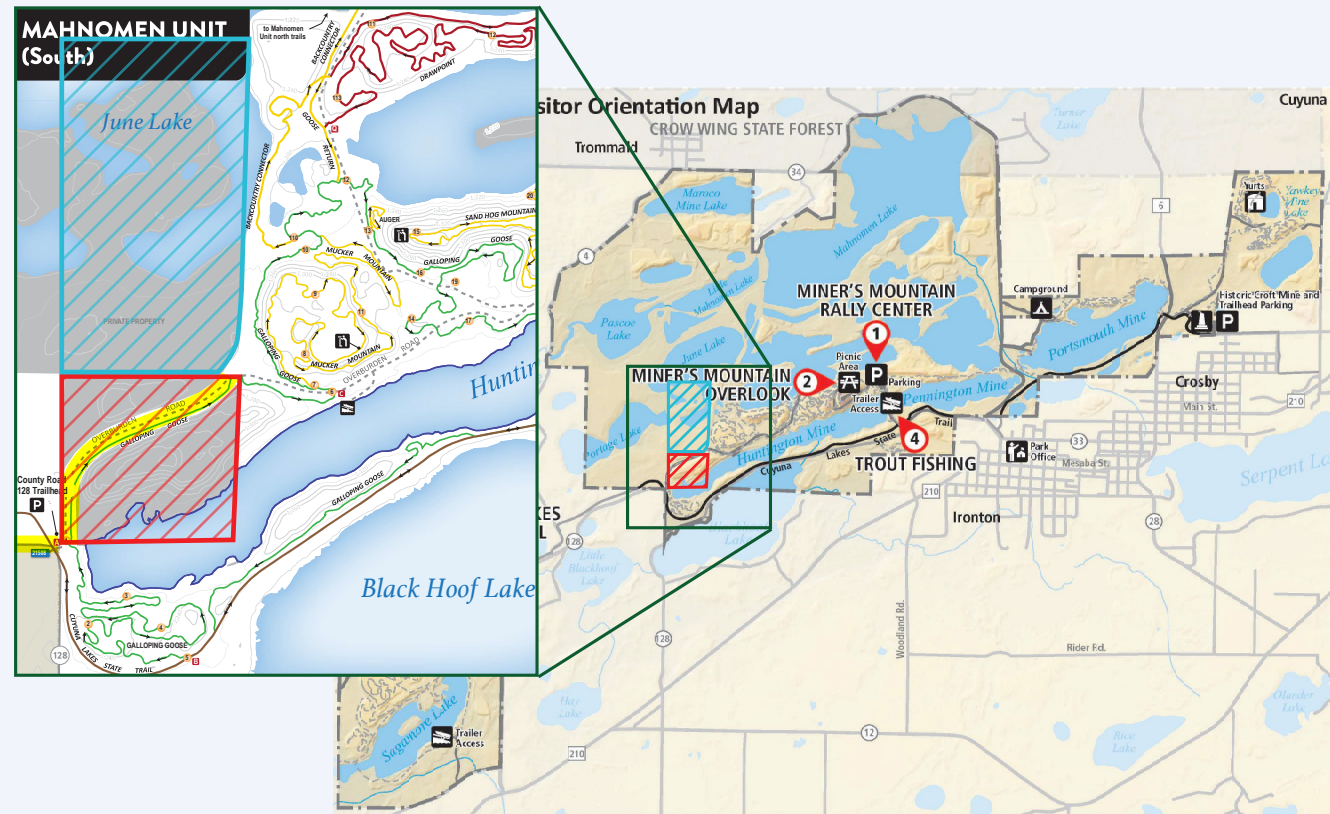


THE JUNE LAKE PROPERTY

The Property is privately owned by Carrie Tretter of Crosby. It consists of approximately 60 Acres on June Lake (outlined in BLUE) and a 1/24 Undivided Interest in a 40-acre parcel to the south (outlined in RED).

The Undivided Interest Parcel is divided by a former railroad right-of-way parcel know as Overburden Road (or Loon Lane) and is owned by the DNR (highlighted in YELLOW). Overburden Road provides Carry-in Access to June Lake and Boat Trailer Access to Huntington and Alstead mines.

The Property is located within the City of Ironton on the western end of the Cuyuna Country State Recreation Area (CCSRA), directly west of Mucker Mountain.



THE REC AREA

Creation: The approximate 5,000 acre Rec Area was created in 1993 by State Statute (CH 85.013, Subd.5c., 1993 c 172 s 34)

Citizens Advisory Council: Established by State Statute 85.0146. Before a major decision is implemented, the area manager must consult with the council and take into consideration any council comments or advice that may impact the major decision.

Land Acquisition: The DNR commissioner may acquire land by gift, purchase, tax forfeiture or lease (outside the boundaries).

400,000 Visitors: Approximately 400,000 visitors came to the Rec Area in 2023. 3rd most visited SRA or State Park.

