

GENERAL NOTES

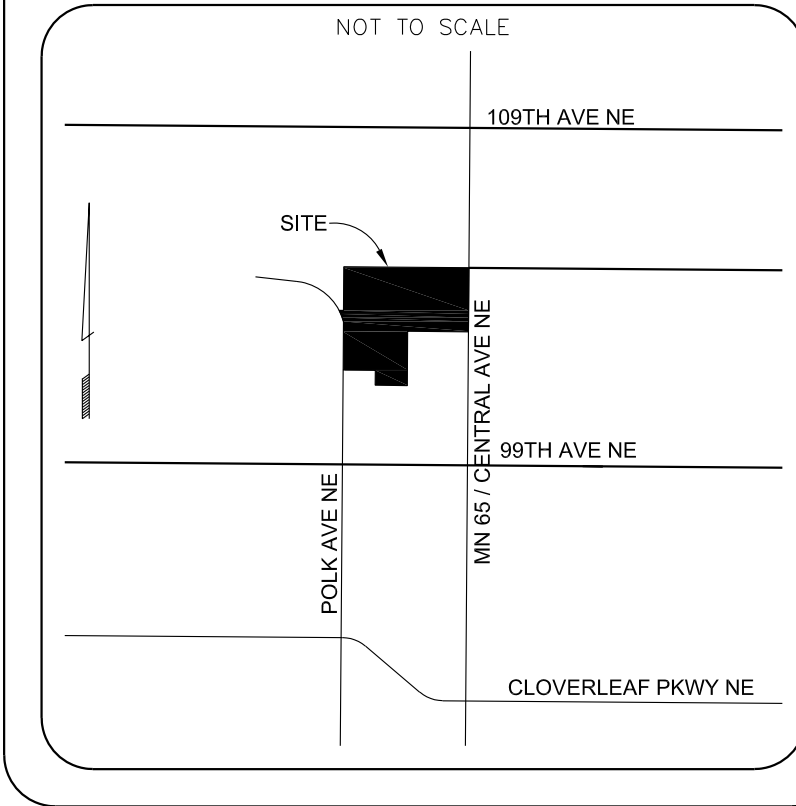
- The bearing base for this survey originated from Minnesota County Coordinate system - Anoka County NAD83(2011)
- This property has an area of 4,880,371 square feet or 112.0379 acres of land.
- This property is designated by Anoka County, as Tax Map Parcels 20-31-23-33-0002 (Parcel 1), 20-31-23-32-0001 (Parcel 2), 20-31-23-31-0001 (Parcel 3), and 19-31-23-41-0028 (Parcel 4)
- In response to Table A Item there were no striped parking spaces observed during field work on 2/25/2021
- In response to Table A Item 10, there were no party walls observed during field work on 2/25/2021
- In response to Table A Item 16, there was no evidence of earth work or building construction observed during field work on 2/25/2021
- In response to Table A Item 17, the surveyor is not aware of any changes in street right of way lines
- In response to Table A Item 18, all plottable offset easements disclosed in documents provided to the surveyor are shown hereon
- There is no observable evidence of cemeteries found on the Property
- There is no observable evidence of oil, gas, or mineral exploration, extraction, or drilling on or under the Property
- The property has direct access along Central Avenue N.E., (MN Hwy 65) and Polk Avenue N.E., which are public right of ways
- The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-1049142-CO and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed in the Certification are entitled to rely on the survey and the Certification as being true and accurate.
- All parcels of the subject property are contiguous with each other and no gaps or gores exist between such parcels.
- Due to plowed piles of snow and ice, some surface features were inaccessible and not located as part of this survey. Features shown in these areas are based on Anoka County GIS aerial basemap image dated 2020 as shown on the map.
- Zoning information and building dimension data are shown on Sheet 2 of 2 Sheets.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND SECTION CORNER AS NOTED
- FOUND 1/2" REBAR
- FOUND 1/2" IRON PIPE
- FOUND IRON MONUMENT WITH PLASTIC CAP NO.
- FOUND MAGNETIC SURVEY NAIL
- SET 1"x24" IRON PIPE WEIGHING 1.68 LBS/FT WITH PLASTIC CAP BEARING PLS NO. 2546
- SET MAGNETIC SURVEY NAIL
- RECORD DATA
- EXISTING BUILDING
- CONCRETE SURFACE
- ADJOINING LANDOWNER INDEX
- EXISTING BUILDING INDEX
- MOBILE HOME PAD
- B-II EXCEPTIONS AS NOTED
- PARCEL LINES
- BOUNDARY LINES
- PRIVATE ROAD CENTERLINE
- RESTRICTED ACCESS
- FEMA FLOOD ZONE LIMITS

