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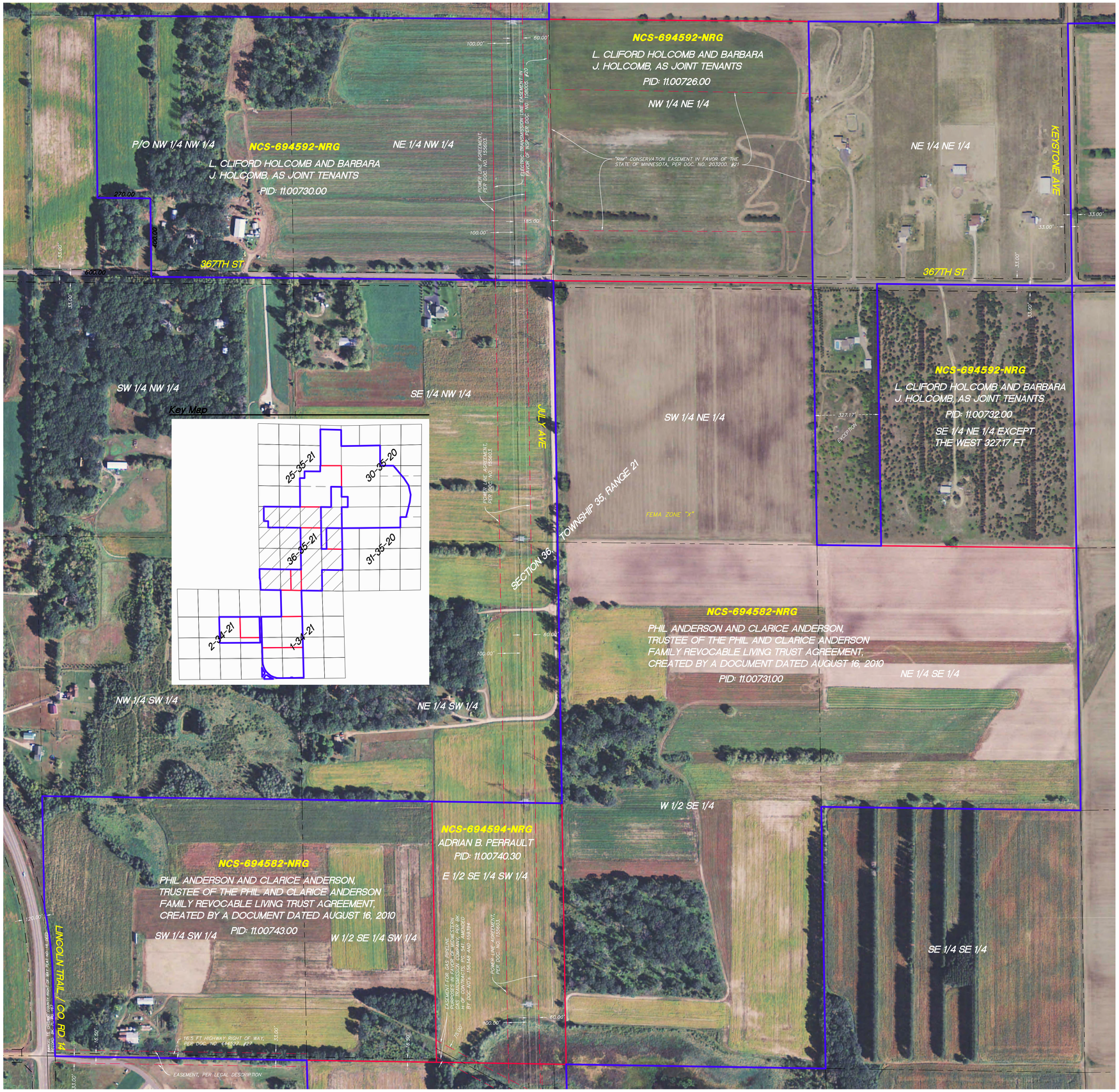

