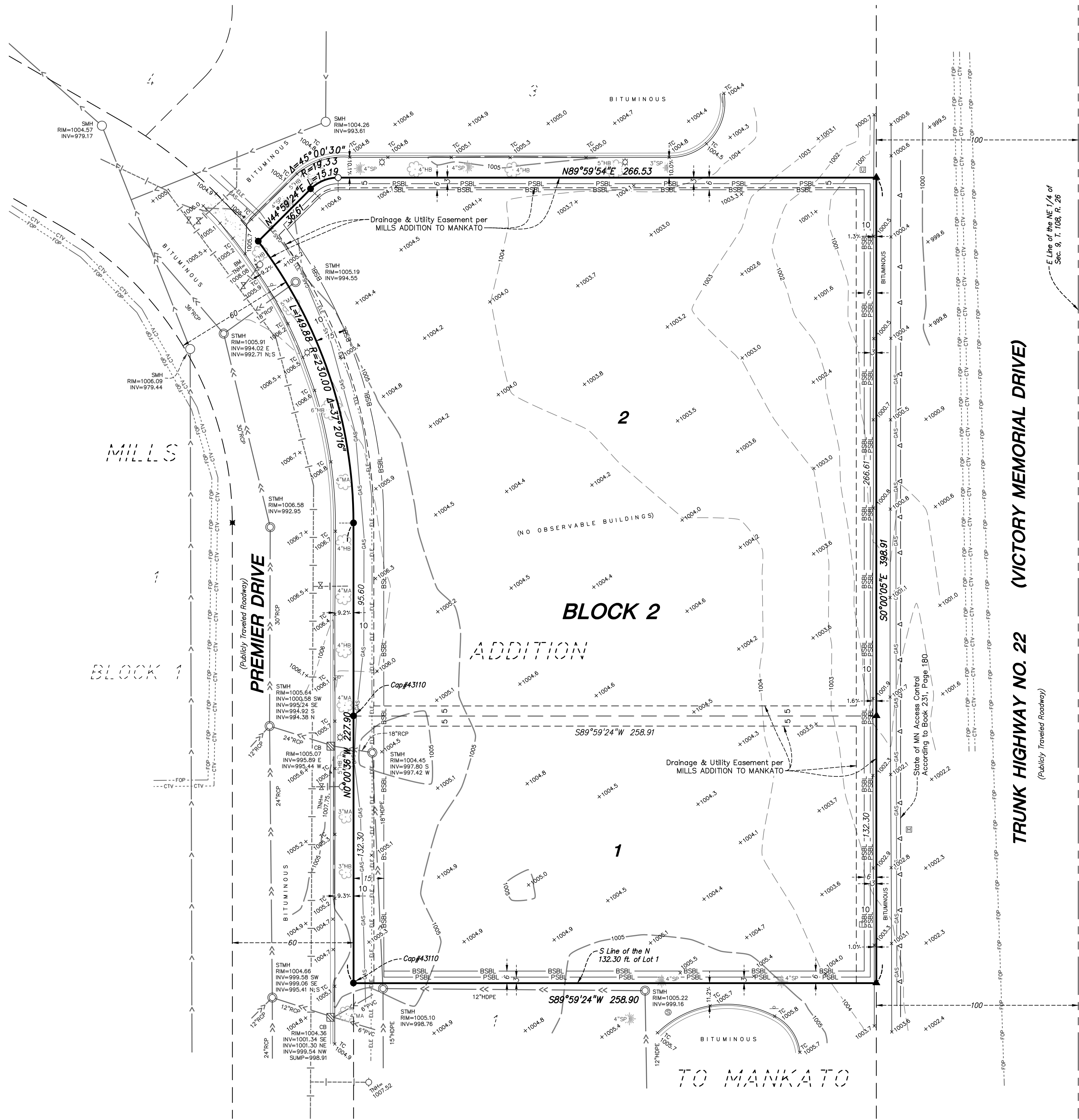




LEGEND

● FOUND 1/2 INCH IRON MONUMENT MARKED '41643' UNLESS SHOWN OTHERWISE	⊙ GAS METER	===== CONCRETE CURB	--->--- STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED 'LS 48988'	— GUY WIRE	===== CONCRETE	--->--- SANITARY SEWER
▲ FOUND NAIL	⊠ HAND HOLE	--- 972 --- CONTOUR	--- --- WATERMAIN
✱ CHISELED X	⊗ LIGHT POLE	• 972.5 SPOT ELEVATION	----- MAPPED WATERMAIN
⊠ CATCH BASIN	⊗ POWER POLE	☀ CONIFEROUS TREE	---ELE--- UNDERGROUND ELECTRIC
⊙ STORM MANHOLE	⊗ ROOF DRAIN	SP SPRUCE	-----ELE----- MAPPED UNDERGROUND ELECTRIC
○ SANITARY MANHOLE	⊠ TELEPHONE PEDESTAL	☀ DECIDUOUS TREE	---GAS--- UNDERGROUND GAS
○ HYDRANT	⊠ UTILITY PEDESTAL	AS ASH	-----CTV----- MAPPED UNDERGROUND CABLE TV
⊠ GATE VALVE	⊠ SIGN	HB HACKBERRY	-----FOP----- MAPPED UNDERGROUND FIBER OPTIC
⊠ ELECTRIC TRANSFORMER	⊠ DISABLED PARKING STALL	MA MAPLE	---BSBL--- BUILDING SETBACK LINE
⊙ ELECTRIC METER	1 SCHEDULE B II ITEM	TR TREE (GEN)	---PSBL--- PARKING SETBACK LINE
			---Δ--- RESTRICTED ACCESS

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

Lot 2, Block 1, Mills Addition to Mankato, Blue Earth County, Minnesota.

The North 132.30 feet of Lot 1, Block 1, Mills Addition to Mankato, Blue Earth County, Minnesota.

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by _____ Title Insurance Company, File No. _____ issued on _____, 202_, effective date _____, 202_. The numbers below correspond to those in the title commitment.

do not require comment.

#. Title Exception. Summary of easement location. Shown hereon. Not shown hereon.

Reasons for not being shown:

As shown and labeled per plat hereon.

As shown hereon along the perimeter of the property.

As shown hereon near the _____ part of the property.

The easements are blanketed in nature and is not shown hereon.

