

ALTA/LAND TITLE SURVEY
OUTLOTS B, C AND D, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION
EAST 1/2 OF NE 1/4 OF SEC. 8, T108N, R26W
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA

PROPERTY DESCRIPTION

Per ALTA Commitment For Title Insurance, issued by Stewart Title Guaranty Company
File Number: 01545-753333, Third Revision; Commitment Date 07/22/2025

PARCEL 1:

A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as follows: Beginning at the Northwest corner of said East Half of the Southeast Quarter of the Northeast Quarter, thence South, on the West line thereof, 255.4 feet to the center of the highway known as the Thompson Ravine Road; thence along the centerline of said Highway North 75 degrees 41 minutes East, 45 feet; thence North 68 degrees 27 minutes East, 195 feet; thence North 65 degrees 44 minutes East, 100 feet; thence North 55 degrees 38 minutes East, 230 feet; thence North 46 degrees 12 minutes East, 100 feet; thence North 45 degrees 17 minutes East, 37.15 feet to a point on the North line of said East Half of the Southeast Quarter of the Northeast Quarter, which point is 25 feet West of the Northeast corner of said East Half; thence West, along said North line, 450 feet to the point of beginning.

EXCEPTING that part of Parcel 1, of Ramsey Road Subdivision that lies within the East Half of the Southeast Quarter of the Northwest Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota.

PARCEL 2:

All of the Northeast Quarter of the Northeast Quarter of Section 8, Township 108 North of Range 26 West, Blue Earth County, Minnesota, LESS AND EXCEPT the following portion of said Northeast Quarter of the Northeast Quarter: Beginning at the Northwest corner of said NE 1/4 NE 1/4 of said Section 8, thence in a Northerly direction on the West line of said NE 1/4 NE 1/4 a distance of 457.4 feet; thence North 87 degrees 46 minutes East, 200 feet; thence South 58 degrees 47 minutes East, 525 feet; thence South 55 degrees 55 minutes East, 160 feet; thence South 53 degrees 22 minutes East, 305.5 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence West, along said South line, 487.4 feet to the point of beginning.

AND ALSO EXCEPTING that part of Parcel 1 of Ramsey Road Subdivision that lies within the Northeast Quarter of the Northeast Quarter of Section 8, Township 108 North, Range 26 West, Blue Earth County, Minnesota.

PARCEL 3:

Outlot B, Outlot C and Outlot D, School Sisters of Notre Dame Subdivision, Blue Earth County, Minnesota.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by Stewart Title Guaranty Company, File Number 01604-025333, Third Revision; Commitment Date 07/22/2025

SCHEDULE B - EXCEPTIONS/RESERVES

[1] A portion of the Land contains wetlands which may be subject to federal, state, or local regulation.

12. Intentionally Deleted.

[13] Easement for power and transmission lines purposes in favor of Northern States Power Company, a Minnesota corporation as contained in Public Line Agreement, dated July 27, 1925, recorded August 10, 1925, as Document No. 134952, (Parcel 1-3).

14. Intentionally Deleted.

15. Intentionally Deleted.

[16] Easement for transmission of electrical energy purposes in favor of Northern States Power Company, a Minnesota corporation, and the terms and conditions as contained in Easement, dated November 2, 1948, recorded June 10, 1949, as Document No. 214889, (Parcel 3).

17. Intentionally Deleted.

18. Intentionally Deleted.

[19] Easement for electric transmission lines purposes in favor of Northern States Power Company, a Minnesota corporation and the terms and conditions as contained in Easement, dated October 15, 1975, recorded October 15, 1975, as Document No. 386118, (Parcel 1-2).

[20] Easement for electric transmission lines purposes in favor of Northern States Power Company, a Minnesota corporation and the terms and conditions as contained in Easement, dated October 26, 1977, recorded November 2, 1977, as Document No. 316302, (Parcel 3).

21. Intentionally Deleted.

[22] Easements and the terms and conditions of Notice of Lis Pendens dated January 8, 1980, recorded January 10, 1980, as Document No. 528763.