Title Commitment No.: NCS-694582-NRG

THAT PORTION OF THE TITLE COMMITMENT PERTAINING TO THIS SECTION IS REFLECTED BELOW

Real property in the County of Chisago, State of Minnesota, described as follows:

The Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) and the West Half of the Southeast Quarter (W1/2 of SE1/4), Section Thirty-Six (36), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

PID: 11.00731.00

And

The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) and the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 of SE1/4 of SW1/4), Section Thirty-six (36), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

PID: 11.00743.00

General Notes

1) Area: 9,668,430± Sq. Ft. or 221.95± Acres.

The following are numbered as they appear in the Title Commitment.

26. Subject to Chisago County Highway Right-of-Way Plat No. 18, recorded January 31, 2000, as Doc. No. 337274 (Exhibit E). COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 18 IS THE PLAT FOR LINCOLN TRAIL / CO. RD. 14, WHICH IS AS SHOWN ON THE SURVEY.

27. Subject to public roadway easement in favor of the City of North Branch, over the South 16.5 feet of the SW¼ of SW¼ and the South 16.5 feet of the W½ of the SE¼ of the SW¼, as shown by document recorded February 9, 2005, as Doc. No. 444527 (Exhibit F). AFFECTS SUBJECT PROPERTY AS SHOWN ON THE SURVEY.

Title Commitment No.: NCS-694592-NRG

Real property in the County of Chisago, State of Minnesota, described as follows:

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Thirty-six (36), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota, described as follows, to-wit:

Beginning at a point on the South line of said forty, 600 feet East of the Southwest corner thereof; thence North, parallel with the West line thereof a distance of 400 feet; thence West, parallel with the South line thereof, 270 feet; thence North, parallel with the said West line, to the North line thereof of said forty; thence East, on the North line of said forty, to the Northeast corner thereof; thence South, on the East line thereof, to the Southeast corner of said forty; thence West on the South line of said forty, to the point of beginning.

And

The Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4), Section Thirty-six (36), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

PID: 11.00730.00

And

The Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4), Section Thirty-six (36), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

PID: 11.00726.00

And

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4), Section Thirty-six (36), Township Thirty-five (35) North, Range Twenty-one (21) West, Chisago County, Minnesota, lying easterly of the West 327.17 feet thereof.

PID: 11.00732.00

General Notes

1) Area: 6,070,300± Sq. Ft. or 139.35± Acres.

The following are numbered as they appear in the Title Commitment.

18. Subject to electric transmission line easement in favor of Northern States Power Company, over the NE¼ of NW¼, as shown by document dated January 26, 1961, recorded February 28, 1961, in Book I of Contracts, Page 579. DOCUMENT IS BLANKET IN NATURE AFFECTING THE NE 1/4 OF THE NW 1/4 OF SECTION 36. NOTHING TO SHOW ON THE SURVEY.

19. Subject to electric transmission line easement in favor of Northern States Power Company, over the NE¼ of NW¼, as shown in document dated August 7, 1977, recorded August 23, 1977, as Doc. No. 154190.

Note: Except for the right of access, the rights granted herein shall be limited to a strip of land 285 feet in width, said strip being 185 feet easterly of and 100 feet westerly of the following described line and extensions thereof, to-wit:

Commencing at the East quarter corner of Section 25, Township 35 North, Range 21 West; thence westerly along the East-West quarter line of said Section 25 for 2869 feet to the actual point of beginning of the line to be described; thence deflecting to the left 91 degrees 00 minutes 15 seconds for 77 feet; thence deflecting to the left 00 degrees 16 minutes 28 seconds to the South line of the Northeast Quarter of the Northwest Quarter of Section 36, Township 35 North, Range 21 West and there terminating.

