MANKATO PLANNING COMMISSION
Regular Meeting February 25, 2026 - 6:00 p.m.
Intergovernmental Center
Council Chambers
****

Any person speaking to the Commission shall give to the Secretary of the Commission the NAME and HOME ADDRESS of such person prior to speaking.
****

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

   1. **Draft January 28, 2026 Mintues**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

   1. CY03-26

      Request of Web Construction, on behalf of Old Town Holdings, for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, zoning district. The subject property is described as Lots 1A and 1B, Block 2, Axis Subdivision (1247 Range Street, BE County PID R010801426012).

      The anticipated date of City Council action will be March 9, 2026.

   2. CY04-26

      Request of ISG, on behalf of the property owner Reichel Properties, LLC, for a conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district. The subject property is described as Lot 1, Block 1, Eastwood Energy Center No. 4, Mankato, Blue Earth County (1711 Energy Drive, BE County PID R010903400021).

The anticipated date of City Council action will be March 9, 2026.

3. CY05-26

Request of AJK Mankato Holdings, LLC for a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

The anticipated date of City Council action will be March 9, 2026.

4. CY07-26

Request of ERM, on behalf of the CenterPoint Energy, for a preliminary plat review of CNP Mankato First Addition. The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive, BE County PID's R010905176004, R010905176003, R010905176002, R010905176001).

The anticipated date of City Council action will be March 9, 2026.

5. CY08-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for preliminary plat review of Front Street Place subdivision. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17

and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

The anticipated date of City Council action will be March 9, 2026.

6. CY09-26

Request of Brett Skilbred for the vacation of a portion of Lind Street. The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

The anticipated date of City Council action will be March 23, 2026.

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Planning Commission Regular Meeting **3. 1.**

Meeting Date: 02/25/2026

Title

Draft January 28, 2026 Mintues

Attachments

January 28, 2026 Draft Minutes

MINUTES

Mankato Planning Commission
January 28, 2026 - 6:00 p.m.
IGC - Council Chambers

1. **CALL TO ORDER**

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioner's Present: Chair Zehnder, Mr. Filipovitch, Mr. Dieken, Mr. Iddings, Mr. Wilke.

Staff Present: Molly Westman-Planning and Zoning Administrator, Mark Konz-Director of Planning and Development Services, Travis Johnson-Permit Technician.

2. **APPROVAL OF AGENDA**

Mr. Konz requested the addition of a miscellaneous item to the agenda. Mr. Filipovitch moved to approve the agenda as amended. Mr. Dieken seconded the motion, and the motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from November 19th, 2025. Mr. Filipovitch seconded the motion. The motion carried unanimously.

1. **November 19, 2025 Draft Planning Commission Minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1. **Land Acknowledgment Statement**

Chair Zehnder read the land acknowledgement statement.

2. CY01-26

Request of HTG Architects, on behalf of the owner, Blaze Credit Union, for a conditional use permit to allow a drive through with driving lanes between the building and the property frontage in the Highway Gateway Overlay District; for a certificate of design compliance for the construction of a new, approximately 6,830 square foot structure in the Highway Gateway Overlay District; for a preliminary and final plat review of Blaze Mankato Addition; and for the vacation of a portion of a 10' utility easement located between Lots 1 and 2, Block 1, as per the recorded plat of Mills Addition to Mankato. The subject properties are described as Lot 2, Block 2 and the north 132.20 feet of Lot 1, Block 2, Mills Addition to Mankato (BEC PID R010909227005 and R010909227003, 1831 Premier Drive).

Ms. Westman reports that staff respectfully submit the following findings for consideration:

Preliminary and Final Plat

1. General Requirements
    1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
    2. A drainage study/stormwater management plan was submitted and is in compliance with the City drainage requirements.
2. Streets
    1. The street right-of-way widths conform to the standards listed in Chapter 10 of Mankato City Code.
3. Easements
    1. The preliminary plat provides standard easements required in Chapter 10 of the Mankato City Code, and a condition of approval includes that the easement width along Premier Drive be increased to accommodate the installation of a sidewalk.
4. Block Standards
    1. The blocks within the subdivision were designed around the existing corridors.
5. Lot Standards
    1. The lots are designed in conformance with the standards set forth in Chapter 10.
6. Public Sites and Open Spaces
    1. The applicant will not be making a payment in lieu of parkland dedication because the site was previously platted.

Ms. Westman reports that staff respectfully submits the following findings for the requested Easement Vacation:

1. There are no known utilities located within the proposed vacation area.
2. The proposed easement vacation area preserves the dedicated standard easements along the western and eastern property boundaries, as required.
3. The proposed vacation is necessary for the development of the subject parcel.

Ms. Westman reports that staff respectfully submits the following findings for the Conditional Use Permit and the Certificate of Design Compliance:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "commercial."
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The property is bordered on all side by commercially zoned lands.
3. The proposal is currently served by public facilities and services and will continue to be.
4. The proposal does not cause undue traffic congestion as the submission conforms to Mankato City Code criteria for off-street parking and driving areas. The applicant has provided a traffic analysis that demonstrates no significant issues with respect to trip generation, site operations and overall traffic impact to the area.
5. There are no known historical or architectural resources on the site.

6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. The proposal will not jeopardize the public's health, safety, or general welfare.
9. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds $500,000, which, by Mankato City Code Chapter 10, requires a review of the Planning Commission and City Council.
10. The building elevations conform to the guidelines of the Highway Gateway Overlay District. The proposed addition has exterior finishes including brick, stone, EIFS, glass and metal. All sides of the building visible to the public will be treated consistently with quality materials and finishes.

Ms. Westman reports that staff recommends approval of the preliminary plat with the following conditions:

1. The easement along Premier Drive (the western side of the subject lot) be expanded to 15'.

Ms. Westman reports that based on conformance with the recommended conditions of the preliminary plat, staff recommends approval of the Blaze Mankato Addition Subdivision final plat.

Ms. Westman reports that staff recommends approval of the vacation of the easement.

Ms. Westman reports that staff recommends approval of the conditional use permit and the certificate of design compliance with the following recommendations:

1. The applicant shall provide a truck maneuverability plan to ensure adequate circulation is provided throughout the site.
2. Prior to the fabrication or installation of any signage, the applicant shall obtain sign permits, at which time sight distance triangles will be confirmed and verified.
3. The applicant shall provide a continuous sidewalk along the east side of Premier Drive on the subject property. A temporary, mid-block pedestrian crossing should be provided, and will remain as an interim condition until a future connection of the sidewalk on both ends occurs in the future.
4. All elevations shall be evaluated and adjusted as necessary to achieve the exterior building material standards in the gateway district at the time of building permit submission.
5. A landscaping plan achieving the standards in the Mankato City Code shall be provided at the time of building permit submission.
6. Applicant shall provide a photometric plan that demonstrates conformance to Mankato City Code standards.
7. All light fixtures shall achieve Mankato City standards including, but not limited to, full-cut, fully shielded style fixtures.

Patrick McCann, Assistant Vice President of Facilities for Blaze Credit Union, was present at the meeting to express the organization’s excitement about being part of the community and to answer any questions from commission members.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve CY01-26. The motion was seconded by Mr. Wilke and passed unanimously.

3. CY02-26

Request of the Planning Agency to amend Chapter 10 of Mankato City Code related to floodplain ordinances.

Ms. Westman reports that staff submits the following findings:

1. The proposed ordinance amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council.
2. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property and conforms to the Minnesota Department of Natural Resources Model Ordinance for Floodplains.
3. The proposed amendment will not have an adverse effect on the value of adjacent properties.

Ms. Westman reports that staff recommends the adoption of the amendment to Floodplain Ordinance providing updates to the FEMA maps for Le Sueur Counties.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Filipovitch made a motion to approve CY02-26. The motion was seconded by Mr. Wilke and passed unanimously.

6. **MISCELLANEOUS**

Lime Township

Mr. Konz indicated that at the first Council meeting of the year, the City of Mankato amended and extended its agreement with Lime Township. He noted that this will impact the Planning Commission, as Lime Township will create its own Planning Commission, and Township-related items will now be handled entirely by the Township.

Chair Zehnder clarified that the Planning Commission will no longer handle items pertaining to Lime Township.

Mr. Konz confirmed that this was correct.

1. **Chair/Vice-Chair roles**

Mr. Konz expressed a desire to formalize the Chair and Vice Chair roles for the Planning Commission for the upcoming year.

Chair Zehnder indicated that he was willing to continue in his role as Chair but noted that he believed his term would end in July.

Mr. Wilke indicated that he was willing to continue serving as Vice Chair.

Mr. Filipovitch made a motion to maintain the current roles. Mr. Iddings seconded the motion, and all were in favor.

2. **Committee Appointments**

Mr. Konz indicated that there is only one committee, the Historic Preservation Commission. He stated that Chair Zehnder is currently the active representative and wanted to ensure that the Commission members were agreeable to this arrangement.

Chair Zehnder indicated that he was willing to continue in that position.

Mr. Filipovitch made a motion to continue Chair Zehnder as the committee representative to the Historic Preservation Commission (HPC). The motion was seconded by Mr. Dieken and carried unanimously.

7. **ADJOURNMENT**

There being no further business, Mr. Wilke moved to adjourn the meeting. The motion was seconded by Mr. Iddings with all in favor. The meeting adjourned at 6:25 pm.

MINUTES APPROVED.

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Chair, Mankato Planning Commission

Planning Commission Regular Meeting			**5. 1.**
Meeting Date:	02/25/2026		

Title

CY03-26

Request of Web Construction, on behalf of Old Town Holdings, for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, zoning district. The subject property is described as Lots 1A and 1B, Block 2, Axis Subdivision (1247 Range Street, BE County PID R010801426012).

The anticipated date of City Council action will be March 9, 2026.

Applicant

The applicant is WEB Construction on behalf of the property owner Old Town Holdings.

Request

The applicant is requesting an amendment to the original conditional use permit located at 1247 Range St. (Axis Lofts), to convert the first floor commercial spaces into thirteen residential apartments.

Location

The property is located at 1247 Range St. and is currently being identified at Axis Lofts.

Existing Land Use

The property is currently serving 72 residential apartment units.

Zoning

The property is zoned B-3, Highway Business District.

Environmentally Sensitive Areas

The site falls within FEMA's "Catastrophic Levee Failure" ESA Zone.

Public Utilities

The site is currently served by public utilities. The utilities are located within an easement that also contains Range Street.

City Code

The City Code pertaining to the B-3, Highway Business District may be viewed at the following link below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV8HIBUDI

Site Plan Review Comments

The Site Plan Review Committee met on February 10, 2026, and submitted the following comments:

a. The applicant shall be aware that 1247 Range Street will be the address, and individual apartment numbers will be assigned. The Applicant shall also be aware that the commercial address currently assigned to this property will be retired.
b. The applicant shall be aware of ongoing planning and design associated with the TH 169 Revitalization and Hiniker Parkway project, which includes the construction of the new River Lane and Hiniker Parkway roadways, respectively.
c. The Applicant shall be aware that the cost of water and wastewater services will increase based on the addition of 13 units.
d. An amenity plan shall be submitted demonstrating first floor exterior amenities.
e. A full floor plan shall be submitted showing the existing conditions in the remainder of the building.
f. Updated exterior elevations shall be submitted to reflect floor plan changes.
g. The applicant shall clarify the updated mechanical systems and if there are any new exterior penetrations.
h. The applicant shall pay notification fees and any outstanding fees on the online portal, if not already complete.

Review

The applicant requests an amendment to the previously approved conditional use permit to convert the planned commercial spaces on the main floor into thirteen residential apartment units. This amendment is intended to align the property more closely with its established residential character and with the recently adopted amendment to the Mankato City Code permitting apartments within the B-3, Highway Business District.

The existing storefronts on the south and east elevations will be modified to provide access to the additional units. Proposed floor plans indicate the creation of thirteen studio apartments on the first floor. The second through fourth floors currently contain seventy-two units, consisting of fifteen one-bedroom units and five two-bedroom units per floor. Upon completion, the building will include thirteen studio units, fifty-three one-bedroom units, and nineteen two-bedroom units. The fifth floor will remain dedicated to amenity space, featuring a lounge and deck area accessible via elevator and stairway.

The proposal includes 168 parking stalls. The applicant has also provided nine bicycle parking spaces, comprising two exterior stalls and seven interior stalls. Existing landscaping will remain and continues to provide screening for the parking areas. Trash facilities are located within the building, and existing exterior lighting will be retained.

Additional amenity spaces will be incorporated on the main level, including a patio and grilling areas. A rooftop deck will offer outdoor living space with grills, recreational games, and green space.

Vehicular access will transition from its current location on Range Street to Hiniker Parkway upon completion of the associated roadway project.

Findings

Staff submits the following findings for the amendment to the conditional use permit:

1. The use as a mixed use building is considered a conditional use permit in the B-3, General Business District.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Commercial", and in that district this proposed use is identified in Code as a conditional use.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposed development is served by public utilities.
5. There are no known historical or architectural resources on the site.
6. The site falls within FEMA's "Catastrophic Levee Failure" ESA Zone.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

Staff recommends the approval of the amendment to the conditional use permit with the following conditions:

1. If traffic issues arise associated with the development, at the discretion and request of the City of Mankato Engineering Department, the applicant/property owner will be responsible for having a more in-depth traffic study prepared, and will be a willing petition for the costs associated with any recommended geometry or traffic control improvements.
2. Exterior lighting shall conform to Mankato City Code standards. All exterior light fixtures shall achieve Mankato City Code standards and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code. rds.
3. Any refuse and recyclable material containers shall continue to be stored inside the building.
4. All amenities shall be installed prior to the issuance of a rental license.
5. The applicant shall be responsible for noise complaints associated with the proximity to Highway 169.
6. The proposed development shall conform to the residential requirements in B-3, Highway Business District.

Attachments

General Location Map

Aerial Plan

Site Plan

Floor Plan

Exterior Elevations

Applicant Narrative

Site Plan Response Letter

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

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Aerial Map

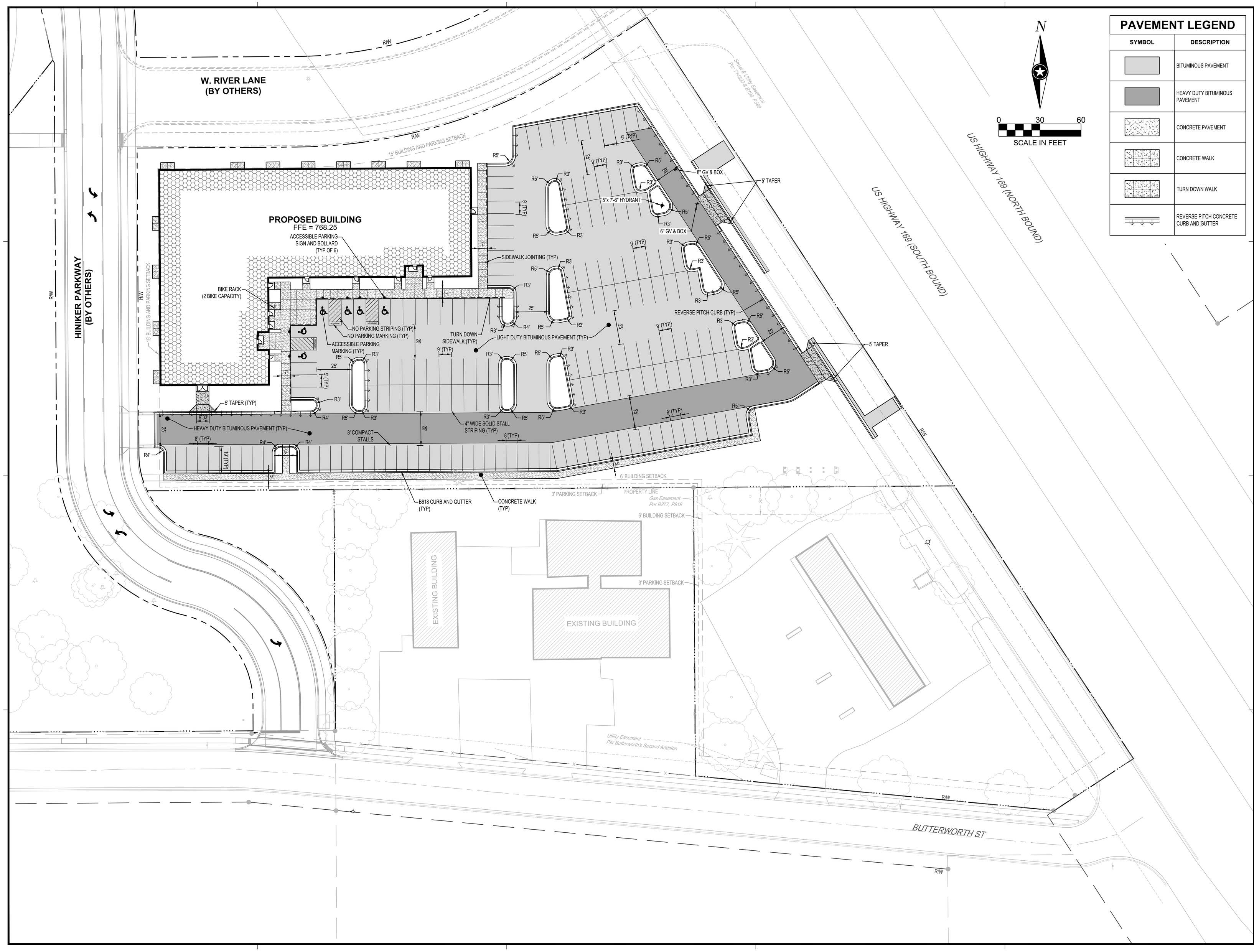


Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

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PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

ISG

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

NATHAN J. HERMER

Nathan J. Herm

DATE 12/29/2022 LIC. NO. 54848

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PROJECT

AXIS APARTMENTS

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

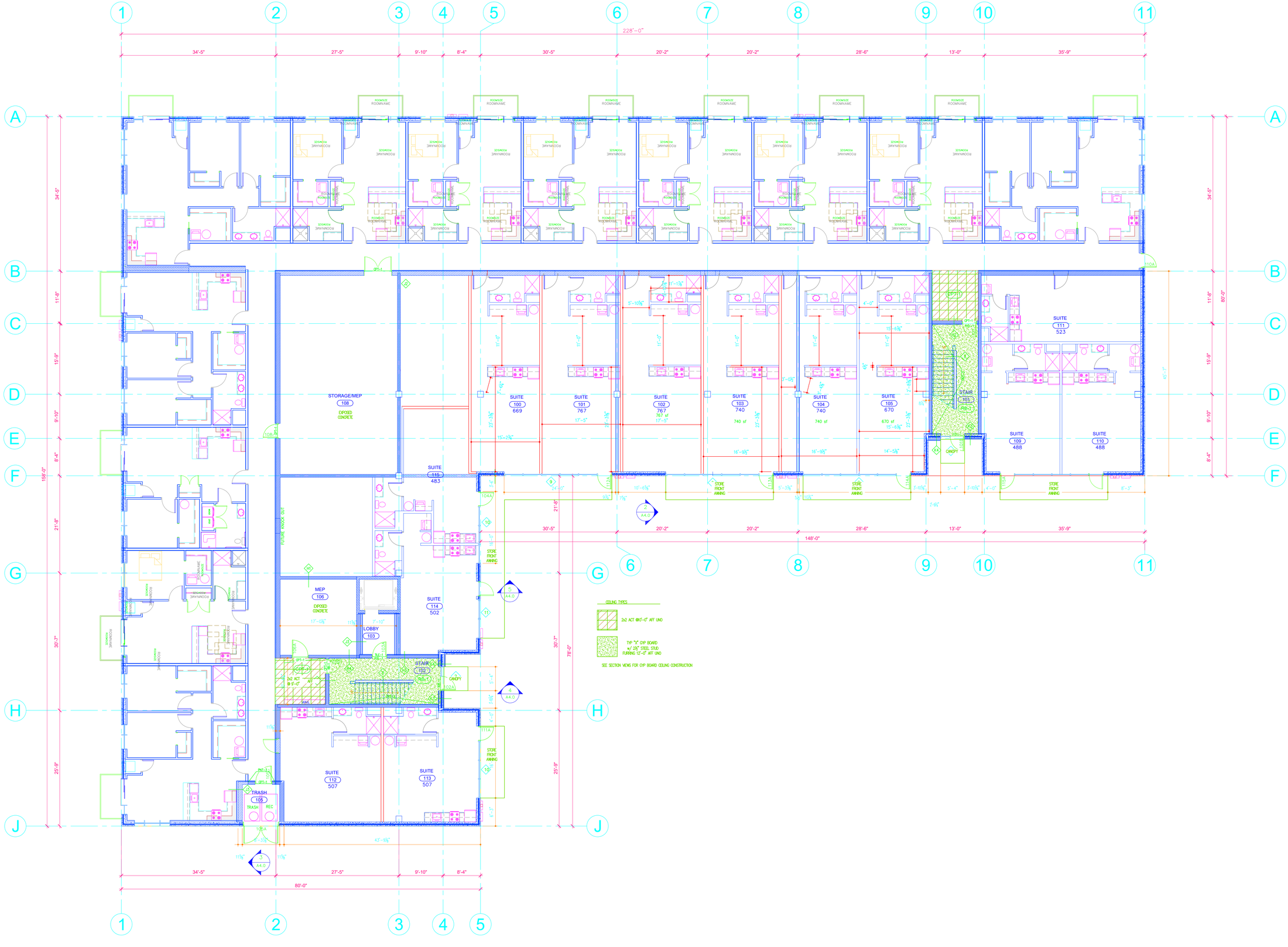
PROJECT NO.	22-26886
FILE NAME	26886 C3-SITE PLAN
DRAWN BY	BJK
DESIGNED BY	NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	07/06/22
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10



NORTH

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0" (30" x 42")

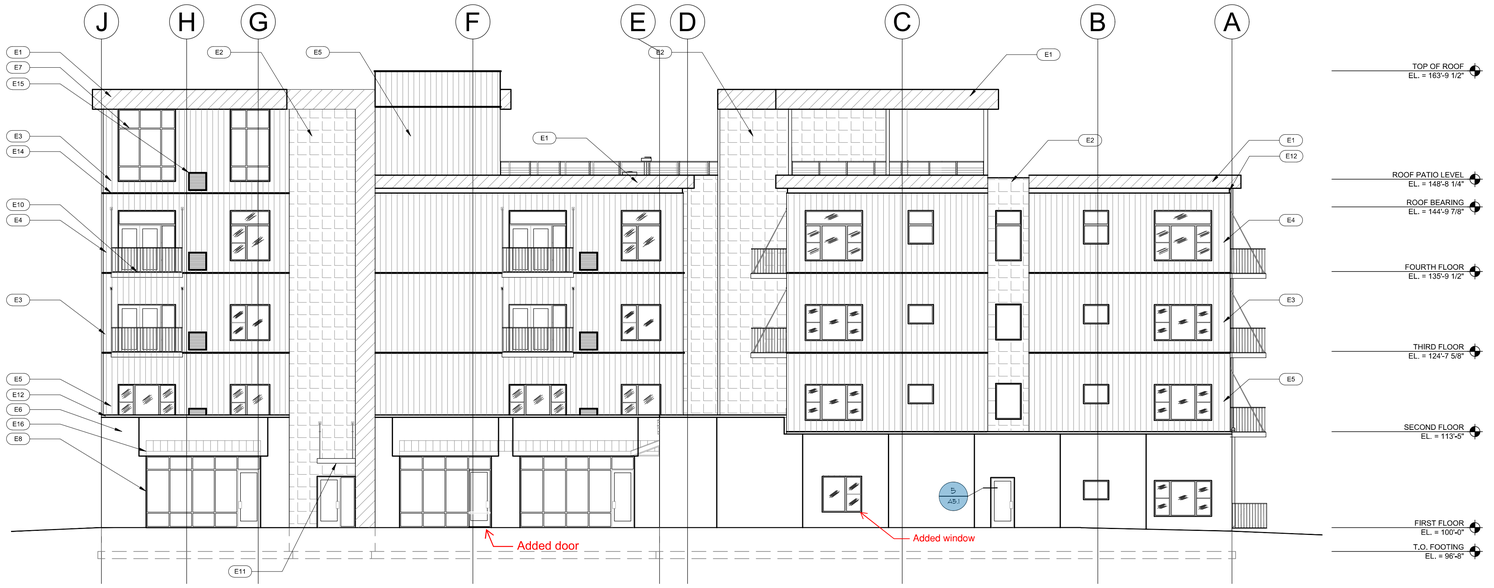
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AXIS APARTMENTS
1247 RANGE STREET
MANKATO MINNESOTA

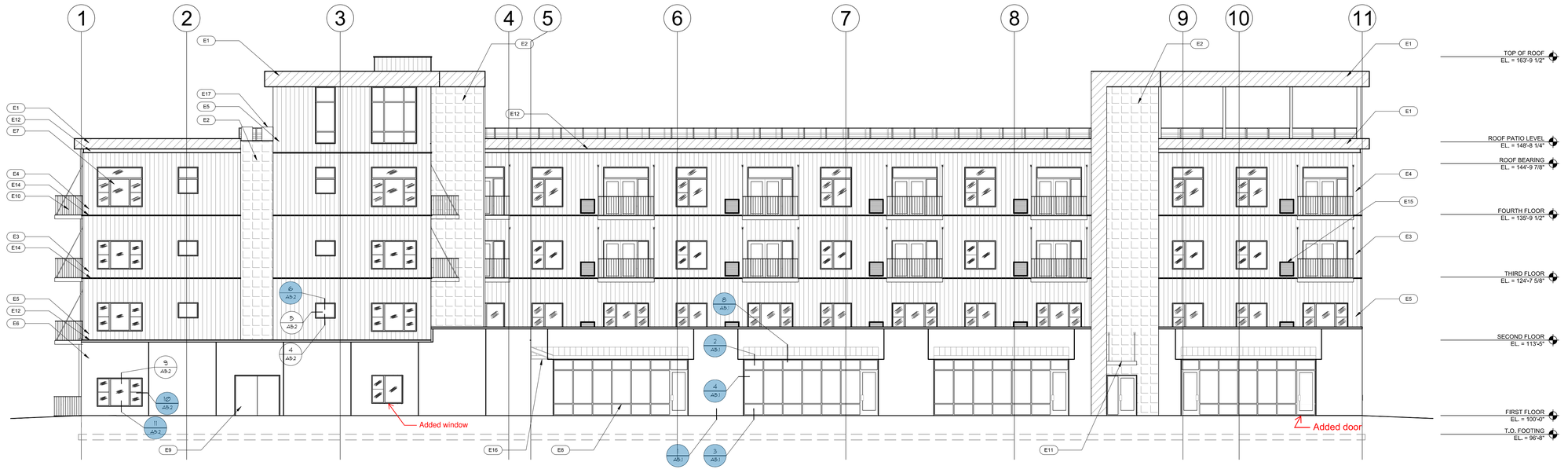
FIRST LEVEL FLOOR PLAN
A1.1

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION
E1	METAL PANEL SMOOTH - FAIRVIEW ARCHITECTURAL VITRABOND PX 4MM ALUMINUM COMPOSITE PANEL SMOKE SILVER METALLIC FV9134
E2	WOOD LOOK METAL SIDING KNOTWOOD 6" CLADDING KEC150 HICKORY *USE MATCHING PARAPET CAPS
E3	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White * LEVEL 3 SEE INSTILLATION PATTERN 4 10 2 6 4 2 6 4 2 10 6 4 10 2
E4	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White * LEVEL 4 SEE INSTILLATION PATTERN 10 6 4 2 6 10 4 2 6 4 2 10 6 4
E5	METAL PANELS BOX RIB - AEP 10" =1.2FX20-12 Metallic Silver 6" = 1.2FX30-12 Regal White 4" = 1.2FS40-12 Regal White 2" = 1.2FX10-12 Regal White *LEVELS 2 AND 5 SEE INSTILLATION PATTERN 6 4 2 6 10 4 10 2 6 4 10 2 6 4
E6	PRECAST CONCRETE PRECAST SANDWICH PANEL w/FLAT GROOVE REVEALS -SEE PATTERN PCI #524 - SANDBLASTED 2'-6" 7'-6" 7'-6" 7'-6" 2'-6" 4'-0" 4'-0" 4'-0"
E7	ANDERSON SERIES 100 WINDOW/PATIO DOOR BLACK INTERIOR, EXTERIOR, AND HARDWARE * PROVIDE LIMIT DEVICE FOR 4" MAX OPENING FOR WINDOWS ABOVE 11'
E8	STORE FRONT WINDOW/DOOR TUBELITE T14000 SYSTEM - BLACK
E9	GARBAGE ACCESS DOORS - BLACK
E10	BALCONY ENDURABLE STANDARD 5'x10' ALUMINUM BALCONY w/TIEBACKS - BLACK ENDURABLE ALUMINUM PICKET RAILING - BLACK
E11	CANOPY ENDURABLE TIE ROD CANOPY - BLACK 5'-4"x5'-4" w/TIEBACK 5' ABOVE CANOPY STRUCTURAL DESIGN BY SUPPLIER
E12	CAP FLASHING & TRIM AEP PRE-FINISHED ALUMINUM - MATTE BLACK
E13	SCUPPER & DOWNSPOUT PRE-FINISHED ALUMINUM - BLACK
E14	2" Z FLASHING - REGAL WHITE
E15	MAGIC PACK EXHAUST VENT - WHITE
E16	STORE FRONT AWNING WELDED STEEL FRAME w/PAINT 5 STANDING SEAM METAL ROOF - BLACK
E17	TRASH CHUTE VENT EXTEND 3' ABOVE ROOF DECK PROVIDE WEATHERPROOF CAP & R-21 MINIMUM INSULATION



2 EAST ELEVATION
SCALE: 1/8"=1'-0" (30" x 42")



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" (30" x 42")

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RDS ARCHITECTS

Bright Pixel Design

DRAWN BY:

the design connection

RICHARD D. STORTEVEN
REGISTERED PROFESSIONAL ARCHITECT
21258
STATE OF MINNESOTA

AXIS APARTMENTS

1247 RANGE STREET

MANKATO MINNESOTA

PROJECT #:	22329
DRAWN BY:	GFN / IDN
CHECKED BY:	AJT
FINAL DATE:	FEBRUARY 02, 2023
ADDENDUM:	
PRINTED:	Feb 03, 2023

EXTIRIOR ELEVATIONS

A3.1

Axis Lofts – Commercial to Residential Conversion

Conditional Use Permit

Project Description

WEB Construction Co., Inc. on behalf of Old Town Holdings is requesting a conditional use permit for 1247 Range Street (Axis Lofts). The applicant proposes to convert existing underutilized commercial space within the building into 13 residential apartment units. The building currently contains 72 existing apartment units, and this conversion will complement and complete the building's established residential use, resulting in a cohesive, fully residential property.

No expansion of the building footprint is proposed. The project utilizes existing structure and infrastructure to improve functionality and long-term use of the property.

Existing Conditions

Axis Lofts was originally designed with a mix of residential and commercial space. While the residential units have maintained consistent occupancy, the commercial spaces have experienced prolonged vacancy and limited tenant demand, despite reasonable marketing efforts.

Current market conditions have significantly reduced demand for small-format commercial space of this type, making continued commercial use impractical. The redevelopment and anticipated road work for the area is also impacting consideration for commercial tenants.

Purpose and Justification

The proposed conversion is intended to:

- Align the building's use with current market demand
- Eliminate long-term commercial vacancies
- Complete the transition to a fully residential building consistent with existing use
- Improve operational efficiency and long-term viability of the property

With 72 residential units already in place, the addition of 13 apartment units is a logical and compatible extension of the building's primary function.

Compatibility with Surrounding Uses

The conversion will not introduce new or incompatible uses. Residential occupancy is already the dominant use within the building and surrounding area. The proposed apartments will operate under the same management, leasing, and maintenance standards as the existing units, ensuring consistency in appearance, operations, and tenant expectations.

The project is not expected to generate impacts beyond those already associated with the existing residential use.

Infrastructure and Services

The proposed conversion will utilize existing:

- Utility connections
- Parking facilities
- Building access and life safety systems

No additional public infrastructure is required. The project does not increase building height, lot coverage, or impervious surface area.

Parking requirement – Our understanding is that current city code requires two parking spaces for each. Being that we had met the requirement with the commercial spaces, we believe that we have enough stalls on the site to meet or exceed the parking requirements.

Community Benefit

This adaptive reuse supports efficient land use by maximizing the functionality of an existing building. It increases housing availability without new land consumption and helps maintain a stable, occupied property, which benefits the surrounding neighborhood.

The project represents a practical response to evolving market conditions while remaining consistent with the City's planning objectives related to housing supply, adaptive reuse, and reinvestment in existing structures.

Conclusion

The proposed conversion of existing commercial space into 13 residential apartment units, within a building that already contains 72 apartments, is a compatible, low-impact improvement that completes the building's residential character. The project supports long-term occupancy, efficient land use, and neighborhood stability and is consistent with the intent of the City's comprehensive planning goals.

WEB CONSTRUCTION

Office: 320 St. Andrews Drive, Suite 100 | Shop: 56644 192nd Lane | Mankato, MN 56001
507-387-1667 | Fax: 507-388-1600 | www.webconmankato.com

February 12, 2026

City of Mankato

Planning and Zoning Dept.

Re: Site Plan and Traffic Advisory Committee Comments

Attn: Ms Westman and Ms Mitchell

Please find the attached response letter

CY03-26 Request of Web Construction, on behalf of Old Town Holdings, for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, zoning district. The subject property is described as Lots 1A and 1B, Block 2, Axis Subdivision (1247 Range Street, BE County PID R010801426012).

a. The Applicant shall be aware that 1247 Range Street will be the address, and individual apartment numbers will be assigned. The Applicant shall also be aware that the commercial address currently assigned to this property will be retired. Applicant acknowledges.
b. Applicant shall be aware of ongoing planning and design associated with the TH 169 Revitalization and Hiniker Parkway project which includes the construction of the new River Lane and Hiniker Parkway roadways, respectively. Applicant acknowledges.
c. The Applicant shall be aware that the cost of water and wastewater services will increase based on the addition of 13 units. Applicant acknowledges that these additional units will increase the quantity of water and wastewater generated which will affect monthly fees.
d. An amenity plan shall be submitted demonstrating ground floor exterior amenities. A ground floor patio area with grilling stations is shown on the attached amenity plan. Tenants will also have access to the rooftop outdoor open area patios, covered patio and turf game play area.
e. A full floor plan shall be submitted showing the existing conditions in the remainder of the building. Full floor plans are included with this submission. Note that no changes are planned anywhere else in the building besides the current apartment expansion area.
f. Updated exterior elevations shall be submitted to reflect floor plan changes. We have included a new exterior elevation plan indicating locations of new windows being planned.
g. Applicant shall clarify the updated mechanical systems and if there are any new exterior penetrations. Each unit will have its own heating/cooling unit which will have an exterior grille no larger than the existing units on the building. Grilles to be

CONSTRUCTION
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507-387-1667 | Fax: 507-388-1600 | www.webconmankato.com

custom painted to match the building. Each unit will also include the code required exhaust venting for dryers, microwaves and bathroom exhaust. These small vents will match the existing building and be custom painted to blend into the building finishes.

h. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete. Applicant acknowledged.

WEB Construction on behalf of Old Town Holdings appreciates the consideration of this matter looking to provide additional positive impact to our community through further redevelopment of this important gateway corridor.

Respectfully,

Josh Williams

Meeting Date: 02/25/2026

Title

CY04-26

Request of ISG, on behalf of the property owner Reichel Properties, LLC, for a conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district. The subject property is described as Lot 1, Block 1, Eastwood Energy Center No. 4, Mankato, Blue Earth County (1711 Energy Drive, BE County PID R010903400021).

The anticipated date of City Council action will be March 9, 2026.

Applicant

The applicant is ISG on behalf of Rolls-Royce Solutions American, Inc.

Request

The applicant is requesting an amendment to a conditional use permit that was previously granted in 2019, to allow for additional exterior fuel storage tanks.

Location

The property is located at 1711 Energy Dr.

Existing Land Use

The property currently operates as a testing facility for Rolls Royce.

Zoning

The property is zoned M-1, Light Industrial District.

Environmentally Sensitive Areas

The Environmentally Sensitive Areas Map indicates that there is a drainage area on the north side of the property.

Public Utilities

The property is currently served by public utilities.

City Code

The City Code pertaining to M-1, Light Industrial District, may be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVIIINDI_DIV3LIINDI

The City Code pertaining to above-ground storage tanks can be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXSTGEAP_DIV2SPPRAPSPPECOUS_S10-1503ABSTDIFLCOLI

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee met on February 10, 2026, and submitted the following comments:

a. The applicant shall verify the need for MPCA tank permits for any additional tanks.
b. The applicant shall provide the quantity, location, size, and other details on all existing tanks at the site.
c. The applicant shall comply with Chapter 57 of the State Fire Code, including the separation distance requirements in Section 5704.4.2. The Applicant shall also be aware that the smaller tank is a propane tank and is subject to separation distance requirements that differ from those of the other proposed tanks.
d. The applicant shall submit to the City of Mankato the HydroCAD hydraulic modeling "model" used to support the drainage report.
e. The new expanded bioswale (replacement for the existing loss with the parking lot expansion) shall be fully contained within permanent drainage and utility easement by the property owner.
f. The proposed new north driveway width shall match the existing south driveway width. The truck turning movement shows a circular movement around the site and the assumption is that the south driveway is of sufficient width to serve the proposed design vehicle.
g. Applicant shall provide typical pavement sections.
h. The applicant shall be aware that boulevard trees need to be replaced at a 2:1 ratio; that would equate to planting 4 new boulevard trees in the right of way adjacent to the site.
i. The applicant shall be aware that the driveway apron off of Energy Drive shall be 8" concrete over 6" of aggregate base and that section shall be noted in the plans.
j. The applicant shall be aware that driveways and sidewalks in the right of way shall be constructed in accordance with Mn/DOT Standard Plan 5-297.254; this shall be noted in the plan.
k. The applicant shall be aware of the existing 36" Storm Drain that empties into the south end of the drainage swale; the applicant shall be aware that a plan to extend under fill area is required. As-built attached for reference.
l. The applicant shall be aware that a city right of way permit is required for work in the right of way of Energy Drive.
m. The applicant shall pay notification fees and any outstanding fees on the online portal, if not already complete.

Review

The applicant is requesting an amendment to a conditional use permit that was previously granted in 2019, to allow for additional exterior fuel storage tanks.

The existing building located on the site is utilized to test generators, which is permitted use under the Mankato City Code. In order to power the generators, the applicant uses the fuel storage tanks. The fuel storage tanks meet the size threshold in the Mankato City Code that requires a conditional use permit. The additional equipment still meets the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the requirements of the M-1 zoning district.

The proposed project includes the expansion of the western parking lot and the exterior generator testing area. Improvements include new concrete, installation of two generator enclosures, and installation of ancillary testing equipment such as electrical load banks and fuel tanks. The amendments to the property will not cause any undue traffic issues or impact the neighboring properties negatively.

The additional tanks will include (2) 5,000ga diesel tanks, (1) 1,900ga liquid propane tank, (1) 300ga diesel day tank, and (2) 500ga diesel day tanks. The tanks will be self-contained and installed in compliance with the fire code, building code, and MPCA regulations.

The testing areas will be fully enclosed with fencing and the parking lot will be appropriately screened.

A noise study has been prepared to evaluate the noise levels for compliance.

Findings

Staff submits the following findings for the amendment to the conditional use permit:

1. The request is considered a conditional use within the M-1, Light Industrial District.
2. The proposed improvements, including the implementation of the recommended conditions, conform to the standards of Mankato City Code Chapter 10.

Recommendation

Staff recommends the approval of the amendment to the conditional use permit with the following conditions:

1. Applicant shall provide screening for the proposed exterior storage in accordance with the Mankato City Code.
2. The additional equipment must be in conformance with the MPCA noise standards.
3. The design of the fuel storage area shall conform to the MPCA storage tanks requirements.
4. Any added exterior lighting must be in conformance with the Mankato City Code, including full cut-off, fully shielded style, and a photometric will be required prior to lighting installation.
5. The applicant shall submit an emergency response and action plan to the Department of Public Safety for review and approval. The plan shall address Public Safety access to the area.
6. The applicant shall submit an application for a land disturbance permit and building permit prior to construction.
7. The applicant shall submit an updated drainage report.
8. The applicant shall submit a SWPPP at the time of building permit submission.

Attachments

General Location Map

Aerial Plan

Site Plan

Civil Plans

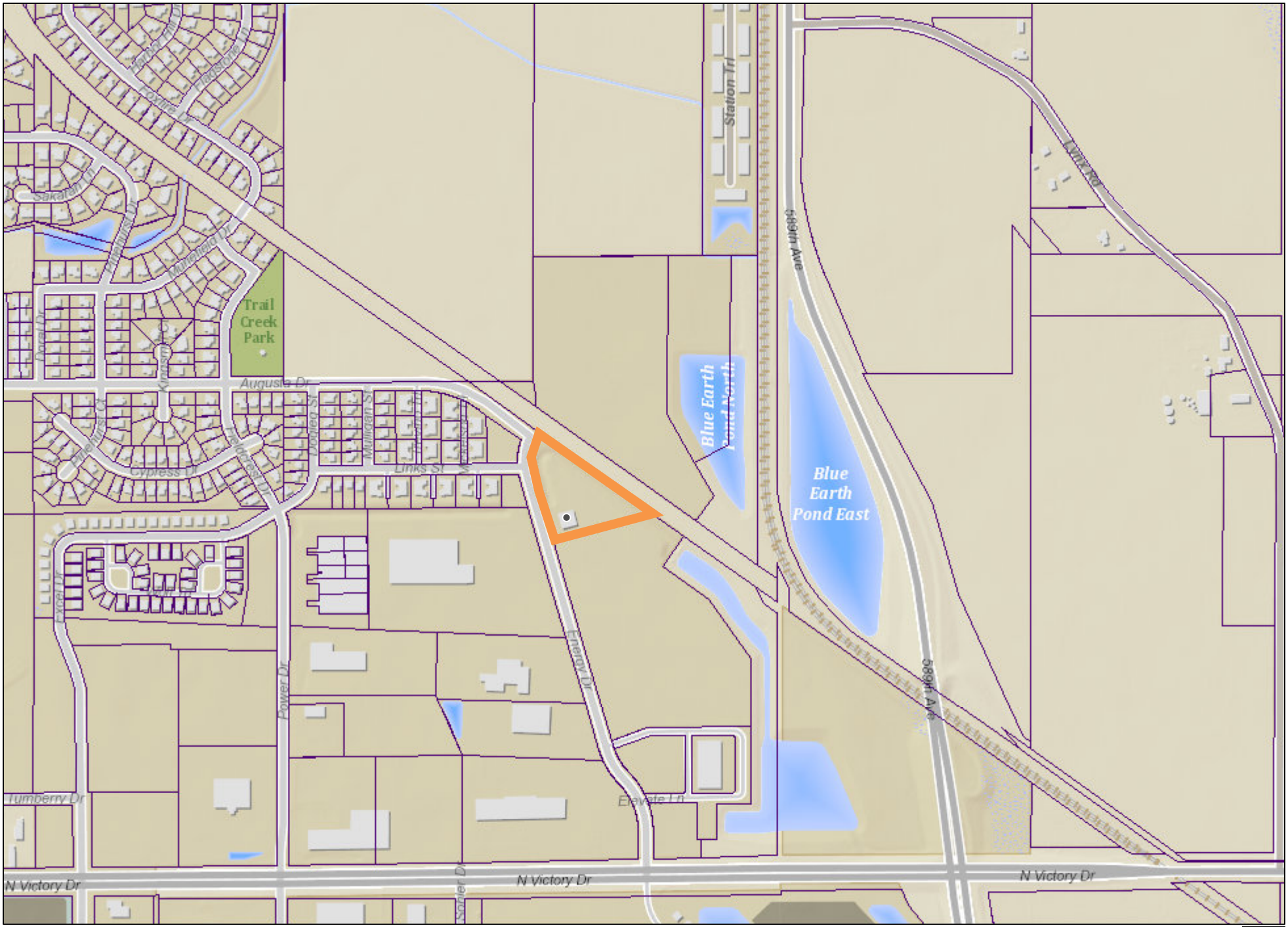
Stormwater Memo

Noise Study

Applicant Narrative

Site Plan Response Letter

General Location Map



Date: February 2026

Author:

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N

Aerial Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

OUTDOOR TANK SCHEDULE

MARK	DESCRIPTION	CAPACITY (GALLONS)	LIQUID TYPE	HAZARD CLASSIFICATION (2020 MN FIRE CODE)	FURNISHED BY	INSTALLED BY
1	DOUBLE-WALLED TANK	5,000	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
2	DOUBLE-WALLED DAY TANK	500	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
3	DOUBLE-WALLED DAY TANK	300	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
4	SALVAGED LP TANK	1,900	LIQUEFIED PETROLEUM GAS	FLAMMABLE GAS CLASS 2.1	OWNER	CONTRACTOR

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	6.50	1006.51	1000.01	
S-2	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.53	1006.24	1002.71	SP-1
S-3	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.01	1005.94	1002.94	SP-2

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-2	1002.61	S-1	1002.52	6"	PVC	SCH 40	1.00%	9
SP-2	S-3	1002.94	S-2	1002.71	6"	PVC	SCH 40	1.00%	22

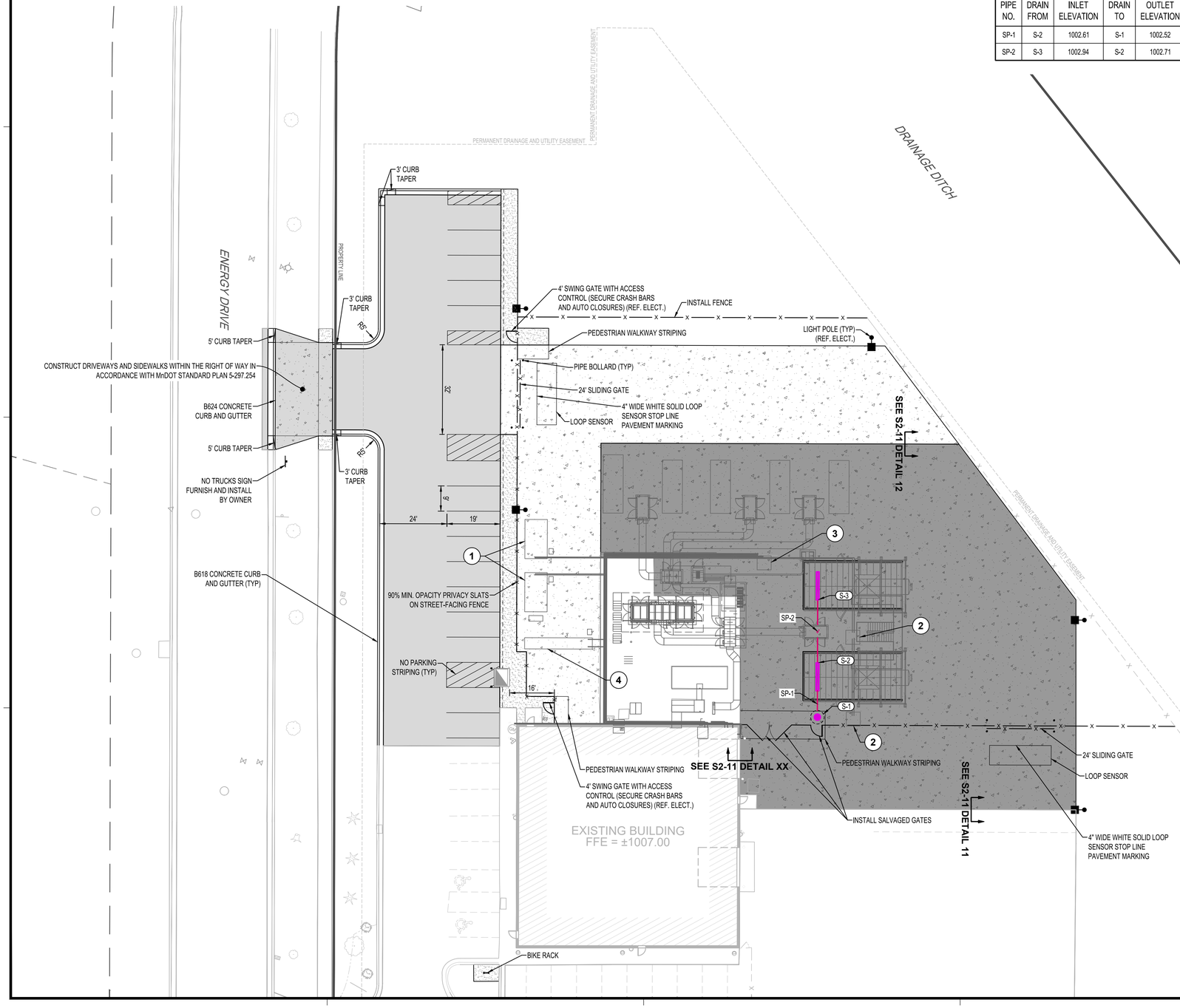
PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DRIVEWAY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

NOTES:
COORDINATE INSTALLATION OF GROUNDING GRID PRIOR TO INSTALLATION OF CONCRETE PAVEMENT.

EQUIPMENT PADS BY ELECTRICAL CONTRACTOR.

REFER TO ELECTRICAL DOCUMENTS FOR GROUNDING ROD LOCATIONS AND REQUIREMENTS.



N

0 20 40
SCALE IN FEET

ISG

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BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

SITE AND UTILITY PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

ROLLS-ROYCE SOLUTIONS AMERICA
FACILITY UPGRADE

MANKATO, MINNESOTA

ISG PROJECT # 25-33248



LOCATION MAP

0 1,500 3,000

SCALE IN FEET

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1711 ENERGY DRIVE MANKATO, MINNESOTA 56001
ZONING:	M-1 LIGHT INDUSTRIAL
SITE/LOT AREA:	176,954 SF (4.06 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	15'	30'
SIDE YARD	6'	15'
REAR YARD (TRANSITIONAL)	30'	30'

PARKING DATA

LAND USE CLASSIFICATION	TESTING, OFFICES
PARKING SPACES REQUIRED (CODE)	TESTING: ONE PARKING SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA OFFICES: ONE PARKING SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED	TEST FLOOR AREA: 1,825 SF / 300 SF = 6 STALLS OFFICE SPACE: 2,642 SF / 250 = 11 STALLS
PARKING STALLS PROVIDED	
STANDARD	EXISTING: 15 PROPOSED: 15
ACCESSIBLE	EXISTING: 2 PROPOSED: 0
TOTAL	32

SHEET INDEX

C0-10 TITLE
C0-11 LEGENDS AND NOTES
C0-20 DETAILS
C0-21 DETAILS
C1-10 SWPPP NARRATIVE
C1-11 SWPPP NARRATIVE
C1-12 SWPPP NARRATIVE
C1-20 SWPPP DETAILS
C1-30 SWPPP
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-10 SITE AND UTILITY PLAN
C4-10 GRADING PLAN
C5-10 SITE RESTORATION AND PLANTING PLAN
C5-20 PLANTING DETAILS
S1-00 STRUCTURAL NOTES
S1-11 FOUNDATION & SLAB PLAN
S2-11 FOUNDATION & SLAB DETAILS

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT INDEX:

OWNER:

ROLLS-ROYCE SOLUTIONS AMERICA, INC.
1711 ENERGY DRIVE
MANKATO, MINNESOTA 56001
CONTACT PHONE: 507.625.7973

PROJECT ADDRESS / LOCATION:

1711 ENERGY DRIVE, MANKATO, MINNESOTA 56001

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: RANDY POTTER
EMAIL: RANDY.POTTER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=1008.72
TNFH LOCATED APPROX. 35' SOUTH OF THE ENTRANCE OF ROLLS-ROYCE SOLUTIONS AMERICA, INC.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN AUGUST 2025 BY ISG.

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BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

TITLE

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
x x	FENCE LINE	x x
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
Δ Δ	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BFE	BASEMENT FLOOR ELEVATION
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCHMARK
CAD	COMPUTER-AIDED DESIGN
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IRON PIPE
CIPC	CAST IN PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CR	COUNTY ROAD
CY	CUBIC YARD
C&G	CURB AND GUTTER
DEMO	DEMOLITION
DI	DROP INTAKE
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EQ	EQUAL
EX	EXISTING
F/G	FORM GRADE
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFE	GARAGE FLOOR ELEVATION
GL	GUTTER LINE
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HD	HEAVY DUTY
HH	HANDHOLE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HR	HOUR
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRANT
I	INVERT
ID	INSIDE DIAMETER
IN	INCH
INV	INVERT
IP	IRON PIPE
IPS	IRON PIPE SIZE
J-BOX	JUNCTION BOX
JT	JOINT
LF	LINEAR FEET
LIN	LINEAR
LPS	LOW PRESSURE STEAM
LS	LUMP SUM
LSO	LOWEST STRUCTURAL OPENING
MAX	MAXIMUM
MB	MAIL BOX
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
NO	NUMBER
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OVERHEAD
OHWL	ORDINARY HIGH WATER LEVEL
OHD	OVERHEAD DOOR
OZ	OUNCE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTAL, PEDESTRIAN
PERF	PERFORATED
PL	PROPERTY LINE
PP	POLYPROPYLENE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIM
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REM	REMOVE
ROW	RIGHT OF WAY
R/W	RIGHT OF WAY
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SPEC	SPECIFICATION
SQ	SQUARE
STA	STATION
STM	STORM
SY	SQUARE YARD
T/C	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TNFH	TOP NUT OF FIRE HYDRANT
TRANS	TRANSFORMER
TV	TELEVISION
T/W	TOP OF WALL
TYP	TYPICAL
UT	UTILITY, UNDERGROUND TELEPHONE
VCP	VITRIFIED CLAY PIPE
W/O	WITHOUT
W/	WITH
YD	YARD
YR	YEAR

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-GENERAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

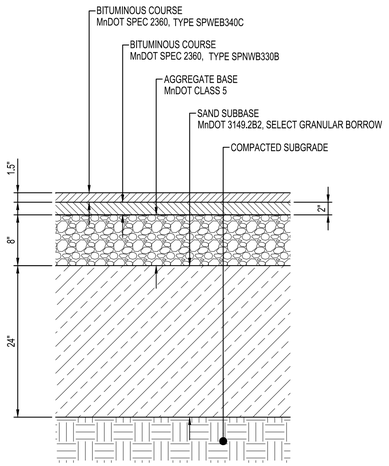
LEGENDS AND NOTES

SHEET

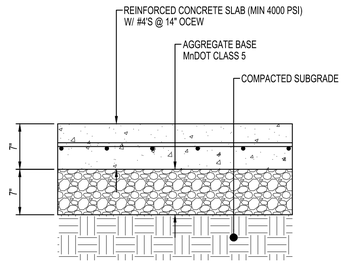
C0-11

PRELIMINARY NOT FOR CONSTRUCTION

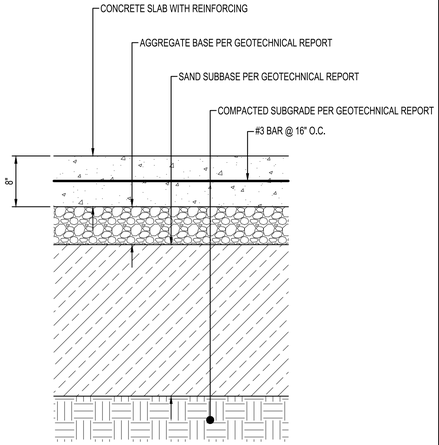
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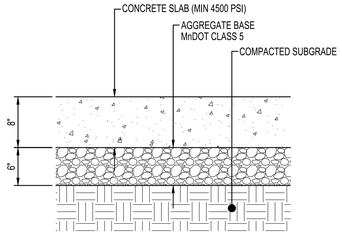
STANDARD
BITUMINOUS PAVEMENT
NTS



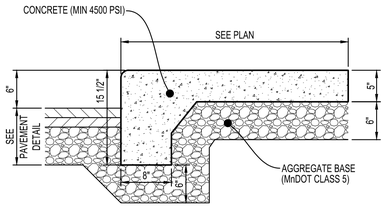
REINFORCED
CONCRETE PAVEMENT
NTS ST128



HEAVY DUTY
CONCRETE PAVEMENT
NTS



CONCRETE
DRIVEWAY PAVEMENT
NTS



TURN DOWN
CONCRETE WALK
NTS

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MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C0-DETAILS
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

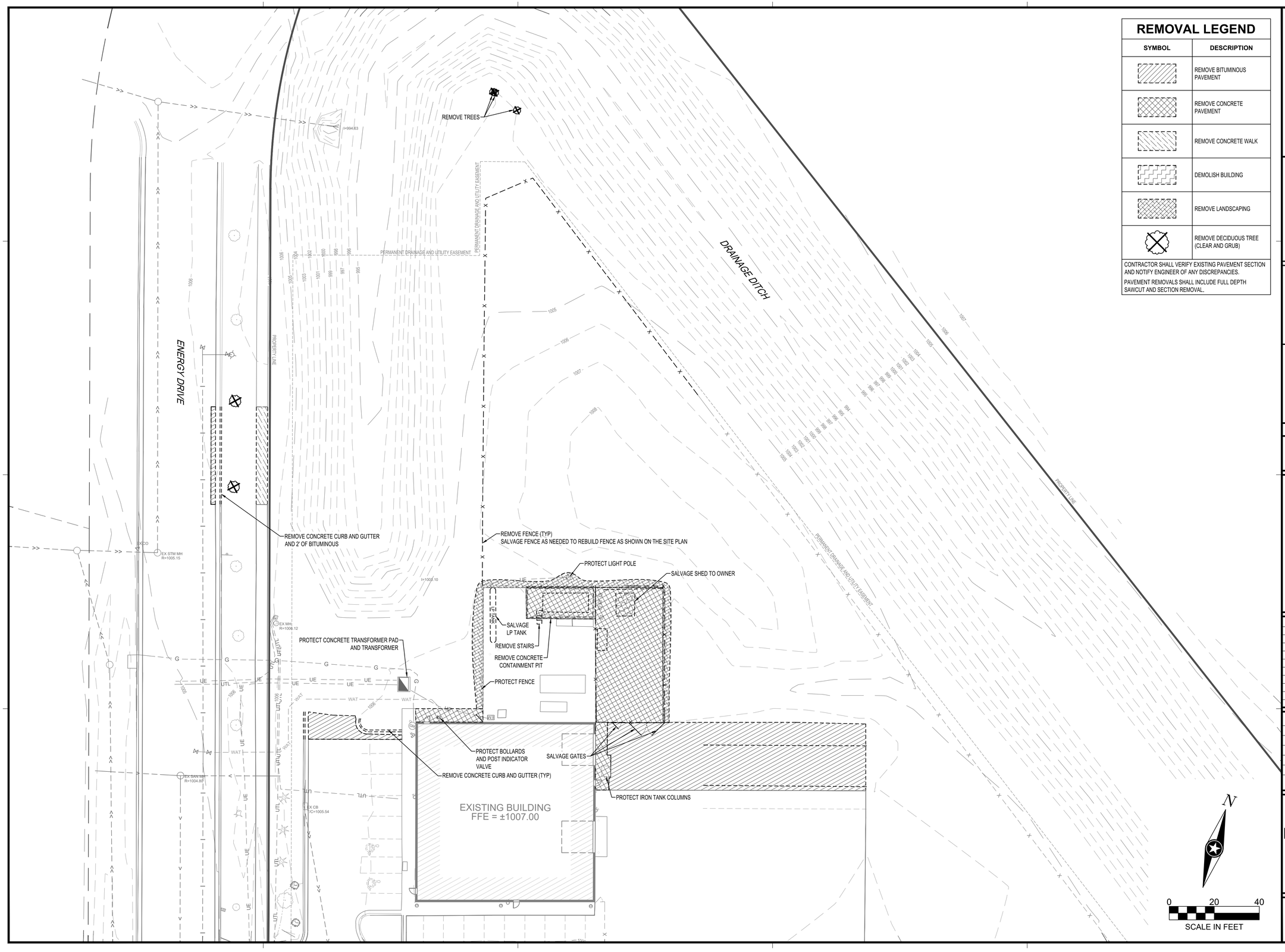
DETAILS

SHEET

C0-20

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

ISG

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ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

OUTDOOR TANK SCHEDULE

MARK	DESCRIPTION	CAPACITY (GALLONS)	LIQUID TYPE	HAZARD CLASSIFICATION (2020 MN FIRE CODE)	FURNISHED BY	INSTALLED BY
1	DOUBLE-WALLED TANK	5,000	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
2	DOUBLE-WALLED DAY TANK	500	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
3	DOUBLE-WALLED DAY TANK	300	DIESEL FUEL	COMBUSTIBLE LIQUIDS CLASS II	OWNER	CONTRACTOR
4	SALVAGED LP TANK	1,900	LIQUEFIED PETROLEUM GAS	FLAMMABLE GAS CLASS 2.1	OWNER	CONTRACTOR

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	6.50	1006.51	1000.01	
S-2	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.53	1006.24	1002.71	SP-1
S-3	TRENCH DRAIN	8 Ø	PVC	SEE DETAIL	3.01	1005.94	1002.94	SP-2

SANITARY SEWER PIPE SCHEDULE

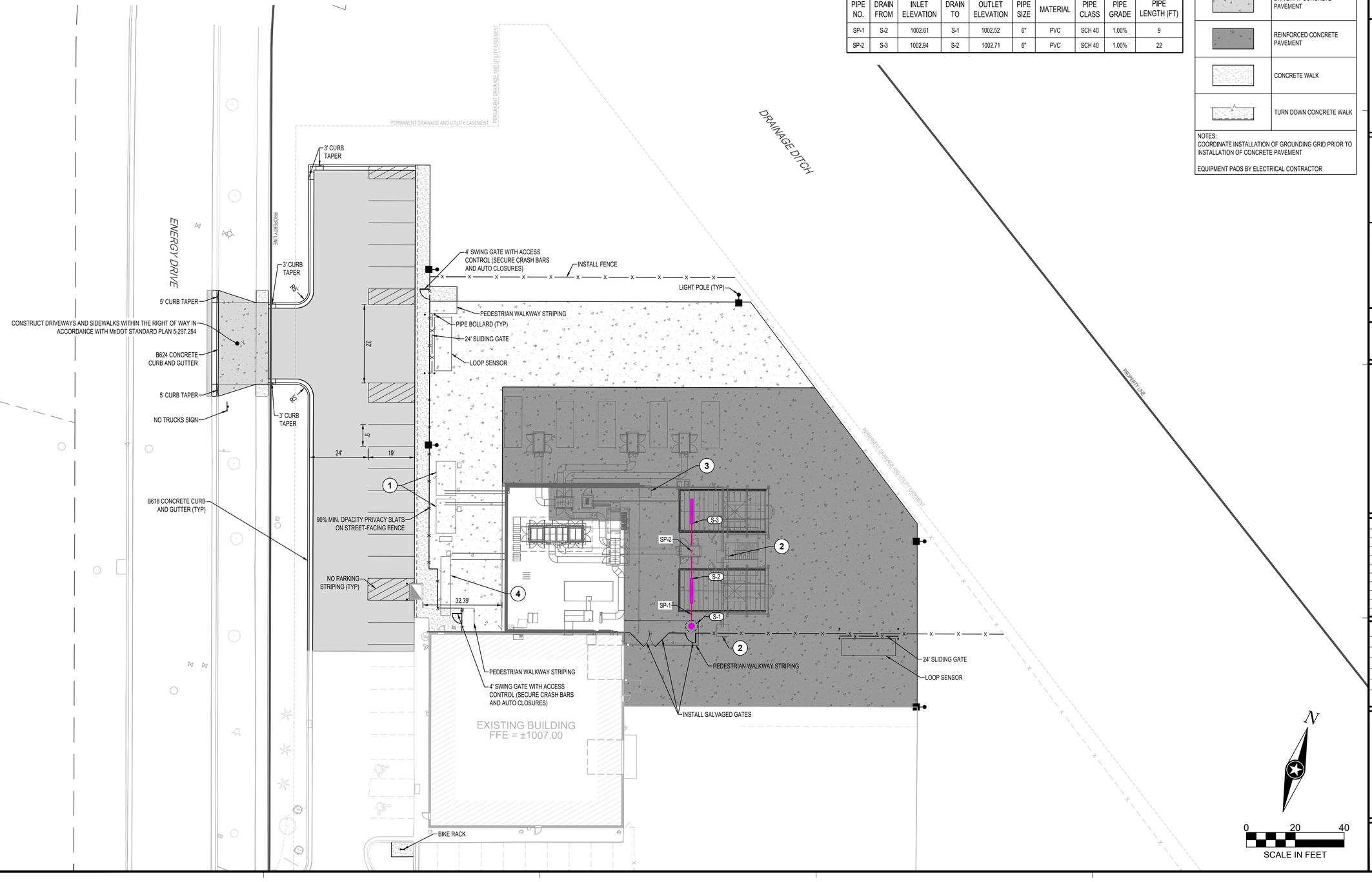
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-2	1002.61	S-1	1002.52	6"	PVC	SCH 40	1.00%	9
SP-2	S-3	1002.94	S-2	1002.71	6"	PVC	SCH 40	1.00%	22

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DRIVEWAY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

NOTES:
COORDINATE INSTALLATION OF GROUNDING GRID PRIOR TO INSTALLATION OF CONCRETE PAVEMENT

EQUIPMENT PADS BY ELECTRICAL CONTRACTOR



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ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

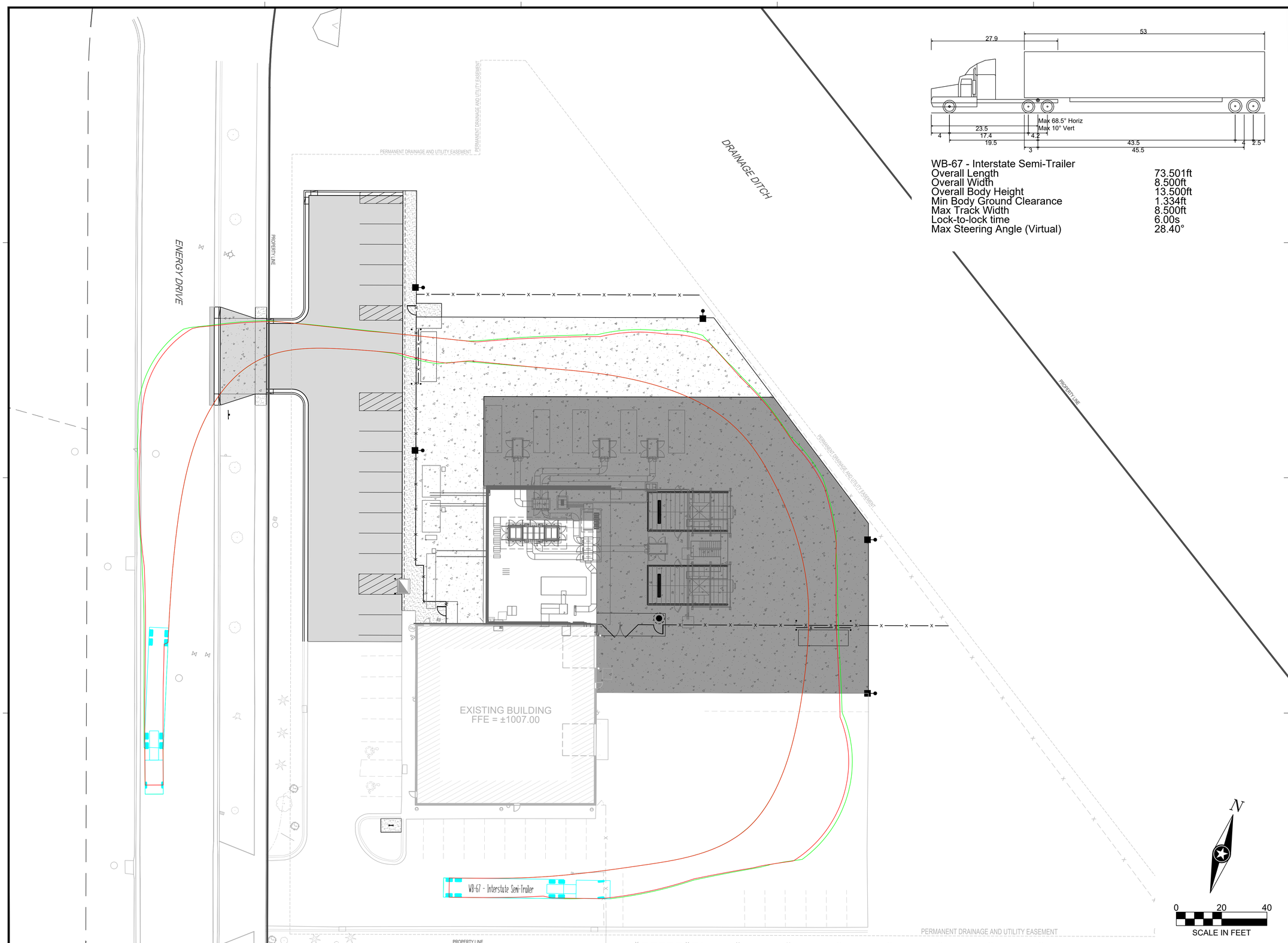
TITLE

SITE AND UTILITY PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C3-TURNING-MOVEMENTS
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

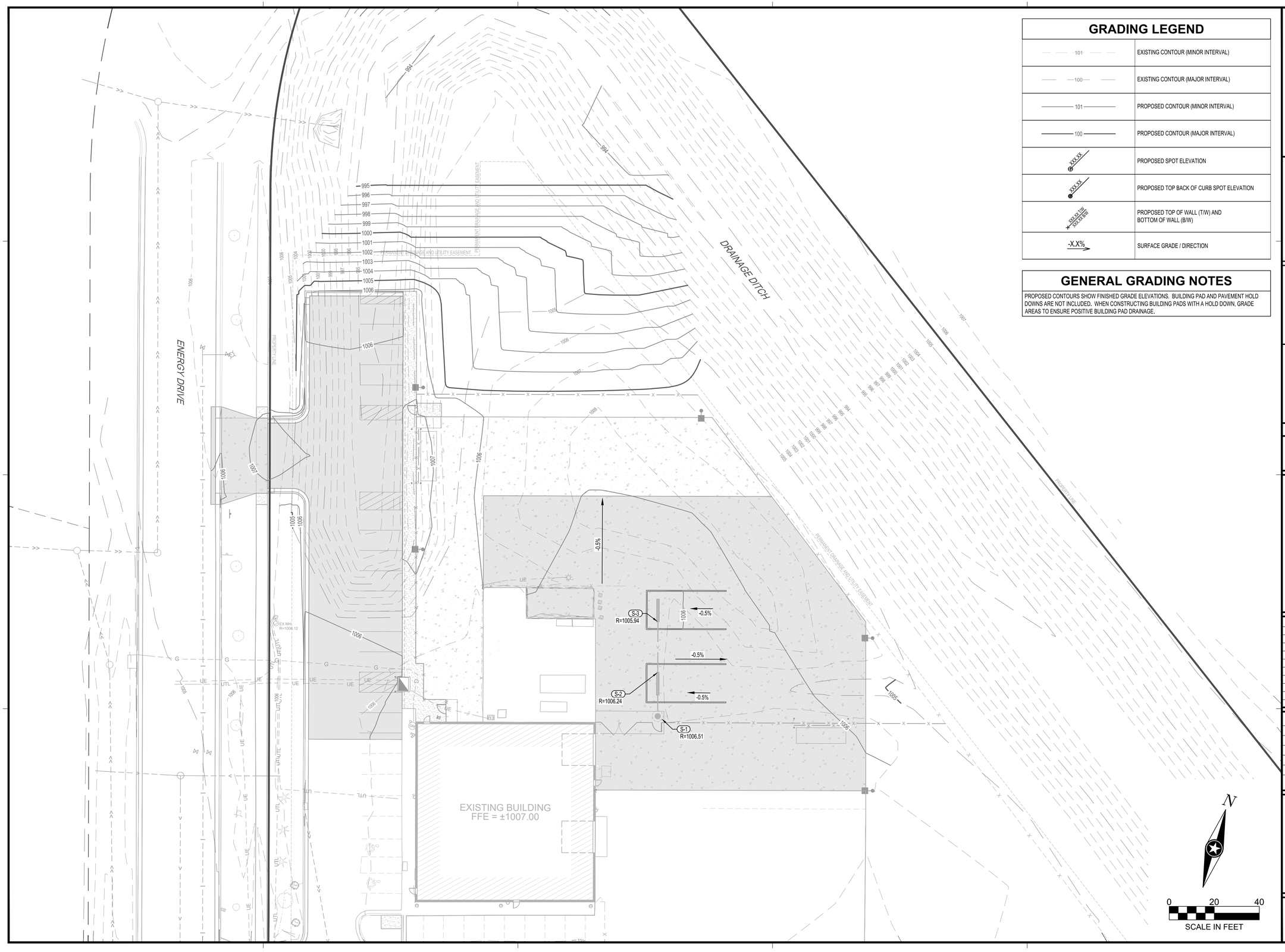
TITLE

TRUCK TURNING MOVEMENTS

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C4-GRADE
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

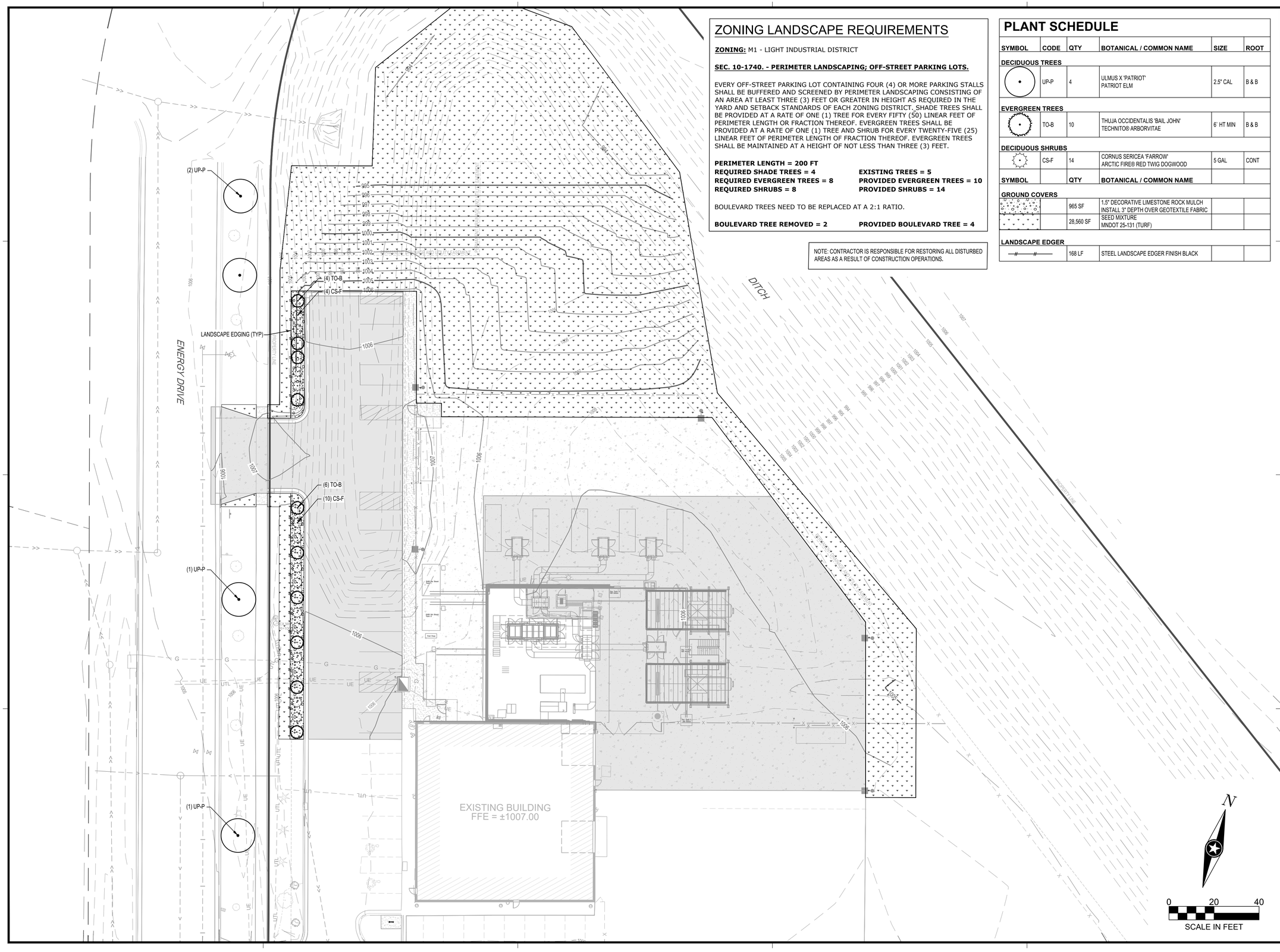
TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION



ZONING LANDSCAPE REQUIREMENTS

ZONING: M1 - LIGHT INDUSTRIAL DISTRICT

SEC. 10-1740. - PERIMETER LANDSCAPING; OFF-STREET PARKING LOTS.