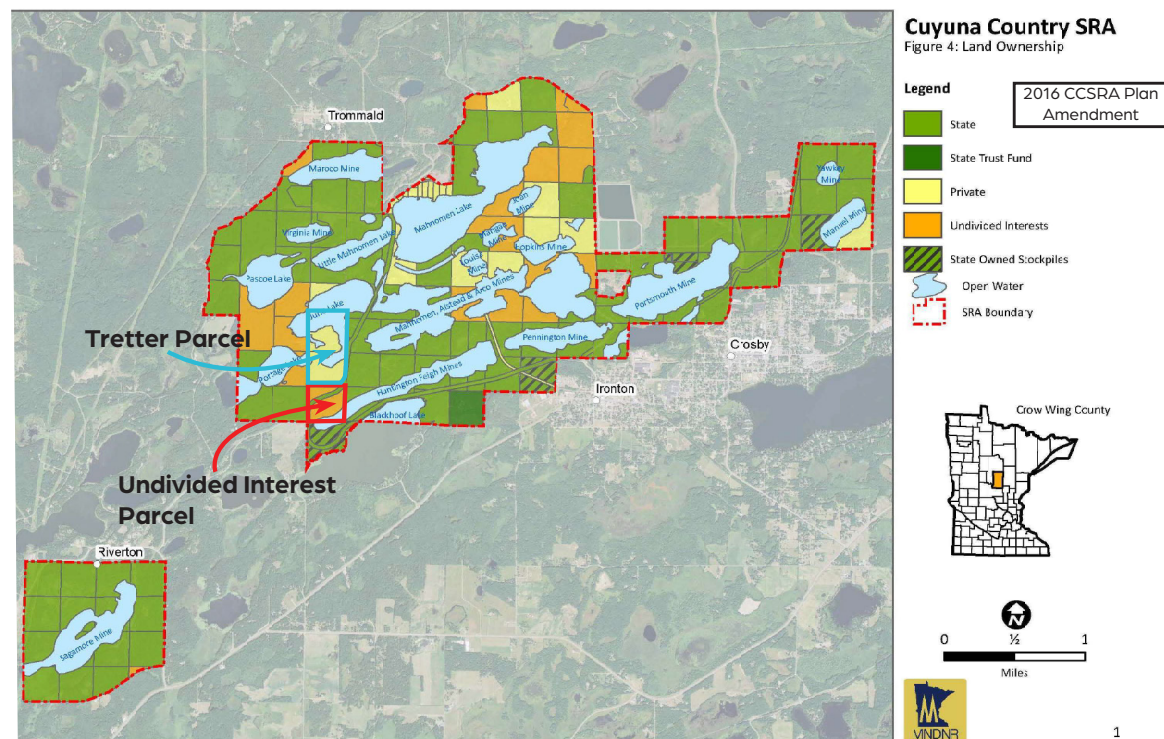
CCSRA Undivided Interest Property: The interior boundary of the Rec Area includes approximately 580 acres of Undivided Interest property which includes some form of State interest (orange).

CCSRA Private Property: The interior boundary includes approximately 393 acres of Private Property (yellow).

Private Homes & Cabins in the Rec Area: At least 5 private homes or cabins are in the Rec Area.

Mahnomen Lake Subdivision: 11 privately owned lots connected to road and power are located in the Rec Area on Mahnomen Lake.

Red Rider Resort: The Rec Area is home to the privately owned Red Rider Resort., which includes 8 cabins, a sauna and shower house located on 23.43 acres (2021).



PROPERTY TIMELINE

- 1993 ○ Cuyuna Country State Recreation Area Created by State Statue
- 12.15.95 ○ CCSRA Management Plan Created
- 4.25.24 ○ Prinsens & Tretter agree to an Option to Purchase the Property
- 7.3.24 ○ City Council of Ironton Unanimous Motion in Support of Project Vision and for the DNR to Engage in Easement Discussions
- 10.23.24 ○ CCSRA CAC Passes Resolution Encouraging the DNR to Engage with the Prinsens to Establish a Permanent Easement



TIM & DAWN PRINSEN

We are avid mountain bikers and head to the Rec Area from our cabin on Gull Lake whenever we have the opportunity. Tim has been coming to area since his parents bought a lake lot on Ossawinnamakee in 1976.

We have owned the Gull Lake cabin for over 24 years and spent the last few years seeking a more peaceful alternative to the busy nature of Gull.

We live in Minneapolis and have 3 daughters ages 17, 22 and 24. Tim has spent over 30 years in various aspects of commercial real estate and Dawn has been an HR professional for nearly 30 years.

PROJECT VISION

Philosophy*

- Informed by Nature
- Living Lightly on the Land
- Materials Drawn from Nature

*Landscape Architect Lawrence Halprin: The Sea Ranch Example

Silent Sports

- Mountain Biking
- Paddle Board + Canoe + Kayak = Portage
- Nordic Skiing: Lake grooming (Portage Trails?)
- Fishing & Ice Fishing
- Hiking

Honor Mining History

- Tell the story
 - » The Resources
 - » The People
 - » The Mines
 - » The Towns
 - » The Trails

Internal Trails

- Upon arrival, cars not needed
- Direct access to the trails
 - » Mountain Bike Trails
 - » Cuyuna Lakes State Trail
 - » Trails into Ironton & Crosby

Living | Sleeping Space

- All single story
- Main cabin less than 3,000 SF
- Overnight cabins less than 1000 SF | 2 bed | 1 Bath
- Deck | Rocking chairs

Cabin Clusters

- Overnight cabins in groups of 3 to share septic system
- Scattered over the 60 acres with limited visibility to one another
- Location and quantity guided by the land and water

Other Structures

- Shared Sauna
- Maintenance & Storage
- Caretaker Cabin

PUBLIC PRIVATE PARTNERSHIP

Provides Needed Overnight Option:

The Rec Area is in immediate need of additional overnight options for visitors.

Controls on What's Built: Size & quantity of structures.

Path to DNR Ownership: Right of First Offer (ROFO) if/when the property is sold in the future.

Gift 1/24 Interest: Gift the 1/24 interest in the Undivided Interest to the DNR. Allows immediate expansion of Galloping Goose and another portage point on Huntington Mine.

Economic Development: Continues the ongoing economic revitalization of the area.

DNR Easement:

The commissioner of natural resources, on behalf of the state, may convey a road easement across state land under the commissioner's jurisdiction to a private person requesting an easement for access to property owned by the person only if the following requirements are met:

- (1) there are no reasonable alternatives to obtain access to the property; and
- (2) the exercise of the easement will not cause significant adverse environmental or natural resource management impacts