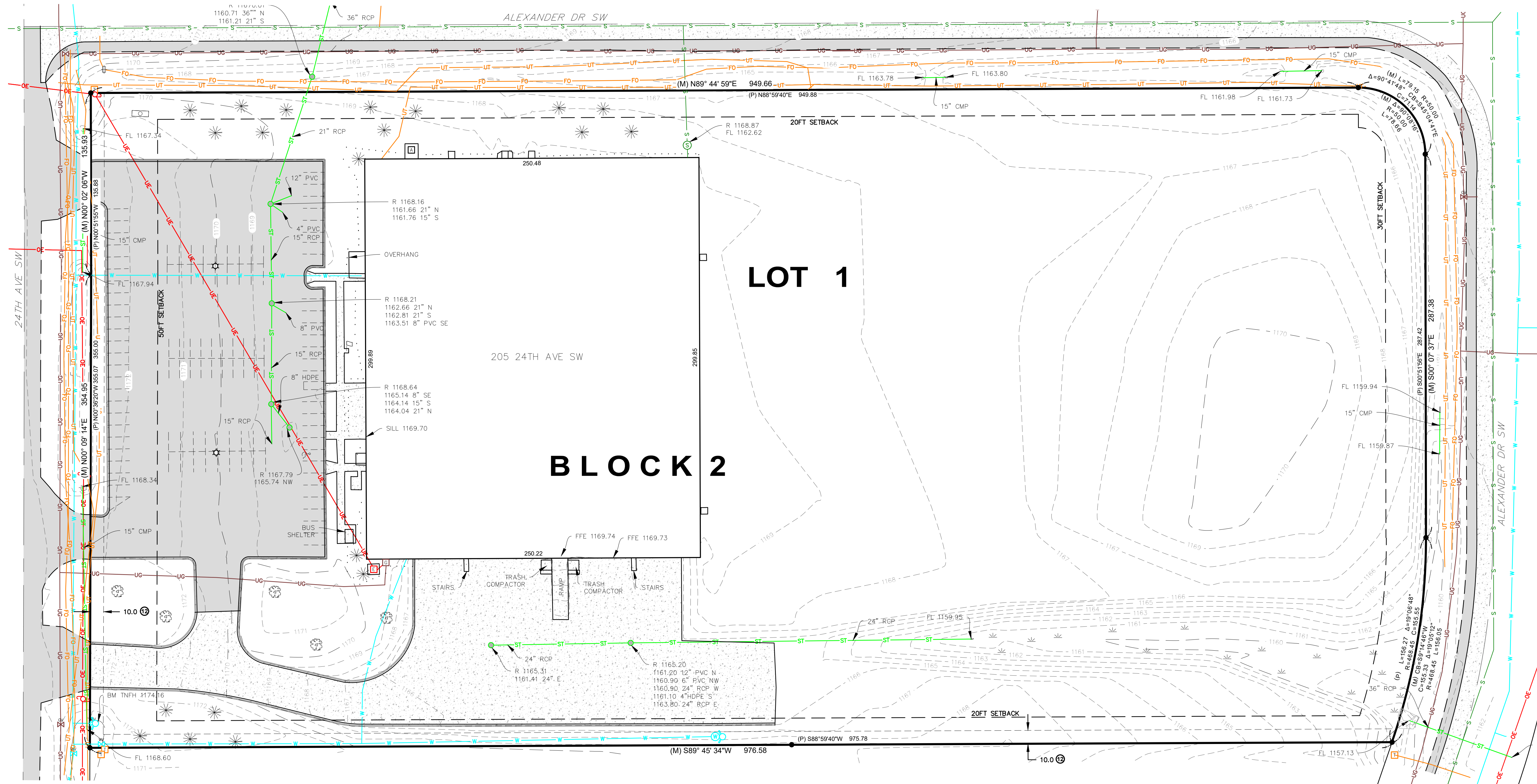


ALTA/NSPS LAND TITLE SURVEY

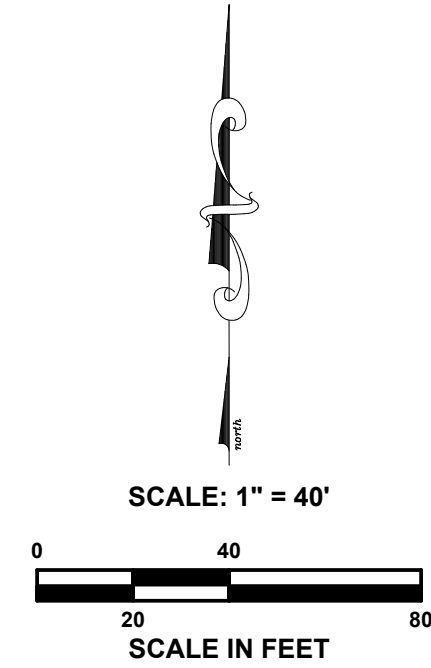
LOT 1, BLOCK 2, OWATONNA INDUSTRIAL PARK NO. 2

OWATONNA, STEELE COUNTY, MINNESOTA



LEGEND

- ⊙ = Items in Schedule B
- = Iron monument Found
- P = Recorded Plat Distance
- M = Measured Distance
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- FO = Fiber-Optics
- UE = Underground Electric
- OE = Overhead Electric
- ⊙ = Bollards
- ⊙ = Hand Hole
- ⊙ = Flag Pole
- ⊙ = Sign
- ⊙ = Electric Meter
- ⊙ = Gas Meter
- ⊙ = Telephone Pedestal
- ⊙ = AC Unit
- ⊙ = Light Pole
- ⊙ = Power Pole
- ⊙ = Gas Main Valve
- ⊙ = Fire hydrant
- ⊙ = Water Main Valve
- ⊙ = Wet Lands
- ⊙ = Catch Basin
- ⊙ = Manholes
- 1272 = Elevation Contour Line
- RM1270.89 = Rim Elevation
- FL1262.34 = FlowLine Elevation
- ▭ = Concrete Surface
- ▭ = Bituminous Surface
- ▭ = Gravel Surface



NOTES

- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork
- There are no known proposed changes in street right of way lines
- Parking stall depicted using a combination for 2022 and 2019 Steele County GIS imagery data

ITEMS PURSUANT TO SCHEDULE B SECTION II

12 Easements as are shown and dedicated on the recorded plat of Owatonna Industrial Park No. 2, file December 28, 1988 as Document No. 211813. (as shown)

