



LAND TYPE Torrens (T)

DOC NUM 5758284

Certified, filed and/or recorded on

Oct 28, 2020 4:30 PM

Office of the Registrar of Titles

Hennepin County, Minnesota

Martin McCormick, Registrar of Titles

Mark Chapin, County Auditor and Treasurer

Deputy 55

Pkg ID 2098903M

Document Recording Fee

\$46.00

Document Total

\$46.00

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

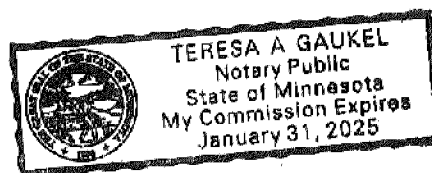
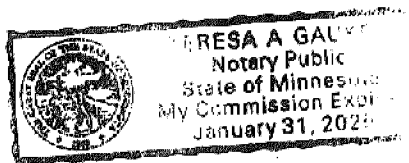
Title: MARKET LEADER

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

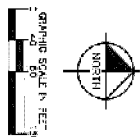
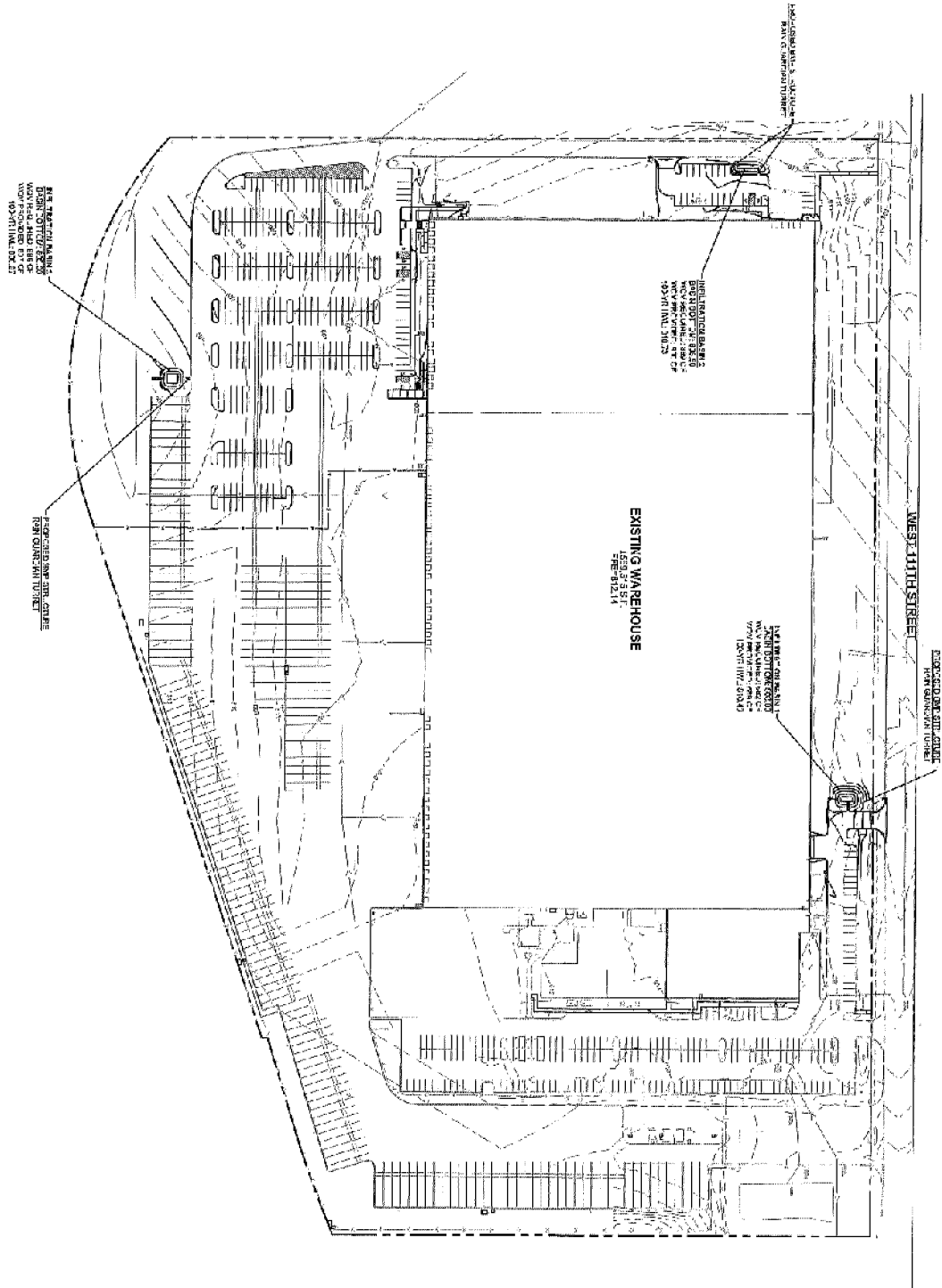
This Instrument Was Drafted By:
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431



CASE #PL2020-79

KATWING, LLC/Reprise Design, Inc. - Minneapolis, MN/DA Design LLC/DA Design LLC - UMN* Exhibiting July 01, 2020 - 10/1/21

The plan shown, together with all the drawings and specifications, are hereby submitted for the purpose of obtaining a permit for the proposed project. The plan shown is intended only for the specific purpose and does not constitute a contract. The plan shown is not to be used for any other purpose without the written consent of the Association. The plan shown is not to be used for any other purpose without the written consent of the Association. The plan shown is not to be used for any other purpose without the written consent of the Association.



ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

SHEET NUMBER EX-A	BEST BUY DISTRIBUTION CENTER PREPARED FOR REPRISE DESIGN	EXHIBIT A	W/P PROJECT NO. 101700	DATE 05/05/20	CLASS AS SHOWN	DESIGNED BY BMD	DRAWN BY CPO	CHECKED BY TTR	  KINNEY/HORN ARCHITECTS 1000 W. WYOMING MINNEAPOLIS, MN 55401 TEL: 612.338.1111 WWW.KHARCHITECTS.COM	 CITY OF MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS STREET DESIGN DIVISION	 CITY OF MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS STREET DESIGN DIVISION
			CITY STORMWATER COMM-FRG	06/05/20	BMD	CITY STORMWATER COMM-FRG	06/05/20	BMD		CITY STORMWATER COMM-FRG	06/05/20
					</						

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