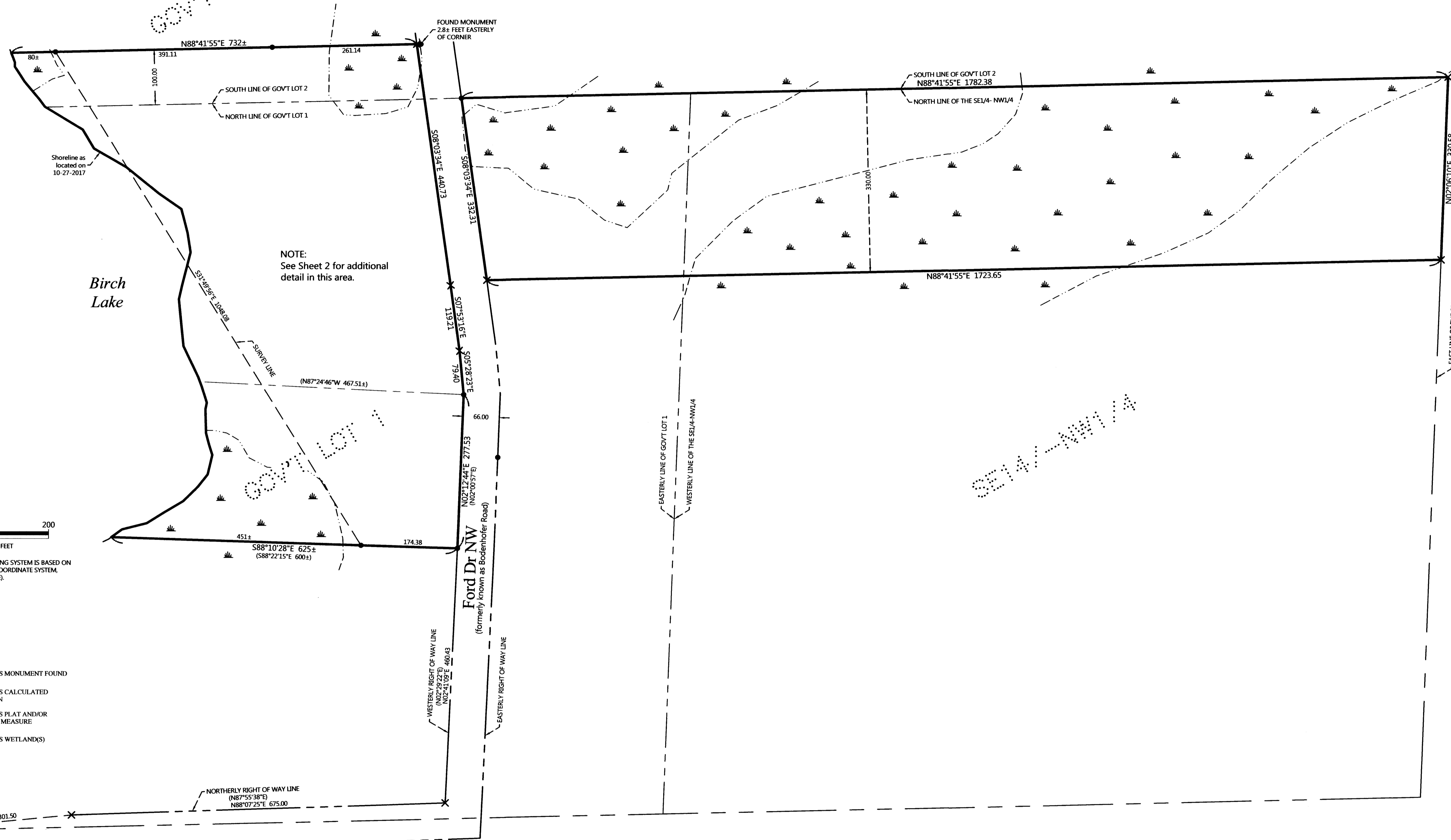
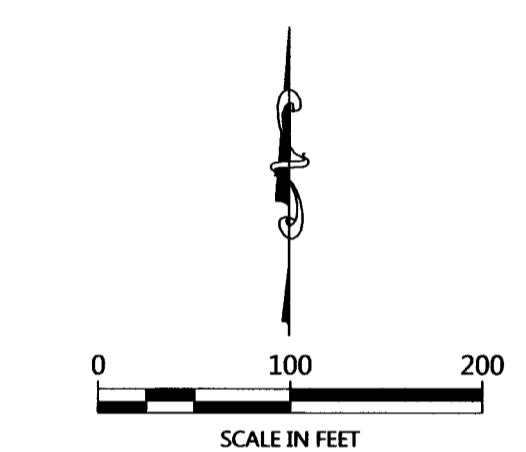


