

W.O. No.: CAPGTR100010839
Line No.: WIB 11901
Tract No.: LA - 042

PIPELINE EASEMENT

For and in consideration of Ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned (hereinafter referred to as Grantor, whether one or more), hereby bargains, grants, conveys, and warrants to NORTHERN NATURAL GAS COMPANY, a Delaware corporation, with principal offices at P. O. Box 3330, Omaha, Nebraska 68103 (hereinafter referred to as Grantee), the right, privilege, and easement to construct, maintain, operate, inspect, repair, replace, protect, alter, and remove pipelines and below ground appurtenances, including cathodic protection apparatus, on, over, under, across, and through a strip of land fifty feet (50') in width across the following described land situated in the County of Lacrosse and the State of Wisconsin, to-wit:

See Exhibit "A" attached hereto
and made a part hereof.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, together, with the right of ingress to and egress from said right-of-way across the adjacent property of Grantor for the purpose of surveying and clearing the right-of-way of brush, trees, and obstructions, and for constructing, maintaining, operating, inspecting, repairing, replacing, protecting, altering, or removing the pipelines and appurtenances of Grantee located thereon, in whole or in part, at the will of the Grantee.

It is further agreed as follows:

1. That during original construction of said pipelines or appurtenances, Grantee may utilize an additional strip of land not more than twenty-five feet (25') in width adjacent to Grantee's easement strip for temporary working space only.

2. That in the exercise of its rights hereunder, Grantee shall: (a) bury all line pipe during original construction to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum cover of twenty-four inches (24") will be provided; (b) restore the ground surface as nearly as practicable to the original contour which existed immediately prior to the commencement of any work; (c) provide suitable ditch cross-overs during construction as are reasonably required by Grantor; (d) properly support each side of a contemplated fence opening by suitable post and braces before an existing agricultural fence is cut, and, where required, to provide a temporary gate; (e) repair in a good and workmanlike manner any and all existing agricultural fences and drainage and irrigation systems which are cut or damaged by Grantee; and (f) restore or pay Grantor for any damages caused by Grantee to Grantor's growing crops, grasses, landscaping, existing agricultural fences, buildings, or livestock as a result of the construction of Grantee's facilities.

3. That Grantor shall have the right to use and enjoy the surface of the right-of-way for purposes which will not interfere with the use of the right-of-way by the Grantee for any of the purposes herein above granted, it being understood that no building, structure, improvement, landscaping, or obstruction, other than ordinary and usual agricultural fences, shall be placed within or upon the right-of-way, and that there shall be no alteration of the ground surface or grade of the right-of-way, without the express written consent of the Grantee, and, to the extent that written permission has not been given, Grantee shall have the right to clear and keep cleared from within the right-of-way all trees, brush, undergrowth, landscaping, buildings, structures,

improvements, residential fences or other obstructions, though Grantee has no obligation to do so, and, after said pipelines have been installed, Grantee shall not be liable for damages caused on the right-of-way by keeping the right-of-way clear of such trees, brush, undergrowth, landscaping, buildings, structure, improvements, residential fences and other obstructions in the exercise of its rights hereunder.

4. That this instrument may be executed in counterparts, but which together shall constitute one and the same instrument.

5. That the rights of the Grantee may be assigned in whole or in part.

6. It is agreed that this grant covers all the agreements between the parties and no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement.

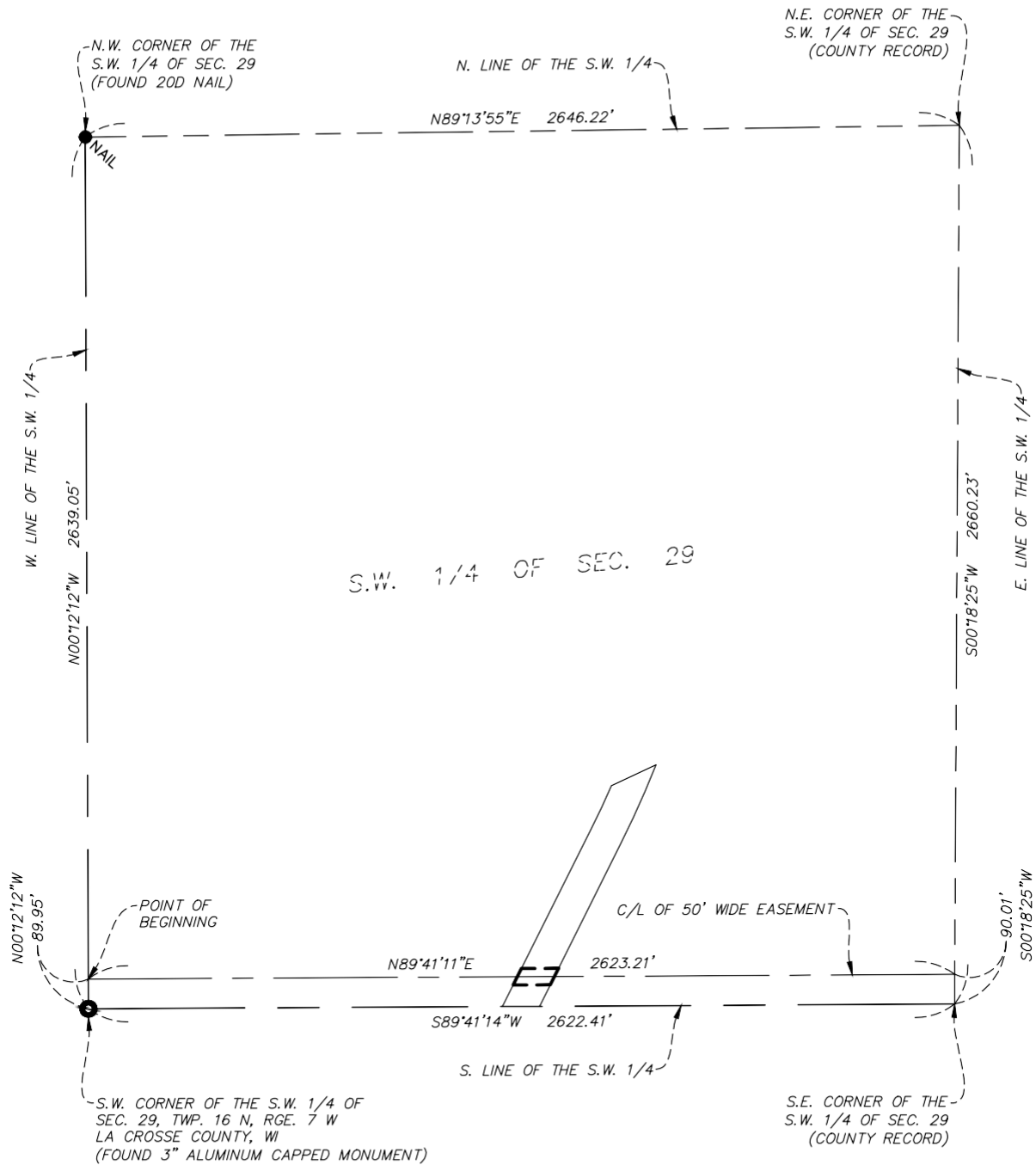
7. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED, AND AGREES ANY SUCH ACTIONS MAY NOT IN ANY EVENT BE CONSOLIDATED TOGETHER.