EVERY OFF-STREET PARKING LOT CONTAINING FOUR (4) OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST THREE (3) FEET OR GREATER IN HEIGHT AS REQUIRED IN THE YARD AND SETBACK STANDARDS OF EACH ZONING DISTRICT. SHADE TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE AND SHRUB FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF PERIMETER LENGTH OF FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN THREE (3) FEET.

PERIMETER LENGTH = 200 FT
REQUIRED SHADE TREES = 4 — **EXISTING TREES = 5**
REQUIRED EVERGREEN TREES = 8 — **PROVIDED EVERGREEN TREES = 10**
REQUIRED SHRUBS = 8 — **PROVIDED SHRUBS = 14**

BOULEVARD TREES NEED TO BE REPLACED AT A 2:1 RATIO.

BOULEVARD TREE REMOVED = 2 — **PROVIDED BOULEVARD TREE = 4**

NOTE: CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS AS A RESULT OF CONSTRUCTION OPERATIONS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	UP-P	4	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	TO-B	10	THUJA OCCIDENTALIS 'BAIL JOHN' TECHNITO® ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CS-F	14	CORNUS SERICEA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
GROUND COVERS					
		965 SF	1.5" DECORATIVE LIMESTONE ROCK MULCH INSTALL 3" DEPTH OVER GEOTEXTILE FABRIC		
		28,560 SF	SEED MIXTURE MNDOT 25-131 (TURF)		
LANDSCAPE EDGER					
		168 LF	STEEL LANDSCAPE EDGER FINISH BLACK		

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MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C5-LAND
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

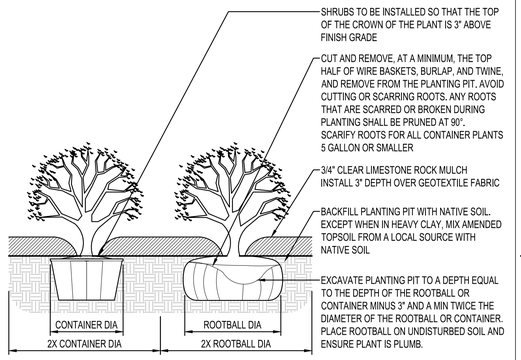
TITLE

SITE RESTORATION AND PLANTING PLAN

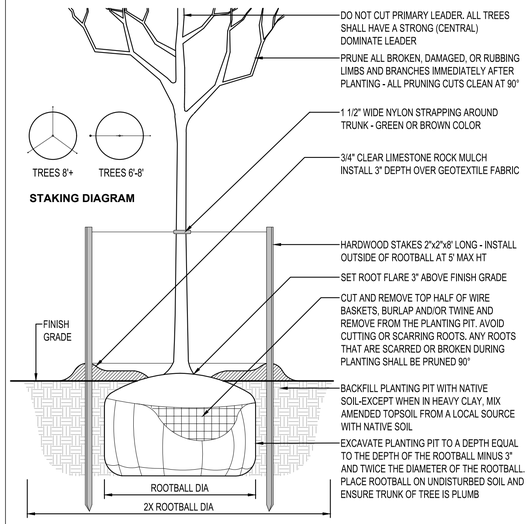
SHEET

C5-10

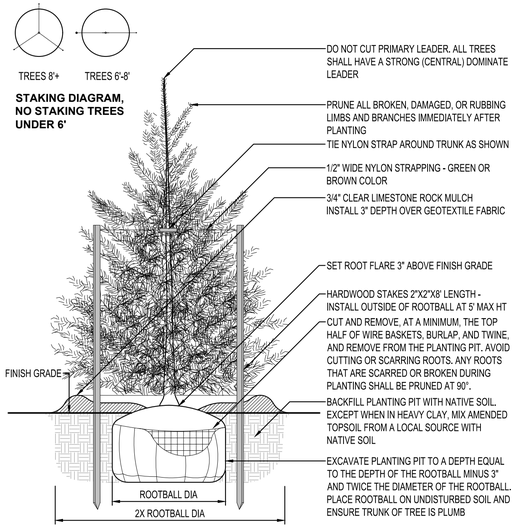
PRELIMINARY NOT FOR CONSTRUCTION



SHRUB PLANTING
NTS



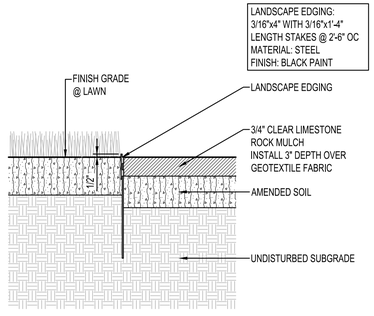
DECIDUOUS TREE PLANTING
NTS



EVERGREEN TREE PLANTING
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE CLEAR LIMESTONE ROCK MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE CLEAR LIMESTONE ROCK MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



LANDSCAPE EDGING
NTS

ISG

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

BRYAN M. PETZEL

DATE _____ LIC. NO. 53191

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

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

ROLLS ROYCE SOLUTIONS AMERICA, INC. FACILITY UPGRADE

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33248
FILE NAME	33248-C5-LAND
DRAWN BY	AAQ
DESIGNED BY	AAQ/BMP
REVIEWED BY	BMP
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	----

TITLE

PLANTING DETAILS

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION

Memorandum

Rolls Royce Solutions America, Inc. Facility Upgrade

To: Cory Bienfang, City of Mankato

From: Bryan Petzel

Date: January 27, 2026

Subject: Rolls Royce Solutions America, Inc. Facility Upgrade – Stormwater Management

STORMWATER MANAGEMENT

This stormwater management memo was prepared in response to engineering plan review comments provided by you on December 11, 2025 for the proposed Rolls Royce Solutions America, Inc. Facility Upgrade project located at 1711 Energy Drive in Mankato, Minnesota.

Existing Conditions

The existing 4.06-acre site includes a 6,400 square foot building and paved parking and yard areas. The existing impervious coverage on site totals 0.90 acres. The site also includes a drainage ditch within an easement that has been confirmed to be a bioswale stormwater treatment system. Stormwater from the site drains to the bioswale via overland flow and on-site storm sewer infrastructure.

Proposed Conditions

Proposed site improvements include a new driveway and paved parking and yard expansions. A portion of the bioswale that is no longer used for stormwater conveyance will need to be filled to facilitate the proposed improvements. Filling that portion of the bioswale and vacating that portion of the easement was approved by the City in 2013. The proposed project will result in a total impervious coverage on site of 1.57 acres, including 0.81 acres of new and fully reconstructed impervious surfaces.

Upon completion of the project, stormwater from the site will continue to drain to the bioswale via overland flow or on-site storm sewer infrastructure.

Bioswale Expansion

As a condition of the 2013 approval to fill in a portion of the bioswale, stormwater capacity that will be lost as a result of the filling is required to be replaced by expansion of the bioswale elsewhere on the property. The City also requires the bioswale expansion to provide an additional treatment volume of 1.1" for the new and fully reconstructed impervious areas. The tabulation below demonstrates the proposed bioswale expansion on the northern end of the property satisfies these requirements.

- New and fully reconstructed impervious area = 35,437 sf
- Additional treatment volume required (1.1") = 120 cy
- Volume lost filling a portion of the bioswale = 2438 cy
- **Required bioswale expansion volume = 2558 cy**
- **Provided bioswale expansion volume = 2648 cy**

Hydraulic Modeling

The existing bioswale was designed using a precipitation depth of 6.1 inches for the 100-year, 24-hour design storm. Current NOAA Atlas 14 data for Mankato lists a precipitation depth of 7.2 inches for the same storm. The original HydroCAD model for the bioswale provided by the City has been updated to model the new 100-year design storm. The updated model was then revised to reflect the proposed bioswale modifications. The original model was created to model fully developed conditions, so the composite curve number of 91 for the watershed was left unchanged for all models. Modeling results are summarized in the table below:

Precipitation Event	Original 6.1" Rainfall	Updated 7.2" Rainfall	Proposed 7.2" Rainfall	Difference between Updated and Proposed
Peak Flow (cfs)				
100-Year, 24-hour	152	165	165	0.00
Peak Elevation (ft)				
100-Year, 24-hour	1001.22	1002.20	1002.19	-0.01

As expected, the design storm update resulted in peak flow and peak elevation increases. According to the design plans provided by the City, the lowest top bank elevation of the bioswale is approximately 1004.5. This provides a freeboard of 2.3 ft for the 100-year storm. This meets the City of Mankato Grading Manual part 3.2.4.3 minimum freeboard requirement of 2 feet.

As compared to the updated original model, filling a portion of the bioswale combined with the bioswale expansion has negligible impacts on the modeling results.

Summary

The proposed project has been designed to meet the stormwater requirements prescribed in the engineering plan review comments provided on December 11, 2025.

RRSA Energy Drive Sound Study

Contents

1 Scope

2 Purpose

3 Requirements

4 Energy Drive Future State

5 Methodology
5.1 Methodology Test Pad Genset Noise
5.2 Methodology Core Units
5.3 Methodology Load Bank

6 Sound Estimates
6.1 Test Pad Estimates
6.2 Core Unit Estimates
6.3 5 MW Load Bank Estimate

7 Mitigation Strategies

8 Summary

1 Scope

This document applies to Rolls-Royce Solutions America's Energy Drive Research and Development facility and the planned expansion of the test capabilities. The expansion is intended to allow for testing the new "Core" generator sets, the inclusion the paralleling lag (currently located at Power Drive) and additional outdoor test sites for ongoing product development.

2 Purpose

RRSA is planning a significant expansion to its Research and Development facility at 1711 Energy Drive, Mankato, MN as part of its overall growth plan. Due to the nature of the expansion, there is potential risk in increasing sound propagation from the facility.

The purpose of this document is to state the expected operational sound levels for the Energy Drive Load Bank(s). Specifically, the new load bank, the 16 and 20V core generator sets, and low power range (LPR) units tested outside. Furthermore, in stating the expected sound emission levels, RRSA is demonstrating its intention and ability to meet the Minnesota State statute 7030.0040.

Furthermore, as the site work and much of the equipment will not be completed or available until mid-2026 or later, and it will not be possible to measure the sound emission of the equipment until final installation, RRSA is proposing sound mitigation strategies that can be implemented if the sound values exceed expectations and fail to meet Minnesota State requirements.

3 Requirements

Minnesota statute 7030.0040 lists the following requirements:

Noise Area Classification	Daytime		Nighttime	
	L50	L10	L50	L10
1	60	65	50	55
2	65	70	65	70
3	75	80	75	80

Figure 1 MN Sound Level Limits dB(A)
(Minnesota Administrative Rules, 2026)

Additionally, the classification area is based on the land use of the receiver. RRSA intends to meet the L50 requirement for all planned equipment as this is the stricter requirement. The most stringent sound requirement is the residential zone (Classification 1) directly West of Energy Drive facility. The Sakatah Trail to the West of the Facility is considered a Classification 2 for “recreational activities”. The approximate distances from the respective noise sources to potential receivers are shown in Figure 2. Additionally, the L50 sound requirement is shown at the location of a potential receiver.



Figure 2 Noise Distance Limits
(Beacon Schneider Corp, 2026)

4 Energy Drive Future State

The primary features of the Energy Drive expansion include:

- 5 MW Resistive Reactive load bank
- Enclosed 20V4000X Core unit for up to 4000 kWe
- Enclosed 16V4000X Core unit for up to 3250 kWe

- Expanded outdoor test area for genset paralleling demonstrations and unit test runs. The units run in these locations will be comprised of our (LPR) models and will rotate depending on project status and unit availability. The test pad is intended to support a range between 30 – 900 kWe.

5 Methodology

5.1 Methodology Test Pad Genset Noise

ISO 8528 is the international standard governing Generator Sets and Part 10 details the methodology for measuring airborne generator set noise. The number of microphones used is outlined in the standard and varies between 9 and 19 microphones depending on envelope size. However, the measurement distance between each microphone and the generator set is always 1 meter.

Additionally, most large generator set manufacturers also publish generator set sound values at 7 meters and this is a common parameter for customers to compare and differentiate competitors. RRSA also measures its generator sets at this distance utilizing 8 points surrounding the generator set at 7 meters.

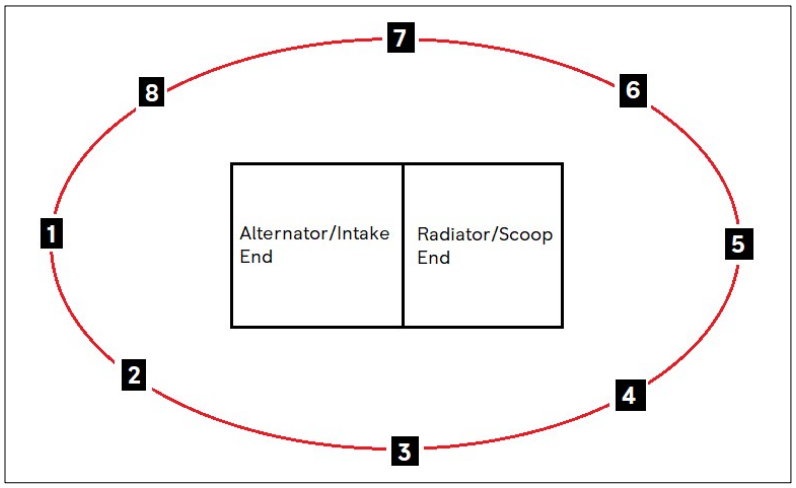


Figure 3 7-meter test diagram

Therefore, RRSA has extensive sound data for all its “LPR” product line as it routinely measures airborne noise following both the ISO 8528 – 10 “1-meter” standard and the industry standard “7-meter”.

This knowledge can be used to estimate the sound beyond 7 meters by utilizing the sound propagation inverse square law:

$$dB_2 = dB_1 + 20 * log_{10}(\frac{R_2}{R_1})$$

(Sound Propagation - the Inverse Square Law, 2026)

Given RRSA’s extensive data on its generator sets and the planned rotation of the units on the outdoor test pad, this is a reliable method for predicting the sound levels regardless of which generator set(s) is operating.

5.2 Methodology Core Units

The 16V and 20V Core units are new engines and generator set designs. Therefore, RRSA has no current sound data on the units or enclosures and will not have the ability to measure any data until after the first unit is built up, which is currently planned for mid-2026. However, RRSA has experience and sound measurements with the existing 16V and 20V product models and third-party enclosures. This data can be used in combination with predicted values to estimate the sound values of these units.

5.3 Methodology Load Bank

The load bank will be new to RRSA and will not be delivered until 2027, and the supplier does not have sound data available. However, the load bank design will be very similar to the load banks used at Power Drive, so RRSA can make estimates for the new Load Bank based on measured values from Power Drive.

6 Sound Estimates

6.1 Test Pad Estimates

RRSA targets 74-76 dB(A) at 7 meters (23 ft) for its maximum sound attenuation enclosure on its LPR generator sets and meets this limit (or better) currently on all LPR genset models. Since the outdoor test pad is intended for the LPR generator sets, RRSA can ensure that the 7-meter average sound emission of any generator set installed on the test pad will be at most 76 dB(A).

Figure 2 shows the nearest residential zone is approximately 190 ft from the closest genset source. At this distance, and expected maximum sound level, RRSA expects that the noise level will be 57.6 dB(A). Likewise, utilizing the distance shown in figure 2, RRSA expects that the sound level observed on the Sakatah Trail will be 56.6 dB(A). These values are shown in Figure 4.

6.2 Core Unit Estimates

RRSA partners with housing manufacturers to build the enclosures for its S4000 products and frequently conducts sound testing as part of Factory Acceptance Testing of the completed enclosed unit and to demonstrate compliance with customer noise requirements. These units are typically designed to meet 80 – 85 dB(A) at 7-meters and history has shown that these enclosures can meet this requirement.

Utilizing the distances from Figure 2 and the expected sound level of 80 dB(A) from the core units, RRSA expects the noise level to be 58.3 dB(A) at the nearest residential zone receiver and 60.1 dB(A) to the nearest receiver on the Sakatah Trail.

6.3 5 MW Load Bank Estimate

The new load bank for Energy Drive will be very similar to the load banks currently used by Power Drive test bays 1 and 3. These load banks have vertical discharge and sound attenuating panels to minimize noise emission, and this design will carry over to the Energy Drive load bank. Furthermore, the noise emission of Test Bay 3 was measured, and the 7-meter sound value was less than 78 dB(A).

As shown in Figure 4, RRSA expects the sound level from the load bank to be 57.3 dB(A) to the nearest receiver (Residential and Sakatah Trail).

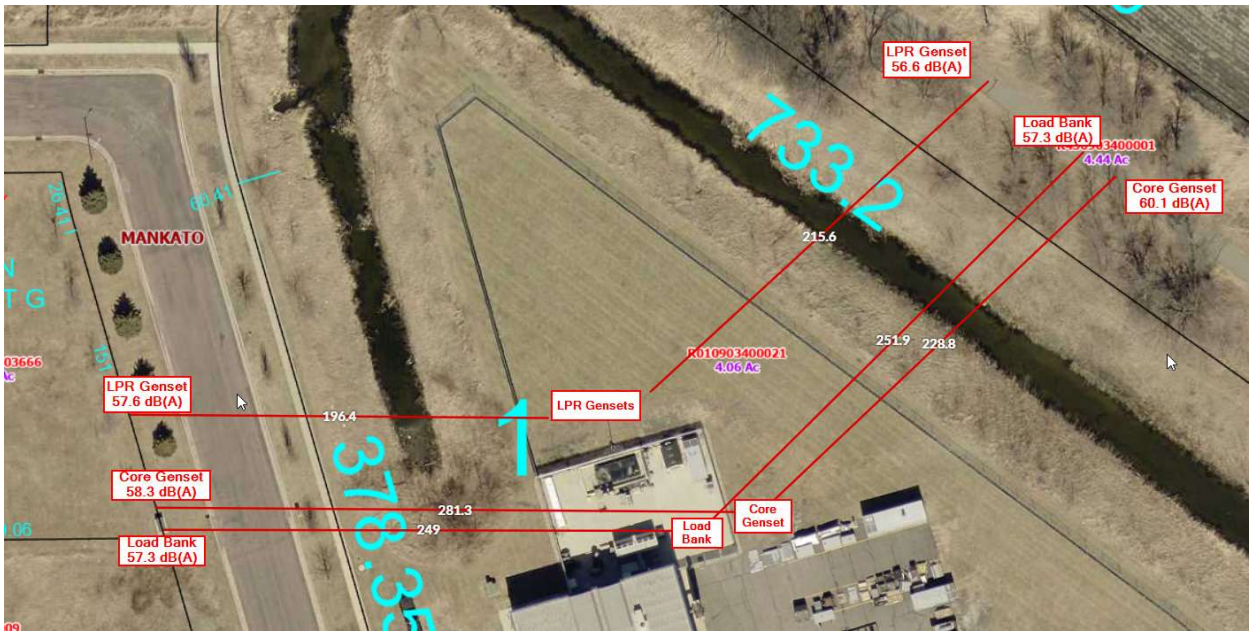


Figure 4 Energy Drive Sound Expectations

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7 Mitigation Strategies

While RRSA provided the above sound estimation to the best of its ability, the actual sound numbers will not be known until after the units and supporting equipment are installed and operational. Therefore, if the actual sound numbers exceed the limit stated in MN state law, RRSA has proposed the following mitigation strategies.

1. No overnight running of any units or equipment that exceed the nighttime limits.
2. Installation of additional sound attenuation panels.
    a. RRSA has experience utilizing sound attenuation panels within its generator set enclosures. These can be utilized with either the generator sets or load bank to further reduce sound propagation when needed.
3. Sound attenuating barriers
    a. Sound attenuation barriers can be constructed to reduce sound emission from enclosure intakes or outlets
    b. Can be built strategically and as needed
4. Direct / redirect sound emission to minimize sound to nearest neighbors and reduce reflected noise
5. Minimize time operating both Core units simultaneously
    a. It is unlikely that both Core units will be operated at the same time. However, if there is a need to operate both at the same time, RRSA will ensure that the overlapped runtime is as short as possible.

8 Summary

RRSA has reviewed the available sound data for the new equipment planned for Energy Drive expansion in combination with historical experience and expects it will comply with the Minnesota sound regulations. Additionally, RRSA has planned mitigation strategies to reduce noise emissions from the new equipment if it exceeds the sound limits specified in Minnesota State statute 7030.0040.

9 References

Beacon Schneider Corp. (9. January 2026). Von Blue Earth County: https://beacon.schneidercorp.com/Application.aspx?AppID=387&LayerID=5678&PageTypeID=1&KeyValue=R010903400026 abgerufen

Minnesota Administrative Rules. (9. January 2026). Von Minnesota State Legislature: https://www.revisor.mn.gov/rules/7030/full#rule.7030.0020 abgerufen

Sound Propagation - the Inverse Square Law. (9. January 2026). Von Engineering Tool Box: https://www.engineeringtoolbox.com/inverse-square-law-d_890.html abgerufen

January 27, 2026

Molly Westman
Planning & Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

RE: Conditional Use Permit Amendment Request
Rolls-Royce Solutions America, Inc.
1711 Energy Drive – Mankato, MN 56001

Molly,

On behalf of Rolls-Royce Solutions America, Inc. (RRSA), we respectfully submit this operational narrative in support of a Conditional Use Permit (CUP) Amendment request for the Energy Drive facility in Mankato, Minnesota, to allow for additional exterior fuel storage tanks as shown on the submitted site plans. RRSA looks forward to enhancing their site to continue delivering and servicing powerful and reliable systems worldwide and providing a quality workplace for their staff.

OPERATIONAL NARRATIVE

RRSA is a wholly owned subsidiary of Rolls-Royce PLC (Darby, England). RRSA is a manufacturer of low and high-power range (LPR/HPR) engine-generator sets (Gensets) ranging from 30kW to 3.2MW branded under "mtu, A Rolls-Royce Solution" product offering. The prime movers vary by Genset size and include Series 1600, Series 2000, and Series 4000 mtu engines from 450kW – 3.2MW. RRSA also provides specialized Military Gensets referred to as FFG which provide ship power for the US Navy.

RRSA has operated in the Mankato community since 1952 and currently employs over 475 individuals locally. Approximately 20 employees are expected to be assigned to the Energy Drive site, operating on a standard schedule of five days per week, eight hours per day, Monday through Friday.

The proposed project includes expansion of the western employee parking lot and the exterior generator testing area. Improvements to the testing area will include new concrete pavement, installation of two generator enclosures, and placement of ancillary testing equipment such as electrical load banks and fuel tanks. The testing area will be fully enclosed with perimeter fencing for security and safety. RRSA conducted a noise study, and a report has been prepared to evaluate compliance with applicable noise standards.

The proposed project includes the installation of additional exterior fuel storage tanks to support testing and operational needs associated with generator production. Fuel storage on site will include:

- Two (2) 5,000-gallon diesel tanks
- One (1) 1,900-gallon liquid propane tank
- One (1) 300-gallon diesel day tank
- Two (2) 500-gallon diesel day tanks

The tanks will be double-walled, self-contained structures and will be installed in compliance with applicable fire code, building code, and MPCA regulations. All tanks are shown and labeled on the site plans. Based on the scope of this project, Rolls-Royce is requesting an amendment to the existing Conditional Use Permit to allow for an increased number of fuel tanks on site.

Employee access to the site will be from Energy Drive, located west of the property. Employee parking is provided south of the building and along the west side of the property between the building and the yard area and Energy Drive. Semi-truck traffic will only enter the site from Energy Drive using the southern driveway and will exit using the new northern driveway. The southern driveway provides adequate stacking space for a semi-truck to wait for access into the gated yard area without obstructing traffic on Energy Drive.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

1. *It is one (1) of the conditional uses listed in the particular district.*

   The existing tanks located on site are governed by a conditional use permit originally approved in 2019. The applicant is proposing to add additional tanks which will require an amendment to the previous conditional use permit.

2. *It is in keeping with the comprehensive planning policies of the City and this article as amended from time to time.*

   The continued use aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District which encourages industrial development to support local employment and economic growth. The supporting uses of this site for outdoor storage and assembly work are consistent with the City's goal of promoting industrial and manufacturing activities in the Light Industrial District, thus supporting the City's broader economic and land use objectives. The additional tanks proposed are a necessary accessory for the continued use and are permitted as a conditional use within this zoning district.

3. *It does not interfere with or diminish the use of property in the immediate vicinity.*

   The continued use will not negatively impact neighboring properties, and appropriate site screening, fencing, landscaping, and setbacks will be implemented to minimize visual impacts and noise. The proposed activities will not interfere with existing nearby operations or diminish the use or value of surrounding properties.

4. *It can be adequately served by public facilities and services.*

   The site will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The proposed uses will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

5. *It does not cause undue traffic congestion.*

   The anticipated traffic impact is expected to be minimal. Adequate on-site parking and safe access will be designed to meet city requirements, ensuring safe and efficient use of the facility. Vehicle trips associated with employee traffic, deliveries, and shipping activities will be consistent with other industrial uses within the area. Access to the property will continue to be provided via existing roadways designed to accommodate industrial traffic.

6. *It preserves significant historical and architectural resources.*

   There are no known significant historical or architectural resources on the site or in the immediate vicinity that would be impacted by the proposed uses. No demolition or modification of historical structures is proposed as part of this request.

7. *It preserves significant natural and environmental features.*

   The site is currently developed and located within an industrial area. No significant natural or environmental features will be impacted. Any outdoor storage will be maintained in a clean, organized manner consistent with City requirements. Additionally, any stormwater runoff will be managed according to City and state regulations to prevent adverse environmental impacts.

8. *It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the city as a whole.*

   The continued use is consistent with other existing industrial activities in the area and will not result in a negative cumulative impact. The site will remain compatible with the surrounding Light Industrial District and will not adversely affect the neighborhood. The continued use supports industrial activity in an appropriate location without negatively affecting residential or commercial areas.

9. *It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.*

   The proposed project will comply with all applicable zoning and ordinance requirements for the Light Industrial District, including setbacks, lot coverage, screening, and stormwater management. Any additional reviews will be coordinated with City staff.

10. *It will not jeopardize the public's health, safety, or general welfare.*

    The continued use will not pose a risk to the public's health, safety, or general welfare. The site will operate in compliance with all applicable local, state, federal, and environmental regulations. Adequate fire protection, emergency access, fencing, lighting, and security measures will be provided on site.

Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,

Randy Potter
Senior Project Manager
Randy.Potter@ISGInc.com

February 16, 2026

Molly Westman
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Brittany Mitchell
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RE: Plan Review Response Letter – Rolls-Royce Solutions America, Inc. 1711 Energy Drive – Mankato, MN 56001

Molly & Brittany,

Thank you for your plan review comments dated February 11, 2026. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

COMMENTS

a. The Applicant shall verify the need for MPCA tank permits for any additional tanks.

ISG Response: All applicable MPCA permits will be applied and obtained for the project.

b. Applicant shall provide the quantity, location, size and other details on all existing tanks at the site.

ISG Response: Please see the revised CUP operational narrative with all tank information included.

c. The Applicant shall comply with Chapter 57 of the State Fire Code, including the separation distance requirements in Section 5704.4.2. The Applicant shall also be aware that the smaller tank is a propane tank and is subject to separation distance requirements that differ from those of the other proposed tanks.

ISG Response: Understood. Any required revisions necessary to meet code will be reflected in the final plans.

d. Applicant shall submit to the City of Mankato the HydroCAD hydraulic modeling "model" used to support the drainage report.

ISG Response: Three models are enclosed. The file with the name ending "Original" was provided to ISG by the City. The file with the name ending "Updated Original" is the "Original" file with the 100-year design storm updated to the match current NOAA Atlas 14 data. The file with the name ending "Proposed" is the "Updated Original" file revised to reflect the proposed bioswale grading modifications.

e. The new expanded bioswale (replacement for the existing loss with the parking lot expansion) shall be fully contained within permanent drainage and utility easement.

ISG Response: Understood.

f. The proposed new north driveway width shall match the existing south driveway width. The truck turning movement shows a circular movement around the site and assumption is south driveway is of sufficient width to serve the proposed design vehicle.

ISG Response: The proposed north driveway width has been revised to 32' to match the existing south driveway width. Refer to enclosed updated plans.

g. Applicant shall provide pavement typical sections.

ISG Response: A detail sheet with typical pavement sections has been added to the enclosed updated plans.

h. The applicant shall be aware that boulevard trees need to be replaced at a 2:1 ratio; that would equate to planting 4 new boulevard trees in the right of way adjacent to the site.

ISG Response: (4) Deciduous boulevard trees have been included.

i. The applicant shall be aware that the driveway apron off of Energy Drive shall be 8" concrete over 6" of aggregate base and that section shall be noted in the plans.

ISG Response: Understood. Refer to enclosed updated plans.

j. The applicant shall be aware that driveways and sidewalks in the right of way shall be constructed in accordance with Mn/DOT Standard Plan 5-297.254; this shall be noted in the plan.

ISG Response: Understood. Noted in the plans as requested. Refer to enclosed updated plans.

k. The applicant shall be aware of the Existing 36" Storm Drain empties into the south end of drainage swale; the applicant shall be aware that a plan to extend under fill area is required. As-built attached for reference.

ISG Response: It was previously confirmed that this storm drain outlet no longer exists. Refer to the enclosed past correspondence on this matter.

l. The applicant shall be aware that a city right of way permit is required for work in the right of way of Energy Drive.

ISG Response: Understood.

m. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete.

ISG Response: Notification fees were paid on 02/11/2026.

Please contact me at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Meeting Date: 02/25/2026

Title

CY05-26

Request of AJK Mankato Holdings, LLC for a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

The anticipated date of City Council action will be March 9, 2026.

Applicant

The applicant is AJK Mankato Holdings, LLC.

Request

The applicant is requesting a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development.

Location

The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

Existing Land Use

The subject property is currently used for row crop agriculture and as a private ditch. The area is designated as "Light Industrial" in the Land Use Plan.

Zoning

The subject property is zoned as M-1, Light Industrial. Rezoning of the subject property from T, Transition to M-1 was approved by City Council on October 14th, 2025.

Other Board or Commission

This property was previously reviewed for Annexation, Final Plat, Rezoning, and a Conditional Use Permit as CY35-25 in the July 2025 Planning Commission Cycle. The Annexation, Final Plat, and Conditional Use Permit were then reviewed and approved by City Council on September 22nd, 2025. Rezoning of the subject property was subsequently approved by City Council on October 14 th, 2025. Before this, the Planning Commission reviewed a Preliminary Plat of "The Station" for the subject property at their June 26th, 2024, meeting. Final action on that request occurred at the July 8th, 2024, City Council Meeting (CY26-24).

Environmentally Sensitive Areas

The site was evaluated for wetlands by the Blue Earth County Technical Evaluation Panel. A wetland was delineated on the southernmost extent of the subject property. Delineated wetland boundaries are shown on the plat.

Public Utilities

It is the intention of the development, that at such a time that sufficient City water and sanitary sewer utilities are constructed within feasible proximity to the site, the development will be modified to tie into these services. The nearest adequate water and sanitary service is located at the current termination of Augusta Drive, near Trail Creek Park. At this time, there are no plans to extend these services further eastward. The utilities proposed to be constructed with this development are only to serve as temporary services until such time that services can be extended to the site. Storm water will be directed to a series of stormwater retention ponds on site. The retention ponds will then outlet into the adjacent ditch located along the southern and western boundaries of the site.

For the Rickway Carpet building, water service will temporarily connect to the site via a connection to existing water utilities along 227th Street. It is noted that the existing water service at 227th Street is not adequate to serve development beyond the Rickway Carpet building and hydrants.

Future permanent utility services would only be available with development of adjacent properties and extension of existing services from the south and west. The Rickway Carpet building will be served by connection to a temporary septic system that the applicant will work with Blue Earth County to construct within the greenspace west of the proposed Rickway Carpet building.

The previous approval was modified due to the lack of adequate water and sanitary sewer services to serve the proposed development. This proposal now reflects a reduced need for water and sanitary services.

City Code

Mankato City Code Chapter 10. Article VII. Division 3. Provides standards for the M-1 Light Industrial District. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTVIIINDI_DIV3LIINDI

Mankato City Code Chapter 10. Article XII. Division 7. Provides standards for Planned Unit Developments (PUD). Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIISUDEREPL_DIV7PLUNDEPU

Mankato City Code Chapter 10. Article XI. Division 4. Provides standards for Planned Unit Developments. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV4PLUNDE

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their February 10th, 2026 meeting and the following comments were provided. The applicant subsequently replied, as shown in italics.

a. Applicant shall submit to the City of Mankato the HydroCAD hydraulic modeling "model" used to support the drainage report. *Applicant Response: HydroCAD hydraulic model is included with this response letter.*
b. Applicant shall provide detailed storm sewer, outfalls, outlet control structures (if present), and pond grading plans. *Applicant Response: Pond outlets consist of culverts and emergency overflows only. No outlet control structure is required. C0-20 Details sheet was added to the submittal which includes a general emergency overflow detail.*
c. The applicant shall be aware that aisle depth between proposed 6-plex buildings shall be 26-ft. *Applicant Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.*
d. The applicant shall be aware that aisle depth between parking stalls for northern most parking lot shall be 26-ft. *Applciant Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.*
e. The applicant shall provide pavement typical sections. *Applicant Response: C0-20 Details sheet was added to the submittal which includes typical pavement sections.*
f. The property owner of The Station shall be a willing petitioner and willing to connect to city gravity sewer when the properties to the west develop, at which point the septic system will be removed.*Applicant Response: Acknowledged.*
g. The applicant shall be aware that the watermain connection at CSAH 26 shall be a wet-tap connection. *Applicant Response: Acknowledged*
h. The applicant shall coordinate turn lane work on CSAH 26 with Blue Earth County. *Applicant Response: Acknowledged*
i. Applicant shall provide a landscaping plan that conforms to Mankato City Code. The applicant shall provide perimeter landscaping that screens parking areas from adjacent properties and landscaping to soften long expanses of building walls. Applicant may include perimeter landscaping as part of the phasing plan, as long as said landscaping is in-place prior to completion of each phase. *Applicant Response: Landscaping has been revised to screen the parking in front of the storage units.*
j. Applicant shall provide a Phasing Plan. *Applicant Response: Phasing has been added to sheet C3-10.*
k. Each phase shall of the proposed self-storage development shall be permitted separately and reviewed against Mankato City Code standards and any conditions of approval. *Applicant Response: Acknowledged.*
l. All parking & driving surfaces shall be fully hard-surfaced and striped per each phase of development. *Applicant Response: Acknowledged.*
m. Applicant shall provide exterior elevations and floor plans for each of the proposed self-storage unit styles. *Applicant Response:See updated exterior elevation plans.*
n. Applicant shall provide a narrative describing how refuse operations shall occur on site. Narrative shall outline coordination between the self-service storage units and Rickway carpet operations. *Applicant Response: The self-storage units will not have onsite refuse. Refuse building will be for Rickway Carpet only.*
o. Applicant shall provide documentation for the maintenance of shared common spaces. Including, but not limited to, management of: landscaping, snow removal/storage, repair of amenities, lighting, liability, security, and access. A plan for property maintenance responsibilities shall be in place prior to issuance of a building permit.*Applicant Response: Acknowledged*
p. The applicant shall provide clarification regarding the feasibility of fire truck turning movements through the site. Notably, the applicant shall address any conflicts caused by insufficient space or off-tracking. *Applicant Response: The image below shows there are no conflicts due to insufficient space. The potential conflicts were due to a plotting line weight.*
q. All drive aisle and parking stalls shall conform to the City of Mankato Engineering Plates (plate 2700A, pdf pg. 45). *Applicant Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.*
r. Applicant shall clarify where the number of required off-street parking stalls for the Rickway carpet warehouse came from. Staff notes that the previous application for "The Station" utilized a different calculation.*Applicant Response: The off-street parking numbers have been updated. The self-storage units are calculated at one per two units. The Rickway Carpet building is based on office and warehouse use, which matches what was previously submitted.*
s. Applicant shall clarify the official plat recording status with Blue Earth County and make definitive action to record the preliminary and final plat with Blue Earth County prior to issuance of any building permit.*Applicant Response: Acknowledged*
t. Applicant shall clarify the proposed building square footage provided for each proposed building and make any necessary corrections to proposed plans. *Applicant Response: Acknowledged*
u. Applicant shall clarify intent for the rear doors of the self-surface storage units. Will there be a slab, sidewalk, or other connection between the rear doors and the hard-surfaced common spaces? *Applicant Response: There will be a stoop provided at the doors.*
v. Applicant shall provide detailed exterior elevations and floor plans for each of the proposed self-storage unit building formats. *Applicant Response: See updated exterior elevation plans.*
w. Applicant shall provide elevations with detailed materials or a material sample board for proposed buildings. *Applicant Response: See updated exterior elevation plans.*
x. The applicant shall coordinate with City Staff regarding updated addressing for the proposed property. *Applicant Response: Acknowledged*
y. Applicant shall coordinate with Blue Earth County for any construction that is proposed to occur within the public right-of-way, including construction of roadway, grading, utilities, stormwater, lighting, and landscaping. *Applicant Response: Acknowledged*
a`. Proposed plan shows that the northernmost private stormwater pond will encroach into Blue Earth County public right-of-way. The applicant shall work with Blue Earth County on any proposed work within their right-of-way. If coordination is not possible or Blue Earth County does not permit the encroachment, the applicant shall modify the proposed plan to provide a stormwater pond that does not encroach. *Applicant Response: Acknowledged*
aa. Proposed photometric plan does not conform to Sec. 10-1774 of the Mankato City Code. Applicant shall provide an updated photometric plan that conforms to Mankato City Code Standards, including a maximum illumination at the property line of one-half footcandle.*Applicant Response: See updated photometric plan*
ab. The applicant shall provide plans showing the intended future connection area and closure of the temporary access from 227th St. *Applicant Response: The future connection has been added to the plan sheets*
ac. The applicant shall provide plans showing the future connection to the West and decommissioning of the existing access. *Applicant Response: The future connection has been added to the plan sheets.*
ad. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete. *Applicant Response: Fees have been paid.*

ae. The applicant shall be aware of and abide by the following conditions included with the initial approval as follows: *Applicant response: Acknowledged*

1. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops.
2. Future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.
3. Wetland signage shall be installed in accordance with standards provided by the City of Mankato.
4. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C. The applicant shall have approval from the FAA prior to application for a building permit for each structure.
5. If not already completed, a payment in lieu of parkland dedication in the amount of $40,161 shall be submitted.
6. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
7. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities activities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
8. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting. Conforming lighting shall be installed prior to issuance of a certificate of occupancy.
9. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
10. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad.
11. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way.
12. Parking demand for the uses shall not exceed the number of off-street parking provided. All off-street parking stalls shall be striped and conform to dimension in the City of Mankato standards engineering plates.
13. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation and shall conform to Mankato City Code.
14. Applicant shall submit a development signage plan that contemplates all businesses within the development. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
15. Any proposed future uses outside of self-service storage shall require independent Conditional Use Permits.
16. Use of the self-service storage component of the development shall be exclusively limited to “self-service storage”. Any proposed future uses outside of self-service storage, shall require independent zoning review and potential Conditional Use Permits prior to change in use.
17. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.
18. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed and approved by the City of Mankato for each phase of development.
19. All areas upon the property intended to be used for parking/driving purposes shall be hard-surfaced with each phase of development.
20. Applicant shall provide exterior elevations for the “trash building” prior to submittal of a building permit.
21. All exterior finishes shall conform to the Mankato City Code.
22. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development.

Review

AJK Mankato Holdings, LLC has submitted an application for a conditional use permit to allow the development of self-service storage units within the M-1 Light Industrial zoning district. In addition, the applicant seeks approval for a Planned Unit Development (PUD) to provide shared flexibility for multiple buildings, utilities, and a roadway network that will serve the proposed development.

The project involves the construction of 412 self-service storage units, organized into 14 separate buildings and completed in phases. This development is associated with the previously approved Rickway Carpet office, showroom, and warehouse building located to the north. The applicant does not intend to amend the approved plans for the Rickway Carpet facility; rather, the modification pertains to the transition from previously proposed commercial condominium units to self-service storage units. Three building types are proposed: two six-unit buildings with larger storage spaces, eight multi-sided buildings containing numerous smaller units, and four single-sided buildings with additional smaller units.

The initial phase will include construction of the two six-unit buildings. The applicant has indicated that phased development will be coordinated to maintain adequate site circulation and hydrant coverage throughout the property.

The subject property was previously reviewed for annexation, final plat approval, rezoning, and a conditional use permit during the July 2025 Planning Commission cycle and subsequently received City Council approval. Due to the availability of utility services, the property owner revised the original proposal by replacing commercial condominium units, which would have required water and sanitary sewer connections, with self-service storage units that do not require individual utility hookups. This change reflects the applicant’s intent to adapt the development to existing infrastructure conditions without altering other aspects of the approved Planned Unit Development (PUD).

The applicant now seeks a conditional use permit to allow self-service storage units within the M-1 Light Industrial District, where such use is permitted only by conditional approval. The proposal includes continuation of previously approved plans for a 36,400-square-foot warehouse, office, and showroom for Rickway Carpet, along with a 1,800-square-foot trash storage building on the northern portion of the property (Lot 1 of The Station Subdivision). On the central and southern portions (Lot 2), the applicant proposes 14 self-service storage buildings arranged around internal drive lanes and parking areas.

Exterior elevations for the six-unit buildings have been submitted. These structures will feature inward-facing layouts with striped parking stalls along the front. Proposed finishes include insulated metal wall panels, stone wainscoting, pre-finished metal roof panels, and metal overhead garage doors. Floor plans indicate slab-on-grade construction for each unit, with large overhead doors, front entry doors, and rear access doors. As self-service storage facilities, these units will not include water or sewer connections.

Parking for the development is based on standards for self-service storage facilities. A total of 282 off-street parking stalls are proposed, including 275 standard stalls and seven accessible stalls. Of these, 7 spaces will serve the warehouse and 11 spaces will serve the office component of Rickway Carpet. The applicant also proposes a minimum of one stall per two storage units, consistent with City Code requirements. With 412 storage units, at least 206 stalls are required. 224 parking stalls are required for the full planned unit development; the proposed 282 stalls exceed the minimum required stalls. Turning movement diagrams for the City of Mankato’s ladder fire truck have been provided to demonstrate adequate emergency access.

A wetland has been delineated on the southernmost portion of the site, which currently receives stormwater from adjacent areas and the eastern ditch. The

development will incorporate multiple private stormwater detention ponds, discharging to the existing ditch system along the southern, eastern, and western boundaries. The applicant has stated that discharge volumes to the eastern ditch will match existing conditions to preserve wetland hydrology. All site planning must comply with local environmental regulations, and best management practices will be implemented to protect the wetland and stormwater systems.

The Planned Unit Development request seeks flexibility for shared infrastructure, including utilities and roadway networks, to support both the self-service storage facilities and the Rickway Carpet building. The proposed PUD encompasses 13.39 acres and will include private drive lanes subject to a maintenance agreement. This agreement will address snow removal, landscaping, common area upkeep, and future replacement of private roads, stormwater facilities, and utilities. Designated snow storage areas are shown along the eastern and southern boundaries of the storage area. Certificates of occupancy will not be issued until all parking, drive surfaces, shared utilities, and stormwater facilities are completed and approved, and roadway improvements for Station Trail are finalized.

Any outdoor storage will be limited to standards set forth in the M-1 zoning district and must be screened from adjacent properties and public rights-of-way. A narrative detailing waste storage and disposal will be required prior to PUD approval, and refuse containers must be fully enclosed or stored within buildings. Each phase of development will require a separate building permit.

Utility service for the Rickway Carpet building will temporarily connect to the public water main along 227th Street via a private connection. This private main will loop through the storage units to provide hydrant coverage. Permanent utility services will become available only when adjacent properties develop and existing services are extended from the south and west. The nearest adequate water and sanitary services are located near Augusta Drive at Trail Creek Park, and there are currently no plans to extend these utilities eastward. The Rickway Carpet building will utilize a temporary septic system constructed in coordination with Blue Earth County. The applicant intends to connect to municipal utilities when they become available. Stormwater will be managed through on-site retention ponds that discharge to the adjacent ditch system.

Finally, site access will initially occur via 227th Street, as previously conditioned. This access is temporary because Blue Earth County plans to limit access along 227th Street in this area. When adjacent properties to the west are developed, access will be modified to connect through the new subdivision. The applicant shows the proposed future westward connection. The temporary 227th St access will be removed in coordination with Blue Earth County after completion of the proposed connection.

Findings

Staff respectfully submits the following findings of fact for the Conditional Use Permit:

1. The proposed use as a self-service storage facility is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed self-service storage facility, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City, as the underlying land use plan identifies this parcel as "Light Industrial".
3. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227th Street until such a time that the adjacent property to the west is annexed into the City of Mankato and subsequently developed.
4. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code-required setbacks as well as provide wetland signage.
5. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
6. There are no known historical or architectural resources on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

Staff respectfully submits the following findings of fact for the planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development satisfies the intent of the City of Mankato's ordinance and does not jeopardize public health, safety, or welfare.
3. The development of the planned unit development will conform to the approved development plan, including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
4. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
5. As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.
6. A payment in lieu of parkland dedication in the amount of $40,161 was included as a condition of approval with the previous submittal.

Recommendation

Staff recommends approval of the Conditional Use Permit to allow a self-service storage facility in the M-1, Light Industrial District with the following conditions:

1. The previously approved Conditional Use Permit, approved on September 22nd, 2025, shall remain fully in-place and all conditions of approval associated with said Conditional Use Permit must still continue to be met.
2. Use of the self-service storage component of the development shall be exclusively limited to “self-service storage”. Any proposed future uses outside of self-service storage shall require independent zoning review and a potential Conditional Use Permit prior to any change in use.
3. Each phase of the proposed self-service storage development shall be permitted separately and reviewed against Mankato City Code standards and any conditions of approval.
4. All exterior finishes shall conform to the Mankato City Code.
5. Self-service storage shall be limited to interior storage only and shall not, at any point, be extended to include exterior storage without prior review and approval by City Staff.
6. Self-service storage units shall, in all cases, remain as unconditioned, non-habitable spaces that shall, in no circumstances, be utilized for residential or hazardous occupancy, as defined by Minnesota State Building Code.
7. The applicant shall provide a Phasing Plan for the proposed development of self-service storage units.
8. Applicant shall provide plans for each proposed self-service storage building. Plans shall include exterior elevations, floor plans, material sample boards, and any other relevant data.
9. Applicant shall clarify intent for the rear doors of the proposed self-surface storage units and how they intend to operate as unit access.

Staff recommends approval of a planned unit development with the following conditions:

1. The applicant shall coordinate with City Staff for updated addressing associated with the proposed development. The address assigned to the Rickway Carpet building shall remain as 1151 Station Trail.
2. The proposed uses of the subject property shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises

associated with said uses shall not be audible beyond the property lines.

3. The applicant shall agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (currently identified as the Hodapp property) develops.
4. Future site access from the west shall conform to the standards of the MAPO Long Range Transportation Plan.
5. The property owner(s) of all those areas contained within the "The Station" planned unit development, shall be a willing petitioner and be willing to connect to City gravity sewer at such time as properties to the west develop, at which point the private septic system shall be removed in coordination with Blue Earth County.
6. Wetland signage shall be installed in accordance with the standards provided by the City of Mankato.
7. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C. The applicant shall have approval from the FAA prior to application for a building permit for each structure.
8. All off-street parking stalls and areas of development intended to be used for parking/driving purposes shall be hardsurfaced, striped, and shall conform to the dimensions of the City of Mankato standard engineering plates (plate 2700A, pdf pg. 45). Parking demands for the uses shall not exceed the number of off-street parking stalls provided.
9. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development. No vehicle shall be left unattended within any area not designated for parking or loading/unloading.
10. The applicant shall provide bicycle parking equal to 5% of the total number of automobile off-street parking spaces provided. Bicycle parking provided for the planned unit development shall conform to Mankato City Code Sec. 10-1628.
11. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting. Conforming lighting shall be installed prior to issuance of a certificate of occupancy.
12. Drainage easements for the ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
13. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view by adjacent properties and rights-of-way. Screening shall conform to City of Mankato Landscaping & Screening standards.
14. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation, and shall conform to Mankato City Code Chapter 10, Article X, Division 7.
15. Applicant shall submit a development signage plan that contemplates all businesses within the development. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and any monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
16. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, shared signage, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
17. Applicant shall provide a landscaping plan that conforms to the Mankato City Code. The applicant shall provide perimeter landscaping which screens parking areas from adjacent properties and shall provide landscaping to soften long expanses of building walls. The applicant may include perimeter landscaping as part of the phasing plan, as long as said landscaping is in-place prior to completion of each phase. Landscaping for each phase shall be installed prior to any Certificate of Occupancy within the larger Planned Unit Development.
18. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed per Mankato City Code standards and approved, for each phase of development.
19. Applicant shall provide a refuse plan for the site. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. Applicant shall provide exterior elevations for the "trash building" prior to submittal of a building permit.
20. Applicant shall coordinate with Blue Earth County for any construction that is proposed to occur within the public right-of-way, including construction of roadway, grading, utilities, stormwater, lighting, and landscaping.
21. The watermain connection at CSAH 26 shall be a wet-tap connection. This shall be explicitly stated in the approved utility plans.
22. The applicant shall be aware that the HydroCAD hydraulic modeling "model" used to support the draining report, detailed storm sewer, outfalls, and pond grading plans are all actively under review by the City of Mankato Engineer. The applicant shall make any necessary modifications and provide any updated documentation needed in order to meet the recommendations and standards provided by City Staff. This shall be accomplished prior to issuance of a building permit.
23. The applicant shall coordinate turn lane work on CSAH 26 with Blue Earth County. The applicant shall submit typical pavement sections for the proposed turn lane to Blue Earth County for review and approval.
24. Snow storage shall be utilized per the approved snow storage plan provided by the applicant.
25. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad prior to issuance of a building permit.
26. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
27. The applicant shall provide updated plans that do not include encroachment of a private stormwater pond into Blue Earth County public right-of-way. The applicant shall work with Blue Earth County on any proposed work within their right-of-way. Applicant shall provide proof of an agreement with Blue Earth County to allow any such encroachment into the ROW prior to issuance of a building permit.
28. The applicant shall fully record the official plat of the subject property with Blue Earth County prior to issuance of any building permit.

Attachments

General Location Map

Aerial

Site and Phasing Plan

Exterior Elevations - 6-Plex Self Storage

Floor Plan - 6-Plex Self Storage

Utility Plan

Landscaping Plan

Grading Plan

Existing Conditions

Photometric Plan

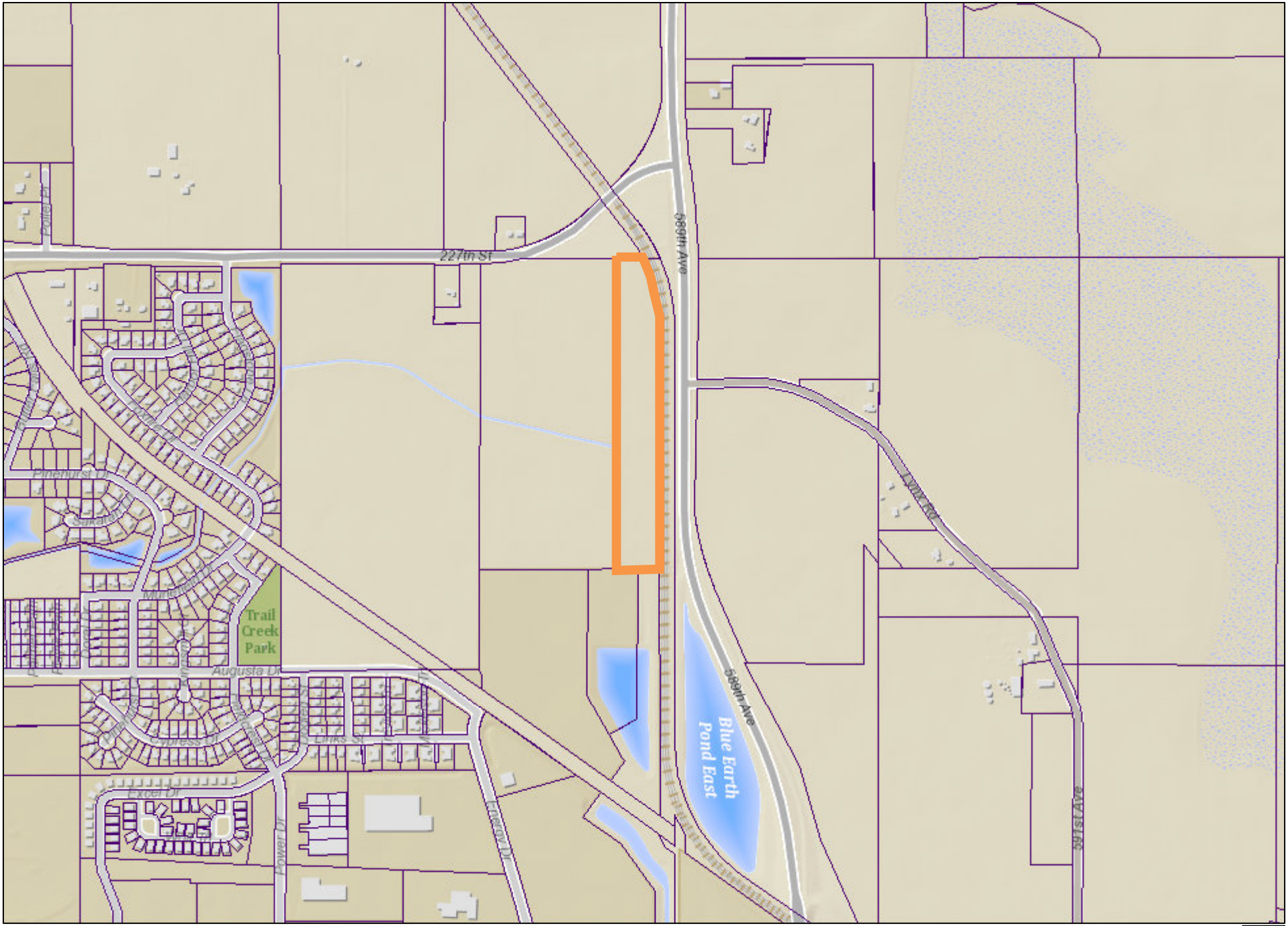
Narrative

Detailed Site Plans

Detailed utility plans

Detailed landscaping plans
Detailed Grading Plans
Project Details
Stormwater Management Report
Construction Details
Rendering - 6-Plex
Site Plan Comments Response

General Location Map



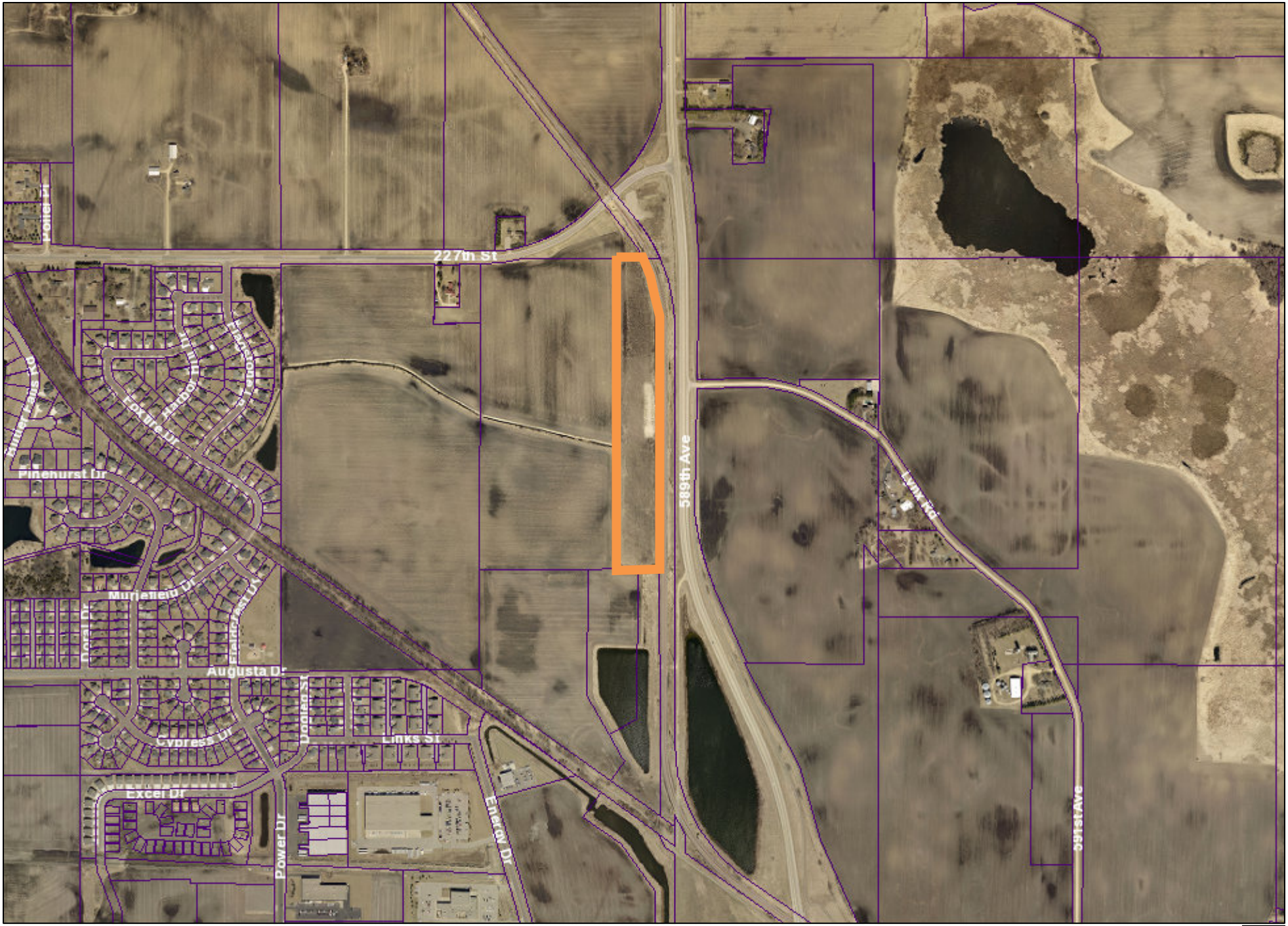
Date: July 2025

Author:

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Aerial Map

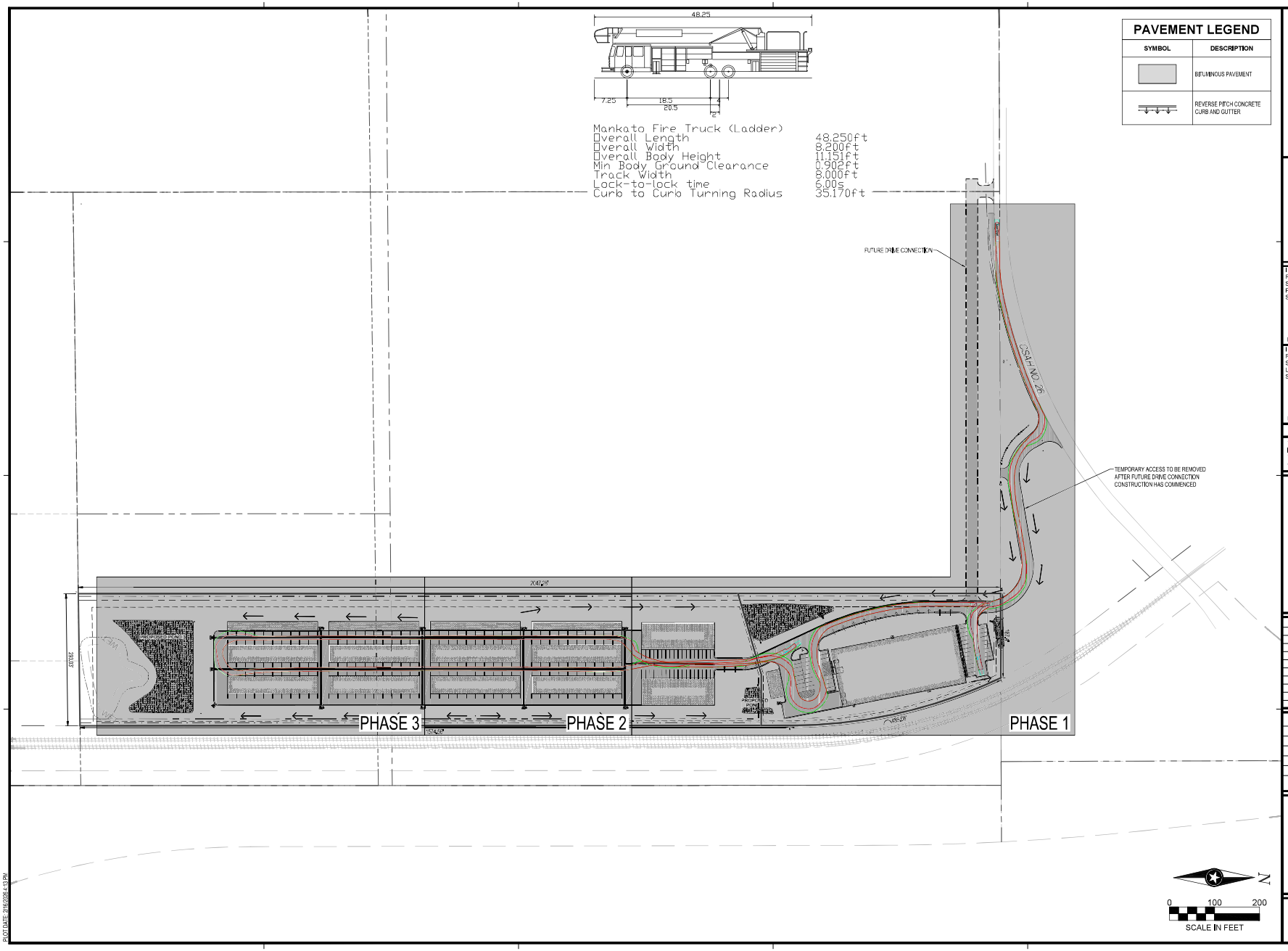


Date: July 2025

Author:

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ISG

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

DATE _____ LIC. NO. _____

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

DATE _____ LIC. NO. _____

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-OVERALL SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

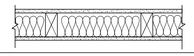
PLOT DATE: 2/16/2026 4:13 PM

UL DESIGN U-305 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
3" thermafiber insulation

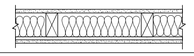


UL DESIGN U-327 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
RC-1 channel or equivalent each side
3" thermafiber insulation



BUILDING CODE REVIEW

BASED ON 2018 IBC
BASED ON 2020 MN BUILDING CODE

PROJECT IS FOR NEW STORAGE CONDOMINUMS

NO FIRE SPRINKLER SYSTEM INSTALLED
BUILDING TYPE V-B (WOOD CONSTRUCTION)
BASE ALLOWABLE AREA = 13,500 SQ. FT.
BASE ALLOWABLE HEIGHT = 2 STORIES

ACTUAL BUILDING AREA =9,720 SQ. FT.
ACTUAL BUILDING HEIGHT = 1 STORY

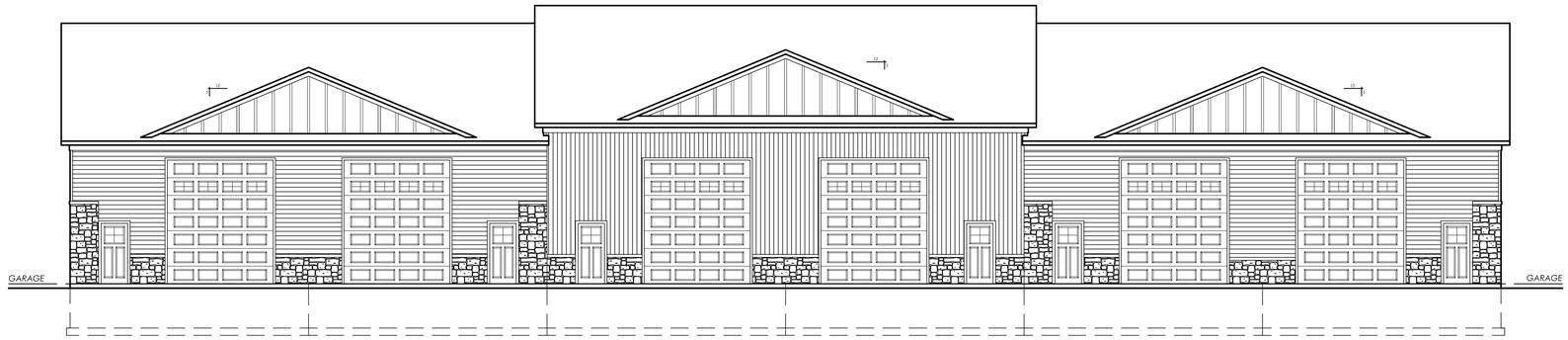
BUILDING IS MULTI TENENT LOW HAZARD STORAGE S-2 OCC.
PROVIDE 1 HOUR FIRE RATED WALLS BETWEEN EACH INDIVIDUAL UNIT

TOTAL BUILDING AREA (GROSS AREA= 9,720 SQ. FT.) 6 UNITS
S-2 9,720 SQ. FT. /500 S.F. PER OCC. = 20 OCC.