Bearings shown hereon are based on the Minnesota County Coordinate system - ANOKA COUNTY NAD83(2011)

VICINITY MAP



LEGAL DESCRIPTION

Real property in the City of Blaine, County of Anoka, State of Minnesota, described as follows:

Parcel 1:
Southwest Quarter of the Southwest Quarter (SW¼ of SW¼) of Section 20, Township 31 North, Range 23 West, Anoka County, Minnesota, except the South 195.17 feet of the Southeast Quarter of Southwest Quarter of Southwest Quarter (SE¼ of SW¼ of SW¼) of said Section 20 and except the South 508 feet of the Southwest Quarter of Southwest Quarter of Southwest Quarter (SW¼ of SW¼ of SW¼) of said Section 20.

Parcel 2:
The Northwest Quarter of the Southwest Quarter (NW¼ of SW¼) of Section 20, in Township 31, Range 23, Anoka County, Minnesota.

Parcel 3:
The Northeast Quarter of the Southwest Quarter (NE¼ of SW¼) of Section 20, in Township 31, Range 23, Anoka County, Minnesota.

Parcel 4:
Outlot I, Knoll Creek, Anoka County, Minnesota.

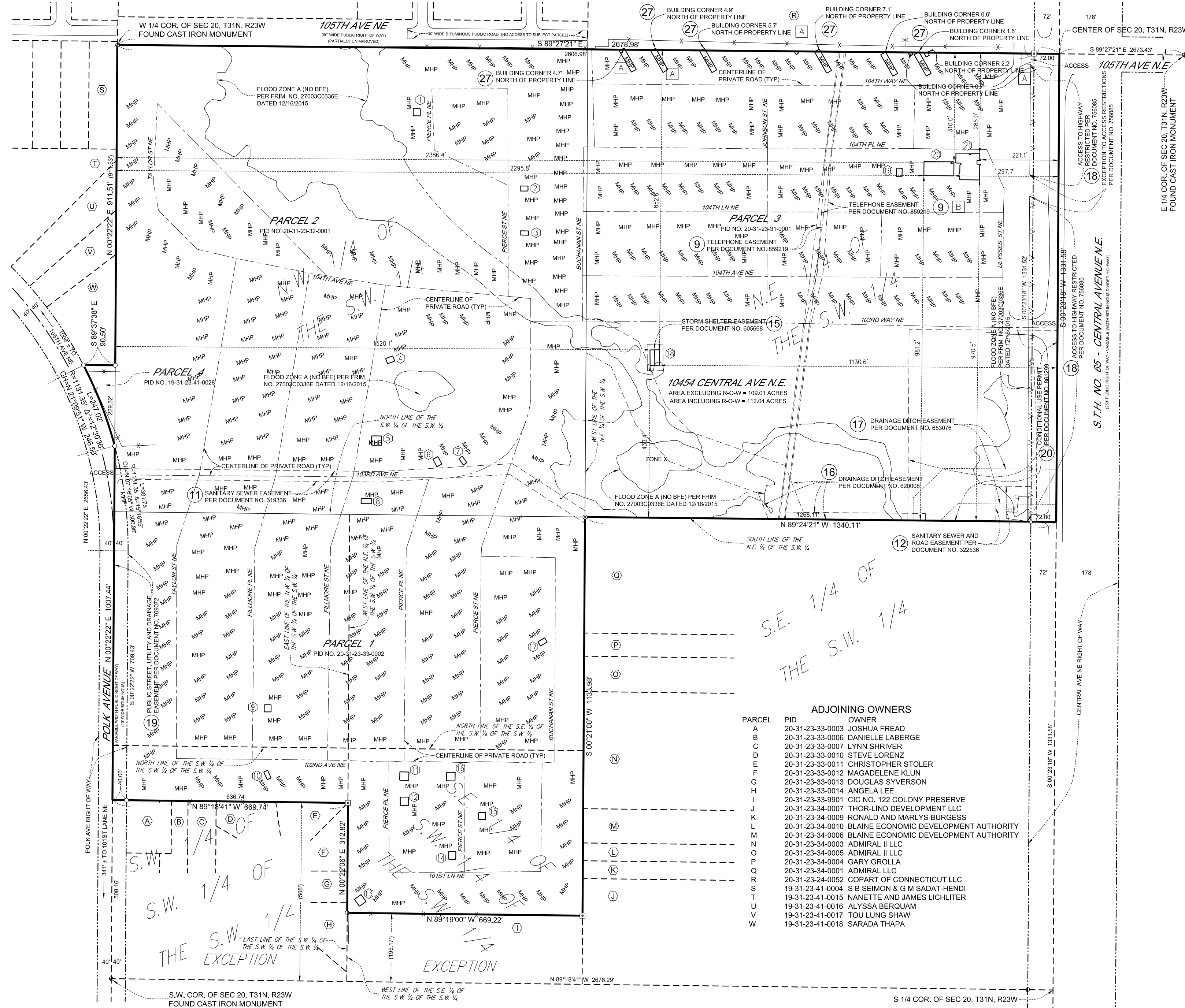
All Abstract Property

SCHEDULE B TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. NCS-1049142-CO, dated January 15, 2021.

- Easement in favor of Northwestern Bell Telephone Company, as contained in Instrument dated February 22, 1950, recorded February 24, 1950, as Document No. 133453. (Parcel 3) Partially released by Partial Release of Easement dated August 6, 1968, recorded October 17, 1968, as Document No. 315230. Partially released by Definition of Easement dated May 23, 1989, recorded August 4, 1989, as Document No. 859219. As shown on the map
- Easement in favor of Anoka Electric Cooperative as contained in Right-of-Way Easement for Underground Electric System dated August 9, 1968, recorded August 14, 1968, as Document No. 312659. (Parcels 1 and 2) Is undefined and not shown on the map
- Easement in favor of the City of Blaine as contained in Blaine Mobile Manor Inc., as contained in Deed Dedicating a Public Easement dated January 8, 1969, recorded January 16, 1969, as Document No. 319336. (Parcels 1, 2 and 4) As shown on the map
- Easement in favor of the City of Blaine as contained in Certificate of Attorney for Petitioner, dated December 23, 1968, recorded May 12, 1969, as Document No. 322536. (Parcels 2 and 3) As shown on the map
- This item has been intentionally deleted
- Easement in favor of North Central Public Service Co. as contained in Easement dated September 30, 1974, recorded November 5, 1974, as Document No. 418816. (Parcels 1, 2 and 3) Is blanket in nature and is not shown on the map
