ALTA/ACSM LAND TITLE SURVEY FOR:

PROJECT FOR PRIDE IN LIVING

1035 East Franklin Avenue
Minneapolis, MN 55404

Commitment Legal Description

Parcel 1:

Lots 11, 12 and 13, Block 7, Westfall's Addition to Minneapolis, including that part of the adjoining vacated alley lying between the Southwesterly extension across it of the Northwesterly line of Lot 11 and the Westerly extension across it of the South line of said Lot 13.

Parcel 2:

Lot 10, Block 7, Westfalls Addition to Minneapolis, except the northwesterly 19 feet thereof, including that part of the adjoining vacated alley lying between the Southwesterly extensions across it of the Southeasterly line of the Northwesterly 19 feet of Lot 10 and the Southeasterly line of said Lot 10.

Parcel 3:

Together with the benefits of the mutual driveway easement over that portion of Lot 10, Block 7, Westfall's Addition to Minneapolis, lying southeasterly of the Northwesterly 13.5 feet of said Lot 10 and Northeasterly of the Southeasterly line of the Northwesterly 33.5 feet of said Lot 10 including that part of the adjoining vacated alley lying between the Southwesterly extension across it of the Southeasterly line of the Northwesterly 13.5 feet of said Lot 10 and the Southeasterly line of northwesterly 33.5 feet of said Lot 10, as created in that certain Mutual Driveway Easement dated ______, recorded ______, as Document No. ______________.

Note Corresponding to Schedule B, Sect. II

① Items 1–12 – Not to our knowledge or not a survey issue.

② Items #13–15 – Not a survey issue.

③ Item #17 – Plat does not encumber property

④ Item #20 – Conditional use permit per doc. no. 4956018 – Items pertaining to City zoning.

FLOOD NOTE:

"The subject property lies within flood Zone "X" as identified on National Flood Insurance Rate Map, Community Panel No. 27053C0378E with an effective date of September 2, 2004 and except as specifically noted on the survey, no part of the subject area lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of Minnesota, City of Minneapolis, County of Hennepin or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority."

ALTA/ACSM Land Title Survey

"The undersigned, being a registered surveyor of the State of Minnesota, certifies to the City of Minneapolis, a Minnesota municipal corporation, Hennepin County Housing and Redevelopment Authority, Touchstone Community Limited Partnership, a Minnesota limited partnership, NEF Assignment Corporation, as nominee, its beneficiaries, affiliates, successors and/or assigns, National Equity Fund, Inc., MS Single Investor Fund I LLC, Federal Home Loan Bank of Des Moines, Minnesota Housing Finance Agency, PPL Touchstone, LLC, PPL Service Corporation, Project for Pride in Living, Inc. and Commonwealth Land Title Insurance Company as follows;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6, 7(a), 8, 9, 11(b), 13, 16, 18, 19 and 20(a) of Table A thereof. The field work was completed on June 15, 2012.

Date of plat or map: 18th day of June, 2012.

Signed: [signature]
Gregory R. Prasch Registration No. 24992

PREPARED BY:
LOT SURVEYS COMPANY, INC.
LAND SURVEYORS
7601 73RD AVENUE NORTH
MINNEAPOLIS, MN 55428
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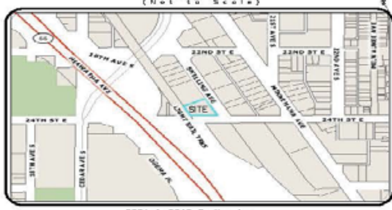
Revisions:
6-22-12 attorney comments
6-27-12 additional comments

File Information
Invoice No. 80282 F.B. No. 1032-55
Westfalls Addition to Minneapolis/W/dm7-13-7/inv80282.s

Vicinity Map
(Not to Scale)



2304 & 2310 Snelling Ave.
Minneapolis, Minnesota 55404

Miscellaneous Notes

(MN1) Property identification number 36-029-24-22-0115 (Lot 10 & additional property)
36-029-24-22-0116 (Lots 11, 12 and 13)
Property Address: 2312 (Parcel 1) & 2304 (Parcel 2) Snelling Ave.

(MN2) Area of parcels 1 and 2 is 27233 sq.ft (0.63 acres)

(MN3) Legal descriptions and easements, if any, per title commitment from Commonwealth Land Title Insurance Company, Commitment No. 231316, dated June 13, 2012

(MN4) Property is subject to a Conditional Use permit per document no. 4956018 which takes priority over current zoning standards.

(MN5) No buildings existing on Parcel 1.

