

DESCRIPTION OF PROPERTY SURVEYED
 (Per Old Republic Title Insurance Company Commitment for Title Insurance File No. 65593, commitment date May 20, 2020, issuing agent is Guaranty Commercial Title, Inc.)

PARCEL 1:
 Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block 2, Larpenteur's Subdivision "A", Ramsey County, Minnesota. (Abstract Property)

PARCEL 2:
 Lots 5 and 6, Block 2, Larpenteur's Subdivision "A", Ramsey County, Minnesota.
 Being Registered land as is evidenced by Certificate of Title No. 586134.

PARCEL 3:
 Lots 1, 2, 3, 4, 5, 6 and 7, Block 1, Swift's Subdivision of Lots 10 and 11, Smith and Lott's Out Lots, Ramsey County, Minnesota, together with the South Half of the vacated street North of and adjoining Lot 1.
 (Abstract Property)

PARCEL 4:
 Lot 8, Block 1, Swift's Subdivision of Lots 10 and 11, Smith and Lott's Out Lots, and (except that part adjoining Lot 1) South Half of vacated street, being a strip of land 33 feet wide, North of and adjoining Block 1, Ramsey County, Minnesota.
 Being Registered land as is evidenced by Certificate of Title No. 586134.

PLAT RECORDING INFORMATION

The plat of Larpenteur's Subdivision "A" was filed of record on March 26, 1899, in Book 13 of Town Plats, page 13.

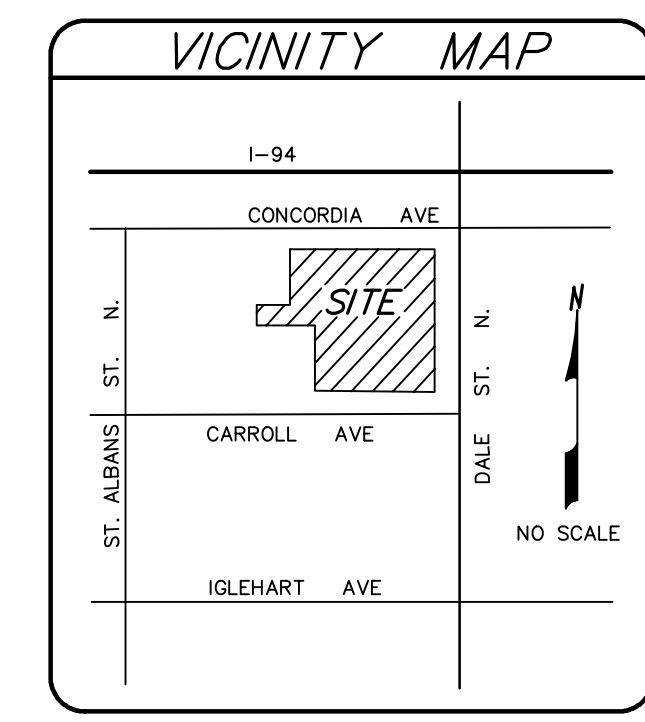
The plat of Swift's subdivision of Lots 10 & 11 Smith and Lott's Out Lots was filed of record on August 13, 1883, in book T of Plats, page 19.

TITLE COMMITMENT

Old Republic Title Insurance Company Commitment for Title Insurance File No. 65593, commitment date May 20, 2020, issuing agent is Guaranty Commercial Title, Inc., was relied upon as to matters of record.

