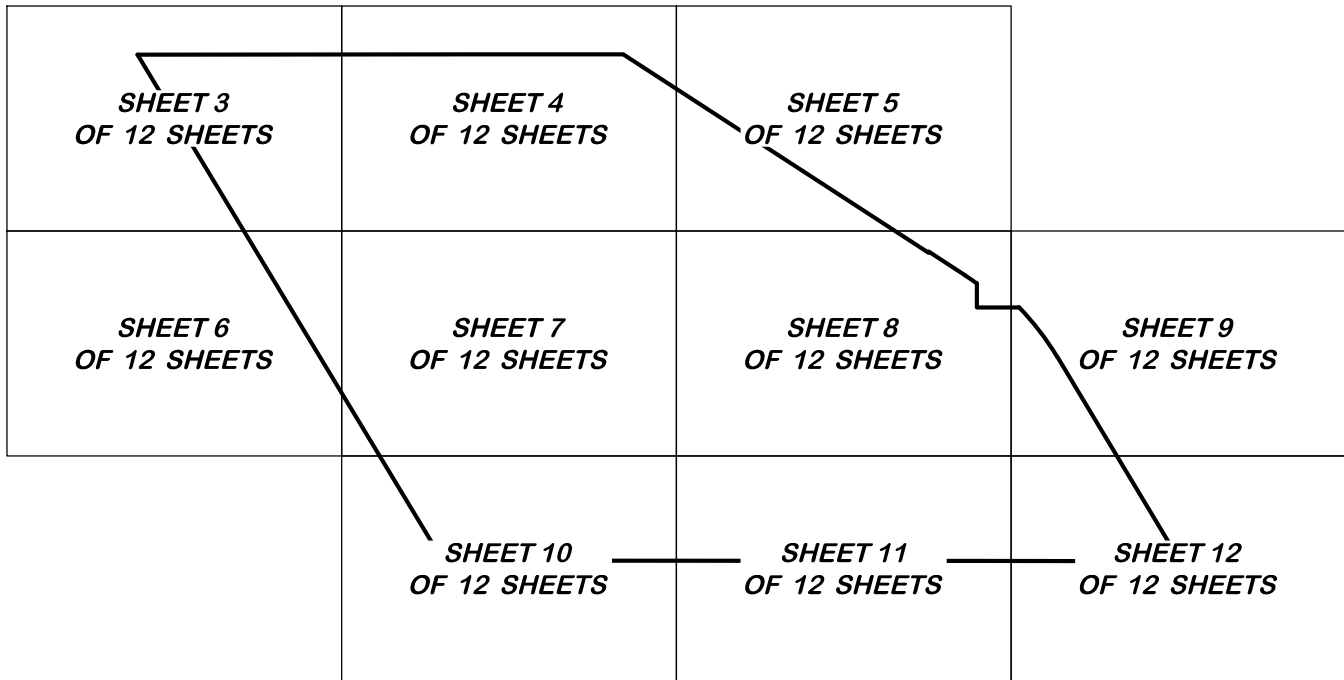
SITE BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1905 O.
Elevation = 880.80 feet. (NAVD 88)

- Exterior building dimensions are depicted hereon.
- The exterior building footprint areas at ground level are depicted hereon.
- The measured building heights are depicted hereon.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no delineated parking spaces.
- There are no division or party walls on the property described hereon.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket Nos. 243061712 & 243061713. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- Parcel 3 is located at the intersection of Holiday Avenue and County Road 29.
- The rectified orthophotography depicted hereon is per an unmanned aerial vehicle flight by Egan, Field & Nowak, Inc. on 10/24/2024. Per the Pix4D Quality Report the Average Ground Sampling Distance (GSD) is 1.39 cm / 0.55 in, a copy of the Pix4D Quality Report can be provided if requested.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9. Right of access, to and from Trunk Highway No. 52, except abutting owner shall retain the right of access between points distant 1592 feet and 1652 feet Northwesterly of the South line of said Section 1, together with right to erect temporary snow fences acquired by the State of Minnesota as set forth in Final Certificate dated November 1, 1967, filed January 15, 1968, as Document No. 345628.
As affected by Quit Claim Deed dated October 3, 1974, filed August 20, 1975, as Document No. 454565, by and between the State of Minnesota, Grantor, and the County of Dakota, Grantee.
(Parcels 1)
- Said access limitations affect the surveyed property and are depicted hereon.
- ITEM 10. Easement for electric transmission lines and related purposes, together with right of access and related purposes, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed November 5, 1969, as Document No. 366763.
(Parcels 1, 2A and 2B)
- Said easement affects existing Parcels 2A and 2B of the surveyed property and is depicted hereon. It does not affect the proposed Parcel 2.
- ITEM 11. Easement for electric transmission lines and related purposes, together with right of access and related purposes, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed December 9, 1969, as Document No. 367898.
(Parcels 1, 2A and 2B)
- Said easement affects existing Parcels 2A and 2B and proposed Parcel 2 of the surveyed property and is depicted hereon.
- ITEM 13. Easement for the construction, operation, and maintenance of lines for the transmission of electric energy and related purposes in favor of Northern States Power Company, a Minnesota corporation, contained in Overhang Easement dated January 13, 1965, filed February 2, 1965, in Book 76 of Misc., Page 546, as Document No. 316392.
As affected by Partial Release of Easement dated November 1, 1984, filed November 8, 1984, as Document No. 670839.
As affected by Assignment and Assumption of Easements dated December 29, 2000, filed August 23, 2001, as Document No. 1805118, by and between Xcel Energy Inc., a Minnesota corporation, Assignor, and Northern States Power Company, a Minnesota corporation, formerly known as Northern Power Corporation, Assignee.
(Parcels 1, 2A and 2B)
- Said easement affects existing Parcel 2A of the surveyed property and is depicted hereon. It does not affect the proposed Parcel 2.
- ITEM 15. Easement for electric transmission lines and related purposes, together with right of access, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed November 4, 1969, in Book 120 of Misc., Page 211, as Document No. 217546. (Parcel 3)
- Said easement affects existing Parcel 3 of the surveyed property and is depicted hereon. It does not affect proposed Parcel 3 of the surveyed property.
- ITEM 16. Easement for electric transmission lines and related purposes, together with right of access, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed December 9, 1969, in Book 120 of Misc., Page 426, as Document No. 217954. (Parcel 3)
Assigned to Cooperative Power Association, a Minnesota cooperative corporation, by Assignment of Easement Rights dated September 15, 1971, filed November 2, 1971, as Document No. 225547.
- Said easement affects existing Parcel 3 of the surveyed property and is depicted hereon. It does not affect proposed Parcel 3 of the surveyed property.
- ITEM 17. Rights of the public and the State of Minnesota to Goodhue County Road No. 29 affecting the Land. (Parcel 3)
Affects the surveyed property. Goodhue County Road No. 29 is depicted hereon.
- ITEM 18. Subject to the following matters as shown on the survey prepared by Egan, Field & Nowak, Inc., dated November 11, 2024, last revised June 23, 2025, and designated as Job No. 42257:
a) Overhead utility wire located on the Land outside the boundary line of any recorded easement.
b) Fences cross the North, Northeast and South boundary lines of the Land.
- Said items are depicted hereon. See also List of Possible Encroachments.

TOPOGRAPHY SHEET INDEX:



LIST OF POSSIBLE ENCROACHMENTS:

Possible Encroachment Note:

An encroachment is defined as on illegal intrusion and is a matter of law, therefore, the surveyor is unable to identify certain features as encroachments. The following possible encroachment notes are intended to draw the user's attention only to major areas of concern. The surveyor does not guarantee that the items noted below are, in fact, encroachments or that all possible encroachments in the vicinity of boundary lines are depicted hereon.

- Overhead utility wire outside of any recorded easements. (Affects proposed Parcel 3)
- Fences cross north, northeast and south property lines. (Affects existing Parcels 1 and 2A and proposed Parcel 3)
- Utility pole guy wires outside of any recorded easements. (Affects existing Parcel 2A)

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket Nos. 243061712 & 243061713.

CITY OF CANNON FALLS – CCANFS01	MIDCONTINENT COMMUNICATIONS – MIDCBEL21
DAKOTA ELECTRIC – DAKEL001	MNDOT – MNSD001
FRONTIER COMMUNICATIONS – FRTRIO1	NORTHERN NATURAL GAS – NNGAS02
GREATER MN TRANSMISSION – GRMNT02	XCEL ENERGY – XCELO2
HIWATHA BROADBAND COMMS – HIWASB02	ZAYO BANDWIDTH – ZAY004
MINNESOTA ENERGY RESOURCES – MERC38	

CERTIFICATION:

To MNLCO Dakota County Three, LLC, a Delaware limited liability company and its successors and assigns, Commercial Partners Title and Fidelity National Title Insurance Company.