Note: Above easement has been modified by Release of Easement dated May 25, 1978, recorded June 16, 1978, as Doc. No. 158570, releasing the NE¼ of NW¼ except for the right of access to the 285 foot wide strip of land. SEE "NOTE" WRITTEN BY TITLE COMPANY IN REFERENCE TO A DOCUMENT THAT HAS NOT BEEN PROVIDED.

20. Subject to electric transmission line easement in favor of Northern States Power Company, over the NE¼ of NW¼, as shown in document dated May 8, 1978, recorded May 8, 1978, as Doc. No. 158005.

Note: Except for the right of access, the rights granted herein shall be limited to a strip of land 285 feet in width, said strip being 185 feet easterly of and 100 feet westerly of the following described line and extensions thereof, to-wit:

Commencing at the East quarter corner of Section 25, Township 35 North, Range 21 West; thence westerly along the East-West quarter line of said Section 25 for 2869 feet to the actual point of beginning of the line to be described; thence deflecting to the left 91 degrees 00 minutes 15 seconds for 77 feet; thence deflecting to the left 00 degrees 16 minutes 28 seconds to the South line of the Northeast Quarter of the Northwest Quarter of Section 36, Township 35 North, Range 21 West and there terminating. AFFECTS SUBJECT PROPERTY AS SHOWN ON THE SURVEY.

21. Subject to Limited "RIM" Reserve Conservation Easement, in favor of the State of Minnesota, acting by and throught its Commissioner of Agriculture, over part of the NW¼ of NE¼, dated March 12, 1987, recorded June 4, 1987, as Doc. No. 203200. "RIM" EASEMENT IS SHOWN IN AN APPROXIMATE WAY ONLY BASED ON A SHAPEFILE FROM THE STATE OF MINNESOTA.

Title Commitment No.: NCS-694594-NRG

Real property in the County of Chisago, State of Minnesota, described as follows:

The East Half of the Southeast Quarter of the Southwest Quarter (E1/2 of SE1/4 of SW1/4), Section Thirty-six (36), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

PID: 11.00740.30

General Notes

1) Area: 880,760± Sq. Ft. or 20.22± Acres.

The following are numbered as they appear in the Title Commitment.

NO SURVEY RELATED EXCEPTIONS.

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Revisions:

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LEGEND

DENOTES PROJECT BOUNDARY
DENOTES LEASE BOUNDARY

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0' 200' 400' 600'

