

**TRACT 49:  
WERNER,  
ROSEMARY**

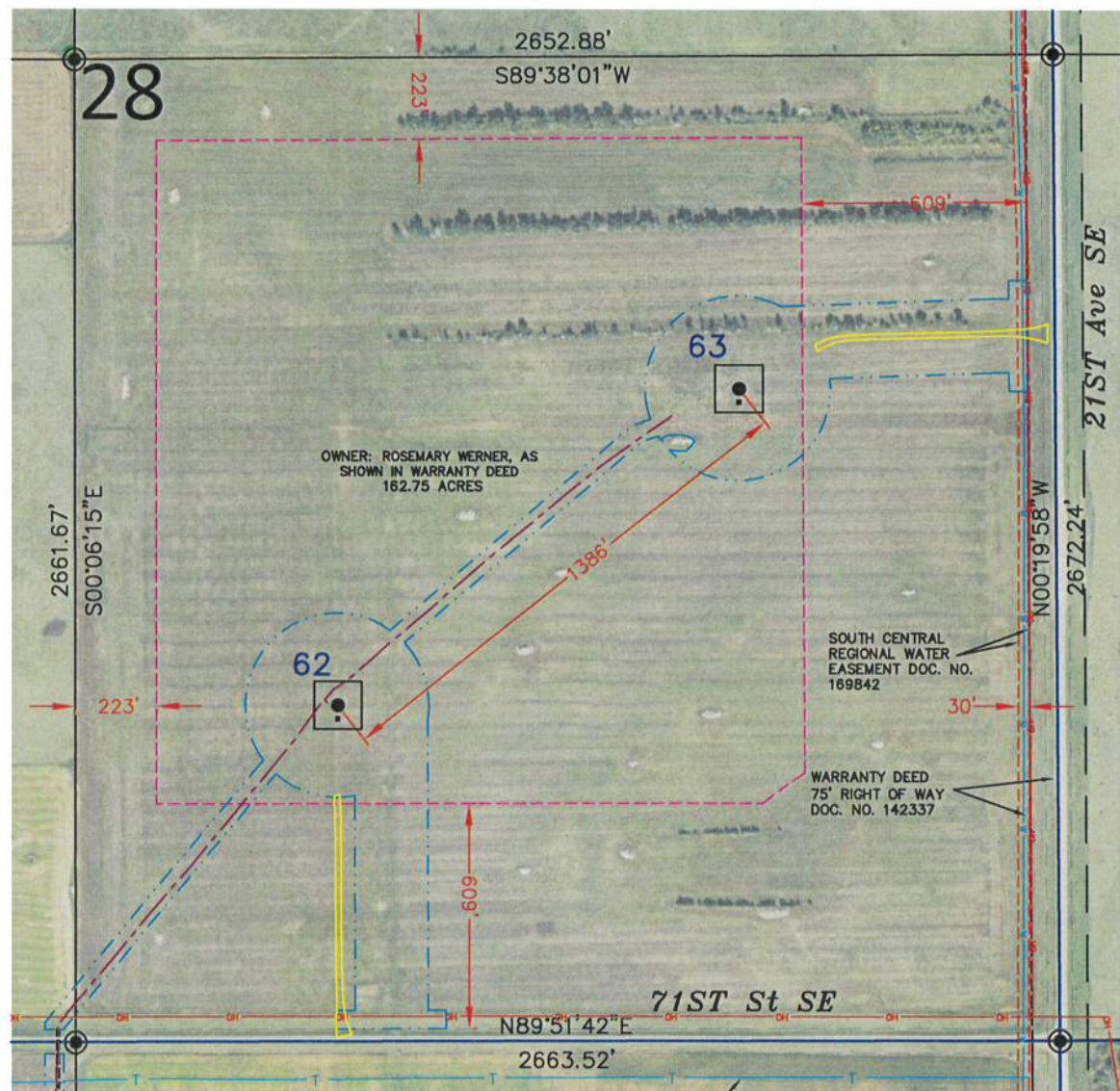
**"ALTA/NSPS LAND TITLE SURVEY"**  
**SE1/4 SECTION 28, T. 134 N., R. 74 W.**  
**EMMONS COUNTY, NORTH DAKOTA**

