

Case File No. 13-0040



ALTA/ACSM LAND TITLE SURVEY

~for~ DONALD KVEYTON
~of~ 9221 BALTIMORE STREET NE

PROPERTY DESCRIPTION:

(FROM TITLE COMMITMENT NO 021012214CT - PARCEL 2)
Lot 2, Block 2, CRAIG 3RD ADDITION, Anoka County, Minnesota.

CERTIFICATION

The undersigned hereby certifies, as of May 5, 2010, to Iteme Federal Savings Bank, its successors and assigns, All American Commercial Title, Old Republic National Title Insurance Company and Donald Kveton, and that he is a duly registered land surveyor of the State of Minnesota, that this plat of survey is made of fact in accordance with the minimum standards established by said state for surveys and land surveyors and with the minimum detail requirements for land title surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping for urban surveys, including item no. 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 and 13 of Table A thereto; that this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises and that except as shown, there are no visible encroachments or right of way across said premises or any other encroachments or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.

Date: April 28, 2010

E.G. Rud & Sons, Inc.

Jason J. Rud, Land Surveyor
Minnesota License No. 41576



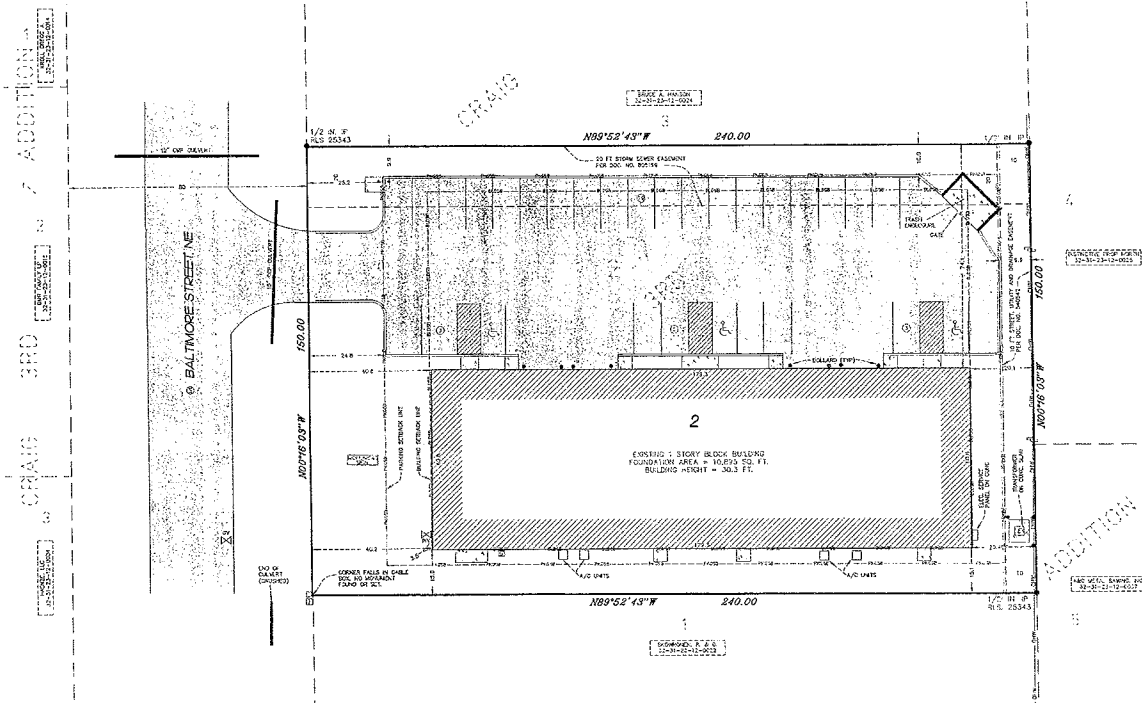
GENERAL NOTES

- Fee ownership is vested in Donald W. Kveton Parcel ID Number: 32-31-23-0023.
- Address of the surveyed premises: 9221 Baltimore St. NE, Blake, MN 55449.
- Bearings shown hereon are based on the north line of Lot 2, Block 2, Craig 3rd Addition, having an assumed bearing of North 82 degrees 52 minutes 43 seconds West.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), according to Flood Insurance Rate Map Community Panel No. 2700070005D by the Federal Emergency Management Agency, effective date June 17, 2002.
- Boundary area of the surveyed premises: 36,000± sq. ft. (0.83 acres).
- The City of Blake has indicated that the surveyed premises shown on this survey is currently zoned I-1 (Light Industrial) under the applicable zoning regulations, and that the current setbacks are:
Building: Front = 40 feet
Side = 15 feet
Rear = 20 feet
Parking: Front = 25 feet
Side = 10 feet
Rear = 10 feet

For additional information contact the Community Development Department at the City of Blake at (763) 785-8144.

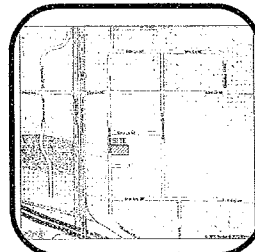
- There are 20 marked or stippled paving areas onsite. (27 regular, 3 handicapped)
- The surveyed premises has access to Baltimore St. NE, a public street.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact the State One Call Notification Center at (651) 454-0902 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- This field survey of this site was completed on April 28, 2010.
- Old Republic National Title Insurance Company, Policy No. PROFORMA, Office File No. 021012214CT dated May 18, 2010, Schedule B Survey Related Exemptions:
Item 2) Subject to an easement for street, utility and drainage over the easterly 10 feet as created in document dated 12-6-79, filed for record 12-7-79, as Document No. 540542. (shown on survey)
Item 3) Subject to an easement for storm sewer purposes over the north 20 feet as created in document dated 3-22-88, filed for record 4-27-88, as Document No. 805188. (shown on survey)
Item 4) Subject to wetlands. (no wetland found on property)
Item 5) Rights of the state and public in the part of the subject property lying below the ordinary high water mark of the adjacent body of water. (There is a possible wetland located on Lot 5, Block 2. Unsure of the intent of this exception. Current aerial photos show no standing water on adjacent properties.)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



VICINITY MAP

PART OF SEC. 32, TWP. 31, R1G. 23

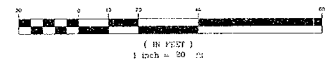


ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES GATE VALVE
- ⊕ DENOTES GAS METER
- ⊖ DENOTES POWER POLE AND OVERHEAD Wires
- ⊗ DENOTES CABLE PEDESTAL
- ⊗ DENOTES TELEPHONE PEDESTAL
- ▨ DENOTES CONCRETE SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- ⊗ DENOTES POST INDICATOR VALVE