As affected by Final Certificate dated December 3, 1980, recorded December 5, 1980, in Book 282 of County Records, page 342 as Document No. 332010, (Parcel 3).

23. Intentionally Deleted.

[24] Easement for underground telephone cable purposes, together with the right of ingress and egress, in favor of Mankato Citizens Telephone Company, a Minnesota corporation, and the terms and conditions as contained in Easement for Underground Telephone cable, dated September 21, 1981, recorded September 21, 1981, as Document No. 355541, (Parcel 2).

[25] Easement for facilities for the transmission and distribution of electrical energy purposes, in favor of Northern States Power Company, a Minnesota corporation as contained in Electric Easement, dated October 27, 2017, recorded November 3, 2017, as Document No. 580CR55, (Parcel 1-2).

[26] Terms, conditions and covenants of unrecorded Land Lease and Solar Easement dated November 7, 2016, and as amended October 23, 2017, as evidenced by Memorandum of Land Lease and Solar Easement dated October 23, 2017, recorded October 26, 2017 as document No. 560CR171, by and between School Sisters of Notre Dame Central Pacific Province, Inc., a Missouri nonprofit corporation, as Landlord, and School Sisters CSG LLC, a Minnesota limited liability company, as Tenant, (Parcel 1-2).

Amended by Amendment to Memorandum of Land Lease and Solar Easement, dated November 10, 2017, recorded November 22, 2017, as Document No. 560CR91.

Amended by Second Amendment to Memorandum of Land Lease and Solar Easement, dated March 6, 2018, recorded April 4, 2018, as Document No. 560CR190.

[27] Easements and the terms and conditions of Utility and Access Easement Agreement dated September 28, 2022, recorded September 29, 2022, as Document No. 612CR328, (Parcel 3).

As affected by Driveway and Topographical Utility Easement Agreement, dated _____, 2025 between GC Mankato HILL LLC, a Minnesota limited liability company and Crusader Holdings, LLC, a Minnesota limited liability company, recorded _____, 2025, as Document No. _____.

[28] Drainage and utility, underground telephone cable, sanitary sewer, watermain easements as shown on the recorded plat of School Sisters of Notre Dame Subdivision, dated August 18, 2022, recorded September 7, 2022, as Document No. 617CR853.

[29] Easement for Underground Electrical Distribution System and Electrical Rights purposes, in favor of Northern States Power Company, a Minnesota corporation as contained in Electrical Easement, dated April 17, 2023, recorded May 1, 2023 as Document No. 617CR864, (Parcel 3 - Outlots B and D).

Outlot B:

One (1) wetland shown on sheet 3 of 4, per Notice of Decision, approved by City of Mankato, dated 10/16/2025; the southwesterly part of Outlot B, south of Rain Street, has no wetlands per Notice of Decision, approved by City of Mankato, dated 5/21/2021.

Outlot C:

No wetlands per Notice of Decision, approved by City of Mankato, dated 5/21/2021.

shown on survey, Market in Nature

shown on survey, Market in Nature

56-1, utility easement shown on survey, together with additional access rights. Market in Nature, also shown on survey.

shown on survey, Market in Nature

shown on survey

shown on survey

shown on survey

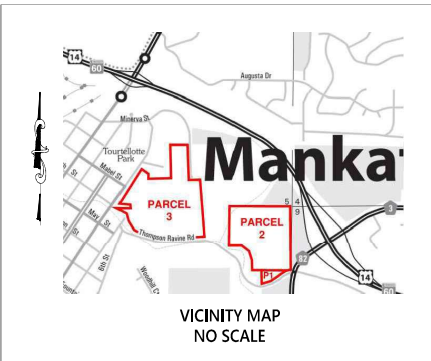
shown on survey

shown on survey, Market in Nature

The new Driveway and Utility Easement Agreement will replace Doc. 602CR328; exception 27 will no longer be Market in Nature.

shown on survey

shown on survey



SURVEYOR NOTES

A. Deleted.

B. There appear to be four gray trail connections crossing the east property line, but no access or cross access easement is listed in the title commitment. See A on Sheet 4 of 4.