13 Conditions, covenants, restrictions, reservations and easements as described in the Declaration of Protective Covenants for Owatonna Industrial Park No. 2, dated June 12, 1989 and filed June 12, 1989, as Document No. 213794; See also the Quiet Claim Deed from the City of Owatonna, intended to relinquish and terminate any and all reversionary and re-purchase rights, dated October 29, 1993 and filed November 5, 1993, as Document No. 237982.

Note: Resolution No. 54-01, Authorizing the Release of Certain Property From the Declaration of Protective Covenants was filed on September 21, 2001 as Document No. 292687, regarding Lot 1, Block 1, Owatonna Industrial Park No. 2. And, an Agreement Releasing Land from Declaration of Protective Covenants was filed on October 12, 2001 as Document No. 239325, regarding Lot 1, Block 1, Owatonna Industrial Park No. 2.

14 Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained in Amended and Restated Development Agreement between the Developer and the City of Owatonna, and the Owatonna Housing and Redevelopment Authority, dated April 18, 1989, recorded July 20, 1989, as Doc. No. 214246; See also Certificate of Completion and Release of Forfeiture dated October 26, 1993 and filed October 27, 1993 as Document No. 237780.

The above Amended and Restated Development Agreement was modified by the Agreement dated November 5, 1993 and filed November 5, 1993 as Document No. 237983.