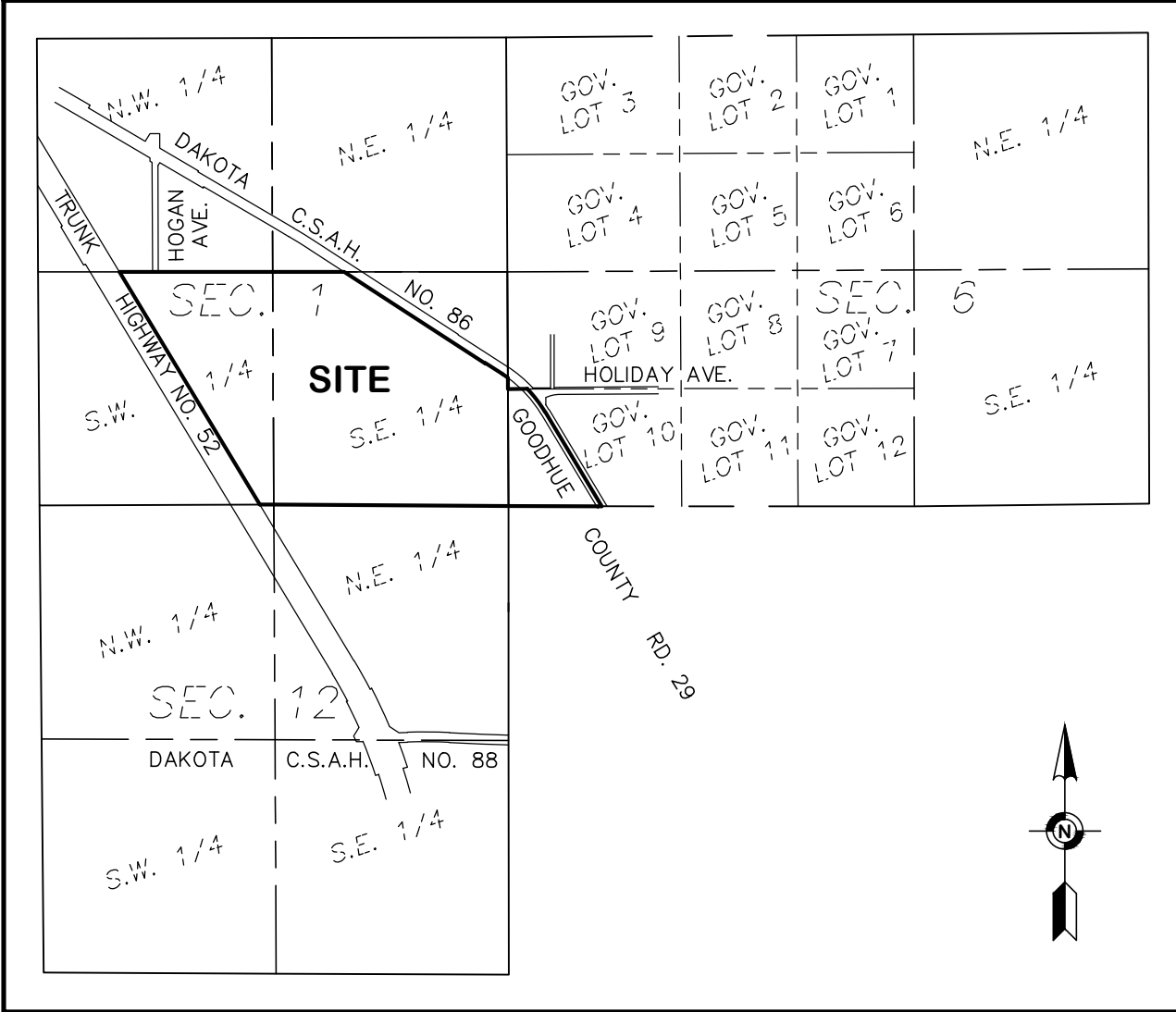
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 08, 2024.

Date of Plat or Map: November 11, 2024

Steven F. Hough

Steven F. Hough
Minnesota License No. 54850
shough@efnsurvey.com

SECTION 6, T 112 N, R 17 W &
SECTIONS 1 & 12, T 112 N, R 18 W



VICINITY MAP

NO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		DF	NO.	DATE DESCRIPTION
		DRAWN BY:	01	25/06/16 Revised title commitment.
		DL	02	25/06/23 Attorney comments.
DRAWING NAME:			03	25/07/07 Revised title commitment.
42257 ALTA–North.dwg			04	25/05/06 Attorney comments.
JOB NO. 42257		CHECKED BY:		
FILE NO. 2143		SFH		

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Kimley - Horn & Associates, Inc.

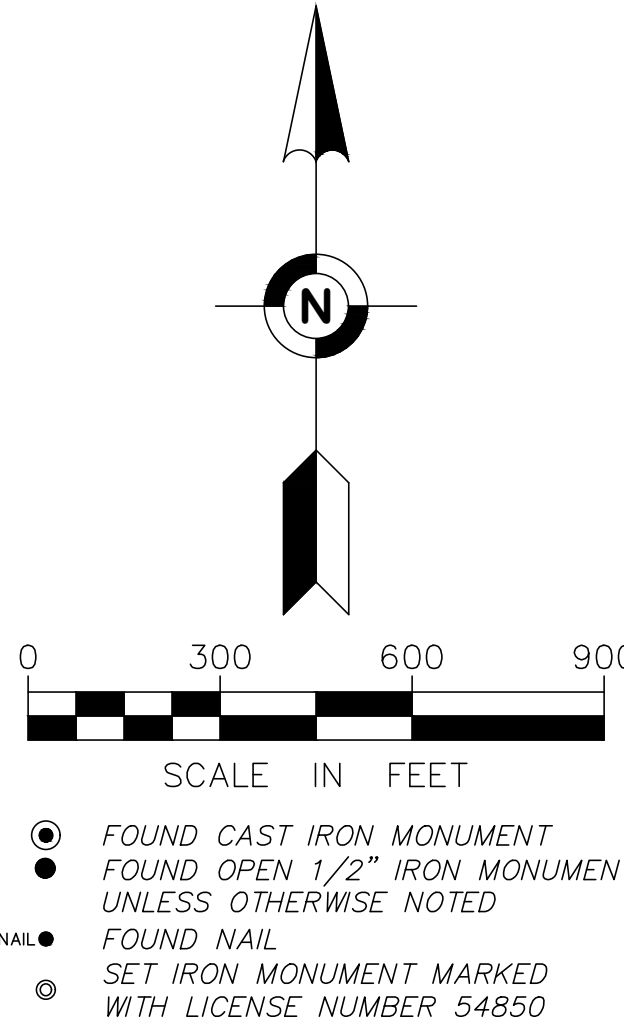
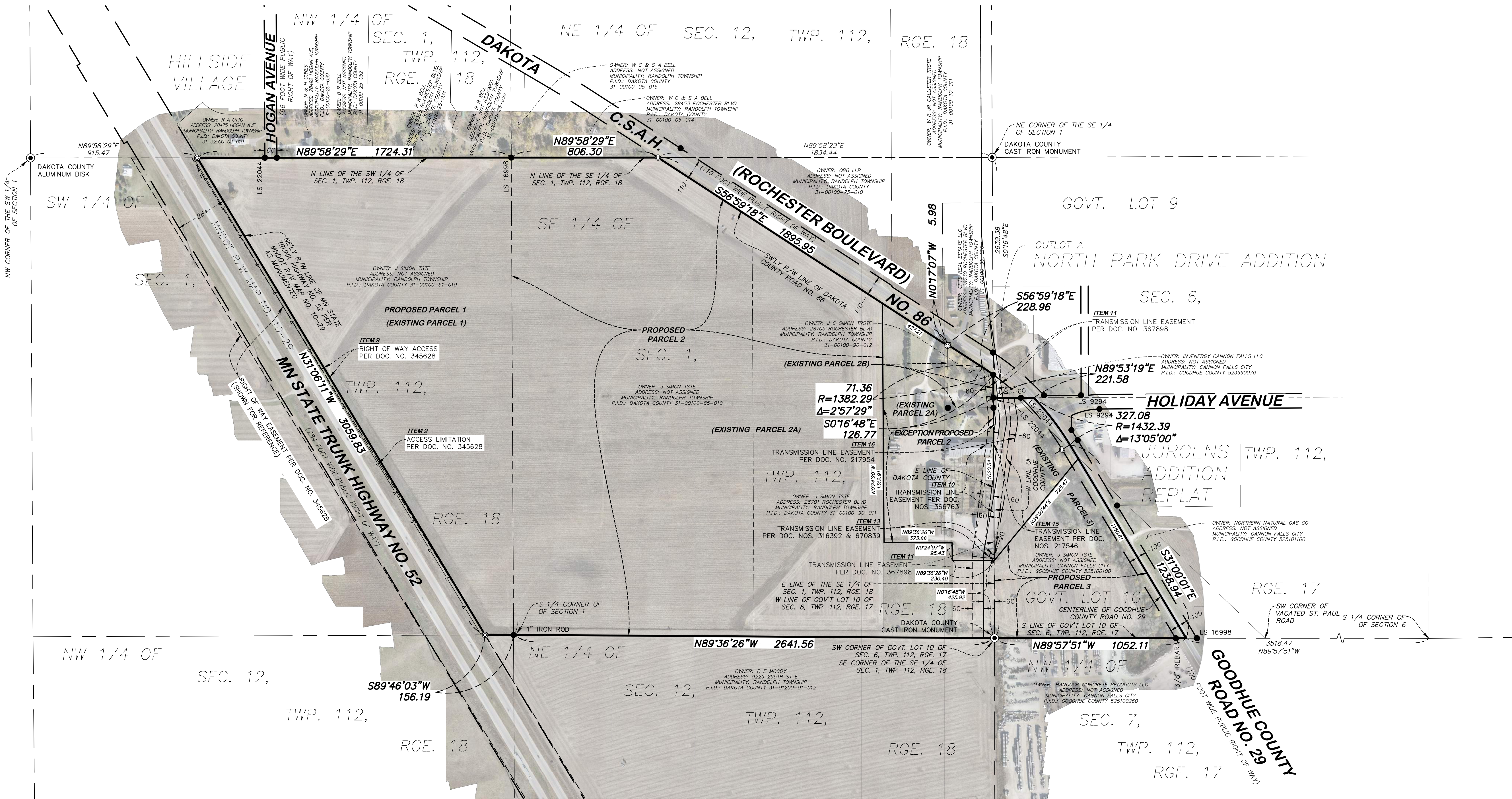
PROPERTY ADDRESS:

28701 Rochester Boulevard
Cannon Falls, Minnesota 55009



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
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ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley - Horn & Associates, Inc.



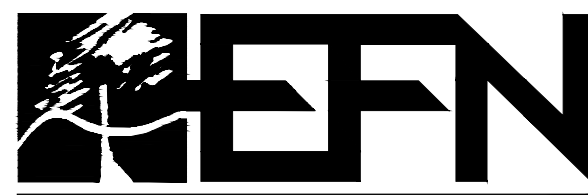
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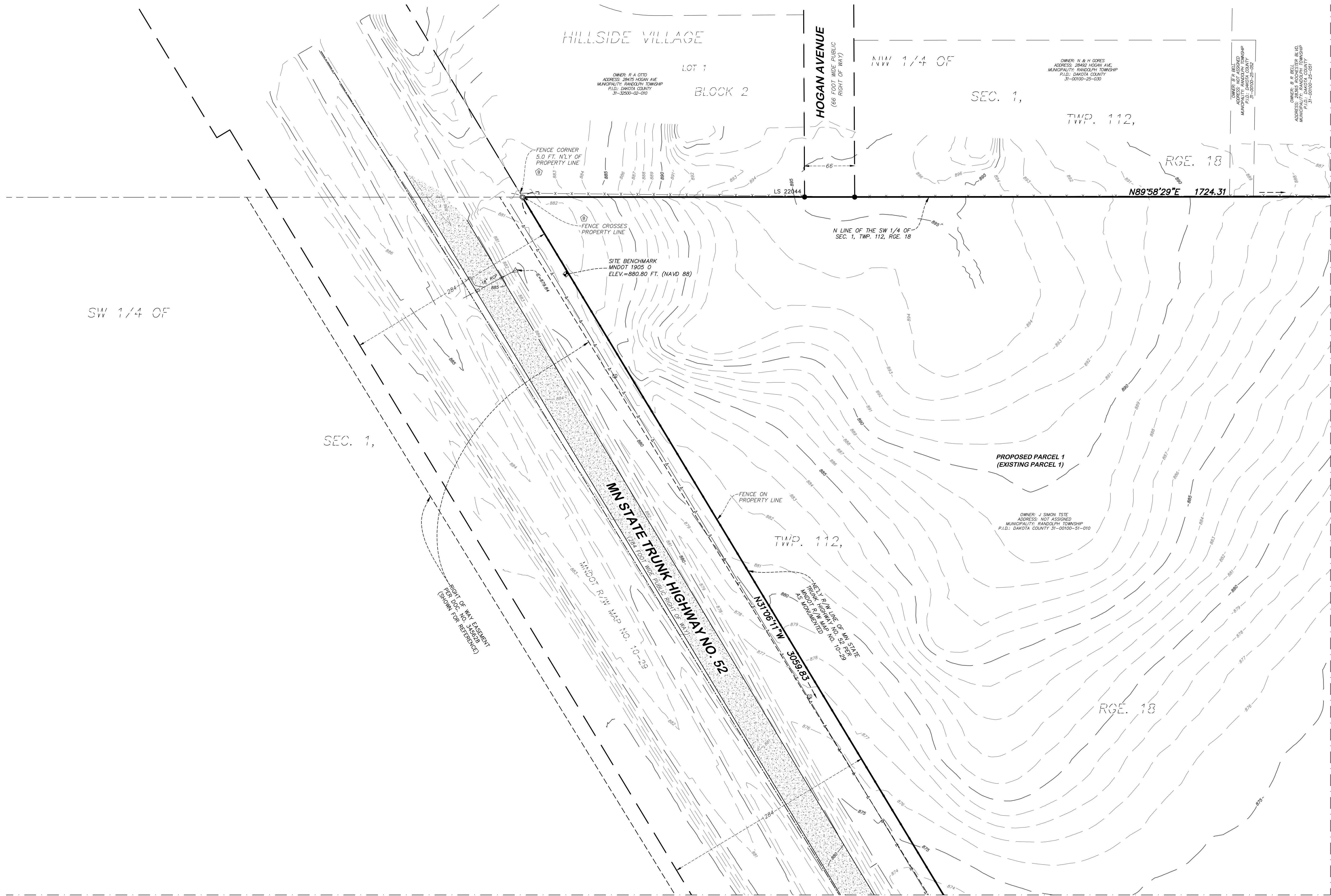
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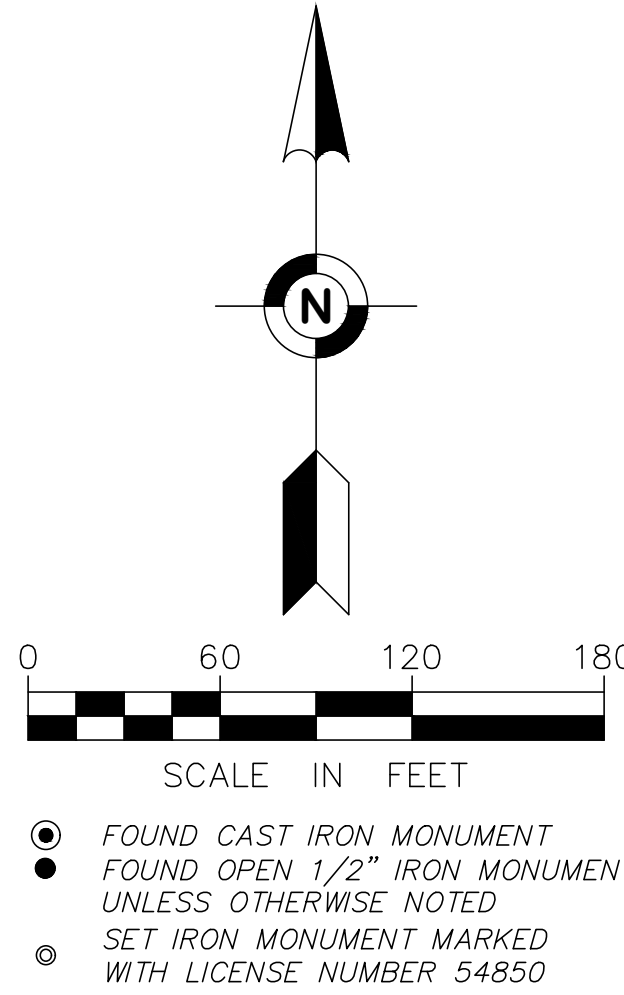
Egan, Field & Nowak, Inc.
land surveyors since 1872

