

# ALTA/NSPS Land Title Survey

AS BUILT  
 LOTS 1-3, BLOCK 8, HACKENSACK,  
 SECTION 19, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
 CASS COUNTY, MINNESOTA

### ALTA Certification

To Birch Lake Housing LLP, Rural Housing Service, Greater Minnesota Housing Fund, Stewart Title and Cnairne Fund for Housing Limited Partnership Fund 35, its successors and assigns.

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 Survey, justly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 11(b), 13, 16, 17 and 18 of Table A thereof. The fieldwork was completed on 12-04-2019 and verified on July 9, 2021 and June 7, 2022.

*Terry L. Freeman* (Date)  
 \_\_\_\_\_ (Surveyor's Signature)  
 Terry L. Freeman  
 MN License Number 21367

NOTE: This property is abstract.

This survey was based on ALTA Commitment for Title Insurance, File No. 191490 dated May 3, 2021 at 8:00am and updated May 27, 2022 at 8:00am.

The estate and interest in the land is Fee Simple.  
 The land referred to in the Commitments is described as:

Lots One (1), Two (2) and Three (3), Block Eight (8), Hackensack, Cass County, Minnesota

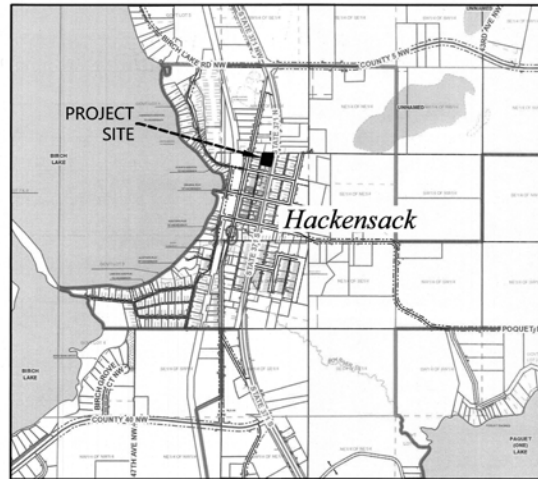
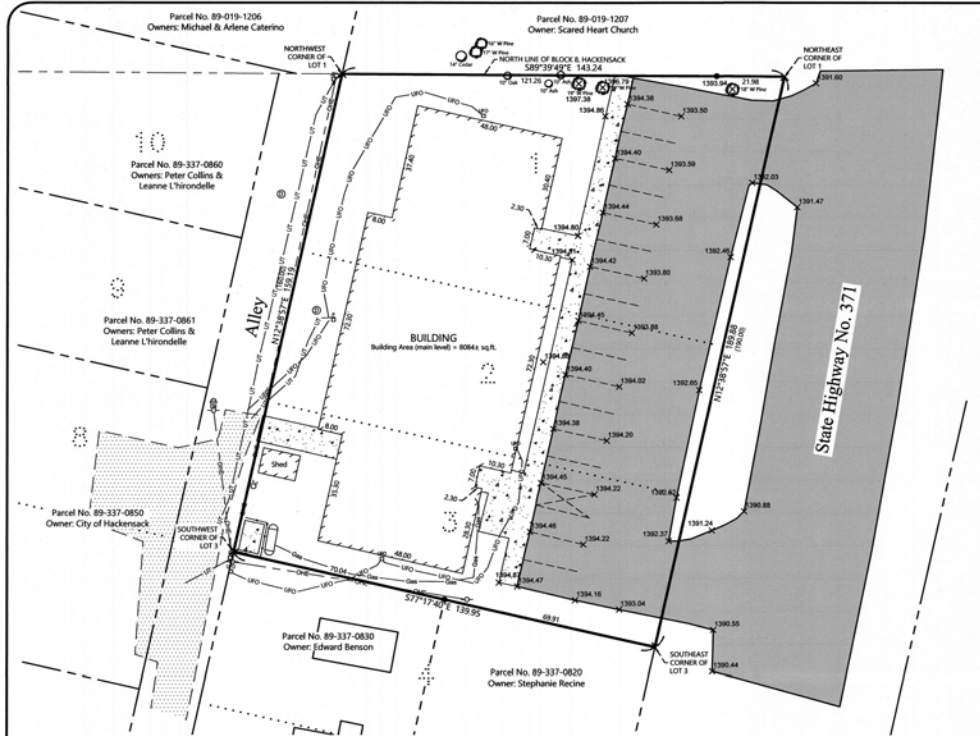
### Table A Items addressed in this survey:

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. All the major property corners are found or set as shown on the survey.
  - Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. Address is from the Commitment for Title Insurance, File No. 191490 213 State 371 N. Hackensack Minnesota 56462.
  - Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. Cass County has no FEMA mapping.
  - Gross Land area (and other areas if specified by the client). Area of the property is 24,426 +/- square feet.
  - (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. Letter dated August 21, 2020 from City of Hackensack lists the zoning code as Commercial, that parking requirements are two spaces per apartment and that set-back requirements on Commercial Property is up to the property line.  
 (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. Nothing to show.
  - Exterior dimensions of all buildings at ground level. As shown on survey.
  - Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). As shown on survey.
  - Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. As shown on survey.
  - As designated by the client, a determination of the relationship and location of certain divisions or party walls with respect to adjoining properties. None designated.
  - Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.1(x) as determined by:  
 (a) plans and/or reports provided by the client (with reference to as the sources of information). As shown on survey.  
 (b) markings coordinated by the surveyor pursuant to a private utility locate request. As shown on survey.
  - Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." As shown on survey.
  - Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. There was no observable evidence of earth moving work, building construction or building additions at the time of the survey. New parking lot and sidewalk shown.
  - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. None provided or observed.
  - Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A Item 1), include as part of the survey any plottable office (i.e., apartment) easements disclosed in documents provided to the obtained by the surveyor. None provided or obtained.
- Schedule B Part II- Exceptions from Coverage (Title Commitment file No. 191490)

Items 1 through 9 not addressed in this survey.  
 10. Plat of Hackensack recorded November 8, 1902 in Book A of plats, page 5.  
 Items 11-14 not addressed in this survey.

### Surveyor's Notes:

1. Original survey was completed during winter conditions with some snow cover. Observable improvements, excluding trees and bushes, are shown on the survey. Other improvements may exist and would not be shown on the survey. Site visit on July 9, 2021 shows that improvements are shown.



Vicinity Map  
 (No Scale)

### LEGEND

- |   |  |
|---|--|
| ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367 | ○ DENOTES EXISTING LP TANK                     |
| ● DENOTES MONUMENT FOUND                                  | — DENOTES EXISTING BURIED GAS LINE             |
| × DENOTES CALCULATED POSITION                             | — LFO DENOTES EXISTING BURIED FIBER OPTIC LINE |
| (123.45) DENOTES PLAT AND/OR REELED MEASURE               | ○ DENOTES EXISTING STORM SEWER MANHOLE         |
| ○ DENOTES EXISTING UTILITY POLE                           | ○ DENOTES EXISTING CORPORATION STOP            |
| — DENOTES OVERHEAD ELECTRIC LINE                          | ○ DENOTES EXISTING CONCRETE TREE, TYPE & SIZE  |
| ○ DENOTES EXISTING ELECTRIC METER                         | ○ DENOTES EXISTING DECIDUOUS TREE, TYPE & SIZE |
| — UT DENOTES EXISTING BURIED TELEPHONE LINE               | ○ DENOTES EXISTING PHONE PROTECTAL             |
| — DENOTES EXISTING FENCE LINE                             | — DENOTES EDGE OF EXISTING BITUMENOUS          |
| × 1234.5 DENOTES SPOT ELEVATION (EXISTING GRAVEL)         | — DENOTES EDGE OF EXISTING CONCRETE            |
|   | — DENOTES EDGE OF EXISTING GRAVEL              |

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



DATE	DESCRIPTION	BY
6-14-2022	Revised after construction	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN  
 License No. 21367



ALTA/NSPS Land Title Survey  
 D.W. Jones, Attn: Skip Duchesneau  
 P.O. Box 340  
 Walker, MN 56484

JOB NO. 19-323  
 DATE: 07-14-2021  
 SHEET NO. 1 OF 1