North Star Solar

Chisago County, Minnesota

Desktop Survey

Date: 12/19/14
Sheet: 04 OF 07

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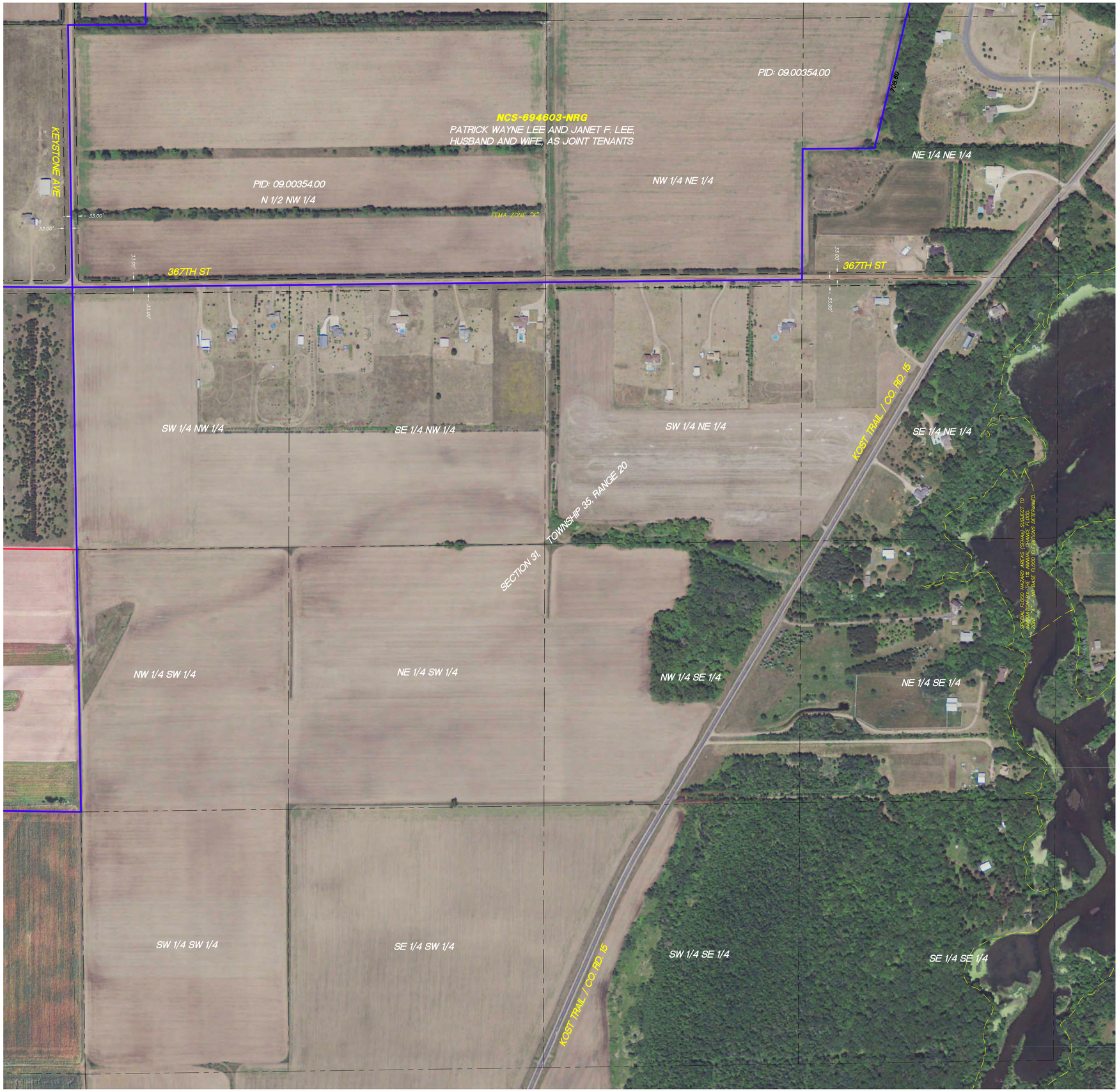


Title Commitment No: NCS-694603-NRG

THAT PORTION OF THE TITLE COMMITMENT PERTAINING TO THIS SECTION IS REFLECTED BELOW

Real property in the County of Chisago, State of Minnesota, described as follows:

The North Half of the Northwest Quarter (N1/2 of NW1/4) of Section Thirty–one (31), Township Thirty–five (35), Range Twenty (20), Chisago County, Minnesota.

And

The Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Thirty–one (31), Township Thirty–five (35), Range Twenty (20), Chisago County, Minnesota.

And

That part of the following described parcels lying westerly of the following described line. Said line commencing at the Northwest corner of the Southwest Quarter (SW1/4) of Section Thirty (30); thence easterly, on an assumed bearing of East (North 90 degrees 00 minutes 00 seconds East) along the North line of said Southwest Quarter (SW1/4) and along the North line of the Southeast Quarter (SE1/4) of Section Thirty (30), a distance of 3323.69 feet to the point of beginning of said line to be described; thence South 39 degrees 46 minutes 45 seconds East a distance of 1032.02 feet; thence South 33 degrees 17 minutes 44 seconds East a distance of 563.04 feet; thence South 12 degrees 12 minutes 43 seconds East a distance of 593.51 feet; thence South 06 degrees 54 minutes 20 seconds West a distance of 493.10 feet; thence South 13 degrees 57 minutes 10 seconds West a distance of 254.90 feet; thence South 13 degrees 37 minutes 23 seconds West a distance of 730 feet, more or less, to the South line of said North Half of the Northeast Quarter of the Northeast Quarter (N1/2 of NE1/4 of NE1/4) of Section Thirty–one (31), and said line there terminating.