**SECTION 28, T.134N., R.74W. DESCRIPTION**

TRACT 49: WERNER, ROSEMARY - 1145090

EASEMENT: MEMORANDUM OF OPTION AND EASEMENTS BY AND BETWEEN ROSEMARY WERNER, A SINGLE WOMAN, AND BOULEVARD ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED MAY 10, 2014 FILED JULY 21, 2014 RECORDED IN BOOK 71 MISC, PAGE 9 AS DOCUMENT NO. 169081, THEREAFTER, ASSIGNMENT AND ASSUMPTION OF AGREEMENTS BY AND BETWEEN BOULEVARD ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND EMMONS-LOGAN WIND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 29, 2019, FILED APRIL 8, 2019, RECORDED IN BOOK 70 MISC, PAGE 52 AS DOCUMENT NO. 174268 AND NOTICE OF EXERCISE OF OPTION, BY EMMONS-LOGAN WIND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 29, 2019, FILED APRIL 8, 2019, RECORDED IN BOOK 79 MISC, PAGE 53 AS DOCUMENT NO. 174269.

SE1/4 OF SECTION 28, TOWNSHIP 134 NORTH, RANGE 74 WEST OF THE FIFTH PRINCIPAL MERIDIAN, EMMONS COUNTY, NORTH DAKOTA, LESS AND EXCEPT THE 2.53 ACRE TRACT AS DESCRIBED IN BOOK 82 OF DEEDS, PAGE 135.



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**UTILITY NOTE**  
 The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

**PRIVILEGED AND CONFIDENTIAL**  
 Attorney-Client Communication/Attorney Work Product  
 Prepared at the Direction of Legal Counsel

**SURVEYORS CERTIFICATE**

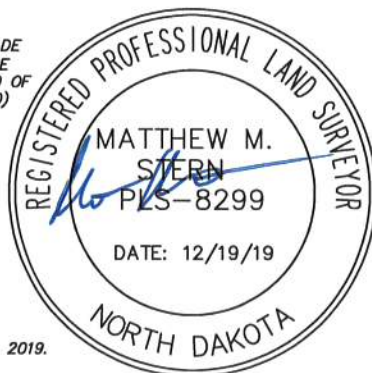
TO EMMONS LOGAN WIND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, REAL ADVANTAGE TITLE INSURANCE COMPANY, BAL INVESTMENT & ADVISORY, INC., AND SUNTRUST NLIP, INC., A DELAWARE CORPORATION,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3 AND 20 OF TABLE A THEREOF. (WITH A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000) THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2019.

ANY ALTERATION OF THE ACCOMPANYING MAP WILL VOID THIS CERTIFICATION.  
 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

DATE: DECEMBER 19, 2019

*Matthew M. Stern*  
 MATTHEW M. STERN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 ND REGISTRATION NO. 8299



THE MONUMENTS, THE LOCATION AND THE EXISTENCE OF, ARE FROM THE FIELD SURVEY COMPLETED IN 2019.  
 PROJECT ID: 2537-23

**SECTION 28 NOTES**

THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE PROFORMA FILE NO. 555-1991456-73, ISSUED BY REAL ADVANTAGE TITLE INSURANCE COMPANY, HAS BEEN CORRECTLY PLOTTED OR NOTED ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THAT COMMITMENT.

THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY, ROAD OR HIGHWAY.

ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER OR WILL ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREET, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND.

SUBJECT PROPERTY IS LOCATED IN A UNMAPPED FEMA AREA.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE PROFORMA FILE NO. 555-1991456-73 AND PREPARED BY REAL ADVANTAGE TITLE INSURANCE COMPANY.

ITEM 1 - RESERVATION OF MINERALS IN QUIT CLAIM DEED BY AND BETWEEN THE FEDERAL LAND BANK OF SAINT PAUL, A CORPORATION AND LARS O. KLEPPE DATED SEPTEMBER 25, 1940 FILED DECEMBER 19, 1946 RECORDED IN BOOK 50 DEEDS, PAGE 619 AS DOCUMENT NO. 85269. AFFECTS SUBJECT PROPERTY.

ITEM 2 - COMMUNICATIONS EASEMENT GRANTED TO BEK COMMUNICATIONS COOPERATIVE, A COOPERATIVE CORPORATION, DATED FEBRUARY 18, 2003 FILED MARCH 24, 2003 RECORDED IN BOOK 55 MISC, PAGE 196 AS DOCUMENT NO. 154872. AFFECTS SUBJECT PROPERTY AND LOCATION IS INDETERMINATE.

ITEM 3 - RIGHT-OF-WAY EASEMENT GRANTED TO SOUTH CENTRAL REGIONAL WATER DISTRICT DATED JULY 1, 2013 FILED JANUARY 26, 2015 RECORDED IN BOOK 72 MISC, PAGE 14 AS DOCUMENT NO. 169863. AFFECTS SUBJECT PROPERTY AS NOTED.

