

**RESOLUTION OF THE BOARD OF EDUCATION OF
INDEPENDENT SCHOOL DISTRICT NO. 282, HENNEPIN COUNTY, MINNESOTA
AND CERTIFICATE OF INCUMBENCY**

the Board of Education of Independent School District No. 282, Hennepin County, Minnesota, a corporation (the "District") does hereby consent to and adopt the following resolutions for and on behalf of the Board:

WHEREAS, the District owns the property located at 3303 33rd Avenue NE, Minneapolis, MN 55418, and more particularly identified on Exhibit A attached hereto (the "Property"); and

WHEREAS, the District entered into that certain Communications Site Lease ("Lease") dated March 1, 2022 (the "Lease"), whereby the District leased a portion of the Property to T Mobile Central LLC and its successors and assigns (collectively the "Lessee") for the purpose of installing, operating, maintaining, and repairing a rooftop cellular antenna and rooftop and ground related equipment; and

WHEREAS, pursuant to the terms and conditions of the Lease and various associated agreements, the District receives monthly income from the Lessee related to the use of the Property ("Income Stream"); and

WHEREAS, the District has been approached by InfraUS Wireless I, LLC, a Delaware limited liability company ("Unison") concerning the potential sale of the Income Stream to Unison pursuant to the terms and conditions of the Lease; and

WHEREAS, the District desires to enter into agreements with Unison concerning the potential sale of the Income Stream; and

WHEREAS, the District entered into that certain Terms of Agreement dated February 20, 2026 with Unison's affiliate Unison US OpCo, LLC; and

WHEREAS, the District desires to grant certain easements ("Easement") in and to a portion of the Property, together with the assignment of the Lease associated therewith and located on the Property (the Easement and Lease are collectively referred to as the "Subject Property") to Unison; and

NOW, THEREFORE, BE IT RESOLVED, that Annie Bosmans, the Clerk of the District, and Dr. Steven Massey, the Superintendent of the District, (each an "Authorized Signatory") are hereby authorized, empowered and directed to enter into, execute and deliver, on behalf of the District, any and all documents and agreements necessary to convey the Subject Property to Unison, including, without limitation, the Wireless Communication Easement and Assignment Agreement, Net Profits Agreement, settlement statements, and other such agreements and documents in consideration of the sum of \$740,000 payable at the effective date (collectively, the "Sale Documents") as may be required in connection with the transaction, and the execution of any such Sale Documents by the Authorized Signatory shall be the binding obligation of this District, and said Authorized Signatory for the District shall be authorized, empowered, and directed to enter into, execute, and deliver any and all documents and instruments and to take any and all acts necessary on behalf of the District, to effectuate the transfer of the Easement and assignment of the Lease, and the approval of the Members and all corporate power and authority for such action shall be conclusively presumed by the signature of said Authorized Signatory; and

FURTHER RESOLVED, that the Easement shall have a term of forty (40) years of from the effective date thereof, subject to a surrender period of inactivity at the Property; and

FURTHER RESOLVED, that the District has deemed the conveyance of the Subject Property to be with the powers of the District pursuant to Minnesota Statutes, § 123B.51, § 123B.02, and § 123B.97; and

FURTHER RESOLVED, that said Authorized Signatory of the District is hereby authorized, directed and empowered on behalf of the District, to do such other acts and things as may be necessary or advisable in order to carry out and perform on the part of the District the covenants, conditions and

agreements on its part to be carried out and performed, as provided in the Sale Documents, and in order to carry out and give effect to the full intent and purposes of these resolutions; and

FURTHER RESOLVED, that the foregoing resolutions shall remain in full force and effect until written notice of their amendment or rescission shall have been received by such of Tower Title, LLC and Westcor Land Title Insurance Company (the "Title Company") departments, offices, branches, and correspondents as may be concerned and that receipt of such notice shall not affect any obligations entered into by the Board prior thereto or action taken by the Title Company prior thereto; and

FURTHER RESOLVED, that the Members certify to the Title Company the passage of the foregoing resolutions and certify that the provisions thereof are in conformity with the Policies and other Resolutions of the Board.

THE BOARD OF EDUCATION OF INDEPENDENT SCHOOL DISTRICT NO. 282, HENNEPIN COUNTY, MINNESOTA, HEREBY CERTIFIES that:

1. The District is in good standing and exists within the State of Minnesota as a corporation on the date hereof.
2. There are no proceedings of any nature whatsoever relating to the bankruptcy, merger, liquidation or dissolution of the District pending or contemplated.
3. The foregoing Resolutions have not been amended or rescinded in any manner, are in full force and effect as of the date hereof, are not inconsistent with any provisions of the Policies of the Board, Policies of the District, or any other Resolution of the Board currently in effect, and are within the power of the Board to pass as provided in the Policies of the Board and the Policies of the District, and that there is no provision in the Policies or other Resolutions of the Board limiting the power of the Board to pass the foregoing Resolutions; and
4. The following individuals are the incumbent officers of the Board on the date hereof, shall continue to perform the duties of their respective offices through the date of execution of any and all Sale Documents requested by Title Company in connection with the sale, and, as such officers, are authorized to designate the Authorized Signatory to be the authorized signatory for the District in the herein contemplated sale.

<u>Office Held</u>	<u>Name</u>
Chair	Dr. Cassandra Palmer
Vice Chair	Dr. PJ Striker
Clerk	Annie Bosmans
Treasurer	Dr. Daniel Turner
Director	Laura Haas
Director	Amy Kalar

5. This Board finds and determines that all formal actions of this Board and of any of its committees concerning and relating to the adoption of this resolution were taken and that all deliberations of this Board and of any of its committees that resulted in such formal actions were held, in meetings open to the public, in compliance with the law.

6. To the Board's knowledge, the Policies of the Board and Policies of the District attached hereto at Exhibit B are true, accurate and complete and have not been amended as of the date hereof.

[Signature Page to follow]

[Signature Page to Resolution of the Board of Education of INDEPENDENT SCHOOL DISTRICT NO. 282,
HENNEPIN COUNTY, MINNESOTA, and Certificate of Incumbency]

IN WITNESS WHEREOF, we have affixed our names as the Members of the Board this ____ day of
_____, 2026.

The Board of Education of INDEPENDENT SCHOOL
DISTRICT NO. 282, HENNEPIN COUNTY, MINNESOTA,

A Minnesota corporation

By: _____
Name: Dr. Cassandra Palmer
Title: Chair

By: _____
Name: Dr. PJ Striker
Title: Vice Chair

By: _____
Name: Annie Bosmans
Title: Clerk

By: _____
Name: Dr. Daniel Turner
Title: Treasurer

By: _____
Name: Laura Haas
Title: Director

By: _____
Name: Amy Kalar
Title: Director

By: _____
Name: Steven Massey
Title: Superintendent

EXHIBIT A

(Legal Description)

All that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 29, Range 23, lying east of the west 20 acres thereof, according to the Government survey thereof. in the county of Hennepin, state of Minnesota.

Torrens Certificate No. 270002
Parcel ID#: 06-029-23-13-0001

This being the same property conveyed to St. Anthony Joint Independent School District No. 2 in Hennepin and Ramsey Counties, Minnesota from Arvid E. Carlson & Son, Inc., a Minnesota corporation, and County of Hennepin, per that Order dated June 28, 1957, and recorded June 28, 1957, as Instrument No. 533129, in Hennepin County, Minnesota.

EXHIBIT B

(Policies)

<https://www.isd282.org/discover/policies>