

ALTA/NSPS LAND TITLE SURVEY FOR: Commonbond Communities

LEGAL DESCRIPTION:

The West 510.5 feet of the East 670.5 feet of the South 238 feet of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth Principal Meridian, according to the Government Survey thereof.

AND
That part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth P.M., described as follows: Commencing at a point distant 160 feet from the East line of said section and 238 feet North from the South line of said section; thence West, parallel with the South line of said section, to a point in the Southeastern line of State Highway No. 7; thence Northeast along said Southeastern line of said Highway to a point in a line running Northwest from the point of beginning and parallel with the Southeastern line of the triangular tract of the State Highway at the Southwesterly corner of the intersection of said State Highway No. 7 with Texas Avenue; thence Southeast to beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said county and state.

EXCEPT
The West 50 feet of the West 510.5 feet of the East 670.5 feet of the South 238 feet of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth Principal Meridian, according to Government Survey thereof.

Hennepin County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

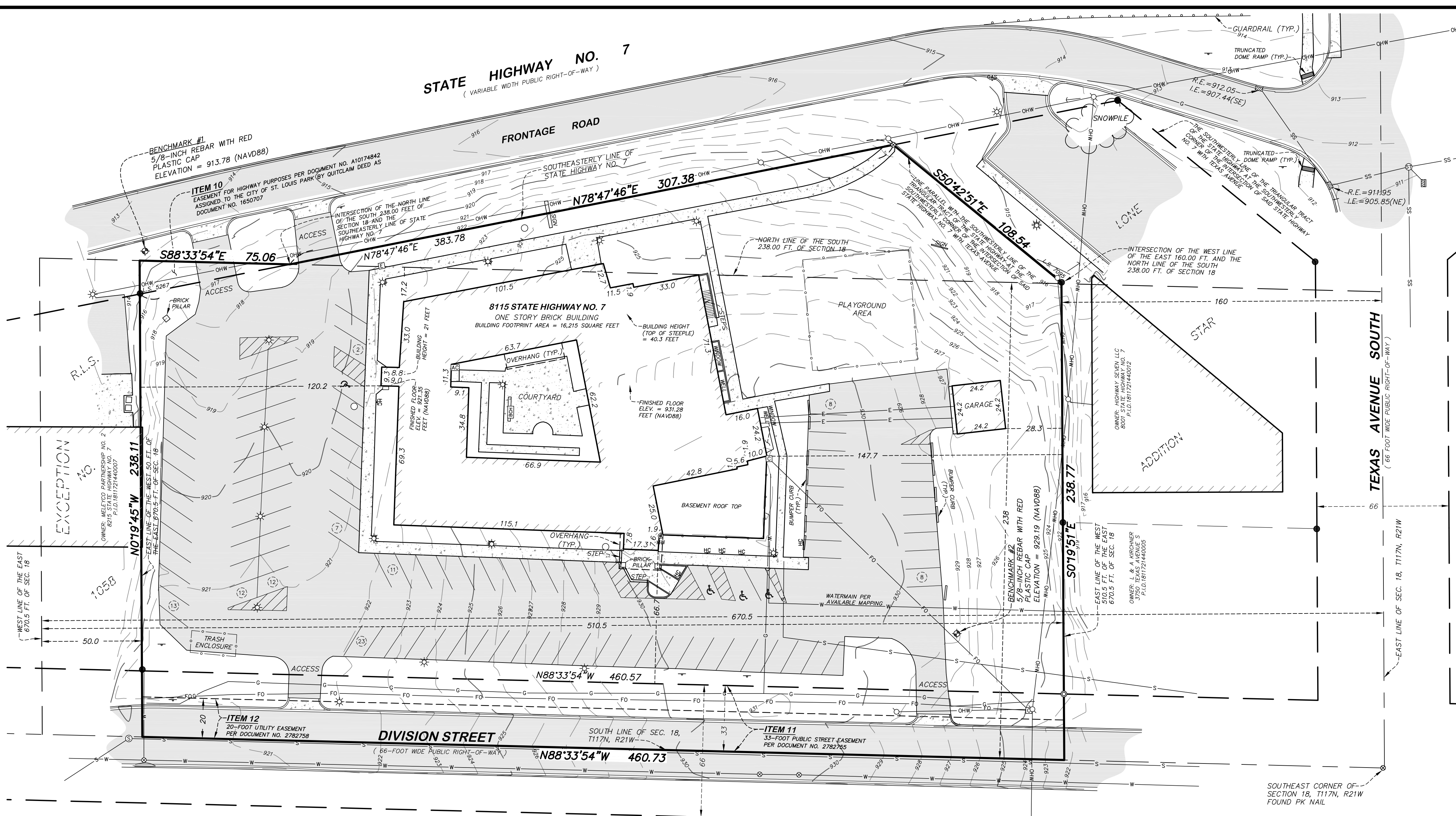
- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, Commitment No. 56511, Fourth Supplemental, dated January 23, 2020 at 07:00 AM.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the property described herein, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
 - The address of the property described herein is 8115 State Highway No. 7, St. Louis Park, MN 55426.
 - The property described herein lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053C0342F, dated November 4, 2016.
 - The total area of the property described herein is 122,648 square feet or 2.8156 acres. The area of the property herein described less areas used for right-of-way purposes is 106,817 square feet or 2.4522 acres.
 - The contours depicted herein are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument SONYA (GSID # 95216)
Elevation = 902.01 feet. (NAVD88)
- SITE BENCHMARK #1: Top of 5/8-inch rebar with red plastic cap
Elevation = 913.78 feet. (NAVD88)
- SITE BENCHMARK #2: Top of 5/8-inch rebar with red plastic cap
Elevation = 929.19 feet. (NAVD88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
 - No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(b) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