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ALTA/NSPS LAND TITLE SURVEY FOR:
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- LEGEND:**
- BENCHMARK
 - CLEAN OUT
 - SANITARY MANHOLE
 - FLARED END SECTION
 - CULVERT
 - AIR CONDITIONER
 - UTILITY POLE
 - GUY WIRE
 - COMMUNICATION BOX
 - FIBER OPTIC SIGN
 - LIMITED ACCESS
 - RETAINING WALL
 - WIRE FENCE
 - METAL FENCE
 - STORM SEWER
 - OVERHEAD WIRE
 - EXISTING CONTOUR LINE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - RIP RAP SURFACE
 - RR CROSSBUCK W/ GATE
 - RR SEMAPHORE
 - POSSIBLE ENCROACHMENT ITEM

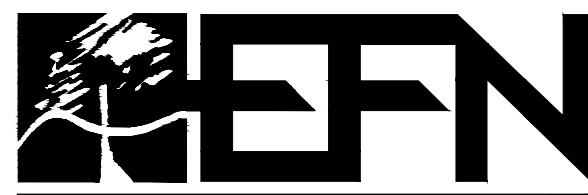


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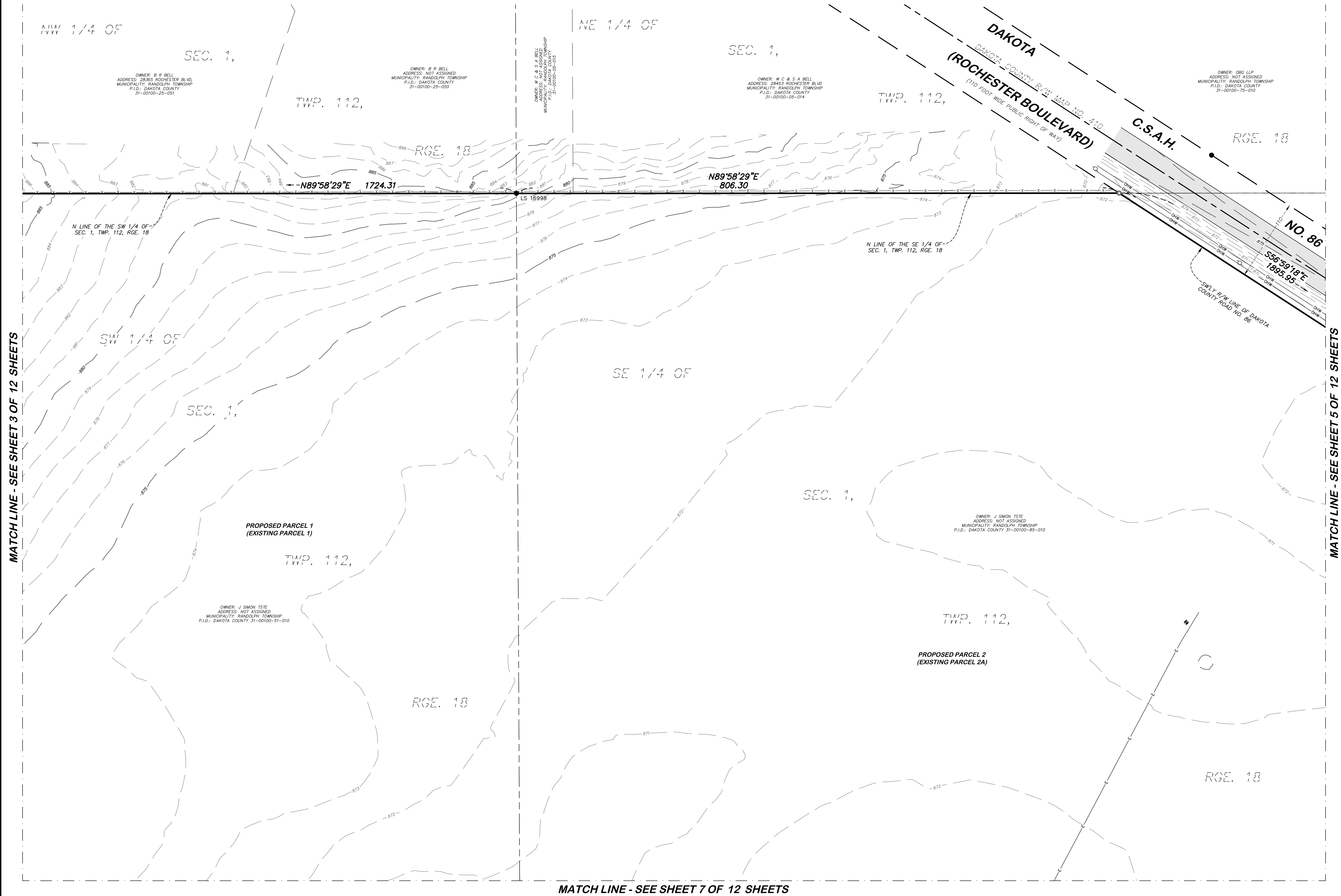
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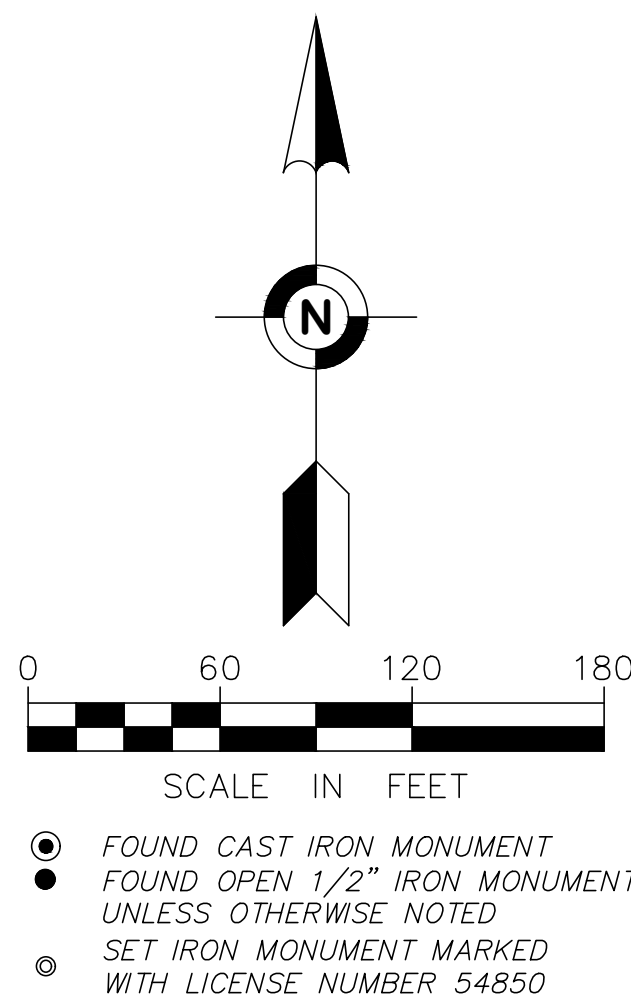
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		SFH	04	25/08/06
DESCRIPTION				
Revised title commitment.				
Attorney comments.				
Revised title commitment.				
Attorney comments.				

DRAWING NAME:
42257 ALTA-North.dwg
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ALTA/NSPS LAND TITLE SURVEY FOR:
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NE 1/4 OF

SEC. 1,

TWP. 112,

RGE. 18

N89°58'29"E
1834.44

DAKOTA COUNTY
CAST IRON MONUMENT

NE CORNER OF THE SE 1/4
OF SECTION 1

GOVT. LOT 9

RGE. 18

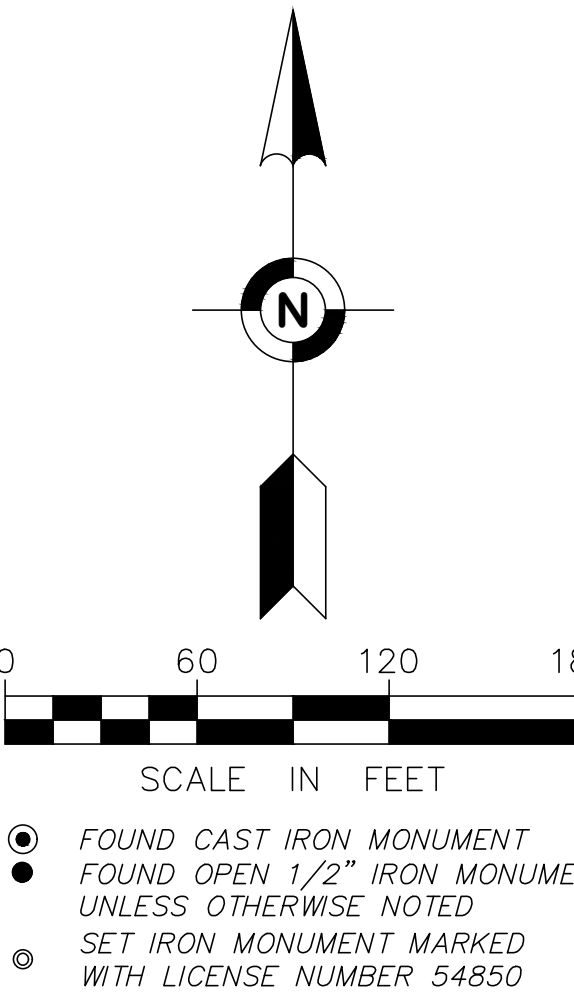
SEC. 6,

TWP. 112,

RGE. 17

LEGEND:

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MATCH LINE - SEE SHEET 4 OF 12 SHEETS

MATCH LINE - SEE SHEET 8 OF 12 SHEETS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	REVISIONS
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		SFH			

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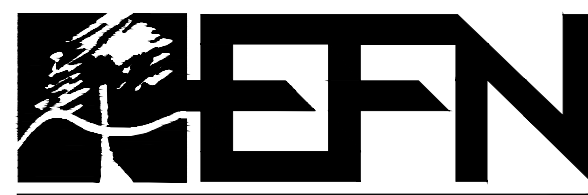
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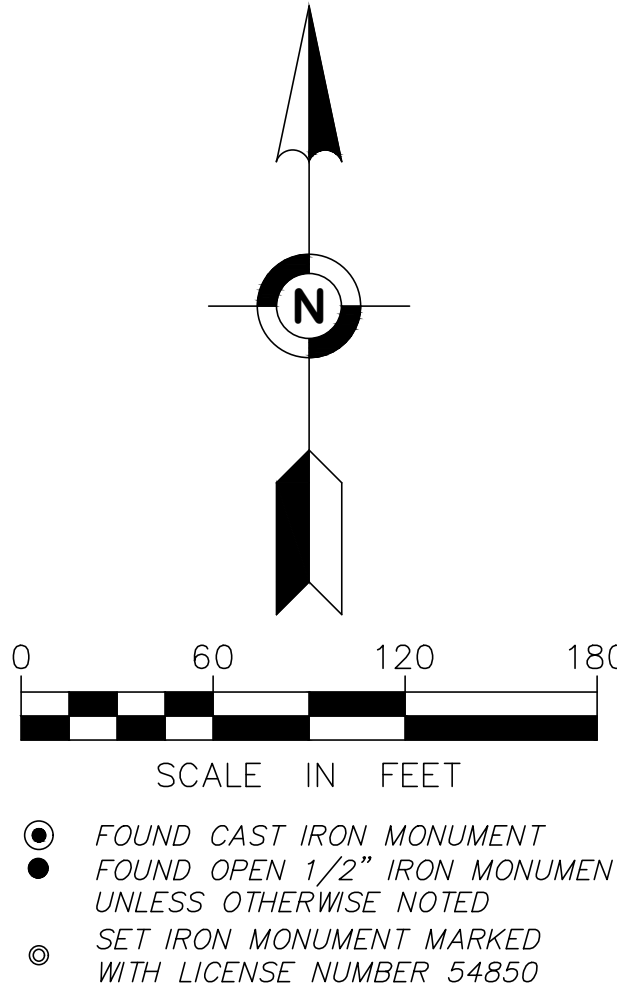
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MATCH LINE - SEE SHEET 3 OF 12 SHEETS

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MATCH LINE - SEE SHEET 7 OF 12 SHEETS



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Cannon Falls, Minnesota 55009

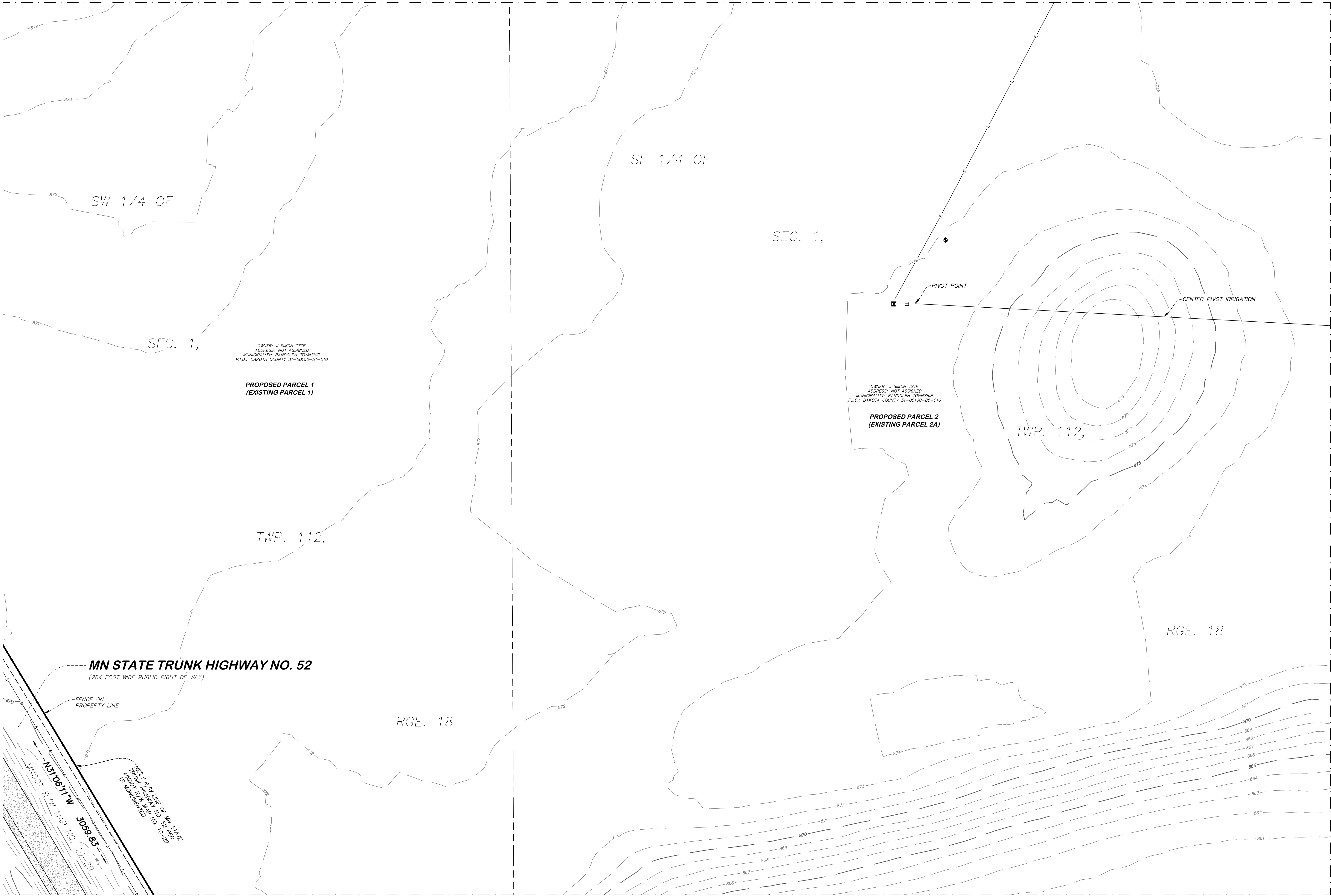


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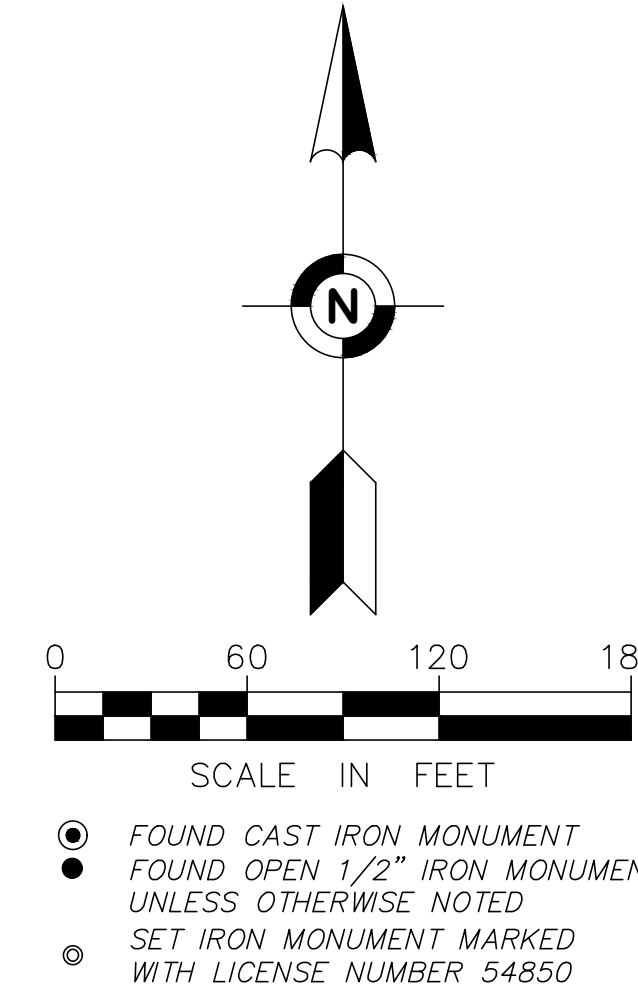
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- LEGEND:**
- BENCHMARK
 - CLEAN OUT
 - SANITARY MANHOLE
 - FLARED END SECTION
 - CULVERT
 - AIR CONDITIONER
 - UTILITY POLE
 - GUY WIRE
 - COMMUNICATION BOX
 - FIBER OPTIC SIGN
 - LIMITED ACCESS
 - RETAINING WALL
 - WIRE FENCE
 - METAL FENCE
 - STORM SEWER
 - OVERHEAD WIRE
 - EXISTING CONTOUR LINE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - RIP RAP SURFACE
 - RR CROSSBUCK W/ GATE
 - RR SEMAPHORE
 - POSSIBLE ENCROACHMENT ITEM



