

# ALTA/NSPS LAND TITLE SURVEY FOR: Community Housing Development Corp.

## LEGAL DESCRIPTION:

That part of Lot 79, Lane's Edgumbe Hills, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 79; thence West along the Southern boundary of said Lot a distance of 263.4 feet; thence North 90 degrees a distance of 100 feet; thence East 90 degrees a distance of 263.4 feet to the Easterly boundary of said Lot 79; thence South along said Easterly boundary line a distance of 100 feet to point of beginning.

Being Registered land as is evidenced by Certificate of Title No. 570211.

## GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc as agent for First American Title Insurance Company, Commitment No. 65560 dated April 12, 2020.

## OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is Un-Assigned Oak Avenue, Saint Paul, Minnesota 55116.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123 C 0093 G, dated June 4, 2010.
- The total area of the property described hereon is 26,340 square feet or 0.60468 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.  
BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "6201 E" GSID #105444 Elevation = 804.74 feet. (NAVD 88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no striped parking spaces.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 20153613, Ticket No. 20153700 & Ticket No. 20153739. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

## SURVEY ITEMS PER SCHEDULE B:

- ITEM 6: Minerals and mineral rights reserved by the State of Minnesota, as shown on the Certificate of Title.
- ITEM 7: Electric easement(s) over subject property in favor of Northern States Power Company, as created in Document No. 2062676.  
Said easements affect the surveyed property and are depicted hereon.
- ITEM 8: Telecommunications easement(s) over subject property in favor of Qwest Corporation, a Colorado corporation, as created in Document No. 2065320.  
Said easements affect the surveyed property and are depicted hereon.

## LEGEND:

- MANHOLE
- MANHOLE NOT FIELD LOCATED
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ GATE VALVE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ GAS METER
- BOLLARD
- ⊙ HANDICAPPED PARKING SPACE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND GAS
- OVERHEAD WIRE
- TREELINE
- ⊙ SPOT ELEVATION
- EXISTING CONTOUR LINE
- ⊙ TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

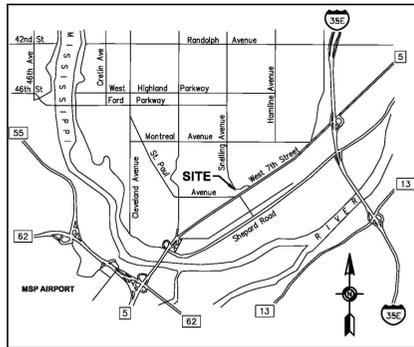
## CERTIFICATION:

To Community Housing Development Corporation, Guaranty Commercial Title, Inc., and First American Title Insurance Company.