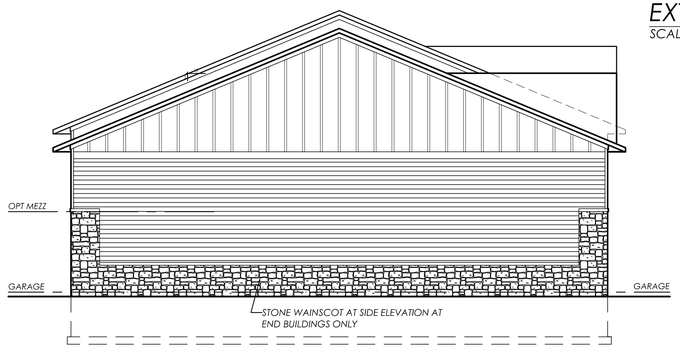
TOTAL OCCUPANT LOAD = 20 OCC.
EXITS REQUIRED (1) (2) PROVIDED PER CONDO UNIT (12 TOTAL)

THE STATION
Garage Condo's
New Construction / Mankato, Minnesota

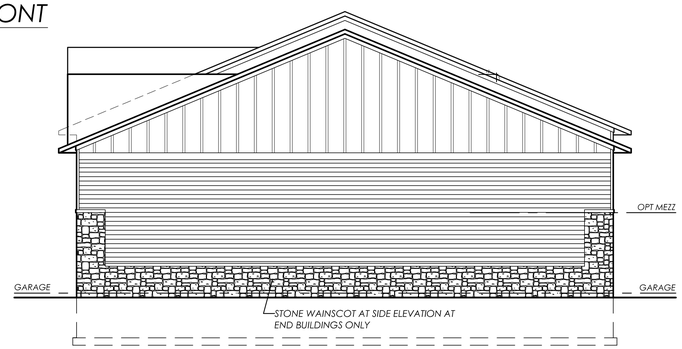
MASTER PLAN 2026



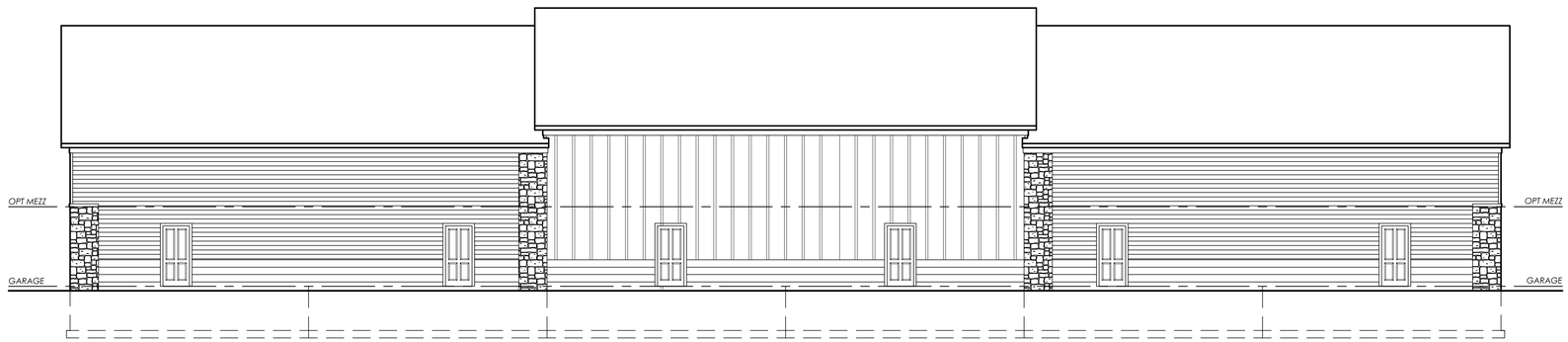
EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

THE STATION

GARAGE CONDO'S

MANAKTO, MN
56001

RDS ARCHITECTS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name. Richard D. Storlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

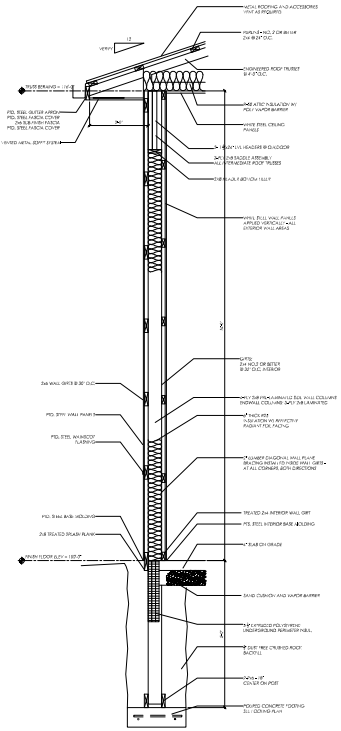
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	01-27-2026

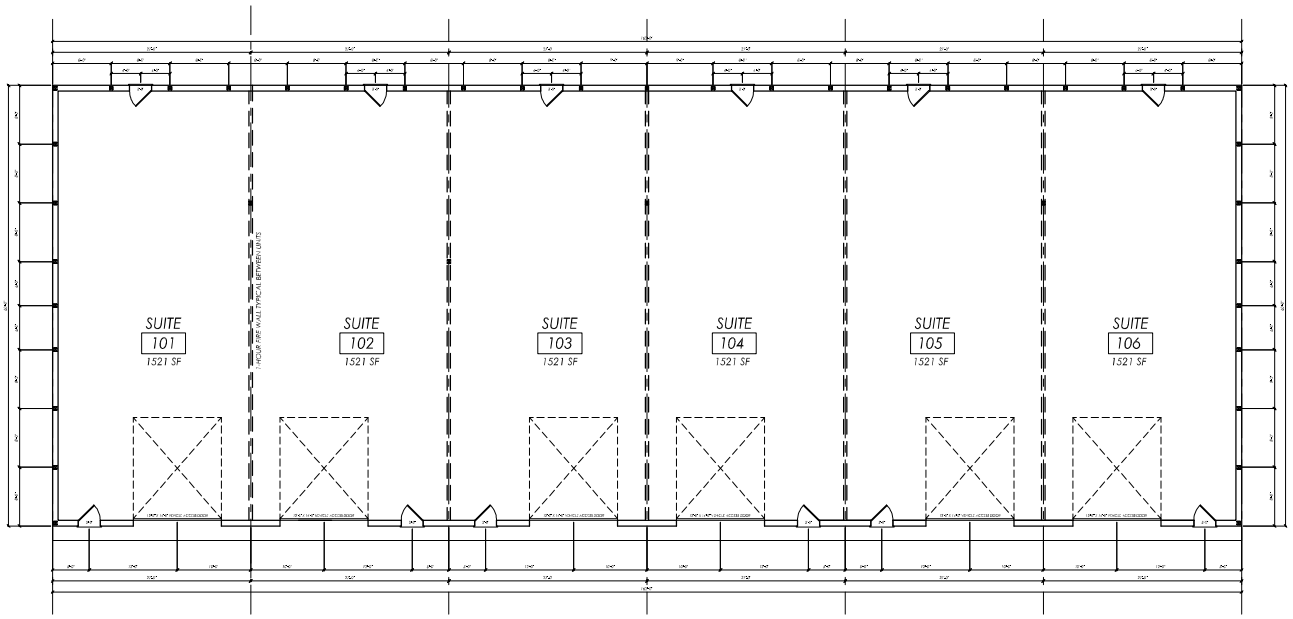
DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

EXTERIOR ELEVATIONS

PROJ. NO.: C2515
DATE: 01-27-2026
DRAWN BY: AMS
CHECKED BY:

A1





FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

THE STATION

GARAGE CONDO'S

MANAKTO, MN 56001

RDS ARCHITECTS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name, Richard D. Storlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

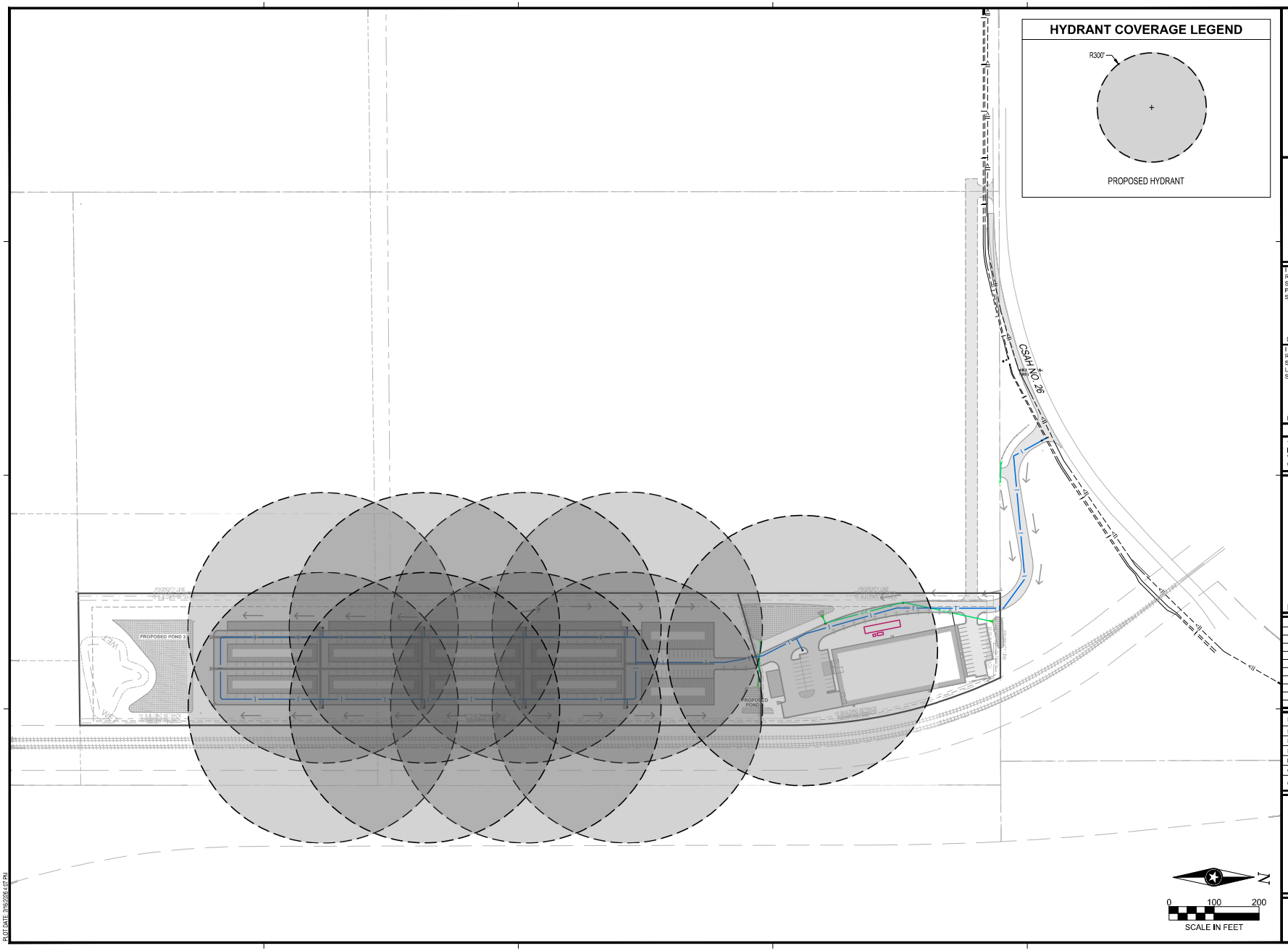
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	01-27-2026

DISCLAIMER - Project is design build. Due to the topic of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions. the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the are of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

FLOOR PLANS

PROJ. NO.: C2515
DATE: 01-27-2026
DRAWN BY: AMS
CHECKED BY:

A2



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DATE _____ LIC. NO. _____

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DATE _____ LIC. NO. _____

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY-OA
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL UTILITY PLAN

SHEET

C3-30

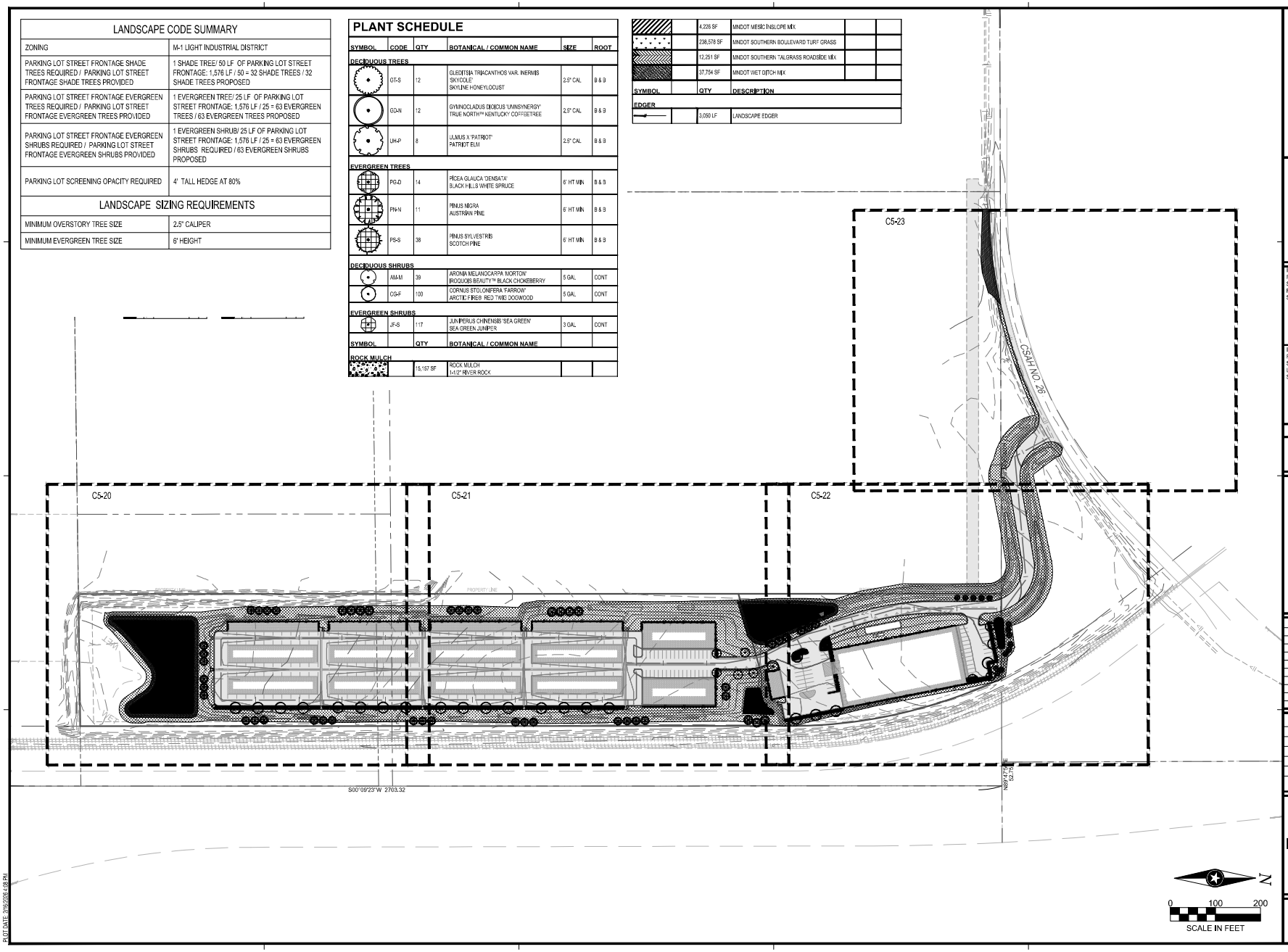
PLOT DATE: 7/26/2026 4:07 PM

LANDSCAPE CODE SUMMARY	
ZONING	M-1 LIGHT INDUSTRIAL DISTRICT
PARKING LOT STREET FRONTAGE SHADE TREES REQUIRED / PARKING LOT STREET FRONTAGE SHADE TREES PROVIDED	1 SHADE TREE/ 50 LF OF PARKING LOT STREET FRONTAGE: 1,576 LF / 50 = 32 SHADE TREES / 32 SHADE TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN TREES REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN TREES PROVIDED	1 EVERGREEN TREE/ 25 LF OF PARKING LOT STREET FRONTAGE: 1,576 LF / 25 = 63 EVERGREEN TREES / 63 EVERGREEN TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS PROVIDED	1 EVERGREEN SHRUB/ 25 LF OF PARKING LOT STREET FRONTAGE: 1,576 LF / 25 = 63 EVERGREEN SHRUBS REQUIRED / 63 EVERGREEN SHRUBS PROPOSED
PARKING LOT SCREENING OPACITY REQUIRED	4' TALL HEDGE AT 80%
LANDSCAPE SIZING REQUIREMENTS	
MINIMUM OVERSTORY TREE SIZE	2.5" CALIPER
MINIMUM EVERGREEN TREE SIZE	6' HEIGHT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	12	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	12	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	8	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	14	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PN-N	11	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-S	38	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	39	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	100	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	117	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		15,157 SF	ROCK MULCH 1-1/2" RIVER ROCK		

		4,226 SF	MNDOT MESIC INSLOPE MIX		
		238,578 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		12,251 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX		
		37,754 SF	MNDOT WET DITCH MIX		
SYMBOL		**QTY**	**DESCRIPTION**		
EDGER					
		3,050 LF	LANDSCAPE EDGER		



PLOT DATE: 2/6/2026 4:08 PM

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

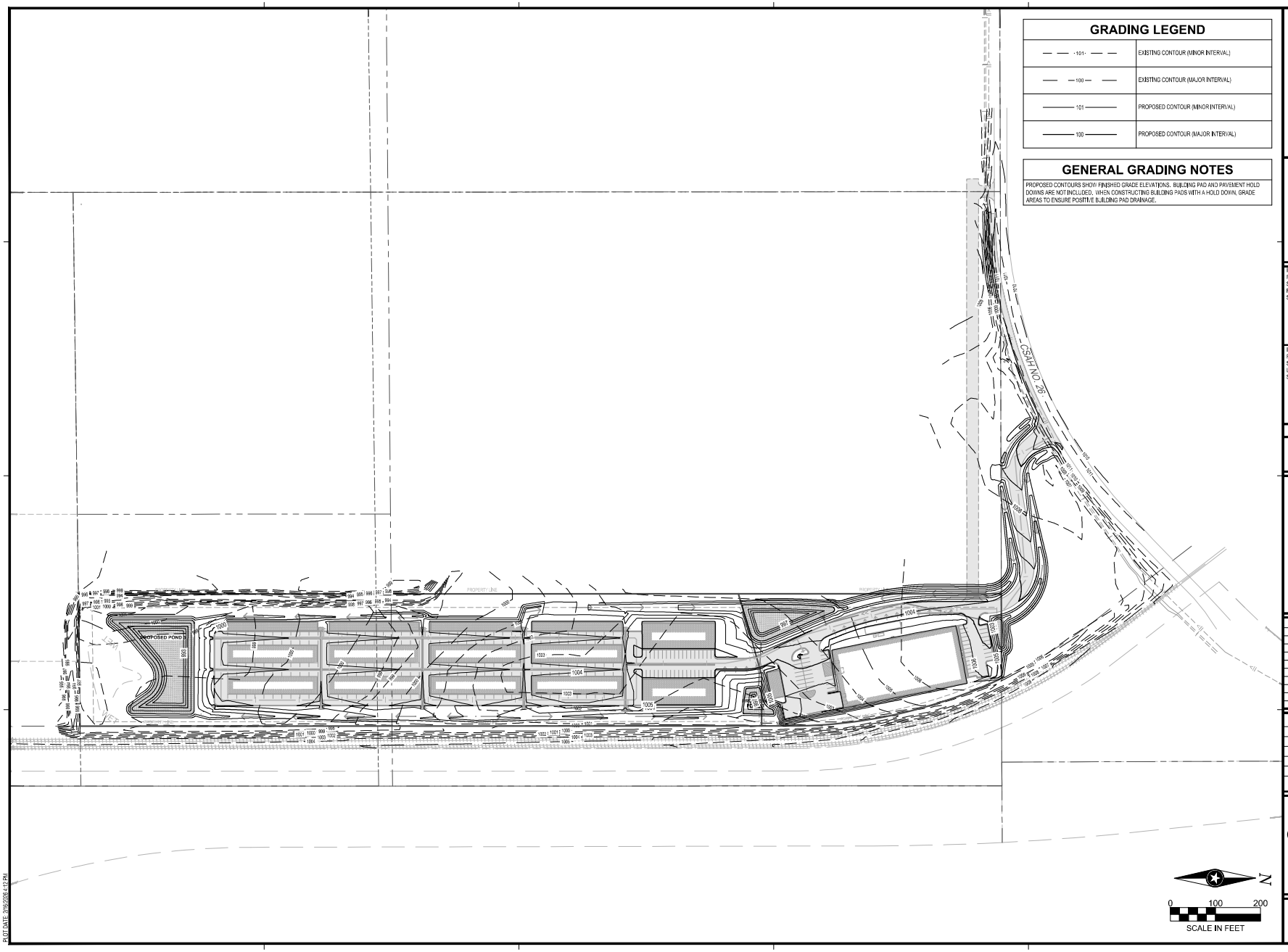
TITLE

OVERALL SITE RESTORATION AND PLANTING PLAN

SHEET

C5-10

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

— — ·101· — —	EXISTING CONTOUR (MINOR INTERVAL)
—— —100— ——	EXISTING CONTOUR (MAJOR INTERVAL)
——— 101 ———	PROPOSED CONTOUR (MINOR INTERVAL)
——— 100 ———	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-OVERALL GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

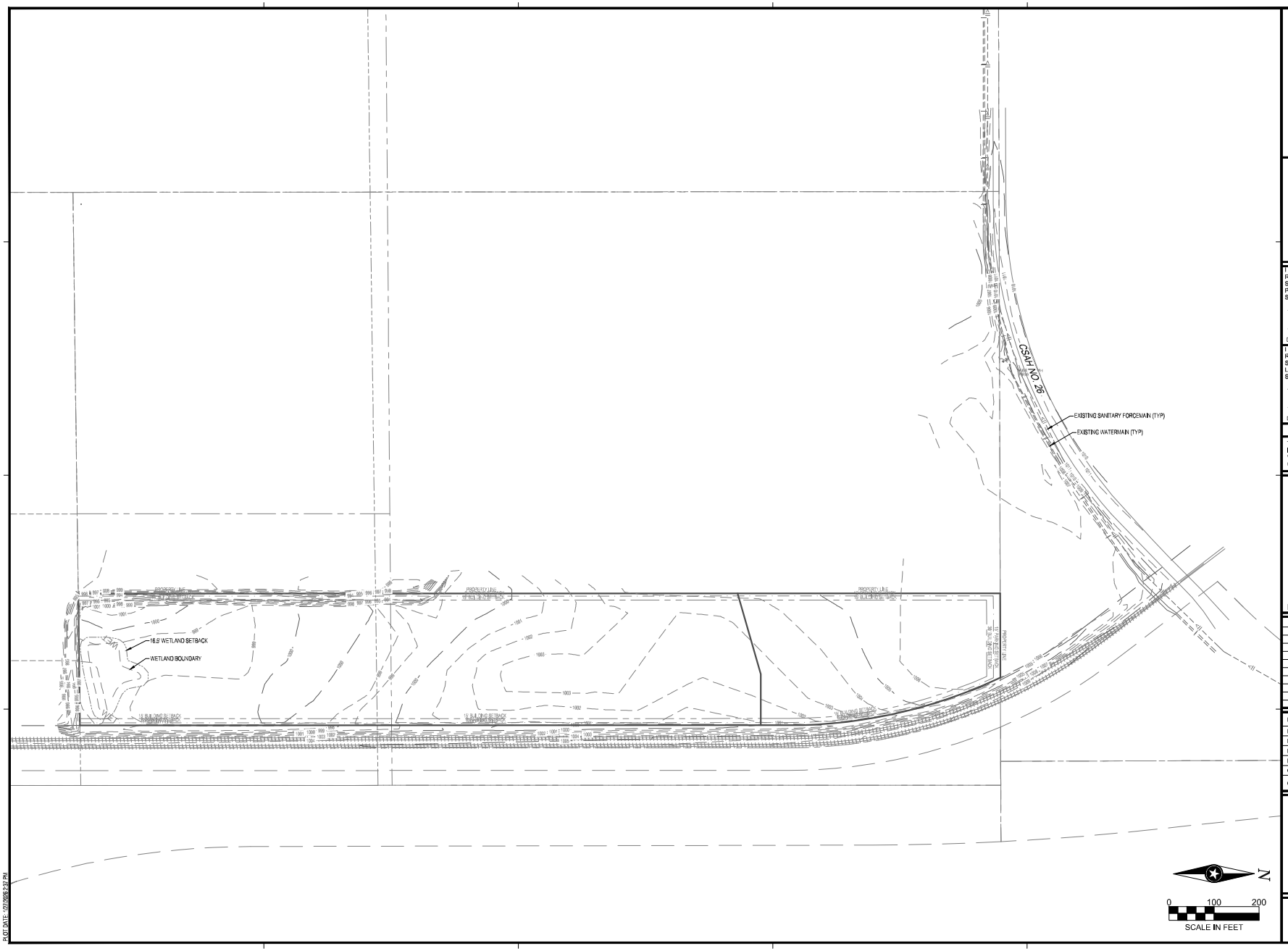
OVERALL GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/26/2026 4:12 PM



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DATE_____ LIC. NO._____

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 12/2/2025 2:37 PM

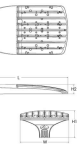


D-Series Size 1
LED Area Luminaire

d*series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	36 lbs (15.4 kg)



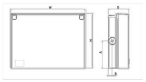
LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LFF	MOUNTING/POLE HEIGHT	LAMP LUMENS	LLF WATTS (120–277V)	REMARKS	QUANTITY
Z1	LITHONIA	DSX1–P1–30K–70CRI–T2M–MVOLT–SPA–PIR–HS–DBLXD	DSX2 SINGLE–FACE FORWARD THROW LED	LED	0.9000	24'–0"	7200.0000	51.0000	PROVIDE WITH LITHONIA POLE #SSS–24–5G–DM19AS–VD–DBLXD.	7.0000
Z2	LITHONIA	DSX1–P1–30K–70CRI–T2M–MVOLT–SPA–WBA–PIR–HS–DBLXD	DSX2 DOUBLE–FACE FORWARD THROW LED	LED	0.9000	24'–0"	7200.0000	51.0000	PROVIDE WITH LITHONIA POLE #SSS–24–5G–DM28AS–VD–DBLXD.	2.0000
ZW1	LITHONIA	WPX1–LED–P1–30K–MVOLT–DDBXD–M4	WPX1 EXTERIOR WALL PACK	LED	0.9000	10'–0"	1550.0000	11.0000		24.0000
ZW2	LITHONIA	WPX1–LED–P1–30K–MVOLT–DDBXD–M4	WPX1 EXTERIOR WALL PACK	LED	0.9000	12'–0"	1550.0000	11.0000		21.0000
ZW3	LITHONIA	WPX1–LED–P1–30K–MVOLT–DDBXD–M4	WPX1 EXTERIOR WALL PACK	LED	0.9000	16'–0"	1550.0000	11.0000		5.0000
ZW4	LITHONIA	WDGE2–LED–30K–70CRI–T4M–MVOLT–SRM–PE–DBLXD	WDGE2 EXTERIOR WALL PACK	LED	0.9000	9'–0"	1180.0000	11.0000	MOUNT AND ALIGN FIXTURE TO CENTER BETWEEN DOORS.	68.0000



WPX LED
Wall Packs

Specifications



Front View Side View

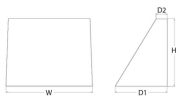
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.8" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

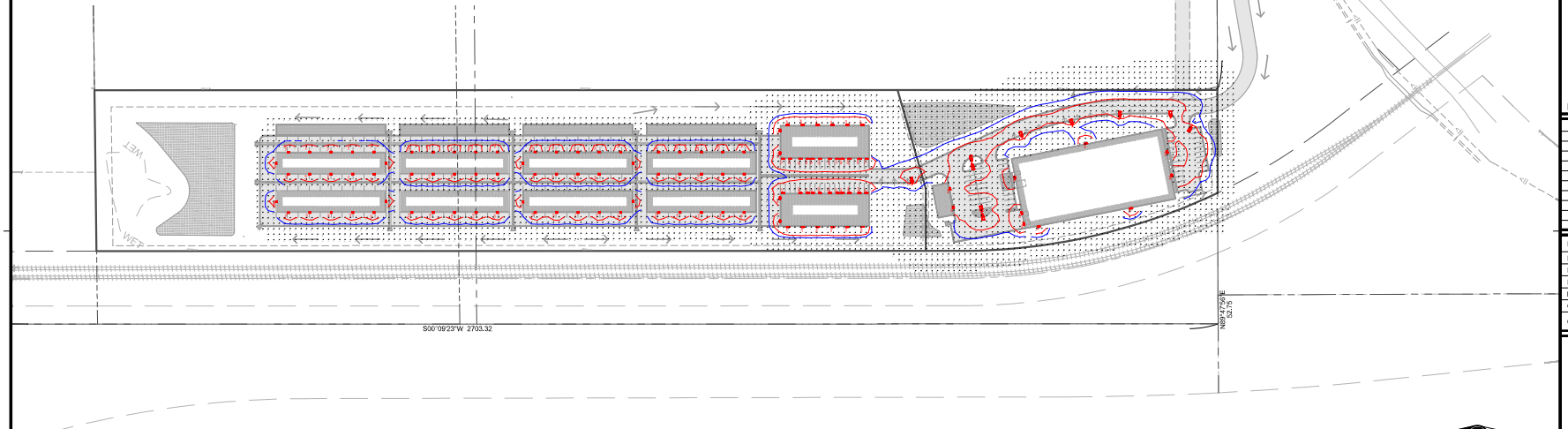


WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight (without options):	13.5 lbs





N

0 100 200
SCALE IN FEET

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PRELIMINARY NOT FOR CONSTRUCTION

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DATE_____ LIC. NO._____

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-E2-ELECTRICAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PHOTOMETRICS PLAN

SHEET

E2-00

PLOT DATE: 7/16/2026 4:13 PM

January 27, 2026

Molly Westman
Planning and Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

RE: Conditional Use Permit and Planned Unit Development Request
The Station – R430903200005

Molly,

Thank you for reviewing the attached materials in support of a request for Conditional Use Permit (CUP) and Planned Unit Development (PUD) submitted on behalf of AJK Mankato Holdings LLC.

PROJECT NARRATIVE

AJK Mankato Holdings LLC is pursuing a Conditional Use Permit and Planned Unit Development to allow for traditional self-storage development. The proposed development will include 412 traditional self-storage buildings in association with the previously approved Rickway Carpet warehouse, office, and showroom. The traditional self-storage buildings will be constructed in more than one phase. Emergency and vehicle access will be maintained around the south side of the buildings for each phase of construction. The parking requirement of one parking stall for every two storage units will be met by providing parking adjacent to the storage units. The larger storage units (Garage Condos) are 27ft wide and will have three perpendicular parking spaces in front. The smaller storage units are 10ft wide, so one 9ft x 20ft parallel parking stall will be provided in front of each two units. The total space between units will be 30ft, allowing for a 12ft drive lane between 9ft parking stalls. It is our understanding that fire truck turning movements are allowed to encroach the parking stalls in front of the smaller storage units because vehicles will not be left unattended.

PLANNED UNIT DEVELOPMENT

The proposed project is a 13.39-acre development intended to provide spaces for the previously approved Rickway Carpet warehouse, office, and showroom, in addition to 412 traditional self-storage units available for rent. The purpose of the Planned Unit Development is to allow flexibility for multiple buildings, shared utilities and an appropriate roadway network to serve the proposed development. As designed, the proposed project will meet the criteria of Article 11 Division 4.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

A. ***It is one (1) of the conditional uses listed in the particular district.***

The proposed use is one of the conditional uses listed under the M-1 Light Industrial District as stated in Sec. 10-1002 of the City of Mankato's Code.

B. ***It is in keeping with the comprehensive planning policies of the City and this article as amended from time to time.***

The development proposed aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District by following Mankato's future land use map in concurrence with a PUD overly and CUP to allow flexibility for the development of this proposed project. The new proposed development will provide room for economic growth while establishing appropriate transitions between land uses.

C. *It does not interfere with or diminish the use of property in the immediate vicinity.*

The proposed use is compatible with the overall character of the surrounding area. Introducing spaces for traditional self-storage with the previously approved Rickway Carpet warehouse, office, and showroom will line up well with the neighboring city limits of Mankato. The site is in the vicinity of other parcels of land zoned M-1 which will motivate the orderly growth of the City of Mankato community. The development will be an asset to the city as it complements nearby areas and encourages appropriate transitions of future land use developments.

D. *It can be adequately served by public facilities and services.*

A private watermain will be extended south from the existing public watermain in 227th St as part of site development. The watermain will loop through the self-storage units to provide hydrant coverage. The storage units will not be sprinkled, so hydrants will be spaced no more than 300 feet apart.

E. *It does not cause undue traffic congestion.*

The anticipated traffic impact is expected to be low due to the nature of the proposed use. Ample on-site parking and safe access will be implemented to meet city requirements, ensuring safe and efficient use of the development.

F. *It preserves significant historical and architectural resources.*

The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

G. *It preserves significant natural and environmental features.*

A wetland is located on the southernmost part of the site that receives stormwater from the adjacent area to the north and the ditch along the east side of the site. The western side of the defined ditch along the east side of the site goes away to allow the stormwater to spill into the wetland area before overflowing to the southern ditch and ultimately discharging to the west. The proposed development is designed to detain stormwater in proposed ponds to reduce discharge rates to the pre-development conditions and improve water quality. The stormwater will then be discharged to the existing ditch system along the east, south, and west sides of the site. The volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

H. *It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.*

The proposed use will not cause a negative cumulative impact. Promoting quality design standards and opportunities for industrial park development, this proposed development complements the nearby M-1 district locations. While evaluating the development near existing land uses in the area, the traditional self-storage building will not strain city services or change the existing neighborhood characteristics.

I. ***It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.***

The project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

J. ***It will not jeopardize the public's health, safety, or general welfare.***

The proposed development of traditional self-storage building will not jeopardize the public's health, safety, or general welfare. It will be professionally managed, regularly maintained, and designed with safety as a priority. The site development will be a positive addition to the area.

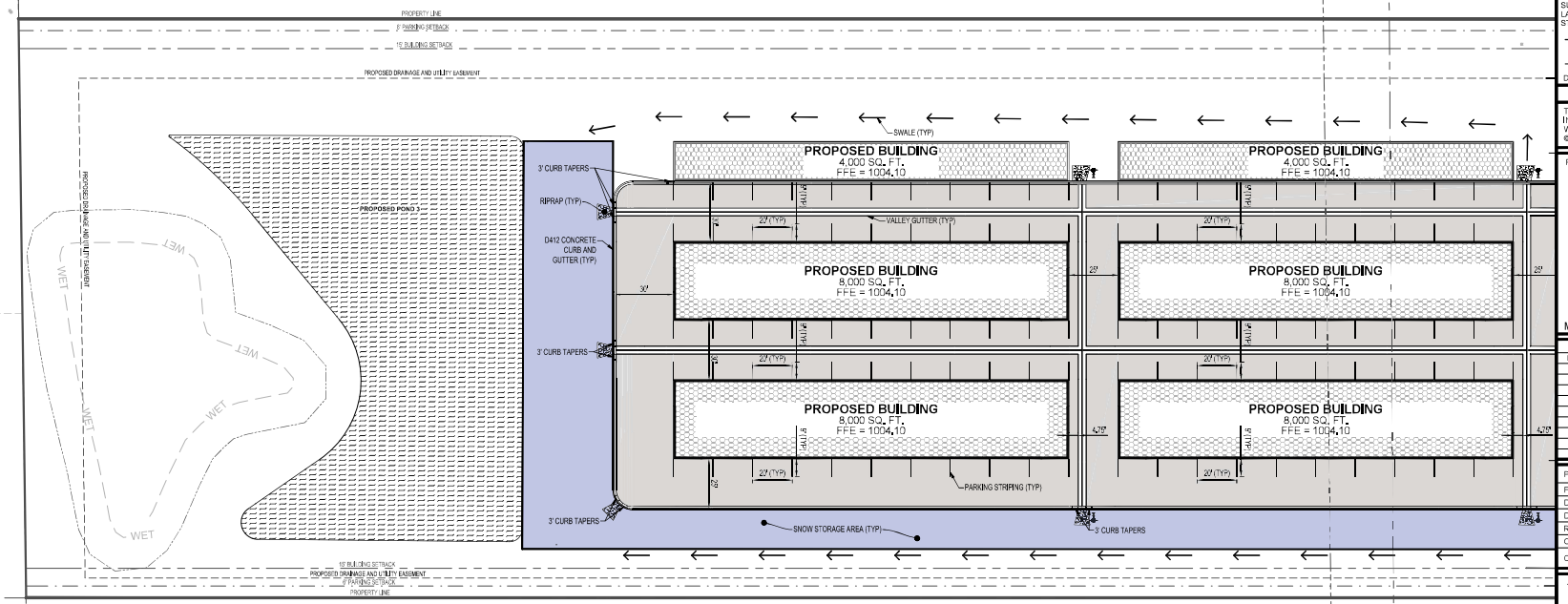
Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Katia Ostermann
Development Services Coordinator
Katia.Ostermann@ISGInc.com

Sincerely,

Nathan Hermer, PE
Civil Engineer
Nathan.Hermer@ISGInc.com



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT

N

0 30 60

SCALE IN FEET

ISG

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

DATE _____ LIC. NO. _____

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

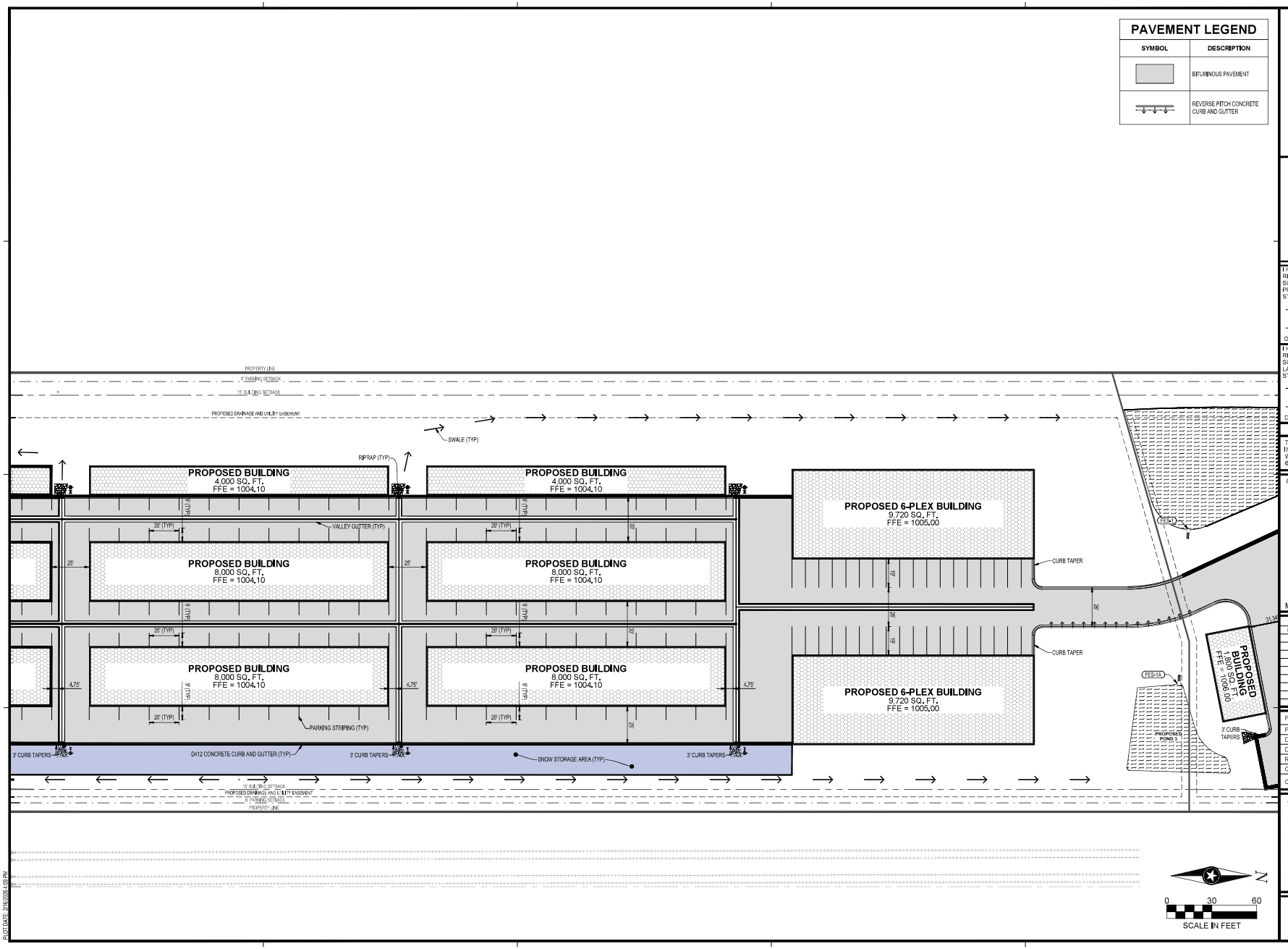
SITE PLAN

SHEET

C3-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:07 PM



ISG

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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

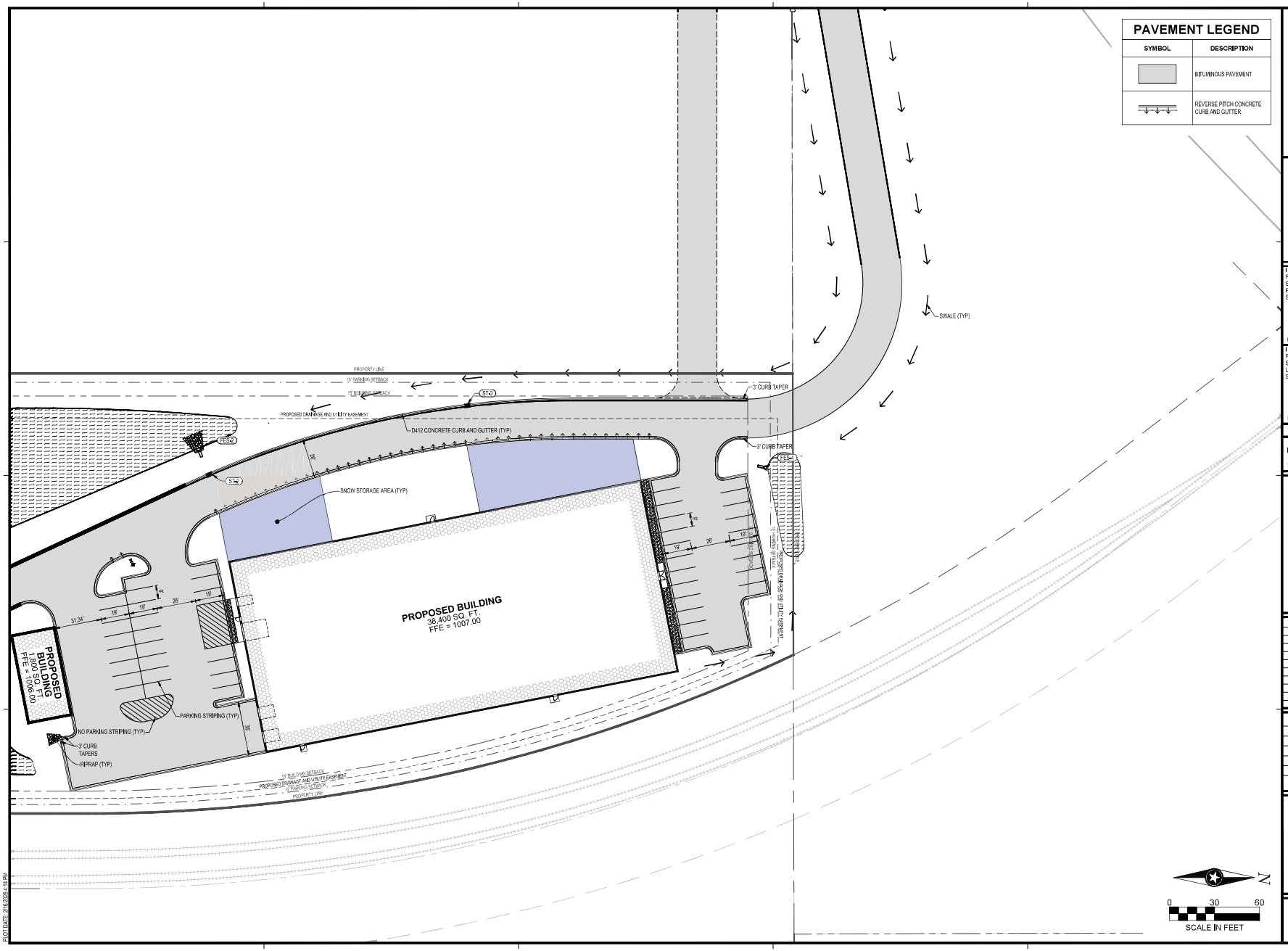
SHEET

C3-21

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:59 PM



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	REVERSE PITCH CONCRETE CURB AND GUTTER

N

0 30 60

SCALE IN FEET

PLOT DATE: 2/16/2026 4:14 PM

ISG

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PROJECT

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DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT

N

0 30 60

SCALE IN FEET

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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

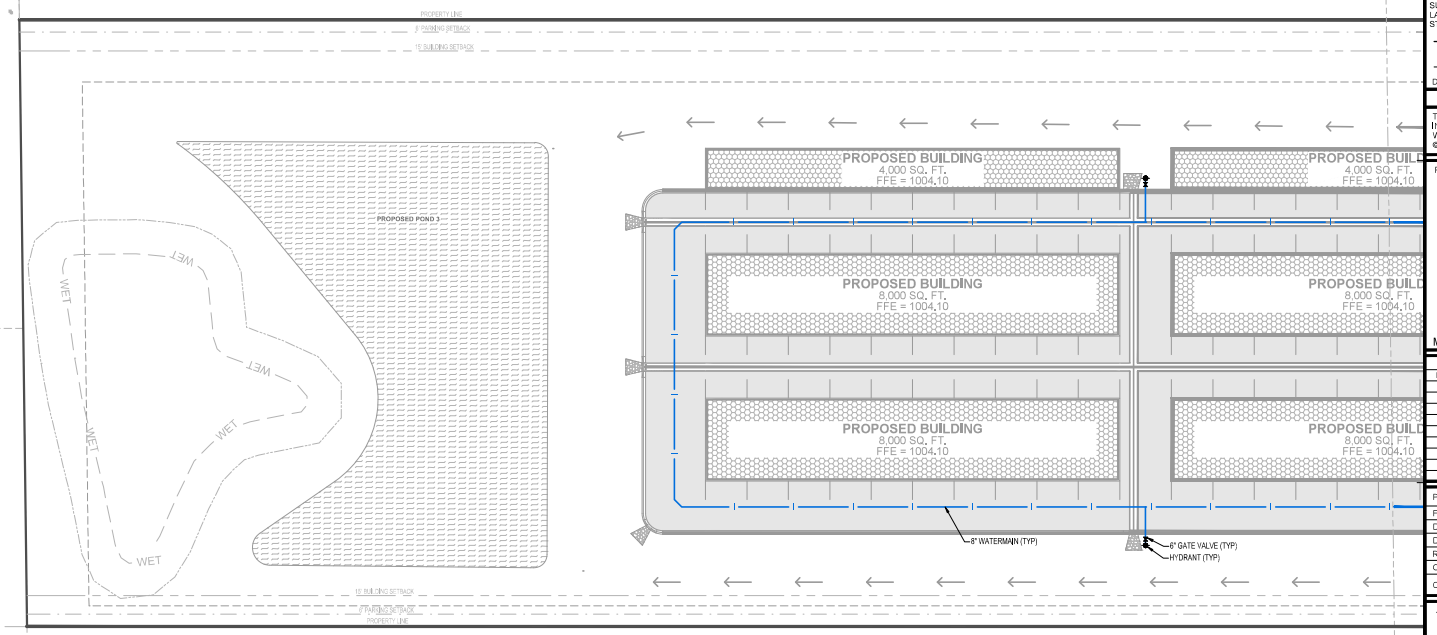
SITE PLAN

SHEET

C3-23

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:14 PM



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0 30 60

SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

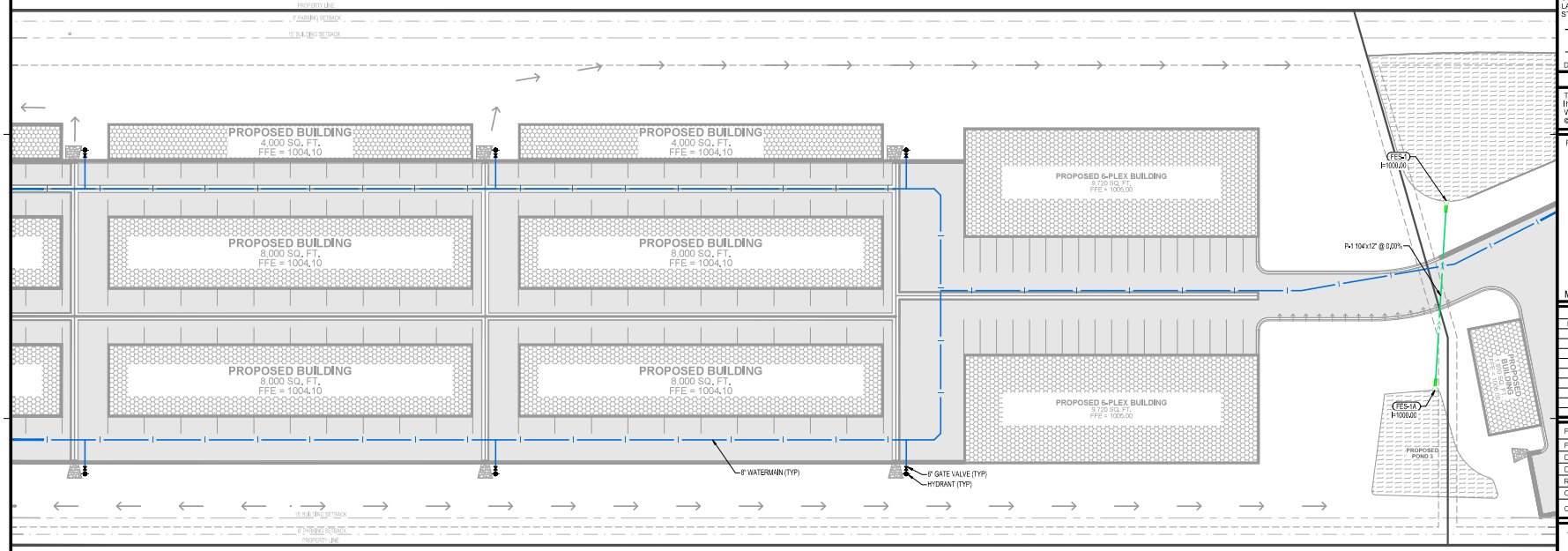
TITLE

UTILITY PLAN

SHEET

C3-40

PLOT DATE: 2/16/2026 4:12 PM



N

0 30 60

SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

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FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

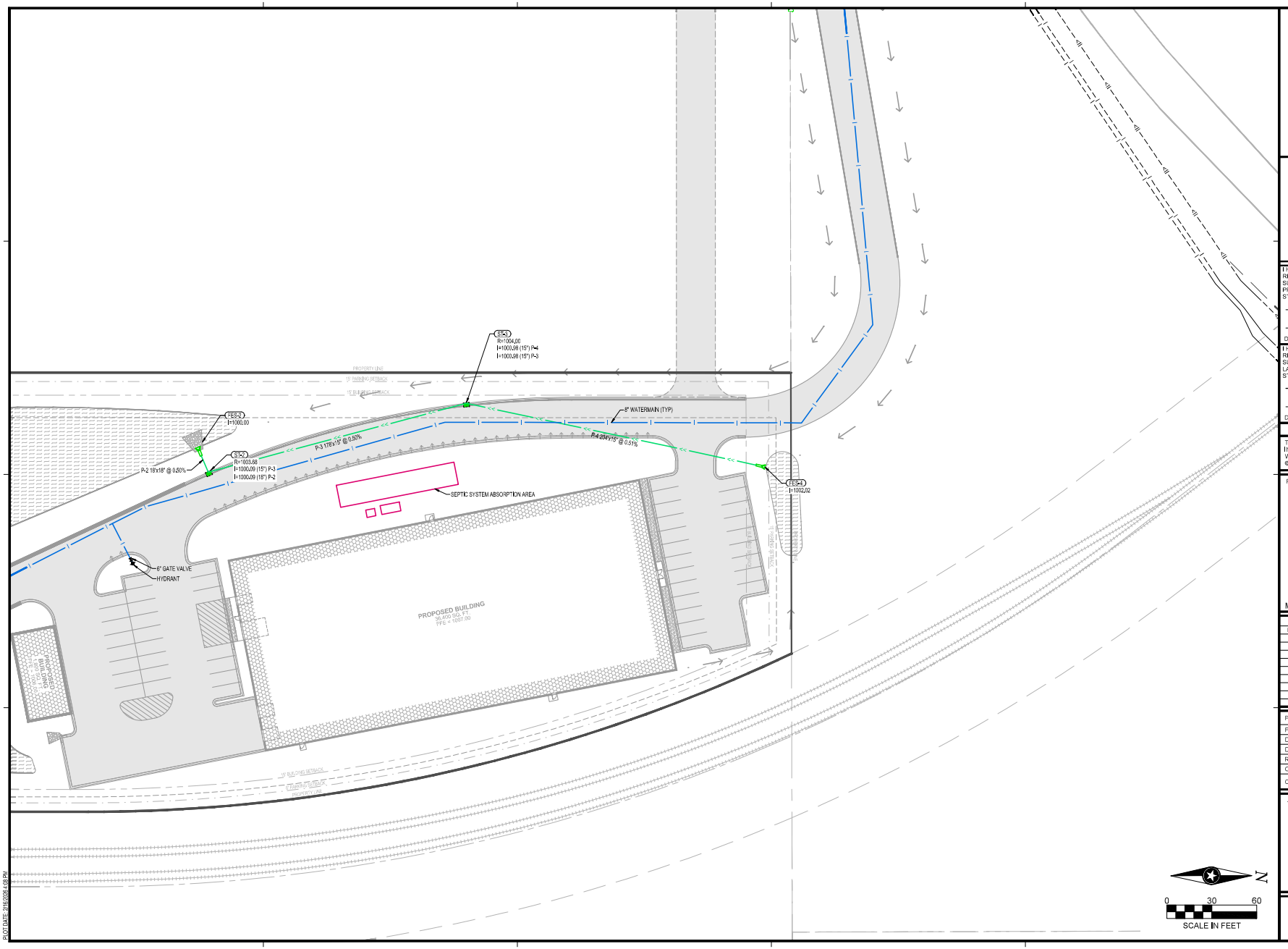
TITLE

UTILITY PLAN

SHEET

C3-41

PLOT DATE: 2/16/2026 4:13 PM



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PROJECT

THE STATION

MANKATO MINNESOTA

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PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

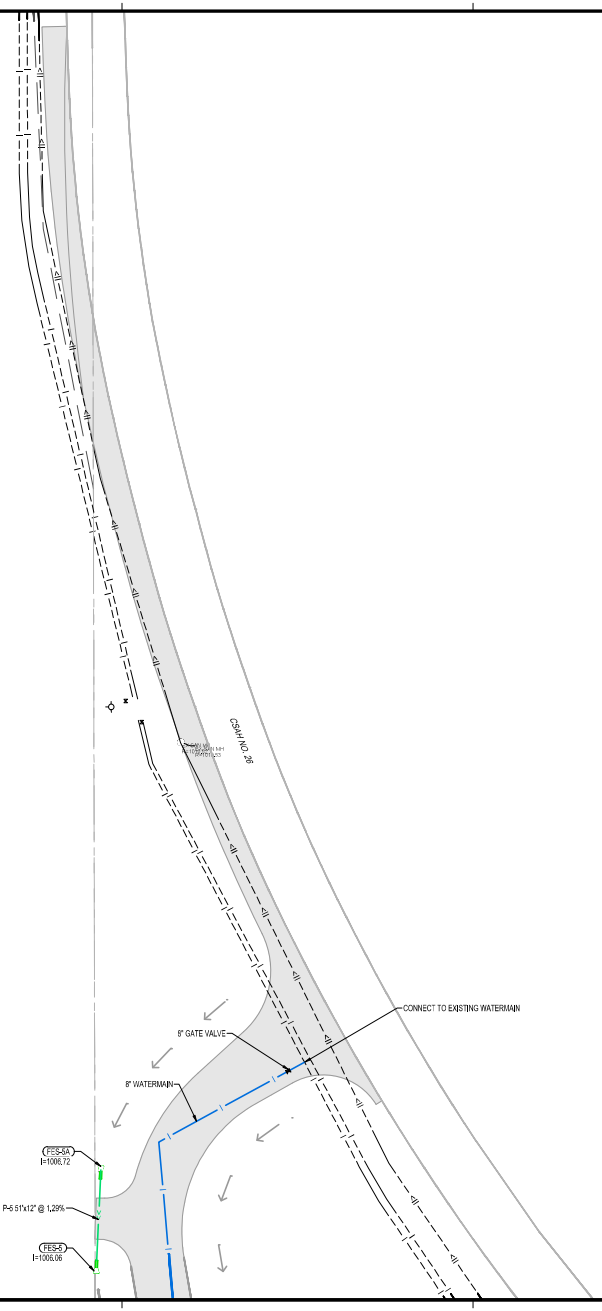
SHEET

C3-42

PRELIMINARY NOT FOR CONSTRUCTION

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PLOT DATE: 2/16/2026 4:08 PM



N

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SCALE IN FEET

PLOT DATE: 2/16/2026 4:14 PM

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

THE STATION

MANKATO MINNESOTA

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DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
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REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

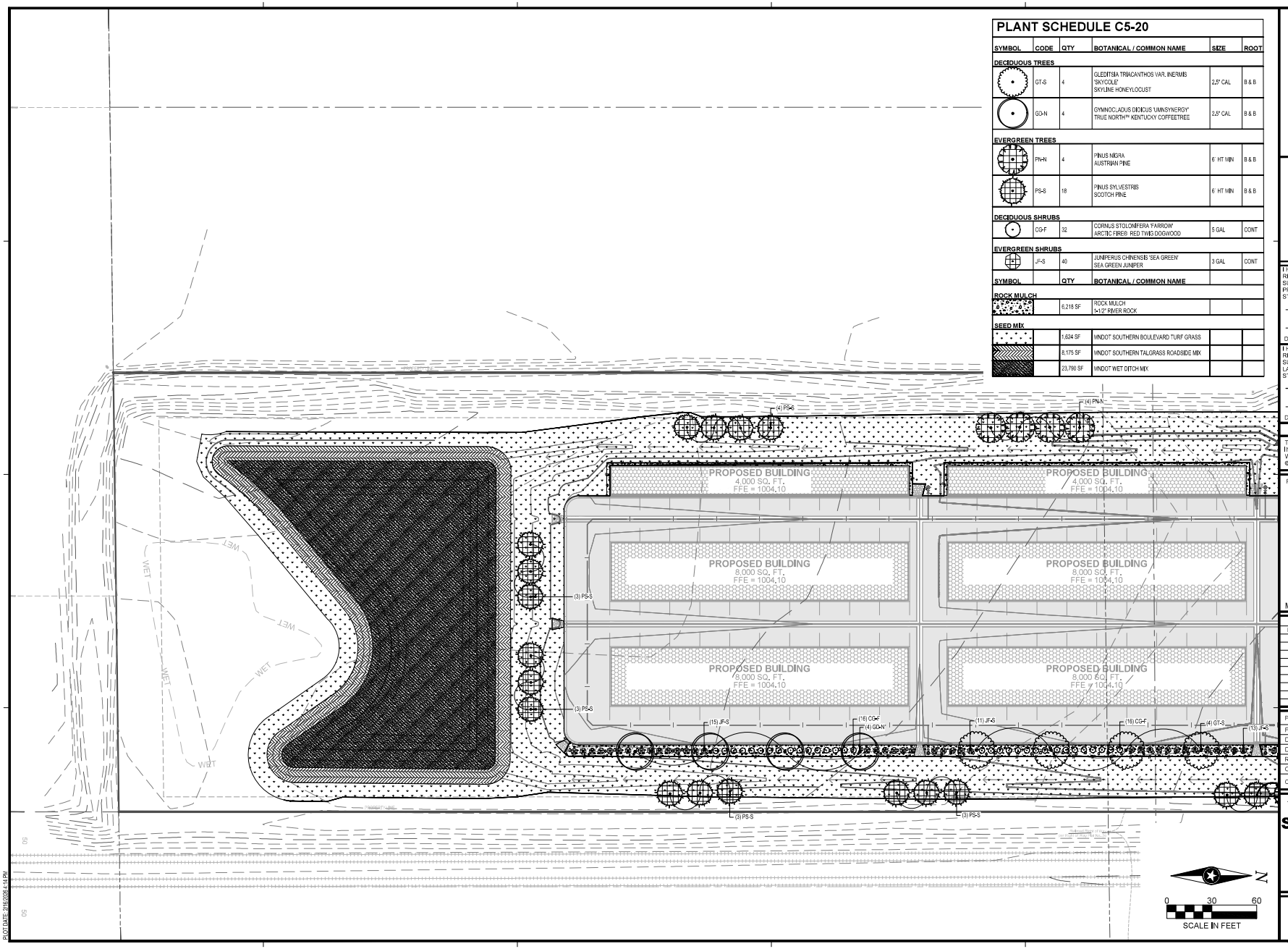
UTILITY PLAN

SHEET

C3-43

PLANT SCHEDULE C5-20

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
EVERGREEN TREES					
	PN-N	4	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-S	18	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CG-F	32	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	40	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		6,218 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		1,624 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		8,175 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX		
		23,780 SF	MNDOT WET DITCH MIX		



ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

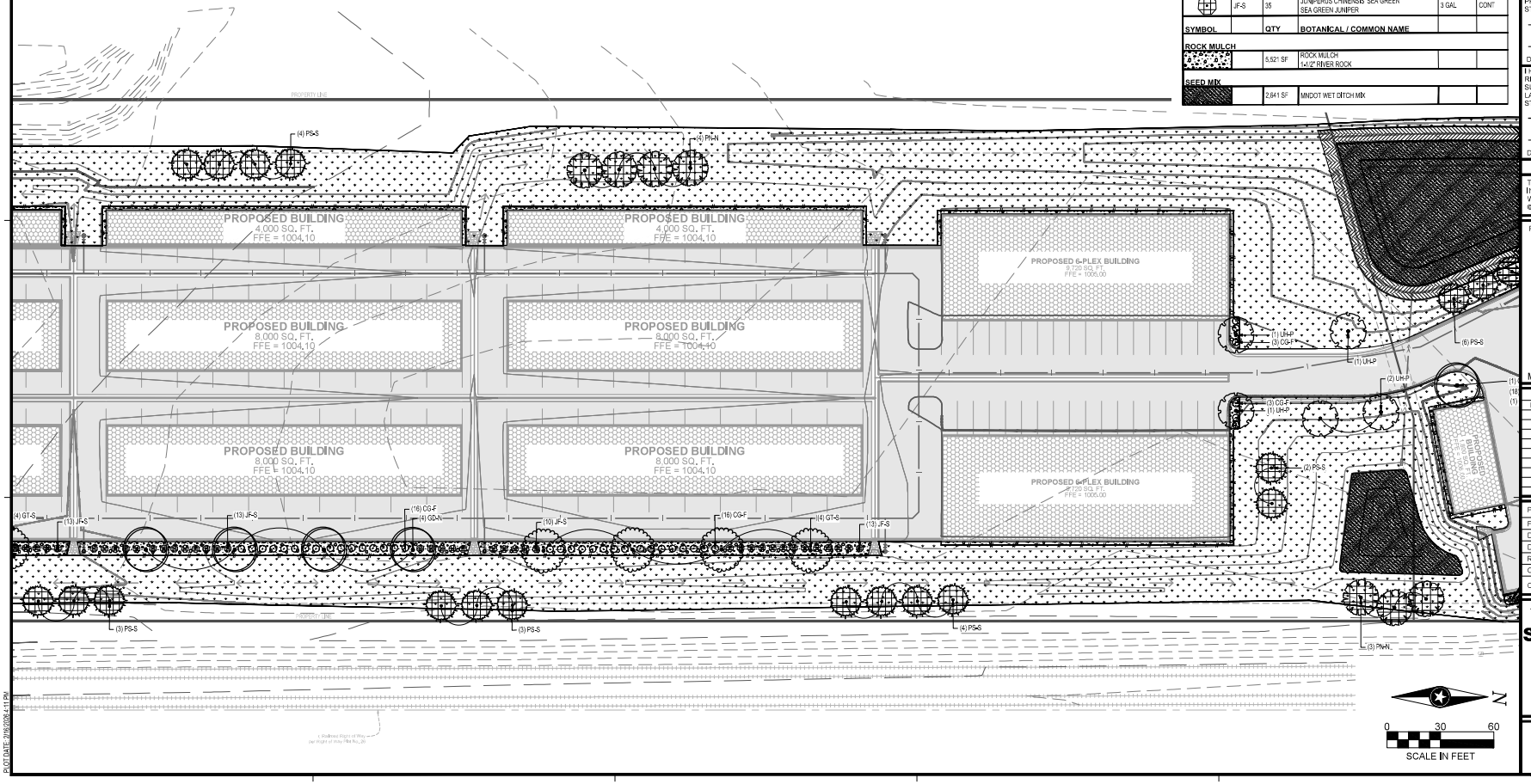
C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:14 PM

PLANT SCHEDULE C5-21

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	5	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PN-N	7	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-S	14	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	CG-F	38	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	35	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		5,521 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		2,641 SF	MNDOT WET DITCH MIX		



ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

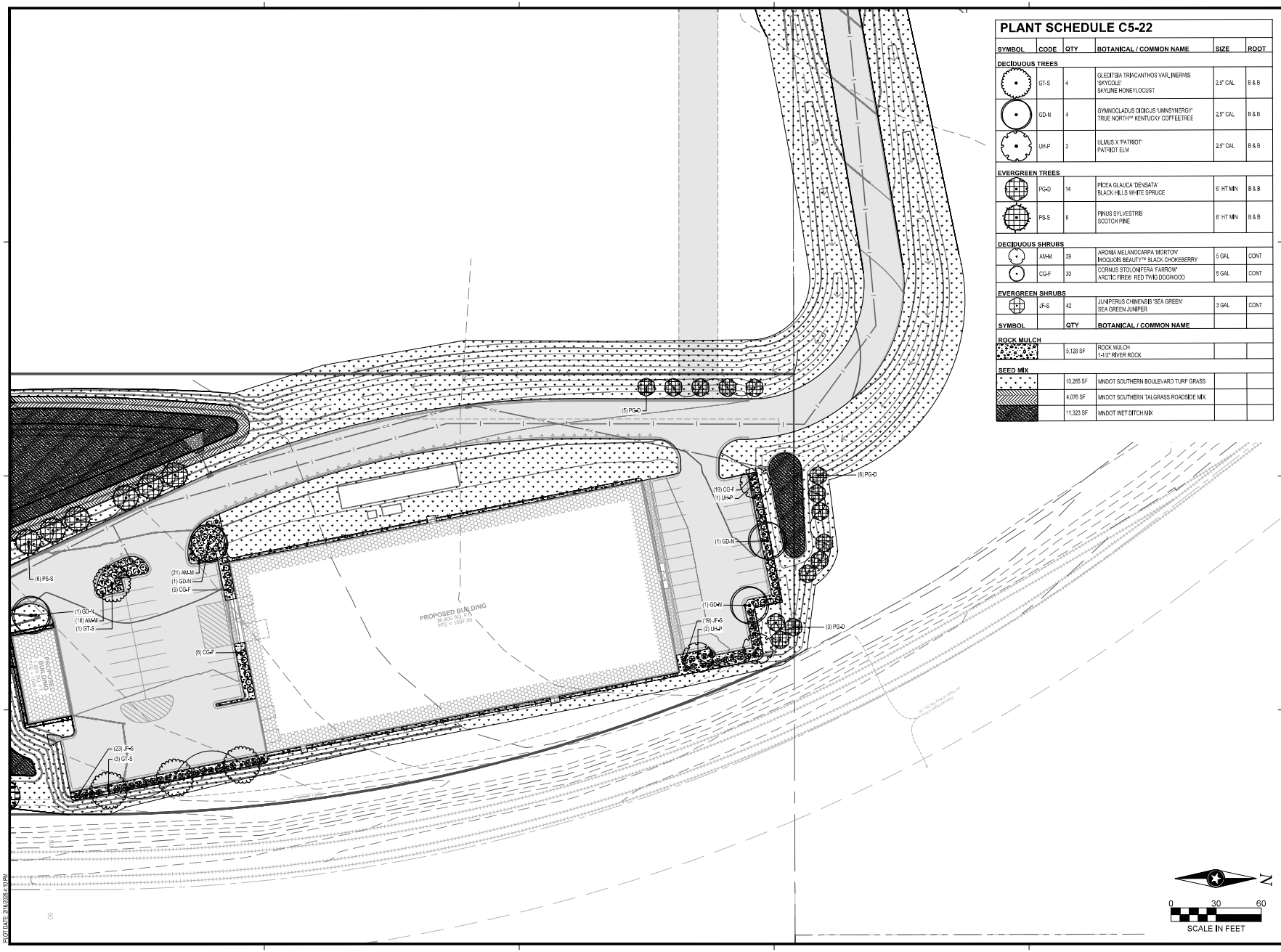
SHEET

C5-21

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:11 PM



PLANT SCHEDULE C5-22

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	GT-S	4	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	4	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	3	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	14	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PS-S	6	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	39	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	30	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	42	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		5,128 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		10,265 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		4,076 SF	MNDOT SOUTHERN TALGRASS ROADSIDE MIX		
		11,323 SF	MNDOT WET DITCH MIX		