- Schedule B Exceptions:**
- ① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- All minerals and mineral rights reserved to the State of Minnesota as shown on the certificate of title.
 - Subject to easement for slopes, in grading abutting Rondo Street, as set forth in instrument recorded in Book 33, Miscellaneous Records, page 198 of Ramsey County Records, as shown as a recital on Certificate of Title No. 586134. [not plottable]
 - Subject to an easement in favor of the City of Saint Paul in the North 10 feet of part of the subject property for the opening, widening and extension of Rondo Street, as shown as a recital on Certificate of Title No. 586134 and as evidenced by Document No. 133342 filed March 9, 1891. [shown on survey]
 - Terms and conditions of Affidavit Pursuant To Minnesota Statutes 116.48, Subd. 6, dated August 18, 2011, filed August 19, 2011 as Document No. A4292458. [not plottable]
 - Subject to Ramsey County Highway Right of Way Plat No. 26 filed May 7, 2019 as Document No. A4755364. [shown on survey]
 - Terms and conditions of Permanent Right-of-Way Easement and Agreement dated June 29, 2019 as Document No. A4789210 between CHDC Redeemers, LLC and the County of Ramsey, as consented to by Minnesota Housing Finance Agency in Consent of Lien Holder filed December 19, 2019 as Document No. A4789211. [shown on survey]
 - Restrictions, covenants and conditions contained in Section 2(b) of Document No. A1971040, dated June 8, 1977, filed July 14, 1977, by Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, which contain a forfeiture provision for breach of the terms contained therein. [not plottable]
 - Note: Forfeiture provision in the above restrictions and the agreement referred to therein are released by Certificate of Completion filed as Document No. A1982047.
 - Terms and conditions of Conditional Use Permit filed of record January 16, 2003, as Document No. T1726778 and A3577092. [not plottable]
 - Terms and conditions of Use Agreement filed of record April 11, 2003 and April 10, 2003, as Document Nos. T1744432 and A3690473. [not plottable]
 - The above agreement was amended and restated by Amended and Restated Use Agreement dated August 1, 2011, filed of record August 22, 2011 as Document No. T2149564 and A4292635.
 - Terms and conditions of Use Agreement filed of record March 17, 2004, as Document Nos. T1809005 and A3737731 between Redeemers Arms and Secretary of Housing and Urban Development.
 - The above agreement was amended and restated by Amended and Restated Use Agreement dated August 1, 2011, filed of record August 22, 2011 as Document No. T2149564 and A4292635. [not plottable]
 - Terms and conditions of Conditional Use Permit filed of record October 24, 2005, as Document Nos. T1936791 and A3898687. [not plottable]

- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 44890
 - Denotes found iron monument
 - Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
 - AC Denotes air conditioner
 - AIS Denotes advertising and information sign
 - BBO Denotes bar-b-que
 - BE Denotes building entrance
 - BTL Denotes beaver tail curb
 - CB Denotes catch basin
 - CBX Denotes control box
 - CC Denotes communication box
 - CIP Denotes cast iron pipe
 - CMH Denotes communication manhole
 - CMF Denotes corrugated metal pipe
 - CWB Denotes concrete wall bottom
 - CWPB Denotes crosswalk push button
 - DIP Denotes ductile iron pipe
 - EM Denotes electric meter
 - EO Denotes electric outlet
 - FH Denotes fire hookup
 - FOL Denotes fiber optic line
 - FW Denotes face of walk
 - G Denotes concrete gutter
 - GM Denotes gas meter
 - GP Denotes guard post
 - GW Denotes guy wire
 - GYP Denotes guy pole
 - HCPB Denotes handicap push button
 - HCR Denotes disabled ramp
 - HCS Denotes disabled sign
 - HHC Denotes communication handhole
 - HHE Denotes electric handhole
 - HYD Denotes fire hydrant
 - INV Denotes structure invert
 - LA Denotes landscaping
 - LP Denotes light pole
 - MG Denotes metal grate
 - OD Denotes overhead door
 - OHE Denotes overhead electric line
 - OHU Denotes overhead utility lines
 - OPC Denotes outdoor power center
 - P Denotes per plan
 - PEP Denotes polyethylene pipe
 - PKS Denotes parking sign
 - PP Denotes power pole
 - PPT Denotes power pole with transformer
 - PPU Denotes power pole with underground utility
 - PTBL Denotes picnic table
 - PVC Denotes polyvinylchloride pipe
 - RCP Denotes reinforced concrete pipe
 - SM Denotes sanitary manhole
 - SAN S Denotes sanitary sewer
 - SANCS Denotes sanitary cleanout
 - SMH Denotes storm manhole
 - SS Denotes storm sewer
 - TD Denotes truncated domes plate
 - TC Denotes top of concrete curb
 - TCS Denotes traffic control sign
 - TL Denotes traffic light
 - TRANS Denotes transformer
 - UCC Denotes underground communication line
 - UGE Denotes underground electric line
 - VCP Denotes vitrified clay pipe
 - W Denotes water line
 - WPLT Denotes wood planter
 - WV Denotes water valve
 - ARB Denotes Arborvitae
 - BAS Denotes Basswood tree
 - BIR Denotes Birch tree
 - BOX Denotes Boxelder tree
 - CD Denotes Cedar tree
 - CRAB Denotes Crabapple tree
 - HACK Denotes Hackberry tree
 - LCC Denotes Locust tree
 - MPL Denotes Maple tree
 - PIN Denotes Pine tree
 - SHB Denotes Shrub
 - SPR Denotes Spruce tree
 - TR Denotes deciduous tree



- GENERAL NOTES**
- Survey coordinate basis: Ramsey County Coordinate System (NAD83 1991)
 - Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.
 - At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon. After snow melt we will return to locate bituminous path on east side of site along with covered paint stripes.
- UTILITY NOTES**
- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, locking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
 - Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 210320386 and 210320405.
 - Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

