

DESCRIPTION REFERENCED FROM SCHEDULE A:
(Per File No. 23657 - Revision 1)

That part of the Southwest Quarter of Section 11, Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the southwesterly corner of Parcel D of Blue Earth County Highway Right of Way Plat No. 27, on file and of record with the Blue Earth County Recorder; thence South 52 degrees 36 minutes 53 seconds East, (Minnesota County Coordinate System - Blue Earth County Zone - HARN NAD83 - 1996), along the southerly line of said Parcel D, 196.59 feet to the point of curvature of a circular curve to the left; thence southeasterly, along said southerly line, along a 500.00 foot radius curve, central angle = 01 degrees 42 minutes 19 seconds, an arc distance of 14.88 feet; thence South 00 degrees 22 minutes 32 seconds East, not radially to said curve, 763.46 feet to the point of beginning, said point being on a circular curve which center of radius bears South 28 degrees 10 minutes 32 seconds West; thence northwesterly, along a 293.15 foot radius curve, central angle = 28 degrees 33 minutes 27 seconds, an arc distance of 141.13 feet to the point of tangency of said curve; thence South 89 degrees 37 minutes 06 seconds West, along the tangent of said curve, 371.30 feet to the point of curvature of a circular curve to the right; thence northwesterly, along a 320.00 foot radius curve, central angle = 56 degrees 19 minutes 18 seconds, an arc distance of 314.56 feet to the point of tangency of said curve; thence North 34 degrees 03 minutes 36 seconds West, along the tangent of said curve, 25.30 feet; thence North 10 degrees 56 minutes 24 seconds East, 70.71 feet to a point on the southeasterly line of Parcel C of said Blue Earth County Highway Right of Way Plat No. 27; thence South 55 degrees 56 minutes 24 seconds West, along said southeasterly line and along the southeasterly line of Parcel B of said Blue Earth County Highway Right of Way Plat No. 27, 192.96 feet to the point of curvature of a circular curve to the left; thence southwesterly, along said southeasterly line, along a 971.35 foot radius curve, central angle = 49 degrees 57 minutes 56 seconds, an arc distance of 847.08 feet to the most northerly corner of Parcel K1 of Blue Earth County Highway Right of Way Plat No. 30, on file and of record with the Blue Earth County Recorder; thence South 44 degrees 41 minutes 23 seconds East, not radially to said curve, along the northerly line of said Parcel K1, a distance of 118.21 feet; thence South 89 degrees 27 minutes 10 seconds East, along said northerly line, 376.49 feet; thence North 89 degrees 37 minutes 28 seconds East, along said northerly line, 366.29 feet to the northeasterly corner of said Parcel K1; thence North 00 degrees 18 minutes 44 seconds West, 245.61 feet; thence North 89 degrees 37 minutes 06 seconds East, 366.00 feet; thence South 00 degrees 18 minutes 44 seconds East, 245.65 feet to the northwest corner of Parcel K2 of said Blue Earth County Highway Right of Way Plat No. 30; thence North 89 degrees 37 minutes 28 seconds East, along the north line of said Parcel K2, a distance of 33.00 feet; thence North 00 degrees 18 minutes 44 seconds West, 585.62 feet; thence North 89 degrees 37 minutes 06 seconds East, 135.35 feet; thence North 00 degrees 22 minutes 32 seconds West, 45.55 feet to the point of beginning.

Excepting therefrom all of Freyberg Addition, Blue Earth County, Minnesota.

NOTES:

- The client has provided a commitment for title insurance issued by Old Republic National Title Insurance Company, having an effective date of October 14, 2025, bearing File No. 23657 Revision 1, which is the basis of this survey.
- Fee ownership at time of survey is vested in BT Development, LLC, a Minnesota limited liability company, per File No. 23657 Revision 1.
- Bearings shown hereon are based upon Blue Earth County Highway Right of Way Plat No. 27.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
- The surveyed property appears to have access to Adams Street and C.S.A.H. No. 17.
- Old Republic National Title Insurance Company, File No. 23657 Revision 1, Schedule B-2 Exceptions (survey related):
 - Highway Easement, dated August 15, 1936, recorded October 30, 1936 in Book 138 of Deeds, Page 449. Said easement is now platted as Blue Earth County Highway Right of Way Plat No. 30. Said plat touches the surveyed property and is shown hereon.
 - Highway Easement, dated July 31, 1936, recorded September 11, 1936 as Document No. 160208. Said easement is now platted as Blue Earth County Highway Right of Way Plat No. 30. Said plat touches the surveyed property and is shown hereon.
 - Blue Earth County Highway Right of Way Plat No. 22, dated May 23, 2008, recorded July 9, 2008, as Document No. 486CR081. Said plat was replatted as Blue Earth County Highway Right of Way Plat No. 30. Said plat touches the surveyed property and is shown hereon.
 - Blue Earth County Highway Right of Way Plat No. 27, dated April 5, 2011, recorded May 27, 2011, as Document No. 509CR874. Said plat touches the surveyed property and is shown hereon.
 - Access control limitations set forth in that certain Warranty Deed, dated February 28, 2011, recorded May 27, 2011 as Document No. 509CR882. Said document as shown on Blue Earth County Highway Right of Way Plat No. 27, crosses the surveyed property and is shown hereon.
 - Blue Earth County Highway Right of Way Plat No. 30, dated May 29, 2013, recorded May 31, 2013, as Document No. 526CR966. Said plat touches the surveyed property and is shown hereon.
 - Access control limitations set forth in that certain Warranty Deed, dated April 3, 2013, recorded June 18, 2013 as Document No. 527CR364. Said document as shown on Blue Earth County Highway Right of Way Plat No. 30, crosses the surveyed property and is shown hereon.
 - Easement for access, ingress, egress and utility purposes set forth in that certain Warranty Deed dated March 1, 2019 and recorded March 4, 2019 as Document No. 570CR457. Said easement crosses the surveyed property and is shown hereon.
- There were no observed possible encroachments on the surveyed property other than those shown on the survey.
- There was no observed evidence of a cemetery or burial ground within the surveyed property.
- Deeds for adjoiners to the surveyed property were not provided with title documentation and therefore not reviewed as part of this survey.
- The word 'certify' or 'certificate' is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