It is understood and agreed that this easement and all rights, privileges, and obligations created herein shall run with the land and shall inure to the benefit of and be binding upon the legal representatives, heirs, executors, administrators, successors, and assigns of the parties hereto.

Signed and delivered this _____ day of _____, 2026.

EASEMENT EXHIBIT

-FOR-



SUMMARY

EASEMENT AREA

5,605 sq. ft. / 0.1287 acres

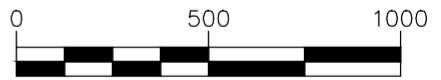
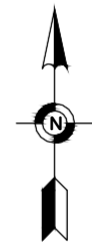
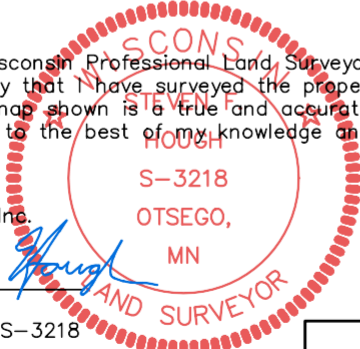
CERTIFICATION:

I, Steven F. Hough, Wisconsin Professional Land Surveyor of EGAN, FIELD & NOWAK, certify that I have surveyed the property depicted hereon and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Egan, Field & Nowak, Inc.

Steven F. Hough

Steven F. Hough
Wisconsin License No. S-3218
Date: March 23, 2026



SCALE IN FEET
Bearings based on NAD 83,
La Crosse County, WI (WCCS) grid system



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EXHIBIT "A"
WIB 11901
TOMAH BL REPLACEMENT
SECTION 29,
TOWNSHIP 16 N, RANGE 7 W,
LA CROSSE COUNTY, WISCONSIN



FILE NO. 01141541
SHEET 1 OF 2

EASEMENT EXHIBIT

-FOR-



A 50-foot wide perpetual easement for pipeline purposes over, under, and across that part of the following described parcel:

A parcel of land located in part of Government Lot 5, Section 29, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the Northwest corner of Lot 1, Certified Survey Map, Volume 3. Page 37; thence along the Westerly line of said Lot, also being the Easterly right of way of the abandoned Burlington Northern Railroad, on the arc of a 2914.93 foot radius curve, concave to the West, the chord of which bears S12°04'12"W and measures 378.04 feet, to the Northerly right of way of Monitor Street; thence continuing along the arc of said curve, the chord of which bears S17°08'55"W and measures 94.56 feet to the Southerly right of way of Monitor Street and the Point of Beginning; thence continuing along the arc of said 2914.93 foot radius curve, concave to the West, the chord of which bears S20°02'37"W and measures 199.96 feet; thence S64°54'00"W, 150.09 feet to the Westerly right of way of the Burlington Northern Railroad; thence along said right of way on the arc of a 2814.93 foot radius curve, concave to the West, the chord of which bears N22°08'02"E and measures 207.71 feet, to the Southerly right of way of Monitor Street; thence N64°54'00"E along said right of way line, 139.35 feet to the point of beginning.

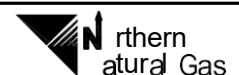
The centerline of said easement is described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 29; thence North 00 degrees 12 minutes 12 seconds West, bearings based on the La Crosse County, Wisconsin (WCCS) coordinate system, along the west line of said Southwest Quarter, a distance of 89.95 feet to the point of beginning of said centerline to be described; thence North 89 degrees 41 minutes 11 seconds East, a distance of 2623.21 feet to the east line of said Southwest Quarter and said centerline there terminating.



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a., o., c., llc 2025 & EGAN, FIELD & NOWAK, INC.

EXHIBIT "A"
WIB 11901
TOMAH BL REPLACEMENT
SECTION 29,
TOWNSHIP 16 N, RANGE 7 W,
LA CROSSE COUNTY, WISCONSIN



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SHEET 2 OF 2