PID: 09.00353.00

And

The North Half of the Northeast Quarter of the Northeast Quarter (N1/2 of NE1/4 of NE1/4) of Section Thirty–one (31), Township Thirty–five (35), Range Twenty (20), Chisago County, Minnesota.

General Notes

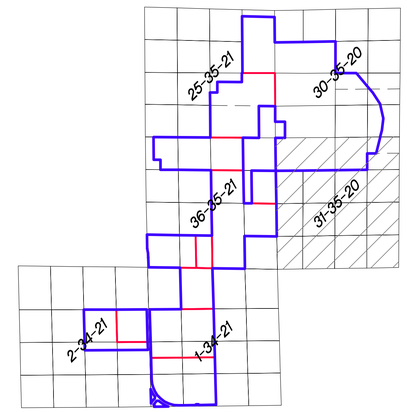
1) Area: 5,284,369± Sq. Ft. or 121.31± Acres.

The following are numbered as they appear in the Title Commitment.

20. Subject to Sunrise Township Road Resolution dated July 12, 1989, recorded September 8, 1989, as Doc. No. 219157 (Exhibit A). THOSE ROADS THAT ARE NAMED IN THE DOCUMENT THAT AFFECT THE PROJECT PROPERTIES ARE SHOWN WITH THE APPROPRIATE RIGHT–OF–WAY LINES AND DISTANCES.

25. Subject to Easement In Gross for Profits, in favor of Taylor Farms, Inc, dated April 22, 1982, recorded April 26, 1982, as Doc. No. 174867 (Exhibit C). DOCUMENT PERTAINS TO PROPERTY OF THE NW 1/4 OF THE NE 1/4, THE N 1/2 OF THE NE 1/4 OF THE NE1/4 AND THE N 1/2 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 35, RANGE 20, HOWEVER, THIS IS NOT A SURVEY RELATED ITEM AND IS NOT SHOWN ON THE SURVEY.