 - Exterior building dimensions are depicted herein.
 - The exterior building footprint area at ground level is depicted herein.
 - The measured building height is depicted herein.
 - Substantial features observed in the process of conducting the fieldwork are depicted herein.
 - As of the date of this survey the property described herein contains a total of 100 parking spaces of which 96 are standard spaces and 4 are handicapped spaces.
 - Existing utilities, services and underground structures shown herein were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 192842531. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
 - The names of adjoining owners according to current tax records are depicted herein.
 - As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described herein.
 - No wetland delineation markers were observed during the process of conducting the fieldwork.
 - The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted herein.
 - Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 10: Easement for highway purposes, in favor of the State of Minnesota, as created in Highway Easement dated June 4, 1931, filed July 24, 1931, as Document No. 1650707.
Assigned to the City of St. Louis Park by Quitclaim Deed dated November 15, 2017, filed December 12, 2017, as Document No. A10510576.
Said easement and Quit Claim deed affects the surveyed property and is depicted herein.
- ITEM 11: Easement for public street purposes, in favor of the Village of St. Louis Park, a Minnesota municipal corporation, its successors and assigns, as created in Quit Claim Deed dated March 14, 1952, filed November 7, 1952, as Document No. 2782755, in Book 1942 of Deeds, Page 232.
Said easement affects the surveyed property and is depicted herein.
- ITEM 12: Easement for utility purposes, in favor of the Village of St. Louis Park, a Minnesota municipal corporation, its successors and assigns, as created in Easement dated July 31, 1952, filed November 7, 1952, as Document No. 2782755, in Book 1942 of Deeds, Page 235.
Said easement affects the surveyed property and is depicted herein.
- ITEM 13: Subject to the following matters as shown on the survey prepared by Egan, Field & Nowak, Inc., dated October 29, 2019, last revised December 10, 2019, and designated Job No. 38842:
a) Gas line crosses the East boundary line of the Land without the benefit of an easement; and
b) Overhead utility lines cross the South and East boundaries of the Land without the benefit of an easement.