C. All sanitary sewer, water, storm sewer, stream lines, shown on Sheet 3 of 4, in the area of the campus of Good Counsel are private, and the mapping is based on visible structures and plans provided.

D. All visible ponds, shown on Sheet 3 of 4, in the area of the campus of Good Counsel are based on plans provided. No survey of the actual underground structure took place.

CERTIFICATION

To Southwest Minnesota Housing Partnership, a Minnesota non-profit corporation; GC Mankato HILL LLC, a Minnesota limited liability company; Mankato West Bank, a Minnesota banking corporation, its successors and/or assigns and Stewart Title Guaranty 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/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACPS, and include Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(b) - (c) and 12(a) of the 2021 Minimum Standard Detail Requirements.

Date: December 17, 2025

Robert G. O'Dell

PROF. G. O'Dell

Minnesota 15 No. 41887

DATE	August 28, 2025	DATE	REVISIONS	BY
PLAT	AS SHOWN	12/17/25	LOCAL CORRECTION ON SHEET 1 OF 4	PAUL
DRAWN BY	PAUL			
CHECKED BY	PAUL			
FILE NUMBER	2025-10591			



ALTA/LAND TITLE SURVEY

OUTLOTS B, C AND D, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION

EAST 1/2 OF NE 1/4 OF SEC. 8, T108N, R26W

CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA

ALTA TABLE A RESPONSES - PARCEL 3 (WEST PART)

TABLE A ITEM 1 - PROPERTY CORNER MONUMENTS

See survey map. We located all property corner currently in place. No missing monuments were set with this survey.

TABLE A ITEM 2 - PROPERTY ADDRESS

Parcel R010080201007 (part of Outlot B) - 179 Good Counsel Drive, Mankato MN
Parcel R010080201008 (part of Outlot B) - no address assigned
Parcel R010080201009 (Outlot C) - no address assigned
Parcel R010080201010 (Outlot D) - no address assigned

• Physical access to Thompson Ravine Road
• Physical access to Good Counsel Drive
• Physical access to Fourth Street
• Physical access to Good Counsel Drive

TABLE A ITEM 3 - FLOOD ZONE CLASSIFICATION

The property lies within Zone X for Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map, Map Number 27013C0115F (effective date February 22, 2024).

TABLE A ITEM 4 - GROSS LAND AREA

54.94 acres

TABLE A ITEM 6(A) - ZONING

Outlot B (Parcels R010080201007 and R010080201009) is zoned "OF" Office Residential.

Minimum Building Setbacks:	Front	30 ft.
	Side	5 ft.
	Rear	10 ft.

Maximum Ground Coverage: 60%
Maximum Floor Area Ratio: 2.5
Maximum Permitted Height: 45 ft.
Minimum Lot Area: see zoning code - needs interpretation by City
Minimum Lot Frontage: 60 ft.

Part of Outlot B is within environmentally sensitive overlays.

Outlot C (Parcel R010080201008) is zoned "R-2" One and Two Family Dwellings.

Minimum Building Setbacks:	Front	30 ft.
	Side	6 ft.
	Rear	25 ft.

Maximum Ground Coverage: 30%
Maximum Floor Area Ratio: none
Maximum Permitted Height: 35 ft.
Minimum Lot Area: see zoning code - needs interpretation by City
Minimum Lot Width: 50 ft. for one-family dwelling, otherwise 60 ft.

Part of Outlot C is within environmentally sensitive overlays.

Outlot D (Parcel R010080201010) is zoned "R-1" One Family Dwellings.

Minimum Building Setbacks:	Front	30 ft.
	Side	6 ft.
	Rear	25 ft.

Maximum Ground Coverage: 30%
Maximum Floor Area Ratio: none
Maximum Permitted Height: 35 ft.
Minimum Lot Area: 7000 sq.ft.
Minimum Lot Width: 60 ft.