GRAPHIC SCALE

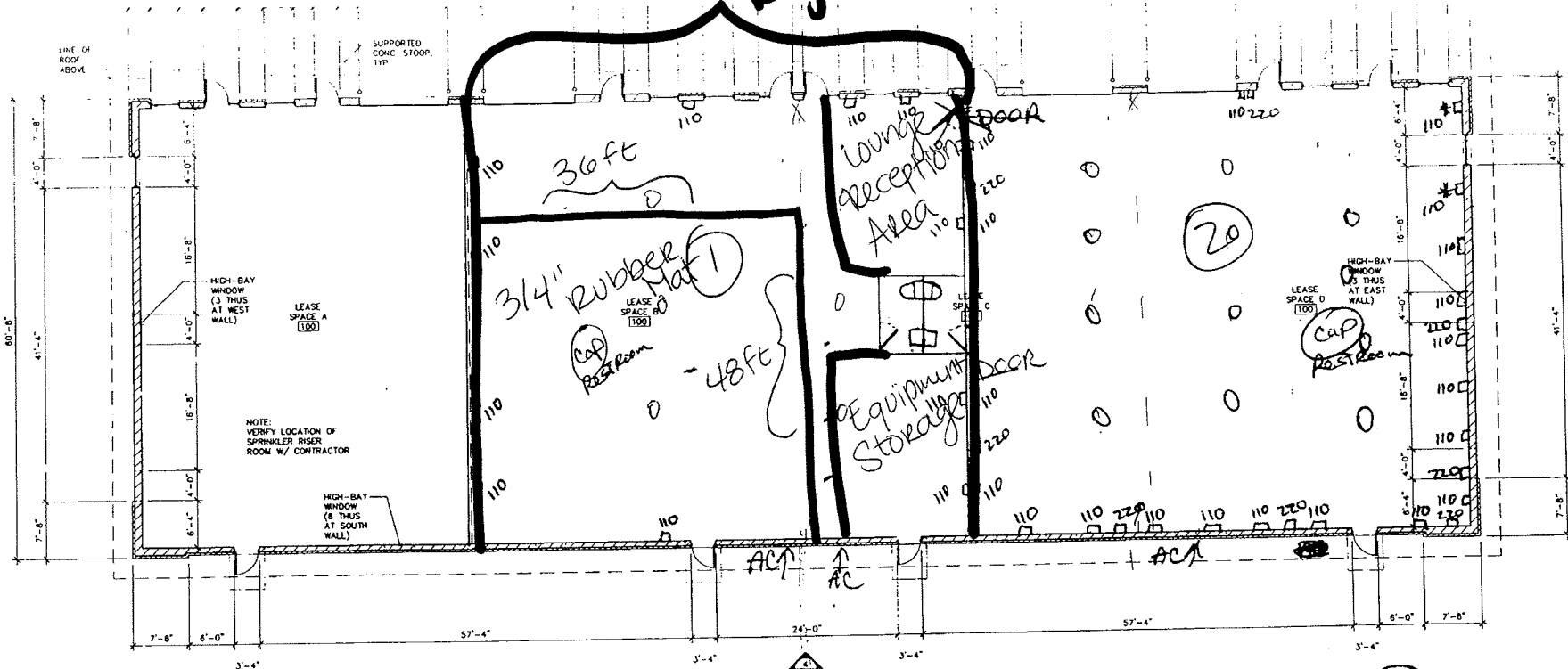


DRAWN BY:	DAD	AW NO. 101274B	DATE 5/5/10
CHECK BY:	DWD	ISSUED	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

NORTH

Crossfit Rigor

See Enlarged Sheet for Bathroom

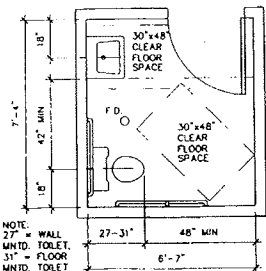


URINALS
THE URINAL SHALL HAVE A CLEAR ACCESS WIDTH OF NOT LESS THAN 30". THE FRONT LIP OF THE BOWL OF WALL-MOUNTED URINAL SHALL BE NOT MORE THAN 12" ABOVE THE FLOOR.

LAVATORIES
LAVATORIES SHALL HAVE A CLEAR ACCESS WIDTH OF NOT LESS THAN 30". CLEAR HEIGHT OF NOT LESS THAN 29" TO THE BOTTOM OF THE FIXTURE. APPROX. CLEAR HEIGHT OF NOT MORE THAN 34" TO THE TYP. OF THE FIXTURE, AND A CLEAR DEPTH OF NOT LESS THAN 12" UNDER THE FIXTURE EXCLUSIVE OF BOWL AND WASTE PIPE. ALL EXPOSED PIPES ARE TO BE COVERED WITH AN INSULATED PROTECTIVE MATERIAL. THE WATER CONTROL VALVES SHALL BE LEVER HANDLES.

ACCESSORIES
MIRRORS SHALL BE MOUNTED SO THAT THE BOTTOM IS NO HIGHER THAN 40" ABOVE THE FLOOR. ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR ACCESSORIES SHALL BE MOUNTED SO THAT WORKING HEIGHT IS NO HIGHER THAN 40" ABOVE THE FLOOR, AND SHALL BE FREE OF INTERFERENCE BY GRAB BARS OR OTHER ACCESSORIES OR FIXTURES. GRAB BARS SHALL SUPPORT A WEIGHT OF 250 LBS. OR GREATER.

