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January 22, 2021

RE: Grand Rapids Economic
Development Authority
NW 3rd Street ALTA/NSPS Survey
PID 91-410-1850 and 91-410-1840

Wellson Group, Inc.
Steven R. Welliver
215 NW 1st Ave
Grand Rapids, MN

Dear Mr. Welliver:

Short Elliott Hendrickson Inc. (SEH®) is pleased to submit this budget estimate for the potential future ALTA/NSPS survey needs for two adjacent properties on NW 3rd Street in Grand Rapids, Minnesota. Based on our conversation and knowledge of the project, I have outlined our survey services below.

Project Overview

We've developed this proposed scope of work to provide ALTA/NSPS survey documents in order to assist others in evaluating the property in potential upcoming real estate transactions.

Work Plan

Task 1 ALTA/NSPS Survey of Subject Properties \$4,800 - \$6,500

- ALTA/NSPS 2021 standards will apply
- PID 91-410-1850 and 91-410-1840 to be surveyed and depicted together
- Field survey
- Survey records research
- Drafting and depiction of current site conditions as of the date of the field survey
- Analysis, drafting, and depiction of plottable survey matters disclosed in the Title Commitment and/or discovered by the surveyor during the course of the survey
- Incorporation of review comments
- Signed final survey document in pdf and scaled, printed originals

Deliverables for this work will consist of property corners found and/or set, signed final survey document in pdf and up to four scaled, printed originals (additional printed copies may require additional reproduction and shipping fees).

Assumptions

Our work plan and deliverables were built on the following assumptions:

- "2021 Table A" items 1, 2, 3, 4, 6a, 7a, 7b, 8, 9, 10, 11, 13, 14, 16, and 17
- Title commitment and needed recorded documents provided by others

Engineers | Architects | Planners | Scientists

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- Zoning letter or report provided by others
- Work site will be safely accessible by SEH personnel
- Documents and materials provided by others will be received in a timely manner and will not delay SEH progress or schedule
- This area is known to be within a very old subdivision plat, and generally benefits from relatively few guiding survey control monuments. For the purpose of this budget estimate, SEH assumes that any needed survey control monuments will be in place and usable.
- Modifications to plan may result in modifications to our work plan and fee

Schedule

We will begin work upon execution of a contract. Delivery of a pdf draft survey within 30 calendar days of project authorization.

Fee Estimate

Since we have not been provided with a title commitment at this time, we cannot provide a firm lump sum cost estimate, but have instead provided a budget range of \$4,800 to \$6,500 to complete our services which would be billed on a lump sum basis. Conditions which would drive the cost include site condition at the time of the field survey, "Table A" items actually required by the lender, client, or insurer, and number and nature of title insurance "Schedule B-II Exceptions" that are survey matters. Should the two properties need to be surveyed and plotted separately, rather than on one survey as is considered in this work plan, we may wish to provide a revised scope and fee estimate.

We look forward to discussing this project with you further. If you have any questions, please contact me at 218.343.0757 or via email at clarsen@sehinc.com.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Chris A. Larsen, PLS (MN)
c: File