Part of Outlot D is within environmentally sensitive overlays.

Source:
Zoning Map Mankato
Zoning Ordinance Mankato
Zoning Report Mankato Community Development, dated March 13, 2023

TABLE A ITEM 6(B) - SETBACK LINES

Because of the unique lay of the parcels the setback requirements would require the land surveyor to interpret the requirements. He therefore cannot depict the setback lines.

TABLE A ITEM 7(A) - EXTERIOR BUILDING DIMENSIONS

See survey map.

TABLE A ITEM 8 - SUBSTANTIAL FEATURES

See survey map.

TABLE A ITEM 9 - MARKED PARKING SPACES

Regular Parking Stalls: 49
Handicapped parking: 3
Total marked parking spaces: 52

TABLE A ITEM 11(B) - UTILITIES

The utilities shown on this survey are according to visible evidence along with Gopher State ONE CALL markings (ticket number 25206459). Wideseth Smith Noding assumes no responsibility for the completeness and accuracies of these locations. Further locations and verifications are recommended prior to any construction or excavation.

Utility Centers:
City of Mankato Electric, Traffic, Water (507) 387-6600
Carter Point Energy Gas (608) 223-0144
Xcel Energy Electric (800) 648-7558

TABLE A ITEM 13 - ADJOINING OWNERS

See survey map.

TABLE A ITEM 16 - RECENT CONSTRUCTION

No evidence of recent earth moving work, building construction, or building additions were observed while conducting the fieldwork.

TABLE A ITEM 17 - PROPOSED CHANGES TO RIGHT-OF-WAY

No information about proposed changes in street right-of-way lines have been made available to land surveyor by the City of Mankato.

TABLE A ITEM 18 - OFFSITE EASEMENTS

See ALTA Commitment For Title Insurance, issued by Stewart Title Guaranty Company.
File Number: 010462633333; Commitment Date 01/22/2023.

There are no offsite easements listed in the ALTA Commitment for Title Insurance.

ALTA TABLE A RESPONSES - PARCELS 1 AND 2 (PART EAST)

TABLE A ITEM 1 - PROPERTY CORNER MONUMENTS

See survey map. We located all property corner currently in place. No missing monuments were set with this survey.

TABLE A ITEM 2 - PROPERTY ADDRESS

Parcel R0100802020010 (Parcels 1 and 2) - 1081 Thompson Ravine Road, Mankato, MN 56001

• Physical access to Thompson Ravine Road

TABLE A ITEM 3 - FLOOD ZONE CLASSIFICATION

The property lies within Zone X for Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map, Map Number 27013C0115F (effective date February 22, 2024).

TABLE A ITEM 4 - GROSS LAND AREA

26.34 acres - including Parcel E, Ravine Subdivision. See Surveyor Note.

TABLE A ITEM 6(A) - ZONING

Parcel R0100802020010 (Parcels 1 and 2) is zoned "R-1" One Family Dwellings.

Minimum Setbacks:	Front	30 ft.
	Side	10% of lot width, min. 10 ft. max. 30 ft.
	Rear	20% of lot depth, min. 25 ft. max. 75 ft.

Maximum Ground Coverage: 30%
Maximum Floor Area Ratio: none
Maximum Permitted Height: 35 ft.
Minimum Lot Area: 6,000 sq.ft.
Minimum Lot Width: 60 ft.

Source:
Zoning Map Mankato
Zoning Ordinance Mankato
Zoning Report Mankato Community Development, dated March 13, 2023

TABLE A ITEM 6(B) - SETBACK LINES

Because of the unique lay of the Parcel R0100802020010 the setback requirements would require the land surveyor to interpret the requirements. He therefore cannot depict the setback lines.

TABLE A ITEM 7(A) - EXTERIOR BUILDING DIMENSIONS

No building on site.

TABLE A ITEM 8 - SUBSTANTIAL FEATURES

See survey map.

TABLE A ITEM 9 - MARKED PARKING SPACES

No marked parking stalls.