- Easement in favor of the City of Blaine as contained in Grant of Easement for Storm Shelter Facility dated December 14, 1982, recorded January 19, 1983, as Document No. 605668. (Parcel 3) As shown on the map
- Easement in favor of Coon Creek Watershed District as contained Easement Agreement for Drainage Ditch dated July 25, 1983, recorded August 2, 1983, as Document No. 620008. (Parcel 3) As shown on the map
- Easement in favor of Coon Creek Watershed District as contained Easement Agreement for Drainage Ditch dated June 25, 1984, recorded September 7, 1984, as Document No. 653076. (Parcel 3) As shown on the map
- Conveyance and Extinguishment of Access, in favor of the State of Minnesota, dated April 17, 1987, recorded April 24, 1987, as Document No. 756085. (Parcel 3) As shown on the map
- Easement in favor of the City of Blaine as contained in Grant of Permanent Easement dated March 19, 1987, recorded July 9, 1987, as Document No. 769027. (Parcels 1, 2 and 4) As shown on the map
- Resolution No. 89-163 Granting Conditional Use Permit, dated August 3, 1989, recorded August 22, 1989, as Document No. 861299. (Parcel 3) As shown on the map
- Easement in favor of the City of Blaine as contained in Grant of Permanent Easement dated January 30, 1990, recorded March 14, 1990, as Document No. 885953. (Parcel 3) Does not identify the location of the 60' easement and is not shown on the map.
- Ordinance No. 94-70 Granting a Variance, dated April 7, 1994, recorded May 9, 1994, as Document No. 1114399. (Parcels 1, 2 and 3) Is not plottable and is not shown on the map
- Resolution No. 03-81 Granting a Variance, dated May 15, 2003, recorded May 29, 2003, as Document No. 1805611.0. (Parcels 1, 2 and 3) Is not plottable and is not shown on the map
- This item has been intentionally deleted
- Easement in favor of Comcast of Minnesota as contained in Grant of Easement dated January 31, 2015, recorded July 9, 2015, as Document No. 2112524.001. (Parcels 1, 2, 3 and 4) Is blanket in nature and not shown on the map
- Any rights, interests, or claims which may exist or arise by reason of the following facts shown on the ALTA/NSPS Land Title Survey dated March 14, 2021, prepared by Healy Land Surveying, as MKA Project No. 6480-21-7353:
 - fence and buildings encroach onto property to the north of Parcel 3. As shown on the map

