(Reserved for recording data)

DECLARATION OF DEED RESTRICTION

THIS DECLARATION, is made this _____ day of _____ 2026, by JayRey, LLC, a Minnesota limited liability company, hereinafter "Grantor";

WITNESSETH:

WHEREAS, Grantor owns real property legally described as follows:

All of Boelter Estates Second, Olmsted County, Minnesota

(hereinafter referred to as the "Property"); and

WHEREAS, Grantor is, simultaneous with this Agreement, platting the Property as Boelter Estates Second, Olmsted County, Minnesota, and

WHEREAS, in conformity with Township zoning ordinances, Grantor is required to sign and record a deed restriction for a portion of the Property, which is legally described on the attached Exhibit "A-1" (hereinafter the "Wildlife Corridor") to limit any further residences or similar development within the Wildlife Corridor for the purposes of maintaining said property in its natural state. See Depiction on Exhibit A-2.

NOW, THEREFORE, the Grantor hereby declares the Wildlife Corridor shall be maintained as follows:

(i) The Wildlife Corridor shall be set aside as a permanent open space easement to allow wildlife to use the Wildlife Corridor as a traveled way across said Wildlife Corridor;

(ii) The Wildlife Corridor shall be restricted from building residences or similar development within the Wildlife Corridor per the Township zoning ordinances;

(iii) The Wildlife Corridor shall be maintained in its natural condition. Lot owners members shall not remove, destroy, cut, mow, or alter trees, shrubs and other vegetation in the Easement Area except (i) where necessary to prevent or control insects, obnoxious weeds, disease, fire, personal injury, or property damage; (ii) for activities that manage and promote the health of the land or create natural habitats such as prairie planting/restoration, native tree plantings, forestry management and wetland restorations. Notwithstanding the foregoing, any lot owner within the Wildlife Corridor may remove dead or diseased trees and invasive species from the Wildlife Corridor located on his or her lot but shall not clear-cut forested areas.

(iv) The lot owners of each lot shall be responsible for any maintenance required in that portion of the Easement Area which lies within her or his lot lines.

AND FURTHER, the undersigned hereby authorizes the recording of this Restriction with the office of the Olmsted County, Minnesota Recorder for purposes of giving public notice of the restriction herein created on the Wildlife Corridor.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

JayRey, LLC,
a Minnesota limited liability company

_____

By: James Burke
Its: Chief Manager

_____

By: Randy Reynolds
Its: Manager

STATE OF MINNESOTA)
)ss
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me this ____day of _____, 2026 by James Burke and Randy Reynolds, the Chief Manager and Manager of JayRey, LLC, a Minnesota limited liability company, of behalf of the Company, Grantor.

NOTARIAL STAMP (OR OTHER TITLE OR RANK)