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		DF	01	25/06/16	Revised title commitment.
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		DL	03	25/07/07	Revised title commitment.
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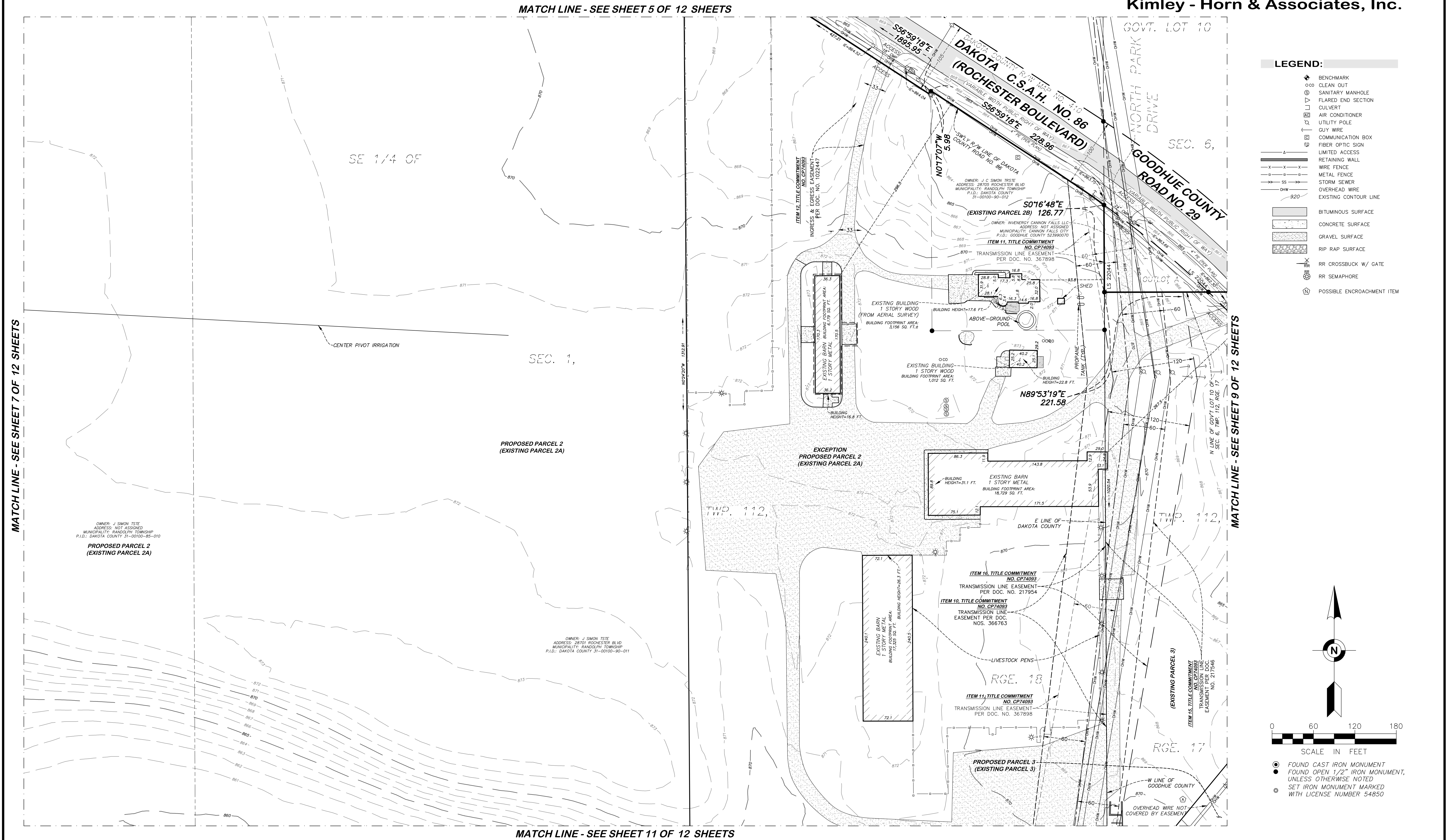
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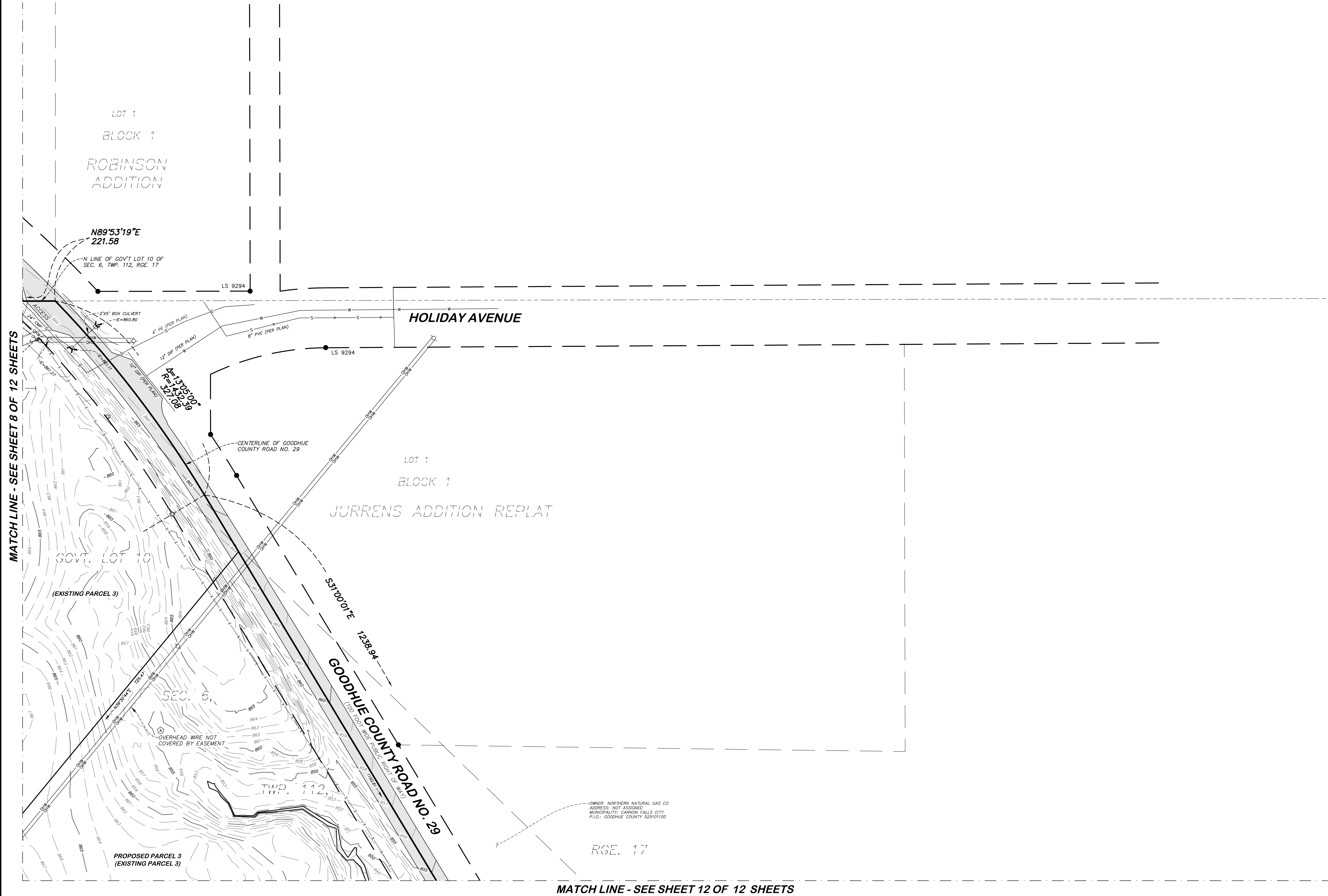
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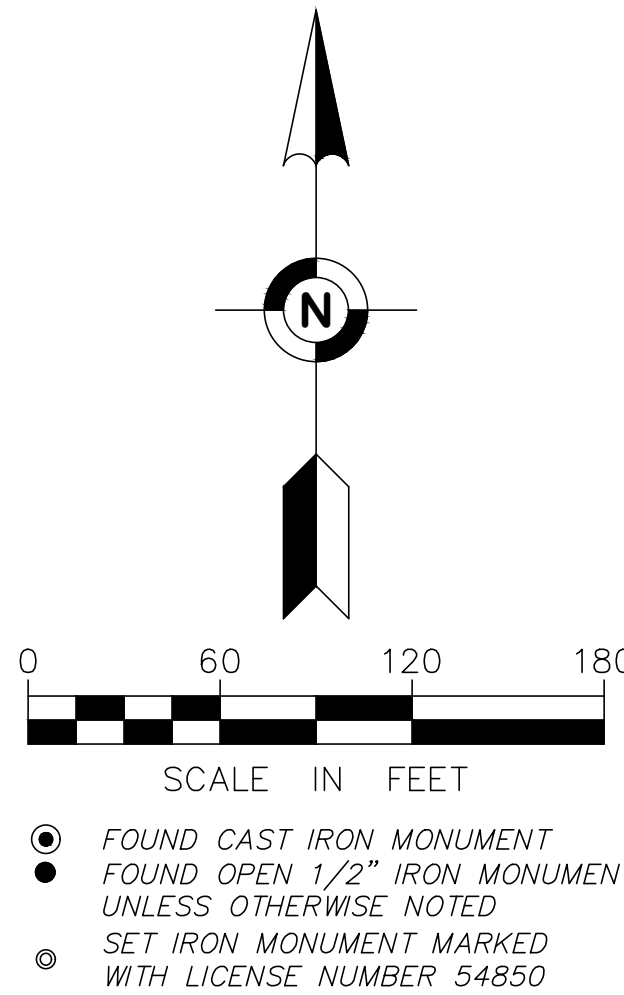
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- LEGEND:**
- BENCHMARK
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 - RR SEMAPHORE
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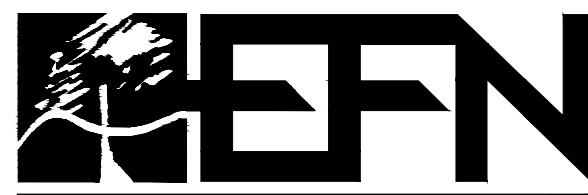
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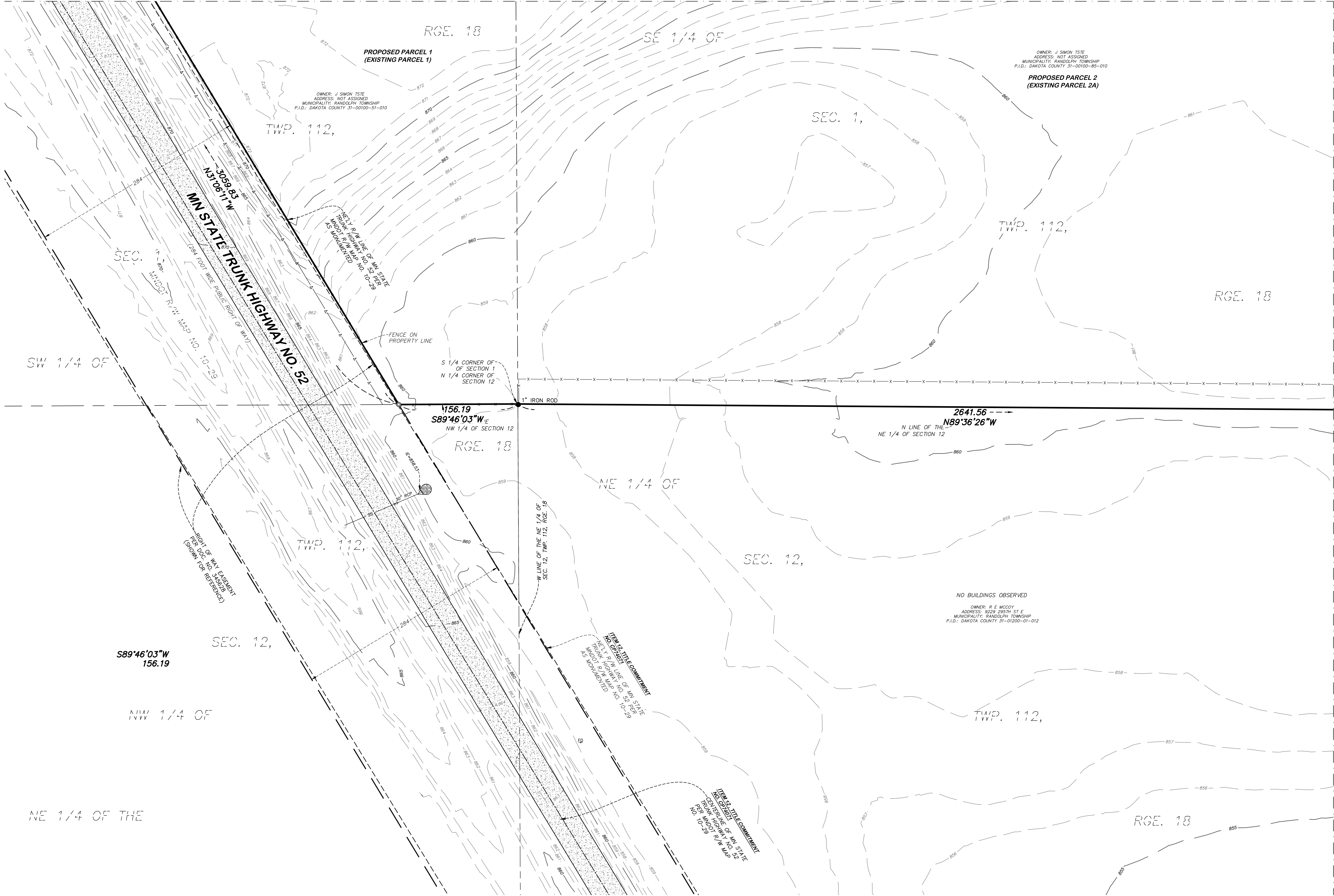