TABLE A ITEM 11(B) - UTILITIES

The utilities shown on this survey are according to visible evidence along with Gopher State ONE CALL markings (ticket number 252091663). Wideseth Smith Noding assumes no responsibility for the completeness and accuracies of these locations. Further locations and verifications are recommended prior to any construction or excavation.

Utility Centers:
City of Mankato Electric, Traffic, Water (507) 387-6600
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LEGEND

	BOUNDARY LINE		STORM SEWER INLET STRUCTURE
	SUBDIVISION LINE		STORM SEWER MANHOLE
	PLATTED LOT LINE		STORM SEWER CATCH BASIN
	RIGHT-OF-WAY LINE		SANITARY MANHOLE
	EASEMENT LINE		FIRE HYDRANT
	LEASE LINE		WATER MAIN VALVE
	SECTION LINE		WATER MANHOLE
	QUARTER SECTION LINE		CURB STOP
	QUARTER QUARTER SECTION LINE		WATER HANDHOLE
	SANITARY GRAVITY MAIN		LIGHT POLE
	WATER MAIN LINE		ELECTRIC MANHOLE
	OVERHEAD ELECTRIC LINE		ELECTRIC POLE
	UNDERGROUND ELECTRIC LINE		TRANSFORMER
	UNDERGROUND FIBER OPTIC LINE		ELECTRIC HANDHOLE
	OVERHEAD TELEPHONE LINE		GUY WIRE ANCHOR
	UNDERGROUND TELEPHONE LINE		TELECOM PEDESTAL
	NATURAL GAS LINE		NATURAL GAS METER
	FENCE - CHAINLINK		FLAG POLE
	WOOD FENCE		FENCE POST
	EDGE OF WOODS		SIGN - SINGLE
	BITUMINOUS SURFACE		ACCESSIBLE PARKING MARKING
	CONCRETE SURFACE		TREE - CONIFEROUS
	GRAVEL SURFACE		TREE - DECIDUOUS
	BUILDING WALL HATCH		

WALKING TUNNEL CONTAINING STEAM HEAT
 SLOPE 17.6% AND GREATER (USGS LIDAR DATA)

DATE	August 28, 2025	DATE		AMENDMENTS	BY
DRAWN BY	JLS/MLH	DATE	12/17/2024	UPDATE 1201P PARCEL 10100011 OF 4	PAUL
CHECKED BY	PAUL				
FILE NUMBER	2025-10591				

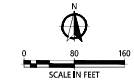


ALTA/LAND TITLE SURVEY - PART WEST

PARCEL 3 = OUTLOT B, OUTLOT C AND OUTLOT D
SCHOOL SISTERS OF NOTRE DAME SUBDIVISION
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA

LEGEND

- WALKING TUNNEL CONTAINING STEAM HEAT
- SLOPE 17.6% AND GREATER (UGS UDAR DATA)