ALTA/NSPS Land Title Survey



NOTE:
See Sheet 2 for additional
detail in this area.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

LEGEND

- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES WETLAND(S)

LEGAL DESCRIPTION

The land is situated near the City of Hackensack, County of Cass, State of Minnesota, and is described as follows:

- Parcel 1:
The North 330.00 feet of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the North 330.00 feet of that part of Government Lot One (1), lying Easterly of the Township Road, all in Section 24, Township 140 North, Range 31 West.
- Parcel 2:
That part of Government Lot 1, Section 24, Township 140 North, Range 31 West of the Fifth Principal Meridian in Cass County, Minnesota described as follows: Commencing at the Southwest corner of said Section 24; thence North assumed bearing to Southwest corner of said Government Lot 1, thence North 84 degrees 17 minutes 21 seconds East 301.50 feet to a point located at the intersection of the Northerly right-of-way line of Township Road with the East line of the West 300 feet of said Government Lot 1; thence North 87 degrees 55 minutes 38 seconds East 675 feet along said right-of-way line; thence North 2 degrees 29 minutes 22 seconds East 460.43 feet along said right-of-way line to the point of beginning; thence North 87 degrees 24 minutes 46 seconds West 467.51 feet more or less to the shore of Birch Lake; thence Southerly along said shore to a point that bears North 88 degrees 22 minutes 15 seconds West from the point of beginning; thence South 88 degrees 22 minutes 15 seconds East 600 feet more or less to the point of beginning.
- Parcel 3:
That part of Government Lot 1, Section 24, Township 140, Range 31, lying West of the Town Road known as Bodenhofer Road;
AND
The South 100 feet of that part of Government Lot 2, Section 24, Township 140, Range 31, lying West of the Township Road to Sunset View and Lighthouse Point;

EXCEPT:
That part of Government Lot 1, Section 24, Township 140 North, Range 31 West of the 5th P.M., lying West of the Township Road and South of the following described line: Commencing at the Southwest corner of said Section 24; thence North assumed bearing to Southwest corner of said Government Lot 1; thence North 84 degrees 17 minutes 21 seconds East 301.50 feet to a point located at the intersection of the Northerly right-of-way line of Township Road with the East line of the West 300 feet to said Government Lot 1; thence North 87 degrees 55 minutes 38 seconds East 460.43 feet along said right-of-way line to the point of beginning; thence North 87 degrees 24 minutes 46 seconds West 467.51 feet, more or less, to the shore of Birch Lake and there ending.

SURVEYOR'S CERTIFICATION

TO: ABN Holdings, LLC, a Minnesota Limited Liability Company, Bremer Bank NA and First American 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 6b, 8-10, 11(b), 16, 19, and 20(a) of Table A thereof. The fieldwork was completed on October 27 and 30, 2017.

Further, the undersigned certifies that there are no encroachments across the property except as may be shown; that this map or plat of the property discloses all of the easements, and rights-of-way as set forth in First American Title Insurance File No. 1466825; and that all wetlands as shown the National Wetlands Inventory map are shown thereon.

