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Document Total	\$46.00
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Existing Certs

1004919

STORMWATER POND MAINTENANCE AGREEMENT

This Agreement for maintenance of a stormwater pond is made this 9th day of July, 2020 by First Industrial, L.P. the owner (the "Owner") of Lot 1, Block 2, Nesbitt Industrial Park, Hennepin County, Minnesota (the "Property").

The Owner's approved stormwater management plan for handling stormwater on the Property contemplates in part the installation and operation of three (3) stormwater ponds on the Property.

This Agreement is given to evidence the Owner's promises and representations with respect to the maintenance of that stormwater treatment system.

NOW, THEREFORE, the Owner agrees to:

1. Check the outlet structure regularly for clogging and clean and/or repair as necessary.
2. Check banks and bottom surface of basin for erosion and correct as necessary.
3. Check and clean the facility of accumulated debris at least biannually and after each extreme storm events. Check the banks of surface ponds and repair areas of erosion. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
4. Remove sediment, floatables and debris from inlets, outlets and skimmers.
5. Trim or harvest pond vegetation as appropriate; frequently mowing grassy areas. Grass should be mowed so that it does not exceed 6-inches.
6. Remove sediment when accumulation reaches 6-inches, or if re-suspension is observed or probable.
7. If removed sediment contains contaminants, remove using special disposal methods, as appropriate.
8. Allow city staff to conduct inspections of stormwater BMPs as necessary. Stormwater ponds not functioning properly due to improper maintenance may be considered a property condition constituting a public nuisance.
9. Keep a plan identifying pond maintenance instructions on the site and a log listing the dates of maintenance and condition of the pond at the time of maintenance. A copy of the maintenance log and proposed maintenance instructions shall be provided to the City of Bloomington Engineering Division upon request.

This Agreement shall be binding upon the Owner's successors and assigns.

OWNER:

FIRST INDUSTRIAL, L.P.

By: James Schlucht

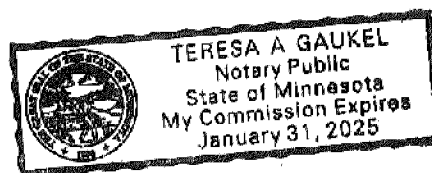
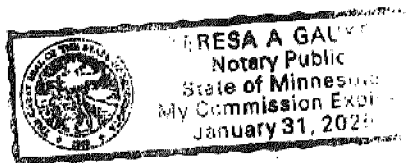
Title: MARKET LEADER

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin)

This instrument was acknowledged before me on this 9th day of July, 2020, by
James Schlucht, the Market Leader of First Industrial, L.P.