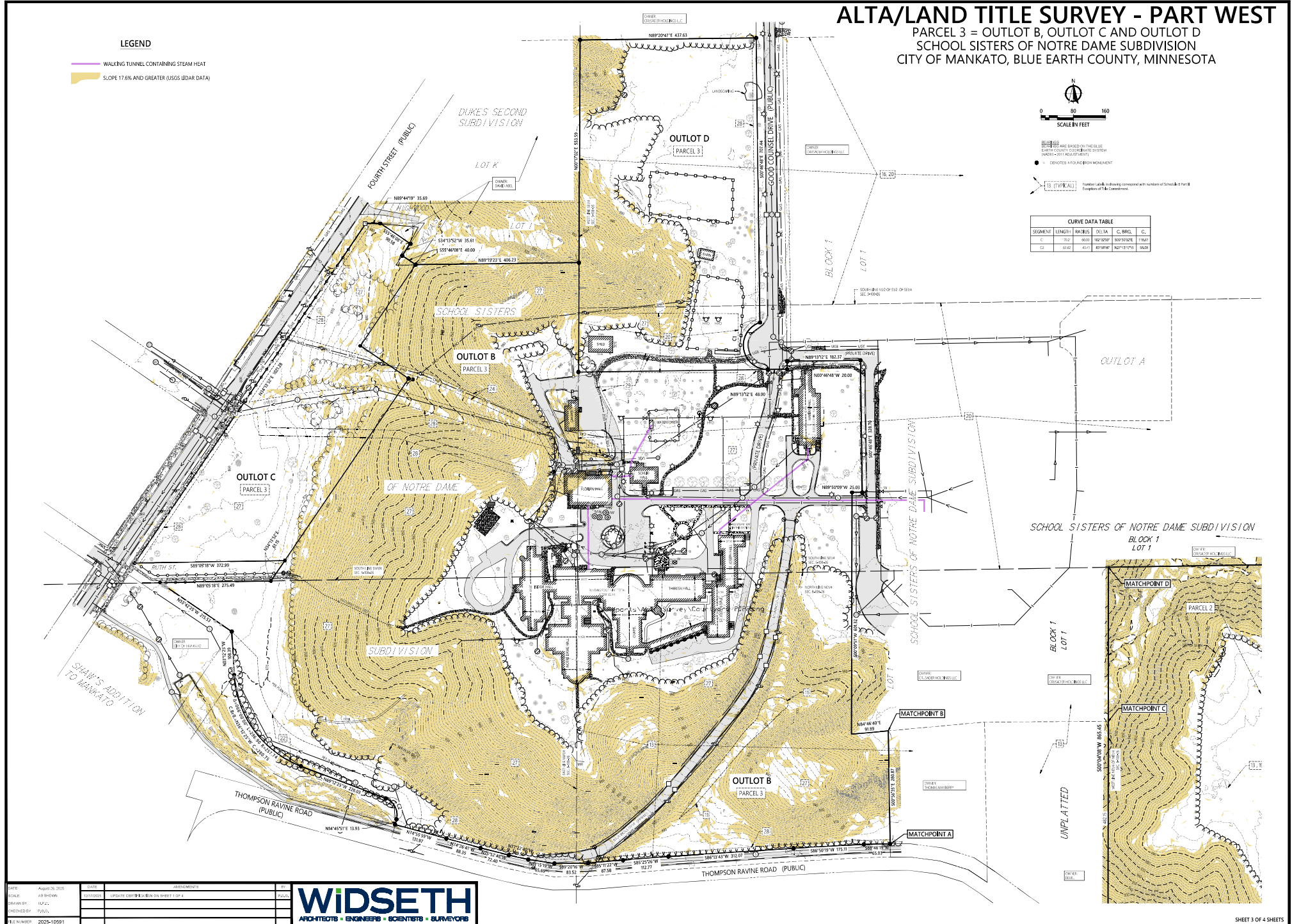


ALL ELEVATIONS ARE BASED ON THE BLUE EARTH COUNTY SUBMATE SYSTEM (NAD83) AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

• DENOTES A FOUNDATION MONUMENT

CURVE DATA TABLE					
SEGMENT	LENGTH	RADIUS	DELTA	C. BERS.	C.
1	10.00	40.00	90.00°	50.00'	10.00'
2	10.00	40.00	90.00°	50.00'	10.00'

Numbered Labels in drawing correspond with numbers of Schedule B Part 10, Chapter of Title Case Records.



DATE	August 28, 2025	DATE	August 28, 2025	BY	PAUL
SCALE	AS SHOWN	REVISIONS	1.0	BY	PAUL
DESIGNED BY	PAUL	REVISIONS	2.0	BY	PAUL
CHECKED BY	PAUL	REVISIONS	3.0	BY	PAUL
FILE NUMBER	2025-10591	REVISIONS	4.0	BY	PAUL

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

ALTA/LAND TITLE SURVEY - PART EAST

PARCELS 1 AND 2 = PART OF EAST 1/2 OF NE 1/4 OF SEC. 8, T108N, R26W
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA