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

C5-22

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:10 PM



PLANT SCHEDULE C5-23

SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	4,226 SF	MNDOT MESIC INSLOPE MIX

N

0 30 60

SCALE IN FEET

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

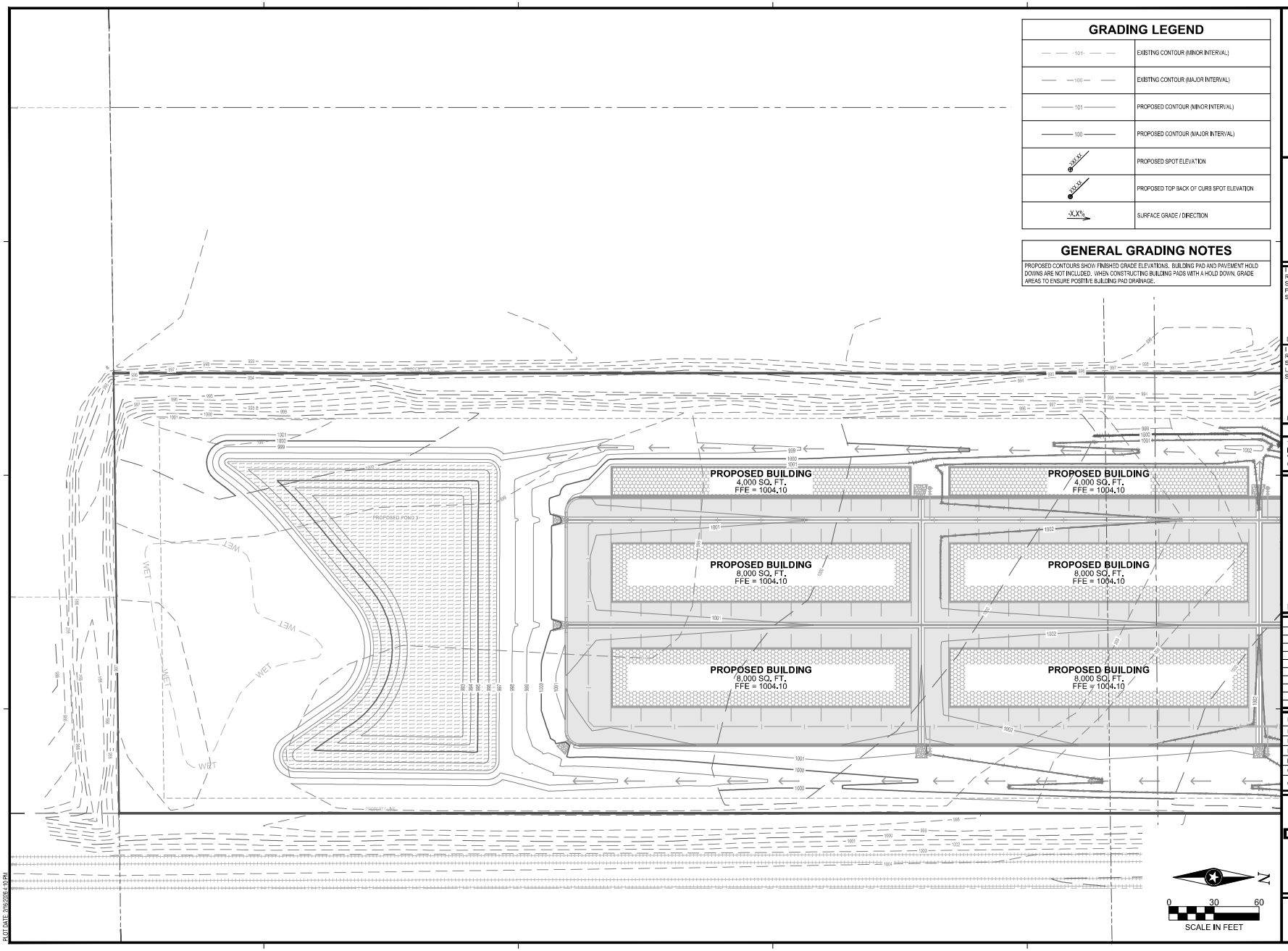
SHEET

C5-23

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/16/2026 4:10 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-20

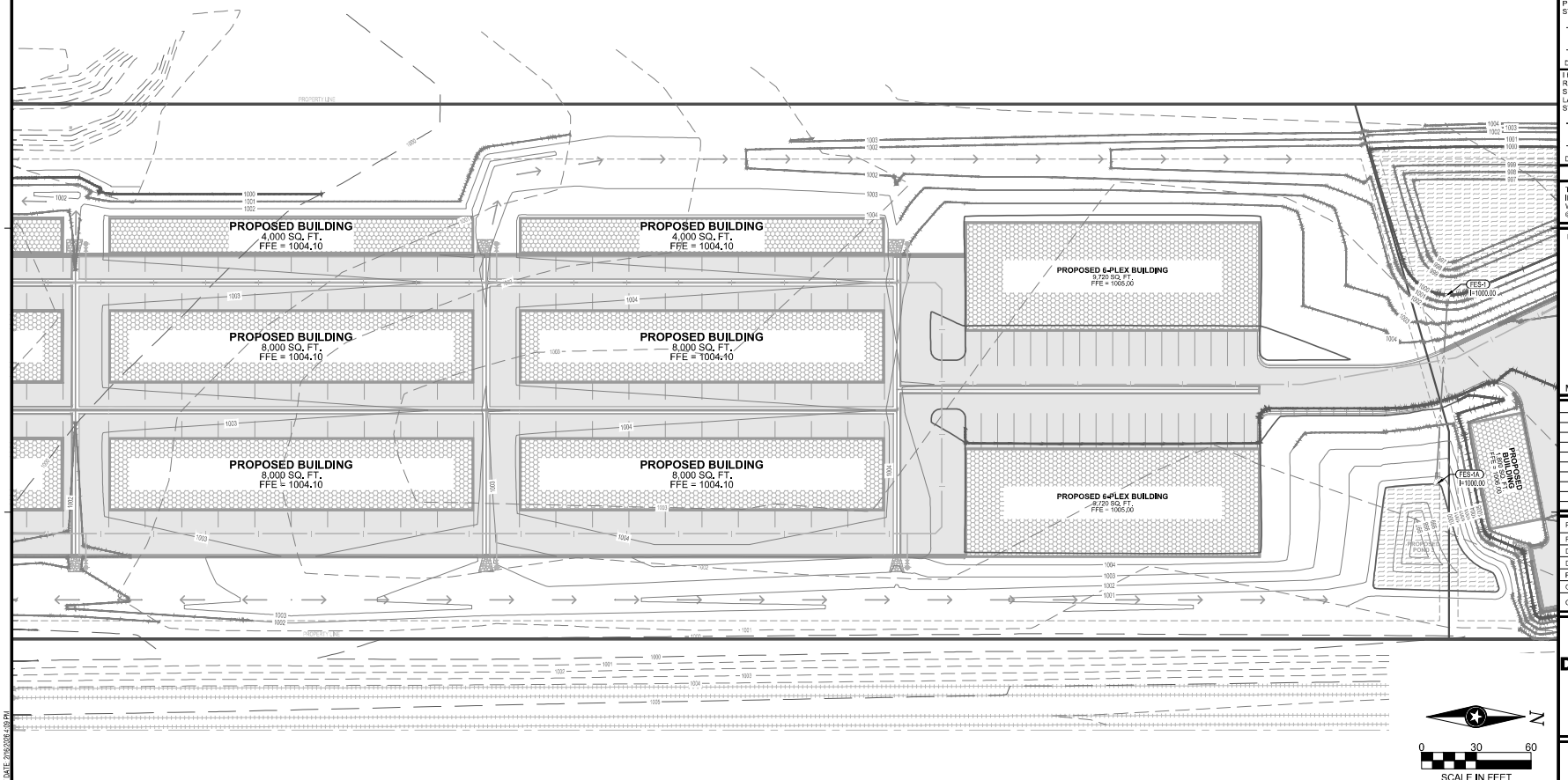
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PLOT DATE: 7/26/2024 4:10 PM

GRADING LEGEND	
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
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GENERAL GRADING NOTES

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N

0 30 60

SCALE IN FEET

PLOT DATE: 2/6/2026 4:09 PM

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

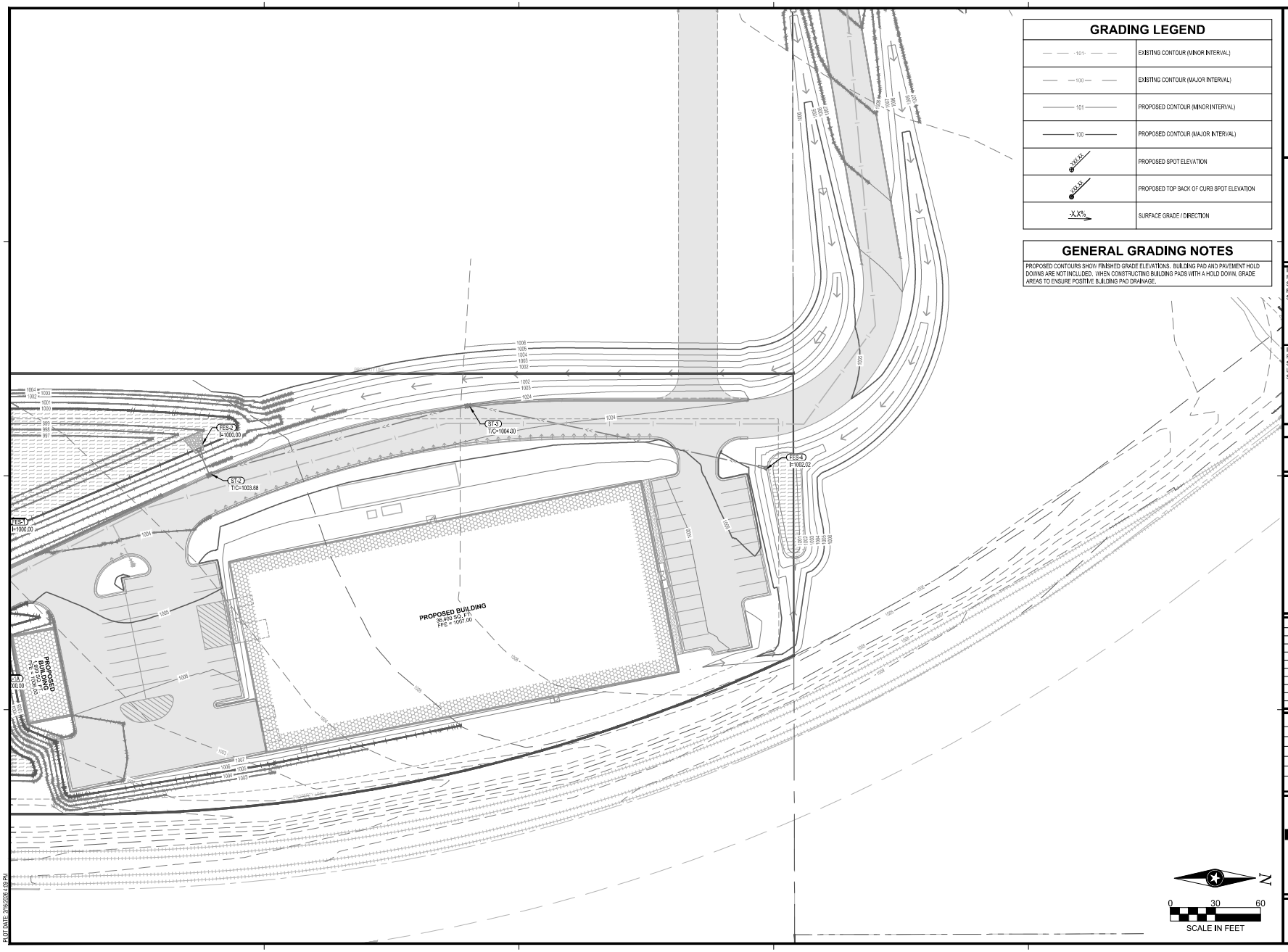
PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-21



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
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TITLE

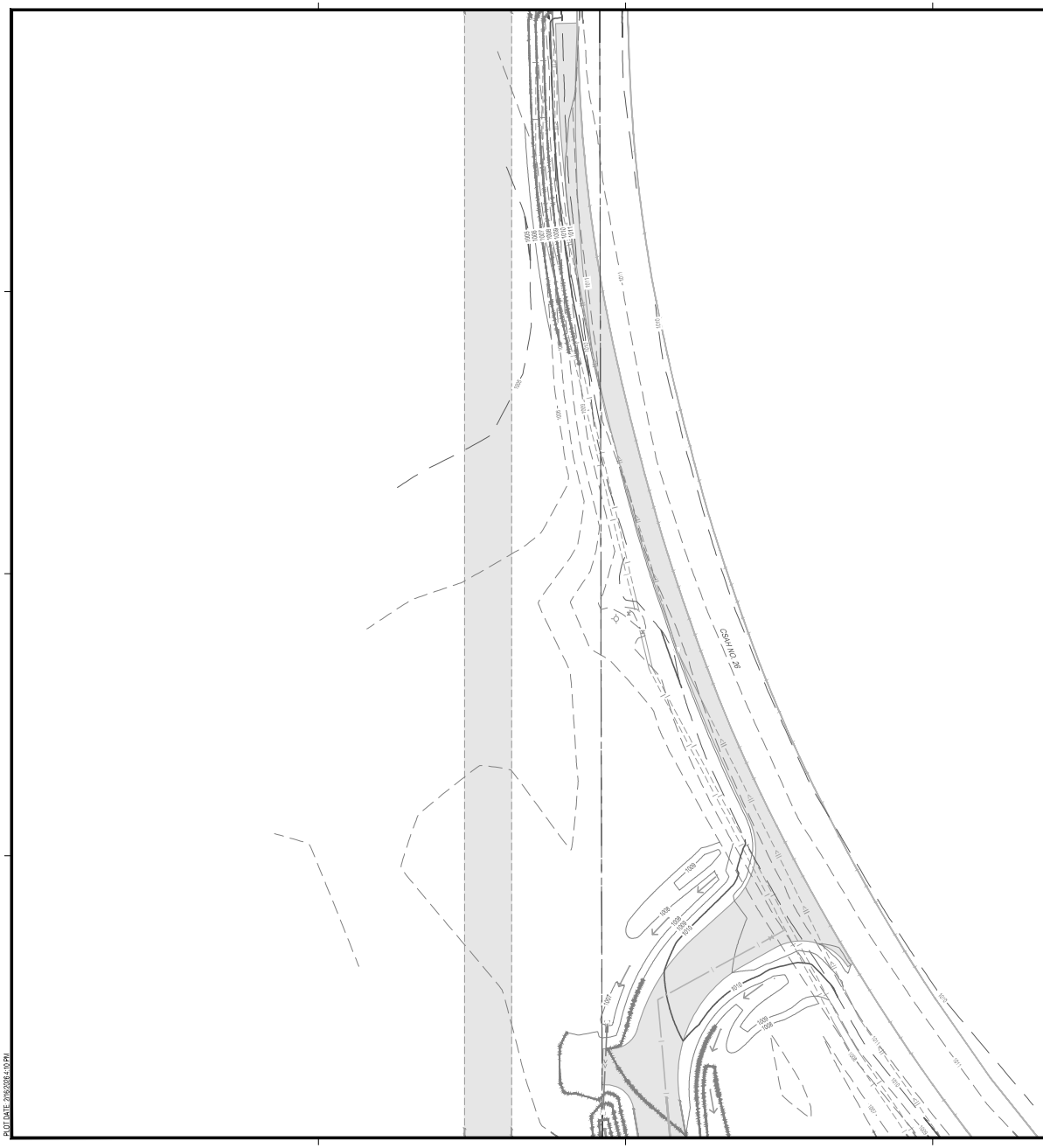
DETAILED GRADING PLAN

SHEET

C4-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 7/26/2024 4:09 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
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N

0 30 60

SCALE IN FEET

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

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PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
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CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-23

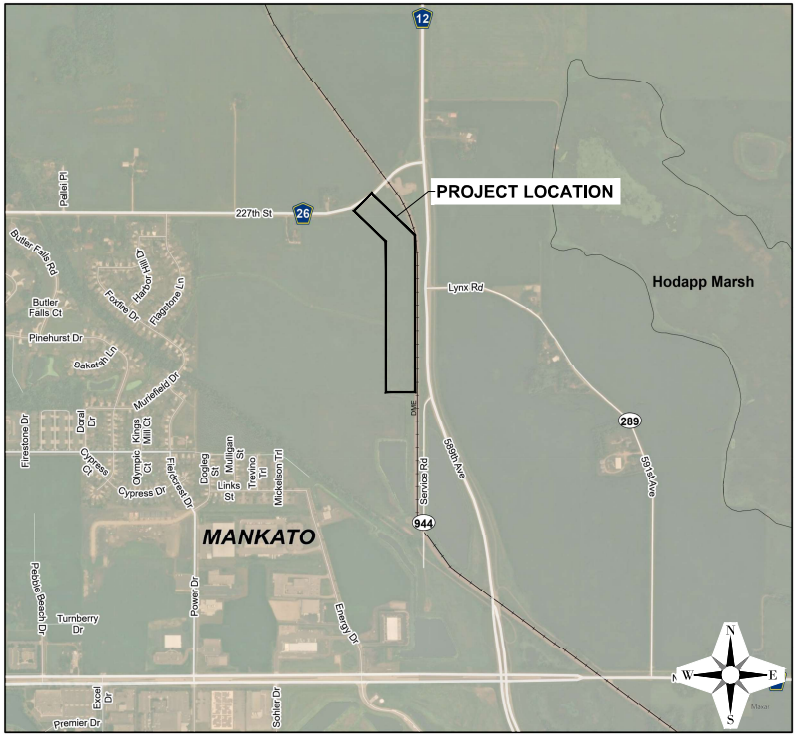
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 7/26/2024 4:10 PM

THE STATION

MANKATO, MINNESOTA

ISG PROJECT # 25-32735



LOCATION MAP

0 1,000 2,000

SCALE IN FEET

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	CSAH 26 MANKATO, MINNESOTA 56001	
ZONING:	XXX	
SITE/LOT AREA:	546,395 SF	(12.5 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	0'	0'
SIDE YARD	0'	0'
REAR YARD	0'	0'
PARKING DATA		
LAND USE CLASSIFICATION	MINI-STORAGE, WAREHOUSING, AND GENERAL OFFICE	
PARKING SPACES REQUIRED (CODE)	MINI-STORAGE: ONE PARKING STALL FOR EVERY TWO STORAGE UNITS; A PARKING SPACE ADJACENT TO A STORAGE UNIT MAY BE COUNTED AS ONE PARKING SPACE WAREHOUSING AND WHOLESALE BUSINESS: THREE OFF-STREET PARKING SPACES, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT. GENERAL OFFICE STANDARDS: ONE PARKING SPACE PER EACH 250 SQ. FT. OF GROSS FLOOR AREA.	
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	MINI-STORAGE: 412 UNITS / 2 = 206 SPACES WAREHOUSING: 3 SPACES + 4 EMPLOYEES ON THE LARGEST WORKING SHIFT = 7 SPACES 2,500 SQ. FT. OFFICE AREA: 11 SPACES TOTAL = 224 SPACES	
PARKING STALLS PROVIDED		
STANDARD	275	
ACCESSIBLE	7	
TOTAL	282	

PROJECT CONTACTS

COMPANY NAME	CONTACT	PHONE NUMBER
RICKWAY CARPET	ADAM KOPESKY	507.340.0898

SHEET INDEX

C0-10 TITLE
C0-11 LEGENDS AND NOTES
C2-10 EXISTING SITE
C3-10 OVERALL SITE PLAN
C3-20 SITE PLAN
C3-21 SITE PLAN
C3-22 SITE PLAN
C3-23 SITE PLAN
C3-30 OVERALL UTILITY PLAN
C3-40 UTILITY PLAN
C3-41 UTILITY PLAN
C3-42 UTILITY PLAN
C4-10 OVERALL GRADING PLAN
C4-20 DETAILED GRADING PLAN
C4-21 DETAILED GRADING PLAN
C4-22 DETAILED GRADING PLAN
C4-23 DETAILED GRADING PLAN
C5-10 OVERALL SITE RESTORATION AND PLANTING PLAN
C5-20 SITE RESTORATION AND PLANTING PLAN
C5-21 SITE RESTORATION AND PLANTING PLAN
C5-22 SITE RESTORATION AND PLANTING PLAN
C5-23 SITE RESTORATION AND PLANTING PLAN
C5-30 PLANTING NOTES AND DETAILS
E2-00 SITE PHOTOMETRICS PLAN

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C0-TITLE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INDEX:

OWNER:

AJK MANKATO HOLDINGS, LLC
33546 15TH STREET
JANESVILLE, MINNESOTA 56048
PHONE: 507.340.0898

PROJECT ADDRESS / LOCATION:

S:33 T:109N R:26W

MANKATO, MINNESOTA 56001

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: NATHAN HERMER
EMAIL: NATHAN.HERMER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2023 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN APRIL 2023 BY SISU.

PLOT DATE: 7/26/2024 4:07 PM

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
UV	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GSV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
W	WATER MAIN	W
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
x	FENCE LINE	x
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BFE	BASEMENT FLOOR ELEVATION
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCHMARK
CAD	COMPUTER-AIDED DESIGN
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IRON PIPE
CIPC	CAST IN PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CR	COUNTY ROAD
CY	CUBIC YARD
C&G	CURB AND GUTTER
DEMO	DEMOLITION
DI	DROP INTAKE
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EQ	EQUAL
EX	EXISTING
F/G	FORM GRADE
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFE	GARAGE FLOOR ELEVATION
GL	GUTTER LINE
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HD	HEAVY DUTY
HH	HANDHOLE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HR	HOUR
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRANT
I	INVERT
ID	INSIDE DIAMETER
IN	INCH
INV	INVERT
IP	IRON PIPE
IPS	IRON PIPE SIZE
J-BOX	JUNCTION BOX
JT	JOINT
LF	LINEAR FEET
LIN	LINEAR
LPS	LOW PRESSURE STEAM
LS	LUMP SUM
LSO	LOWEST STRUCTURAL OPENING
MAX	MAXIMUM
MB	MAIL BOX
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
NO	NUMBER
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OVERHEAD
OHWL	ORDINARY HIGH WATER LEVEL
OHD	OVERHEAD DOOR
OZ	OUNCE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTAL, PEDESTRIAN
PERF	PERFORATED
PL	PROPERTY LINE
PP	POLYPROPYLENE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIM
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REM	REMOVE
ROW	RIGHT OF WAY
RW	RIGHT OF WAY
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SPEC	SPECIFICATION
SQ	SQUARE
STA	STATION
STM	STORM
SY	SQUARE YARD
T/C	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TNFH	TOP NUT OF FIRE HYDRANT
TRANS	TRANSFORMER
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UT	UTILITY, UNDERGROUND TELEPHONE
VCP	VITRIFIED CLAY PIPE
WO	WITHOUT
W	WITH
YD	YARD
YR	YEAR

PLOT DATE: 2/6/2026 4:11 PM

ISG

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

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C0-TITLE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

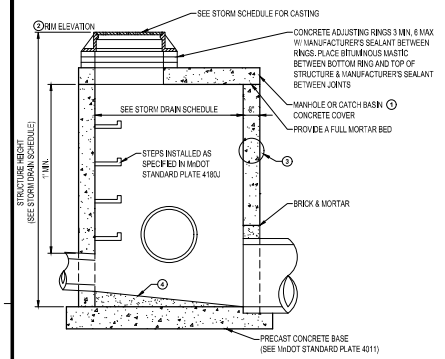
TITLE

LEGENDS AND NOTES

SHEET

C0-11

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



KEY NOTES:

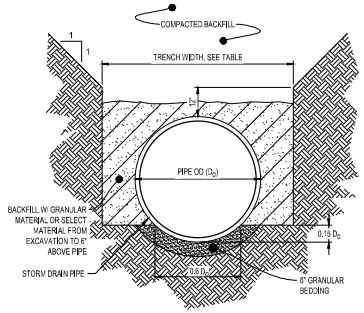
① WHEN USED AS A CATCH BASIN AND REQUIRING A RECTANGULAR OPENING, USE 4022 CONCRETE COVER.

② WHEN REFERRING TO A CURB CATCH BASIN, USE TOP BACK OF CURB ELEVATION.

③ WALL CONSTRUCTION MAY BE: CLASS II PRECAST PIPE (MnDOT STANDARD PLATE 3003); CAST IN PLACE CONCRETE MEETING THE REQUIREMENTS OF CLASS II PIPE; OR MASONRY CONSTRUCTION, BRICK OR BLOCK (MnDOT STANDARD PLATE 4090).

④ PROVIDE MORTAR FILLETS TO FIT BOTTOM PORTIONS OF PIPE TO DIRECT FLOW TO OUTLET.

4020
MANHOLE OR CATCH BASIN
NTS

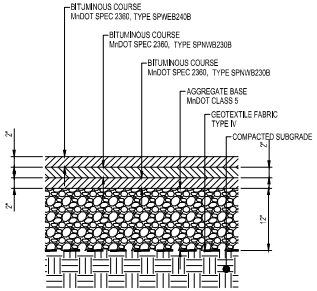


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D_O + 24"
42" TO 54"	1.5 x D_O
60" OR OVER	D_O + 36"

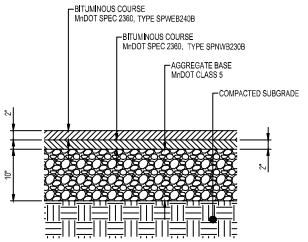
NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

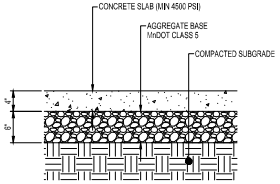
NON-CONCRETE
STORM DRAIN PIPE BEDDING
NTS



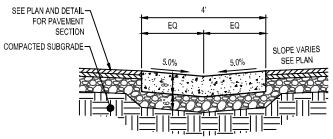
RIGHT TURN LANE
BITUMINOUS PAVEMENT
NTS



STANDARD
BITUMINOUS PAVEMENT
NTS



CONCRETE WALK
NTS



CONCRETE VALLEY GUTTER
NTS

ISG

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PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C0-SITE DETAILS
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILS

SHEET

C0-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 7/9/2026 4:08 PM

Stormwater Management Report

The Station
Mankato, Minnesota

January 27, 2026

Project No. 25-32735

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
City of Mankato
Cory Bienfang, City Engineer
10 Civic Center Plaza
Mankato, MN 56001
507.387.8643
cbienfang@mankatomn.gov

FROM:
ISG
Nathan Hermer, **P.E.**
115 East Hickory Street + Suite 300
Mankato, Minnesota 56001
507.387.6651
Nathan.Hermer@ISGInc.com

SIGNATURE SHEET

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

_____

Nathan J. Hermer, **P.E.**
Project Engineer
Reg. No. 54848

ISG
115 East Hickory Street + Suite 300
Mankato, MN 56001

The Station
Mankato, MN

Engineer's Project Number: 25-32735

Dated this 27th day of January 2026

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Stormwater System Overview 2
Water Quality 3
Conclusion 3

APPENDICES

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Appendix B: Basin Calculations ..... B

INTRODUCTION

This stormwater management report was prepared to facilitate improvements for the Station in Mankato, MN. The project site is located in the southwest quadrant of the CSAH 23 and CSAH 12 intersection, west of the railroad tracks. The property area is 13.39 acres. The proposed development will include a new Rickway Carpet warehouse, office, and showroom, along with 412 self-storage units. The improvements will include grading, underground utility installation, curb and gutter, stormwater management basins, and pavement surfacing.

In concurrence with the production of site plans, hydrologic and hydraulic models were developed to generate the data presented within this report. Given that the project will disturb more than one acre of land, an NPDES Construction Stormwater Permit will be required. This project is also subject to the City of Mankato's stormwater rate control and water quality requirements.

DRAINAGE CONDITIONS

Existing Site

The project property has been historically farmed and has a drainage ditch along the east, south, and south third of the west property line. There is one wetland located along the southern property line that accepts runoff from the east ditch and area directly north of the wetland, identified as the "South Drainage Area" on the existing drainage map located in Appendix A. The existing wetland discharges into the south ditch via overland flow.

There are three remaining drainages; the "Northern Drainage Area" generally flows from west to east discharging into the existing east ditch; the "Central Drainage Area" generally flows from east to west discharging into the existing west ditch; and the remaining area is within the existing ditch.

An existing conditions drainage map is available in Appendix A.

Table 1. Existing Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
North	6.10	0.0	6.10	East Ditch
Central	3.60	0.0	3.60	West Ditch
South	3.01	0.0	3.01	Wetland – South Ditch
Ditch	0.68	0.0	0.68	-
Total	**13.39**	**0.0**	**13.39**	-

Proposed Site

The proposed project will provide traffic circulation and parking for self-storage units and Rickway Carpet warehouse, office, and showroom, supporting utilities, and stormwater management basins. The project will result in a net increase in impervious area of 7.19 acres.

Wetland impacts have been avoided, and the wetland buffer will be provided per local regulations. The existing east ditch currently discharges into the existing wetland, which has a low pool before discharging to the south ditch. The proposed project will not change the existing east ditch, and it will continue to discharge into the existing wetland.

There are five proposed drainage areas as outlined in Table 2 below. A proposed drainage map is located in Appendix A.

Table 2. Proposed Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
North Pond	4.08	2.18	1.90	East Ditch
South Pond	6.40	5.01	1.39	East/West Ditch
Wetland	0.64	0.00	0.64	South Ditch
East Ditch	1.39	0.00	1.39	-
West Ditch	0.88	0.00	0.88	-
Total	**13.39**	**7.19**	**6.2**	-

Soil Conditions

The USDA's websoil survey was used to review the existing soils and the project site is predominately clay loam. Therefore, the site was modeled using Hydraulic Soil Group (HSG) D soils.

STORMWATER MANAGEMENT

Stormwater Regulations

The location of the project involves two agencies with stormwater management requirements: the Minnesota Pollution Control Agency (MPCA NPDES Construction Stormwater Permit) and the City of Mankato. The project exceeds all agencies' disturbance thresholds, and as such, must meet all applicable stormwater rate control and water quality requirements. The City of Mankato standards are more stringent than the MPCA requirements; thus, meeting the City of Mankato's requirements indicates that the site inherently complies with MPCA regulations.

Stormwater System Overview

Hydrologic and hydraulic calculations were performed for the existing and proposed drainage conditions using the rainfalls depths obtained for the City of Mankato and the MSE-3 24-hour rainfall distribution curve. The stormwater management system consists of three basins that were modeled in HydroCAD to ensure the site meets rate control and water quality standards. Given the poor soils, infiltration was deemed infeasible for the site, and each basin will be a wet detention basin.

Basin discharge points are shown on the Proposed Drainage Map in Appendix A and final design elevations, discharge rates, and high-water levels (HWL) for each storm event will be provided with the final design.

Stormwater Rate Control

The City of Mankato requires that the proposed peak discharge rate does not exceed the existing peak discharge rates for the 2-, 10-, and 100-year 24-hour rainfall events. An overall summary of the existing and proposed peak discharge rates is available in Table 3. The peak discharge rates decrease from existing conditions for each storm event.

Table 3. Peak Discharge Rates

Storm Event	Existing [cfs]	Proposed [cfs]
2-year	7.82	6.21
10-year	18.57	14.38
100-year	44.31	31.19

Wetland Hydrology

Permanent construction impacts will not be performed within the wetland's boundary; however, the proposed site modifications will alter the wetland's hydrology. The volume of water directed to the wetland will increase as part of the project, which ensures the wetland has adequate water supply.

Water Quality

WATER QUALITY VOLUME

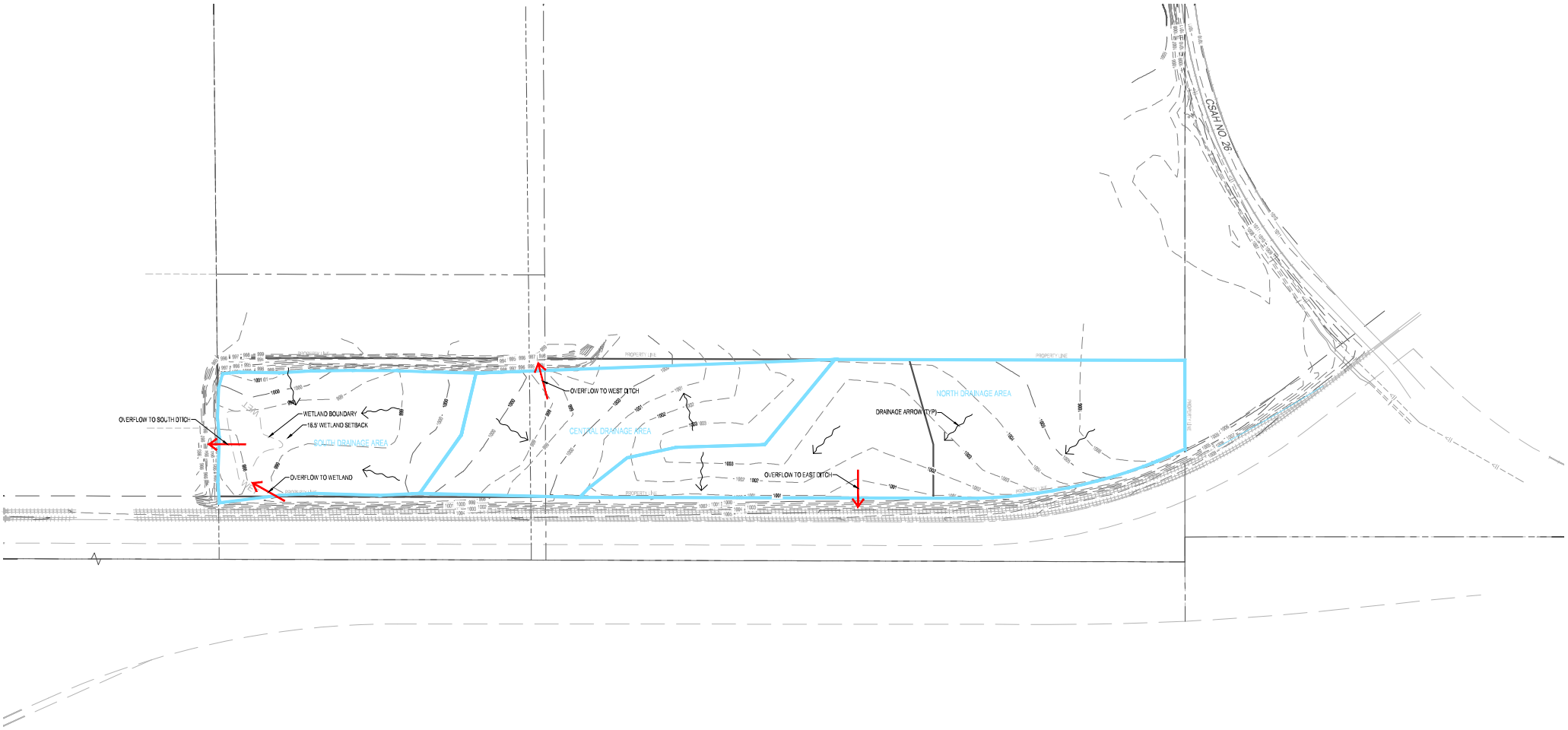
The City of Mankato requires that 1.1 inches of runoff across new and reconstructed impervious surfaces be retained as the water quality volume. If the volume requirement is met, then Total Suspended Solids (TSS) and Total Phosphorus (TP) requirements shall be considered met.

Due to the predominately clay soil, multiple wet detention basins are proposed to meet the water quality requirements. Appendix B shows the calculations of dead storage and water quality discharge rate for the northern two basins and the southern basin.

CONCLUSION

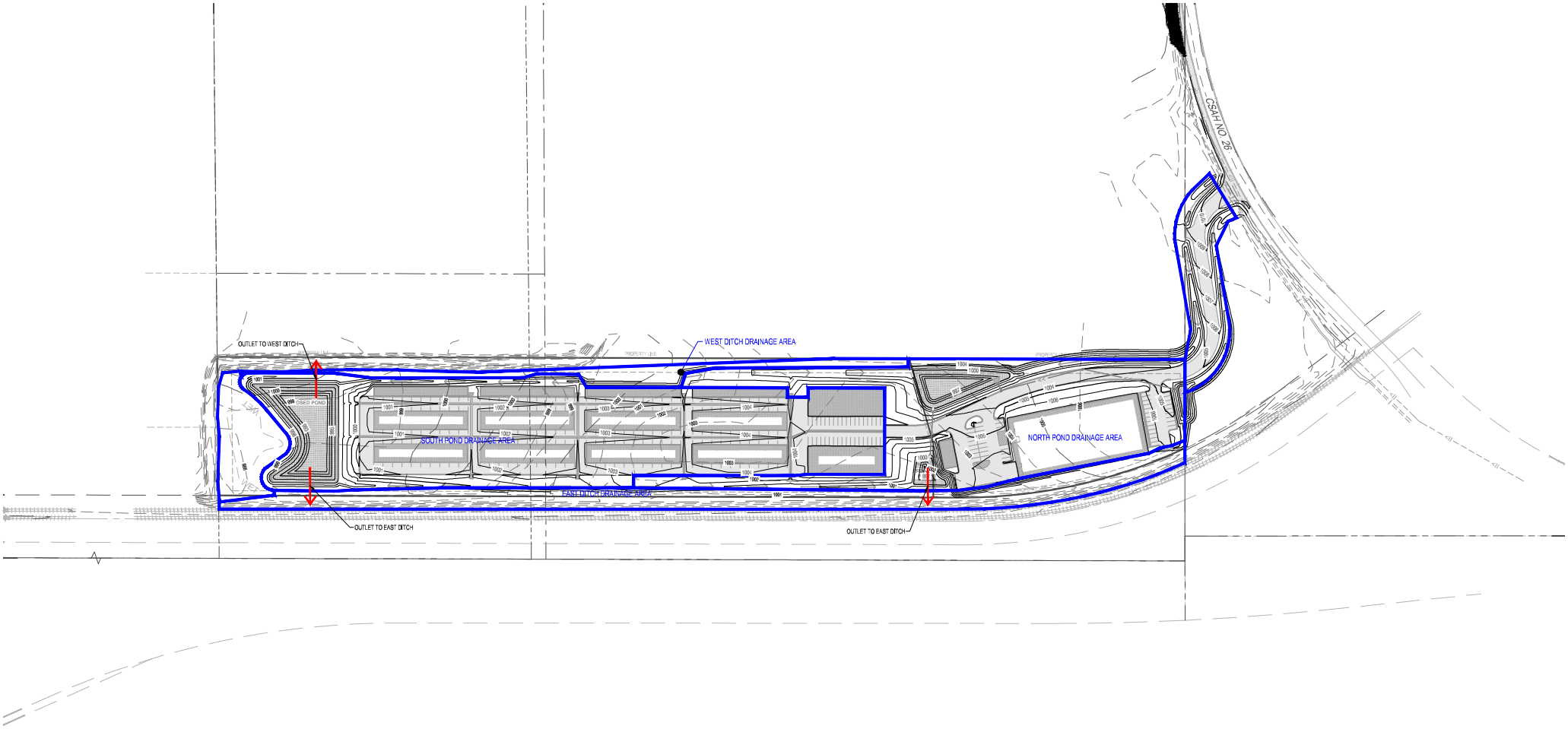
The proposed project provides a stormwater management system that meets all MPCA NPDES and City of Mankato requirements. The NPDES Construction Stormwater Permit will be applied for prior to construction and available as soon as the permit is obtained. The proposed project as designed provides rate control, water quality volume, and detention requirements.

Appendix A: Existing + Proposed Condition Drainage Maps



Existing Drainage Map

0 100 200
SCALE IN FEET



Proposed Drainage Map

0 100 200
SCALE IN FEET

Appendix B: Basin Calculations

MPCA Storage Calculations

Project No. 25-32735
Date 6/23/25
By NJH

Project Name: The Station
Pond ID: Pond 1 + 2

DETENTION BASIN

Amount of Dead Storage	11492.00	Cubic Feet	
Total Drainage Area to Basin	177593	Square Feet	
Total Required Dead Storage	7338.55	Cubic Feet	
Dead Storage Check	Ok		
New Impervious Area to Basin	94953.00	Square Feet	
Required Water Quality Volume (1.1")	8704.03	Cubic Feet	
Pond elevation at	20196.03	cubic feet of total storage	1001.2
Pond Surface Area at elevation	1001.2	8497	Square Feet
Pond Discharge at elevation	1001.2	1.05	cfs
Allowable discharge	1.10	cfs	
Discharge Check	Ok		

MPCA Storage Calculations

Project No. 25-32735
Date 6/23/25
By NJH

Project Name: The Station
Pond ID: Pond 3

DETENTION BASIN

Amount of Dead Storage	53326.00	Cubic Feet	
Total Drainage Area to Basin	278632	Square Feet	
Total Required Dead Storage	11513.72	Cubic Feet	
Dead Storage Check	Ok		
New Impervious Area to Basin	218420.00	Square Feet	
Required Water Quality Volume (1.1")	20021.83	Cubic Feet	
Pond elevation at	73347.83	cubic feet of total storage	997.2
Pond Surface Area at elevation	997.2	27379	Square Feet
Pond Discharge at elevation	997.2	3.42	cfs
Allowable discharge	3.56	cfs	
Discharge Check	Ok		

DESIGN LOADS

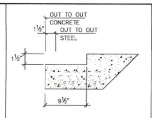
BUILDING CODE:	IBC21	
DEAD LOAD:	3.0	PSF
ROOF LIVE LOAD:	20.0	PSF
COLLATERAL LOAD:	0.5	PSF
GROUND SNOW LOAD:	10.0	PSF
ROOF SNOW LOAD:	10.0	PSF
WIND LOAD:	115.0	MPH
WIND EXPOSURE:	C	
SITE CLASS:	d	
SEISMIC S_s FACTOR:	0.0600	
SEISMIC S_1 FACTOR:	0.0212	

REACTION LOADS AT POST LOCATIONS

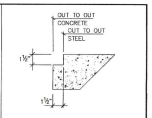
DL + LL + COL :	2.24	KIPS
DL + WL :	-0.67	KIPS
LONGITUDINAL HORIZONTAL WIND LOAD :	±0.28	KIPS

EXPANSION ANCHOR INSTALLATION NOTES

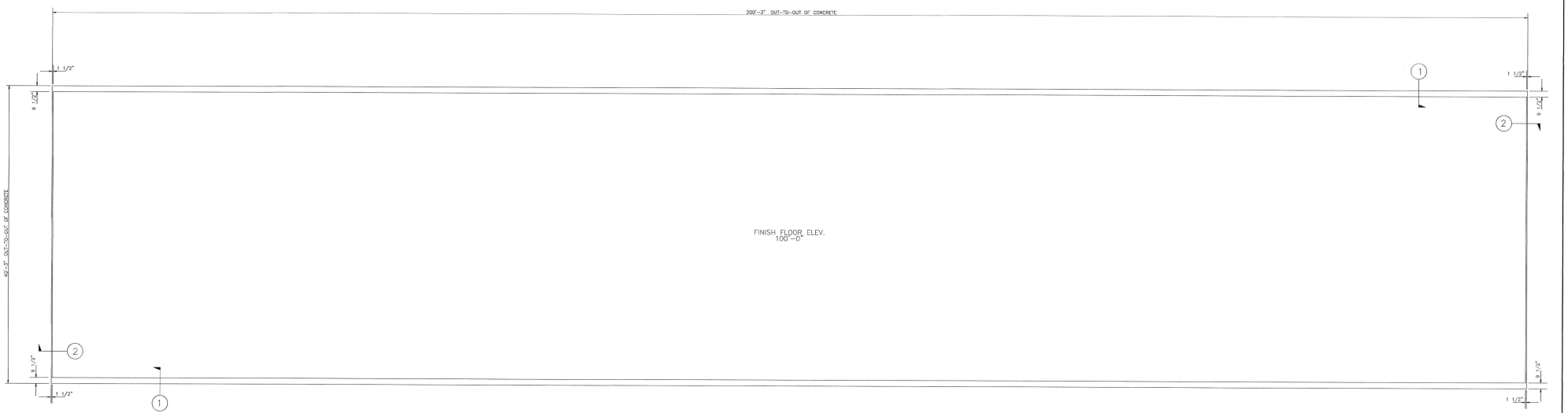
1) USING A 3/8"ø CONCRETE DRILL BIT, DRILL HOLE TO 2½" DEPTH. CLEAN HOLE.
2) TAP IN 3/8" x 3" WEDGE ANCHOR WITH HAMMER.
3) PLACE THE CHANNEL/CLIP/ANGLE ONTO WEDGE ANCHOR.
4) PLACE WASHER AND NUT ONTO WEDGE ANCHOR & TIGHTEN NUT.



SECTION 1



SECTION 2



FOUNDATION PLAN

BUILDING FOUNDATION NOTE

THIS BUILDING IS DESIGNED FOR ALL BUILDING COLUMNS/STUDS/JAMBS TO SIT AT THE DESIGNATED HEIGHT SHOWN ON THE PLANS. FOUNDATION MUST BE AT A LEVEL GRADE (SLOPING GRADES ARE NOT ALLOWED).

GENERAL NOTES

1. ALL STUDS/JAMBS SHOWN ON STUD PLAN CAN NOT BE MOVED.
2. FOUNDATION DESIGN OR ANY OTHER CONCRETE DESIGN IS NOT BY THE METAL BUILDING MANUFACTURER (CONSULT A LOCAL REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF FOUNDATION AND CONCRETE WORK) UNLESS OTHERWISE STATED ON YOUR SALES ORDER.
3. DRAWINGS ARE NOT TO SCALE (UNLESS NOTED OTHERWISE) SO THE DIMENSIONS SHOWN MUST TO BE FOLLOWED. DRAWINGS/DETAILS MAY NOT LOOK PROPORTIONATE.

MATERIAL SPECIFICATIONS

EXTERIOR ROOF AND WALL PANELS (29, 26 or 24 Gauge):
TYPE: HI-RIB OR ARCHITECTURAL
29 & 26 GAUGE PANEL: [SS Grade 80] Fu=80 ksi
24 GAUGE PANEL: [SS Grade 50] Fu=50 ksi

INTERIOR LINER PANEL (26 or 29 Gauge):
TYPE: HI-RIB OR ARCHITECTURAL
29 GAUGE PANEL: [SS Grade 80] Fu=80 ksi
26 GAUGE PANEL: [SS Grade 50] Fu=50 ksi

PAINTED PANEL: ASTM A792, AZ 50 ALUMINUM/ZINC ALLOY COATED
GALVALUME PANEL: ASTM A792, A255 ALUMINUM/ZINC ALLOY ACRYLIC COATED

PURLINS, GIRTS, EAVE STRUTS AND CHANNELS:
ASTM A1011 SS or HSLAS CLASS 1 GRADE 55 – PRIMED
ASTM A1011 SS or HSLAS CLASS 1 GRADE 55 – GALVANIZED TO ASTM A653 G90

BOLTS: WEDGE ANCHOR BOLTS: 3/8" ø

TRIM: (26#G40&.) ASTM A792, SS GRADE 50, AZ 50 ALUMINUM/ZINC ALLOY COATED.

FASTENERS: ALL SELF-DRILLING AND SELF-TAPPING SHEET METAL SCREWS WILL CONFORM TO THE FOLLOWING:

- ¼"-14 x ⅞" TEK 1 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12-14 X 1¼" TEK 2 or TEK 3 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12-14 X 1½" TEK 2 or TEK 3 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12-14 X 1¾" TEK 5 SELF-DRILL SCREW CONFORMS TO SAE J78-98 WITH SEALING WASHER.
- #12 X 1" TYPE AB TAPPING SCREW CONFORMS TO ANSI STANDARD B18.6.4 WITH SEALING WASHER.

BRACING: STRAPPING: ASTM D3953

ANGLES: ASTM A36

PANEL w/DRIP STOP INSTALLATION NOTES

PANELS WITH DRIP STOP CONDENSATION CONTROL MUST BE PROPERLY PREPARED AT EAVES, ENDLAPS & RIDGE CAPS TO PREVENT MOISTURE FROM WICKING FROM THE OUTSIDE. THE DRIP STOP MUST BE GLAZED WITH A HEAT GUN. HOLD THE HEAT GUN APPROXIMATELY 1"–2" AWAY FROM PANEL UNTIL IT MELTS, KEEP IN CONSTANT MOTION TO PREVENT OVERHEATING.
SEE DRIP STOP INSERT PAGE FOUND IN DRIVERS PACKAGE.

VERIFY WIDTH AND LENGTH DIMENSIONS

CHECK YOUR STUD LAYOUT PLAN TO MAKE CERTAIN THAT ALL THE DIMENSIONS SHOWN AGREE WITH THE DIMENSIONS ON YOUR SALES ORDER. DIMENSIONS SHOWN ON THE SALES ORDER REFER TO STEEL LINES (OUTSIDE FACE OF GIRTS/FRAMING) OF THE BUILDING.

SHEETING & TRIM TABLE

SHEETING	TYPE	COLOR
ROOF	26 GA. HI-RIB w/ Drip Stop	WH = Polar White
WALL	26 GA. HI-RIB	RB = Hawaiian Blue
PARTITION	29 GA. R	GA = Galvalume Plus
SOFFIT	N/A	N/A
HALLWAY	N/A	N/A
LINER	N/A	N/A

TRIM	COLOR	TRIM	COLOR
EAVE	BK = Black	PANEL BREAK	BK = Black
GABLE	BK = Black	MULLION	BK = Black
CORNER	BK = Black	HALLWAY	N/A
FRAMED OPENING	BK = Black	LINER	N/A
BASE	BK = Black	PARTITION	GA = Galvalume Plus
GUTTER	BK = Black		
DOWNSPOUT	BK = Black		

MANUFACTURER (ND FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS.

IAS AC472 # MB-216 & MB-104
CSA A660 / CSA W47.1 DIVISION 2
CLARK COUNTY, NV/ #00205, SAN BERNARDINO COUNTY, CA/ #285
CITY OF HOUSTON/ #729
CITY OF LOS ANGELES TYPE I FABRICATOR / LWS / HSS / #1015
CITY OF PHOENIX/ #C17-2022

MANUFACTURER (SC FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS.

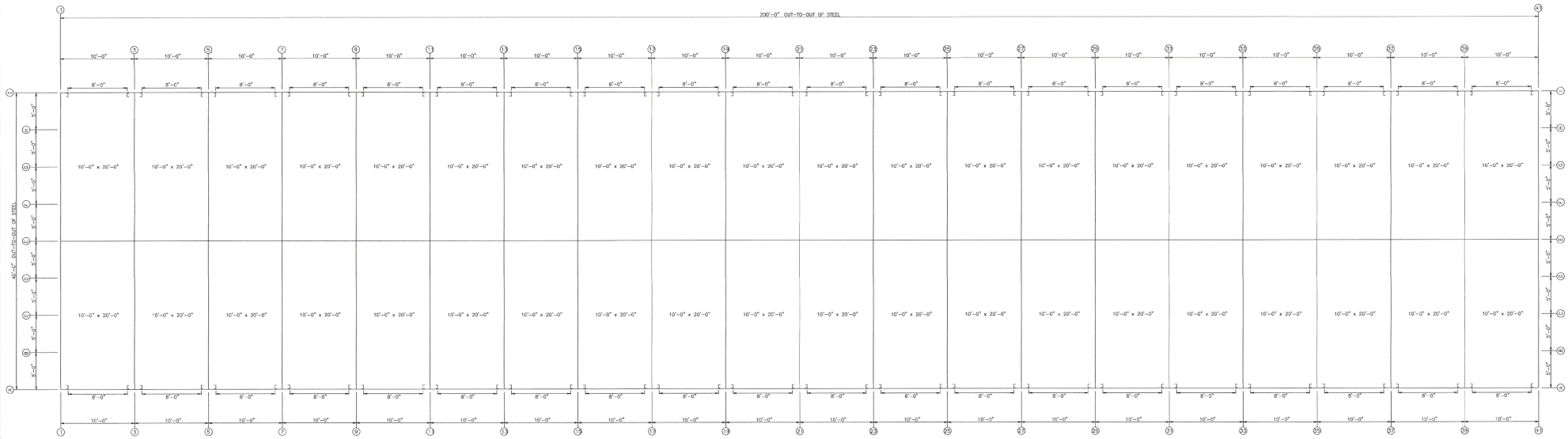
IAS AC472 # MB-216 & MB-105
CERTIFICATE OF COMPETENCY: MIAMI-DADE COUNTY/#22-0519.01
CITY OF HOUSTON/ #729A
CITY OF PHOENIX/ #C16-2022

SALEH GIABALLA REGISTERED ENGINEER AGRICULTURE No. 105093 STATE OF TENNESSEE

REV.	10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

BUYER: Home Run Public Storage LLC	DRAWN BY: MBS
CUST. : Home Run Public Storage LLC	9/ 5/23
SITE : Memphis, TN	CHECK BY: AM
DESCR: See Elevations	9/ 6/23
SCALE: NONE	DES. ENG. :
P.O. : 114824	SHEET NO. A1 OF 3



UNIT LAYOUT

REV. 10/02/23 AM GENERAL REVISION

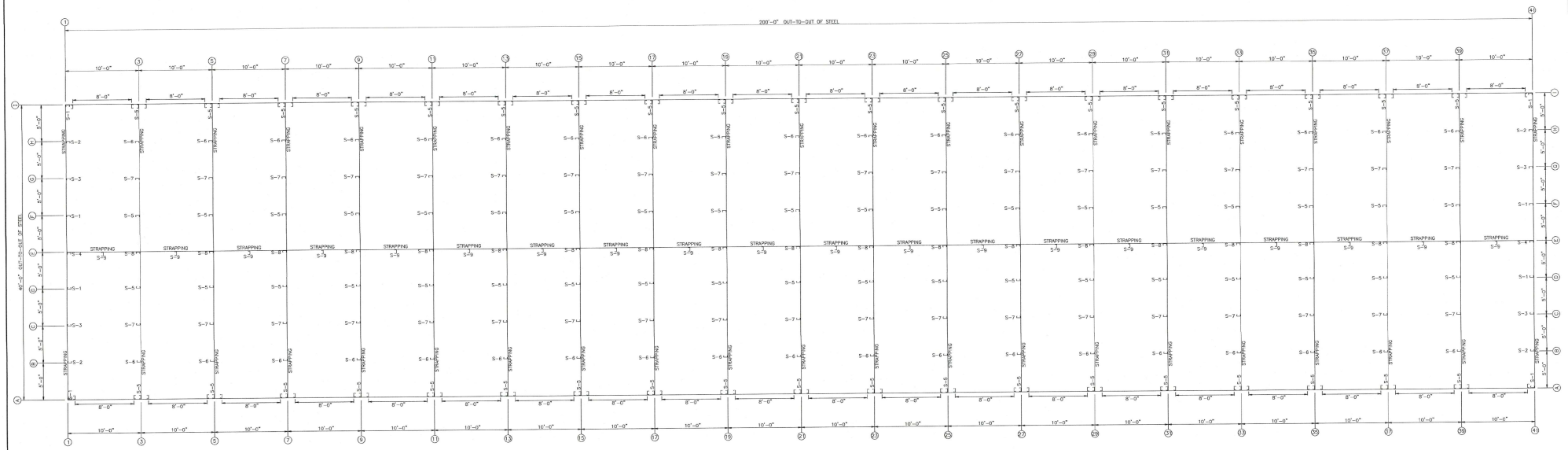
Sunward Steel Buildings

BUYER: Home Run Public Storage LLC
CUST. : Home Run Public Storage LLC
SITE : Memphis, TN
DESCR: See Elevations
SCALE: NONE
P.O. : 114824

DRAWN BY: MBS 9/ 5/23
CHECK BY: AM 9/ 6/23
DES. ENG. :

SHEET NO. A2 OF 3

MEMBER TABLE	
MARK	PART
S-1	6C16
S-2	6C16
S-3	6C16
S-4	6C16
S-5	4C16
S-6	4C16
S-7	4C16
S-8	4C16
S-9	4C16



STUD LAYOUT

REV. 10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

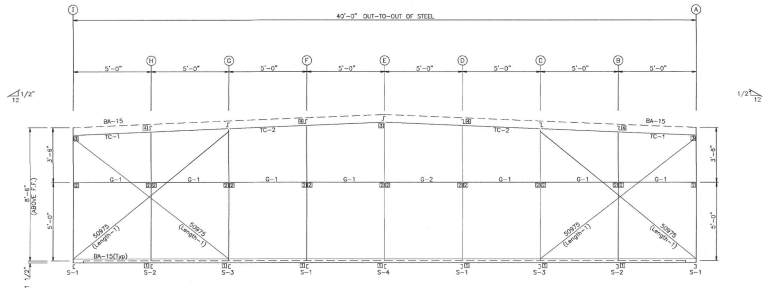
BUYER: Home Run Public Storage LLC
CUST. : Home Run Public Storage LLC
SITE : Memphis, TN
DESCR: See Elevations
SCALE: NONE
P.O. : 114824

DRAWN BY: MBS 9/5/23
CHECK BY: AM 9/6/23
DES. ENG. :

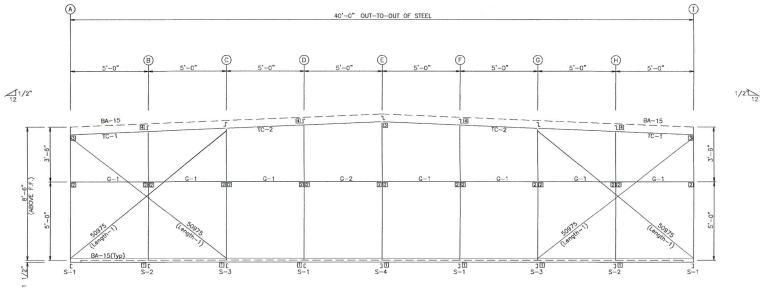
SHEET NO. A3 OF 3

MEMBER TABLE	
MARK	PART
S-1	6C16
S-2	6C16
S-3	6C16
S-4	6C16
TC-1	6CH16
TC-2	6CH16
G-1	6Z16
G-2	6Z16

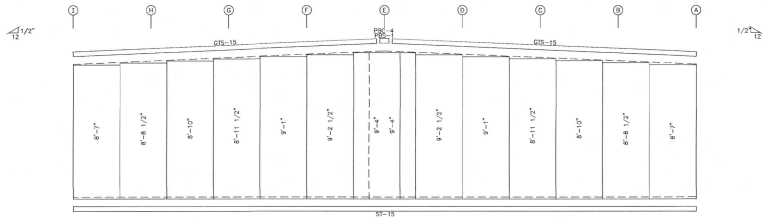
CONNECTION PLATES	
□ID	MARK/PART
1	BC4
2	MC10
3	MC11
4	CL001



ENDWALL FRAMING FRAME LINE: 1

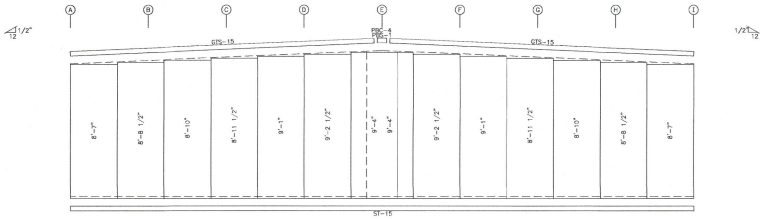


ENDWALL FRAMING FRAME LINE: 41



ENDWALL SHEETING & TRIM FRAME LINE: 1

PANELS: 26 Ga. HR



ENDWALL SHEETING & TRIM FRAME LINE: 41

PANELS: 26 Ga. HR

IMPORTANT NOTE!

TRIM OVERLAP TO BE 1½" (MAXIMUM) AND JOINED WITH POP RIVETS. POP RIVETS SHOULD BE PLACED EVERY 3" ON FLAT SURFACES AND EACH SURFACE ADJACENT TO A BEND.

COLD FORMED MEMBER ID, WHERE FORMAT IS: ABCC

SHAPE = C, Z or ℑ

EXAMPLE: 8 C 1 6

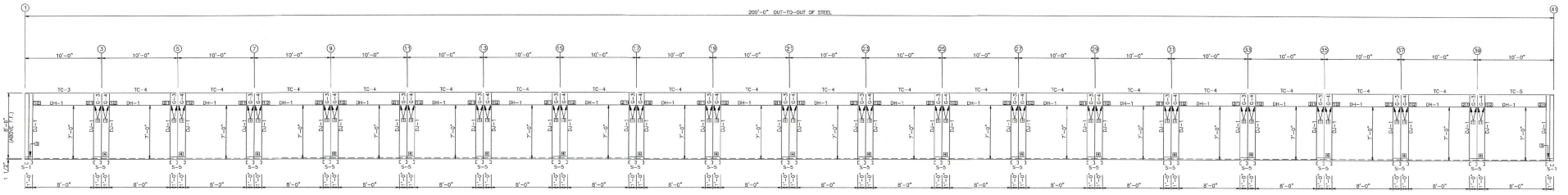
A = DEPTH IN INCHES: 4=4", 6=6", 8=8", 10=10", 12=12"

B = MEMBER TYPE: C=Cee, Z=Zee, D=Back to Back Cee (FLANGE WIDTH PER TYPE: 4Z= 2½", 6Z= 2½", 8Z= 2¾", 10Z= 2¾", 12Z= 2¾", 4C= 2½", 6C= 2½", 8C= 3", 10C= 3", 12C= 3")

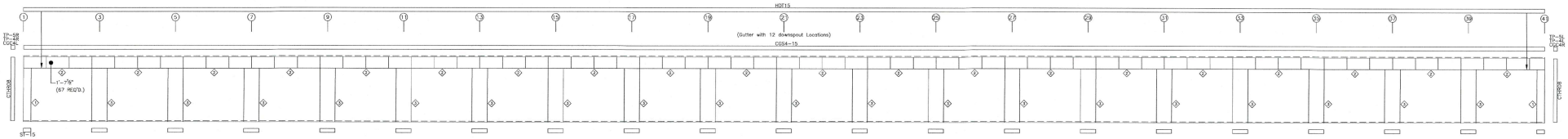
CC = MATERIAL GAGE (THICKNESS)



△	
△	
⚠ REV. 10/02/23 AM GENERAL REVISION	
Sunward Steel Buildings	
BUYER: Home Run Public Storage LLC	DRAWN BY: MBG
CUST.: Home Run Public Storage LLC	CHECK BY: 9/5/23
SITE : Memphis, TN	DES. ENG.:
DESCR: See Elevations	
SCALE: NONE	
P.O. : 114824	SHEET NO. E1 OF 4

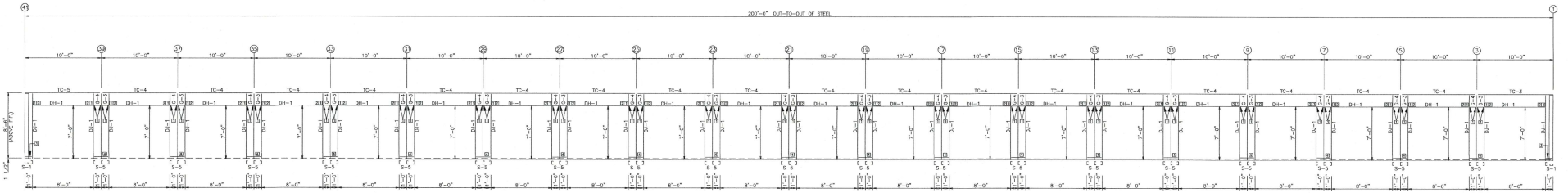


SIDEWALL FRAMING FRAME LINE: A

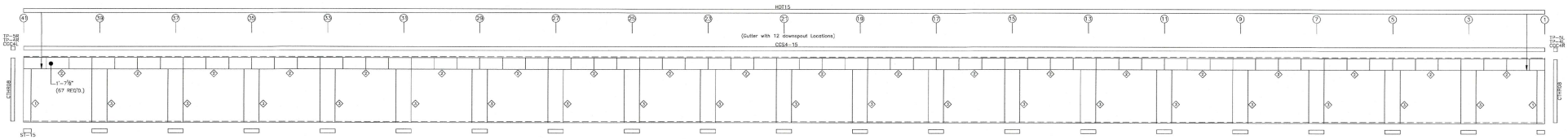


SIDEWALL SHEETING & TRIM FRAME LINE: A

PANELS: 26 Ga. HR



SIDEWALL FRAMING FRAME LINE: I



SIDEWALL SHEETING & TRIM FRAME LINE: I

PANELS: 26 Ga. HR

TRIM TABLE		
ID	MARK	LENGTH
1	12ST1	7'-0"
2	HCT8	8'-0"
3	24MT1	7'-0"

MEMBER TABLE	
MARK	PART
S-1	6C16
S-5	4C16
DJ-1	4C16
TC-3	4CH16
TC-4	4CH16
TC-5	4CH16
DH-1	4C16

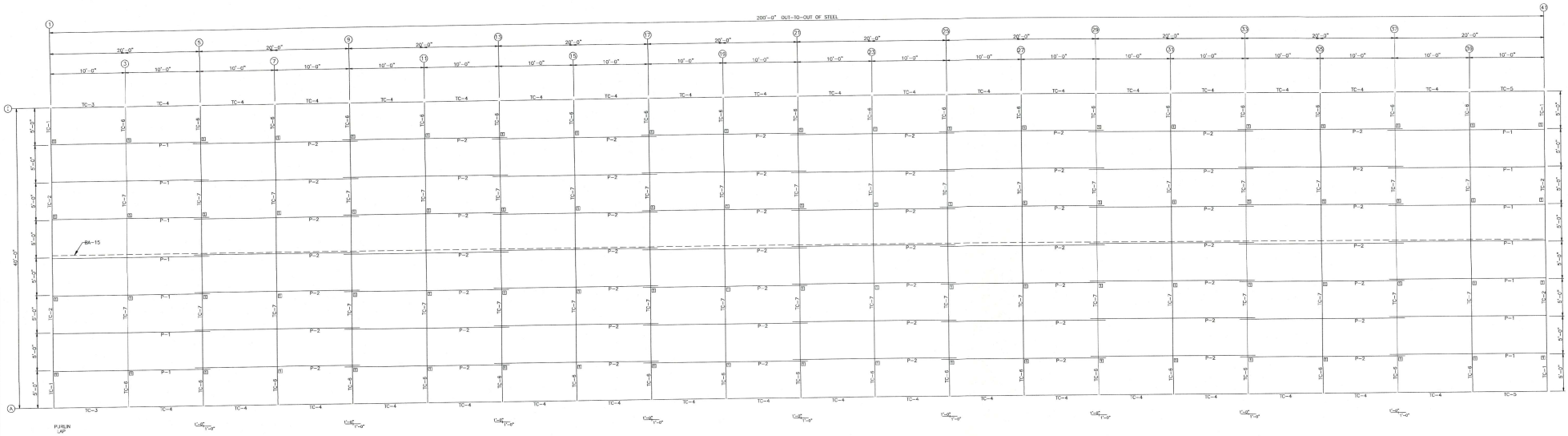
CONNECTION PLATES	
ID	MARK/PART
1	MC1
2	D81
3	12MC
4	24MC

IMPORTANT NOTE!