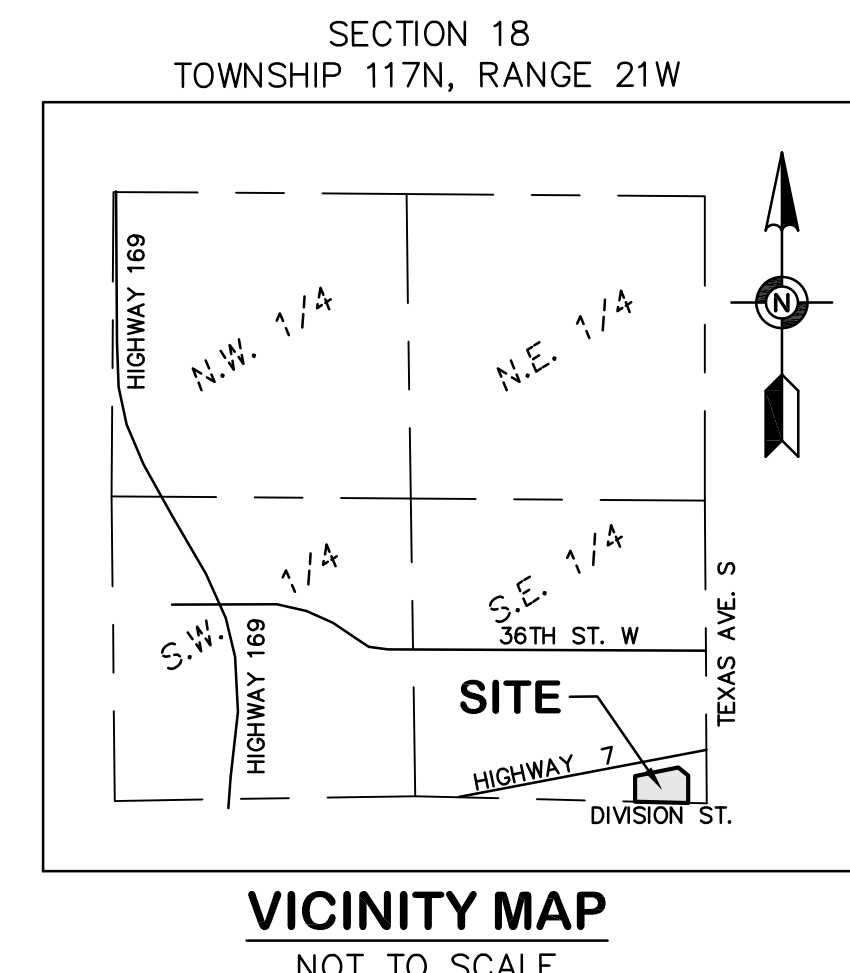


LEGEND:

⊙	SANITARY MANHOLE	(15)	PARKING COUNT
○	MANHOLE	—	CHAIN LINK FENCE
⊙	GATE VALVE	—	SANITARY SEWER
⊙	AIR CONDITIONER	—	WATERMAIN
⊙	ELECTRIC BOX	—	UNDERGROUND ELECTRIC
⊙	LIGHT	—	OVERHEAD WIRE
⊙	UTILITY POLE	—	UNDERGROUND FIBER OPTIC
⊙	GUY WIRE	—	UNDERGROUND GAS
⊙	SIGN	—	BITUMINOUS SURFACE
⊙	BENCH	—	CONCRETE SURFACE
⊙	MAILBOX		
⊙	HANDICAPPED PARKING SPACE		
⊙	HANDICAPPED PARKING SIGN		
⊙	MONITOR WELL		

SCALE IN FEET

● FOUND 1/2 INCH IRON PIPE, UNLESS OTHERWISE NOTED
⊙ FOUND PK NAIL
⊙ SET 5/8 INCH REBAR WITH CAP MARKED L.S. 53536



CERTIFICATION:

To Commonbond Communities, a Minnesota nonprofit corporation, CB SLP Holding, LLC, a Minnesota limited liability company, American National Bank, a national bank, Land Bank Twin Cities, Inc., and Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company.

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 and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 18, 19 and 20 of Table A thereof. The fieldwork was completed on October 21, 2019.

Date of Plat or Map: October 29, 2019

Christopher A. Terwedo
Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS
2879	37	IC	
		NO.	DATE
		DESCRIPTION	
		01	11/27/19
		ADDED TOPOGRAPHIC INFORMATION	
		02	12/10/19
		ADDED ADDITIONAL CERTIFICATION PARTY	
		03	2/07/2020
		ADDED ADDITIONAL CERTIFICATION PARTY	
		04	2/17/2020
		UPDATED TITLE COMMITMENT DATED 1/23/2020	
		05	3/24/2021
		ADDED ADDITIONAL TOPOGRAPHIC AREA	

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
COMMONBOND COMMUNITIES

PROPERTY ADDRESS:
**8115 STATE HIGHWAY NO. 7
ST. LOUIS PARK, MN 55426**

Egan, Field & Nowak, Inc.
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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