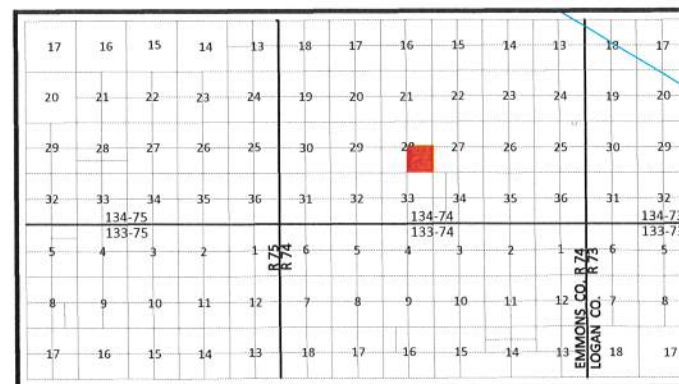
**MICRO-SITING SETBACKS PROVIDED BY NEER**

DESCRIPTION	LENGTH	LOGIC
PARTICIPATING RECEPTORS (HOMES)	1400'	1400'
NON-PARTICIPATING RECEPTORS (HOMES)	1457'	(HH + .5RD) x 3
BARN, SHEDS, ICE THROW, ETC.	1014'	1.5RD + 1.5HH
ROADS (PUBLIC) MEASURED FROM ROW	609'	(HH + .5RD) x 1.1 + 75'
TRANSMISSION LINES - MEASURED FROM ROW	534'	(HH + .5RD) x 1.1
DISTRIBUTION LINES - MEASURED FROM ROW	534'	(HH + .5RD) x 1.1
NON-PARTICIPATING PARCELS	534'	(HH + .5RD) x 1.1
PARTICIPATING PARCELS	223'	(.5RD + 10')
WTG TO WTG (UP/DOWN WIND)	2283'	6RD'S
WTG TO WTG (CROSS WIND)	1142'	3RD'S
SECTION LINES	572'	(HH + .5RD) x 1.1 + 38'

**LEGEND**

- SECTION LINE EASEMENT
- FOUND REBAR W/ALUM CAP OTHERWISE NOTED
- 
- WIND TURBINE "EMMONS-LOGAN WIND"
- ROAD FOR TURBINE "EMMONS-LOGAN WIND"
- CONSTRUCTION/COLLECTION EASEMENT "EMMONS-LOGAN WIND"
- EXISTING KEM ELECTRIC COOP. UNDERGROUND LINE
- EXISTING KEM ELECTRIC COOP. OVERHEAD LINE
- NORTHERN BORDER GAS PIPELINE
- MDU GAS PIPELINE
- UNDERGROUND COLLECTOR LINE "EMMONS-LOGAN WIND"
- J BOX, FIBER VAULT OR XGROUND BOX "EMMONS-LOGAN WIND"
- MDU OVERHEAD TRANSMISSION LINE
- TRANSMISSION EASEMENT "EMMONS-LOGAN WIND"
- TRANSMISSION LINE "EMMONS-LOGAN WIND"
- T-LINE
- FIBER
- BEK COMMUNICATIONS FIBER OPTIC LINE
- BEK UNDERGROUND TELEPHONE LINE
- SOUTH CENTRAL REGIONAL WATER
- CABLE BORING "EMMONS-LOGAN WIND"
- CHAIN LINK FENCE "EMMONS-LOGAN WIND"
- SPLICE "EMMONS-LOGAN WIND"
- CULVERT "EMMONS-LOGAN WIND"
- POWER POLE "EMMONS-LOGAN WIND"
- TURBINE SETBACKS

**LOCATION MAP**



DATUM:  
 NORTH DAKOTA STATE PLANE  
 SOUTH ZONE (3302)  
 NAD 83 (ADJ 2011)  
 INTERNATIONAL FEET  
 GRID DISTANCE  
 NAVD 88

THE SURVEY DATA IS ON FILE AT THE OFFICE OF SWENSON, HAGEN & CO.



SCALE - 1"=500'  
 DECEMBER 19, 2019

DATE OF FIELD SURVEY DECEMBER 2, 2019

**SWENSON, HAGEN & COMPANY P.C.**  
 Surveying  
 Hydrology  
 Land Planning  
 Civil Engineering  
 Landscape & Site Design  
 Construction Management

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