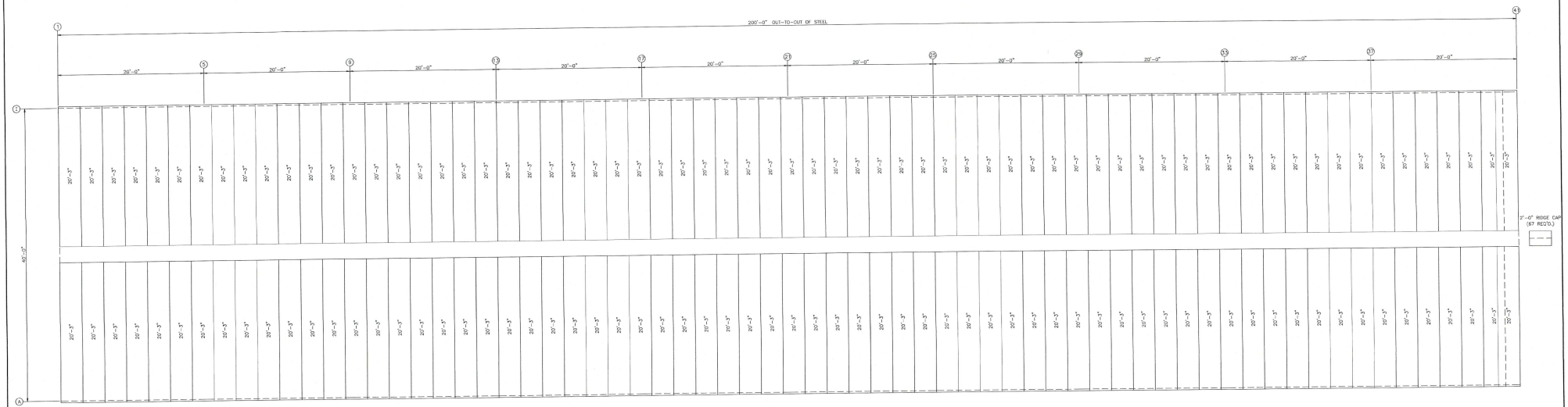
TRIM OVERLAP TO BE 1½" (MAXIMUM) AND JOINED WITH POP RIVETS. POP RIVETS SHOULD BE PLACED EVERY 3" ON FLAT SURFACES AND EACH SURFACE ADJACENT TO A BEND.

SALEM GIABALLA SALEM
REGISTERED ENGINEER
AGRICULTURE
EDMUNDS
JOSEPH
STATE OF TENNESSEE
10/2/23

⚠ REV.	10/02/23 AM GENERAL REVISION
	Sunward Steel Buildings
BUYER:	Home Run Public Storage LLC
CUST.:	Home Run Public Storage LLC
SITE :	Memphis, TN
DESGN:	See Elevations
SCALE:	NONE
P.O. :	114824
DRAWN BY:	MBS 9/ 5/23
CHECK BY:	
DES. ENG.:	
SHEET NO.	E2 OF 4



ROOF FRAMING PLAN



ROOF SHEETING PLAN

PANELS: 26 Ga. HRS

MEMBER TABLE	
MARK	PART
TC-1	6CH16
TC-2	6CH16
TC-3	4CH16
TC-4	4CH16
TC-5	4CH16
TC-6	4CH16
TC-7	4CH16
P-1	6Z16
P-2	6Z16

CONNECTION PLATES	
CID	MARK/PART
1	CL001

PANEL w/DRIP STOP INSTALLATION NOTES

PANELS WITH DRIP STOP CONDENSATION CONTROL MUST BE PROPERLY PREPARED AT EAVES, ENDLAPS & RIDGE CAPS TO PREVENT MOISTURE FROM WICKING FROM THE OUTSIDE. THE DRIP STOP MUST BE GLAZED WITH A HEAT GUN. HOLD THE HEAT GUN APPROXIMATELY 1"-2" AWAY FROM PANEL UNTIL IT MELTS, KEEP IN CONSTANT MOTION TO PREVENT OVERHEATING. SEE DRIP STOP INSERT PAGE FOUND IN DRIVERS PACKAGE.

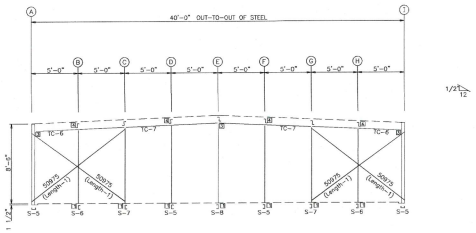
STEVEN GLABALLA GALLEN
REGISTERED ENGINEER
AGRICULTURE
LICENSE No. 105887
STATE OF TENNESSEE

REV.	10/02/23 AM GENERAL REVISION
BUYER:	Home Run Public Storage LLC
CUST. :	Home Run Public Storage LLC
SITE :	Memphis, TN
DESCR:	See Elevations
SCALE:	NONE
P.O. :	114824
DRAWN BY:	MBS 9/ 5/23
CHECK BY:	
DES. ENG. :	
SHEET NO.	E3 OF 4

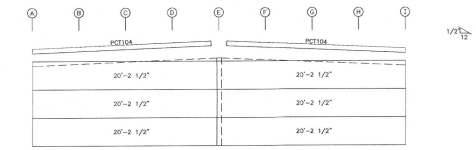
Sunward Steel Buildings

MEMBER TABLE	
MARK	PART
S-5	4C16
S-6	4C16
S-7	4C16
S-8	4C16
S-9	4C16
TC-6	4CH16
TC-7	4CH16

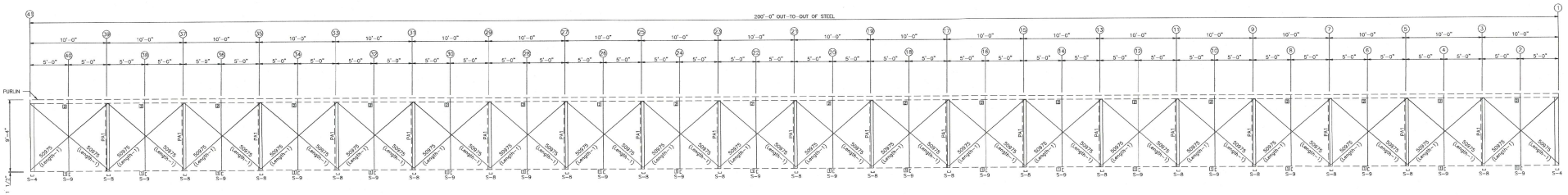
CONNECTION PLATES	
ID	MARK/PART
1	BC3
2	MC1
3	MC2
4	CL001



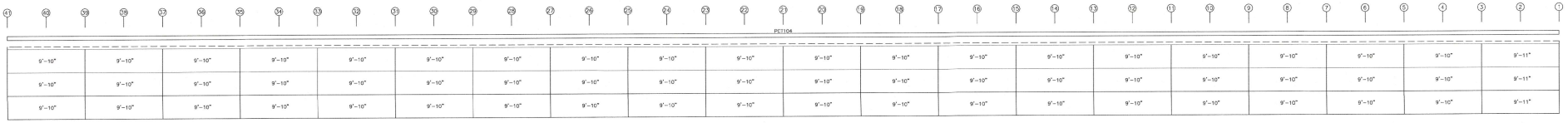
PARTITION FRAMING ELEVATION: (Typ. 19 Locations)
FRAME LINES: 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 & 39



PARTITION SHEETING & TRIM: (Typ. 19 Locations)
FRAME LINES: 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 & 39
PANELS: 29 Ga. R



PARTITION FRAMING FRAME LINE: E



PARTITION SHEETING & TRIM FRAME LINE: E
PANELS: 29 Ga. R

IMPORTANT NOTE!

TRIM OVERLAP TO BE 1½" (MAXIMUM) AND JOINED WITH POP RIVETS. POP RIVETS SHOULD BE PLACED EVERY 3" ON FLAT SURFACES AND EACH SURFACE ADJACENT TO A BEND.

PARTITION SHEETING NOTES

1) FIELD WORK SHEETING AS REQUIRED FOR BASE CLIPS & MULLION CHANNELS.
2) FIELD CUT SHEETING AS REQUIRED AT PURLINS & TOP CHANNELS.

SALEH CHABALLA SALEH
LICENSED PROFESSIONAL ENGINEER
DEPARTMENT OF AGRICULTURE
CERTIFICATE NO. 109383
STATE OF TENNESSEE

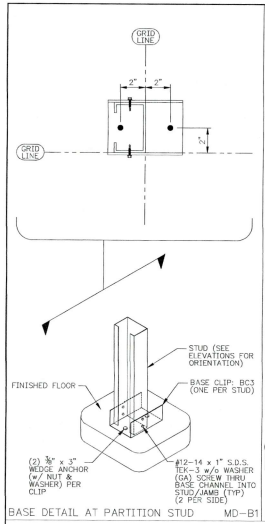
REV. 10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

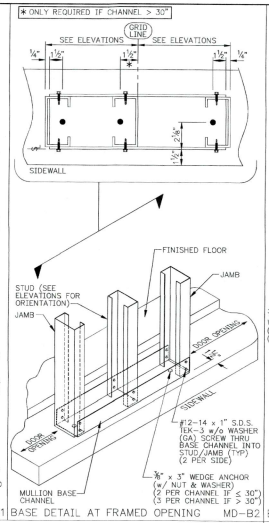
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DRAWN BY: MBS
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CHECK BY:
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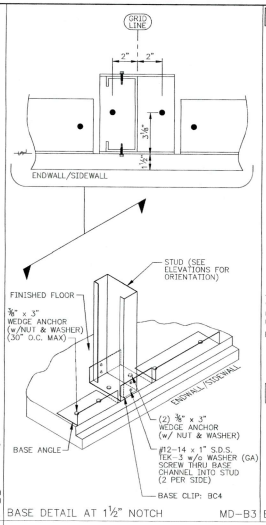
SHEET NO. E4 OF 4



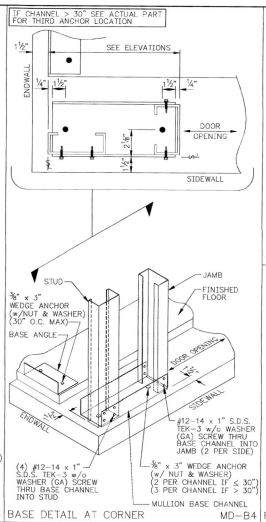
BASE DETAIL AT PARTITION STUD MD-B1



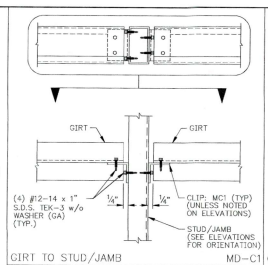
BASE DETAIL AT FRAMED OPENING MD-B2



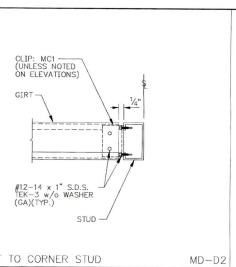
BASE DETAIL AT 1½" NOTCH MD-B3



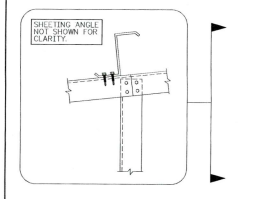
BASE DETAIL AT CORNER MD-B4



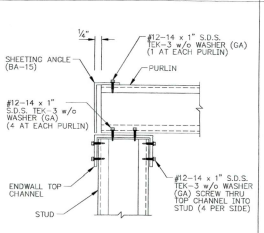
GIRT TO STUD/JAMB MD-C1

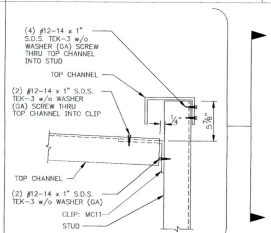


GIRT TO CORNER STUD MD-D2

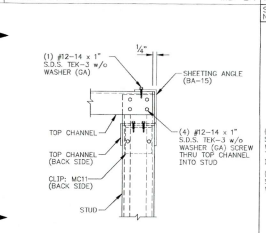


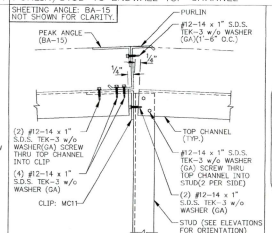
PURLIN/STUD TO ENDWALL TOP CHANNEL – w/ TOP CHANNEL SPLICE MD-E1A



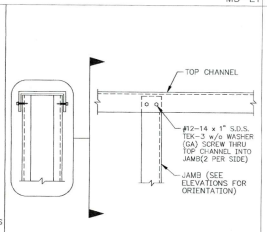


ENDWALL TOP CHANNEL TO CORNER STUD (< 1:12 ROOF PITCH) MD-E2

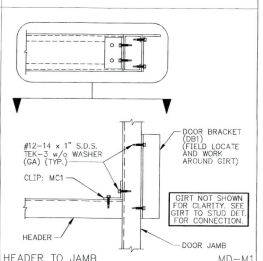




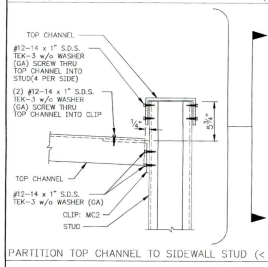
ENDWALL PEAK FRAMING DETAIL (< 1:12 ROOF PITCH) MD-E3

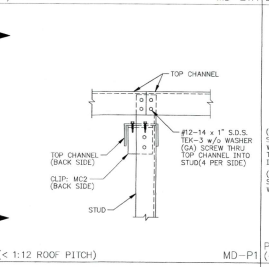


JAMB TO SIDEWALL TOP CHANNEL (< 1:12 ROOF PITCH) MD-L2

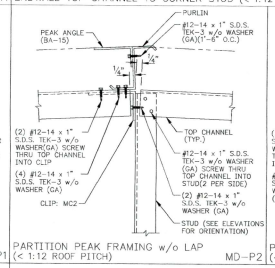


HEADER TO JAMB MD-M1

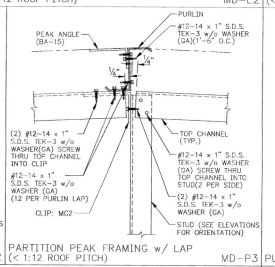




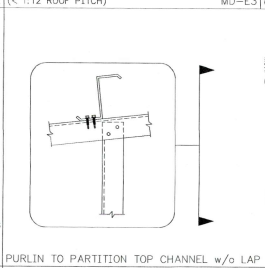
PARTITION TOP CHANNEL TO SIDEWALL STUD (< 1:12 ROOF PITCH) MD-P1



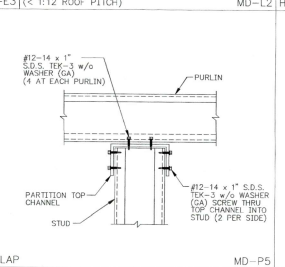
PARTITION PEAK FRAMING w/o LAP (< 1:12 ROOF PITCH) MD-P2

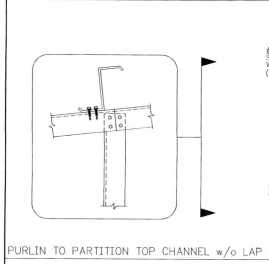


PARTITION PEAK FRAMING w/ LAP (< 1:12 ROOF PITCH) MD-P3

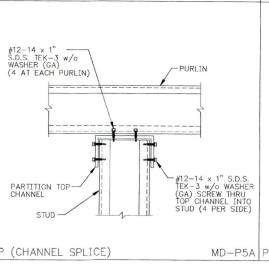


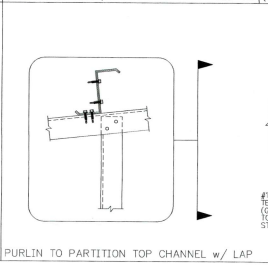
PURLIN TO PARTITION TOP CHANNEL w/o LAP MD-P5



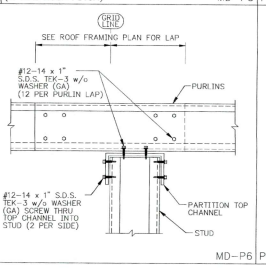


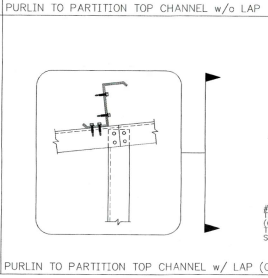
PURLIN TO PARTITION TOP CHANNEL w/o LAP (CHANNEL SPLICE) MD-P5A



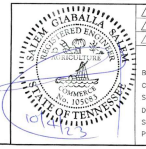


PURLIN TO PARTITION TOP CHANNEL w/ LAP MD-P6

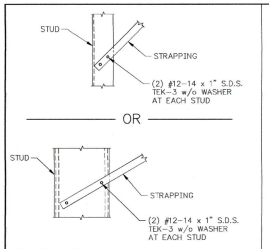




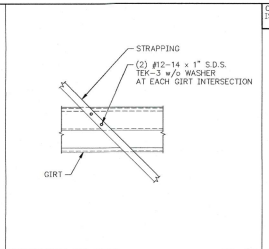
PURLIN TO PARTITION TOP CHANNEL w/ LAP (CHANNEL SPLICE) MD-P6A



REV. 10/02/23 AM GENERAL REVISION	
Sunward Steel Buildings	
BUYER: Home Run Public Storage LLC	DRAWN BY: MBS
CUST. : Home Run Public Storage LLC	9/ 5/23
SITE : Memphis, TN	CHECK BY:
DESCR: See Elevations	DES. ENG. :
SCALE: NONE	
P.O. : 114824	SHEET NO. G1 OF 2

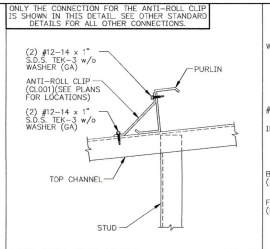


STRAPPING TO STUD MD-Q1

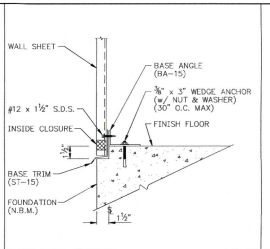


STRAPPING TO GIRT MD-Q4

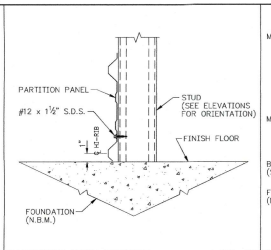
ONLY THE CONNECTION FOR THE ANTI-ROLL CLIP IS SHOWN IN THIS DETAIL. SEE OTHER STANDARD DETAILS FOR ALL OTHER CONNECTIONS.



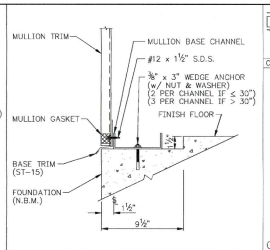
ANTI-ROLL CLIP DETAIL MD-R1



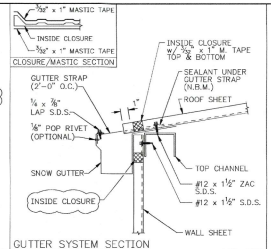
BASE TRIM SECTION MD-T1



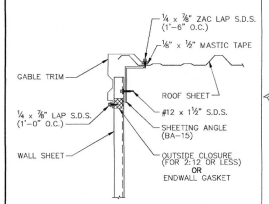
PARTITION BASE SECTION MD-T4



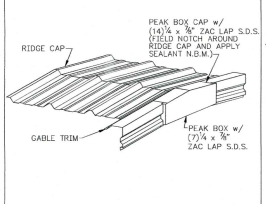
BASE TRIM SECTION MD-T7B



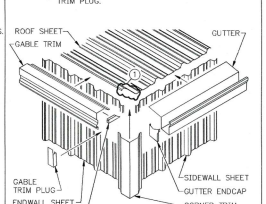
GUTTER SYSTEM SECTION (< 1:12 ROOF PITCH) MD-T18



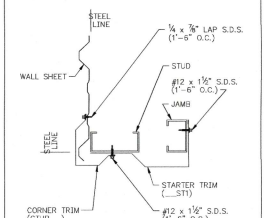
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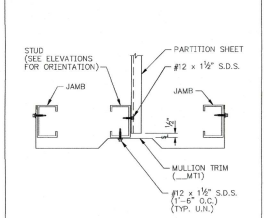
PEAK BOX MD-T25



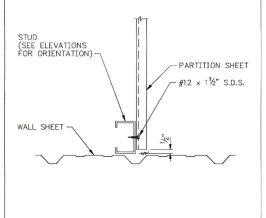
CORNER DETAIL MD-T36



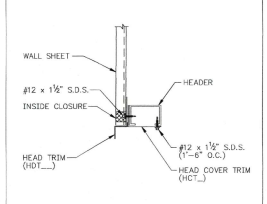
STARTER TRIM SECTION MD-T41



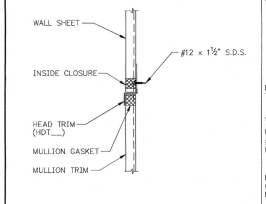
MULLION TRIM SECTION (≤ 2'-6" BETWEEN JAMBS) MD-T45



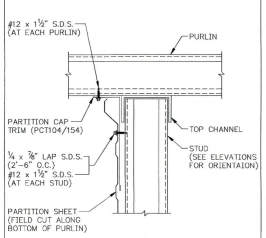
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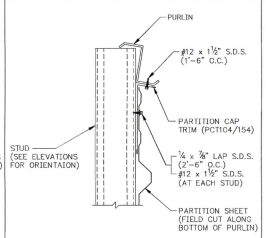
HEADER TRIM SECTION MD-T58



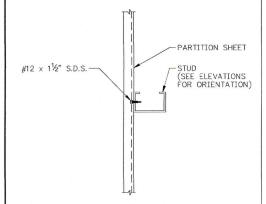
MULLION TRIM TO SHEETING SECTION MD-T65



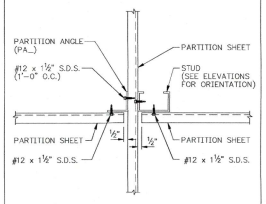
PARTITION CAP TRIM SECTION MD-T70



PARTITION CAP TRIM SECTION MD-T71A

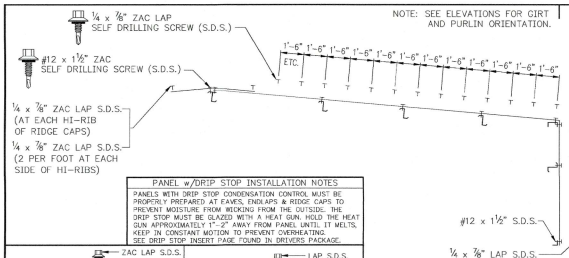


PARTITION SHEET SECTION MD-T73



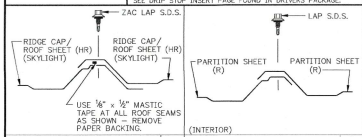
PARTITION SHEET SECTION MD-T75

NOTE: SEE ELEVATIONS FOR GIRT AND PURLIN ORIENTATION.



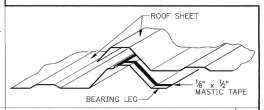
PANEL w/DRIP STOP INSTALLATION NOTES

PANELS WITH DRIP STOP CONDENSATION CONTROL MUST BE PROPERLY PREPARED AT EAVES, ENDLAPS & RIDGE CAPS TO PREVENT MOISTURE FROM WICKING FROM THE OUTSIDE. THE DRIP STOP MUST BE GLAZED WITH A HEAT GUN. HOLD THE HEAT GUN APPROXIMATELY 1"-2" AWAY FROM PANEL UNTIL IT MELTS, KEEP IN CONSTANT MOTION TO PREVENT OVERHEATING. SEE DRIP STOP INSERT PAGE FOUND IN DRIVERS PACKAGE.

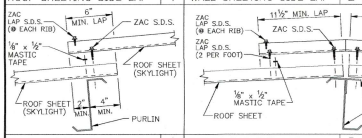


ROOF SHEETING SIDE LAP 1

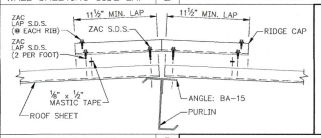
WALL SHEETING SIDE LAP 2



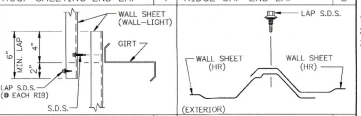
MASTIC TAPE APPLICATION AT ROOF SHEET EAVES 3



ROOF SHEETING END LAP 4

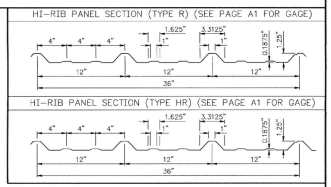


RIDGE CAP END LAP 5

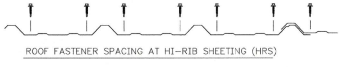


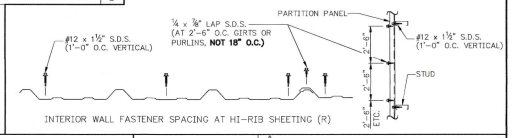
WALL SHEETING END LAP 6

WALL SHEETING SIDE LAP 7







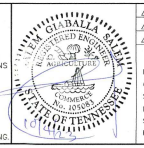


GENERAL NOTES:

1) VIEW IS FROM OUTSIDE OF BUILDING (U.N.)
2) ALL DIMENSIONS ARE +/–.
3) SOME DETAILS THAT ARE SHOWN MAY NOT APPLY TO YOUR BUILDING. REFER TO YOUR VERIFICATION FOR THE OPTIONS THAT ARE INCLUDED.

INSULATION NOTE:

1) MORE THAN 6" OF FIBERGLASS INSULATION IS NOT RECOMMENDED BETWEEN THE GIRTS/PURLINS AND SHEETING.



1	REV. 10/02/23 AM GENERAL REVISION

Sunward Steel Buildings

BUYER: Home Run Public Storage LLC
CUST. : Home Run Public Storage LLC
SITE : Memphis, TN
DESCR: See Elevations
SCALE: NONE
P.O. : 114824

DRAWN BY: MBS
9/ 5/23
CHECK BY:
DES. ENG. :

SHEET NO. G2 OF 2





VERSETTA STONE
GRANITE PEAK

SHERWIN WILLIAMS
SW9166 DRIFT OF MIST



SHERWIN WILLIAMS
SW7061 NIGHT OWL



SHERWIN WILLIAMS
SW6994 GREENBLACK

February 16, 2026

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002
Mwestman@mankatomn.gov

RE: Plan Review Response Letter – Plan Review #ZONE-0008-26 The Station – R010903200005

Molly,

Thank you for your plan review email dated February 11, 2026. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

a. Applicant shall submit to the City of Mankato the HydroCAD hydraulic modeling "model" used to support the drainage report.

ISG Response: HydroCAD hydraulic model is included with this response letter.

b. Applicant shall provide detailed storm sewer, outfalls, outlet control structures (if present), and pond grading plans.

ISG Response: Pond outlets consist of culverts and emergency overflows only. No outlet control structure is required. C0-20 Details sheet was added to the submittal which includes a general emergency overflow detail.

c. The applicant shall be aware that aisle depth between proposed 6-plex buildings shall be 26-ft.

ISG Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.

d. The applicant shall be aware that aisle depth between parking stalls for northern most parking lot shall be 26-ft.

ISG Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.

e. The applicant shall provide pavement typical sections.

ISG Response: C0-20 Details sheet was added to the submittal which includes typical pavement sections.

f. The property owner of The Station shall be a willing petitioner and willing to connect to city gravity sewer when the properties to the west develop, at which point the septic system will be removed.

ISG Response: Acknowledged.

g. The applicant shall be aware that the watermain connection at CSAH 26 shall be a wet-tap connection.

ISG Response: Acknowledged.

h. The applicant shall coordinate turn lane work on CSAH 26 with Blue Earth County.

ISG Response: Acknowledged.

i. Applicant shall provide a landscaping plan that conforms to Mankato City Code. The applicant shall provide perimeter landscaping that screens parking areas from adjacent properties and landscaping to soften long expanses of building walls. Applicant may include perimeter landscaping as part of the phasing plan, as long as said landscaping is in-place prior to completion of each phase.

ISG Response: Landscaping has been revised to screen the parking in front of the storage units.

j. Applicant shall provide a Phasing Plan.

ISG Response: Phasing has been added to sheet C3-10.

k. Each phase shall of the proposed self-storage development shall be permitted separately and reviewed against Mankato City Code standards and any conditions of approval.

ISG Response: Acknowledged.

l. All parking & driving surfaces shall be fully hard-surfaced and striped per each phase of development.

ISG Response: Acknowledged.

m. Applicant shall provide exterior elevations and floor plans for each of the proposed self-storage unit styles.

ISG Response: See updated exterior elevation plans.

n. Applicant shall provide a narrative describing how refuse operations shall occur on site. Narrative shall outline coordination between the self-service storage units and Rickway carpet operations.

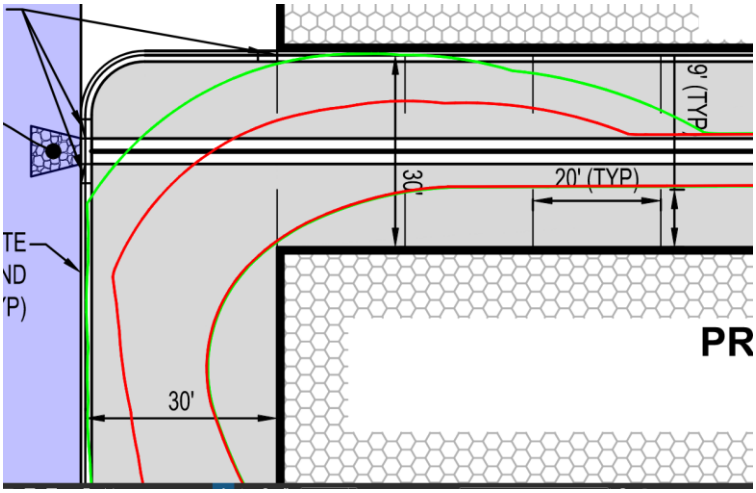
ISG Response: The self-storage units will not have onsite refuse. Refuse building will be for Rickway Carpet only.

o. Applicant shall provide documentation for the maintenance of shared common spaces. Including, but not limited to, management of: landscaping, snow removal/storage, repair of amenities, lighting, liability, security, and access. A plan for property maintenance responsibilities shall be in place prior to issuance of a building permit.

ISG Response: Acknowledged.

p. The applicant shall provide clarification regarding the feasibility of fire truck turning movements through the site, notably, the applicant shall address any conflicts caused by insufficient space or off-tracking.

ISG Response: The image below shows there are no conflicts due to insufficient space. The potential conflicts were due to a plotting line weight.



q. All drive aisle and parking stalls shall conform to the City of Mankato Engineering Plates (plate 2700A, pdf pg. 45).

ISG Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.

r. Applicant shall clarify where the number of required off-street parking stalls for the Rickway carpet warehouse came from. Staff notes that the previous application for "The Station" utilized a different calculation.

ISG Response: The off-street parking numbers have been updated. The self-storage units are calculated at one per two units. The Rickway Carpet building is based on office and warehouse use, which matches what was previously submitted.

s. Applicant shall clarify the official plat recording status with Blue Earth County and make definitive action to record the preliminary and final plat with Blue Earth County prior to issuance of any building permit.

ISG Response: Acknowledged.

t. Applicant shall clarify the proposed building square footages provided for each proposed building and make any necessary corrections to proposed plans.

ISG Response:

u. Applicant shall clarify intent for the rear doors of the self-surface storage units. Will there be a slab, sidewalk, or other connection between the rear doors and the hard-surfaced common spaces?

ISG Response: There will be a stoop provided at the doors.

v. Applicant shall provide detailed exterior elevations and floor plans for each of the proposed self-storage unit building formats.

ISG Response: See updated exterior elevation plans.

w. Applicant shall provide elevations with detailed materials or a material sample board for proposed buildings.

ISG Response: See updated exterior elevation plans.

x. The applicant shall coordinate with City Staff regarding updated addressing for the proposed property.

ISG Response: Acknowledged.

y. Applicant shall coordinate with Blue Earth County for any construction that is proposed to occur within the public right-of-way, including construction of roadway, grading, utilities, stormwater, lighting, and landscaping.

ISG Response: Acknowledged.

z. Proposed plan shows that the northernmost private stormwater pond will encroach into Blue Earth County public right-of-way. The applicant shall work with Blue Earth County on any proposed work within their right-of-way. If coordination is not possible or Blue Earth County does not permit the encroachment, the applicant shall modify the proposed plan to provide a stormwater pond that does not encroach.

ISG Response: Acknowledged.

aa. Proposed photometric plan does not conform to Sec. 10-1774 of the Mankato City Code. Applicant shall provide an updated photometric plan that conforms to Mankato City Code Standards, including a maximum illumination at the property line of one-half footcandle.

ISG Response: See updated photometric plan.

bb. The applicant shall provide plans showing the intended future connection area and closure of the temporary access from 227th St.

ISG Response: The future connection has been added to the plan sheets.

cc. The applicant shall provide plans showing the future connection to the West and decommissioning of the existing access.

ISG Response: The future connection has been added to the plan sheets.

dd. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete.

ISG Response: Fees have been paid.

ee. The applicant shall be aware of and abide-by the following conditions included with the initial approval:

1. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops.
2. Future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.
3. Wetland signage shall be installed in accordance with standards provided by the City of Mankato.
4. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C. The applicant shall have approval from the FAA prior to application for a building permit for each structure.
5. If not already completed, a payment in lieu of parkland dedication in the amount of $40,161 shall be submitted.
6. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
7. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities activities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
8. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting. Conforming lighting shall be installed prior to issuance of a certificate of occupancy.
9. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
10. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad.

11. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way.
12. Parking demand for the uses shall not exceed the number of off-street parking provided. All off-street parking stalls shall be striped and conform to dimension in the City of Mankato standards engineering plates.
13. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation and shall conform to Mankato City Code section 10.87.
14. Applicant shall submit a development signage plan that contemplates all businesses within the development. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
15. Any proposed future uses outside of self-service storage shall require independent Conditional Use Permits.
16. Use of the self-service storage component of the development shall be exclusively limited to "self-service storage". Any proposed future uses outside of self-service storage, shall require independent zoning review and potential Conditional Use Permits prior to change in use.
17. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.
18. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed and approved by the City of Mankato for each phase of development.
19. All areas upon the property intended to be used for parking/driving purposes shall be hard-surfaced with each phase of development.
20. Applicant shall provide exterior elevations for the "trash building" prior to submittal of a building permit.
21. All exterior finishes shall conform to the Mankato City Code.
22. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development.

ISG Response: Acknowledged.

Please contact me at 507.387.6651 or via email at Katia.Ostermann@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Katia Ostermann
Development Services Coordinator
Katia.Ostermann@ISGInc.com

Meeting Date: 02/25/2026

Title

CY07-26

Request of ERM, on behalf of the CenterPoint Energy, for a preliminary plat review of CNP Mankato First Addition. The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive, BE County PID's R010905176004, R010905176003, R010905176002, R010905176001).

The anticipated date of City Council action will be March 9, 2026.

Applicant

The applicant is ERM, on behalf of CenterPoint Energy.

Request

The applicant is requesting a preliminary plat review of CNP Mankato First Addition.

Location

The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive / BEC PID's R010905176004, R010905176003, R010905176002, R010905176001).

Existing Land Use

The subject property is currently in use by CenterPoint Energy Minnesota, for an industrial use. The subject property also includes a portion of agricultural land used for row cropping.

Zoning

The subject property is currently zoned M-2, Heavy Industrial District.

Environmentally Sensitive Areas

There are multiple wetlands located on the subject property. A wetland was delineated along the southern property boundary. A second wetland is centrally located on the southern half of the site. This wetland is located directly east of the railroad track where it terminates on the property. The third wetland was delineated along the southwestern property boundary, just north of the railroad track as shown on the proposed preliminary plat.

Public Utilities

The subject property is currently served by public utilities.

City Code

Mankato City Code related to subdivisions can be found in Chapter 10, Article XII at this link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXIISUDEREPL

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their February 10, 2026, meeting and the following comments were provided. The applicant subsequently replied, as shown in the italics:

a. Payment in lieu of parkland dedication, in the amount of $45,973, shall be submitted prior to affixing signatures to a final plat for the subject property. *Applicant Response: CenterPoint acknowledges the parkland dedication fee and will proceed with payment prior to affixing signatures to the final plat. CenterPoint is interested in understanding the details of how this fee was calculated.*
b. Applicant shall provide a preliminary plat demonstrating classification and dimensions of easements for the subject property. *Response: the requested preliminary plat demonstrating the classification and dimensions of easements for the subject property is attached. CenterPoint proposes a 10-ft drainage and utility easement parallel and adjacent to the parcel boundary. Refer to updated preliminary plat dated February 16, 2026.*
c. The Applicant shall be aware that all parking and driving surfaces shall meet Mankato City Code requirements. *Response: CenterPoint acknowledges this requirement and will ensure that all parking and driving surfaces are designed and constructed in compliance with Mankato city code.*
d. The Applicant shall be aware that no additional addresses will be assigned if the building is not occupied. *Response: CenterPoint acknowledges this requirement and does not anticipate any change, as no additional addresses will be requested or required.*
e. The Applicant shall be aware that the increase in stormwater square footage will result in increased billing, which will take effect at the time of final plat approval. *Response: CenterPoint acknowledges this requirement and understands that the increase in stormwater square footage will result in increased billing.*
f. The city Grading Manual does not specifically address solar array sites, however, past regional precedence suggests that stormwater and drainage requirements follow the *MPCA's Fact sheet on stormwater guidance for solar farm projects* as baseline design criteria. In addition to this, treatment of

impervious surfaces must be accounting for 1.1" in accordance with the City's MS4. It should be noted that vegetated strips under the solar panels can lead to an "exclusion or credit" towards water quality requirements.*Response: CenterPoint acknowledges this requirement. The project will follow MPCA solar site stormwater guidance, incorporate the city's 1.1-inch treatment requirements, and evaluate vegetated panel areas for potential water quality credits*

g. Applicant shall expand upon the Utility Plan narrative in the application to further define operation and calculate estimated discharges on a daily and monthly basis.*Response: The previously provided utility plan narrative has been updated accordingly:*

The proposed building will require both water and sanitary services. Water service will connect through a planned 6-inch lateral to the existing 8-inch watermain, and sewer service will connect through a planned 6-inch lateral to the existing 8-inch sanitary line.

During normal operation, the hydrogen plant is expected to consume approximately 2 gallons of water per minute and discharge approximately 1 gallon of wastewater per minute, while the remaining gallon is consumed in the production of hydrogen-oxide. Based on these rates:

- *Estimated Daily Water Use: 2 gallons/min × 60 minutes/hour × 24 hours/day = 2,880 gallons/day*
- *Estimated Daily Wastewater Discharge: 1 gallon/min × 60 minutes/hour × 24 hours/day = 1,440 gallons/day*
- *Estimated Monthly (30-day) Water Use: 2,880 gallons/day × 30 days = 86,400 gallons/month*
- *Estimated Monthly (30-day) Wastewater Discharge: 1,440 gallons/day × 30 days = 43,200 gallons/month*

These estimates reflect continuous operation and will be used for utility planning, service sizing, and evaluating billing impacts. If operational schedules change or if the City requires a different calculation basis (e.g., maximum day or average month), updated estimates can be provided.

h. Application notes that proposed building roof drainage will be routed to storm sewer however no storm sewer is observed to be shown in the plans. *Response: The proposed building roof drainage will be routed to ground and sheet flow overland to adjacent upland grass areas. The building roof drainage will not be routed to the storm sewer.*
i. Applicant will be required to pay SAC and WAC connection charges. *Response: CenterPoint acknowledges this requirement and will pay the applicable SAC and WAC connection charges.*
j. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete. *Response: CenterPoint acknowledges these requirements and will ensure all notification and outstanding fees are paid through the online portal.*

Review

The applicant, ERM, on behalf of CenterPoint Energy, is requesting preliminary plat approval of CNP Mankato First Addition. The subdivision encompasses the existing subject property addressed as 2400 N. Riverfront Drive and currently in use as CenterPoint Energy Minnesota. The proposed subdivision area also includes a portion of agricultural land currently used for row cropping.

The subject property is legally described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive / BEC PID's R010905176004, R010905176003, R010905176002, R010905176001)

The preliminary plat proposes the creation of a one-lot, one-block subdivision containing approximately 14.83 acres. As the property is currently unplatted, subdivision approval is required to bring the parcels into conformance with City subdivision regulations and to support current and future development on the site. There are no new public dedications proposed with the plat.

The proposed preliminary plat depicts 10' standard drainage and utility easement around the subject parcel. All private easements, including access easements, shall be included on the preliminary plat and this requirement is included as a recommended condition of approval. Additionally, an amended preliminary plat should include a Minnesota Department of Transportation access control line to the plat, clarification of ownership of the southwesterly area of the parcel and clarification of the area along Riverfront Drive where the current fence/parking lot is shown.

As the property is currently served by public utility infrastructure, the applicant does not propose any additional public utility connections.

The proposed preliminary plat shows multiple wetlands located on the subject property. The applicant has received a Notice of Decision for a "no-loss" decision under Minnesota Rule 8420.0415. Subpart A. Based on this finding, the proposal will not impact existing wetlands located on the subject property.

Access to the site will not be modified, as access will continue to be provided via Riverfront Drive. Any additional or modified access points will be subject to review and approval by the Minnesota Department of Transportation, Blue Earth County, and the City of Mankato.

The applicant is seeking to plat the subject property in order to further develop the property in two phases, with a solar farm and a green hydrogen production and storage facility. The hydrogen energy facility, designated as phase II, is proposed to be located just north of the existing facility and will operate as a peak power plant that will provide 1-megawatt of energy. The 1-megawatt solar farm shown in the concept plan is proposed to be constructed to the west of the existing development as part of phase I.

Because the property was never platted previously, parkland dedication or payment in lieu of parkland dedication is required.

Findings

The staff recommend the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.

Streets:

3. The site is surrounded by an existing street network and no new dedication is proposed.

Easements:

1. The proposed preliminary plat provides ten feet wide easements around the subject site for public drainage and utilities ts required in Chapter 10 of the Mankato City Code.
2. The plat shall be updated to include all private easements upon the subject site.

Block Standards:

1. The block within the subdivision were designed for the intended end use of industrial lots.

Lot Standards:

1. The lot within the subdivision is intended for industrial development. The lot is designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the industrial areas demonstrates adequate size to allow off-street parking, loading areas and such other facilities as are required to satisfy the requirements of chapter 6, and further review and consideration will be required for any site improvements proposed at the subject property.

Public Sites and Open Spaces:

1. The subdivision is not designated as an area for a playground or park in the comprehensive development plan, the owner or subdivider, in lieu of property dedication, shall provide a payment-in-lieu of parkland dedication of $45,973

Recommendation

Staff recommends approving the preliminary plat with the following conditions:

1. Payment in lieu of parkland dedication, in the amount of $45,973, shall be submitted prior to affixing signatures to a final plat for the subject property.
2. No additional addresses will be assigned if the building is not occupied.
3. An increase in stormwater square footage will result in increased billing, which will take effect at the time of final plat approval.
4. The applicant will be required to pay Sanitary Access Connection and Water Access Connection charges.
5. The applicant shall include all private easements and additional requested updates on an amended preliminary plat for review with the final plat submission.

Attachments

General Location Map

Aerial

Preliminary Plat

Site Plan

Grading Plan

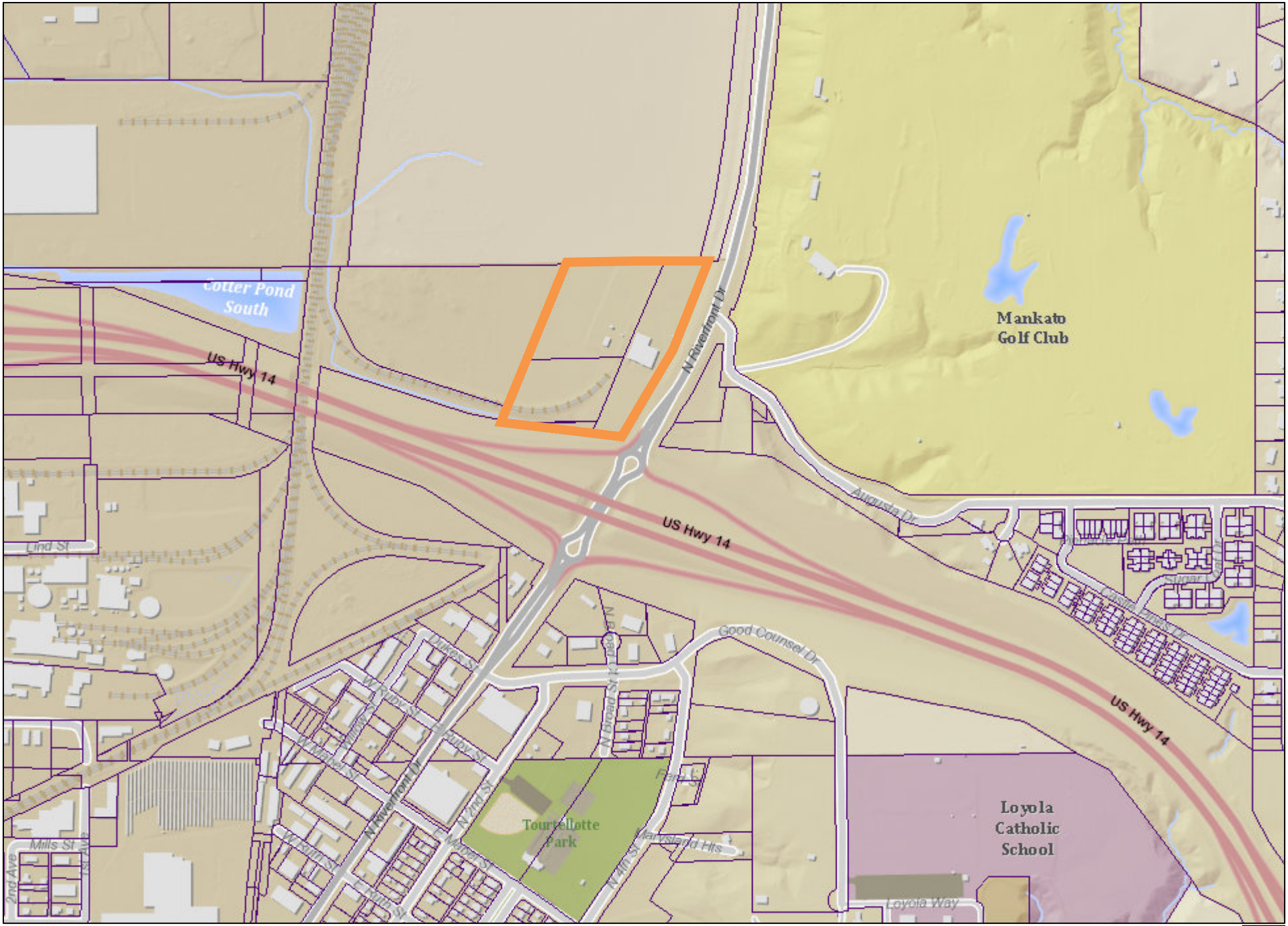
Narrative

Topo Map

Wetland -NOD

Plan Details

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

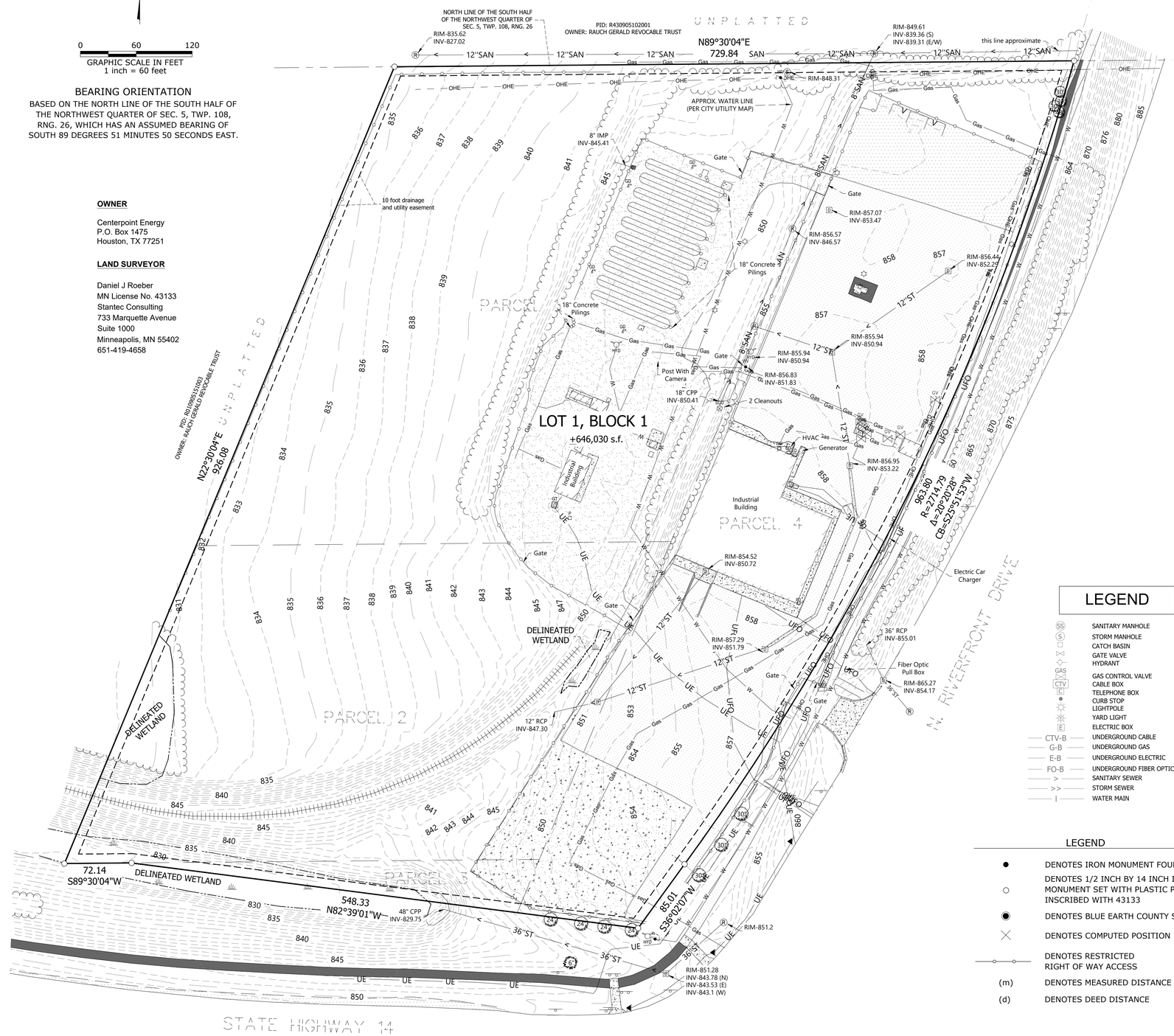
N

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

PRELIMINARY PLAT
of
CNP MANKATO FIRST ADDITION

0 60 120
GRAPHIC SCALE IN FEET
1 inch = 60 feet

BEARING ORIENTATION
BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC. 5, TWP. 108, RNG. 26, WHICH HAS AN ASSUMED BEARING OF SOUTH 89 DEGREES 51 MINUTES 50 SECONDS EAST.



OWNER

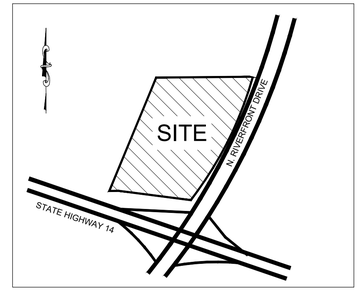
Centerpoint Energy
P.O. Box 1475
Houston, TX 77251

LAND SURVEYOR

Daniel J Roeber
MN License No. 43133
Stantec Consulting
733 Marquette Avenue
Suite 1000
Minneapolis, MN 55402
651-419-4658

LOCATION MAP

NOT TO SCALE



LAND DESCRIPTION

All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railway Company, said point being the point of beginning; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 556.72 feet to a point on the North line of the South Half of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East along said North line, 510.00 feet to the point of beginning.
AND
All that part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West described as: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5; thence North 89 degrees, 51 minutes, 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right-of-way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees, 51 minutes, 50 seconds West, 556.72 feet to the point of beginning; thence continuing South 22 degrees, 51 minutes, 50 seconds West, 369.36 feet; thence South 89 degrees, 51 minutes, 50 seconds West and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet; thence North 22 degrees, 51 minutes, 50 seconds East, 369.36 feet; thence North 89 degrees, 51 minutes, 50 seconds East and parallel with the North line of the South Half of the Northwest Quarter of Section 5, a distance of 510.00 feet to the point of beginning.
AND
A tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West, described as follows: A triangular tract of land lying northerly of the northerly right of way line of new Minnesota Trunk Highway No. 14 described as:
Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 108 North. Range 26 West: thence North 89 degrees 51 minutes 50 seconds East (assumed bearing) along the North line of the South Half of the Northwest Quarter of Section 5, a distance of 2139.10 feet to a point 220.00 feet West of the westerly right of way line of the Chicago and Northwestern Railroad Company; thence South 22 degrees 51 minutes 50 seconds West, 926.08 feet to a found ½'' I.D. iron pipe survey marker, said point being the point of beginning; thence continuing South 22 degrees 51 minutes 50 seconds West, 61.95 feet to a point on the northerly right of way line of new U.S. Trunk Highway No. 14; thence North 82 degrees 17 minutes 15 seconds West along said right of way line, 417.60 feet; thence North 89 degrees 51 minutes 50 seconds East 437.89 feet to the point of beginning.
AND
That part lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West of the parcel of land described as follows: Commencing at a point on the South line of the North Half of the Northwest Quarter of Section 5, in Township 108 North, Range 26, where the said line intersects the westerly line of the right-of-way the Chicago and North Western Railway Company and thence following in and on the westerly line of said railway right-of-way in a southerly and westerly direction distance of 1500 feet; thence in a straight line northerly and to a point on the south line of the North Half of the Northwest Quarter of Section 5, in Township 108 North of Range 26 West, 220 feet West from the point of commencement; thence east along said last mentioned line a distance of 220 feet to the point of commencement.

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- GAS CONTROL VALVE
- CABLE BOX
- TELEPHONE BOX
- CURB STOP
- LIGHTPOLE
- YARD LIGHT
- ELECTRIC BOX
- CTV-B — UNDERGROUND CABLE
- G-B — UNDERGROUND GAS
- E-B — UNDERGROUND ELECTRIC
- FO-B — UNDERGROUND FIBER OPTIC
- > — SANITARY SEWER
- >> — STORM SEWER
- | — WATER MAIN

LEGEND

- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH 43133
- ◉ DENOTES BLUE EARTH COUNTY SECTION CORNER
- × DENOTES COMPUTED POSITION
- DENOTES RESTRICTED RIGHT OF WAY ACCESS
- (m) DENOTES MEASURED DISTANCE
- (d) DENOTES DEED DISTANCE

MISCELLANEOUS NOTES

1. The property described and easements shown hereon is the same as the property described in the title commitment, prepared by Commonwealth Land Title Insurance Company, (Issuing Agent, The Title Team), Commitment No. MA 250043, with a Commitment Date of November 7, 2025 at 7:00 AM.
2. The subject property contains ±14.83 acres (±646,030 square feet).
3. Topographic information shown provided by IMEG with a topographic survey date of October 21, 2025.
4. Wetlands shown per Wetland Delineation Report prepared by ERM dated October 9, 2025.
5. Current Zoning per City of Mankato (Blue Earth County) GIS map = M-2 Heavy Industrial.
6. Setback information provided by the City of Mankato:
   - 6.1. Setback - Impervious Parking/Storage:
     - 6.1.1. Front yard: 15 feet
     - 6.1.2. Side yard: 6 feet
     - 6.1.3. Rear yard: Not Required
     - 6.1.4. Transitional yard: NA
   - 6.2. Setback - Building:
     - 6.2.1. Front yard: 30 feet
     - 6.2.2. Side yard: 15 feet
     - 6.2.3. Rear yard: Not Required
     - 6.2.4. Transitional yard: NA

PROPOSED DRAINAGE & UTILITY EASEMENTS SHOWN THUS (NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT OF WAY LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

Stantec

Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Web: www.stantec.com

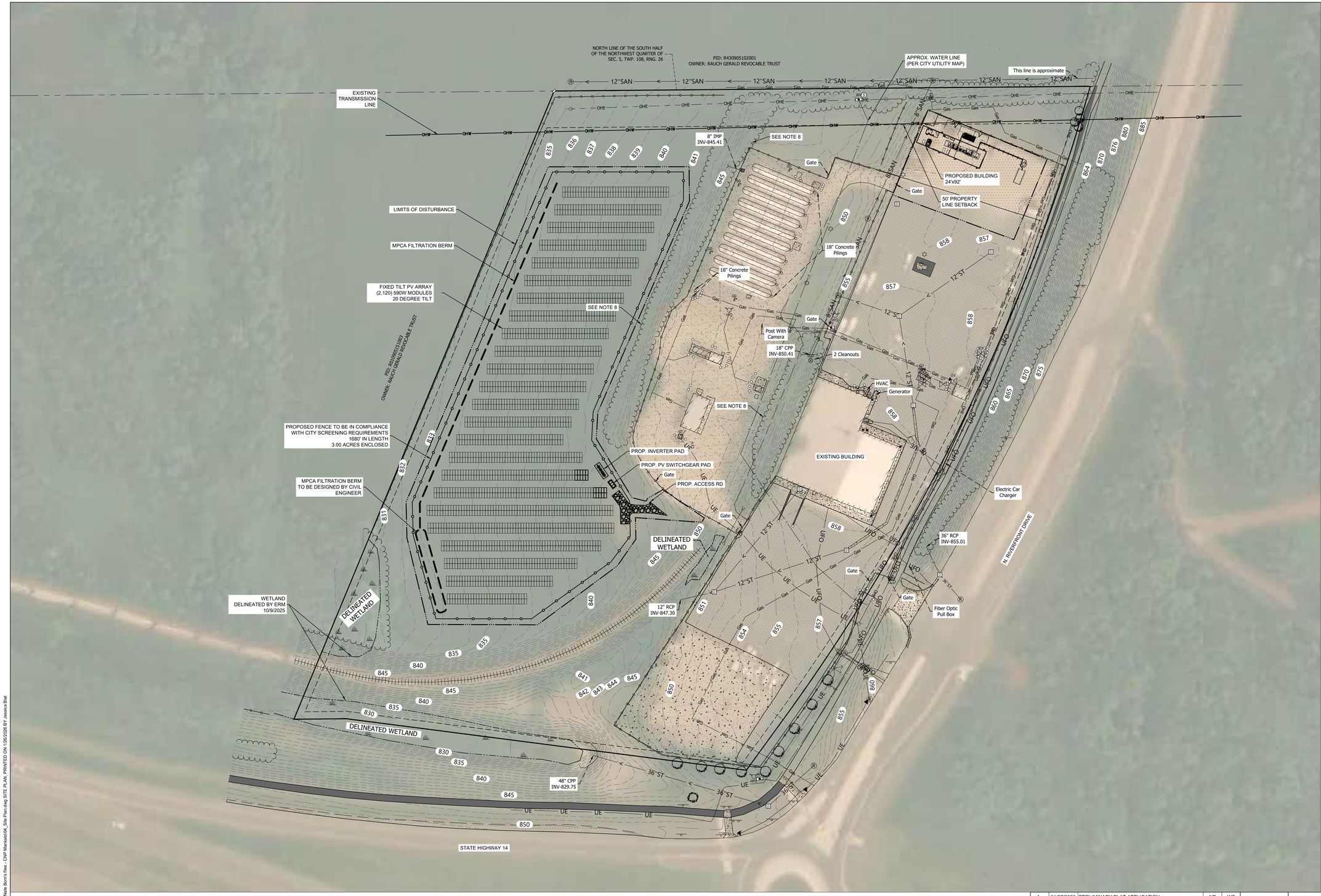
DATE	REVISION	SURVEY BY :	
FEB. 16, 2026	Added Drainage & Utility Easement	DRAWN BY :	DJR
		DESIGNED BY :	
		CHECKED BY :	
		APPROVED BY :	
		DATE :	JANUARY 26, 2026

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: DANIEL J ROEBER
SIGNATURE: Daniel Roeber
DATE: JANUARY 26, 2026
LIC. NO. 43133

CNP MANKATO FIRST ADDITION
PRELIMINARY PLAT
CenterPoint Energy

19380564 V401
PROJECT NUMBER
19380564
SHEET NUMBER
V4.01

Plot Date: 03/14/2026 - 8:18am
Drawing name: \\ut029 i-pdfs01\shared_projects\193807564\CAD\Dwg\193807564 V401.dwg
Xrefs: 193807564 IMEG_TOPO



N

SCALE 1" = 60'

0 60 120 180 FEET

SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED SOLAR PANEL ARRAYS

NOTES:

1. THE PROPERTY DESCRIBED AND EASEMENTS SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, (ISSUING AGENT, THE TITLE TEAM), COMMITMENT NO. MA 250043, WITH A COMMITMENT DATE OF NOVEMBER 7, 2025 AT 7:00 AM.
2. THE SUBJECT PROPERTY CONTAINS ±14.83 ACRES (±646,030 SQUARE FEET).
3. WETLANDS SHOWN PER WETLAND DELINEATION REPORT PREPARED BY ERM DATED OCTOBER 9, 2025.
4. CURRENT ZONING PER CITY OF MANKATO (BLUE EARTH COUNTY) GIS MAP = M-2 HEAVY INDUSTRIAL.
5. TOPO SURVEY INFORMATION PROVIDED BY IMEG ON NOVEMBER 6, 2025.
6. SOLAR LAYOUT PROVIDED BY VERSIRIS ENERGY DATED DECEMBER 29, 2025.
7. BUILDING LAYOUT PROVIDED BY STANDBY SYSTEMS DATED JANUARY 5, 2026.
8. TREES ALONG EDGE OF GRAVEL AND ADJACENT TO EXISTING BUILDING ARE SCHEDULED FOR REMOVAL PRIOR TO PROJECT CONSTRUCTION

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk
A	01/27/2026	PRELIMINARY PLAT APPLICATION	NB	WS

ERM

SITE PLAN

DISCIPLINE NO. C1

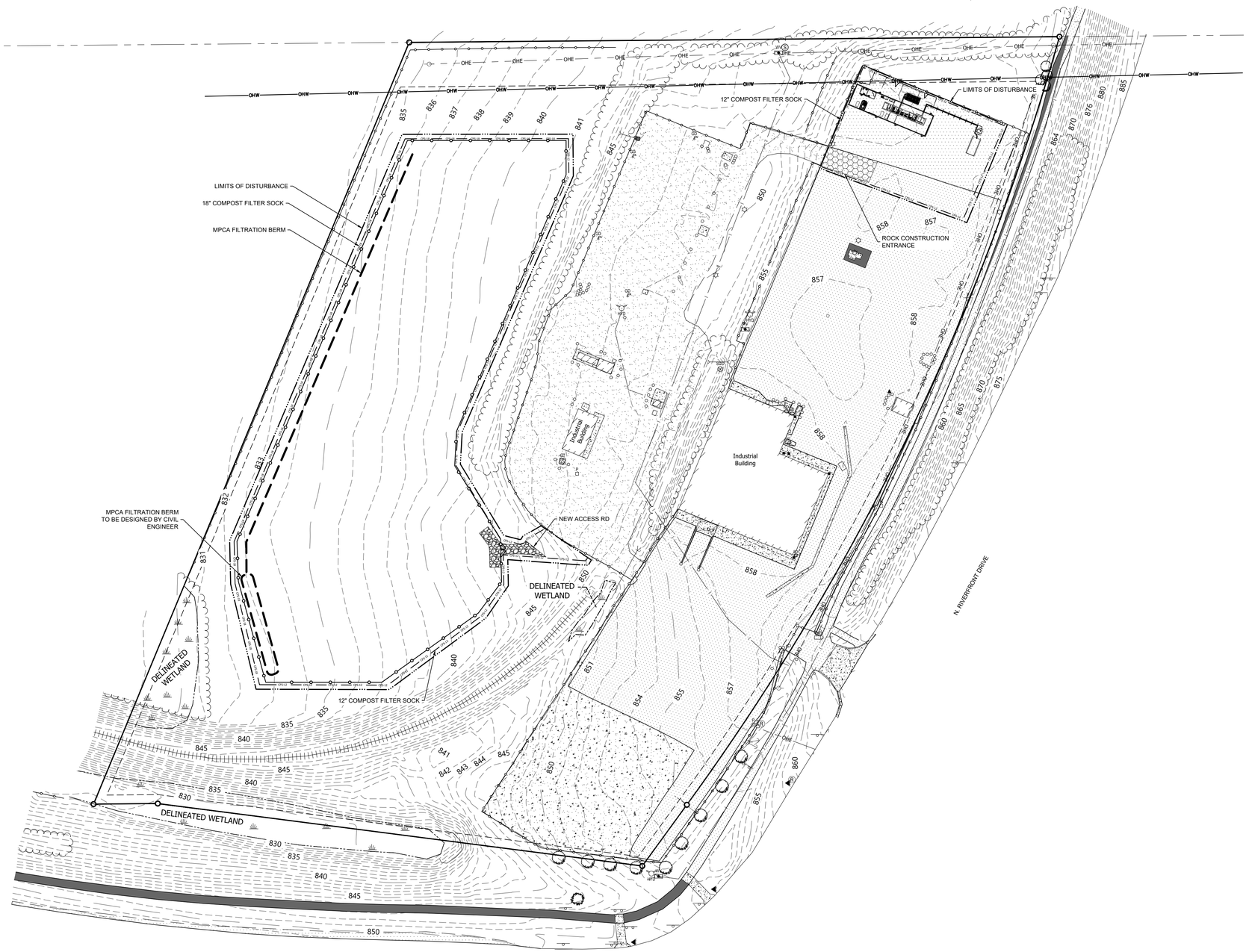
MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 60'	WS	0764026	C1.01
DATE DRAWN	DRAWN BY		
01/20/2026	NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.bair\OneDrive - ERM\Nate Borm's files - CNP Mankato\04_Site Plan.dwg SITE PLAN, PRINTED ON 1/26/2026 BY Jessica Bair



SCALE 1" = 60'

0 60 120 180 FEET

SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED SOLAR PANEL ARRAYS
- PROPOSED COMPOST FILTER SOCK (CFS)
- PROPOSED FILTRATION BERM
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED ROCK CONSTRUCTION ENTRANCE

NOTES:

1. ESTIMATED TOTAL AREA OF DISTURBANCE: 3.28 ACRES

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk
A	01/27/2026	PRELIMINARY PLAT APPLICATION	NB	WS

ERM

GRADING & ESC PLAN

DISCIPLINE NO. C2

MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 60'	WS	0764026	C2.01
DATE DRAWN 01/20/2026	DRAWN BY NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.blair\OneDrive - ERM\Note Born's files - CNP Mankato\04_Site Plan.dwg CRAESC - PRINTED ON 1/26/2026 BY Jessica Blair

Molly Westmand
City of Mankato
10 Civic Center Plaza
Mankato, Minnesota 56002-3368

Subject: Preliminary Plat Application
CenterPoint Energy Minnesota Gas
Mankato Hydrogen Energy Plant Project

Dear Ms. Westman:

CenterPoint Energy Minnesota Gas (CenterPoint) is proposing to install a green hydrogen production and storage facility at their existing site located at 2400 North Riverfront Drive in Mankato, Minnesota 56001. The proposed facility is referred to as the Mankato Hydrogen Energy Plant Project (Project).

The proposed Project will include a 1 megawatt (MW) hydrogen plant that uses renewable energy to split water into hydrogen and oxygen, as well as a 1 MW on-site solar panel array. The hydrogen will be blended at low concentrations into the existing natural gas distribution system. A solar panel array will be installed within the restored prairie located west of the current facility, and the hydrogen production and storage facility will be installed within an existing gravel area located east of the existing on-site propane tanks.

Submitted for your review via the City of Mankato permitting ePortal is a Preliminary Plat Application. Final Plat and Conditional Use Permit (CUP) Applications will be submitted for the Project at a later day upon City of Mankato Preliminary Plat approval. A summary of the Project details outlined in the Preliminary Plat Application materials are provided below along with place holders for future Final Plat and CUP documents.

Proposed Use and Justification
In July 2024, CenterPoint received approval from the Minnesota Public Utilities Commission to implement a diverse set of innovative pilot projects that aim to reduce greenhouse gas emissions and advance decarbonization efforts for our Minnesota customers. The projects are part of a five-year innovation plan submitted under a landmark state energy law: the Natural Gas Innovation Act (NGIA). Passed with bipartisan support, NGIA creates a new regulatory framework for natural gas utilities to invest in renewable energy resources and innovative technologies.

As part of this NGIA strategy, CenterPoint is exploring the potential of green hydrogen to reduce carbon emissions across their natural gas distribution system. This Project is one of the pilot projects CenterPoint is using to explore green hydrogen's potential. More information about CenterPoint's NGIA pilot programs can be found at the following link: https://www.centerpointenergy.com/en-us/residential/services/cleaner-energy-and-innovation/natural-gas-innovation-act?sa=mn.

Project Phasing and Construction Schedule
Construction will occur in two phases to minimize environmental impacts and maintain compliance with applicable regulations. Phase 1, scheduled to commence in the 2nd quarter of 2026, will include site preparation, installation of erosion and sediment controls, initial grading, and installation of the Solar Array. Phase 2, anticipated to commence in the 4th quarter of 2026, will include hydrogen production and storage facility construction, final grading, and site stabilization. Best Management Practices (BMPs) will be implemented throughout all phases to prevent sediment discharge and protect water quality. The schedule is subject to change pending weather conditions, permitting timelines, and equipment delivery lead times, and all work will be coordinated with local agencies to ensure compliance.

Aviation and Visual Analysis
A glint and glare study will be prepared for the Project, which will confirm that no glint or glare is predicted at any observed points or nearby roads. A copy of the report will be included with the CUP application.

Building Design
The proposed Building Design will be consistent with the existing buildings materials found on site. A photo of a similar building is included in the attached figures.

Decommissioning and Site Restoration
CenterPoint is in the process of developing a decommission and site restoration plan, the final plan will be included with the CUP application.

Grading and Erosion and Sediment Control Plan
As outlined in the application materials, the Project is located on privately owned land held by CenterPoint, encompassing approximately 16.0 acres across four parcels. Of this area, approximately 3.2 acres will be disturbed during construction. BMPs will be implemented to prevent sediment release from the construction site. Refer to the attached Site Erosion Control Plan for the planned BMP locations. Where necessary, final grading will restore the site to pre-construction contours.

Pursuant to the requirements outlined by the City of Mankato Ordinance, Chapter 8 – *Erosion and Sediment Control*, CenterPoint will apply for a land-disturbing activity permit. In addition, CenterPoint will submit an application to the Minnesota Pollution Control Agency for coverage under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Program – Construction Stormwater General Permit (MNR100001).

Fencing
A perimeter fence is proposed around the solar panel installation. Fence design will be in accordance with City of Mankato screening requirements. Plan details will be provided with the CUP application.