- FLOOD ZONE NOTE**
- The subject property appears to lie within Zone X (Area of Minimal Flood Hazard) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27123C0085G, dated June 4, 2010, Community Panel No. 2752480085G. This information was obtained from the FEMA Map Service Center web site.
- PARKING**
- 39 Regular Spaces
 4 Disabled Spaces
 43 Total Spaces
- AREAS**
- Gross = 105,496 square feet or 2.422 acres
 Net = 101,604 square feet or 2.333 acres (excludes north 10 feet and Parcel 20)
- BENCHMARKS (BM)**
 (NAVD 88)
- Top of guard post at gas meter on west side of building.
 Elevation = 920.91 feet
 - Top of nut of fire hydrant at southeast quadrant of Dale Street and Concordia Avenue. [not shown on survey]
 Elevation = 929.86 feet

ZONING NOTES

- Zoning information shown hereon is per zoning letter dated July 22, 2020, prepared by the City of Saint Paul Department of Safety and Inspections.
 Re: O Dale Street North (PIN: 35.29.23.44.0031)
 313 Dale Street North (PIN: 35.29.23.44.0028)
 315 Dale Street North (PIN: 35.29.23.44.0030)
 620 Concordia Ave (PIN: 35.29.23.44.0172)
- O Dale Street North, 313 Dale Street North, and 315 Dale Street North are located in a RM2 medium-density multiple-family residential district.
 620 Concordia Avenue is located in a B2 community business district.

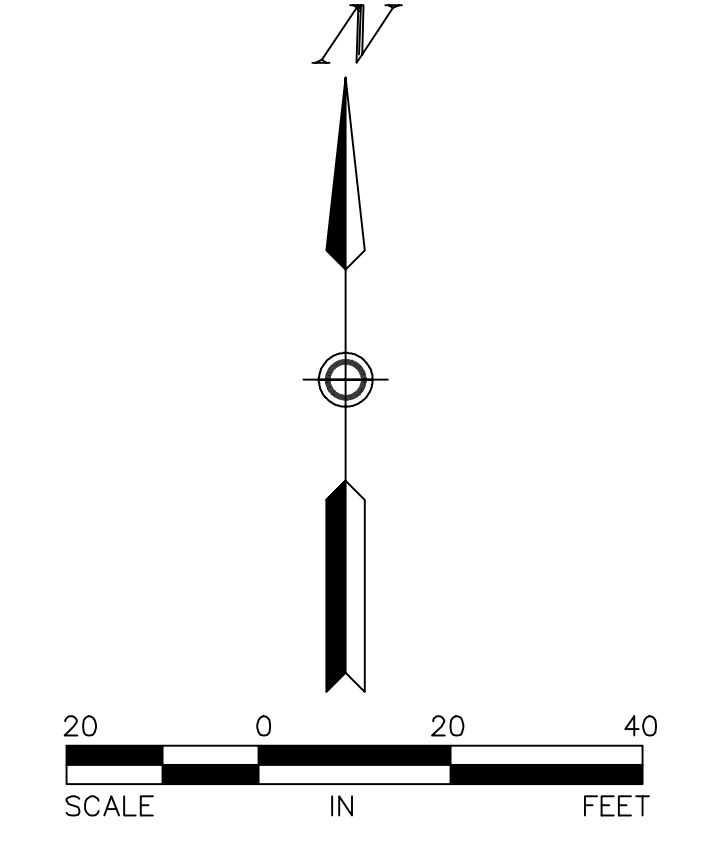
Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(c) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

④ Possible encroachments are indicated on survey with boxed letters as listed below.

- Overhead utility lines cross property line.
- Fence north of property line.



SURVEYOR'S CERTIFICATION

To: Elan Design Lab; CHDC Redeemers LLC, a Minnesota limited liability company; Minnesota Housing Finance Agency; Old Republic Title Insurance Company and Guaranty Commercial Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 7(c), 7(b)(1), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on February 18, 2021.

Dated this 24th day of February, 2021.

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Added path & point stripes after snow melt MAP 3/22/2021
 Revision By Date

Drawing Title:
ALTA / NSPS LAND TITLE SURVEY FOR:
ELAN DESIGN LAB
 313 DALE STREET N., ST. PAUL, MN

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Project: 2021-017 Bk/Pg: 1002/82 Date: 3/24/2021
 Township: 29 Range: 23 Section: 35
 Csw: 2021011001-R1.dwg Sheet: 1 of 1