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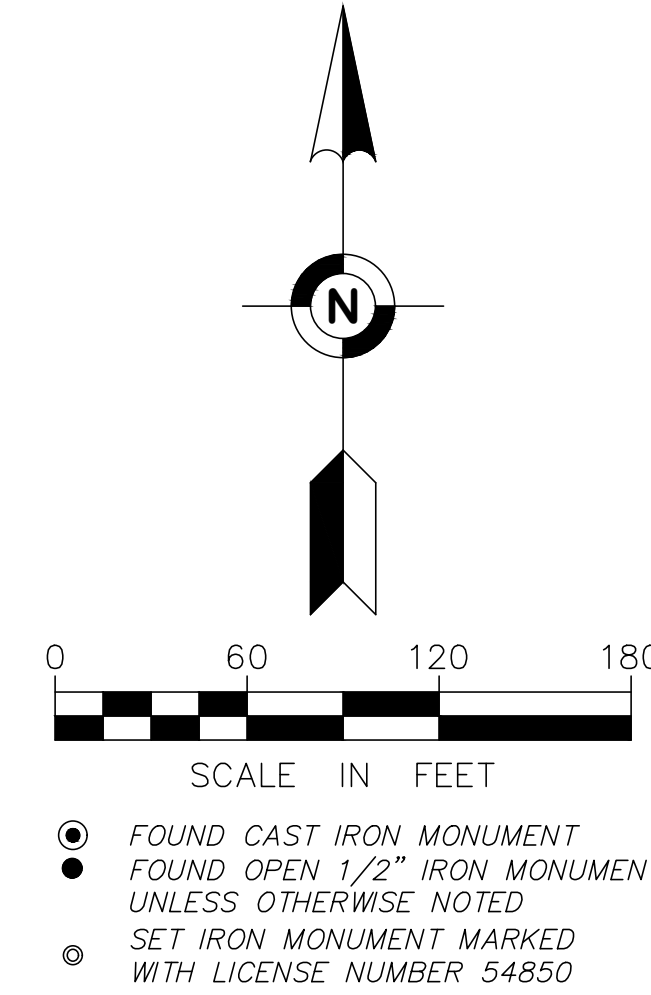
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MATCH LINE - SEE SHEET 7 OF 12 SHEETS