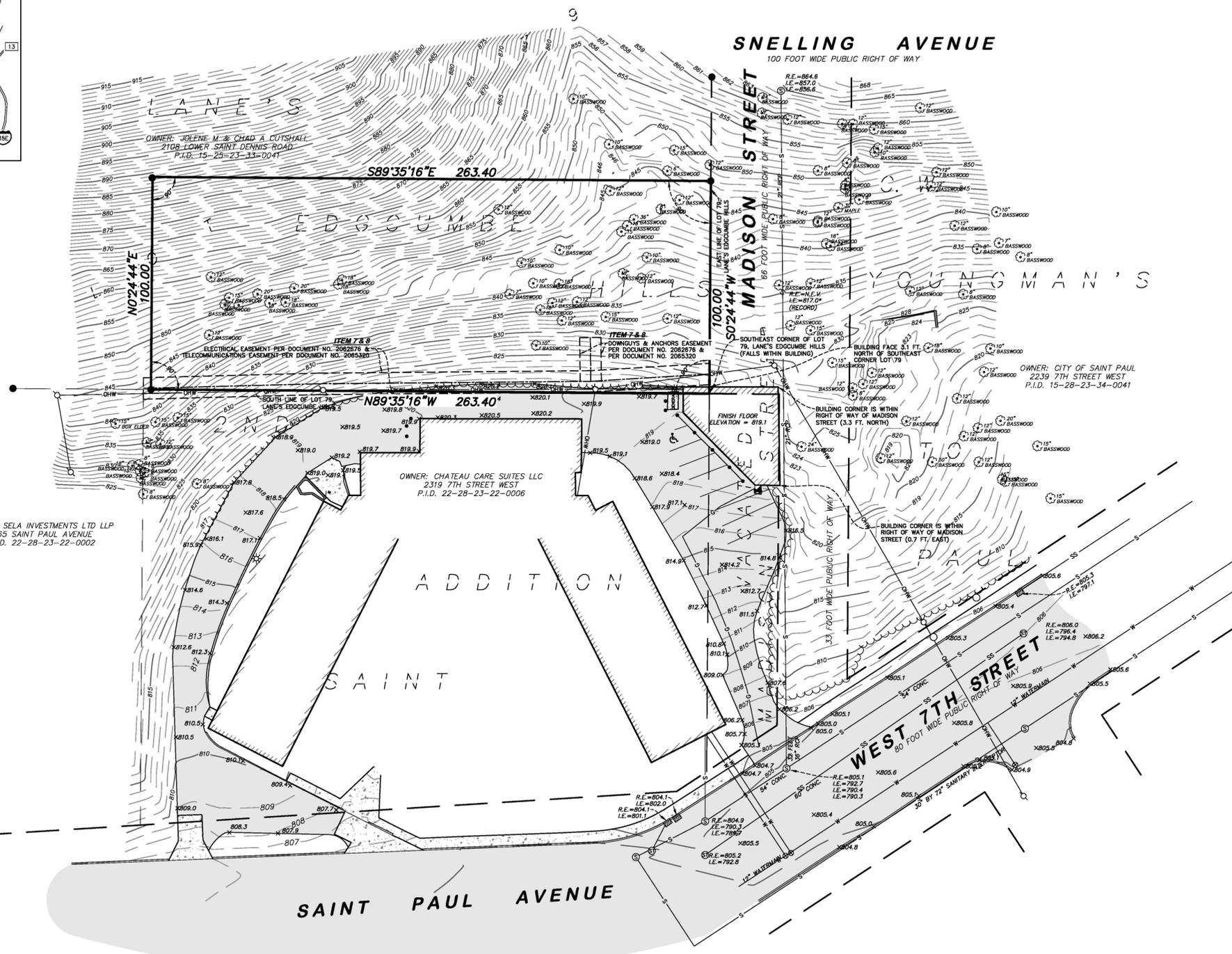
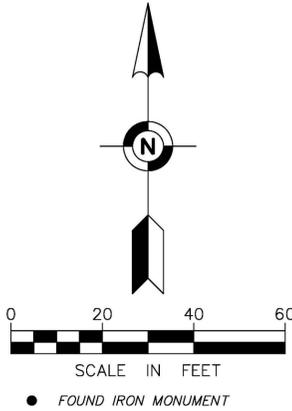
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 9, 11, 13 and 16 of Table A thereof. The fieldwork was completed on June 2, 2020.

Date of Plat or Map: June 18, 2020.

*Lee J. Nord*  
Lee J. Nord  
Minnesota License No. 22033  
lnord@efnsurvey.com



VICINITY MAP  
NOT TO SCALE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
			NO.	DATE	DESCRIPTION
		LH	1	2020/07/10	ADDED ADDITIONAL TOPOGRAPHY
DRAWING NAME:		PMD			
39143.dwg		RRR			
JOB NO. 39143		CHECKED BY:			
FILE NO. 3708		EAR			

**ALTA/NSPS  
LAND TITLE SURVEY**

**SURVEY FOR:**  
**Community Housing  
Development Corp.**

**PROPERTY ADDRESS:**  
**Un-Assigned Oak Avenue  
Saint Paul, Minnesota 55116**

**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
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CONSULTANT #1:  
**CONSULTANT #1 NAME**  
 Address Line 1  
 Address Line 2

CONSULTANT #2:  
**CONSULTANT #2 NAME**  
 Address Line 1  
 Address Line 2

CLIENT:  
**TREEHOUSE LIMITED PARTNERSHIP**

A	B	C
D	E	F
G	H	J

**KEYPLAN**

THIS SQUARE APPEARS 1/2"x1/2"  
 ON FULL SIZE SHEETS

NO	DATE	REVISION
01	8/19/22	LAND USE APPLICATION
		ISSUED FOR

NO	DATE	REVISION

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 8/19/2022

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PROJECT NAME:  
**Treehouse**