Schedule B-II Exceptions 1-8, 26 are not survey matters and are not shown on the map.



Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. NCS-1049142-CO, dated January 15, 2021.

ALTA/NSPS LAND TITLE SURVEY

Blaine International Village
10454 Central Avenue N.E.
Blaine, Minnesota

Surveyor's Certification

To: Havenpark Communities, LLC, a Utah limited liability company and/or its assigns or nominee; First American Title Insurance Company, its successors and assigns; Fannie Mae, a corporation organized and existing under the laws of the United States, and Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; Blaine International Village MHC LLC, a Delaware limited liability company; and MKAssociates, 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on February 23, 2021
Date of Plat or Map: April 16, 2021

Registered Surveyor: Thomas M. Healy
Registration Number: 41577
In the State of Minnesota



PROJ. NAME: Blaine International Village MKA PROJECT No.: 6480-21-7393
ADDRESS: 10454 Central Avenue N.E. CITY: Blaine STATE: Minnesota



For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com
www.mkassociates.com

Survey Prepared by:

HEALY
LAND SURVEYING
Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
info@healysurveying.com

Surveyor's Drawing No.: 21-0747.dwg
Surveyor's Site Ref: 21-0747
Checked by: TMH Drawn by: TMH
GRAPHIC SCALE: 1" = 150'

SIGNIFICANT OBSERVATIONS

- A Mobile homes and sheds lie north of the property line as shown
- B Mobile home pads lie within telephone easement as shown

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones A and X of the Flood Insurance Rate Map, Community Panel Nos. 27003C0336E and 27003D0336E, which bears an effective date of 12/16/2015 and is partially in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