Key Map



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DENOTES LEASE BOUNDARY

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North Star Solar

Chisago County, Minnesota

Desktop Survey

Date: 12/19/14
Sheet: 05 OF 07

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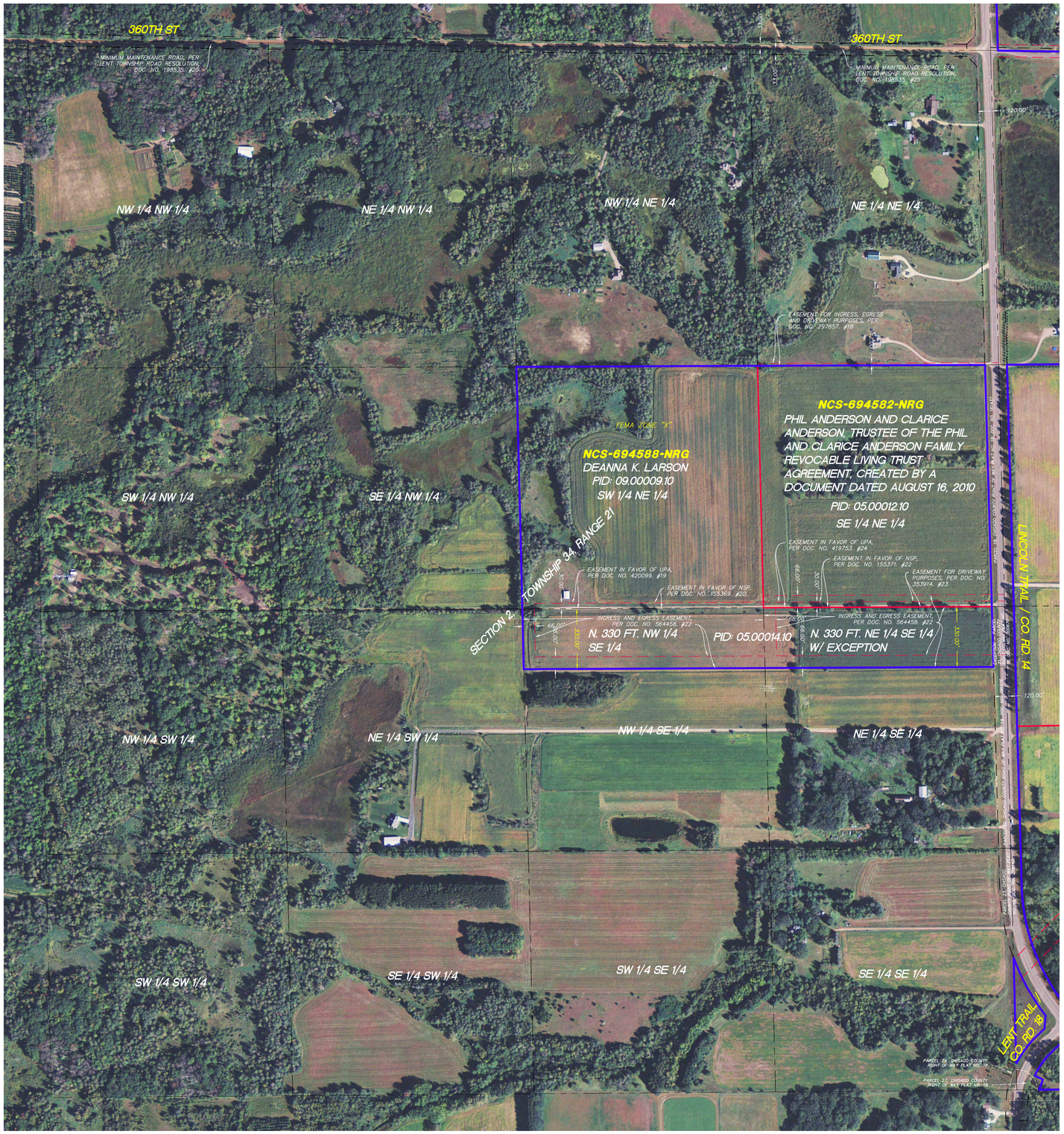


Title Commitment No: NCS-694582-NRG

THAT PORTION OF THE TITLE COMMITMENT PERTAINING TO THIS SECTION IS REFLECTED BELOW

Real property in the County of Chisago, State of Minnesota, described as follows:

The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4), Section Two (2), Township Thirty-four (34), Range Twenty-One (21), Chisago County, Minnesota.

PID: 05.00012.10

General Notes

1) Area: 1,648,696± Sq. Ft. or 37.85± Acres.

The following are numbered as they appear in the Title Commitment.

22. Subject to roadway and electric distribution line easement, in favor of Northern States Power Company, over the South 30 feet of the SE¼ of NE¼, as shown on Doc. No. 155371 (Exhibit A). AFFECTS SUBJECT PROPERTY AS SHOWN ON THE SURVEY.

23. Subject to non-exclusive driveway easement over and across the South 30 feet of the SE¼ of NE¼, as shown on Doc. No. 353914 (Exhibit B). AFFECTS SUBJECT PROPERTY AS SHOWN ON THE SURVEY.

24. Subject to electric transmission line easement over the South 30 feet of the SE¼ of NE¼ and over the South 30 feet of the SE¼ of SE¼, in favor of United Power Association, as shown by Doc. No. 419753 (Exhibit C). THAT PORTION OF THE EASEMENT AFFECTING PROPERTY COVERED BY THIS TITLE COMMITMENT IS AS SHOWN ON THE SURVEY.

25. Subject to Lent Township Road Resolution, dated November 18, 1986, recorded December 15, 1986, as Doc. No. 198535 (Exhibit D). THAT ROAD SUBJECT TO MINIMUM MAINTENANCE STATUS IS AS SHOWN ON THE SURVEY.