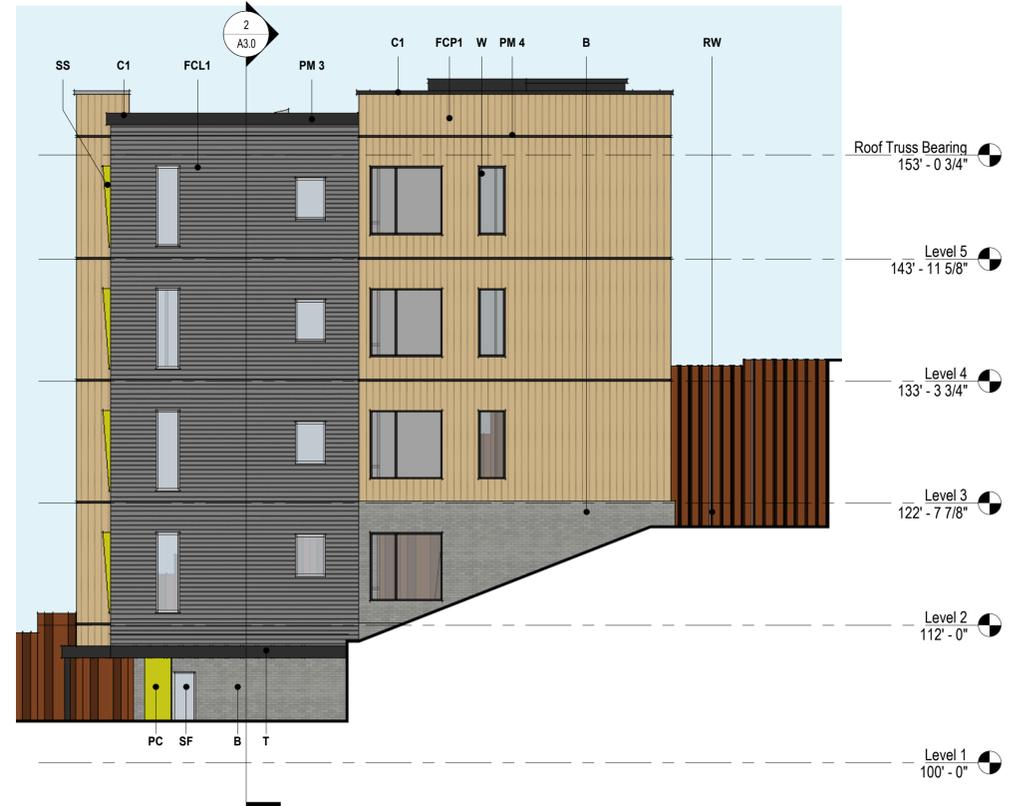
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: Author  
 CHECKED BY: Checker  
 PROJ. NO: 220142  
 DRAWING NO:

**A2.2**

**EXTERIOR ELEVATION KEY**

- B** BRICK - NORMAN
- C1** CORNICE - PREFINISHED SHEET METAL
- RW** RETAINING WALL BEYOND
- CD** INSULATED COILING DOOR
- FCL1** LAP SIDING (HARDI FIBER CEMENT 4" EXPOSED FACE)
- FCL2** LAP SIDING (HARDI ARTISAN SHIPLAP)
- FCP1** FIBER CEMENT PANEL (NICHIIA, VINTAGEWOOD)
- HM** HOLLOW METAL (INSULATED) DOOR
- PM 1** PREFINISHED METAL SILL DETAIL, TYP. ALL OPENINGS IN BRICK
- PM 2** PREFINISHED METAL TRIM
- PM 3** PREFINISHED METAL COPING
- PM 4** PREFINISHED METAL REVEAL/ COMPRESSION JOINT
- PC** PRECAST COLUMN, PAINT
- SS** ALUMINIUM SUN SHADE. CUSTOM COLOR
- SF** THERMALLY BROKEN STOREFRONT
- T** PREFINISHED ALUMINIUM TRELLIS. CUSTOM COLOR
- W** FIBERGLASS WINDOW, TYP.



**2 SCHEMATIC ELEVATION - EAST**  
 1/8" = 1'-0"



**1 SCHEMATIC ELEVATION - WEST**  
 1/8" = 1'-0"

CONSULTANT #1:  
**CONSULTANT #1 NAME**  
Address Line 1  
Address Line 2

CONSULTANT #2:  
**CONSULTANT #2 NAME**  
Address Line 1  
Address Line 2

CLIENT:  
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**Treehouse**

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: Author  
CHECKED BY: Checker  
PROJ. NO: 220142  
DRAWING NO:

**A2.4**

**EXTERIOR ELEVATION KEY**

- B** BRICK - NORMAN
- C1** CORNICE - PREFINISHED SHEET METAL
- RW** RETAINING WALL BEYOND
- CD** INSULATED COILING DOOR
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- W** FIBERGLASS WINDOW, TYP.