Historical Resource Review
A review of the National Park Service's National Register of Historic Places database confirmed that no historic structures, cultural resources, or design features are present within the proposed project. The closest listed historic property (Stewart, William E., House) is situated approximately 1.65 miles southwest of the proposed project. As a result, no impacts are anticipated by the Project on any historic properties. Refer to the attached National Historic Place review memo.

Lighting (Photometric) Plan
A preliminary lighting plan and details are included in the attached figures.

Landscaping/Screening Plan
CenterPoint is developing a Landscaping and Screening Plan in coordination with the City. The final plan will be included with the CUP application.

Maintenance Plan
CenterPoint is in the process of developing a maintenance plan, the final plan will be included with the CUP application.

Noise Assessment
A noise assessment will be completed for the Project to ensure conformance with Minnesota Rule 7030. A copy of this assessment will be included with the CUP application.

Traffic Circulation Patterns and Access Routes
The project will use the existing site access routes and will have minimal impact on existing traffic circulation patterns. No long-term changes to roadway configuration or traffic flow are anticipated. Any construction-related disruptions will be minor and temporary, with normal traffic circulation maintained throughout.

Utility Plan
The proposed building will require water and sanitary services. Water service will connect through a planned 6-inch lateral to the existing 8-inch watermain, and sewer service will connect through a planned 6-inch lateral to the existing 8-inch line. When in operation, the hydrogen plant will consume approximately 2 gallons of water per minute and discharge approximately 1 gallon of wastewater per minute.

Wetland Delineation
CenterPoint completed a wetland delineation survey and received a Notice of Decision from the City of Mankato Technical Evaluation Panel (TEP) on December 10, 2025, confirming a no-loss determination under Minnesota Rule 8420.0415, Subpart A ("an activity that will not impact a wetland"). A copy of the issued Notice of Decision is attached.

Zoning
No zoning changes are required. The site is currently zoned M-2 Heavy Industrial and will remain under this designation following the installation of the Project.

If you have any questions or require additional information, please contact me at (612) 280-1295, or Wayne Sicora at Environmental Resources Management (ERM), CenterPoint's consultant for this Project, at (612) 597-4574.

Sincerely,

Andrew Rockwell, Plant Manager
CenterPoint Energy Minnesota Gas

Cc: Micheal Fogarty, CenterPoint
Colton Peshek, CenterPoint
Dennis Daas, CenterPoint
Wayne Sicora PE, ERM

Enclosures: V1.01 Existing Conditions, Certified Survey
V4.01 Preliminary Plat
C1.01 Site Plan
C2.01 Grading and Erosion and Sediment Control (ESC) Plan
C3.01 Utility Plan – Existing
C3.02 Utility Plan Inset - Proposed
Wetland Delineation and NOD
SHPO Review
Figures – Existing Condition Photos, Building, and Photometric Plan

TOPOGRAPHIC SURVEY

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER, SECTION 05, TOWNSHIP 108 NORTH, RANGE 26 WEST, BLUE EARTH COUNTY, MINNESOTA



0 60 120

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, BLUE EARTH COUNTY (2011 ADJ.), ASSIGNING THE NORTH LINE OF THE S1/4-NW1/4 TO BEAR N89°30'04"E.

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES SET LATH
- DENOTES CALCULATE POSITION
- DENOTES EXISTING MAILBOX(ES)
- DENOTES EXISTING CROSSWALK LIGHT
- DENOTES EXISTING CULVERT LOCATION
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING SIGN(S)
- DENOTES ROOF DRAIN
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING WATER MANHOLE
- DENOTES EXISTING STORM SEWER MANHOLE
- DENOTES EXISTING ELECTRIC MANHOLE
- DENOTES FIBER OPTIC MANHOLE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING STORM INLET GRATE
- DENOTES EXISTING WATER VALVE
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING ELECTRIC TRANSFORMER
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC PANEL
- DENOTES EXISTING GAS VALVE
- DENOTES GAS DETECTOR
- DENOTES EXISTING GAS METER
- 10" OAK — *DENOTES EXISTING* DECIDUOUS TREE, TYPE, & SIZE
- 10" W. PINE — DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING BUILDING
- DENOTES WETLAND(S)
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS (DEPRESSION)
- DENOTES EDGE OF TREELINE
- Gas — DENOTES EXISTING BURIED GAS LINE
- UFO — DENOTES EXISTING BURIED FIBER OPTIC LINE
- UE — DENOTES EXISTING BURIED ELECTRIC CABLE
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- W — DENOTES EXISTING BURIED WATER MAIN
- 12"SAN — DENOTES EXISTING SANITARY SEWER MAIN SIZE AND DIRECTION
- 12"ST — DENOTES EXISTING STORM SEWER SIZE AND DIRECTION
- DENOTES EXISTING RAIL ROAD TRACKS

NOTES:

1. Zoning for subject tract = M-2 Heavy Industrial.
2. Wetlands as shown by EMR Oct. 2025.
3. Utilities as shown located per Gopher State One call ticket No. 252813978. Note- State law requires underground utilities to be located 48hours before excavating Gopher State One Call 800-252-1166.
3. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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.

11/21/25

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Walker, MN. 56484
Phone: 218.547.2366
web: www.neclusa.com

TOPOGRAPHIC SURVEY
Center Point Energy
Peak Shaving Facility
Mankato, MN

JOB NO. 25005716
DATE: 10/21/2025

V1.01

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: City of Mankato	**County:** Blue Earth
Applicant Name: CenterPoint Energy Natural Gas Operations	**Applicant Representative:** Nicole Johnson, ERM
Project Name: Mankato Hydrogen Energy Plant Project	**LGU Project No. (if any):** WTLD-0010-25
Date Complete Application Received by LGU: October 22, 2025	
Date of LGU Decision: December 10, 2025	
Date this Notice was sent: December 10, 2025	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ Exemption ☒ No-Loss (8420.0415)
MN Rules 8420.0420 Part: ☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H
Subpart: ☐ 4 ☐ 5 ☐ 7 ☐ 9
MN Statutes 103G.2241
Subdivision: : ☐ 1 ☐ 2 ☐ 6 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits - Number of Credits: ☐ Bank Credits – Number of Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☒ Approve ☐ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation

LGU Decision

☐ Approved with Conditions (specify below)[1] ☒ Approved[1] ☐ Denied
List Conditions:

Decision-Maker for this Application: ☐ Staff ☐ Governing Board/Council ☒ Other: Staff in consultation with the TEP

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☐ Attachment(s) (specify):
☒ Summary: The City of Mankato TEP reviewed the request for delineation concurrence and a no-loss at their meeting on November 19, 2025, when a site visit was conducted. The initial delineation report contained only 2 wetlands, however during the site visit it was determined that there was an additional wetland located in the southwest corner of the subject site. On December 5, 2025 updated delineation information depicting the additional wetland was submitted. Based on this revised submission, the City of Mankato, in conjunction with the TEP, find concurrence that there are three wetlands on the subject site. Wetland wbea001e, a Type 3 wetland is .37 acres and is located adjacent to the southern boundary of the property. Wetland wbea002e, a Type 3 wetland, is .02 acres and is located centrally on the site adjacent to an existing parking lot. Wetland wbea003s, the wetland added based on the TEP inspection, is a Type 6 wetland consisting of .35 acres. The applicant has also requested a no-loss under Minnesota Rule 8420.0415 Subpart a, "an activity that will not impact a wetland." The applicant's submission information demonstrates a "Solar array" location that is outside of any of the three wetland areas, and the narrative provided indicates that there will be no activity in the wetland areas. Therefore, the LGU finds that the no-loss request achieves the applicable criteria.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☐ Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☒ Yes[1] ☐ No

[1] *If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Within 45 days of the decision an application for appeal must be filed with the Board of Adjustments and Appeals, address as follows: Board of Adjustments and Appeals, attention: Zoning Administrator, 10 Civic Center Plaza, PO Box 3368, Mankato, MN 56002-3368.

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: Jake Fritz, via email jake.fritz@blueearthswcd.org	☒ BWSR TEP Member: Alyssa Core, Alyssa.core@state.mn.us
☒ LGU TEP Member (if different than LGU contact):	Cory Bienfang, cbienfang@mankatomn.gov
☒ DNR Representative:	Erynn Jenzen via email erynn.jenzen@state.mn.us
☐ Watershed District or Watershed Mgmt. Org.:	

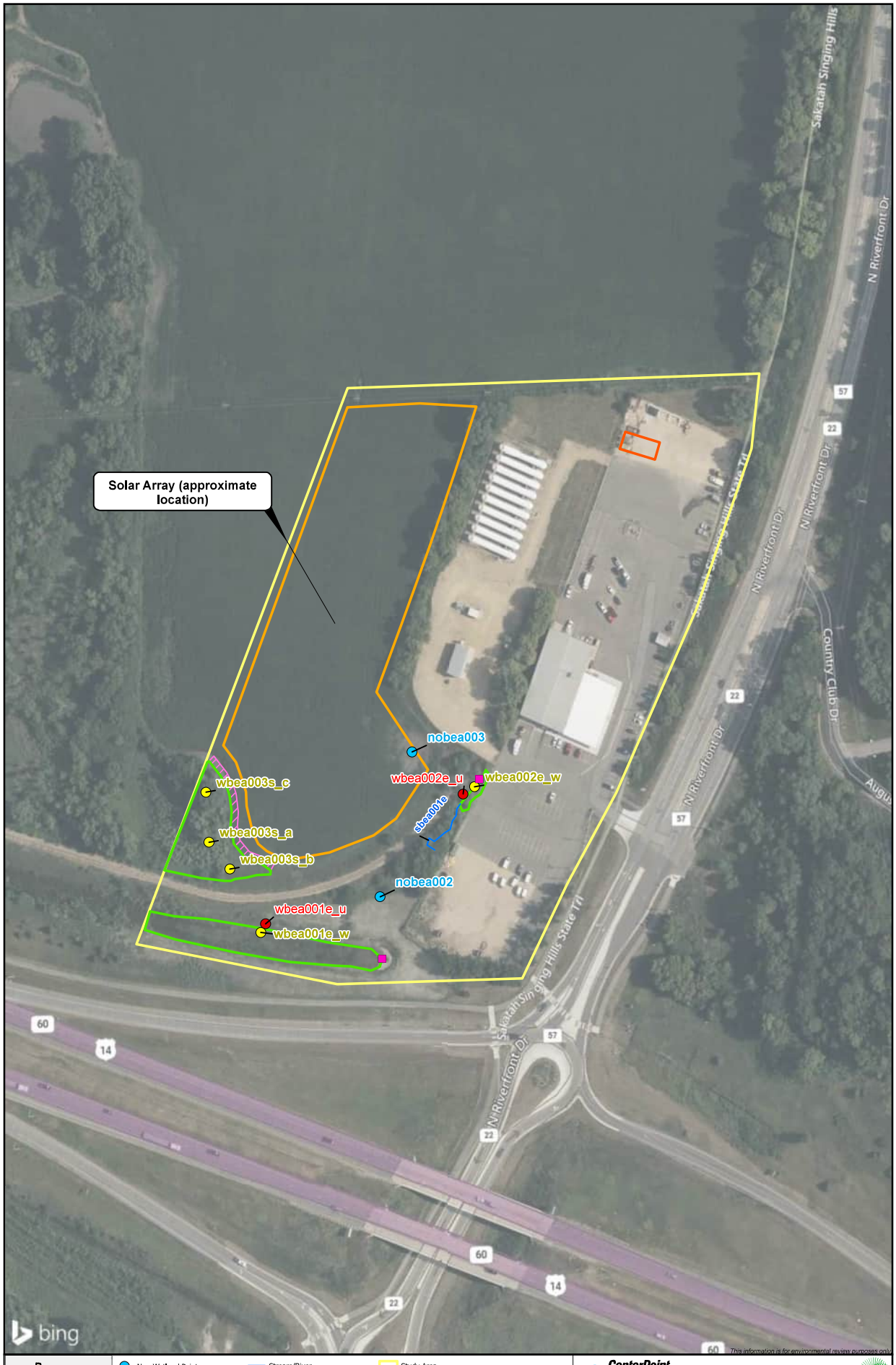
☐ Applicant:	☒ Agent/Consultant: Nicole Johnson, ERM

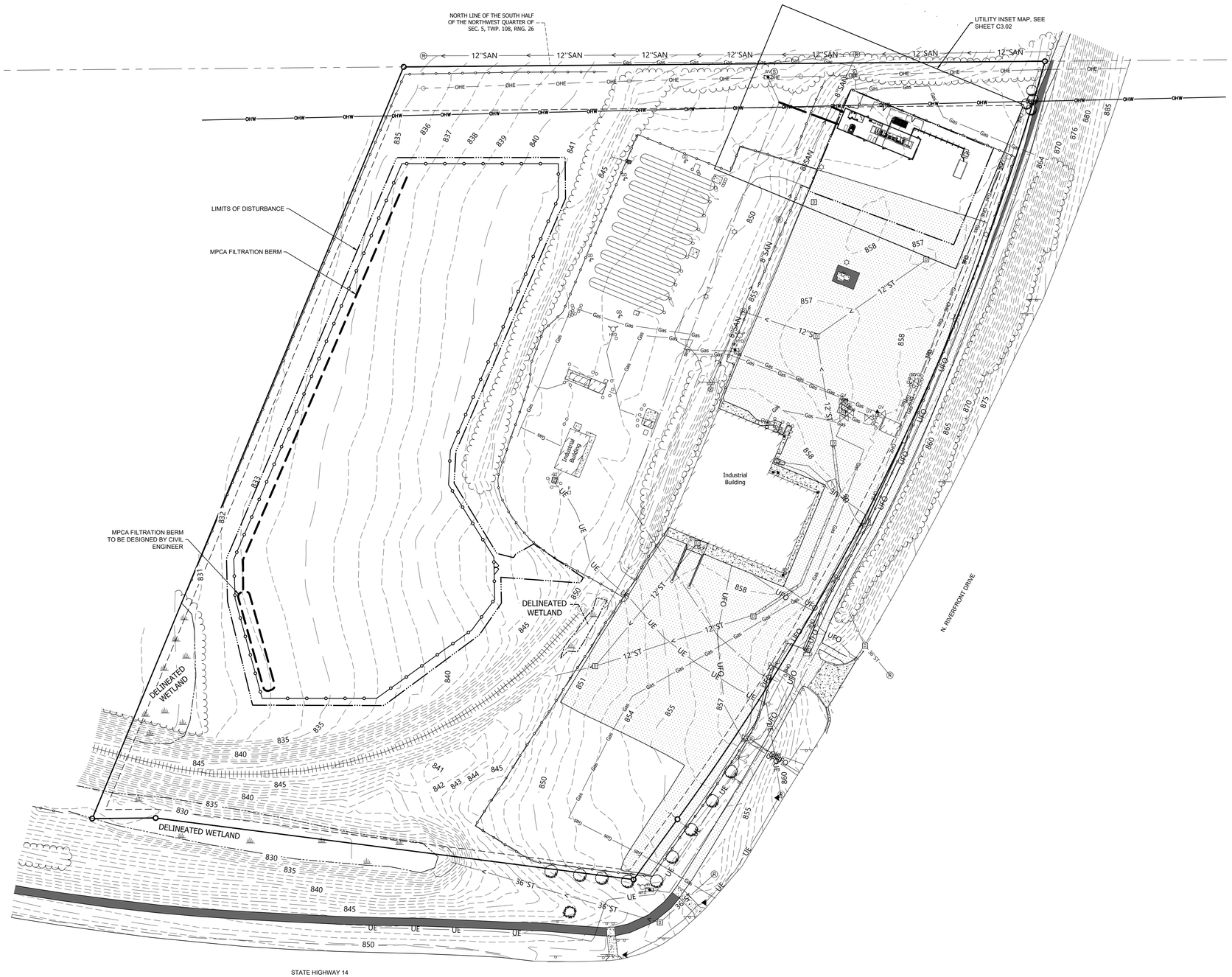
Optional or As Applicable:

☒ Corps of Engineers: David Studenski via email: david.a.studenski@usace.army.mil
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
☐ Members of the Public (notice only): ☐ Other:

Signature: *Mark Konz via electronic signature* *By Molly Westman*	**Date:** December 10, 2025

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.


Solar Array (approximate location)
nobea003
wbea002e_u
wbea002e_w
wbea003s_c
sbea001e
wbea003s_a
wbea003s_b
nobea002
wbea001e_u
wbea001e_w
Sakatah Singing Hills State Trl
N Riverfront Dr
Country Club Dr
57
22
60
14
bing
This information is for environmental review purposes only.
Non-Wetland Point
Upland Point
Wetland Point
Culvert
Stream/River
Hydrogen Building (Approximate Location)
Solar Array (Approximate Location)
Study Area
Delineated Wetland
Wetland Setback (16.5 ft)
1:1,800
0
100
200
Feet
Minnesota
SD
IA
WI
CenterPoint Energy
ERM
Figure 6
Field Survey Data Map
Mankato Hydrogen Energy Plant Project
Mankato, Blue Earth County, Minnesota
FILE: M:\US\Projects\A-C\CenterPoint\Minnesota\2025\09\Special_CPE_Mankato_Hydrogen_Energy_Plant_SWPPP_CPE_Mankato_Hydrogen_Energy_Plant_SWPPP.aprx | REVISED: 12/04/2025 | SCALE: 1:1,800 when printed at 11x17
DRAWN BY: DK



N

SCALE 1" = 60'

0 60 120 180 FEET

LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
- Ⓡ EXISTING MANHOLE
- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED FILTRATION BERM
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED WATER SERVICE LINE
- SanS — PROPOSED SANITARY SERVICE LINE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk
A	01/27/2026	PRELIMINARY PLAT APPLICATION	NB	WS

ERM

UTILITY PLAN

DISCIPLINE NO. C3

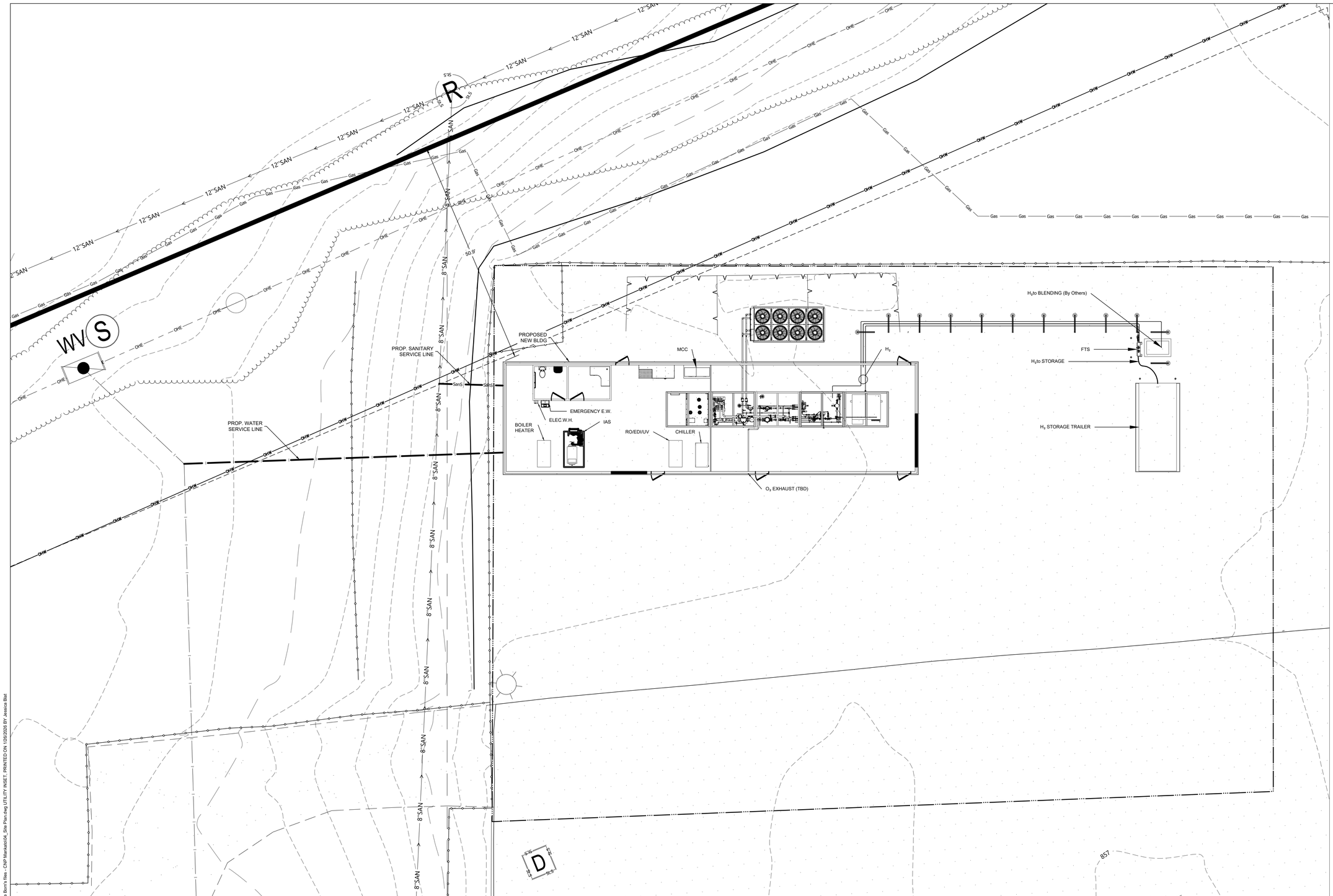
MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 60'	WS	0764026	C3.01
DATE DRAWN: 01/20/2026	DRAWN BY: NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.batt\OneDrive - ERM\Nate Born's files - CNP Mankato\04_Site Plan.dwg UTILITY PRINTED ON 1/26/2026 BY Jessica Batt



SCALE 1" = 10'

0 10 20 30 FEET

LEGEND

- PROPERTY BOUNDARY LINE
- ZONING SETBACKS
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING TREE LINE
- EXISTING TREE
- Gas — EXISTING GAS LINE
- UFO — EXISTING FIBER OPTIC CABLE
- 12"ST — EXISTING SEWER LINE
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- EXISTING CULVERT
- EXISTING CONTOURS
- EXISTING UTILITY POLE
- OHW — EXISTING TRANSMISSION LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- PROPOSED FILTRATION BERM
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED WATER SERVICE LINE
- SanS — PROPOSED SANITARY SERVICE LINE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk
A	01/27/2026	PRELIMINARY PLAT APPLICATION	NB	WS

ERM

UTILITY PLAN - INSET

DISCIPLINE NO. C3

MANKATO HYDROGEN ENERGY PLANT PROJECT
CENTERPOINT ENERGY
MANKATO, BLUE EARTH COUNTY, MN

REV. A

SCALE	DESIGNED BY	PROJECT NUMBER	SHEET NO.
1" = 10'	WS	0764026	C3.02
DATE DRAWN: 01/20/2026	DRAWN BY: NB		

Environmental Resources Management, Inc.

FILE PATH: C:\Users\jessica.blat\OneDrive - ERM\Nate Born's files - CNP Mankato\04_Site Plan.dwg UTILITY INSET, PRINTED ON 1/26/2026 BY: Jessica Blat

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Existing Conditions

Photo 1 – MnDOT Highway 14 west bound on ramp looking north.



Photo 2 – Roundabout looking northwest into CenterPoint site.



ERM

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Existing Conditions

Photo 3 – Located east of existing building looking north to gravel area and proposed building site.



ERM

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Proposed Building

- The proposed building to be constructed at Mankato Facility site will be similar in appearance to the example photo to the right.
- Exterior metal siding and roof
- 24-foot x 92-foot (2,208-square foot) area
- 18-foot side wall height
- Roof down spouts routed to storm sewer



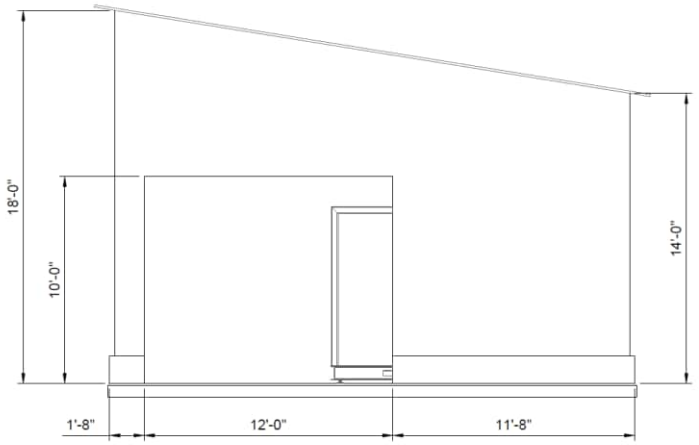
ERM

CenterPoint Energy

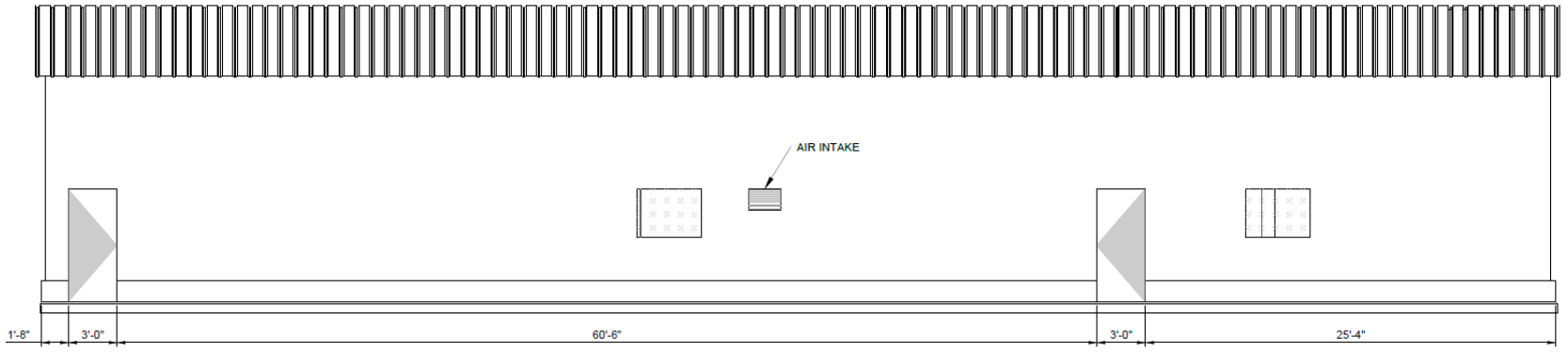
Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

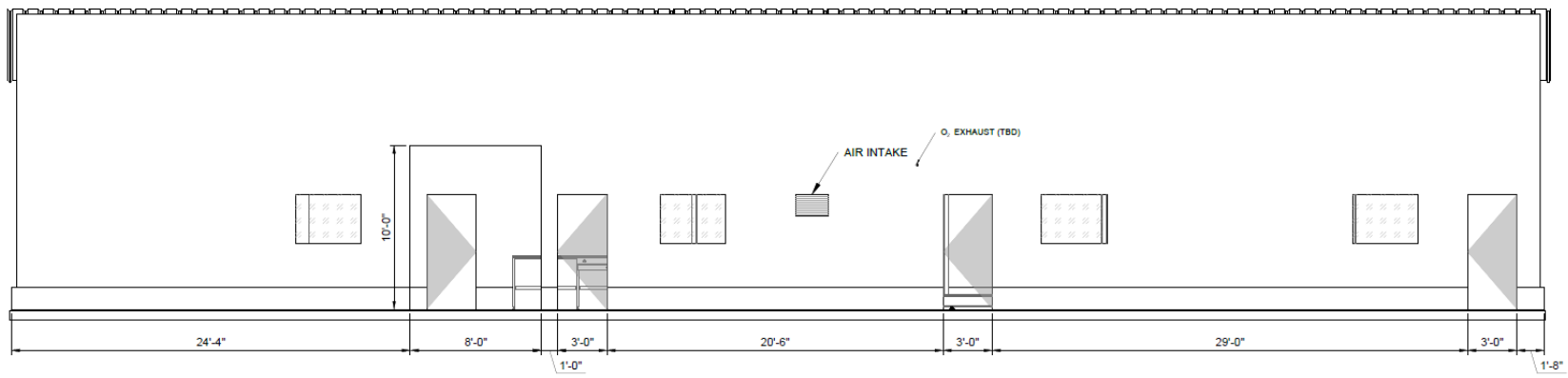
Proposed Building



5 S100 SHT 2 — EAST ELEV - BUILDING LAYOUT — SCALE: 1/4" = 1'-0"



4 S100 SHT 2 — NORTH ELEV - BUILDING LAYOUT — SCALE: 1/4" = 1'-0"



3 S100 SHT 2 — SOUTH ELEV - BUILDING LAYOUT — SCALE: 1/4" = 1'-0"

ERM

CenterPoint Energy

Mankato Hydrogen Energy Plant Project

Preliminary Plat Application – January 2026

Photometrics Plan

- Proposed - 5 box lights on building
- WPX0 LED, 1650 Lumen setting, 4000K Setting, 120-277V
- Lumens per Lamp = 1645





Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.5 fc	5.7 fc	0.0 fc	N/A	N/A

Meeting Date: 02/25/2026

Title

CY08-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for preliminary plat review of Front Street Place subdivision. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

The anticipated date of City Council action will be March 9, 2026.

Applicant

The applicant is ISG on beahlf of the owner, Front Street Plaza, LLC.

Request

The applicant is seeking a preliminary plat review of Front Street Plaza subdivision.

The plat combines 13 existing, underlying lots that are located in the block that is bordered by Front Street, Liberty Street, Riverfront Drive and Warren Street.

The new Block 1 has two lots, 1B, which is .15 acres and Lot 1A which is 2.35 acres. Also included in the plat are 3 areas proposed for right-of-way totaling .11 acres.

Location

The development is proposed to occur on the city block between Riverfront Dr. and Front St. and Warrent St. and Liberty St.

The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

Existing Land Use

The property currently has a mix of commercial, retail, and residential units.

Zoning

The property is zoned CBD-F, Central Business District-Fringe.

Environmentally Sensitive Areas

The site falls within FEMA's "Catastophic Levee Failure" ESA Zone.

Public Utilities

The property is currently served by public utilities.

City Code

The City Code pertaining to the CBD-F, Central Business District-Fringe may be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV5CCEBUDIIN

Site Plan Review Comments

The Site Plan Review Committee met on February 10th, 2026, and submitted the following comments:

a. The applicant shall provide an anticipated loading dock schedule, taking into account the proximity to the Public Safety Center.
b. The applicant shall be aware that there are currently seven utility accounts associated with these lots. The City of Mankato prefers that these accounts be consolidated into a single account.
c. The applicant shall submit a Stormwater Drainage report.
d. The applicant shall submit a Traffic Impact Study.
e. The applicant shall be aware that all existing unused utility water and sanitary sewer services shall be capped/abandoned at the city main.
f. The applicant will be required to pay SAC and WAC connection charges.
g. The applicant shall be aware that the plan to abandon 127", 72", & 48" Storm lines running through site shall be in development plans.
h. The applicant shall work with the City of Mankato to further coordinate/consider the current outlot conversation to right of way as well as the right of way along Riverfront Drive and dedication of right of way area for an additional sidewalk along this corridor. These items shall be further clarified and defined prior to the submission of additional zoning applications.
i. The applicant shall provide a status update on the unassigned parcel located within the proposed platting area.
j. The applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete.

Review

The applicant is seeking a preliminary plat review of the Front Street Plaza subdivision. The purpose of the plat is to combine thirteen existing parcels into one block, totaling 2.5 acres.

The new block will have two lots, 1A which is 2.35 acres and 1B which is .15 acres. Also included in the plat are 3 areas proposed for right-of-way totaling .11 acres. The block is bordered by Front Street, Liberty Street, Riverfront Drive, and Warren Street.

The property is located within FEMA's "Catastrophic Levee Failure" ESA Zone.

The property is currently served by public infrastructure. The applicant will need to cap/abandon any unused utility water and sanitary sewer services at the main.

The plans for redevelopment propose a new mixed-use building to include a coffee shop, a restaurant, and retail spaces on the main level. Residential units are proposed on the upper floors. A stand-alone office building is planned at the corner of Riverfront Dr. and Warren St. A three-story parking ramp is proposed along Riverfront Dr. that will serve the mixed use development.

Access to the site will be provided from Warren Street and Liberty Street.

Findings

Staff submits the following findings:

1. General Requirements
    1. The site is designed in conformance with the existing location and width of streets, the general drainage situation, lot sizes and arrangement.
    2. A drainage study will need to be submitted to prove compliance with the City drainage requirements.
2. Streets
    1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City Code.
3. Easements
    1. The preliminary plat provides standard easements required in Chapter 10 of the Mankato City Code.
4. Block Standards
    1. The blocks within the subdivision were designed around the existing corridors.
5. Lot Standards
    1. The lots are designed in conformance with the standards set forth in Chapter 10.
6. Public Sites and Open Spaces
    1. The applicant will be making a payment-in-lieu of parkland dedication. The Parks and Open Space Plan does not show that a park is needed within this subdivision.

Recommendation

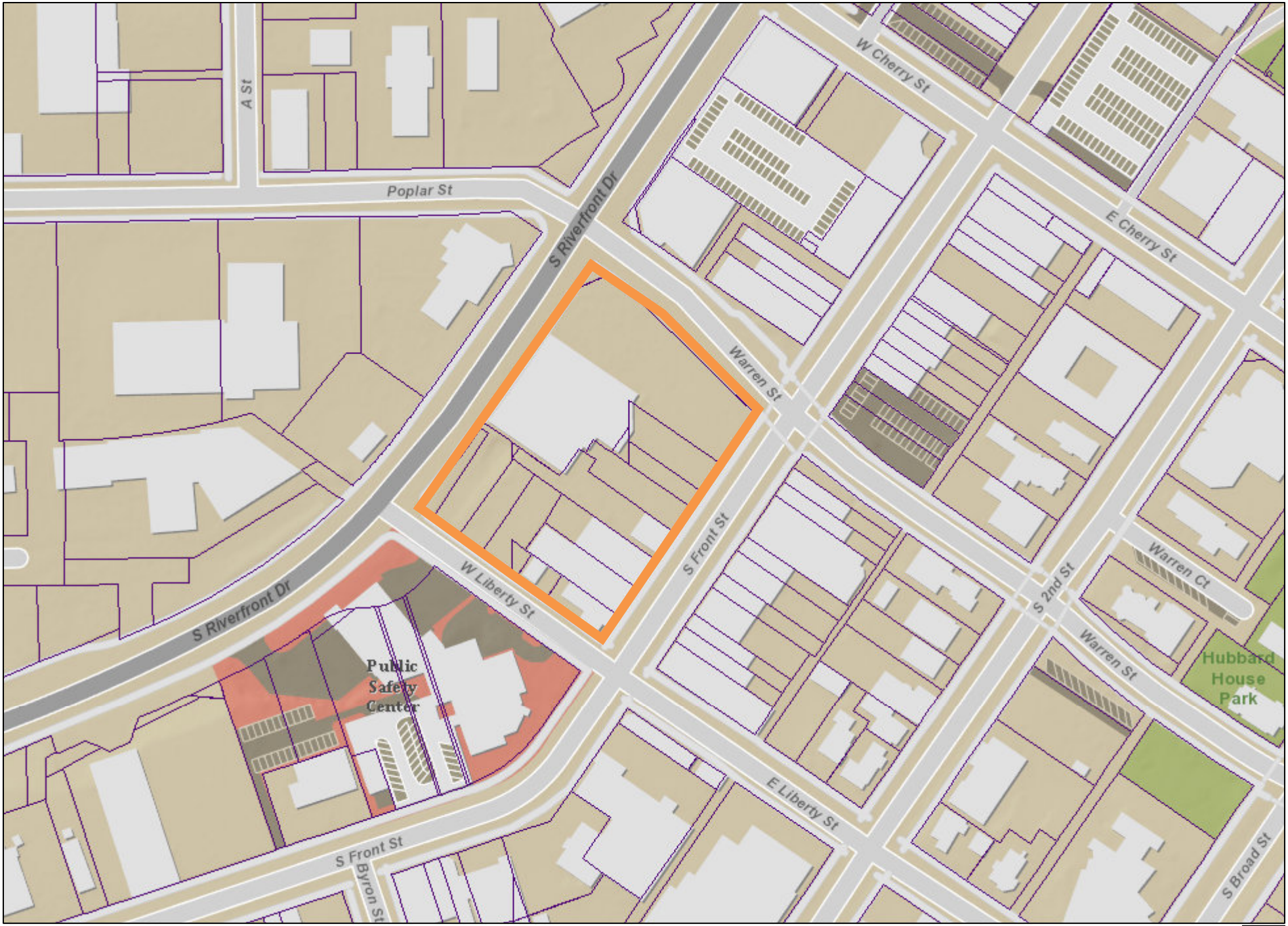
Staff recommends approval of the preliminary plat with the following conditions:

1. The applicant shall be a willing petitioner when any intersection improvements are proposed on adjacent roads.
2. The applicant shall submit a stormwater drainage report.
3. The applicant shall submit a Traffic Impact Study.
4. The applicant shall be required to pay SAC and WAC connections.
5. The applicant shall be aware that the plan to abandon 127", 72", & 48" Storm lines running through site shall be in development plans.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Applicant Narrative
Title Commitments
Site Plan Response Letter

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

Aerial Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N

FRONT STREET PLACE

EXISTING DESCRIPTION:

Parcel 1:

Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato, Blue Earth County, Minnesota, excepting therefrom any portion thereof included within the following described land:

Exception No. 1:

Warren Street Subdivision, Blue Earth County, Minnesota.

Exception No. 2:

Pike Street Subdivision No. 2, City of Mankato, Blue Earth County, Minnesota.

Exception No. 3:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

(Abstract Property)

Parcel 2:

Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; also described as follows, viz:

Commencing at the northeast corner of Lot 4 of Auditor's Plat No. 5 in Block 1 of Warren's Addition to Mankato, being on the westerly line of Front Street in said City of Mankato, running thence westerly along the northerly line of said Lot 4, 157 feet, thence southerly on a line parallel with said westerly line of Front Street 22 feet, thence easterly on a line parallel with the northerly line of said Lot 4, 14 feet, thence southerly on a line parallel with the said westerly line of Front Street 22 feet, thence easterly along the southerly line of said Lot 4, 143 feet to the westerly line of Front Street, thence northerly along the westerly line of Front Street, 44 feet to the place of beginning.

(Torrens Property - Certificate of Title No. 15256)

Parcel 3:

Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

(Abstract Property)

Parcel 4:

Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato.

(Abstract Property)

Parcel 5:

Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17.

PID: R01.09.18.151.009

Parcel 6:

That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, described as follows: Commencing at the Northwest corner of Lot Six (6), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Southerly along the Westerly line of said Lot Six (6), a distance of 37 feet, thence Westerly to the Southeast corner of Lot Twenty-one (21), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Northerly 37 feet along the Easterly line of said Lot Twenty-one (21), thence Easterly to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds, Blue Earth County, Minnesota;

AND

Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof on file and of record In the office of the Register of Deeds in and for the County of Blue Earth, Stale of Minnesota.

Parcel 7

Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning.

Parcel 8

Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

Parcel 9

Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota

and

A) Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17, Mankato, Minnesota legally described as follows: Commencing at the southwesterly corner of Lot 8, Auditor's Plat No. 17, thence southwesterly along an extension of the westerly boundary line of Lot 8, extended to the northeasterly boundary line of Liberty Street, Mankato, thence southeasterly along the northeasterly boundary line of Liberty Street 10 feet, thence at right angles northeasterly 38 feet to the southwesterly line of Lot 8, thence at right angles along the southwesterly line of said Lot 8, Ten (10) feet to the place of beginning.

B) All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17, both of said Lots being in the City of Mankato, also being described as all the the northwesterly part of Lot Nine (9) according to Auditor's Plat No. 5, lying northwesterly of the northwesterly line of Lots Seven (7) & Eight (8) according to Auditor's Plat No. 17, if extended to Liberty Street.

Parcel 10

The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditior's Plat No. 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a distance of 140 feet to the place of beginning. Together with a license to encroach on the Easterly 12 feet of the property adjacent to the West of the described property.

EXISTING DESCRIPTION con't.:

Parcel 11:

Outlot A, Warren Street Subdivision, Blue Earth County, Minnesota.

Parcel 12

Outlot A, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

Parcel 13:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

OWNERS / DEVELOPERS:
Front Street Plaza, LLC
100 Warren Street Suite 317
Mankato, MN 56001

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1A Block 1 = 102,446 sq. ft. - 2.35 acres
Lot 1B Block 1 = 6,590 sq. ft. - 0.15 acres
Right of Way = 4,788 sq. ft. - 0.11 acres
Total = 113,824 sq. ft. - 2.61 acres

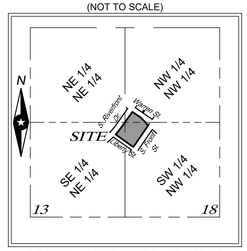
EXISTING PROPERTY:
ZONED: CBD - F (Central Business District - Fringe) (Per City of Mankato website)

Setbacks - none

BENCHMARK:
Top nut fire hydrant located at northeast corner of South Riverfront Drive and Warren Street.
Elev=779.68 (NAVD88)

FLOOD ZONE:
Part of the surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

VICINITY MAP
(NOT TO SCALE)



SEC. 13-108-27 & SEC. 18-108-26
Blue Earth County, Minnesota

ISG

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

DATE 1/26/26 LIC. NO. 61565

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PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1/22/26
CLIENT PROJECT NO.	-

TITLE

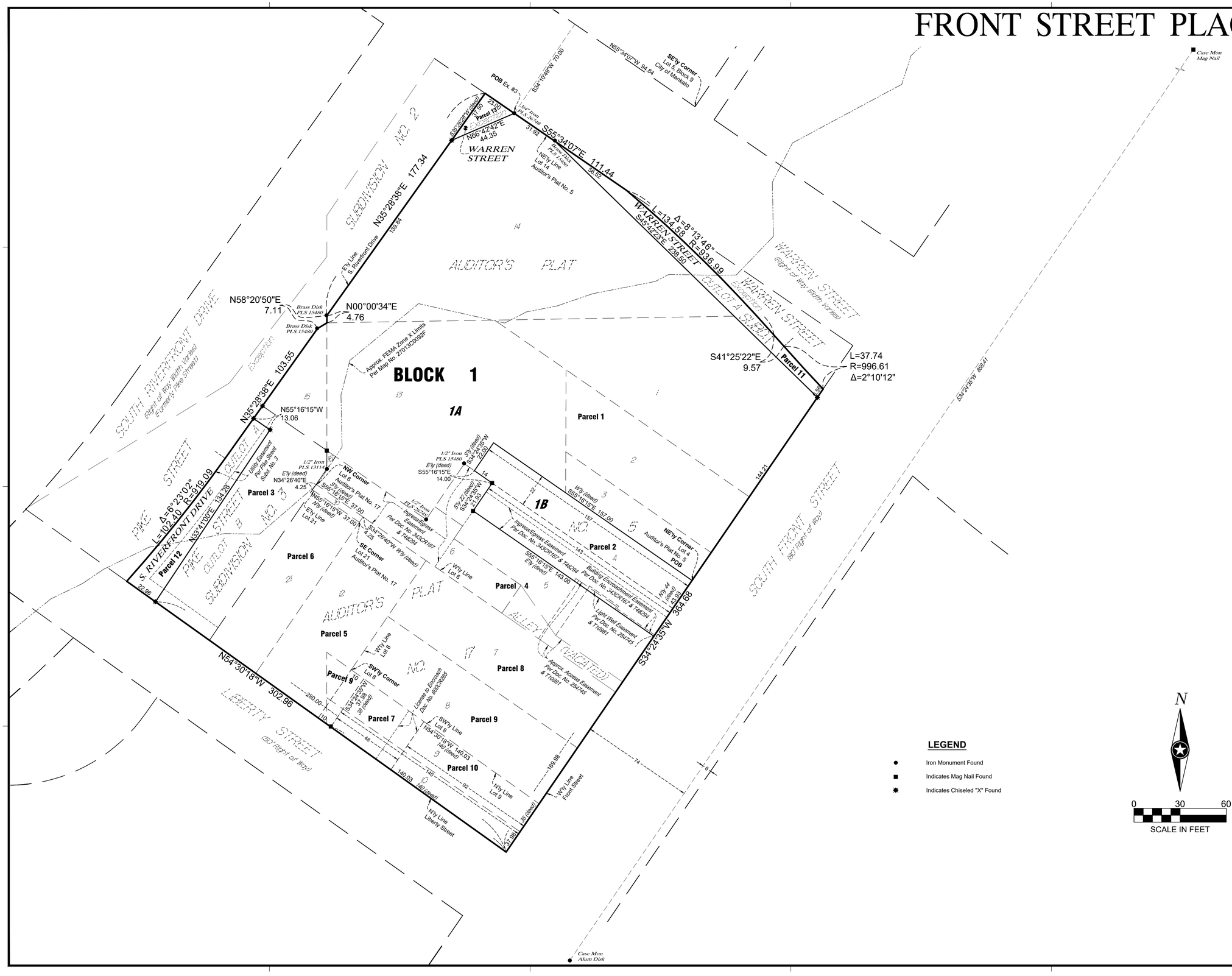
PRELIMINARY PLAT

SHEET

1

OF 3

FRONT STREET PLACE



LEGEND

- ● Iron Monument Found
- ■ Indicates Mag Nail Found
- ✱ Indicates Chiseled "X" Found

N

0 30 60

SCALE IN FEET

ISG

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

DATE 1/26/26 LIC. NO. 61565

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PROJECT

FRONT STREET PLAZA MIXED-USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
1/26/26	Added City Parcels	KH

PROJECT NO.	25-33587
FILE NAME	33587 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1/22/26
CLIENT PROJECT NO.	-

TITLE

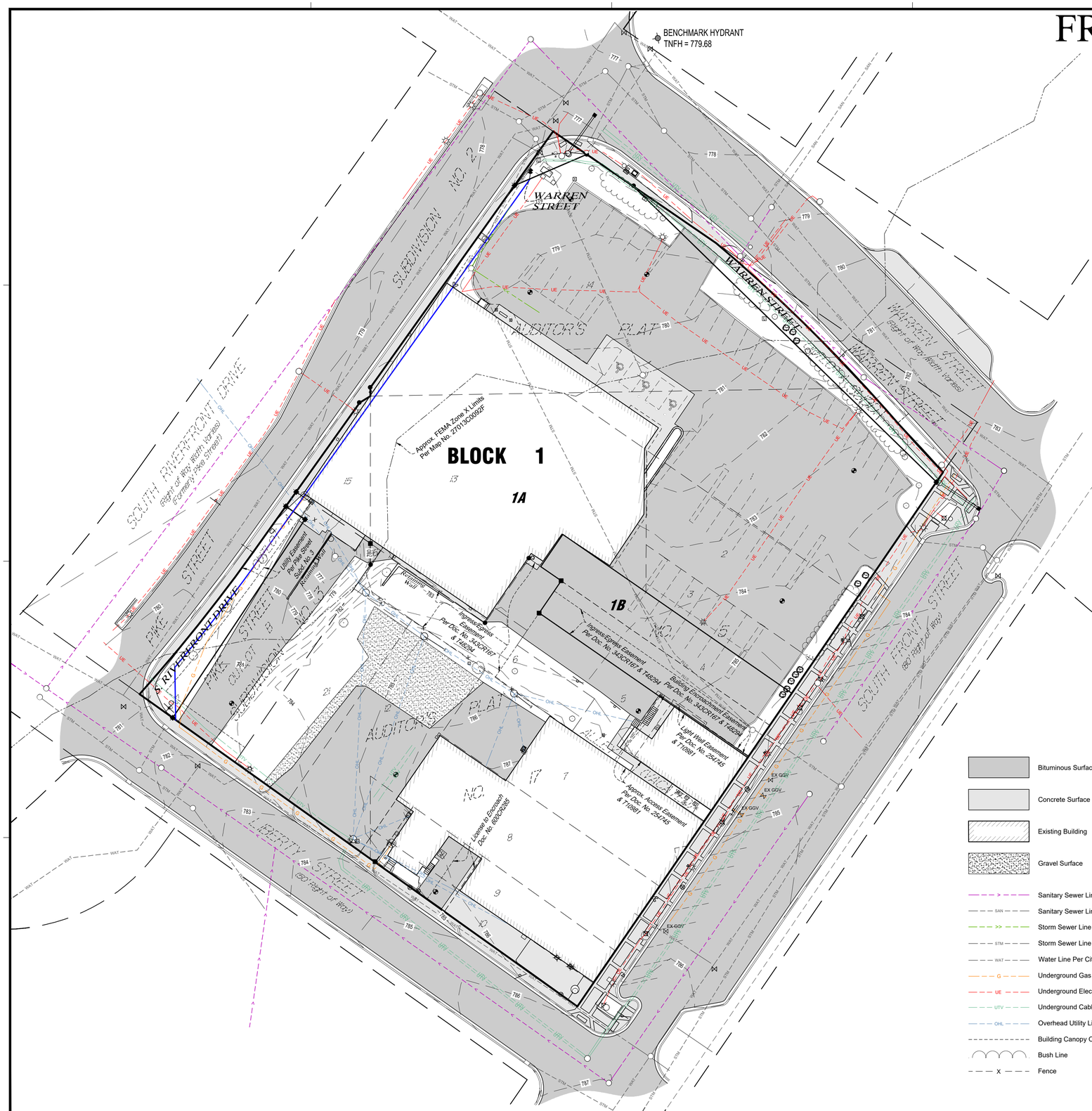
PRELIMINARY PLAT

SHEET

2

OF 3

FRONT STREET PLACE


BENCHMARK HYDRANT
TNFH = 779.68
WARREN STREET
WARREN STREET
WARREN STREET
(Right of Way Width Varies)
SOUTH RIVERFRONT DRIVE
(Right of Way Width Varies)
(Formerly Pike Street)
SUBDIVISION NO. 2
AUDITOR'S PLAT
AUDITOR'S PLAT
PIKE STREET
(80' Right of Way)
SOUTH FRONT STREET
(80' Right of Way)
LIBERTY STREET
(80' Right of Way)
Approx. FEMA Zone X Limits
Per Map No. 27013C0092F
BLOCK 1
1A
1B
Retaining Wall
Utility Easement
Per Park Street
Subdivision No. 3
Retaining Wall
Ingress-Egress
Easement
Per Doc. No. 340CR167
& 1482841
Ingress-Egress Easement
Per Doc. No. 340CR167 & 1482841
Building Encroachment Easement
Per Doc. No. 340CR167 & 1482841
Light Well Easement
Per Doc. No. 294745
& 1110681
Approx. Access Easement
Per Doc. No. 294745
& 1110681
License to Encroach
Doc. No. 600CR289
EX GGV
EX GGV
EX GGV

January 27, 2026

Community Development
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Preliminary Plat Narrative
Front Street Place

City Community Development team:

ISG is submitting a Preliminary Plat application for the redevelopment project in downtown Mankato for the block bound by S. Riverfront Dr/S Front Street/Warren St / Liberty Street. (where the Fillin Station Coffeehouse is located at 630 S Front St.). We are submitting a Preliminary Plat to consolidate the 13 parcels on this city block into 1 lot, totaling a size of 2.5 acres (109,036 square feet). Attached is the proposed Preliminary Plat and supporting documentation showing all the parcels included with this city block, providing the parcel number, address (if applicable) and owner on record. The property is zoned CBD-F (Central Business District – Fringe) and within the Front Street Connectivity Plan.

The purpose of the Preliminary Plat is to consolidate multiple parcels into one lot with the goal to be able to build a mixed-use project redeveloping this city block. Over the past month, our team has shared the concept preliminary plat and site plan with the city. Our team has a pre-application meeting scheduled with the city for early February to review the concept site plan with the goal of submitting the CUP/CDC application at the end of February. Once the Preliminary Plat is approved, we will then proceed with the Final Plat or as advised by the city.

Thank you again for reviewing the application and attached materials. Please contact us with any questions or if there is any additional information we can provide in support of this project. Andrea Rand is the application coordinator and her contact is Andrea.Rand@ISGInc.com or 952.426.0699. Nate Hermer is the project manager and civil engineer and his contact information is Nathan.Hermer@ISGInc.com or 507-387-6651.

Sincerely,

Andrea Rand, AICP
Development Services Coordinator

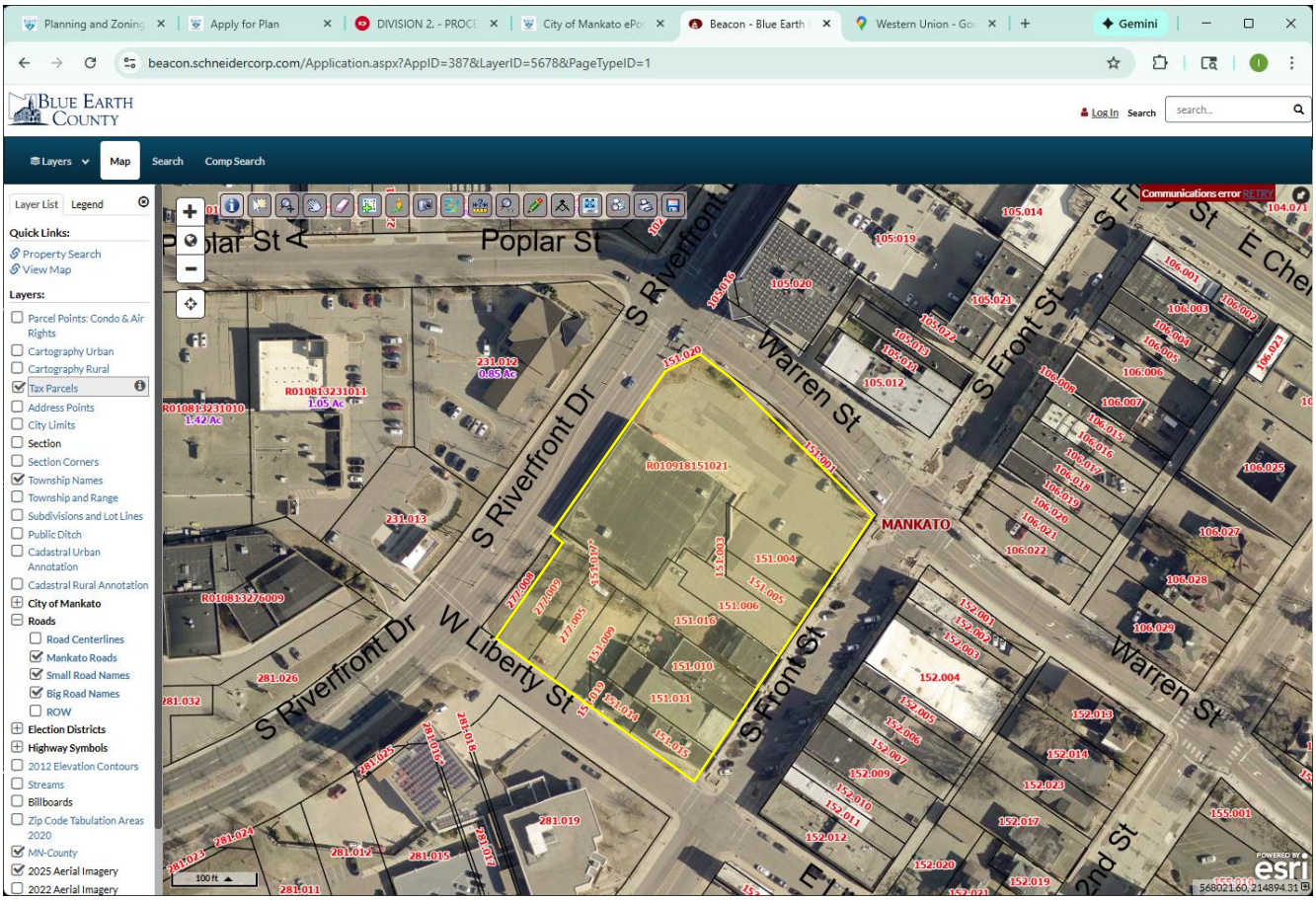
Nate Hermer, PE
Project Manager

FRONT STREET REDEVELOPMENT

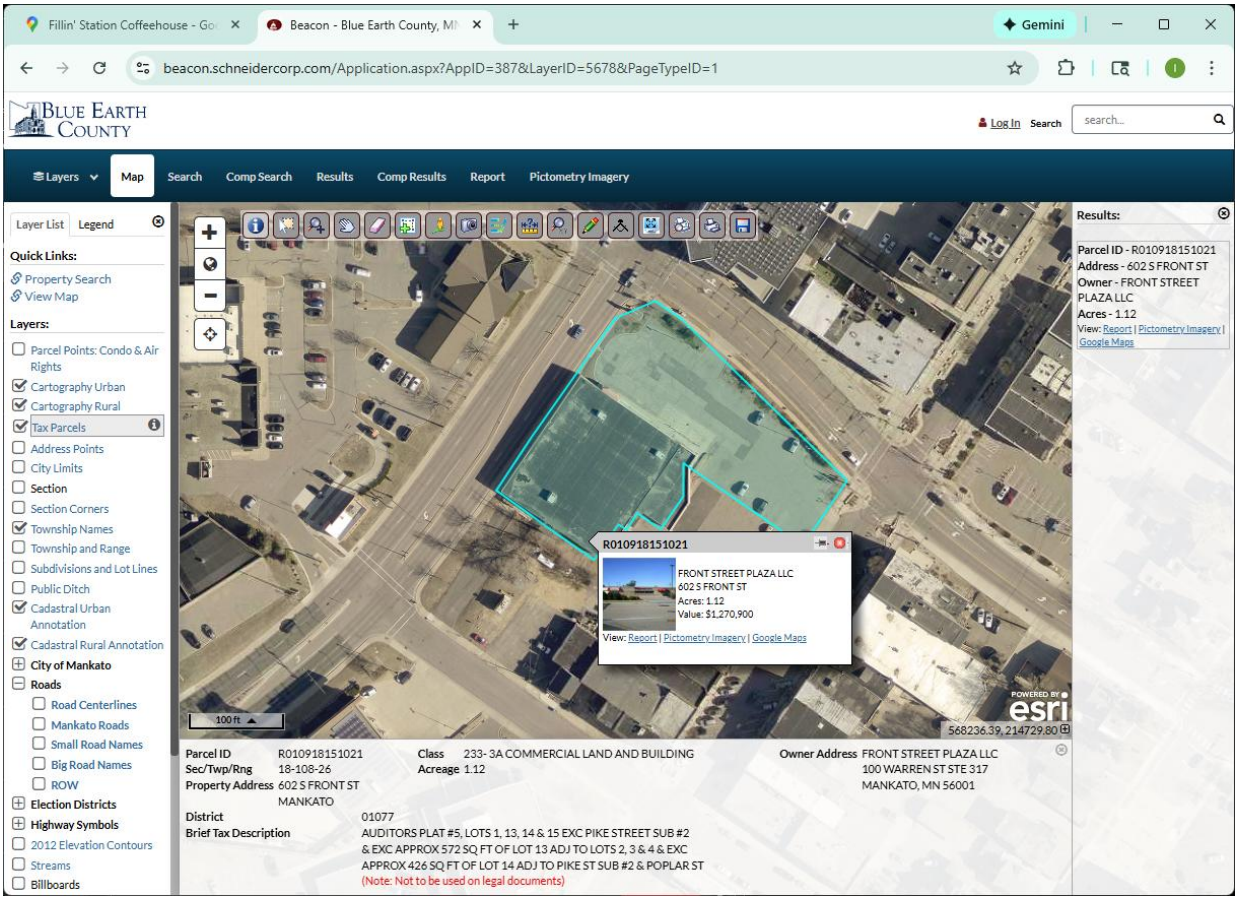
Properties included in Project Boundary

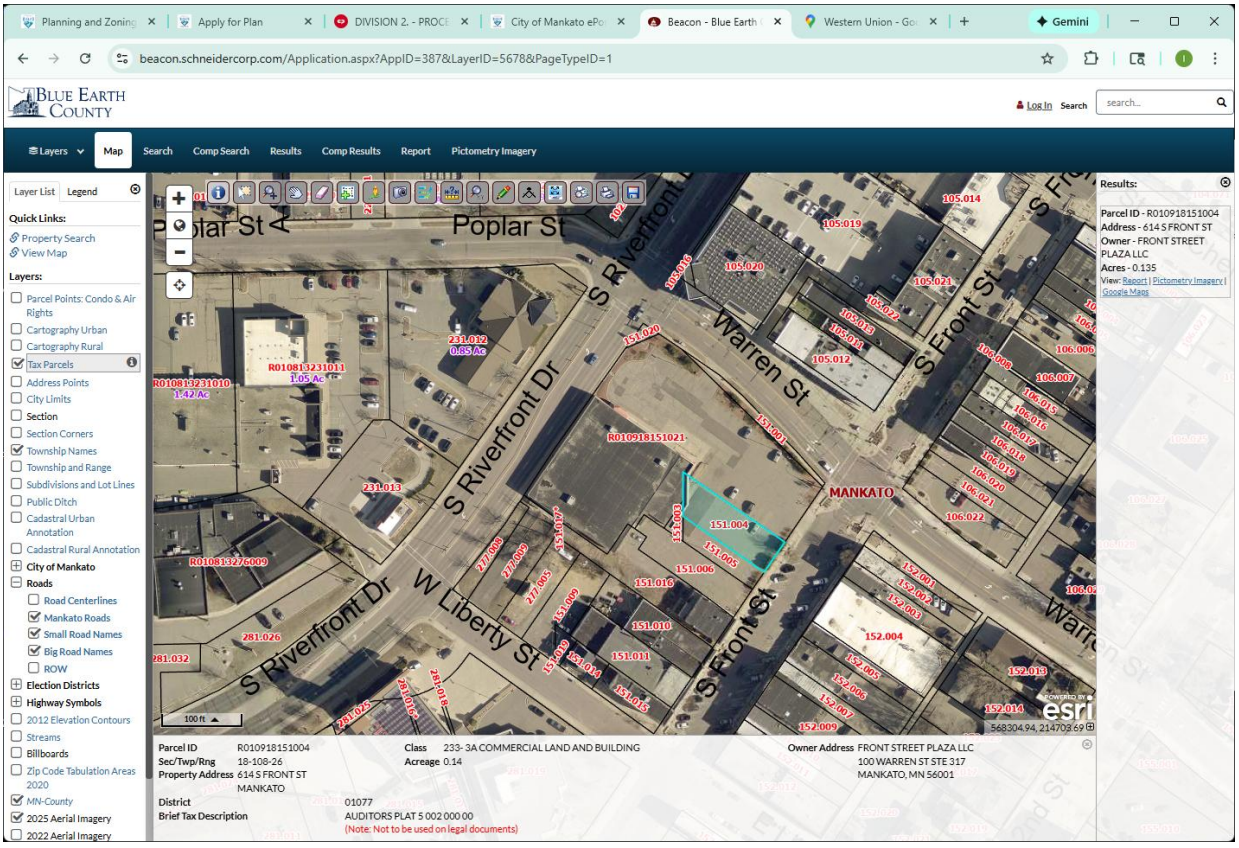
PIN	Size (acres)	Site Address	Owner	Owner Address
R010918151021	1.12	602 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151004	0.135	614 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151005	0.055	618 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151006	0.135		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151016	0.209	624 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151010	0.152	628 S FRONT ST	628 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151011	0.152	630 S FRONT ST	630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151015	0.08	634 S FRONT ST	634 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151014	0.042	112 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151019	0.017		630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151009	0.123	116 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277005	0.107	118 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277009	0.146		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
Total acres	*2.473*			