26. Subject to Chisago County Highway Right-of-Way Plat No. 18, recorded January 31, 2000, as Doc. No. 337274 (Exhibit E). COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 18 IS THE PLAT FOR LINCOLN TRAIL / CO. RD. 14, WHICH IS AS SHOWN ON THE SURVEY.

Title Commitment No: NCS-694588-NRG

Real property in the County of Chisago, State of Minnesota, described as follows:

The Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4), Section Town (2), Township Thirty-four (34), Range Twenty-one (21), Chisago County, Minnesota.

PID: 09.00009.10

And

The North 330 feet of the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4), Section Two (2), Township Thirty-four (34), Range Twenty-one (21), Chisago County, Minnesota.

And

The North 330 feet of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4), Section Two (2), Township Thirty-four (34), Range Twenty-one (21), Chisago County, Minnesota, excepting therefrom Parcel 21, Chisago County Right of Way Plat No. 18.

PID: 05.00014.10

General Notes

1) Area: 2,593,686± Sq. Ft. or 59.54± Acres.

The following are numbered as they appear in the Title Commitment.

18. Covenants, conditions, terms, restrictions, and easements contained in Easement Agreement dated June 21, 1997, recorded July 25, 1997, as Doc. No. 297857, which does not include a forfeiture or a reversionary clause. Restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin, are deleted (Exhibit A).

Note: Above easement agreements grants a non-exclusive, perpetual appurtenant easement for the benefit of the SW¼ of NE¼, over the Southerly 12 feet of the NE¼ of NE¼, Sec. 2, Twp. 34, Rge. 21. BENEFITS SUBJECT PROPERTY. EASEMENT IS AS SHOWN ON THE SURVEY IN THE NE1/4 OF THE NE1/4.

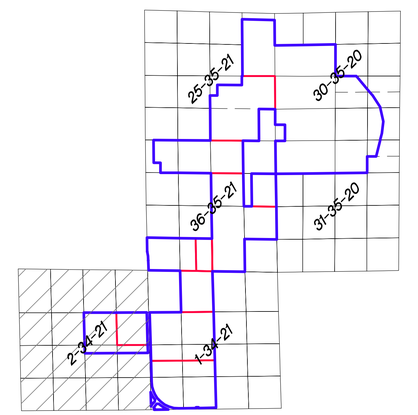
19. Subject to electric transmission line easement in favor of United Power Association, over the South 30 feet of the SW¼ of NE¼, dated December 8, 2003, recorded December 17, 2003, as Doc. No. 420099 (Exhibit B). THAT PORTION OF THE EASEMENT AFFECTING PROPERTY COVERED BY THIS TITLE COMMITMENT IS AS SHOWN ON THE SURVEY.

20. Subject to electric transmission line easement in favor of Northern States Power Company, over the South 30 feet of the SW¼ of NE¼, dated October 31, 1977, recorded November 2, 1977, as Doc. No. 155369 (Exhibit C). AFFECTS SUBJECT PROPERTY AS SHOWN ON THE SURVEY.

22. Subject to ingress and egress easement over the South 66 feet and the West 66 feet of the North 330 feet of the NW¼ of SE¼ and the South 66 feet and the West 66 feet of the North 330 feet of the NE¼ of SE¼ and over the South 66 feet of the SE¼ of NW¼, dated December 3, 2013, recorded December 4, 2013, as Doc. No. 564458 (Exhibit D). AFFECTS SUBJECT PROPERTY AS SHOWN ON THE SURVEY.

23. Subject to Chisago County Highway Right-of-Way Plat No. 18, recorded as Doc. No. 337274 (Exhibits E & F). COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 18 IS THE PLAT FOR LINCOLN TRAIL / CO. RD. 14, WHICH IS AS SHOWN ON THE SURVEY.

Key Map



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North Star Solar

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