BUILDING DIMENSION DATA

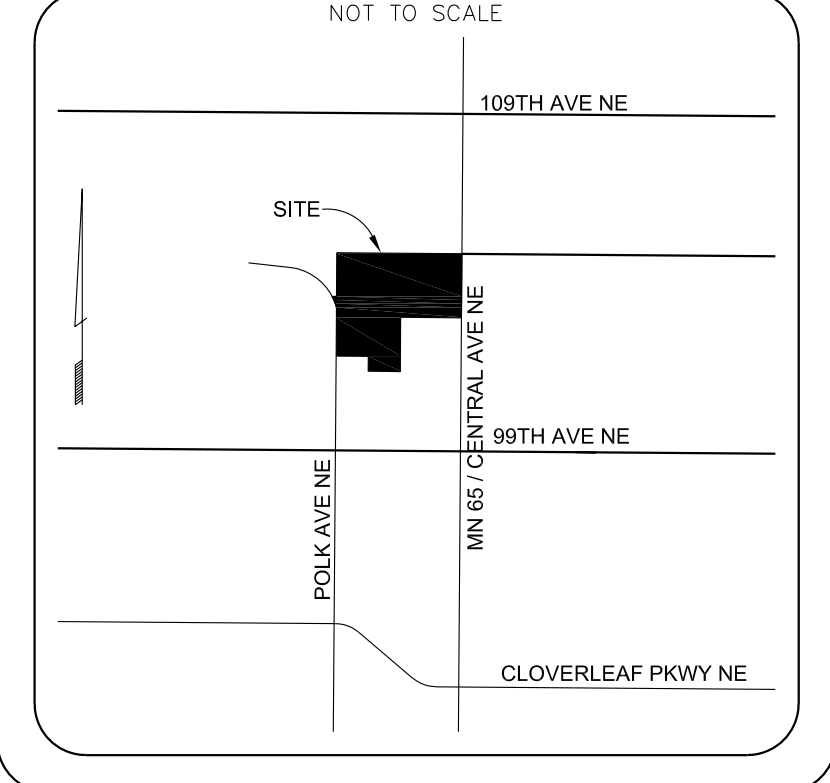
SETBACK FROM PROPERTY LINE						
NO.	NORTH	EAST	SOUTH	WEST	DIMENSIONS	S.F.
1	173.2	1816.1	2269.5	842.7	20.2 x 20.4	408
2	390.3	1508.4	2059.2	1148.4	22.0 x 14.3	315
3	517.9	1505.7	1933.8	1149.2	23.7 x 12.0	284
4	877.3	1884.2	1563.3	768.8	21.6 x 15.7	339
5	1105.4	1920.1	1331.2	730.3	28.3 x 26.3	744
6	1162.4	1748.0	1272.1	916.5	24.1 x 16.0	386
7	1160.7	1677.1	1277.7	788.8	22.2 x 12.1	269
8	1283.9	1946.8	1164.5	701.7	30.0 x 14.2	426
9	1872.8	889.1	256.0	429.9	19.6 x 20.4	400
10	2059.3	888.2	63.2	429.8	24.0 x 12.0	288
11	2060.2	496.0	378.3	816.4	25.9 x 24.2	627
12	2131.9	496.5	306.7	148.9	23.8 x 24.2	576
13	2410.5	615.9	19.1	20.3	23.1 x 24.3	561
14	2285.3	361.4	155.8	287.6	20.0 x 22.2	444
15	2173.6	227.2	270.2	371.7	19.7 x 20.2	398
16	2060.2	364.7	378.9	949.7	24.2 x 24.2	586
17	1675.2	105.3	765.5	1207.0	22.4 x 13.9	311
18	852.6	1130.6	433.4	1520.1	27.2 x 44.0	1197
19	329.7	444.8	977.4	2218.2	15.5 x 24.0	372
20	310.0	297.7	981.2	2295.8	85.3 x 40.0	3412
21	285.0	221.1	970.5	2386.4	SEE DETAIL BELOW	4511