Teresa A Gaukel
Notary Public

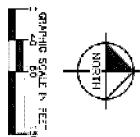
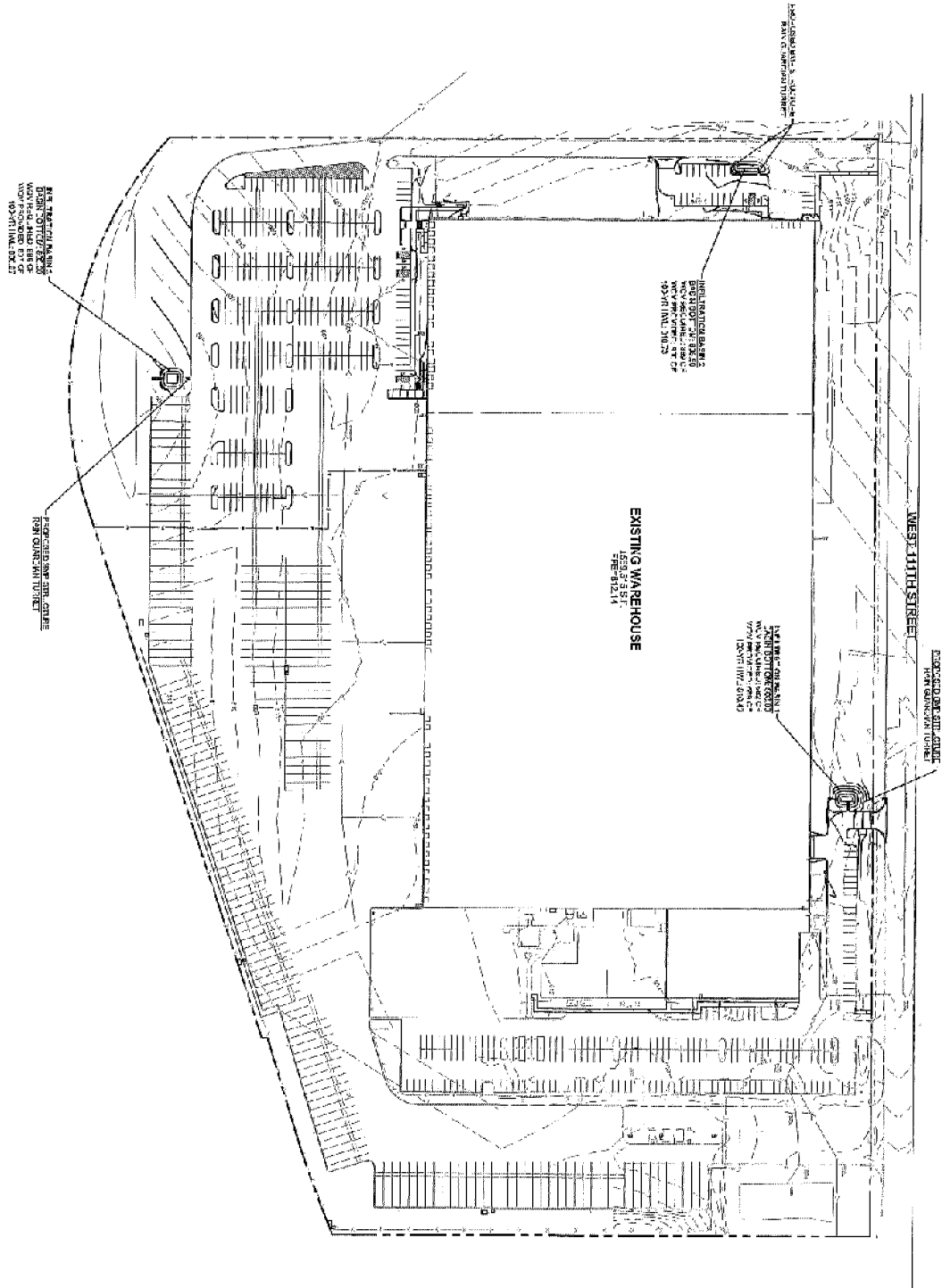
This Instrument Was Drafted By:
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431




CASE #PL2020-79

KINNEY & HORN, INC. - 1701 West 11th Street, Suite 100, Minneapolis, MN 55404 - TEL: 612.338.1111 - FAX: 612.338.1112 - WWW.KINNEYANDHORN.COM

This document, together with all the drawings and specifications, is prepared for the specific purpose and use stated herein. It is not to be used for any other purpose without the written consent of Kinney & Horn, Inc. The drawings and specifications are the property of Kinney & Horn, Inc. and shall be returned to the firm upon completion of the project.



ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

EX-A	BEST BUY DISTRIBUTION CENTER PREPARED FOR REPRISE DESIGN FLORENCE, MINN	EXHIBIT A	WAP PROJECT NO. 101700	KINNEY & HORN COMMERCIAL DESIGN 1701 WEST 11TH STREET, SUITE 100 MINNEAPOLIS, MN 55404 TEL: 612.338.1111 FAX: 612.338.1112 WWW.KINNEYANDHORN.COM	 TO BEST BUY	
			DATE 05/05/20			
			LAW AS SHOWN			
			DESIGNED BY BPH			
			DRAWN BY CPO			
			CHECKED BY TIT			

CERTIFICATE OF AUTHORITY
FIRST INDUSTRIAL REALTY TRUST, INC.
FIRST INDUSTRIAL, L.P.

I, Jennifer Matthews Rice, do hereby certify that as of the date hereof:

1. I am the duly elected Secretary and General Counsel of First Industrial Realty Trust, Inc. a Maryland corporation (the "Corporation") and as such officer I am authorized to make the certifications herein made.
2. The Corporation is the sole general partner of First Industrial, L.P., a Delaware limited partnership ("FILP").
3. Jim Schlundt is the Regional Manager/Market Leader for the Corporation for its Minnesota operations and is a duly authorized signatory of the Corporation and its affiliates, including, without limitation, FILP (an "FI Affiliate"), with all requisite authority on behalf of the Corporation and any FI Affiliate to execute any and all instruments and other documents necessary, appropriate or convenient to manage, maintain, operate and otherwise carry out the normal and customary, day-to-day Minnesota-based operations of the Corporation and its FI Affiliates, subject to the limitations set forth in the Corporation's Delegation of Authority Policy.

IN WITNESS WHEREOF, I have signed this Certificate this 1st day of October 2020.



Jennifer Matthews Rice
General Counsel and Secretary