The location cannot be determined from the record document and is not shown hereon.

The easement is not on or adjacent to the surveyed property and is not shown hereon.

The easement limits access to an otherwise abutting right of way and is shown hereon.

The documents are illegible and is not shown hereon.

The easement was terminated per Doc. No. _____ (Title exception No. X).

The surveyor has information indicating that it may have been released or otherwise terminated.

The easement shown hereon is per a graphic depiction on an exhibit within this document.

There was no observed evidence at the time of the fieldwork.

The agreement is blanket in nature. The _____ is shown hereon.

Survey not provided to us. Existing features shown hereon.

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items refer to Table A optional survey responsibilities and specifications)

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 1831 Premier Drive, Mankato, Minnesota 56001.
- This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27013C0115F, Community Panel No. 2752420115F, effective date of February 22, 2024.
- The Gross land area is 106,367 +/- square feet or 2.44 +/- acres.
- (a) Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Mankato Zoning Map and City Code, on December 8, 2025, information for the subject property is as follows:

Zone B-3 Highway Business District
Building Setbacks: Front 15 feet, Side 6 feet, Rear 6 feet;
Parking Setbacks: Front 15 feet, Side 3 feet, Rear 3 feet;
Maximum Floor Area Ratio: 1.0;
- (a) Exterior dimensions of all buildings are shown at ground level.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are no striped parking stalls on this site.
- (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 253222774 & 253222784. The following utilities and municipalities were notified:

CHARTER COMMUNICATIONS (800)811-7981 CITY OF MANKATO (507)387-8600
JAGUAR COMMUNICATIONS (507)219-8081 METRO FIBERNET, LLC (507)219-8081
CENTER POINT ENERGY (608)223-2014 MNDOT (651)366-5750
XCEL ENERGY (800)848-7558 ZAYO BANDWIDTH (800)961-6500
CONSOLIDATED COMMUNICATIONS (800)778-9140

Zone B-3 Highway Business District
Building Setbacks: Front 15 feet, Side 6 feet, Rear 6 feet;
Parking Setbacks: Front 15 feet, Side 3 feet, Rear 3 feet;
Maximum Floor Area Ratio: 1.0;

- (a) Exterior dimensions of all buildings are shown at ground level.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are no striped parking stalls on this site.
- (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 253222774 & 253222784. The following utilities and municipalities were notified:

CHARTER COMMUNICATIONS (800)811-7981 CITY OF MANKATO (507)387-8600
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XCEL ENERGY (800)848-7558 ZAYO BANDWIDTH (800)961-6500
CONSOLIDATED COMMUNICATIONS (800)778-9140
- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.

SURVEY REPORT

- The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
- The bearings for this survey are based on the Blue Earth County Coordinate System NAD 83 (1996 Adjust).
- Originating Benchmark: MnDOT Survey Disk #0714 J, in Mankato, 165.0 feet north of an entrance ramp from Trunk Highway 22 to Trunk Highway 14 & Trunk Highway 60 westbound, at the junction of Trunk Highway 22 and Trunk Highway 14 & Trunk Highway 60 in Mankato, at Trunk Highway 22 milepoint 52.9, 97.0 feet west of southbound Trunk Highway 22, 3.0 feet east of the fence corner at the right-of-way, 0.6 foot east of a witness post.
Elevation = 1006.68 feet (NGVD29)

Site Benchmark: Top nut of hydrant near the northwest corner of the site.
Elevation = 1008.08 feet (NGVD29)
- Tree diameters shown hereon are measured at breast height in inches.

CERTIFICATION

To Insured; Lender; and Title Insurance 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, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on 11/21/25.

Date of Plat or Map: 12/11/25

Max L. Stanislaw
mstanislaw@sinc.com
Minnesota License No. 48988



0 30 60
SCALE IN FEET

BLAZE
MANKATO

1831 PREMIER DRIVE
MANKATO, MN 56001

BLAZE CREDIT UNION

2025 LARPENUE AVENUE W
FALCON HEIGHTS, MN 55113

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksync.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

12/11/25 SURVEY ISSUED

PROFESSIONAL SIGNATURE

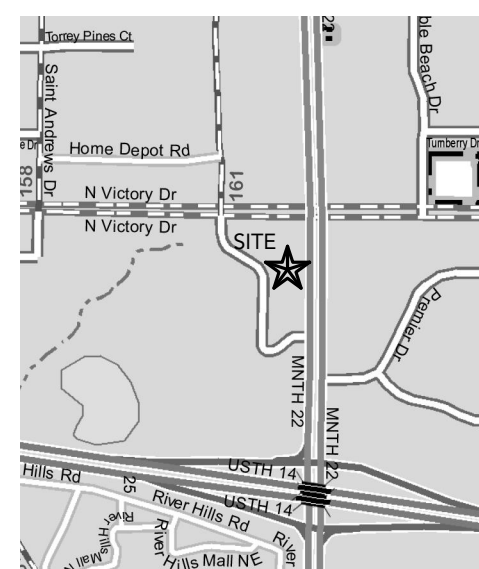
I hereby certify that this survey, plan, map, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.

Lic. # 48988
Date 12/11/25

QUALITY CONTROL

Loucks Project No. 250603
Project Lead MLS
Drawn By SLS
Checked By MLS
Field Crew SKS, JSS

VICINITY MAP



ALTA/NSPS
LAND TITLE
SURVEY

1 OF 1