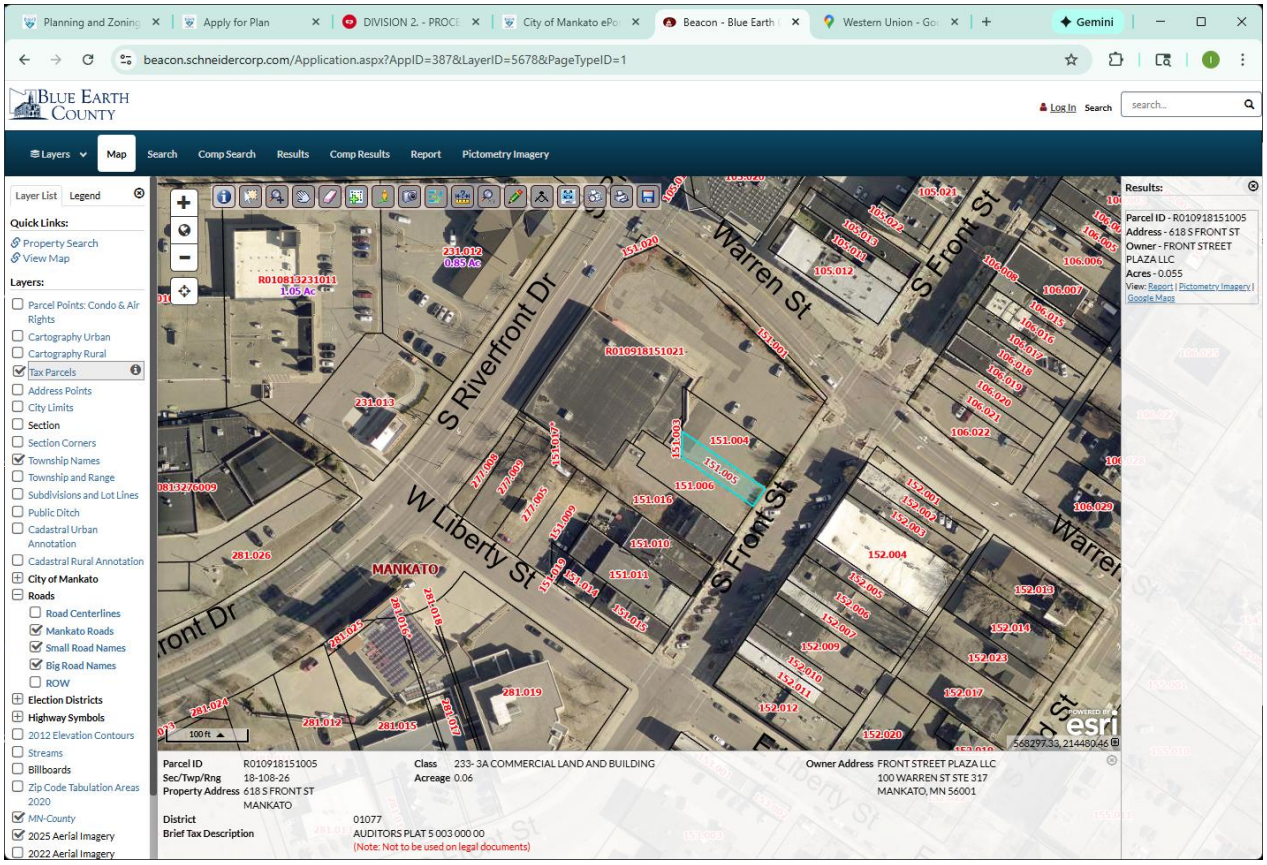
Overall Site Area

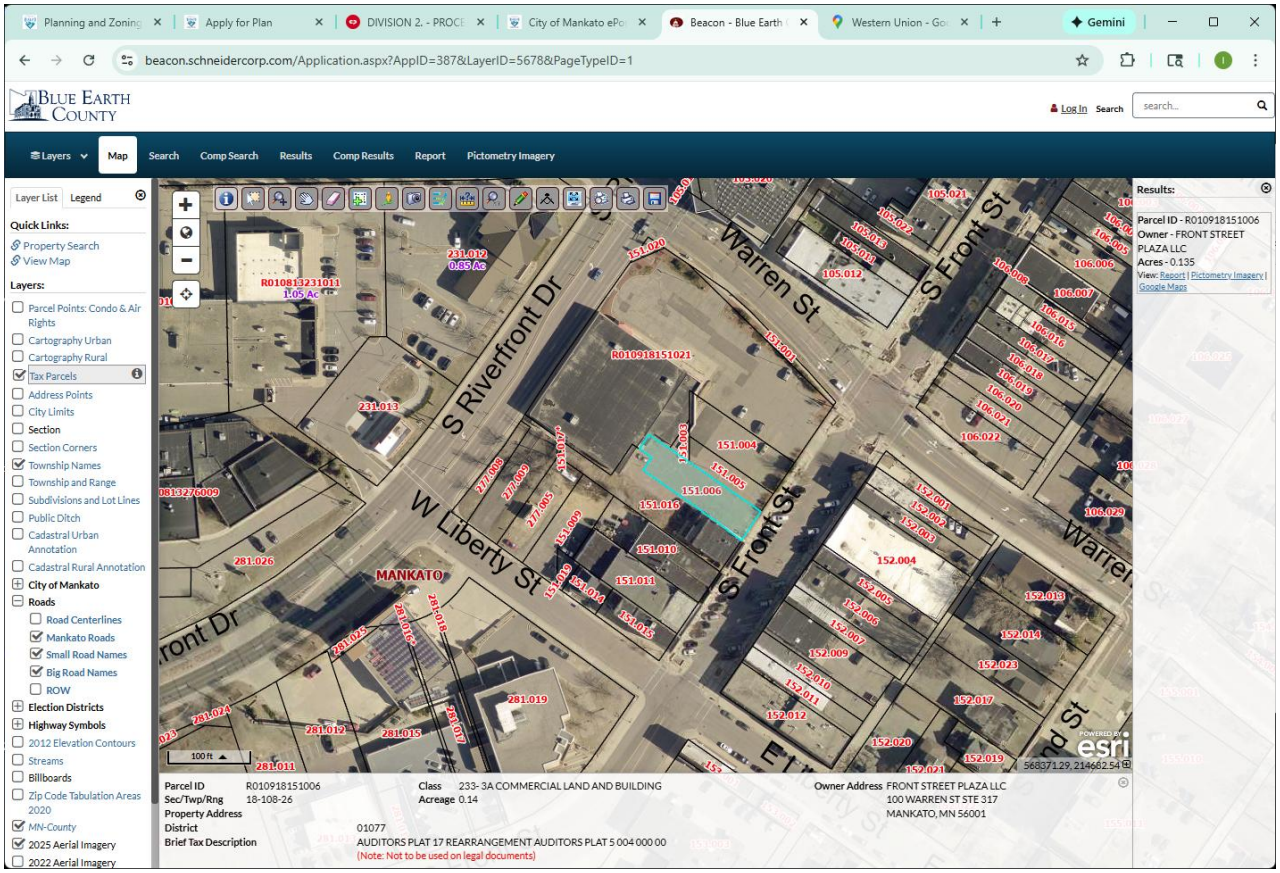


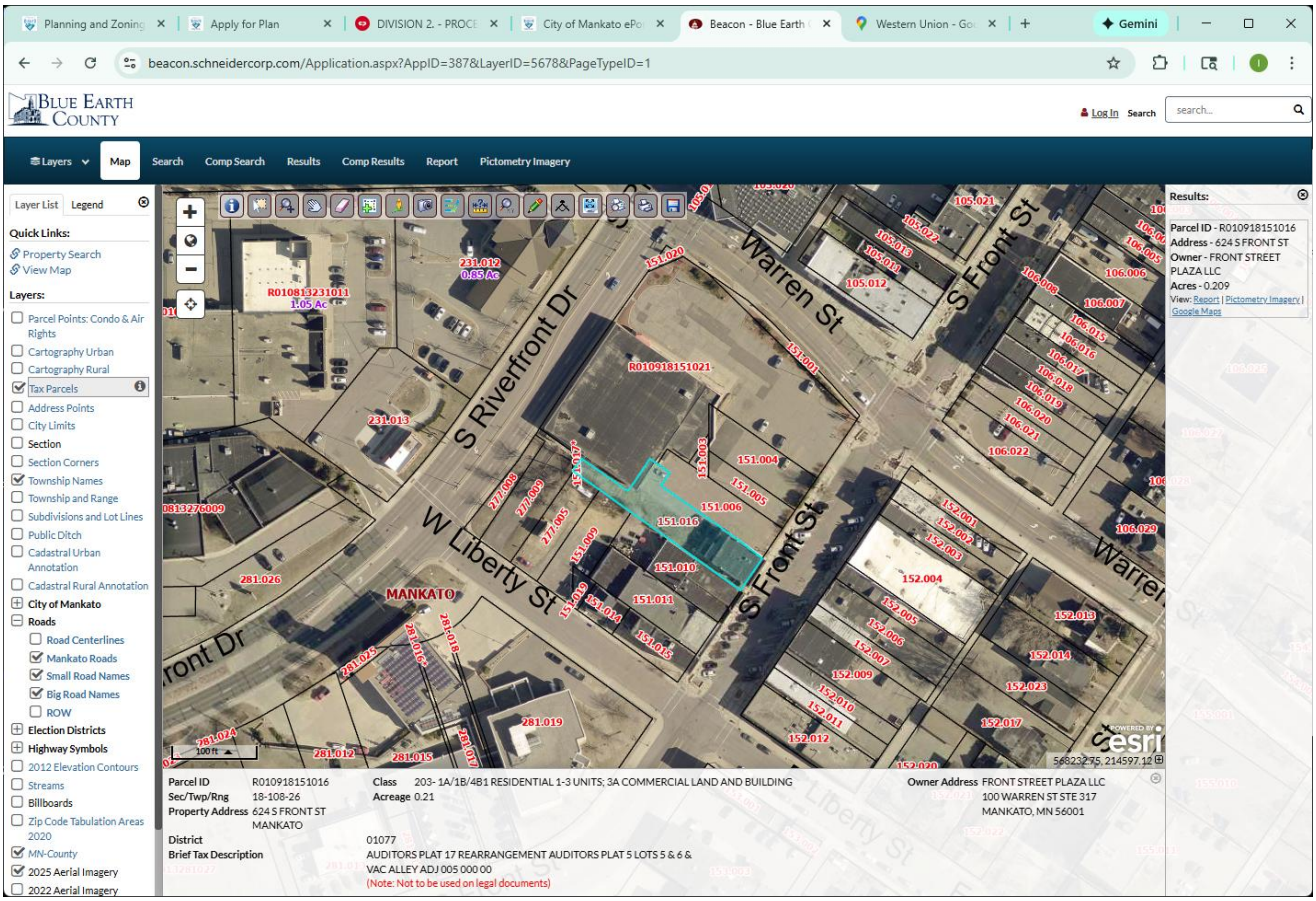
Individual Parcels

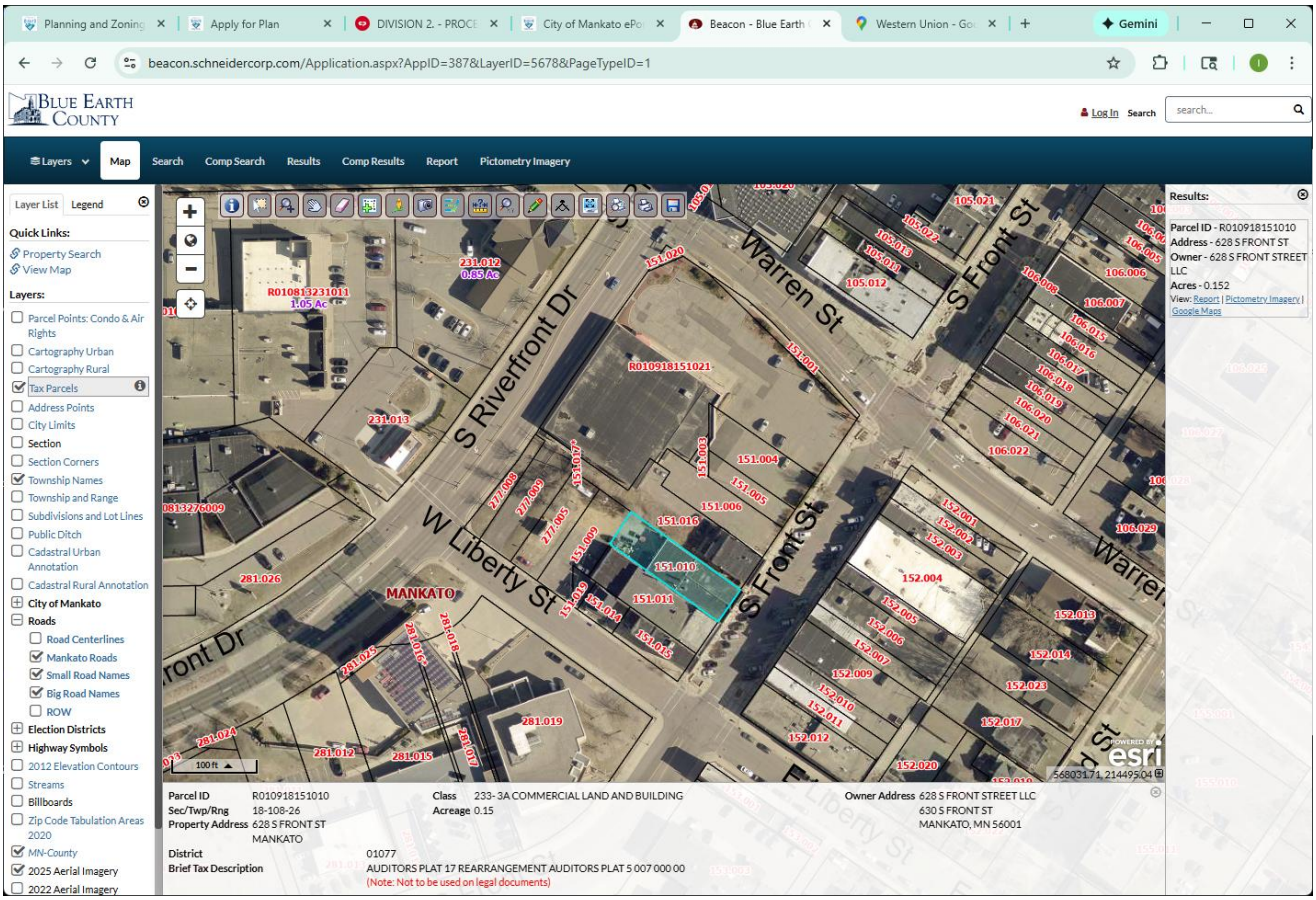


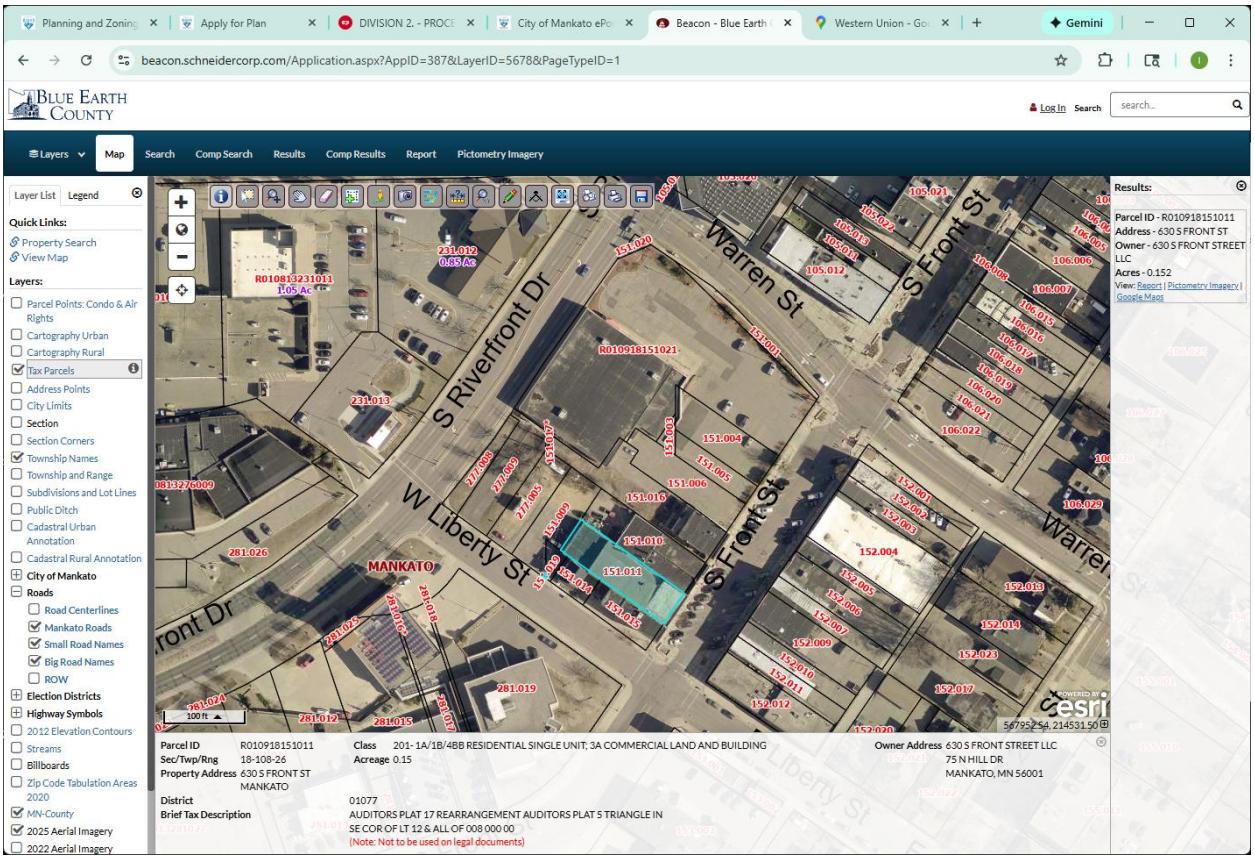


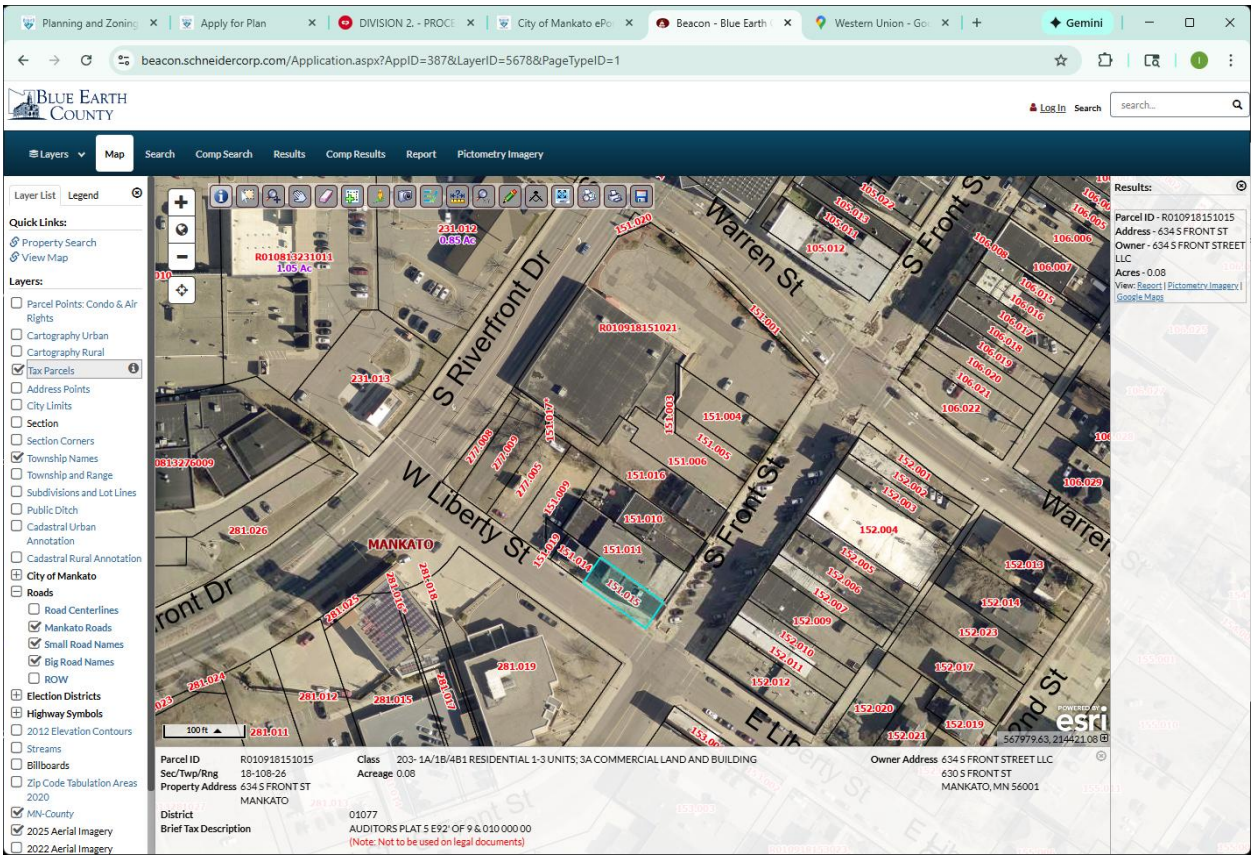

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2022 Aerial Imagery
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S Riverfront Dr
W Liberty St
S Front St
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R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
231.013
281.026
281.019
281.011
281.012
281.015
281.017
281.024
152.020
152.019
100 ft
Results:
Parcel ID - R010918151005
Address - 618 S FRONT ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.055
View: Report | Pictometry Imagery | Google Maps
Parcel ID R010918151005
Sec/Twp/Rng 18-108-26
Property Address 618 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 5 003 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.06
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001
esri

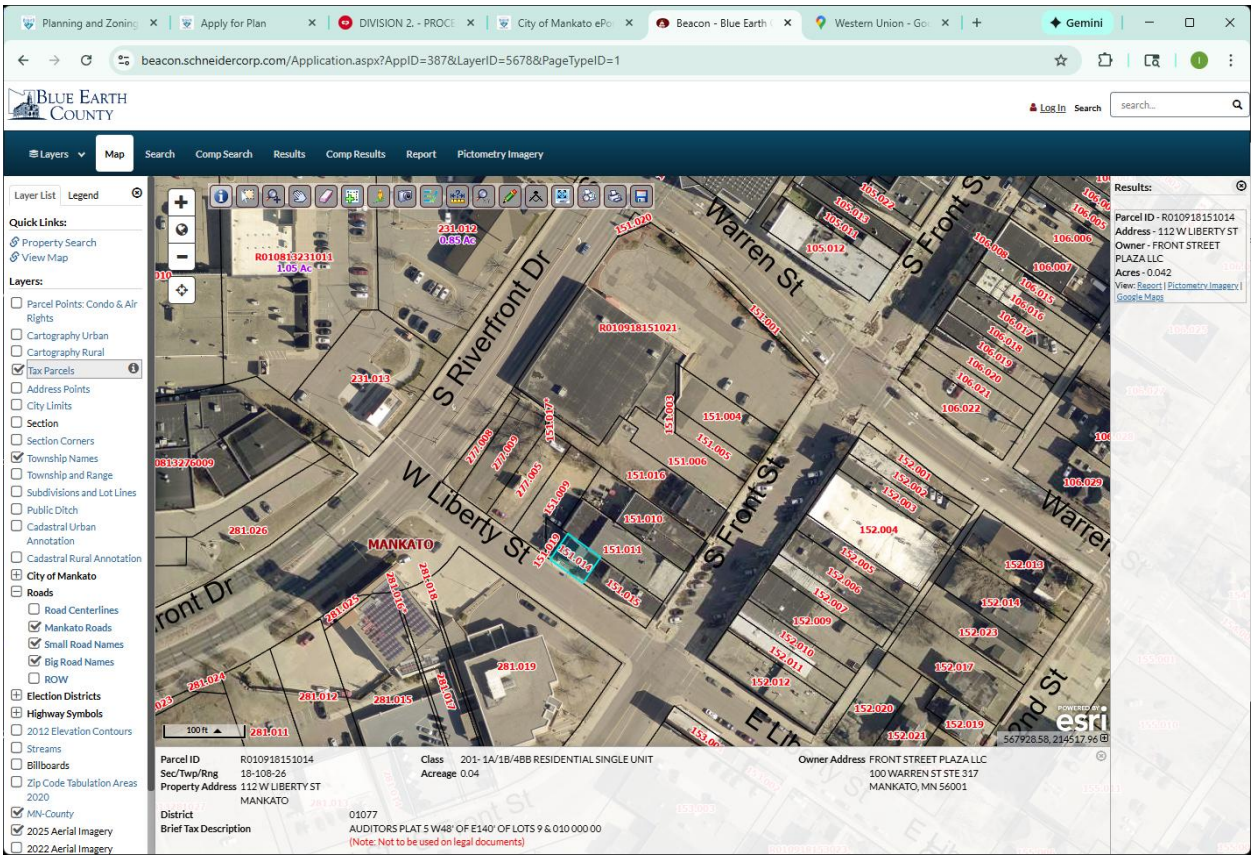

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W Liberty St
S Front St
MANKATO
R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
231.013
281.026
281.019
281.011
281.012
281.015
281.017
281.024
152.020
152.019
100 ft
Results:
Parcel ID - R010918151006
Owner - FRONT STREET PLAZA LLC
Acres - 0.135
View: Report | Pictometry Imagery | Google Maps
Parcel ID R010918151006
Sec/Twp/Rng 18-108-26
Property Address
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 004 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.14
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001
esri

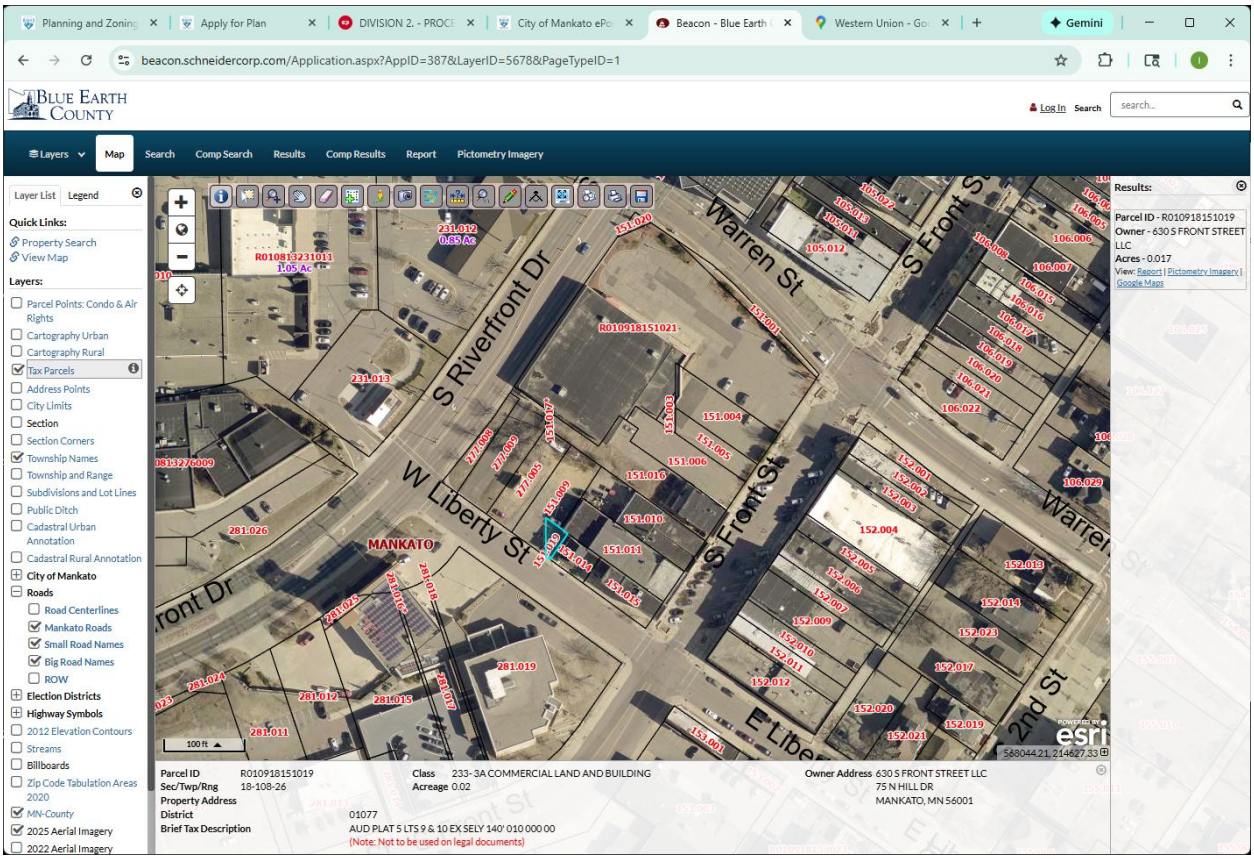

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Warren St
S Front St
S Riverfront Dr
W Liberty St
MANKATO
R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
Results:
Parcel ID - R010918151016
Address - 624 S FRONT ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.209
View: Report | Pictometry Imagery | Google Maps
Parcel ID R010918151016
Sec/Twp/Rng 18-108-26
Property Address 624 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 LOTS 5 & 6 & VAC ALLEY ADJ 005 000 00
(Note: Not to be used on legal documents)
Class 203- 1A/1B/4B1 RESIDENTIAL 1-3 UNITS; 3A COMMERCIAL LAND AND BUILDING
Acreage 0.21
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001
56823275, 214597.12
esri

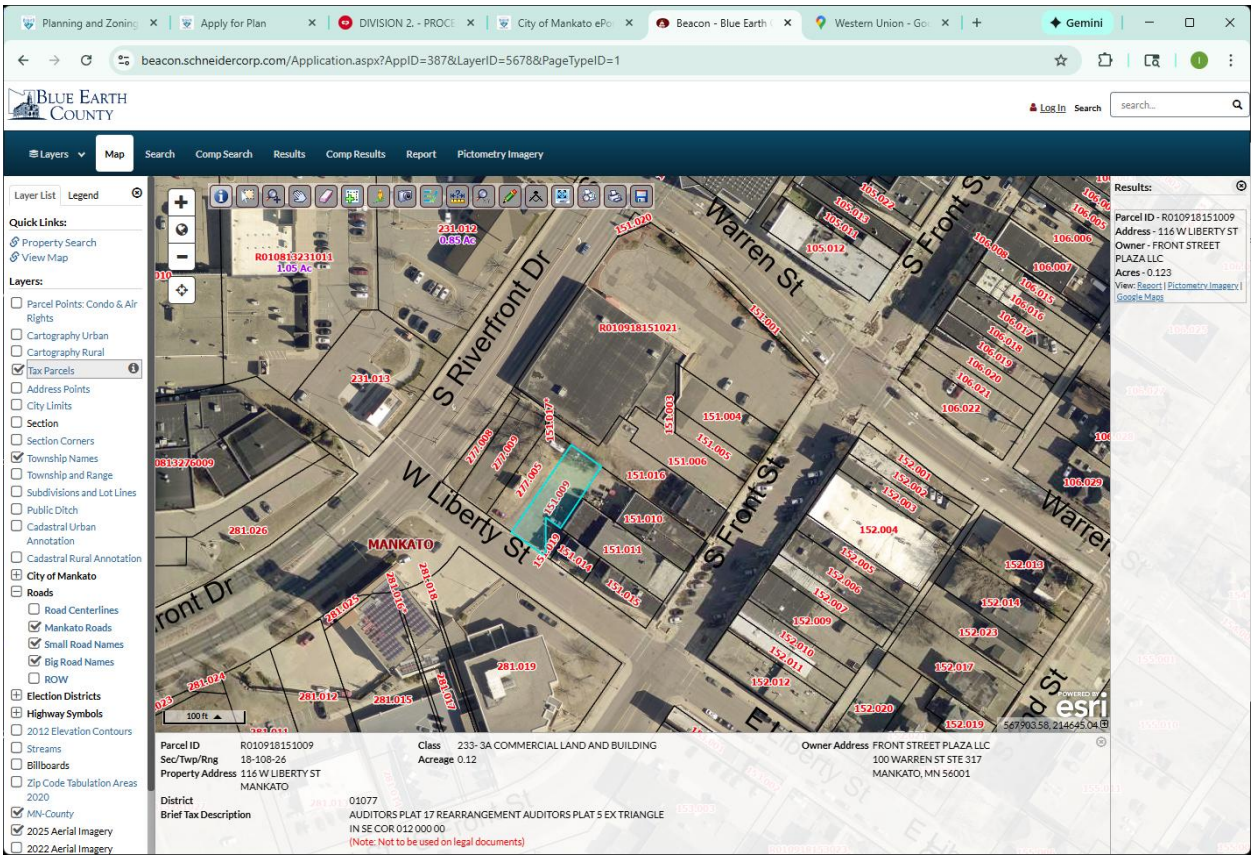

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2022 Aerial Imagery
Warren St
S Front St
S Riverfront Dr
W Liberty St
MANKATO
R010813231011
1.05 Ac
231.012
0.85 Ac
R010918151021
Results:
Parcel ID - R010918151010
Address - 628 S FRONT ST
Owner - 628 S FRONT STREET LLC
Acres - 0.152
View: Report | Pictometry Imagery | Google Maps
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Sec/Twp/Rng 18-108-26
Property Address 628 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 007 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
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Owner Address 628 S FRONT STREET LLC
630 S FRONT ST
MANKATO, MN 56001
56803171, 214495.04
esri

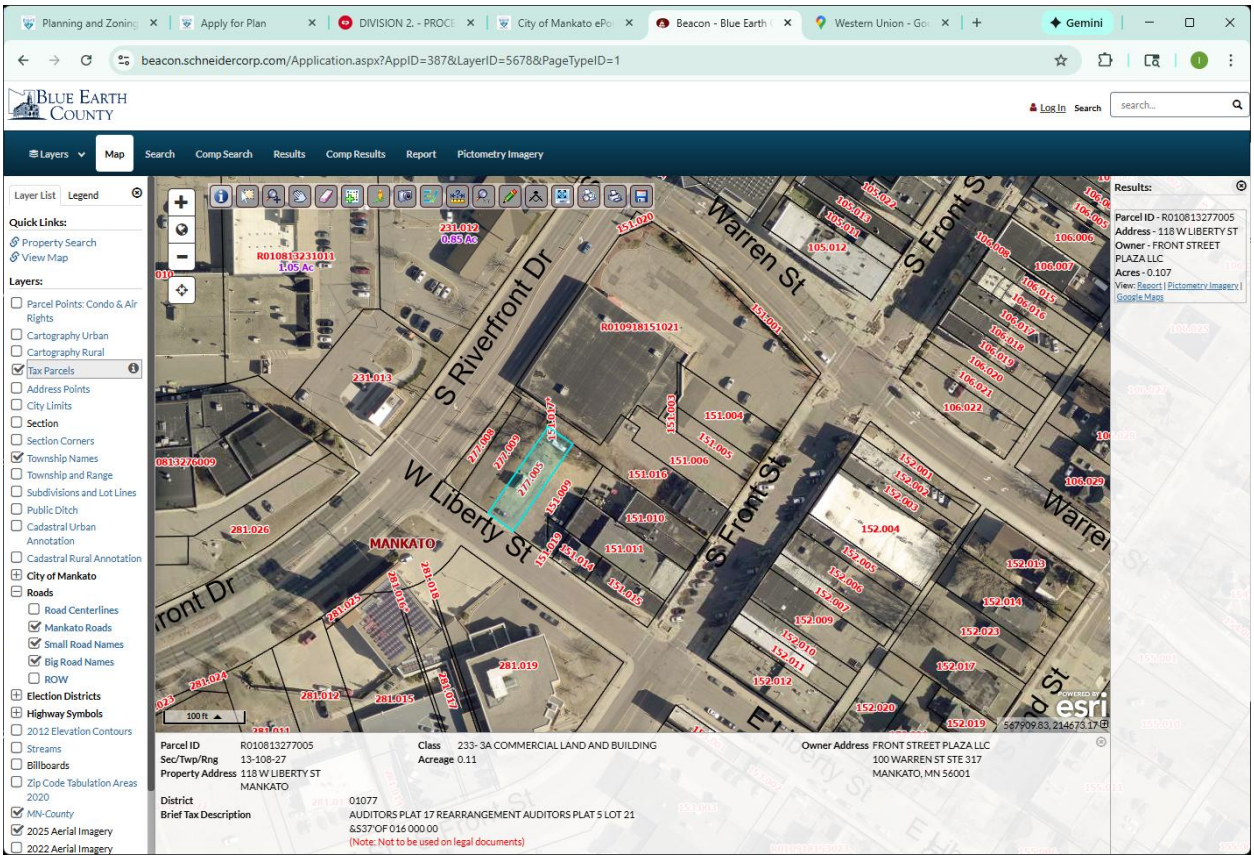

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Address - 630 S FRONT ST
Owner - 630 S FRONT STREET LLC
Acres - 0.152
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S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.85 Ac
231.013
281.026
281.019
281.012
281.015
100 ft
Parcel ID R010918151011
Sec/Twp/Rng 18-108-26
Property Address 630 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 TRIANGLE IN SE COR OF LT 12 & ALL OF 008 000 00
(Note: Not to be used on legal documents)
Class 201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT; 3A COMMERCIAL LAND AND BUILDING
Acreage 0.15
Owner Address 630 S FRONT STREET LLC
75 N HILL DR
MANKATO, MN 56001
esri

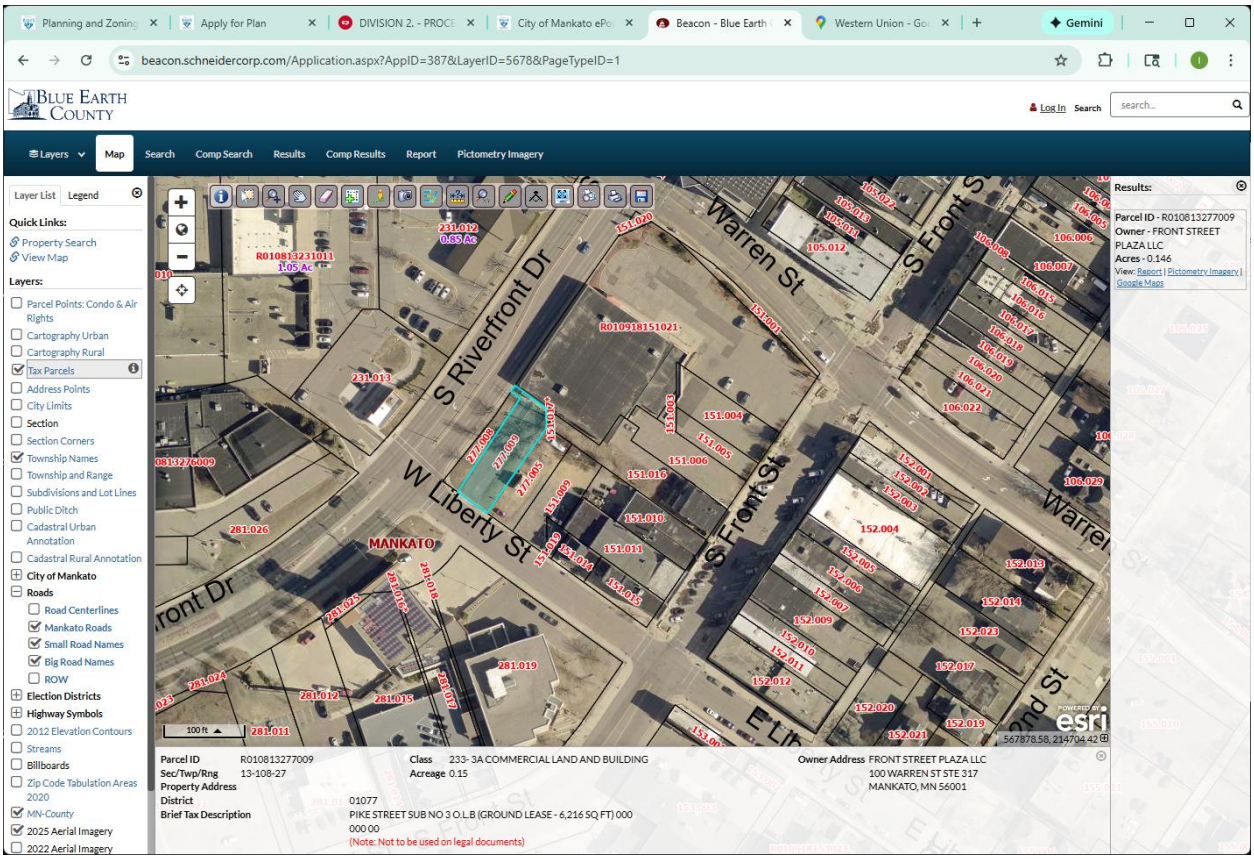

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Results:
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Address - 634 S FRONT ST
Owner - 634 S FRONT STREET LLC
Acres - 0.08
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.85 Ac
231.013
281.026
281.019
281.012
281.015
100 ft
Parcel ID R010918151015
Sec/Twp/Rng 18-108-26
Property Address 634 S FRONT ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 5 E92' OF 9 & 010 000 00
(Note: Not to be used on legal documents)
Class 203- 1A/1B/4B1 RESIDENTIAL 1-3 UNITS; 3A COMMERCIAL LAND AND BUILDING
Acreage 0.08
Owner Address 634 S FRONT STREET LLC
630 S FRONT ST
MANKATO, MN 56001
esri


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Results:
Parcel ID - R010918151014
Address - 112 W LIBERTY ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.042
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.83 Ac
231.013
281.026
281.019
281.011
152.004
152.020
152.021
100 ft
567928.58, 214517.96
Parcel ID R010918151014
Sec/Twp/Rng 18-108-26
Property Address 112 W LIBERTY ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 5 W48' OF E140' OF LOTS 9 & 010 000 00
(Note: Not to be used on legal documents)
Class 201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT
Acreage 0.04
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001


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Results:
Parcel ID - R010918151019
Owner - 630 S FRONT STREET LLC
Acres - 0.017
View: Report | Pictometry Imagery | Google Maps
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Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.83 Ac
231.013
281.026
281.019
281.011
152.004
152.020
152.021
100 ft
568044.21, 214627.33
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Sec/Twp/Rng 18-108-26
Property Address
District 01077
Brief Tax Description AUD PLAT 5 LTS 9 & 10 EX SELY 140' 010 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.02
Owner Address 630 S FRONT STREET LLC
75 N HILL DR
MANKATO, MN 56001


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2022 Aerial Imagery
Results:
Parcel ID - R010918151009
Address - 116 W LIBERTY ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.123
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.85 Ac
231.013
281.026
281.019
281.012
281.015
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281.018
281.024
281.025
081327600
100 ft
esri
Parcel ID R010918151009
Sec/Twp/Rng 18-108-26
Property Address 116 W LIBERTY ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 EX TRIANGLE IN SE COR 012 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.12
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001


Planning and Zoning
Apply for Plan
DIVISION 2. - PROCE
City of Mankato ePo
Beacon - Blue Earth
Western Union - Go
Gemini
beacon.schneidercorp.com/Application.aspx?AppID=387&LayerID=5678&PageTypeID=1
BLUE EARTH COUNTY
Log In
Search
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Layers
Map
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Comp Search
Results
Comp Results
Report
Pictometry Imagery
Layer List
Legend
Quick Links:
Property Search
View Map
Layers:
Parcel Points: Condo & Air Rights
Cartography Urban
Cartography Rural
Tax Parcels
Address Points
City Limits
Section
Section Corners
Township Names
Township and Range
Subdivisions and Lot Lines
Public Ditch
Cadastral Urban Annotation
Cadastral Rural Annotation
City of Mankato
Roads
Road Centerlines
Mankato Roads
Small Road Names
Big Road Names
ROW
Election Districts
Highway Symbols
2012 Elevation Contours
Streams
Billboards
Zip Code Tabulation Areas 2020
MN-County
2025 Aerial Imagery
2022 Aerial Imagery
Results:
Parcel ID - R010813277005
Address - 118 W LIBERTY ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.107
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010918151021
R010813231011
1.05 Ac
231.012
0.85 Ac
231.013
281.026
281.019
281.012
281.015
281.017
281.018
281.024
281.025
081327600
100 ft
esri
Parcel ID R010813277005
Sec/Twp/Rng 13-108-27
Property Address 118 W LIBERTY ST MANKATO
District 01077
Brief Tax Description AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 LOT 21 &S37OF 016 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.11
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001


Planning and Zoning
Apply for Plan
DIVISION 2. - PROCE
City of Mankato ePo
Beacon - Blue Earth
Western Union - Go
Gemini
beacon.schneidercorp.com/Application.aspx?AppID=387&LayerID=5678&PageTypeID=1
BLUE EARTH COUNTY
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Cartography Urban
Cartography Rural
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ROW
Election Districts
Highway Symbols
2012 Elevation Contours
Streams
Billboards
Zip Code Tabulation Areas 2020
MN-County
2025 Aerial Imagery
2022 Aerial Imagery
Results:
Parcel ID - R010813277009
Owner - FRONT STREET PLAZA LLC
Acres - 0.146
View: Report | Pictometry Imagery | Google Maps
S Riverfront Dr
Warren St
S Front St
W Liberty St
MANKATO
R010813231011
1.05 Ac
231.012
0.65 Ac
231.013
R010918151021
081327600
281.026
281.019
281.011
100 ft
esri
567878.58, 214704.42
Parcel ID R010813277009
Sec/Twp/Rng 13-108-27
Property Address
District 01077
Brief Tax Description PIKE STREET SUB NO 3 O.L.B (GROUND LEASE - 6,216 SQ FT) 000 000 00
(Note: Not to be used on legal documents)
Class 233- 3A COMMERCIAL LAND AND BUILDING
Acreage 0.15
Owner Address FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

ALTA COMMITMENT FOR TITLE INSURANCE
issued by

ATTORNEYS TITLE GUARANTY FUND, INC.

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, ATTORNEYS TITLE GUARANTY FUND, INC., a Colorado company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.

ERIC R. MORGAN
PRESIDENT

JEAN WARD
SECRETARY

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:
Cindy Brouwer, 212 Madison Avenue, Suite 100 , Mankato Minnesota 56001, Phone: 507-385-1031, Fax: 507-385-1288

PCMN202510014739N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment."
   g. Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters."
   i. State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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AMERICAN LAND TITLE ASSOCIATION

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Premier Title Services, LLC
Issuing Office: 212 Madison Avenue, Suite 100 , Mankato Minnesota 56001
Issuing Office's ALTA® Registry ID:
Commitment Issue Date: October 15, 2025

Commitment Number: PCMN202510014739N
Issuing Office File Number: P.253302
Property Address:112 W. Liberty Street, Mankato, Minnesota 56001

SCHEDULE A

1. Commitment Date: October 8, 2025 @ 8:00 a.m.

2. Policy to be issued:

   A. 2021 ALTA Owner's Policy, Amount $225,000.00
   Proposed Insured: Front Street Plaza, LLC

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date vested in: River Center Properties LLC (deed to Bennett Coughlan will be executed before transfer to Front Street Plaza, LLC

5. The Land is described as follows:

   See Schedule C attached hereto.

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AMERICAN LAND TITLE ASSOCIATION

ISSUED BY

ATTORNEYS TITLE GUARANTY FUND, INC.

PREMIER TITLE SERVICES, LLC
212 Madison Avenue, Suite 100
Mankato Minnesota 56001
PH: 507-385-1031

6187
(member no.)

BY:

Eric R. Morgan
President

Authorized Signatory

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:
Cindy Brouwer, 212 Madison Avenue, Suite 100 , Mankato Minnesota 56001, Phone: 507-385-1031, Fax: 507-385-1288

Commitment Number: PCMN202510014739N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I—Requirements

All the following are the Requirements that must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
   a. Obtain and submit to the Company for recording a properly executed Deed from River City Properties, LLC, to Bennett Coughlan.
   b. Obtain and submit to the Company for recording a properly executed Deed from Bennett Coughlan, a single person, to Front Street Plaza, LLC.
   c. Well Disclosure Certificate; or Deed which contains the following statement: The Seller certifies that the Seller does not know of any wells on the described real estate.
   d. Certificate of Real Estate Value for the land.
6. Obtain for recording a release, satisfaction, or subordination of the Mortgage recorded as document no. 600CR286, as shown on Schedule B II.
7. Obtain for recording a release, satisfaction, or subordination of the Assignment of Rents recorded as document no. 600CR287, as shown on Schedule B II.
8. Obtain for recording a release or satisfaction regarding the reservation of the shared use of the refuse enclosure as shown on deed recorded as document no. 600CR285, as shown on Schedule B II.
9. Obtain for recording a release, satisfaction, or subordination of the Option Agreement recorded as document no. 614CR625, as shown on Schedule B II.
10. Obtain Company's Affidavit of Purchaser/Borrower executed by Front Street Plaza, LLC.
11. Obtain Company's Affidavit of Seller executed by Bennett Coughlan.
12. Obtain a Certification of Non-Foreign Status (CNFS) as to the Seller's status under 26 USC 1445, the Foreign Investment in Real Property Act of 1980 (FIRPTA) and a Qualified Substitute Statement of Seller Certification of Non-Foreign Status. In the event the Seller, or the Seller's spouse, is a foreign person, as defined in the Act, contact the Company for further requirements.
13. This transaction involves a business entity. The entity shall provide at closing: A. Certificate or other proof of good standing. B. Resolution authorizing the entity to enter in to the transaction. C. Resolution authorizing the party present to execute all documents on behalf of the entity.

NOTE: The following is provided for informational purposes, only. The 24 Month Chain of Title reports these conveyances forming said Chain of Title: NONE

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the Land and inspection of the Land.
4. Easements or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
6. Real estate taxes and special assessments for the year 2026 which are not yet due and payable.

   Taxes for the year 2025 in the sum of $1,836.00, inclusive of a solid waste fee of $20.00, are one-half paid. Taxes for the year 2024 and all prior years are paid in full.

   NON-HOMESTEAD
   PIN R01.09.18.151.014.
7. Rights of tenants as tenants only under unrecorded leases.
8. Utility Easements or Claims of Utility Easements whether Recorded or Unrecorded.
9. Rights of the public and others entitled to the use of that portion of the Land lying within W. Liberty Street as laid out and traveled.
10. Easements and setbacks dedicated to the public as shown on the recorded plat of Auditor's Plat No. 5 Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1, Warrens Addition to Mankato.
11. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
12. Reservation unto seller and his heirs and assigns in perpetuity a license to encroach onto the easterly 12 feet of the subject real estate as shown on deed recorded June 28, 2022 as document no. 600CR285
13. Subject to the reservation of the use of one parking stall for the benefit of the real estate described as the East 92 feet of the Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato as shown on the deed recorded June 28, 2022 as document no. 600CR285
14. Seller, Michelle Dick and purchaser, River City Properties, LLC shall, further, share the use of the refuse enclosure now existing on the subject real estate as stated on the deed recorded June 28, 2022 as document no. 600CR285. (This should be released at closing for Bennett Coughlan's purchase)
15. Mortgage, dated June 27, 2022, recorded June 28, 2022 as document number 600CR286, securing $125,200.00, executed by River Center Properties, LLC, mortgagor, to Community Bank Mankato, mortgagee. (This should be

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AMERICAN LAND TITLE ASSOCIATION

released at closing for Bennett Coughlan's purchase)

16. Assignment of Rents, dated June 27, 2022, recorded June 28, 2022 as document number 600CR287, executed by: River Center Properties, LLC, to Community Bank Mankato. (This should be released at closing for Bennett Coughlan's purchase)

17. Option Agreement dated October 15, 2024, recorded October 24, 2024 as document no. 614CR625. River Center Properties, LLC grants to 634 S. Front Street, LLC the option to purchase subject property.

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AMERICAN LAND TITLE ASSOCIATION



Attorneys
Title Guaranty
Fund, Inc.

Privacy Policy

ATGF's Commitment to Privacy

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

SCHEDULE C

File #: P.253302

The Land referred to in this Commitment is in the State of Minnesota, county of BLUE EARTH, and described as follows:

Property Address:
112 W. Liberty Street, Mankato, Minnesota 56001

Tax Parcel No. R01.09.18.151.014

Docusign Envelope ID: 334CBA3A-A35A-42FD-A5E0-188F5A3AE95C

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

Signed by:
Abbie Olson
E3A52F3CFBDD4A3...
Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS
    a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
    b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
    c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
    d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
    e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
    f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
    g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
    h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
    i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
    j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    a. the Notice;
    b. the Commitment to Issue Policy;
    c. the Commitment Conditions;
    d. Schedule A;
    e. Schedule B, Part I—Requirements; and
    f. Schedule B, Part II—Exceptions; and
    g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

    The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I—Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments, policies, and notification to the Company of claims. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Updated 1/1/2024

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (*Contact Us*)

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Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market toyou • Sharing for non-affiliates to market toyou State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

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Schedule A

ALTA COMMITMENT

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: *FB Title Services, LLC*

Issuing Office: *111 South 2nd Street, Suite 400, Mankato, MN 56001*

Issuing Office's ALTA® Registry ID: *A22343*

Loan ID Number: *Pending*

Commitment Number: O25-OR34

Issuing Office File Number: A22343-O25-OR34 (C/M 101495.0001)

Property Address: 602 & 624 South Front Street, Mankato, MN 56001, & 116 & 118 West Liberty Street, Mankato, MN 56001

Revision Number: *N/A*

1. Commitment Date: September 3, 2025, at 8:00 A.M.

2. Policy or Policies to be issued:

		Amount
a.	2021 ALTA® Owner's Policy:	$3,250,000.00
	Proposed Insured: **Front Street Plaza, LLC**	
b.	2021 ALTA® Loan Policy:	$2,200,000.00
	Proposed Insured: **Frandsen Bank & Trust**, together with its successors and/or assigns as their interest may appear of record.	

3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

4. The Title is, at the Commitment Date, vested in:

   (i) as to Parcels 1-4 (as described on Exhibit A below), **Tailwind 602 South Front, LLC, a Minnesota limited liability company (an undivided one-half interest)**, **Reggie Reed, a married person (an undivided one-tenth interest)**, **Michael Sather, a married person (an undivided one-tenth interest)**, **Kenneth Smith, a married person (an undivided three-tenths interest)**; and

   (ii) as to Parcels 5-6 (as described on Exhibit A below), **Tailwind RE Holdings, LLC, a Minnesota limited liability company**.

5. The '*Land*' referred to in this Commitment is described as follows:

   See attached Exhibit A.

6. Endorsements requested by Frandsen Bank & Trust, include: None.

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Exhibit A
to
Schedule A

ALTA COMMITMENT
Legal Description

Parcel 1:

Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato, Blue Earth County, Minnesota, excepting therefrom any portion thereof included within the following described land:

Exception No. 1:

Warren Street Subdivision, Blue Earth County, Minnesota.

Exception No. 2:

Pike Street Subdivision No. 2, City of Mankato, Blue Earth County, Minnesota.

Exception No. 3:

That part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 55°34'07" West, (assumed bearing), along the southwesterly line of said Lot 5, a distance of 94.84 feet; thence South 34°10'49" West, 70.00 feet to a point on the northeasterly line of said Lot 14, said point being the point of beginning; thence North 55°34'07" West, along said northeasterly line, 23.00 feet to a point on the easterly right of way line of South Riverfront Drive, (formerly Pike Street), according to the plat of Pike Street Subdivision No. 2, on file and of record with the Blue Earth County Recorder; thence South 35°28'28" West, along said easterly right of way line, 37.50 feet; thence North 66°42'42" East, 44.35 feet to the point of beginning.

(Abstract Property)

Parcel 2:

Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; also described as follows, viz:

Commencing at the northeast corner of Lot 4 of Auditor's Plat No. 5 in Block 1 of Warren's Addition to Mankato, being on the westerly line of Front Street in said City of Mankato, running thence westerly along the northerly line of said Lot 4, 157 feet, thence southerly on a line parallel with said westerly line of Front Street 22 feet, thence easterly on a line parallel with the northerly line of said Lot 4, 14 feet, thence southerly on a line parallel with the said westerly line of Front Street 22 feet, thence easterly along the southerly line of said Lot 4, 143 feet to the westerly line of Front Street, thence northerly along the westerly line of Front Street, 44 feet to the place of beginning.

(Torrens Property – Certificate of Title No. 15256)

Parcel 3:

Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota.

(Abstract Property)

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Exhibit A
to
Schedule A

ALTA COMMITMENT
Legal Description

Parcel 4:

Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato.

(Abstract Property)

PIDs:

R01.09.18.151.021, R01.09.18.151.003, R01.09.18.151.004, R01.09.18.151.005, R01.09.18.151.006, R01.09.18.151.016, and R01.08.13.277.009

Address For Reference Only: 602 & 624 South Front Street, Mankato, MN 56001

Parcel 5:

Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17.

PID: R01.09.18.151.009

Parcel 6:

That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, described as follows: Commencing at the Northwest corner of Lot Six (6), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Southerly along the Westerly line of said Lot Six (6), a distance of 37 feet, thence Westerly to the Southeast corner of Lot Twenty-one (21), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, thence Northerly 37 feet along the Easterly line of said Lot Twenty-one (21), thence Easterly to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds, Blue Earth County, Minnesota;

AND

Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof on file and of record In the office of the Register of Deeds in and for the County of Blue Earth, Stale of Minnesota.

PID: R01.08.13.277.005

Address For Reference Only: 116 and 118 Liberty Street, Mankato, MN 56001

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Schedule B, Part I

ALTA COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:
    a. Satisfaction of Mortgage from Bremer Bank of that Mortgage described in Schedule B, Part II paragraph 18 herein. [***As to Parcels 1-4***]
    b. Release of Assignment of Leases and Rents from Bremer Bank described in Schedule B, Part II paragraph 19 herein. [***As to Parcels 1-4***]
    c. Limited Warranty Deed from Tailwind 602 South Front, LLC, a Minnesota limited liability company, Michael Sather and LeAnn Sather, husband and wife, Reggie Reed and Kasey Reed, husband and wife, and Kenneth Smith and Lori Smith, husband and wife, to Front Street Plaza, LLC, a Minnesota limited liability company. [***As to Parcels 1-4***]
    d. Limited Warranty Deed from Tailwind RE Holdings, LLC, a Minnesota limited liability company to Front Street Plaza, LLC, a Minnesota limited liability company. [***As to Parcels 5 & 6***]
    e. A properly executed and recordable Mortgage executed by Front Street Plaza, LLC, a Minnesota limited liability company to Frandsen Bank & Trust securing the sum of $2,200,000.00.
    f. Certificate of Real Estate Value for the required deed.
    g. Septic System Compliance/Property Transfer Septic System Disclosure Form if there is a septic system.
    h. Deeds and Contracts for Deed dated November 1, 1990, or later require a Well Disclosure Certificate or must contain the following statement: "The Seller certifies that the Seller does not know of any wells on the described real property."
    i. Plat drawing/survey and location report or ALTA survey certified to the Company and Frandsen Bank & Trust.
    j. Seller FIRPTA Affidavits for each Seller.
    k. Affidavits of No Encumbrances executed by Sellers.
    l. Affidavit of No Encumbrances executed by Buyer/Mortgagor.
    m. A valid driver's license or other identification acceptable to the Company must be presented at closing by all parties who will be executing documents.

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n. If the transaction is closed by the Company or its agent, the social security number of Sellers, or Federal ID number of selling entities, and forwarding address must be provided at or prior to closing, and the applicable tax forms executed at closing unless the Seller is a corporation, partnership, or governmental unit.

o. The Company must be provided with authorizing resolutions of Front Street Plaza, LLC approving the loan, and appointing officers of Front Street Plaza, LLC, who are authorized to execute documents on behalf of Front Street Plaza, LLC.

p. The Company will require that a fully executed purchase agreement be submitted prior to closing for review. Upon review, the Company reserves the right to make additional requirements and/or exceptions.

q. The Company must be provided with a copy of Tailwind 602 South Front, LLC's current Articles of Organization (including all amendments), Operating Agreement and other organizational documents acceptable to and/or requested by the Company.

r. The Company must be provided with a Certificate of Good Standing issued by the Minnesota Secretary of State for Tailwind 602 South Front, LLC.

s. The Company must be provided with a certified copy of authorizing resolutions of Tailwind 602 South Front, LLC, authorizing the transactions contemplated hereby, and appointing officers of Tailwind 602 South Front, LLC who are authorized to execute documents on behalf of Tailwind 602 South Front, LLC.

t. The Company must be provided with a copy of Tailwind RE Holdings, LLC's current Articles of Organization (including all amendments), Operating Agreement and other organizational documents acceptable to and/or requested by the Company.

u. The Company must be provided with a Certificate of Good Standing issued by the Minnesota Secretary of State for Tailwind RE Holdings, LLC.

v. The Company must be provided with a certified copy of authorizing resolutions of Tailwind RE Holdings, LLC, authorizing the transactions contemplated hereby, and appointing officers of Tailwind RE Holdings, LLC who are authorized to execute documents on behalf of Tailwind RE Holdings, LLC.

w. The Company must be provided with a copy of Front Street Plaza, LLC's current Articles of Organization (including all amendments), Operating Agreement and other organizational documents acceptable to and/or requested by the Company.

x. The Company must be provided with a Certificate of Good Standing issued by the Minnesota Secretary of State for Front Street Plaza, LLC.

y. The Company must be provided with a certified copy of authorizing resolutions of Front Street Plaza, LLC, authorizing the transactions contemplated hereby, and appointing officers of Front Street Plaza, LLC who are authorized to execute documents on behalf of Front Street Plaza, LLC.

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Schedule B, Part II

ALTA COMMITMENT

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Real estate taxes or special assessments imposed on the Title for the year 2025 are as follows:

   As to Parcels 1-4:

   Parcel No. R01.09.18.151.021: $32,756.00 and are **one-half paid**, inclusive of a Blue Earth County recycling/water fee/solid waste fee in the amount of $845.46. Pursuant to records of the City of Mankato, there is an **outstanding water bill** in the amount of $422.48 for usage through September 10, 2025, and due by October 10, 2025. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.004: $1,578.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.005: $756.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.003: $140.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.09.18.151.006: $960.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

   Parcel No. R01.08.13.277.009: $1,666.00 and are **one-half paid**. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

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Parcel No. R01.09.18.151.016: $7,704.00 and are **one-half paid**, inclusive of a Blue Earth County recycling/water fee/solid waste fee in the amount of $131.68. Pursuant to records of the City of Mankato, there is an **outstanding water bill** in the amount of $107.92 for usage through September 10, 2025, and due by October 10, 2025. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

As to Parcels 5 & 6:

Parcel No. R01.09.18.151.009: $680.00 and **unpaid**. The amount remaining unpaid is $377.40. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

Parcel No. R01.08.13.277.005: $682.00 and are **unpaid**. The amount remaining unpaid is $378.51. Pursuant to records of Blue Earth County and the City of Mankato, there are no delinquent taxes, no delinquent water bills, and no levied/existing, pending, or deferred special assessments as of the date of this Title Commitment. Commercial Property.

3. Taxes or special assessments which are not shown as existing liens at Date of Policy.
4. The Company neither guarantees nor insures the area, acreage, or quantity of land.
5. No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, water or sewer services, or fees for trees, weeds, grass and snow or garbage removal, police boarding, vacant building registration and zoning.
6. Rights or claims of tenants or other parties in possession, not recorded in the public records.
7. Any encroachments, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
8. Liens, encumbrances, or easements (or claims thereof) not recorded in the public records.
9. Any encumbrance, claim, lien, or right to a lien: (i) for services, labor or material furnished, imposed by law, and not recorded in the public records; or (ii) which are not shown by public records.
10. Any fact, right, interest or claim which are not shown by the public records but which could be ascertained by making inquiry of persons in possession thereof, or inspection thereof.
11. Rights of the public to roads as laid out and traveled.

With respect to Parcels 1-4:

12. Easements for drainage and utility purposes, if any, and all other matters as shown on the Plat of Pike Street Subdivision No. 3, filed December 15, 2005, and recorded as Document No. **461CR418**.
13. Terms, conditions, and light well and water closest easements contained in the Final Decree dated January 11, 1962, recorded January 23, 1962, as Document No. **254745** (Abstract), and recorded January 26, 1962, as Document No. **10981** (Torrens).
14. Terms and conditions of and non-exclusive easements contained in the Easement Agreement dated December 21, 1993, recorded April 5, 1994, as Document No. **343CR167** (Abstract), and as Document No. **48294** (Torrens).

Docusign Envelope ID: 334CBA3A-A35A-42FD-A5E0-188F5A3AE95C

Schedule B, Part II

ALTA COMMITMENT

15. Terms, conditions, easements, restrictions, limitations, rights and provisions as contained in the Quit Claim Deed dated November 24, 1993, recorded January 11, 1994, as Document No. **341CR292** (Abstract) and as Document No. **47789** (Torrens).

16. Survey prepared by Janele Fowlds of Bolton & Menk, Inc, dated July 3, 2019, last revised August 7, 2019, under **Job No. M34.119110**, shows the following:

    a. Apparent ingress and egress over adjacent city property to reach Warren Street without benefit of easement;
    b. Landscaping crosses onto adjacent property;
    c. Sidewalk encroaches onto subject property without benefit of easement;
    d. Gas and electric utilities cross onto property without benefit of easement; and
    e. Building crosses into adjacent Right of Way by 0.2 ft.

17. Rights of Walgreens Co., an Illinois corporation, as tenant only, pursuant to an unrecorded lease dated July 1, 1987, as amended and assigned, with no rights of first refusal or options to purchase, and as assigned by that certain unrecorded (Assignment of Lease), dated September 7, 2019.

18. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement executed by Tailwind 602 South Front, LLC, a Minnesota limited liability company, Kenneth L. Smith and Lori J. Smith, husband and wife, Reggie Reed and Kasey R. Reed, husband and wife and Michael L. Sather and Leann E. Sather, husband and wife, as tenants-in-common, as mortgagor, in favor of Bremer Bank, as mortgagee, in the original principal amount of $1,760,800.00, dated September 27, 2019, recorded September 30, 2019, as Document No. **574CR541** (Abstract) and December 16, 2019 as Document No. **T137849** (Torrens), and as amended by that certain **Amendment No. 1** to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement dated June 21, 2021, recorded September 3, 2021, as Document No. **593CR111** (Abstract) and as Document No. **T144767** (Torrens), and as further amended by that certain **Amendment No. 2** to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement, dated December 29, 2023, recorded March 13, 2024, as Document No. **610CR916** (Abstract) and as Document No. **T150905** (Torrens), and as further amended by that certain **Amendment No. 3** Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement, dated August 29, 2024, recorded June 11, 2025, as Document No. **618CR532** (Abstract) and as Document No. **T153592** (Torrens).

19. Assignment of Leases and Rents between Tailwind 602 South Front, LLC, a Minnesota limited liability company, Kenneth L. Smith and Lori J. Smith, husband and wife, Reggie Reed and Kasey R. Reed, husband and wife and Michael L. Sather and Leann E. Sather, husband and wife, as tenants-in-common, and Bremer Bank, National Association, a national banking association, dated September 27, 2019, recorded September 30, 2019, as Document No. **574CR542** (Abstract) and December 16, 2019 as Document No. **T137850** (Torrens), and as amended by that certain Amendment No. 1 to Assignment of Leases and Rents, dated June 21, 2021, recorded September 3, 2021, as Document No. **593CR112** (Abstract) and as Document No. **T144768** (Torrens), and as further amended by that certain Amendment No. 2 to Assignment of Leases and Rents, dated December 29, 2023, recorded March 13, 2024, as Document No. **610CR915** (Abstract) and as Document No. **T150904** (Torrens), and as further amended by that certain Amendment No. 3 to Assignment of Leases and Rents, dated August 29, 2024, recorded June 11, 2025, as Document No. **618CR533** and as Document No. **T153593** (Torrens).

Docusign Envelope ID: 334CBA3A-A35A-42FD-A5E0-188F5A3AE95C

With respect to Parcels 5 & 6:

20. Easements for drainage and utility purposes, if any, and all other matters as shown on Auditor's Plat No. 17 (Re-arrangement of part of Auditor's Plat No. 5), filed July 12, 1921.

NOTE: Examination of title was done without the benefit of an updated Abstract of Title and/or Registered Property Certificate. No Abstract of Title was presented nor received. The Company will not be responsible for the cost of updating or replacing the abstract or certificate.

628 S Front

124597

PLATINUM TITLE, LLC

PO Box 4335 • Mankato, MN 56002 • 507.317.7806
507.720.2983 • info@platinumtitlemn.com

OWNERS AND ENCUMBRANCE REPORT

To: Heather Hinsch/Jodi Schull
Community Bank Mankato
300 St. Andrews Drive
Mankato, MN 56001

File No. 23.6.005

Effective Date: November 29, 2023

Property Address: 628 S. Front St.
Mankato, MN 56001

Legal description of **abstract** property in **Blue Earth** County, Minnesota:

Lot 7, Auditor's Plat No. 17, Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

Fee Owner: **628 S Front Street, LLC, a Minnesota limited liability company,** pursuant to Warranty Deed from Sally A. Oftedahl, a single person, dated July 27, 2023, and filed July 28, 2023, as Document No. 607CR066.

Encumbrances:

1) Mortgage Deed from 628 S Front Street, LLC, a Minnesota limited liability company, in favor of Community Bank Mankato, dated July 27, 2023, and recorded July 28, 2023, as Document No. 607CR067, in the original principal amount of $288,000.00.

Assignment of Rents from 628 S. Front Street, LLC, a Minnesota limited liability company, in favor of Community Bank Mankato, dated July 27, 2023, and recorded July 28, 2023, as Document No. 607CR068.

2) Mortgage Deed from 628 S Front Street LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated October 19, 2023, and recorded October 23, 2023, as Document No. 608CR751 in the original principal amount of $17,000.00.

There have been no Federal Tax Liens, State of Minnesota tax liens, or judgments filed in **Blue Earth** County in the past ten years, against the following: **Jeffrey Palmer, Sally Palmer, Sally Oftedahl or 628 S Front Street, LLC.**

Real estate taxes due and payable in 2023 on Parcel i.d. No. R01.09.18.151.010 were $6,836.00, inclusive of an annual recycling fee of $168.21, the first half of which has been paid. This amount included $557.02 in special assessments. The special assessments for 2023 have been paid in full and there is no remaining balance. The outstanding second half tax amount due is $3,422.04. This amount is valid if taxes are paid on or before December 29, 2023. There are no delinquent taxes which would constitute a lien against the property.

Estimated market value:	$394,600
Class:	Commercial/Industrial/Public Utility

This report is a report of record ownership and of liens and is not in any sense given or accepted as certificate or guaranty of title, and we make no statement as to the legality or sufficiency of any instruments or proceedings in the chain of title to said land.

Connie Froehlich
FAX: (507) 540-1162

124473

ALTA LOAN POLICY OF TITLE INSURANCE

Policy Number **LY-08045318** **File Number: 23.0.066**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 16.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.

continued on next page

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By _____ President

Attest _____ Secretary

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:
Issuing Agent: Platinum Title, LLC
Issuing Office: PO Box 4335, Mankato, MN 56002
Issuing Office 's ALTA® Registry ID: 1219775
Loan ID No.:
Issuing Office File No.: 23.0.066
Property Address: 628 S Front St, Mankato, MN 56001

SCHEDULE A

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
3000 Bayport Drive, Suite 1000, Tampa, FL 33607

Policy No.: LY-08045318
Property Address of the Land: 628 S Front St, Mankato, MN 56001
Amount of Insurance: $288,000.00 Premium: $100.00
Date of Policy: July 28, 2023 at 08:04 AM

1. The Insured is:

   Community Bank Mankato, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land encumbered by the Insured Mortgage is:

   Fee Simple

3. The Title encumbered by the Insured Mortgage is vested in:

   628 S Front Street, LLC, a Minnesota limited liability company

4. The Insured Mortgage and its assignments, if any, are described as follows:

   Mortgage from 628 S Front Street LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated July 27, 2023, and filed July 28, 2023, as Document No. 607CR067 in the original principal amount of $288,000.00.

5. The Land is described as follows:

   Lot 7, Auditor's Plat No. 17 Rearrangement of Part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota.

6. This policy incorporates by reference the endorsements selected below, if any, adopted by the American Land Title Association as of the Date of Policy:

   ☑ ALTA Endorsement 22-06 (Location)

   ☑ ALTA Endorsement 8.2-06 (Commercial Environmental Protection Lien)

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE A
(Continued)

☑ ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals - Loan Policy)

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

Policy No.: LY-08045318

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. Easements or claims of easements not shown by the public records.

2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Access and utility easements of record on the Plat of Auditor's Plat No. 17 Rearrangement of Part of Auditor's Plat No. 5.

4. Rights or claims of parties in possession not shown by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. All assessments and taxes due in 2023 and thereafter which are not yet due and payable. (R01.09.18.151.010)

7. Maintenance easement over the Southerly 3 feet of the vacated alley adjacent to Lots 5, 6 and 7 of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5 contained in Easement Agreement dated October 30, 2000, and recorded December 29, 2000, as Document No. 400CR141.

8. Permanent access easement over and across Lot 12 and Lot 21, Auditor's Plat No. 17, Rearragement of part of Audtior's Plat No. 5, City of Mankato, contained in Findings of Fact, Conclusions of Law, Order for Judgment, and Judgement and Decree recorded March 4, 2016, as Document No. 547CR498.

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AMERICAN LAND TITLE ASSOCIATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

PART II

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

Assignment of Rents from 628 S Front Street LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated July 27, 2023, and filed July 28, 2023, as Document No. 607CR068.

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AMERICAN LAND TITLE ASSOCIATION

b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.

c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:

   a. the occupancy, use, or enjoyment of the Land;

   b. the character, dimensions, or location of an improvement on the Land;

   c. the subdivision of the Land; or

   d. environmental remediation or protection on the Land.

6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

7. An exercise of the power of eminent domain, but only to the extent:

   a. of the exercise described in an Enforcement Notice; or

   b. the taking occurred and is binding on a purchaser for value without Knowledge.

8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. Covered Risk 9 includes, but is not limited to, insurance against loss caused by:

   a. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;

   b. the failure of a person or Entity to have authorized a transfer or conveyance;

   c. the Insured Mortgage not being properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;

   d. a failure to perform those acts necessary to create an Insured Mortgage by electronic means authorized by law;

   e. a document having been executed under a falsified, expired, or otherwise invalid power of attorney;

   f. the Insured Mortgage not having been properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;

   g. a defective judicial or administrative proceeding; or

   h. invalidity or unenforceability of the lien of the Insured Mortgage as a result of the repudiation of an electronic signature by a person that executed the Insured Mortgage because the electronic signature on the Insured Mortgage was not valid under applicable electronic transactions law.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance on the Title as security for the following components of the Indebtedness:

    a. the amount of the principal disbursed as of the Date of Policy;

    b. the interest on the obligation secured by the Insured Mortgage;

    c. the reasonable expense of foreclosure;

    d. amounts advanced for insurance premiums by the Insured before the acquisition of the estate or interest in the Title; and

    e. the following amounts advanced by the Insured before the acquisition of the estate or interest in the Title to protect the priority of the lien of the Insured Mortgage:

       i. real estate taxes and assessments imposed by a governmental taxing authority; and

       ii. regular, periodic assessments by a property owners' association.

11. The lack of priority of the lien of the Insured Mortgage upon the Title:

    a. as security for each advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for service, labor, material, or equipment arising from construction of an improvement or work related to the Land when the improvement or work is:

       i. contracted for or commenced on or before the Date of Policy; or

       ii. contracted for, commenced, or continued after the Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on the Date of Policy to advance; and

b. over the lien of any assessments for street improvements under construction or completed at the Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title, or the effect of a court order providing an alternative remedy:

    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a:

        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or

        ii. voidable transfer under the Uniform Voidable Transactions Act; or

    b. because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:

        i. to timely record the Insured Mortgage in the Public Records after execution and delivery of the Insured Mortgage to the Insured; or

        ii. of the recording of the Insured Mortgage in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

        i. the occupancy, use, or enjoyment of the Land;

        ii. the character, dimensions, or location of any improvement on the Land;

        iii. the subdivision of land; or

        iv. environmental remediation or protection.

    b. any governmental forfeiture, police, regulatory, or national security power.