_____
Signature of Person Taking Acknowledgment

THIS INSTRUMENT WAS DRAFTED BY: OHLY LAW OFFICE, LTD
1850 NORTH BROADWAY, ROCHESTER, MINNESOTA 55906

Exhibit A-1

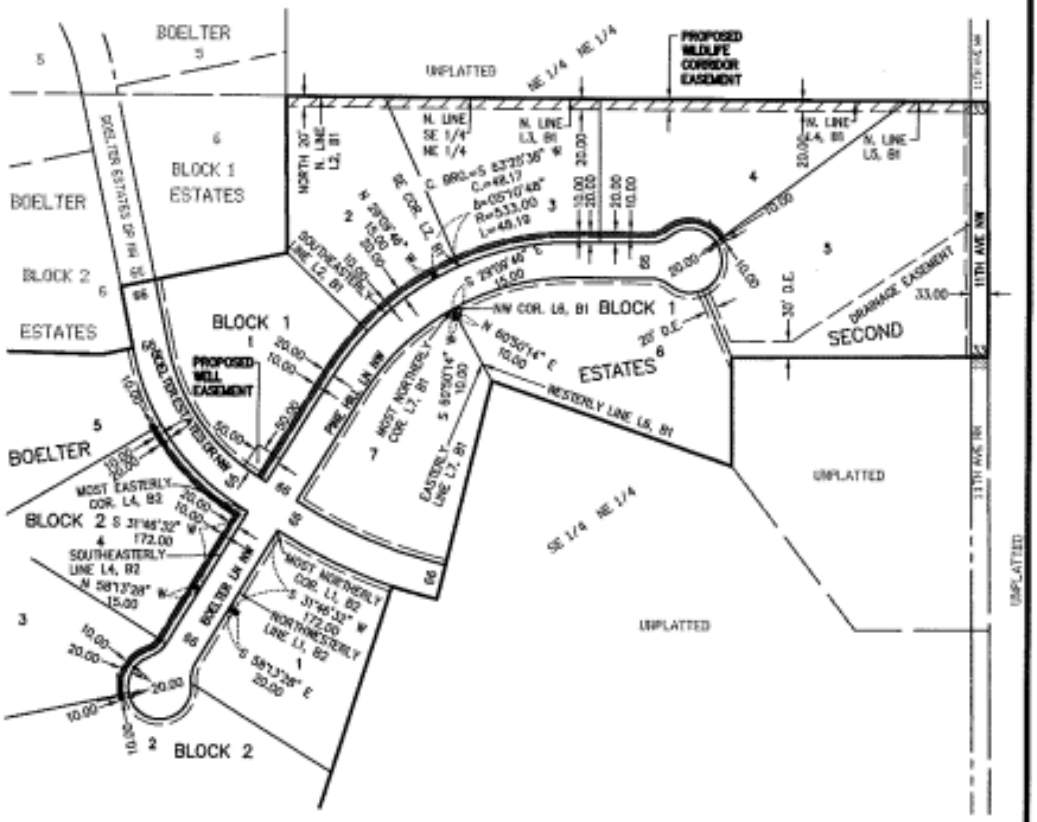
[Description of Wildlife Corridor]

The North 20.00 feet of Lots 2, 3, 4 and 5, Block 1, Boelter Estates Second, Olmsted County, Minnesota

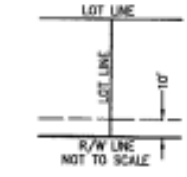
Exhibit A-2

EASEMENT EXHIBIT

PART OF BLOCK 1 AND BLOCK 2
BOELTER ESTATES SECOND
OLMSTED COUNTY, MINNESOTA



UTILITY EASEMENTS ARE SHOWN THUS:

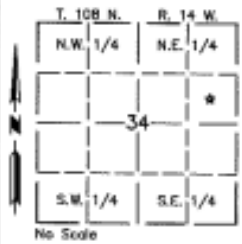


BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

0 100 200 300 400
SCALE IN FEET

PROPERTY LOCATION MAP



WSE MASSEY
ENGINEERING & LAND SURVEYING, LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
JAYRAY LLC
ROCHESTER, MN

MONUMENTS
● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
SET (5/8" PIPE UNLESS NOTED OTHERWISE)

EASEMENT EXHIBIT

DATE: 9/29/2020
DWG NO. 3722.48E06 JOB NO. 3722.4
DRAWN BY: G.D.Z. SHEET 1 OF 3

EASEMENT EXHIBIT
PART OF BLOCK 1 AND BLOCK 2
BOELTER ESTATES SECOND
OLMSTED COUNTY, MINNESOTA

PRIVATE WATERLINE EASEMENT DESCRIPTIONS

A private waterline easement over, under and across the northwesterly 10 feet of the southeasterly 20 feet of Lot 1, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

A private waterline easement over, under and across the northwesterly 10 feet of the southeasterly 20 feet of Lot 2, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

A 10-foot private waterline easement over, under and across a part of Lot 2, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota. The centerline of said easement being described as follows:

Commencing at the southeast corner of said Lot 2; thence southwesterly 48.19 feet, along the southeasterly line of said Lot 2 and along a non-tangential curve, concave southeasterly, having a central angle of 05 degrees 18 minutes 01 seconds, a radius of 533.00 feet, and the chord of said curve bears South 63 degrees 25 minutes 38 seconds West, 48.17 feet for the point of beginning of the centerline to be described (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996); thence North 29 degrees 00 minutes 46 seconds West, not tangent to said curve, 15.00 feet and there terminating.

ALSO:

A private waterline easement over, under and across the northerly 10 feet of the southerly 20 feet of Lot 3, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

A private waterline easement over, under and across the northerly 10 feet of the southerly 20 feet of Lot 4, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

A private waterline easement over, under and across the northerly 10 feet of the easterly 10 feet of the westerly 20 feet of Lot 5, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

A 10-foot private waterline easement over, under and across a part of Lot 6, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota. The centerline of said easement being described as follows:

Beginning at the northeast corner of said Lot 6; thence South 29 degrees 03 minutes 46 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the easterly line of said Lot 6, a distance of 15.00 feet; thence North 60 degrees 50 minutes 14 seconds East, 10.00 feet and there terminating.