INTERIOR FINISHES
FLOORS IN THE WATER CLOSET COMPARTMENTS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 6". (IBC 1209.1)
WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR. (IBC 1209.2)



NOTE:
27" = WALL MNTD. TOILET,
31" = FLOOR MNTD. TOILET

1 FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

① = 12) 110
6) Ceiling
110

All outlets
5' to top of Box
(except *
4' to top)

② = 8) 220
20) 110
12) Cell
110

Floor Plan



Rigor Athletics LLC d/b/a CrossFit Rigor
9221 Baltimore Street NE
Blaine, Minnesota 55449

June 6, 2013

RE: Letter of Explanation and **Business Narrative** in Support of Application for Conditional Use Permit Application for 9221 Baltimore Street NE, Suite 200, Blaine Minnesota 55449 Pursuant to Blaine City Ordinance

Dear Blaine Planning Commission and City Council:

The Letter of Explanation and **Business Narrative** serves to complement our Application for a Conditional Use Permit for 9221 Baltimore Street NE, Suite 200, Blaine Minnesota 55449, owned by D & N Management LLC.

Please see also attachments and exhibits that provide a floor plan that clearly identifies the space CrossFit Rigor will occupy and how the space will be used, as well as a site plan that clearly identifies the space your business will occupy.

BUSINESS NARRATIVE

Rigor Athletics LLC includes ownership that operates a successful CrossFit affiliate in Rochester, Minnesota with over 200 members (See: www.cffit.com). With that experience and same business structure Rigor Athletics LLC intends to bring that same success and benefit to Blaine.

General Overview of CrossFit: CrossFit is a physical strength and conditioning program designed to improve a person's ability to conduct everyday physical activities and is scalable for any committed individual regardless of age, experience, background, or situation.

Business Concept and General Operational Plan: CrossFit Rigor intends to serve Blaine and the Twin Cities North Metro. CrossFit Rigor will not operate as a full time 24 hour gym. Rather, CrossFit Rigor will exclusively offer group exercise classes limited to approximately 8-12 members per class. These classes will be led by a CrossFit Inc certified instructor. Members do not work out unattended. Classes last no longer than one hour.

Proposed Class Schedule and Hours of Operation: The proposed tentative class schedule will include classes at the following times: 5:30am, 12:00pm, 4:30 p.m. 6:00 p.m., and 7:30p.m.

Parking: 9221 Baltimore Avenue has approximately 33 parking spaces available. CrossFit Rigor has the exclusive right to at least 13 of these spaces. CrossFit Rigor has also communicated with the two other tenants of the building regarding parking. The other tenants do not receive many patrons that use parking space and do not anticipate a problem with parking. Furthermore, primary attendance to CrossFit Rigor classes are anticipated to occur at non-peak Industrial hours (e.g. 5:30am, 6:00pm, and 7:30pm). Based on our experience at our other CrossFit location these are peak times. If parking becomes a problem based on high membership attendance at particular times, CrossFit Rigor will further limit class sizes by requiring members to sign up in advance via our website and limiting class times accordingly to correct and remedy any parking concerns.

Building: No material building changes will occur to the location. CrossFit Rigor will add soft rubber mat flooring to protect athletes, a pull up bar, and some paint to the walls.


If further information or testimony is needed a member or representative of CrossFit Rigor will be at both the Planning Commission Meeting and the City Council Meeting to answer any questions

Respectfully Submitted,

Rigor Athletics LLC
Erin Demlow
Josh Grenell
Chris Nelson
612-597-1684
cdnelson1@gmail.com

To the extent this narrative discusses the use of the building and parking the landlord hereby approves, consents, and acknowledges the same.

D & N MANAGEMENT LLC

BY 
ITS Property Manager