    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

    a. created, suffered, assumed, or agreed to by the Insured Claimant;

    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

    c. resulting in no loss or damage to the Insured Claimant;

    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS
In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
   a. "Affiliate": An Entity:
      i. that is wholly owned by the Insured;
      ii. that wholly owns the Insured; or
      iii. if that Entity and the Insured are both wholly owned by the same person or entity.
   b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.c.; decreased by Condition 10; or increased or decreased by endorsements to this policy.
   c. "Consumer Protection Law": Any law regulating trade, lending, credit, sale, and debt collection practices involving consumers; any consumer financial law; or any other law relating to truth-in-lending, predatory lending, or a borrower's ability to repay a loan.
   d. "Date of Policy": The Date of Policy stated in Schedule A.
   e. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   f. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
      i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
      ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
      iii. asserts a right to enforce a PACA-PSA Trust.
   g. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
   h. "Government Mortgage Agency or Instrumentality": Any government agency or instrumentality that is the owner of the Indebtedness, an insurer, or a guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness, or any part of it, whether named as an Insured or not.
   i. "Indebtedness": Any obligation secured by the Insured Mortgage, including an obligation evidenced by electronic means authorized by law. If that obligation is the payment of a debt, the Indebtedness is:
      i. the sum of:
         (a). principal disbursed as of the Date of Policy;
         (b). principal disbursed subsequent to the Date of Policy;
         (c). the construction loan advances made subsequent to the Date of Policy for the purpose of financing, in whole or in part, the construction of an improvement to the Land or related to the Land that the Insured was and continues to be obligated to advance at the Date of Policy and at the date of the advance;

(d). interest on the loan;

(e). prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(f). expenses of foreclosure and any other costs of enforcement;

(g). advances for insurance premiums;

(h). advances to assure compliance with law or to protect the validity, enforceability, or priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title; including, but not limited to:

(1) real estate taxes and assessments imposed by a governmental taxing authority, and

(2) regular, periodic assessments by a property owners' association; and

(i). advances to prevent deterioration of improvements before the Insured's acquisition of the Title, but

ii. reduced by the sum of all payments and any amounts forgiven by an Insured.

j. "Insured":

i. (a). The Insured named in Item 1 of Schedule A or future owner of the Indebtedness other than an Obligor, if the named Insured or future owner of the Indebtedness owns the Indebtedness, the Title, or an estate or interest in the Land as provided in Condition 2, but only to the extent the named Insured or the future owner either:

(1) owns the Indebtedness for its own account or as a trustee or other fiduciary, or

(2) owns the Title after acquiring the Indebtedness;

(b). the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as defined by applicable electronic transactions law;

(c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity;

(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is an Affiliate;

(f). an Affiliate that acquires the Title through foreclosure or deed-in-lieu of foreclosure of the Insured Mortgage; or

(g). any Government Mortgage Agency or Instrumentality.

ii. With regard to Conditions 1.j.i.(a). and 1.j.i.(b)., the Company reserves all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

iii. With regard to Conditions 1.j.i.(c)., 1.j.i.(d)., 1.j.i.(e)., and 1.j.i.(f)., the Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

k. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

l. "Insured Mortgage": The Mortgage described in Item 4 of Schedule A.

m. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

n. "Land": The land described in Item 5 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

o. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

p. "Obligor": A person or entity that is or becomes a maker, borrower, or guarantor as to all or part of the Indebtedness or other obligation secured by the Insured Mortgage. A Government Mortgage Agency or Instrumentality is not an Obligor.

q. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

r. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

s. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

t. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

u. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title, a lender on the Title, or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured:

a. after the Insured's acquisition of the Title, so long as the Insured retains an estate or interest in the Land; and

b. after the Insured's conveyance of the Title, so long as the Insured:

i. retains an estate or interest in the Land;

ii. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

iii. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or

b. any rejection of the Title or the lien of the Insured Mortgage as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness

i. To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

ii. To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

If the Company purchases the Indebtedness, the Insured must transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the least of:

i. the Amount of Insurance;

ii. the Indebtedness;

iii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy; or

iv. if a Government Mortgage Agency or Instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage or in satisfaction of its insurance contract or guaranty relating to the Title or the Insured Mortgage.

b. Fair market value of the Title in Condition 8.a.iii. is calculated using either:

i. the date the Insured acquires the Title as a result of a foreclosure or deed in lieu of foreclosure of the Insured Mortgage; or

ii. the date the lien of the Insured Mortgage or any assignment set forth in Item 4 of Schedule A is extinguished or rendered unenforceable by reason of a matter insured against by this policy.

c. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured:

i. the Amount of Insurance will be increased by 15%; and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.iii.

d. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.c., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land;

iii. cures the claim of Unmarketable Title; or

iv. establishes the lien of the Insured Mortgage,
all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title or to the lien of the Insured Mortgage.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. An Insured Claimant must own the Indebtedness or have acquired the Title at the time that a claim under this policy is paid.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Amount of Insurance afforded under this policy, except to the extent that the payment reduces the Indebtedness.

b. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Amount of Insurance.

c. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company, except as provided in Condition 2.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

12. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. *Company's Right to Recover*

i. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

ii. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

b. *Company's Subrogation Rights against Obligors*
The Company's subrogation right includes the Insured's rights against Obligors including the Insured's rights to repayment under a note, indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights. An Obligor cannot avoid the Company's subrogation right by acquiring the Indebtedness as a result of an indemnity, guaranty, warranty, insurance policy, or bond, or in any other manner. The Obligor is not an Insured under this policy. The Company may not exercise its rights under Condition 12.b. against a Government Mortgage Agency or Instrumentality.

c. *Insured's Rights and Limitations*

i. The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if the action does not affect the enforceability or priority of the lien of the Insured Mortgage.

ii. If the Insured exercises a right provided in Condition 12.c.i. but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company is required to pay only that part of the loss insured against by this policy that exceeds the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's subrogation right.

13. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,

ii. extend the Date of Policy,

iii. insure against loss or damage exceeding the Amount of Insurance, or

iv. increase the Amount of Insurance.

14. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

15. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title or the lien of the Insured Mortgage and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

16. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

17. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is $2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than $2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 18. The arbitrator does not have authority to conduct any class action arbitration or arbitration involving joint or consolidated claims under any circumstance.

c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.

d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of $100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

MINNESOTA AMENDATORY ENDORSEMENT

This endorsement is issued as part of Policy Number **LY-08045318**
File Number: 23.0.066

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The Policy is hereby amended as follows to the extent it is inconsistent with the following:

1. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 3(11), written notice of claim is not required and hereby removed from this policy. As a replacement for written notice, any notice of claim and any other notice to the Company required under this policy must be communicated to the Company at:
   a. 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607;
   b. as provided on our website at https://www.oldrepublictitle.com/claim/, which includes email instructions and the Claims Department phone number; or
   c. notice to the active issuing agent that issued this policy.

2. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 5(5), when liability and the extent of loss or damage in accordance with the Conditions is finally agreed in a settlement between the Company and Insured Claimant, the Company will pay the agreed amount within 5 business days from the receipt of the agreement by the Company or from the date of the performance by the Insured Claimant of any conditions set by such agreement, whichever is later.

3. Pursuant to Minnesota Statutes Section 60A.41, the Company will not subrogate to recover against any other party entitled to indemnification for the same loss under this policy or other policy issued by the Company.

4. Pursuant to Minnesota Statutes Section 60A.08, Subdivision.6, the bankruptcy, dissolution, or insolvency of the Insured shall not relieve the Company of its obligations under this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

Authorized Officer or Agent

By _____ President

Attest _____ Secretary

ORT Form 4817MN
Minnesota Amendatory Endorsement
12/22

PLATINUM TITLE, LLC

PO Box 4335 • Mankato, MN 56002 • 507.317.7806
507.720.2983 • info@platinumtitlemn.com

August 29, 2023

Heather Hinsch
Community Bank Mankato
300 St. Andrews Drive
Mankato, MN 56001

Re: Bennett Coughlan – 628 S Front Street, LLC
Property Address: 628 S Front Street
Mankato, MN 56001
Our file No: 23.0.066

Dear Heather:

Enclosed find Lender's Title Insurance policy LX-08045318 in the amount of $288,000. Also enclosed are the original recorded Mortgage and Assignment of Rents.

Thank you for allowing us to be of service to you in this matter.

Sincerely,

Connie Froehlich
Title Agent
info@platinumtitlemn.com
Enclosures
FAX: (507) 540-1162

124158
630 S Front

ALTA LOAN POLICY OF TITLE INSURANCE

Policy Number **LY-08039151** **File Number: 22-295**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 16.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.

continued on next page

Policy Issuer:
ST. ANDREWS TITLE & EXCHANGE, INC.
300 ST. ANDREWS DRIVE
SUITE 210
MANKATO, MN 56001
PHONE: (507) 385-4459

Rand J Jth
Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David T Vold Secretary

b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.

c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:

   a. the occupancy, use, or enjoyment of the Land;

   b. the character, dimensions, or location of an improvement on the Land;

   c. the subdivision of the Land; or

   d. environmental remediation or protection on the Land.

6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

7. An exercise of the power of eminent domain, but only to the extent:

   a. of the exercise described in an Enforcement Notice; or

   b. the taking occurred and is binding on a purchaser for value without Knowledge.

8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. Covered Risk 9 includes, but is not limited to, insurance against loss caused by:

   a. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;

   b. the failure of a person or Entity to have authorized a transfer or conveyance;

   c. the Insured Mortgage not being properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;

   d. a failure to perform those acts necessary to create an Insured Mortgage by electronic means authorized by law;

   e. a document having been executed under a falsified, expired, or otherwise invalid power of attorney;

   f. the Insured Mortgage not having been properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;

   g. a defective judicial or administrative proceeding; or

   h. invalidity or unenforceability of the lien of the Insured Mortgage as a result of the repudiation of an electronic signature by a person that executed the Insured Mortgage because the electronic signature on the Insured Mortgage was not valid under applicable electronic transactions law.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance on the Title as security for the following components of the Indebtedness:

    a. the amount of the principal disbursed as of the Date of Policy;

    b. the interest on the obligation secured by the Insured Mortgage;

    c. the reasonable expense of foreclosure;

    d. amounts advanced for insurance premiums by the Insured before the acquisition of the estate or interest in the Title; and

    e. the following amounts advanced by the Insured before the acquisition of the estate or interest in the Title to protect the priority of the lien of the Insured Mortgage:

       i. real estate taxes and assessments imposed by a governmental taxing authority; and

       ii. regular, periodic assessments by a property owners' association.

11. The lack of priority of the lien of the Insured Mortgage upon the Title:

    a. as security for each advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for service, labor, material, or equipment arising from construction of an improvement or work related to the Land when the improvement or work is:

       i. contracted for or commenced on or before the Date of Policy; or

       ii. contracted for, commenced, or continued after the Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on the Date of Policy to advance; and

b. over the lien of any assessments for street improvements under construction or completed at the Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title, or the effect of a court order providing an alternative remedy:
    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a:
        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
        ii. voidable transfer under the Uniform Voidable Transactions Act; or
    b. because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
        i. to timely record the Insured Mortgage in the Public Records after execution and delivery of the Insured Mortgage to the Insured; or
        ii. of the recording of the Insured Mortgage in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
        i. the occupancy, use, or enjoyment of the Land;
        ii. the character, dimensions, or location of any improvement on the Land;
        iii. the subdivision of land; or
        iv. environmental remediation or protection.
    b. any governmental forfeiture, police, regulatory, or national security power.
    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
    a. created, suffered, assumed, or agreed to by the Insured Claimant;
    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    c. resulting in no loss or damage to the Insured Claimant;
    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS
   In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
   a. "Affiliate": An Entity:
      i. that is wholly owned by the Insured;
      ii. that wholly owns the Insured; or
      iii. if that Entity and the Insured are both wholly owned by the same person or entity.
   b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.c.; decreased by Condition 10; or increased or decreased by endorsements to this policy.
   c. "Consumer Protection Law": Any law regulating trade, lending, credit, sale, and debt collection practices involving consumers; any consumer financial law; or any other law relating to truth-in-lending, predatory lending, or a borrower's ability to repay a loan.
   d. "Date of Policy": The Date of Policy stated in Schedule A.
   e. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   f. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
      i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
      ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
      iii. asserts a right to enforce a PACA-PSA Trust.
   g. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
   h. "Government Mortgage Agency or Instrumentality": Any government agency or instrumentality that is the owner of the Indebtedness, an insurer, or a guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness, or any part of it, whether named as an Insured or not.
   i. "Indebtedness": Any obligation secured by the Insured Mortgage, including an obligation evidenced by electronic means authorized by law. If that obligation is the payment of a debt, the Indebtedness is:
      i. the sum of:
         (a). principal disbursed as of the Date of Policy;
         (b). principal disbursed subsequent to the Date of Policy;
         (c). the construction loan advances made subsequent to the Date of Policy for the purpose of financing, in whole or in part, the construction of an improvement to the Land or related to the Land that the Insured was and continues to be obligated to advance at the Date of Policy and at the date of the advance;

(d). interest on the loan;

(e). prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(f). expenses of foreclosure and any other costs of enforcement;

(g). advances for insurance premiums;

(h). advances to assure compliance with law or to protect the validity, enforceability, or priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title; including, but not limited to:

(1) real estate taxes and assessments imposed by a governmental taxing authority, and

(2) regular, periodic assessments by a property owners' association; and

(i). advances to prevent deterioration of improvements before the Insured's acquisition of the Title, but

ii. reduced by the sum of all payments and any amounts forgiven by an Insured.

j. "Insured":

i. (a). The Insured named in Item 1 of Schedule A or future owner of the Indebtedness other than an Obligor, if the named Insured or future owner of the Indebtedness owns the Indebtedness, the Title, or an estate or interest in the Land as provided in Condition 2, but only to the extent the named Insured or the future owner either:

(1) owns the Indebtedness for its own account or as a trustee or other fiduciary, or

(2) owns the Title after acquiring the Indebtedness;

(b). the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as defined by applicable electronic transactions law;

(c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity;

(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is an Affiliate;

(f). an Affiliate that acquires the Title through foreclosure or deed-in-lieu of foreclosure of the Insured Mortgage; or

(g). any Government Mortgage Agency or Instrumentality.

ii. With regard to Conditions 1.j.i.(a). and 1.j.i.(b)., the Company reserves all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

iii. With regard to Conditions 1.j.i.(c)., 1.j.i.(d)., 1.j.i.(e)., and 1.j.i.(f)., the Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

k. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

l. "Insured Mortgage": The Mortgage described in Item 4 of Schedule A.

m. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

n. "Land": The land described in Item 5 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

o. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

p. "Obligor": A person or entity that is or becomes a maker, borrower, or guarantor as to all or part of the Indebtedness or other obligation secured by the Insured Mortgage. A Government Mortgage Agency or Instrumentality is not an Obligor.

q. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

r. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

s. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

t. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

u. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title, a lender on the Title, or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured:

a. after the Insured's acquisition of the Title, so long as the Insured retains an estate or interest in the Land; and

b. after the Insured's conveyance of the Title, so long as the Insured:

i. retains an estate or interest in the Land;

ii. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

iii. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or

b. any rejection of the Title or the lien of the Insured Mortgage as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness

i. To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

ii. To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

If the Company purchases the Indebtedness, the Insured must transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the least of:

i. the Amount of Insurance;

ii. the Indebtedness;

iii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy; or

iv. if a Government Mortgage Agency or Instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage or in satisfaction of its insurance contract or guaranty relating to the Title or the Insured Mortgage.

b. Fair market value of the Title in Condition 8.a.iii. is calculated using either:

i. the date the Insured acquires the Title as a result of a foreclosure or deed in lieu of foreclosure of the Insured Mortgage; or

ii. the date the lien of the Insured Mortgage or any assignment set forth in Item 4 of Schedule A is extinguished or rendered unenforceable by reason of a matter insured against by this policy.

c. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured:

i. the Amount of Insurance will be increased by 15%; and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.iii.

d. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.c., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land;

iii. cures the claim of Unmarketable Title; or

iv. establishes the lien of the Insured Mortgage,
all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title or to the lien of the Insured Mortgage.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. An Insured Claimant must own the Indebtedness or have acquired the Title at the time that a claim under this policy is paid.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Amount of Insurance afforded under this policy, except to the extent that the payment reduces the Indebtedness.

b. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Amount of Insurance.

c. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company, except as provided in Condition 2.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

12. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. *Company's Right to Recover*

i. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

ii. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

b. *Company's Subrogation Rights against Obligors*
The Company's subrogation right includes the Insured's rights against Obligors including the Insured's rights to repayment under a note, indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights. An Obligor cannot avoid the Company's subrogation right by acquiring the Indebtedness as a result of an indemnity, guaranty, warranty, insurance policy, or bond, or in any other manner. The Obligor is not an Insured under this policy. The Company may not exercise its rights under Condition 12.b. against a Government Mortgage Agency or Instrumentality.

c. *Insured's Rights and Limitations*
   i. The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if the action does not affect the enforceability or priority of the lien of the Insured Mortgage.
   ii. If the Insured exercises a right provided in Condition 12.c.i. but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company is required to pay only that part of the loss insured against by this policy that exceeds the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's subrogation right.

13. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
   i. modify any prior endorsement,
   ii. extend the Date of Policy,
   iii. insure against loss or damage exceeding the Amount of Insurance, or
   iv. increase the Amount of Insurance.

14. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

15. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title or the lien of the Insured Mortgage and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

16. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

17. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is $2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than $2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 18. The arbitrator does not have authority to conduct any class action arbitration or arbitration involving joint or consolidated claims under any circumstance.

c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.

d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of $100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

MINNESOTA AMENDATORY ENDORSEMENT

This endorsement is issued as part of Policy Number **LY-08039151**

File Number: 22-295

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The Policy is hereby amended as follows to the extent it is inconsistent with the following:

1. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 3(11), written notice of claim is not required and hereby removed from this policy. As a replacement for written notice, any notice of claim and any other notice to the Company required under this policy must be communicated to the Company at:
   a. 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607;
   b. as provided on our website at https://www.oldrepublictitle.com/claim/, which includes email instructions and the Claims Department phone number; or
   c. notice to the active issuing agent that issued this policy.

2. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 5(5), when liability and the extent of loss or damage in accordance with the Conditions is finally agreed in a settlement between the Company and Insured Claimant, the Company will pay the agreed amount within 5 business days from the receipt of the agreement by the Company or from the date of the performance by the Insured Claimant of any conditions set by such agreement, whichever is later.

3. Pursuant to Minnesota Statutes Section 60A.41, the Company will not subrogate to recover against any other party entitled to indemnification for the same loss under this policy or other policy issued by the Company.

4. Pursuant to Minnesota Statutes Section 60A.08, Subdivision.6, the bankruptcy, dissolution, or insolvency of the Insured shall not relieve the Company of its obligations under this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Policy Issuer:
ST. ANDREWS TITLE & EXCHANGE, INC.
300 ST. ANDREWS DRIVE
SUITE 210
MANKATO, MN 56001
PHONE: (507) 385-4459

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By _____ President

Attest _____ Secretary

_____
Authorized Officer or Agent

ORT Form 4817MN
Minnesota Amendatory Endorsement
12/22

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent: St Andrews Title & Exchange Inc
Issuing Office: 300 St Andrews Dr, Suite 210, Mankato, MN 56001
Issuing Office's ALTA® Registry ID: 1142110
Loan ID No.:
Issuing Office File No.: 22-295
Property Address: 630 South Front Street, Mankato, MN 56001

SCHEDULE A

LOAN POLICY

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
Attn: Claims Department, 400 Second Avenue South, Minneapolis, MN 55401

Policy No.: LY08039151

Amount of Insurance: $300,000.00 Premium: $100.00

Property Address of the Land 630 South Front Street, Mankato, MN 56001

Date of Policy: January 6, 2023 at 02:08 PM

1. The Insured is:

   Community Bank Mankato, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land encumbered by the Insured Mortgage is:

   Fee Simple

3. The Title encumbered by the Insured Mortgage is vested in:

   630 S Front Street LLC

4. The Insured Mortgage and its assignments, if any, are described as follows:

   Mortgage from 630 S Front Street, LLC, a Minnesota Limited Liability Company to Community Bank Mankato dated January 5, 2023, filed for record on January 6, 2023 at 02:07 PM in Blue Earth County as Document No. 603CR969, in the principal sum of $300,000.00.

5. The Land is described as follows:

   Parcel 1 R01.09.18.151.011
   Lot Eight (8), Auditor's Plat No. 17, Re-arrangement of part of Auditor's Plat No. 5, Mankato, Blue Earth County, Minnesota, and,

   PARCEL 2 R01.09.18.151.019
   A) Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of lot Twelve (12) Auditor's Plat No. 17, Mankato, Minnesota legally described as follows: Commencing at the Southwesterly corner of Lot 8, Auditor's Plat No. 17, thence Southwesterly along an extension of the Westerly boundary line of Lot 8, extended to the Northeasterly boundary line of Liberty Street, Mankato, thence Southeasterly along the Northeasterly boundary line of said Liberty Street 10 feet thence at right angles Northeasterly 38 feet to the Southwesterly line of Lot 8, thence at right angles along the Southwesterly line of said Lot 8, Ten (10) feet to the place of beginning. Subject to any and all easements of record. **AND**

SCHEDULE A
(Continued)

B) All that part of Lot No. 9 according to Auditor's Plat No. 5 lying West of the Southerly extension of the Westerly line of Lot No. 8, according to Auditor's Plat No. 17, both of said Lots being in the City of Mankato, also being described as all of the Northwesterly part of Lot Nine (9) according to Auditor's Plat No. 5, lying Northwesterly of the Northwesterly line of Lots Seven (7) & Eight (8) according to Auditor's Plat No. 17, if extended to Liberty Street.

SCHEDULE B-I

LOAN POLICY

Policy No.: LY08039151

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey or Plat Sketch of the Land.

2. Access and utility easements of record.

3. Real estate taxes payable in the year 2023 for PID NO. R01.09.18.151.011 are $7,692.00, the first half of which have been paid, this amount includes Special Assessments of $726.56, remaining balance after current year taxes are paid is $540.68, there are no delinquent taxes that would constitute a lien on the property. Real Estate Taxes payable in the year 2023 for PID NO. R01.09.18.151.019 are $128.00, the first half of which have been paid. There are no special assessments or delinquent taxes that would constitute a lien on the property.

4. Subject to the rights of tenants under unrecorded leases, and of other occupants, and property owned by such tenants and/or occupants.

5. No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, water or sewer services, or fees for trees, weeds, grass, and snow or garbage removal, police boarding, vacant building registration and zoning.

6. Reservation by the State of Minnesota all minerals and mineral rights, as provided by law.

7. The Company does not guarantee acreage or quantity of land.

8. Resolution Vacating Alley City of Mankato to The Public dated August 28, 1995 and recorded September 13, 1995 as Document No. 354CR400.

9. Resolution Vacating Alley, City of Mankato to The Public dated August 28, 1995 and recorded October 9, 1995 as Document No. 354CR988.

SCHEDULE B-II

LOAN POLICY

Policy No: LY08039151

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

1. Assignment of Rents from 630 S Front Street LLC to Community Bank Mankato, dated January 5, 2023, recorded January 6, 2023, as Document No. 603CR970.

634 S Front

ALTA LOAN POLICY OF TITLE INSURANCE

Policy Number **LY-08299185** **File Number: 24.6.003**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 16.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   a. a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.

continued on next page

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

Donnie Goeldner
Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent: Platinum Title, LLC
Issuing Office: PO Box 4335, Mankato, MN 56002
Issuing Office 's ALTA® Registry ID: 1219775
Loan ID No.:
Issuing Office File No.: 24.6.003
Property Address: 634 S. Front Street, Mankato, MN 56001

SCHEDULE A

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
3000 Bayport Drive, Suite 1000, Tampa, FL 33607

Policy No.: LY-08299185
Property Address of the Land: 634 S. Front Street, Mankato, MN 56001
Amount of Insurance: $320,000.00 Premium: $100.00
Date of Policy: October 16, 2024 at 09:02 AM

1. The Insured is:

   Community Bank Mankato, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land encumbered by the Insured Mortgage is:

   Fee Simple

3. The Title encumbered by the Insured Mortgage is vested in:

   634 S Front Street LLC, a Minnesota limited liability company

4. The Insured Mortgage and its assignments, if any, are described as follows:

   Mortgage from 634 S. Front St, LLC, a Minnesota limited liability company, to Community Bank Mankato dated October 15, 2024, and filed for record October 16, 2024, as Blue Earth County Document No. 614CR452, in the principal sum of $320,000.00.

5. The Land is described as follows:

   The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat Number 5, Mankato, of Block 84, Bruners Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1, Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; and being otherwise described as follows: Commencing at the intersection of the westerly line of Front Street with the northerly line of Liberty Street; running thence northerly along said westerly line of Front Street a distance of 38 feet; thence running westerly along the northerly line of said Lot 9, parallel with Liberty Street, a distance of 140 feet; running thence southerly parallel with Front Street a distance of 38 feet to said northerly line of Liberty Street; running thence easterly along said northerly line of Liberty Street a

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AMERICAN LAND TITLE ASSOCIATION

distance of 140 feet to the place of beginning. Together with a license to encroach in perpetuity on the Easterly 12 feet of property adjacent to the West of the described property.

6. This policy incorporates by reference the endorsements selected below, if any, adopted by the American Land Title Association as of the Date of Policy:

☑ ALTA Endorsement 9.6-06 (Private Rights - Loan Policy)

☑ ALTA Endorsement 8.2-06 (Commercial Environmental Protection Lien)

☑ ALTA Endorsement 22-06 (Location)

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AMERICAN LAND TITLE ASSOCIATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

Policy No.: LY-08299185

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. Easements or claims of easements not shown by the public records.

2. Rights or claims of tenants, as tenants only, in possession under unrecorded leases.

3. Rights or claims of parties in possession not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

5. Access and utility easements of record on the Plat of Auditor's Plat Number 5, Mankato, of Block 84, Bruners Plat.

6. All assessments and taxes due in 2025 and thereafter which are not yet due and payable. (R01.09.18.151.015).

7. Taxes or special assessments which are not shown as existing liens by the public records.

8. Resolution Granting Conditional Use Permit dated September 8, 1997, and recorded October 9, 1997, as Document No. 370CR427, which permits a coffee house in the CBDF, Central Business District-Fringe, subject to conditions stated in permit.

9. Resolution Granting Conditional Use Permit to allow apartments not to exceed 50% of the ground floor and upper level apartments dated September 14, 2009, and recorded October 30, 2009, as Document No. 497CR407, sujbect to conditions contained therein. Resolution Amending this Conditional Use Permit dated October 12, 2009, and recorded October 30, 2009, as Document No. 497CR408.

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SCHEDULE B - PART I
(Continued)

10. The propety is benefited by a reservation of one parking stall on property adjacent to the West of the described property. Said reservation contained in Warranty Deed dated September 13, 2010, and recorded July 23, 2012, as Document No. 519CR253.

11. License to encroach contained in the legal description contained in Warranty Deed dated September 13, 2010, and recorded July 23, 2012, as Document No. 519CR253.

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AMERICAN LAND TITLE ASSOCIATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

PART II

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

1. Memorandum of Option Agreement between 634 S Front Street, LLC and River Center Properties, LLC dated October 15, 2024, and recorded October 24, 2024, as Document No. 614CR625.

2. Assignment of Rents from 634 S Front St LLC, a Minnesota limited liability company, in favor of Community Bank Mankato dated October 15, 2024, and recorded December 11, 2024, as Document No. 615CR370.

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b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid;

c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:

a. the occupancy, use, or enjoyment of the Land;

b. the character, dimensions, or location of an improvement on the Land;

c. the subdivision of the Land; or

d. environmental remediation or protection on the Land.

6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

7. An exercise of the power of eminent domain, but only to the extent:

a. of the exercise described in an Enforcement Notice; or

b. the taking occurred and is binding on a purchaser for value without Knowledge.

8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.

9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. Covered Risk 9 includes, but is not limited to, insurance against loss caused by:

a. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;

b. the failure of a person or Entity to have authorized a transfer or conveyance;

c. the Insured Mortgage not being properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;

d. a failure to perform those acts necessary to create an Insured Mortgage by electronic means authorized by law;

e. a document having been executed under a falsified, expired, or otherwise invalid power of attorney;

f. the Insured Mortgage not having been properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;

g. a defective judicial or administrative proceeding; or

h. invalidity or unenforceability of the lien of the Insured Mortgage as a result of the repudiation of an electronic signature by a person that executed the Insured Mortgage because the electronic signature on the Insured Mortgage was not valid under applicable electronic transactions law.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance on the Title as security for the following components of the Indebtedness:

a. the amount of the principal disbursed as of the Date of Policy;

b. the interest on the obligation secured by the Insured Mortgage;

c. the reasonable expense of foreclosure;

d. amounts advanced for insurance premiums by the Insured before the acquisition of the estate or interest in the Title; and

e. the following amounts advanced by the Insured before the acquisition of the estate or interest in the Title to protect the priority of the lien of the Insured Mortgage:

i. real estate taxes and assessments imposed by a governmental taxing authority; and

ii. regular, periodic assessments by a property owners' association.

11. The lack of priority of the lien of the Insured Mortgage upon the Title:

a. as security for each advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for service, labor, material, or equipment arising from construction of an improvement or work related to the Land when the improvement or work is:

i. contracted for or commenced on or before the Date of Policy; or

ii. contracted for, commenced, or continued after the Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on the Date of Policy to advance; and

b. over the lien of any assessments for street improvements under construction or completed at the Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title, or the effect of a court order providing an alternative remedy:

    a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a:

        i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or

        ii. voidable transfer under the Uniform Voidable Transactions Act; or

    b. because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:

        i. to timely record the Insured Mortgage in the Public Records after execution and delivery of the Insured Mortgage to the Insured; or

        ii. of the recording of the Insured Mortgage in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

        i. the occupancy, use, or enjoyment of the Land;

        ii. the character, dimensions, or location of any improvement on the Land;

        iii. the subdivision of land; or

        iv. environmental remediation or protection.

    b. any governmental forfeiture, police, regulatory, or national security power.

    c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

    Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

    a. created, suffered, assumed, or agreed to by the Insured Claimant;

    b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

    c. resulting in no loss or damage to the Insured Claimant;

    d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

    e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS
   In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
   a. "Affiliate": An Entity:
      i. that is wholly owned by the Insured;
      ii. that wholly owns the Insured; or
      iii. if that Entity and the Insured are both wholly owned by the same person or entity.
   b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.c., decreased by Condition 10, or increased or decreased by endorsements to this policy.
   c. "Consumer Protection Law": Any law regulating trade, lending, credit, sale, and debt collection practices involving consumers; any consumer financial law; or any other law relating to truth-in-lending, predatory lending, or a borrower's ability to repay a loan.
   d. "Date of Policy": The Date of Policy stated in Schedule A.
   e. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   f. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
      i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
      ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
      iii. asserts a right to enforce a PACA-PSA Trust.
   g. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
   h. "Government Mortgage Agency or Instrumentality": Any government agency or instrumentality that is the owner of the Indebtedness, an insurer, or a guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness, or any part of it, whether named as an Insured or not.
   i. "Indebtedness": Any obligation secured by the Insured Mortgage, including an obligation evidenced by electronic means authorized by law. If that obligation is the payment of a debt, the Indebtedness is:
      i. the sum of:
         (a). principal disbursed as of the Date of Policy;
         (b). principal disbursed subsequent to the Date of Policy;
         (c). the construction loan advances made subsequent to the Date of Policy for the purpose of financing, in whole or in part, the construction of an improvement to the Land or related to the Land that the Insured was and continues to be obligated to advance at the Date of Policy and at the date of the advance;

(d). interest on the loan;

(e). prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(f). expenses of foreclosure and any other costs of enforcement;

(g). advances for insurance premiums;

(h). advances to assure compliance with law or to protect the validity, enforceability, or priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title; including, but not limited to:

(1) real estate taxes and assessments imposed by a governmental taxing authority, and

(2) regular, periodic assessments by a property owners' association; and

(i). advances to prevent deterioration of improvements before the Insured's acquisition of the Title, but

ii. reduced by the sum of all payments and any amounts forgiven by an Insured.

j. "Insured":

i. (a). The Insured named in Item 1 of Schedule A or future owner of the Indebtedness other than an Obligor, if the named Insured or future owner of the Indebtedness owns the Indebtedness, the Title, or an estate or interest in the Land as provided in Condition 2, but only to the extent the named Insured or the future owner either:

(1) owns the Indebtedness for its own account or as a trustee or other fiduciary, or

(2) owns the Title after acquiring the Indebtedness;

(b). the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as defined by applicable electronic transactions law;

(c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity;

(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is an Affiliate;

(f). an Affiliate that acquires the Title through foreclosure or deed-in-lieu of foreclosure of the Insured Mortgage; or

(g). any Government Mortgage Agency or Instrumentality.

ii. With regard to Conditions 1.j.i.(a). and 1.j.i.(b)., the Company reserves all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

iii. With regard to Conditions 1.j.i.(c)., 1.j.i.(d)., 1.j.i.(e)., and 1.j.i.(f)., the Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

k. "Insured Claimant": An Insured claiming loss or damage arising under this policy.

l. "Insured Mortgage": The Mortgage described in Item 4 of Schedule A.

m. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

n. "Land": The land described in Item 5 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

o. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

p. "Obligor": A person or entity that is or becomes a maker, borrower, or guarantor as to all or part of the Indebtedness or other obligation secured by the Insured Mortgage. A Government Mortgage Agency or Instrumentality is not an Obligor.

q. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

r. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

s. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

t. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

u. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title, a lender on the Title, or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured:

a. after the Insured's acquisition of the Title, so long as the Insured retains an estate or interest in the Land; and

b. after the Insured's conveyance of the Title, so long as the Insured:

i. retains an estate or interest in the Land;

ii. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

iii. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

a. any litigation or other matter for which the Company may be liable under this policy; or

b. any rejection of the Title or the lien of the Insured Mortgage as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

a. To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness

i. To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

ii. To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

If the Company purchases the Indebtedness, the Insured must transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the least of:

i. the Amount of Insurance;

ii. the Indebtedness;

iii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy; or

iv. if a Government Mortgage Agency or Instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage or in satisfaction of its insurance contract or guaranty relating to the Title or the Insured Mortgage.

b. Fair market value of the Title in Condition 8.a.iii. is calculated using either:

i. the date the Insured acquires the Title as a result of a foreclosure or deed in lieu of foreclosure of the Insured Mortgage; or

ii. the date the lien of the Insured Mortgage or any assignment set forth in Item 4 of Schedule A is extinguished or rendered unenforceable by reason of a matter insured against by this policy.

c. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured:

i. the Amount of Insurance will be increased by 15%; and

ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.iii.

d. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.c., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;

ii. cures the lack of a right of access to and from the Land;

iii. cures the claim of Unmarketable Title; or

iv. establishes the lien of the Insured Mortgage,

all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title or to the lien of the Insured Mortgage.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. An Insured Claimant must own the Indebtedness or have acquired the Title at the time that a claim under this policy is paid.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Amount of Insurance afforded under this policy, except to the extent that the payment reduces the Indebtedness.

b. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Amount of Insurance.

c. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company, except as provided in Condition 2.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

12. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

a. *Company's Right to Recover*

i. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

ii. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

b. *Company's Subrogation Rights against Obligors*
The Company's subrogation right includes the Insured's rights against Obligors including the Insured's rights to repayment under a note, indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights. An Obligor cannot avoid the Company's subrogation right by acquiring the Indebtedness as a result of an indemnity, guaranty, warranty, insurance policy, or bond, or in any other manner. The Obligor is not an Insured under this policy. The Company may not exercise its rights under Condition 12.b. against a Government Mortgage Agency or Instrumentality.

c. *Insured's Rights and Limitations*

i. The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if the action does not affect the enforceability or priority of the lien of the Insured Mortgage.

ii. If the Insured exercises a right provided in Condition 12.c.i. but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company is required to pay only that part of the loss insured against by this policy that exceeds the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's subrogation right.

13. POLICY ENTIRE CONTRACT

a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,

ii. extend the Date of Policy,

iii. insure against loss or damage exceeding the Amount of Insurance, or

iv. increase the Amount of Insurance.

14. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

15. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title or the lien of the Insured Mortgage and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

16. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

17. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING.

18. ARBITRATION

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is $2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than $2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 18. The arbitrator does not have authority to conduct any class action arbitration or arbitration involving joint or consolidated claims under any circumstance.

c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.

d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of $100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

MINNESOTA AMENDATORY ENDORSEMENT

This endorsement is issued as part of Policy Number **LY-08299185**

File Number: 24.6.003

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

The Policy is hereby amended as follows to the extent it is inconsistent with the following:

1. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 3(11), written notice of claim is not required and hereby removed from this policy. As a replacement for written notice, any notice of claim and any other notice to the Company required under this policy must be communicated to the Company at:
   a. 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607;
   b. as provided on our website at https://www.oldrepublictitle.com/claim/, which includes email instructions and the Claims Department phone number; or
   c. notice to the active issuing agent that issued this policy.

2. Pursuant to Minnesota Statutes Section 72A.201 Subdivision 5(5), when liability and the extent of loss or damage in accordance with the Conditions is finally agreed in a settlement between the Company and Insured Claimant, the Company will pay the agreed amount within 5 business days from the receipt of the agreement by the Company or from the date of the performance by the Insured Claimant of any conditions set by such agreement, whichever is later.

3. Pursuant to Minnesota Statutes Section 60A.41, the Company will not subrogate to recover against any other party entitled to indemnification for the same loss under this policy or other policy issued by the Company.

4. Pursuant to Minnesota Statutes Section 60A.08, Subdivision.6, the bankruptcy, dissolution, or insolvency of the Insured shall not relieve the Company of its obligations under this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Policy Issuer:
PLATINUM TITLE, LLC
PO BOX 4335
MANKATO, MN 56002
PHONE: (507) 720-2983

Donnie Stoeckhlich
Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

ORT Form 4817MN
Minnesota Amendatory Endorsement
12/22

PLATINUM TITLE, LLC
PO Box 4335 • Mankato, MN 56002 • 507.317.7806 • Fax 507-540-1162
507.720.2983 • info@platinumtitlemn.com

December 19, 2024

Community Bank Mankato
Attn: Heather Hinsch
300 St. Andrews Drive
Mankato, MN 56001

Re: 634 S Front Street LLC
Property Address: 634 S Front Street
Mankato, MN 56001
Our file no: 24.6.003

Enclosed find original recorded Mortgage and Assignment of Rents, and lender's policy number LY-08299185 insuring the mortgage in the original amount of $320,000.00.

Thank you for allowing us to be of service to you in this matter.

Sincerely,

Connie Froehlich
Title Agent
info@platinumtitlemn.com
Enclosures

February 16, 2026

Brittany Mitchell
Community Development
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: ZONE-0010-26: Preliminary Plat Comments/Responses #1 Front Street Place

Brittany:

Thank you for your time reviewing Preliminary Plat application for the proposed Front Street Redevelopment, project # Zone-0010-26. We received the Site Plan and Traffic Advisory comments dated February 11, 2026 and have addressed these comments. Below we have copied all your review comments and then provided written responses to explain how each item was addressed.

SITE PLAN & TRAFFIC COMMENTS

a. The Applicant shall provide an anticipated loading dock schedule, taking into account the proximity to the Public Safety Center, and the City Code for loading/unloading.

ISG Response: This will be addressed in the CUP/CDC submittal.

b. The Applicant shall be aware that there are currently seven utility accounts associated with this lot. The City of Mankato prefers that these accounts be consolidated into a single account.

ISG Response: This will be addressed in the CUP/CDC submittal.

c. The applicant shall submit a Stormwater Drainage report.

ISG Response: This will be addressed in the CUP/CDC submittal. Drainage within the public right-of-way will remain the same and private discharge rates will not increase.

d. The applicant shall submit a Traffic Impact Study.

ISG Response: This will be addressed in the CUP/CDC submittal.

e. The applicant shall be aware that all existing unused utility water and sanitary sewer services shall be capped/abandoned at the city main.

ISG Response: Acknowledged.

f. The applicant will be required to pay SAC and WAC connection charges.

ISG Response: Acknowledged.

g. The applicant shall be aware that the plan to abandon 127”, 72”, & 48” Storm lines running through site shall be in development plans.

ISG Response: Acknowledged.

h. h. The applicant shall work with the City of Mankato to further coordinate/consider the current outlot conversation to right of way as well as the right of way along Riverfront Drive and dedication of right of way area for additional sidewalk along this corridor. These items shall be further clarified and defined prior to the submission of additional zoning applications.

ISG Response: Acknowledged further discussion will take place.

i. Applicant shall provide a status update on the unassigned parcel located within the proposed platting area.

ISG Response: Update will be provided when complete.

j. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete.

ISG Response: Fees have been paid.

Thank you again for reviewing the application and attached materials. Please contact us with any questions or if there is any additional information we can provide in support of this project. Andrea Rand is the application coordinator and her contact is Andrea.Rand@ISGInc.com or 952.426.0699. Nate Hermer is the project manager and civil engineer and his contact information is Nathan.Hermer@ISGInc.com or 507-387-6651.

Sincerely,

Andrea Rand, AICP
Development Services Coordinator

Nate Hermer, PE
Project Manager

Meeting Date: 02/25/2026

Title

CY09-26

Request of Brett Skilbred for the vacation of a portion of Lind Street. The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

The anticipated date of City Council action will be March 23, 2026.

Applicant

The applicant is Brett Skilbred.

Request

The applicant is requesting the vacation of a portion of Lind Street.

Location

The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

Existing Land Use

The subject property is currently a vacant public right-of-way.

Zoning

The subject property is zoned R-3, Limited Multiple Dwelling District.

Other Board or Commission

A portion of the subject property was included as part of an approved Land Use Plan Amendment. City Council approved the LUPA on May 12th, 2025 (CY14-25). The LUPA amended the land use of a portion of the subject property from Light Industrial to Medium Density Residential.

Environmentally Sensitive Areas

The subject property contains environmentally sensitive areas as it includes bluffs / areas of slope. The Mankato City Code defines "slopes" as areas identified on the official city environmentally sensitive areas map as having a slope of 17.6 percent or greater.

The subject property has not been evaluated for wetlands.

Public Utilities

Public utilities will be available to the subject property following completion of the Germania Park Phase 5 Capital Improvement Program (CIP) projects.

City Code

Mankato City Charter Section 10.04.a. Provides procedures for the Vacation of Public Ways, Streets and Alleys. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTICH_CH10MIPR_S10.04.AVAPUWASTAL

Mankato City Code Chapter 10, Article XII, Division provides Design Standards for subdivisions that the subject property will be subject to at the time of replatting:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXIISUDEREPL_DIV3DEST

Mankato City Code Chapter 10, Article II, Division 5 provides the R-3 Limited Muliple Dwelling District standards:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTIIREDI_DIV5LIMUDWDI

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their February 10th, 2026 meeting and the following comments were provided. The applicant subsequently replied, as shown in the italics:

a. Applicant shall provide sign-off signatures from all relevant utilities (currently missing signatures from: CenterPoint Energy, Metronet, Sprint, and Zayo Group) prior to affixing signatures to the Lind Street vacation resolution. *Applicant response: Centerpoint attached. I have attempted multiple times to reach Zayo, Metronet, and Sprint with no luck. Metronet's local assets were acquired by Fidium and Sprint was sold to T-Mobile.*
b. Applicant shall work with Xcel Energy and any other utility companies for the following. *Applicant's response: Xcel has indicated that the Lind Street right of way is no longer necessary, and thus an easement is not necessary.*
    I. Dedicate a sufficient utility easement to allow continued usage of the Lind St ROW area for utility purposes.
    II. Or, work with Xcel Energy to vacate any existing utilities within the ROW area and relocate them to a suitable location that maintains the necessary level of service.
c. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete. *Applicant response: Paid*
d. Applicant shall provide a narrative depicting their proposed utility plan as has been agreed upon with Xcel Energy and other relevant utility companies. Relocation of existing utility poles and other services shall be coordinated with the private utility provider. *Applicant response: acknowledged. A meeting was held onsite with Xcel on Tuesday, February 17, 2026, and the existing 8th Avenue right of way area will be sufficient for the Xcel infrastructure.*

Review

The applicant, Brett Skilbred, is requesting to vacate the portion of Lind Street described as: All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Addition. Bolton & Menk, on behalf of the applicant, prepared an exhibit and legal description of the proposed right-of-way vacation area.

The applicant proposes to vacate a portion of the Lind Street right-of-way (ROW) for the purpose of constructing twin-homes within the eastern portion of the vacation area. Without the vacation of the portion of Lind Street, the applicant would not be able to develop the property as proposed. The proposed vacation area is the westernmost extent of Lind Street that was never developed as a roadway. The right-of-way area is currently vacant and is vegetated.

The applicant has notified utility companies and received signatures from a majority of utility companies stating that they do not have utilities within the vacation area and that maintaining the area as public row for utility purposes would not be needed. The applicant was unable to make contact with and get sign-off from Metronet, Sprint, and Zayo Group, and will continue to follow-up until signatures have been provided. A condition has been proposed to ensure the applicant receives sign-off from all relevant utility companies prior to recording the vacation with Blue Earth County.

The applicant met with Xcel Energy onsite on Tuesday, February 17, 2026, to discuss the overhead utility pole that was indicated in Xcel's petition response to be near the proposed vacation area. Xcel Energy and the applicant concluded that the utility pole is not within the Lind Street right-of-way and is rather within the 8th Avenue right-of-way. Because of this conclusion, there are no known utilities within the proposed vacation area that require the designation of anything beyond the standard easements that would be dedicated as part of a future platting process. Xcel Energy and the applicant additionally reached a verbal agreement that the existing span guy support pole on the west side of 8th Ave may be relocated by moving that particular pole to the north, and adding a second span guy pole to the south that will give support to the line that runs to the east. Xcel noted that these poles will need to be on the lot lines, and may assist in distributing power to any proposed future development.

Development of the vacation area is proposed to occur following the completion of 8th Avenue with the Germania Park Phase 5 Capital Improvement Program project. The provided concept plans show that the applicant intends to construct 11 slab-on-grade twin-homes across an approximately 2.8-acre area, an area that includes the proposed to be vacated portion of Lind Street.

The proposed concept plan only includes a portion of the proposed vacation area, the portion that is east of the 15’ alleyway that runs north-south through Blocks 8 & 9, of Columbia Park Addition. The remainder of the vacation area, the area located west of the alley, is located within the inactive Jefferson Quarry, and includes a portion of the quarry’s access road. This area does not intend to be redeveloped with the proposed concept plan, but vacation of it would still be necessary with the proposed development to prevent the creation of a disconnected portion of right-of-way. Additionally, in the instance that any conceptual improvements associated with the Jefferson Quarry Redevelopment plan are sought, vacation of said portion of Lind St would be necessary for redevelopment.

Findings

Staff respectfully submits the following findings of fact for the requested vacation:

1. The applicant has petitioned to vacate the subject portion of the Lind St right-of-way.
2. The subject portion of Lind Street proposed to be vacated was never improved as a Public Street following its dedication as such.
3. The proposed vacation area is no longer needed for public street or roadway purposes, as it was originally intended.
4. The proposed vacation is necessary for the intended development of the subject parcel.
5. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. No utility company respondents identified a need for dedication of an easement.
6. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with any said relocations. The applicant is responsible for coordination and granting of any new easements, if deemed necessary, for preservation or relocation of the subject infrastructure.
7. At the time of platting, standard drainage and utility easements will be dedicated along a portion of the right-of-way.

Recommendation

Staff recommends approval of the vacation of the subject portion of Lind Street with the following conditions:

1. Applicant shall coordinate with City Staff to address all pre-submittal comments provided to the applicant. The applicant shall address these comments prior to, or in tandem with, submission of future zoning request applications.
2. The requested ROW Vacation shall not be recorded until such time as there is an agreement between any utility provider and the applicant regarding dedication of a utility easement, or until a documented, definitive pathway to relocation of the utilities has been provided to City Staff.
3. The applicant shall be a willing grantor of any necessary easement in order to maintain or relocate the existing utility infrastructure located within the right-of-way area. The location and size of the easement shall be at the discretion of the applicable utility.
4. The applicant/property owner shall be responsible for any and all costs associated with re-routing the existing infrastructure to a location that is acceptable to the utility company.
5. The applicant shall receive sign-off from all relevant utilities companies and provide proof of signature to City Staff prior to recording the vacation with Blue Earth County.

Attachments

General Location Map

Aerial

Vacation Exhibit

Vacation Petition

Xcel Energy Petition Comments

Existing Conditions & Demo

Site Plan

General Location Map



Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

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Aerial Map

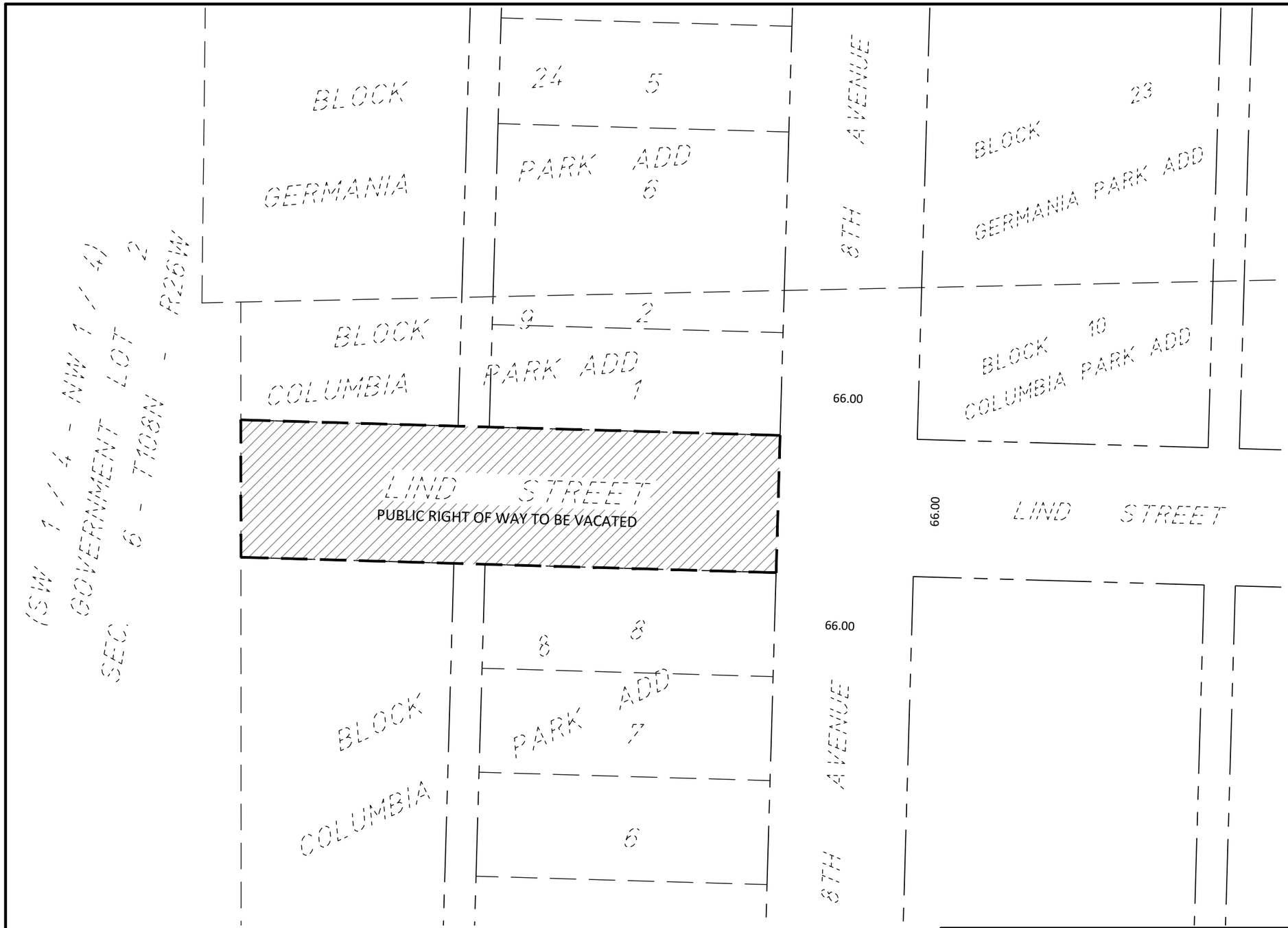


Date: February 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

N



0 30 60

SCALE IN FEET

PUBLIC RIGHT OF WAY VACATION

All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Park Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

SURVEYOR'S CERTIFICATION

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.

Michael M. Eichers
License Number 46564

01/27/2026
Date

VACATION OF PUBLIC RIGHT OF WAY DRAWING
MANKATO, MINNESOTA

BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

LIND STREET LOCATED BETWEEN BLOCK 8 & 9, COLUMBIA PARK ADDITION

FOR: PENTAGON ACQUISITIONS, LLC
QUARRY VIEW I, LLC

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JOB NUMBER: 25X.141674.000 FIELD BOOK: DRAWN BY: NPM

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

Lind St west of 8th Ave_____

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

Utility	**By**	**Utilities present within vacation**	**Check box if easement needed**
Alliance Pipeline		Yes____ No__X__	
Benco Electric		Yes____ No__X__	
CenterPoint Energy		Yes____ No____	
Charter Communication		Yes____ No__X__	
Consolidated Communications		Yes____ No__X__	
Enterprise Products (propane)		Yes____ No__X__	
Greater MN Gas		Yes____ No__X__	
Metronet		Yes____ No____	
Kinder Morgan Cochin Pipeline		Yes____ No__X__	
Magellan Pipeline		Yes____ No__X__	
Mankato Public Works		Yes____ No__X__	
Northern Natural Gas		Yes____ No__X__	
Sprint		Yes____ No____	
Verizon Wireless		Yes____ No____	
Xcel Energy		Yes__X__ No____	X
Zayo Group		Yes____ No____	

Utility Company Comments: Have tried multiple times to contact the remaining utilities. Will provide additional documentations upon receipt.

PETITION TO VACATE UNDER SECTION 10.04, CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO, MINNESOTA:

The undersigned property owner/owners respectfully represent:

Pentagon Acquisition LLC

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Block 26 Germania Park Add - Lots 1-6; Block 9 Columbia Park Add - Lots 1-2; Block 8 Columbia Park Add - Lots 1-8.

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

Lind St West of 8th Ave, Mankato, MN

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 27th day of January, 20 26.

James Voda
Petitioner

3301 3rd Ave, Mankato, MN 56001
Mailing Address

507-389-9112
Phone

holtmeier@holtmeierinc.com
Email

Dean R Portner
Notary Public
Minnesota
My Commission Expires 01/31/2028

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 27 day of January, 20 26.

Notary Public

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

Lind St ROW West of 8th Ave, Mankato, MN 56001

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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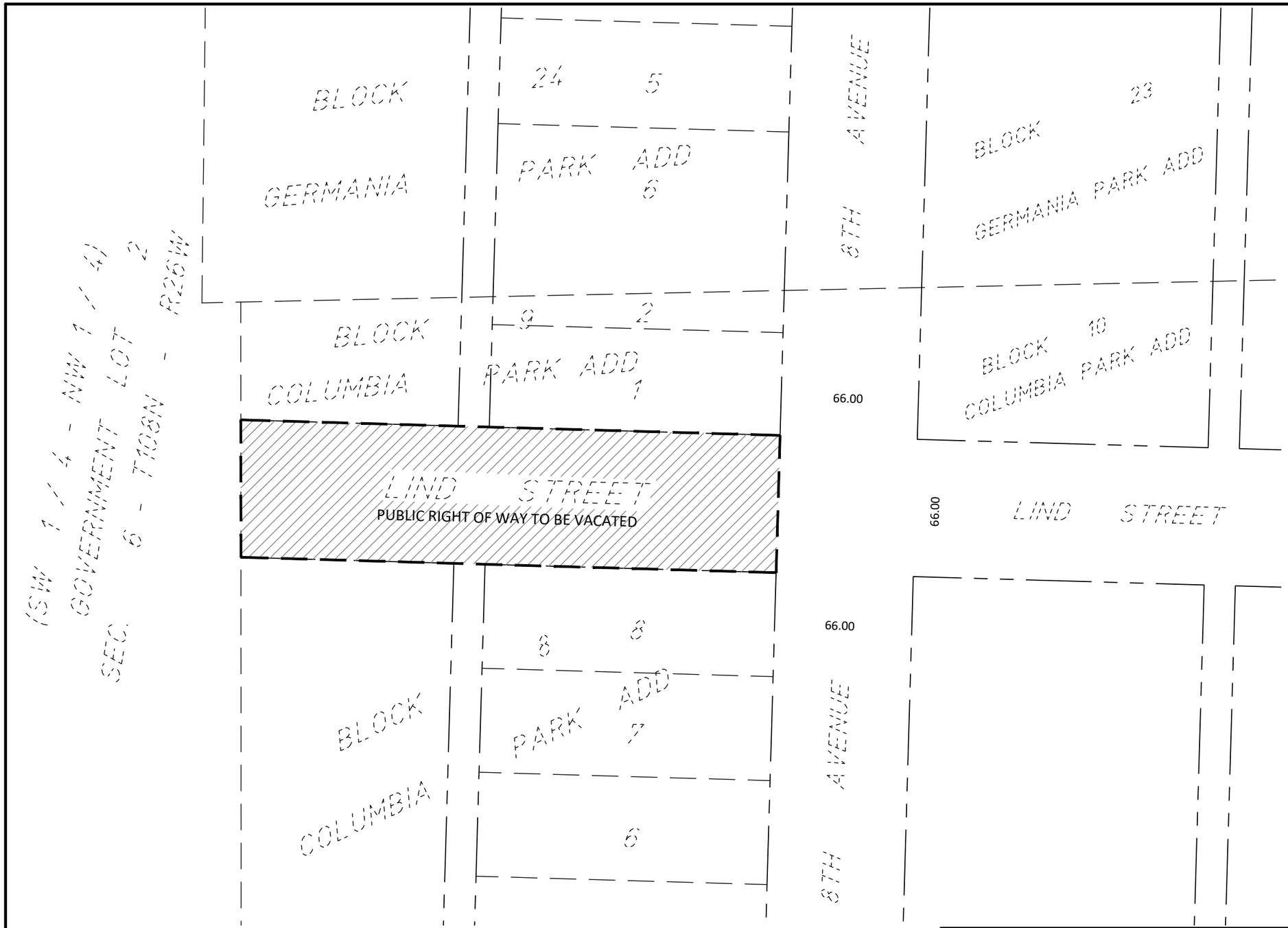
Utility	Name	By	Utilities present within vacation	Check box if easement needed
Alliance/Cochin Pipeline			Yes____ No____	
Benco Electric			Yes____ No____	
CenterPoint Energy			Yes____ No____	
Charter Communication			Yes____ No____	
Consolidated Communications			Yes____ No____	
Enterprise Products (propane)			Yes____ No____	
Greater MN Gas			Yes____ No____	
Metronet			Yes____ No____	
Magellan Pipeline			Yes____ No____	
Mankato Public Works			Yes____ No____	
Northern Natural Gas			Yes____ No____	
Sprint			Yes____ No____	
Verizon Wireless			Yes____ No____	
Xcel Energy	Don Simons	Don Simons Don Simons (Jan 26, 2026 06:24:53 CST)	Yes☑ No☐	☑
Zayo Group			Yes____ No____	

Utility Company Comments: The pole located in the current ROW is critical for support on the overhead line heading east on the north side of Lind St, if it needs to change a cost may be associated.

N/A

N/A

N/A



0 30 60

SCALE IN FEET

PUBLIC RIGHT OF WAY VACATION

All that part of Lind Street located west of Eighth Avenue and between Block 8 & 9, Columbia Park Park Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

SURVEYOR'S CERTIFICATION

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.

Michael M. Eichers
License Number 46564

01/23/2026
Date

VACATION OF PUBLIC RIGHT OF WAY DRAWING
MANKATO, MINNESOTA

BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

LIND STREET LOCATED BETWEEN BLOCK 8 & 9, COLUMBIA PARK ADDITION

FOR: PENTAGON ACQUISITIONS, LLC
SKILBRED DEVELOPMENT, LLC

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JOB NUMBER: 25X.141674.000 FIELD BOOK: DRAWN BY: NPM

Utility SIgn-off Template - Lind St. Vacate - Quarry View

Final Audit Report 2026-01-26

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By:	Brett Skilbred (brett@cbcfishergroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI800JVRZXwQMrQvGs2Qw3JTBbw6Fwxl8

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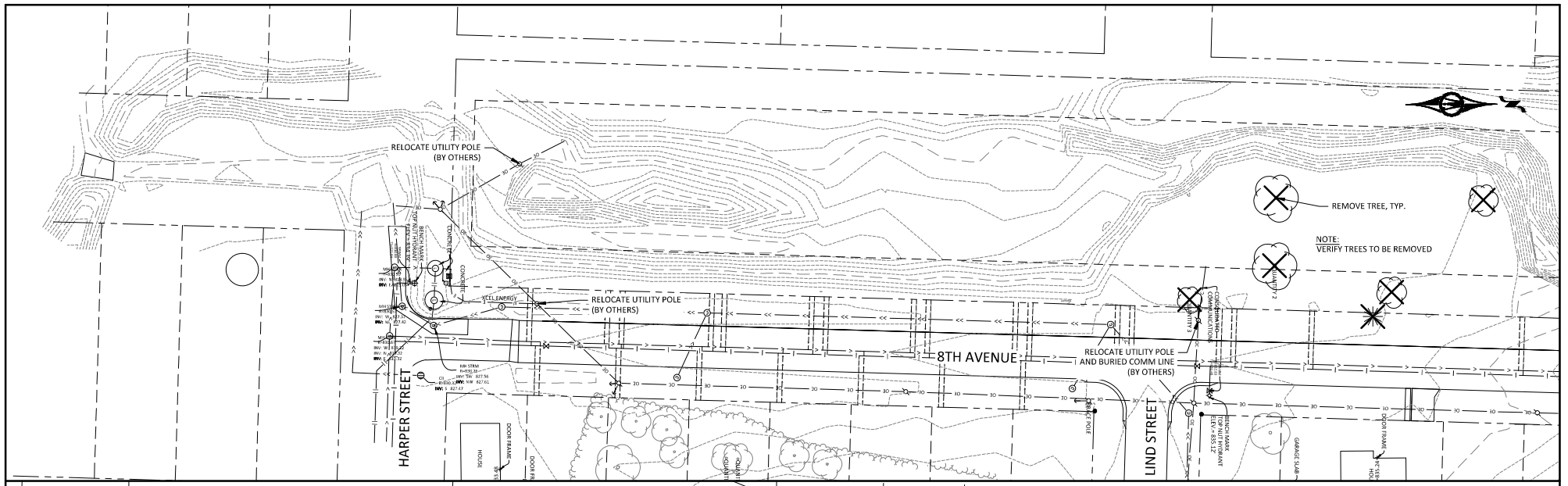
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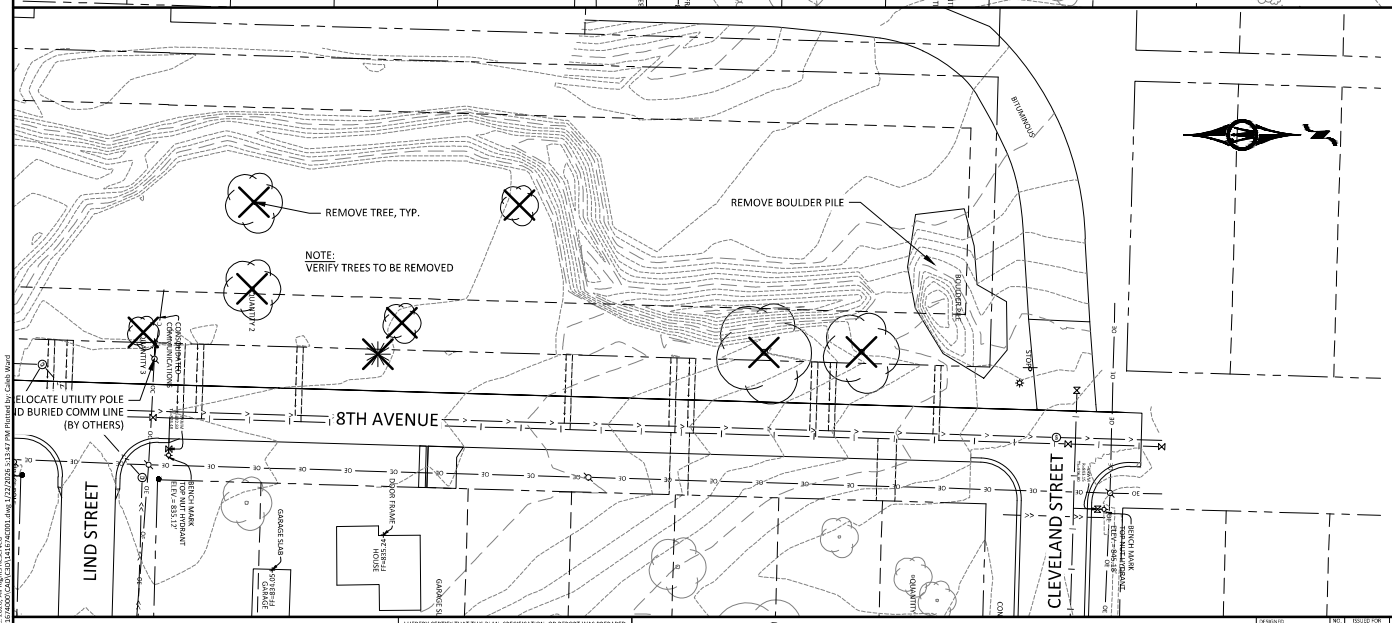
Email viewed by Don Simmons (donald.a.simons@xcelenergy.com)
2026-01-23 - 9:07:09 PM GMT

Signer Don Simmons (donald.a.simons@xcelenergy.com) entered name at signing as Don Simons
2026-01-26 - 12:24:51 PM GMT

Document e-signed by Don Simons (donald.a.simons@xcelenergy.com)
Signature Date: 2026-01-26 - 12:24:53 PM GMT - Time Source: server

Agreement completed.
2026-01-26 - 12:24:53 PM GMT





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HORZ. SCALE 0 30 60 FEET

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

CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617
DATE MM/DD/YYYY

BOLTON & MENK

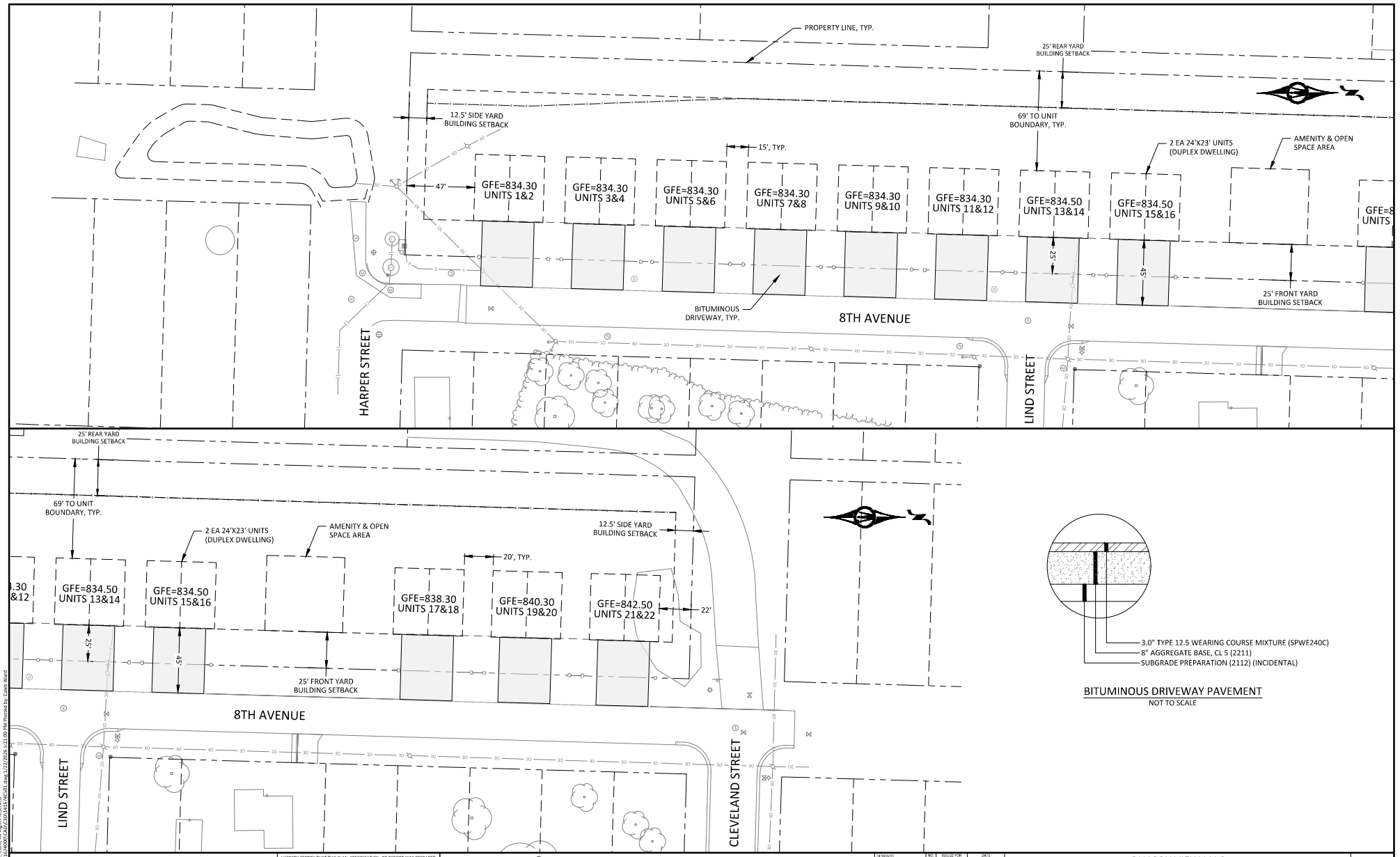
1960 PREMIER DRIVE
MANKATO, MN 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	CEW
DRAWN	CEW
CHECKED	AWP
CLIENT PROJ. NO.	25X141674

NO.	ISSUED FOR	DATE

QUARRY VIEW I LLC
QUARRY VIEW PUD
EXISTING CONDITIONS & REMOVALS

SHEET
C0.01



BITUMINOUS DRIVEWAY PAVEMENT
NOT TO SCALE

HORZ. 0 30 60
SCALE FEET

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

CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617
DATE MM/DD/YYYY

BOLTON & MENK

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Phone: (507) 625-4171
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www.bolton-menk.com

DESIGNED	CEW		
DRAWN	CEW		
CHECKED	AWP		
CURNT PROJ. NO.	25X141674		

NO.	ISSUED FOR	DATE

QUARRY VIEW I LLC
QUARRY VIEW PUD
SITE PLAN

SHEET C5.01

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