ALSO:

A 10-foot private waterline easement over, under and across a part of Lot 7, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota. The centerline of said easement being described as follows:

Beginning at the northeast corner of said Lot 7; thence South 29 degrees 09 minutes 46 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the easterly line of said Lot 7, a distance of 15.00 feet; thence South 60 degrees 50 minutes 14 seconds West, 10.00 feet and there terminating.

ALSO:

A 10-foot private waterline easement over, under and across a part of Lot 1, Block 2, BOELTER ESTATES SECOND, Olmsted County, Minnesota. The centerline of said easement being described as follows:

Commencing at the most northerly corner of said Lot 1; thence South 31 degrees 46 minutes 32 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the northwesterly line of said Lot 1, a distance of 172.00 feet for the point of beginning of the centerline to be described; thence South 58 degrees 13 minutes 28 seconds East, 20.00 feet and there terminating.

ALSO:

A private waterline easement over, under and across the northeasterly 10 feet of the southerly 10 feet of the northerly 20 feet of Lot 2, Block 2, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

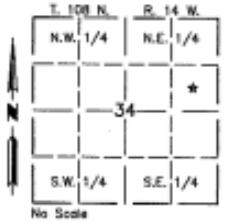
ALSO:

A private waterline easement over, under and across the westerly 10 feet of the easterly 20 feet of Lot 3, Block 2, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

(CONTINUED ON SHEET 3)

PROPERTY LOCATION MAP



No Scale

WSE MASSEY
ENGINEERING & LAND SURVEYING inc.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4585, EMAIL SURVEY@WSE.ENGINEERING

EASEMENT EXHIBIT

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

JAYRAY LLC

ROCHESTER, MN

MONUMENTS
- FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 9/29/2026

DWG NO. 3722.48B28 JOB NO. 3722.4

DRAWN BY: G.D.Z.

EASEMENT EXHIBIT
PART OF BLOCK 1 AND BLOCK 2
BOELTER ESTATES SECOND
OLMSTED COUNTY, MINNESOTA

PRIVATE WATERLINE EASEMENT DESCRIPTIONS

(CONTINUED FROM PAGE 2)

A private waterline easement over, under and across the northwesterly 10 feet of the southeasterly 20 feet of Lot 4, Block 2, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

A 10-foot private waterline easement over, under and across a part of Lot 4, Block 2, BOELTER ESTATES SECOND, Olmsted County, Minnesota. The centerline of said easement being described as follows:

Commencing at the most easterly corner of said Lot 4; thence South 31 degrees 46 minutes 32 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1998), along the southeasterly line of said Lot 4, a distance of 172.00 feet for the point of beginning of the centerline to be described; thence North 58 degrees 13 minutes 28 seconds West, 15.00 feet and there terminating.

ALSO:

A private waterline easement over, under and across the southwesterly 10 feet of the northeasterly 20 feet of Lot 4, Block 2, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

ALSO:

A private waterline easement over, under and across the southerly 10 feet of the westerly 10 feet of the easterly 20 feet of Lot 5, Block 2, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

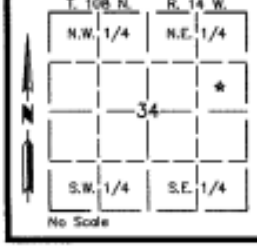
PRIVATE WELL EASEMENT DESCRIPTION

A private well easement over, under and across the southwesterly 30 feet of the southeasterly 30 feet of Lot 1, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

WILDLIFE CORRIDOR EASEMENT DESCRIPTION

The North 20.00 feet of Lots 2, 3, 4 and 5, Block 1, BOELTER ESTATES SECOND, Olmsted County, Minnesota.

PROPERTY LOCATION MAP



No Scale

WSE MASSEY
ENGINEERING & LAND SURVEYING inc.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4535, EMAIL SURVEY@WSE.ENGINEERING

EASEMENT EXHIBIT

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

JAYRAY LLC

ROCHESTER, MN

MONUMENTS
● FOUND (1/2" PIPE UNLESS NOTED OTHERWISE)
SET (1/2" PIPE UNLESS NOTED OTHERWISE)

DATE: 9/29/2020

DWG NO. 3722.48E06 JOB NO. 3722.4

DRAWN BY: G.D.Z.