**2 SCHEMATIC ELEVATION - NORTH**  
1/8" = 1'-0"



**1 SCHEMATIC ELEVATION - SOUTH**  
1/8" = 1'-0"

CONSULTANT #1:  
**CONSULTANT #1 NAME**

Address Line 1  
Address Line 2

CONSULTANT #2:  
**CONSULTANT #2 NAME**

Address Line 1  
Address Line 2

CLIENT:  
**TREEHOUSE LIMITED PARTNERSHIP**

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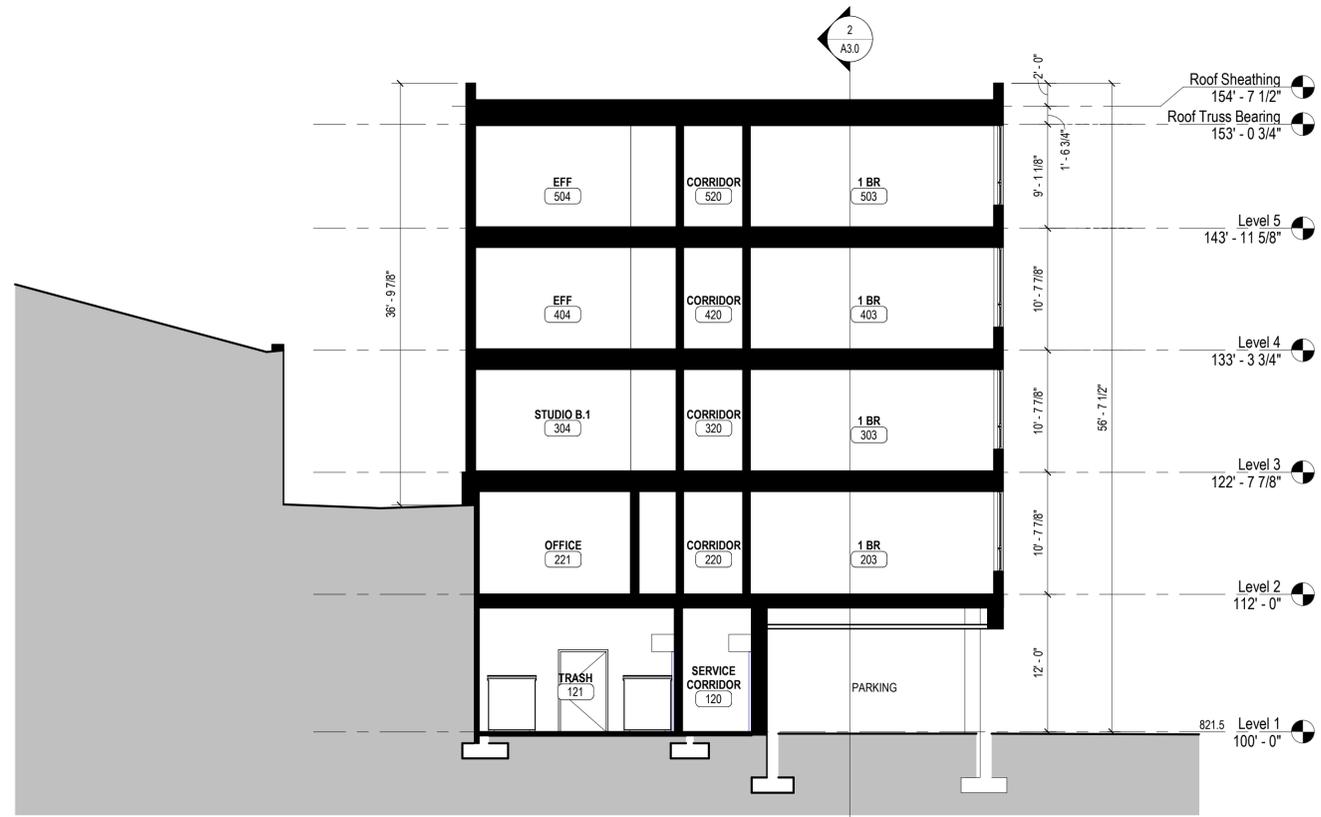
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PROJECT NAME:  
**Treehouse**

DRAWING TITLE:  
**BUILDING SECTIONS**

DRAWN BY: Author  
CHECKED BY: Checker  
PROJ. NO: 220142  
DRAWING NO:

**A3.0**



**1 BUILDING SECTION 01**  
1/8" = 1'-0"



**2 BUILDING SECTION 02**  
1/8" = 1'-0"

CONSULTANT #1:  
**CONSULTANT #1 NAME**  
 Address Line 1  
 Address Line 2

CONSULTANT #2:  
**CONSULTANT #2 NAME**  
 Address Line 1  
 Address Line 2

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PROJECT NAME:  
**Treehouse**

DRAWING TITLE:  
**PERSPECTIVES**

DRAWN BY: Author  
 CHECKED BY: Checker  
 PROJ. NO: 220142  
 DRAWING NO:

**A3.1**



**SOUTHWEST VIEW**



**SOUTHEAST VIEW**



**STREET VIEW**



**AERIAL VIEW**