- LEGEND:**
- BENCHMARK
 - CLEAN OUT
 - SANITARY MANHOLE
 - FLARED END SECTION
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MATCH LINE - SEE SHEET 11 OF 12 SHEETS

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FILE NO. 2143

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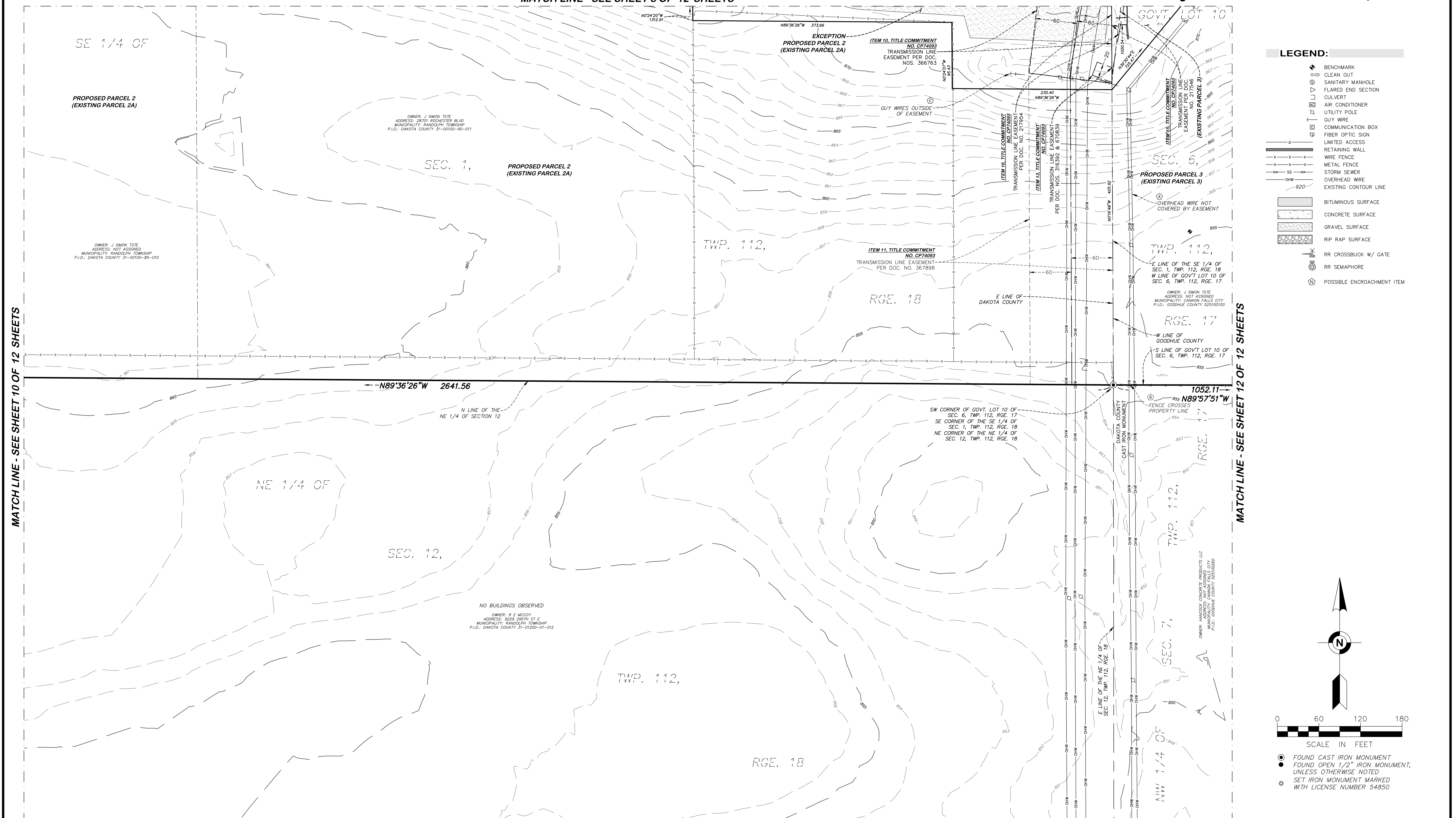
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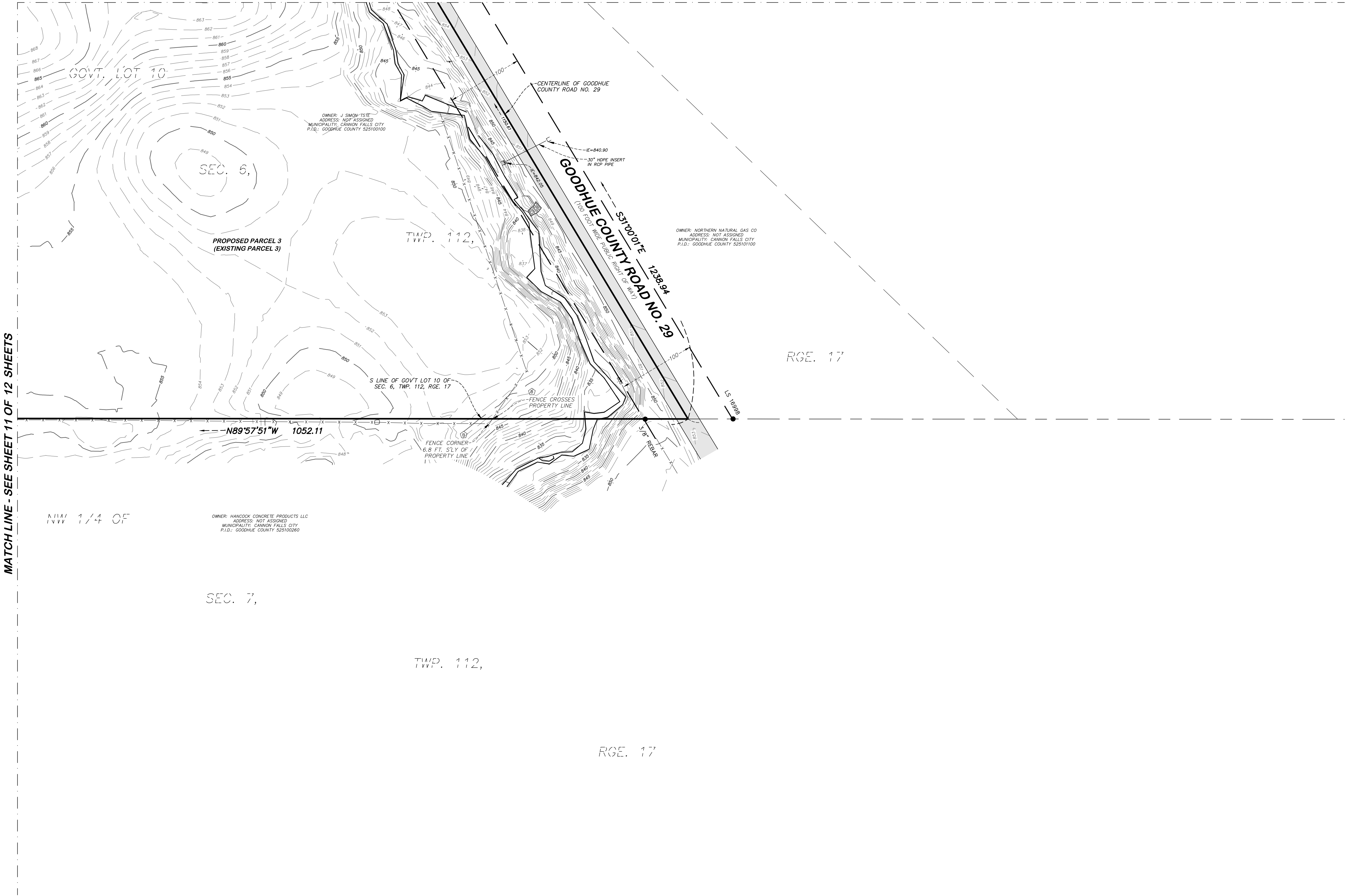
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MATCH LINE - SEE SHEET 9 OF 12 SHEETS

MATCH LINE - SEE SHEET 11 OF 12 SHEETS



LEGEND:

- BENCHMARK
- CLEAN OUT
- SANITARY MANHOLE
- FLARED END SECTION
- CULVERT
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- GRAVEL SURFACE
- RIP RAP SURFACE
- RR CROSSBUCK W/ GATE
- RR SEMAPHORE
- POSSIBLE ENCROACHMENT ITEM

North arrow pointing up.

Scale bar: 0, 60, 120, 180 feet.

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

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