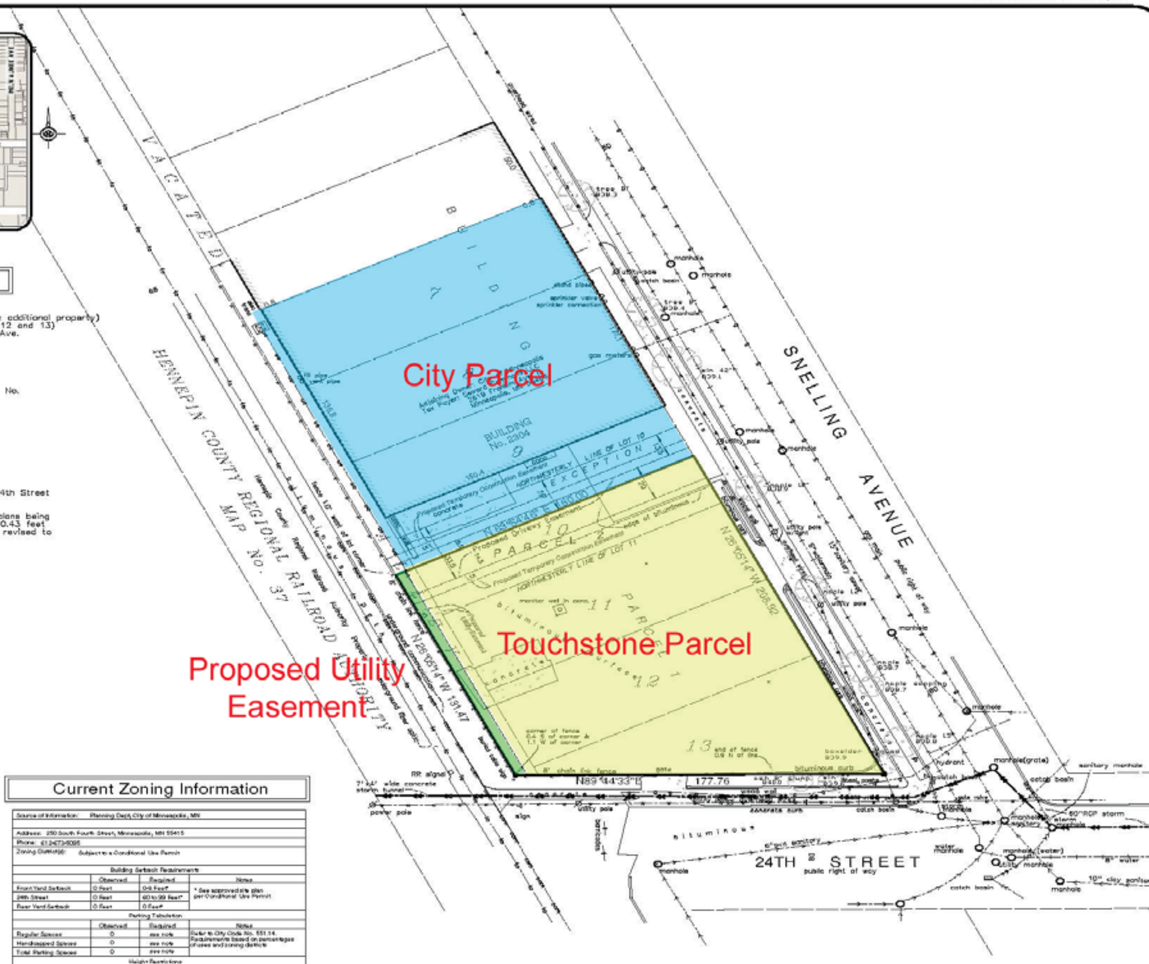
(MN6) Benchmark: Top of Minneapolis monument No.4418 located at 24th Street and Minnehaha Ave.
Elevation = 839.16 feet NGVD 1929
Note: Due to difference with City benchmarks and City Sewer plans being on a slightly diffent datum, elevations shown have been raised 0.43 feet to match City sewer plans. Thus Mpls. monument benchmark is revised to an elevation of 839.59 feet NGVD 1929

Legend of Symbols & Abbreviations

- ○ Denotes 1/2"x14" open end Iron Monument with cap number 24992
- ● Denotes Iron Monument Found
- Sign
- Light
- Hydrant
- Power pole
- Manhole
- Catch basin
- Fence
- Overhead wire
- Watermain
- Sanitary Sewer
- Setback line
- Gas main
- Easement line
- Electric (underground)
- Storm Sewer
- Fiber Optic (underground)
- Communication (underground)

BASIS OF BEARINGS IS ON AN ASSUMED DATUM

SCALE IN FEET
30 0 30 60



Current Zoning Information

Source of Information:	Planning Dept, City of Minneapolis, MN		
Address:	250 South Fourth Street, Minneapolis, MN 55415		
Phone:	612-673-5095		
Zoning District(s):	Subject to a Conditional Use Permit		
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	0 Feet	0-8 Feet*	* See approved site plan per Conditional Use Permit
24th Street	0 Feet	60 to 99 Feet*	
Rear Yard Setback	0 Feet	0 Feet*	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	0	see note	Refer to City Code No. 551.14. Requirements based on percentages of uses and zoning districts
Handicapped Spaces	0	see note	
Total Parking Spaces	0	see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	14.4 Feet	not listed	N/A
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	27301 Sq. Ft.	not listed	N/A
Coverage Ratio	OK	OK	
Other	N/A	N/A	

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.