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- △ SET MAGNETIC SURVEY NAIL
- (XXX) RECORD DATA
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- ADJOINING LANDOWNER INDEX
- EXISTING BUILDING INDEX
- MHP MOBILE HOME PAD
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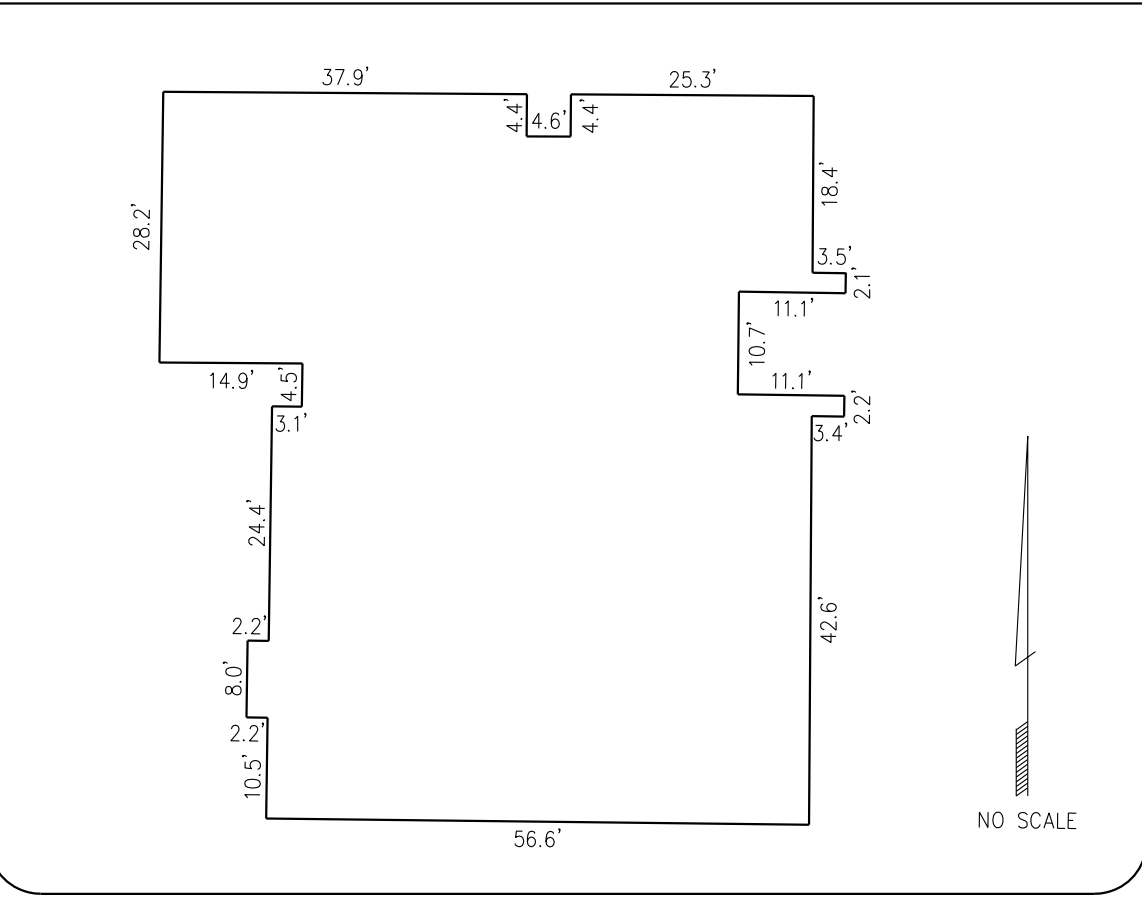
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Parcel 4: Outlot 1, Knoll Creek, Anoka County, Minnesota.

All Abstract Property

DETAIL – BUILDING NO. 21



ZONING NOTES

Single Family (R-4) as to Parcels 1, 2 and the occupied portion of Parcel 3; B-2 as to the remaining portion of Parcel 3; and R-1, as to Parcel 4.

Zoned:
Legal Conforming

Permitted Use Classification:
Mobile Homes

Observed Use(s):
Mobile Homes

Zoning Regulations are subject to change and interpretation.
for further information contact:
City of Blaine (phone: 763-785-6180)
Contact: Pat Robinson, Administrative Assistant

Site Restrictions:

1. Minimum building setbacks:
Front: 10'
Side: 5'
Rear: N/A
2. Measured minimum building foundation setbacks:
Front: >10'
Side: >5'
Rear: >5'
3. Minimum lot size: 20 Acres (min. provided: 111.83 Acres)
4. Minimum lot frontage: 60' (min. provided: >60')
5. Maximum building height: None specified
6. Maximum density: None specified
7. Minimum open space: 10% (min. provided: >10%)

Parking Tabulation:
An off-street parking area of at least four hundred forty (440) square feet shall be provided for each mobile home lot. The parking area surface shall be equal to street construction.
A parking area equal to one (1) space for each ten (10) mobile home lots shall be provided adjacent to the community building.
(provided: Minimum 1 per mobile home lot and an open unstriped 40,000+ lot)

Zoning information referenced above was provided by:
Armasda Analytics
Job Reference No: 223434
Dated February 12, 2021



SIGNIFICANT OBSERVATIONS

See Sheet 1 for Significant Observations

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones A and X of the Flood Insurance Rate Map, Community Panel Nos. 27003C0336E and 27003D0336E, which bears an effective date of 12/16/2015 and is partially in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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Blaine International Village
10454 Central Avenue N.E.
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National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com
www.mkassociates.com

Survey Prepared by:

HEALY LAND SURVEYING
Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
info@healysurveying.com

Surveyor's Drawing No.: 21-0747.dwg
Surveyor's Site Ref: 21-0747
Checked by: TMH Drawn by: TMH

GRAPHIC SCALE: 1" = 150'