Date of Plat/Map: November 13, 2017

Terry L. Freeman

Registration No. 21367

REVISIONS:	NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

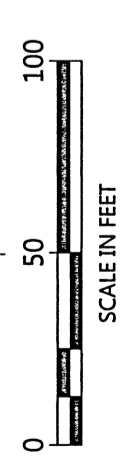
TERRY L. FREEMAN
11/13/17
LIC. NO. 21367



ALTA/NSPS Land Title Survey
Mark & Beth Novotny
3489 Ford Drive NW
Hackensack, MN 56452

JOB NO. 17-302
DATE: 11-13-2017
SHEET NO. 1 OF 2

ALTA/NSPS Land Title Survey



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

LEGEND

- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- UT — DENOTES EXISTING BURIED TELEPHONE LINE
- ⊠ DENOTES EXISTING PHONE PEDESTAL
- ⊙ DENOTES EXISTING UTILITY POLE
- ☆ DENOTES EXISTING MOUNTED LIGHT
- — — — — ONE — DENOTES OVERHEAD ELECTRIC LINE
- ⊠ DENOTES EXISTING ELECTRIC METER
- ⊠ DENOTES EXISTING GROUND TRANSFORMER
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊠ DENOTES EXISTING LP TANK
- ☾ DENOTES WETLAND(S)

- Survey Notes**
1. The address of the property is 3489 Ford Drive Northwest, Hackensack, MN 56452
 2. There is not a FEMA Flood Insurance Map for Cass County
 3. Parcel contains 24.18± acres.
 4. The current zoning classification is Water Oriented Commercial. Building setbacks are: 10 foot interior side, 20 foot road right of way and 75 foot from Ordinary High Water Line.
 5. The underground utilities shown are based on locates using "Gopher One Call" ticket #172961684. Utilities contacted by Gopher One Call regarding this survey include Itasca Mantrap and TDS Telecom. To confirm underground utility locations shown, call Gopher One. Call at 800-252-1166 for locate.
 6. There is no evidence of current earth moving work or building construction.
 7. No Wetlands Delineation markers were observed during the fieldwork conducted on the property. The wetlands as shown are taken from the National Wetlands Inventory map.
 8. This survey has been prepared based on a title commitment prepared by First American Title Insurance Company, Commitment File No. 1468625, effective date: September 22, 2017 at 7:30 a.m.
 9. Public access to the property is via County Road No. 40, 52nd Avenue NW and Ford Drive NW.

First American Title Commitment No. 1468625
 Schedule B II Title Exception
 Schedule B II Title Exception Schedule "A", lying within the bounds of, including but not limited to: Any street, highway, road and/or alley; as laid out, presently used or dedicated. AFFECTS PROPERTY, AS SHOWN AS FORD DRIVE NORTHWEST

15. The terms and provisions contained in document entitled "Variance" recorded October 16, 2006 as Doc. No. A000519038 of Official Records. AFFECTS PROPERTY, VARIANCE APPROVED. The above document has been amended by document dated March 10, 2008, and recorded March 26, 2009, as Doc. No. A000536555. AFFECTS PROPERTY, VARIANCE FOR EXPANSION OF CABINS 10 and 11. APPROVED

16. The terms and provisions contained in Conditional Use Permit recorded November 26, 2003, as Doc. No. 477024. AFFECTS PROPERTY, APPROVED TO EXPAND RESORT WITH ONE CABIN.

17. The terms and provisions contained in Conditional Use Permit recorded February 26, 2009, as Doc. No. A000546679. AFFECTS PROPERTY, APPROVED TO ESTABLISH AND OPERATE 19 RECREATIONAL VEHICLE SITES.

22. Overhead power lines cross the property, as shown by inspection. NOTE: Rights of the utility companies to use and maintain overhead power lines. AFFECTS PROPERTY, AS SHOWN ON DRAWING.

ALTA/NSPS Land Title Survey
 Mark & Beth Novotny
 3489 Ford Drive NW
 Hackensack, MN 56452

JOB NO. 17-302
 DATE: 11-13-2017
 SHEET NO. 2 OF 2

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 TERRY L. FREEMAN
 11/13/17
 LIC. NO. 21367

REVISIONS:	NO.	DATE	DESCRIPTION