OPTIONAL TABLE A ITEMS:

- Monuments to be set as part of this survey are shown hereon.
- Address of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork are shown hereon. Address per File No. 23657 Revision 1 is XXX Adams Street, Mankato, MN 56001.
- The flood zone classification/limits depicted hereon, if any, are subject to map scale uncertainty. The surveyed property shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0116F, published by the Federal Emergency Management Agency, effective date February 22, 2024.
- Gross land area is shown hereon.
AREA TABLE:
Total Area - 14.47 acres

OPTIONAL TABLE A ITEMS CONT:

- 6a. If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. No report or letter was provided.

Agriculture (Per City of Mankato staff)

Setbacks

Building

Rear = 50 feet

Side = 50 feet

Front = There shall be a front yard setback of not less than one hundred thirty (130) feet from the centerline of all Federal, State, County and County-State Aid Highways, except for divided highways which shall require a setback of one hundred (100) feet from the highway right-of-way line.

There shall be a front yard setback of not less than sixty-five (65) feet from the centerline of a township or incorporated municipal public right-of-way and all private roads.

Corner = Where a lot is classified as a corner lot, there shall be a front yard setback from each road or highway abutting the corner lot.

- 7a. Exterior dimensions of all buildings at ground level on the surveyed property are shown hereon. No buildings were observed at the time of the survey.
- 7b. Square footage of:
(1) exterior footprint of all buildings at ground level are shown hereon. No buildings were observed at the time of the survey.
8. Substantial features observed in the process of conducting fieldwork (in addition to the improvements and features required pursuant to Section 5 in the 2021 ALTA/NSPS Standards) are shown hereon.
9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. No stalls were observed at the time of the survey.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.IV) as determined by:
(a) plans and/or reports provided by client (with reference as to the source of information).

Location of all utilities shown and plotted are approximate, based on Gopher State One Call on October 16, 2025, Ticket Number 252830843 Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by the Gopher State One Call. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per the Gopher State One Call, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center for verification of utility type and field location, prior to excavation. Per Gopher State One Call Ticket Number 252830843 the following utilities were notified:

- | Name | Phone No. |
|-----------------------------|--------------|
| City of Eagle Lake | 507-420-3510 |
| Charter Communication | 800-811-7981 |
| City of Mankato | 507-387-8600 |
| Greater Minnesota Gas | 888-931-3411 |
| Jaguar Communications | 507-219-8081 |
| Metro FiberNet, LLC | 507-219-8081 |
| Center Point Energy | 608-223-2014 |
| Consolidated Communications | 800-778-9140 |
| Xcel Energy | 800-948-7558 |
- Names of adjoining owners according to current Blue Earth County tax are shown on this survey.
 - There was no observed evidence of current earth moving work, building construction, or building additions while conducting the fieldwork.
 - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting fieldwork. Surveyor is unaware of any proposed changes in street right of way lines.
 - Pursuant to Section 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as a part of the survey any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor.

CERTIFICATION OF SURVEYOR:

To: Old Republic National Title Insurance Company; BT Development, LLC, a Minnesota limited liability company and McDonough Farms, LLC, a Minnesota limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a, 7a, 7b1, 8, 9, 11a, 13, and 16-18 of Table A thereof. The fieldwork was completed on October 20, 2025.