Note: Resolution No. 53-01, Authorizing the of Property From the Amended and Restated Development Agreement was filed on September 21, 2001 as Document No. 292688, regarding Lot 1, Block 1, Owatonna Industrial Park No. 2. And, an Agreement Releasing Land from Amended and Restated Development Agreement was filed on October 12, 2001 as Document No. 239326, regarding Lot 1, Block 1, Owatonna Industrial Park No. 2.

TITLE COMMITMENT

TITLE COMMITMENT NO. MN2403832, DATED March 4, 2024, at 08:00 AM DOMA TITLE INSURANCE, INC.

ENCROACHMENTS

No observed encroachments.

FLOOD ZONE DESIGNATION

THE SURVEYED PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 27147C0135C, EFFECTIVE DATE, December 2, 2011.

LEGAL DESCRIPTION

Lot 1, Block 2, Owatonna Industrial Park No. 2, Steele County, Minnesota.

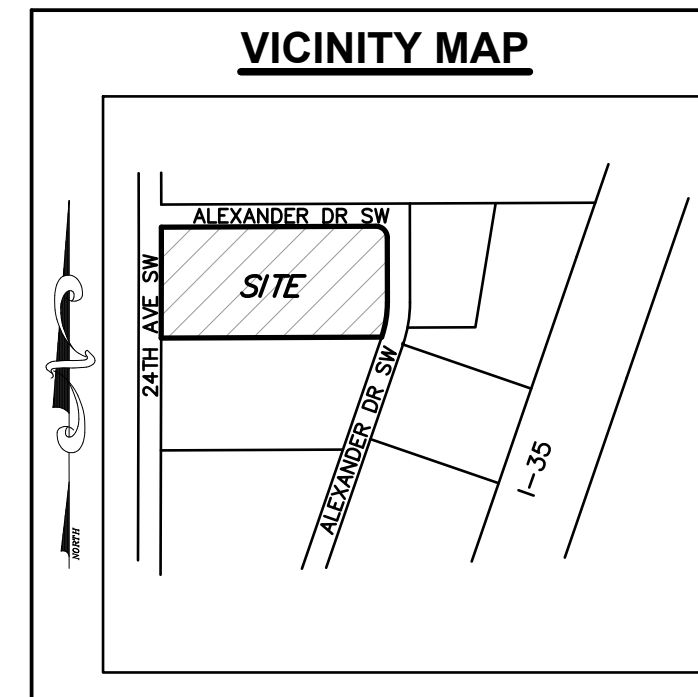
SURVEYOR'S CERTIFICATE

To Arise Investments, LLC, Arise Group, LLC, Twenty Fourth, LLC, Profinium, Inc., Near North Title Group, and Doma Title Insurance Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA/NSPS LAND TITLE SURVEYS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 8, 11(a)(b), 16, and 17 of Table A thereof. The field work was completed on 3-19-2024.

Date of Plat or Map: 04/12/2024

Scott A. Tuchtenhagen
Scott A. Tuchtenhagen, License No. 52646



STREET ADDRESS

205 24TH AVE SW
OWATONNA, MN 55060

AREA

11.23 ACRES±

Zoned: Industrial Park District

Setbacks for Buildings:
Front Yard = 50
Side Yard = 20
Rear Yard = 30
Maximum Building Height = 45 (3 STORIES)

BENCHMARK 1

Top hydrant nut located at near the southwest corner of Lot 1.
Elevation = 1174.16


BASIS OF BEARING SYSTEM

SAMPLE All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Harn Adjustment Grid

ALTA/NSPS LAND TITLE SURVEY

Lot 1, Block 2, Owatonna Industrial Park No. 2
Owatonna, Steele County, Minnesota

FOR: Arise Group

Drawn: SAT	 JONES HAUGH SMITH Engineers + Surveyors	515 South Washington Ave. Albert Lea, MN 56007 507-373-4876	Job No. 24-1044
Checked: SAT		415 West North Street Owatonna, MN 55060 507-451-4508	Date: 03/22/2024
Date:			Survey: TTH
Revised:			Book: -

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No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate.

GOPHER STATE ONE-CALL: 1-800-252-1166