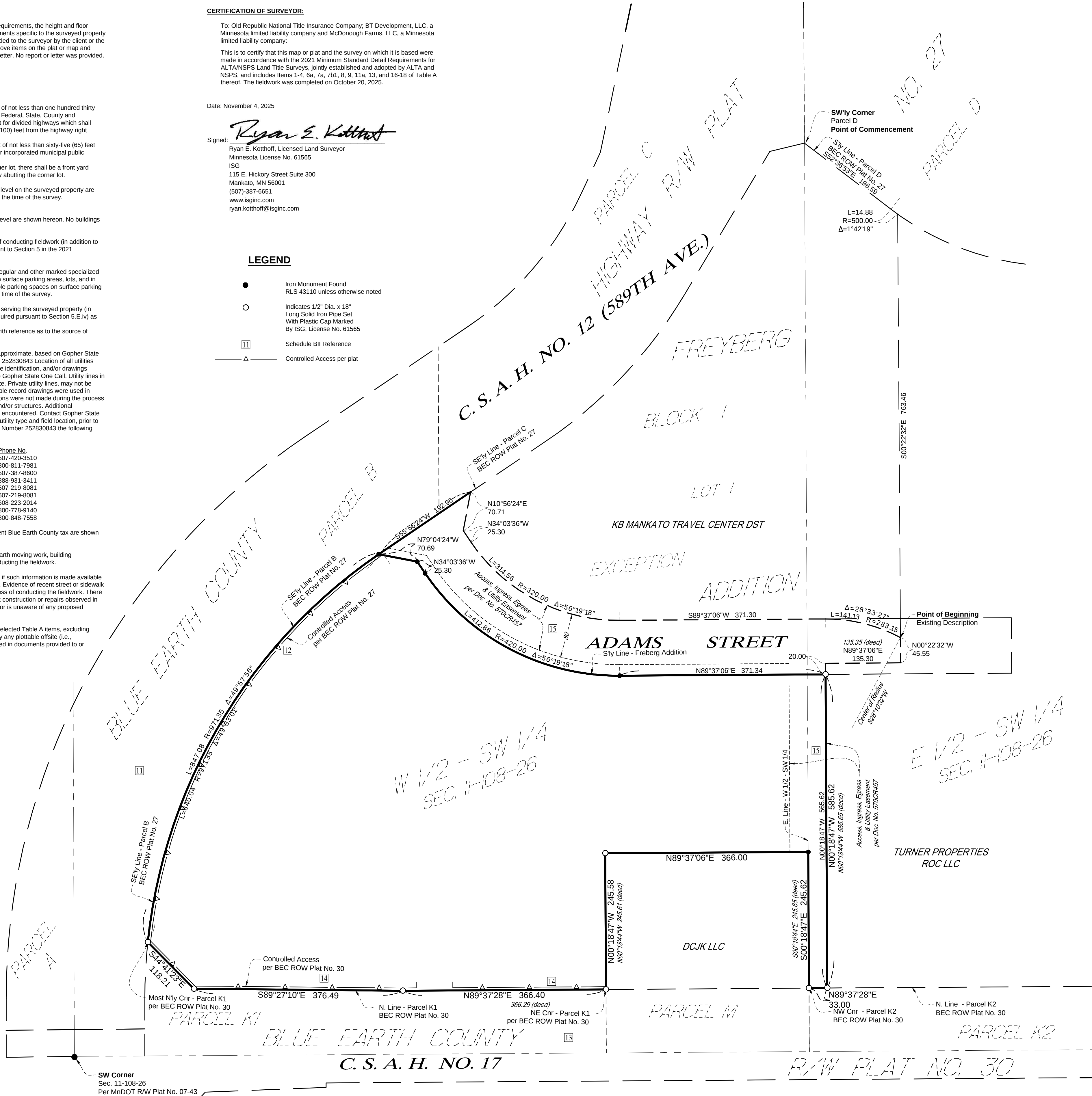
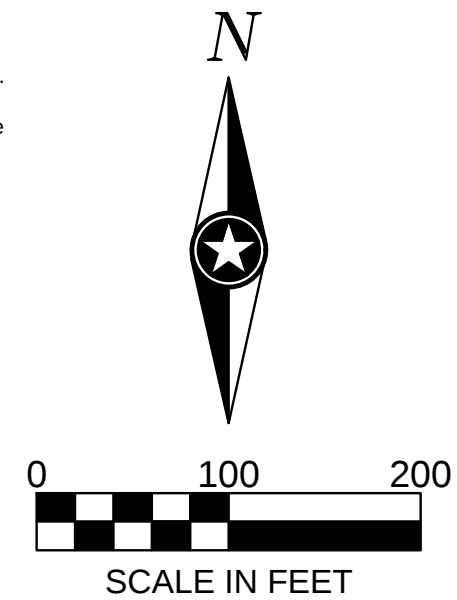
Date: November 4, 2025

Signed: *Ryan E. Kothhoff*

Ryan E. Kothhoff, Licensed Land Surveyor
Minnesota License No. 61565
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651
www.isginc.com
ryan.kothhoff@isginc.com

LEGEND

- Iron Monument Found
RLS 43110 unless otherwise noted
- Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565
- II Schedule BII Reference
- △ Controlled Access per plat



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF
Ryan E. Kothhoff
DATE 11/4/25 LIC. NO. 61565

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PROJECT

METCON OFFICE DEVELOPMENT

BLUE EARTH COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-33528
FILE NAME 33528 ALTA BNDY
DRAWN BY JW
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE
CLIENT PROJECT NO. -

TITLE

ALTA/NSPS LAND TITLE SURVEY

SHEET