



2200 IDS Center
80 South 8th Street
Minneapolis MN 55402-2157
tel 612.977.8400
fax 612.977.8650

September 13, 2011

Lyndsay R. Capeder
(612) 977-8917
lcapeder@briggs.com

Traditions of St. Paul, LLC
Attn: Rhett A. McSweeney
2116 2nd Avenue South
Minneapolis, MN 55404

Re: Sholom Home East, Inc. / Sale of 1554 Midway Parkway, St. Paul, MN

Dear Mr. McSweeney:

Enclosed is the original executed Limited Warranty Deed for the "firehouse" parcel which was not included in the deed dated June 6, 2011, from Sholom Home East, Inc. ("Seller") to Traditions SP Land, LLC ("Buyer").

It is our understanding that you will either arrange for recording this deed yourself or you have the option of sending it to Land Title, Inc., to record.

Please be advised that we have paid for the title insurance commitment and endorsement adding the firehouse parcel to the policy issued by Land Title Inc., insuring the 1554 Midway Parkway parcel. We sent a check to Land Title in the amount of \$246, which includes the charges shown on the enclosed invoice for the Commitment fee and recording of the certified copy of the Name Change Amendment evidencing the change from Sholom Home, Inc., to Sholom Home East, Inc. The Buyer is to pay the \$46.00 for recording the deed and \$5.00 conservation fee. Per your email message dated September 12, 2011, we understand that you will also pay the \$1.70 for the state deed tax for the enclosed deed.

If you have any other questions regarding this matter, please contact me.

Sincerely,

Lyndsay R. Capeder

LRC/wf

Enclosure

cc: Barry J. Newman
Daniel J. Cole, Jr.

(Top 3 inches reserved for recording data)

LIMITED WARRANTY DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.2.9 (2010)

DEED TAX DUE: \$ 1.70 _____

DATE: 9/6, 2011

FOR VALUABLE CONSIDERATION, Sholom Home East, Inc., formerly known as Sholom Home, Inc., a nonprofit corporation under the laws of Minnesota ("Grantor"), hereby conveys and quitclaims to Traditions SP Land, LLC a limited liability company under the laws of Minnesota ("Grantee"), real property in Ramsey County, Minnesota, legally described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Consideration for this conveyance is less than \$500.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT: None.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Sholom Home East, Inc., formerly known as Sholom Home, Inc.

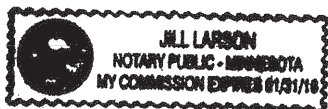
By: Deborah S Rose
(signature)

Its: Authorized Officer

State of Minnesota, County of Hennepin

This instrument was acknowledged before me on Sept. 6, 2011, by Deborah Rose, as Authorized Officer of Sholom Home East, Inc., formerly known as Sholom Home, Inc., a nonprofit corporation under the laws of Minnesota.

(Seal, if any)



Jill Larson

(signature of notarial officer)

Title (and Rank): Dir of Finance

My commission expires: 01/31/16
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Briggs and Morgan, P.A. (LRC)
2200 IDS Center
80 South Eighth Street
Minneapolis, MN 55402-2157

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT
TO:

(insert name and address of Grantee to whom tax statements should be sent)

Traditions SP Land, LLC
Attention: Rhett A. McSweeney
2216 2nd Avenue South
Minneapolis, MN 55404

Exhibit A

Lots 13 and 14, Block 3, Lake Park Addition, Ramsey County, Minnesota

Tax parcel identification number:
22-29-23-33-0030

Paula Seeley - File # J1204A

From: John Bentfield <JBentfield@SHOLOM.com>
To: "paula.seeley@ci.stpaul.mn.us" <paula.seeley@ci.stpaul.mn.us>
Date: 12/19/2011 4:23 PM
Subject: File # J1204A
CC: Joel Essling <joel.essling@ci.stpaul.mn.us>

Paula,

I am wondering if you were able to make a determination on the issue regarding the Ratification of Assessment filed against Sholom Home Inc? I spoke with our attorney who handled the transaction between Sholom and Traditions LLC; she indicated that often times there is a lag between the sale and when the tax & land records are updated; therefore it is understandable that you found no evidence of this transaction. She also made it clear that conveyance occurs on the delivery of the deed. That said, the email attachment of the Deed that I had sent to you earlier this afternoon validates that Sholom did not own the parcel in question at the time of the assessment.

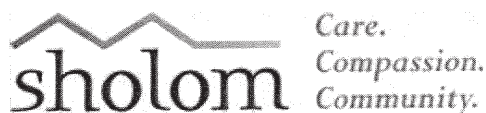
Furthermore, the property address that is noted on the Ratification of Assessment Notice is 1288 Snelling Ave N. That is incorrect, the address to the Parcel number 22-29-23-33-0030 is 1290 Snelling Ave N.

If you have any questions or need additional information, please call my cell: 612-790-3109.

John Bentfield

Physical Plant Director
 Sholom Community Alliance
jbentfield@sholom.com

Office: 651-328-2071
 Fax: 651-328-2070



<http://www.sholom.com>

Sholom Community Alliance
 3620 Phillips Parkway
 St. Louis Park, MN 55426

Shaller Family Sholom East Campus
 740 Kay Ave
 St. Paul, MN 55102

Sholom is a not-for-profit organization providing a broad continuum of residential, Social service and health care services primarily for older adults within a Jewish environment.

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From: "Capeder, Lyndsay" <LCapeder@Briggs.com>
To: Rhett McSweeney <ram@mcfay.com>
CC: "Walsh, Regina" <RWalsh@Briggs.com>, "Cole, Daniel" <DCole@Briggs.com>, ...
Date: 9/12/2011 3:49 PM
Subject: RE: Deed for Fire House Parcel

Thanks, Rhett.

I'll have the executed deed mailed to your attention.

I wanted to follow-up with you before mailing because wasn't aware of your agreement, if any, with the lender and title company regarding the title policy and coverage for the additional parcel. In many instances, buyers will instruct for the deed to be delivered directly to title for this reason.

In any event, per your request, I will have the deed sent directly to you and you will be responsible for the deed tax.

Please contact me if you have any questions or concerns.

Thank you,

Lyndsay Capeder
Briggs and Morgan, P.A.
Direct 612.977.8917
lcapeder@briggs.com

-----Original Message-----

From: Rhett McSweeney [mailto:ram@mcfay.com]
Sent: Monday, September 12, 2011 11:58 AM
To: Capeder, Lyndsay
Subject: RE: Deed for Fire House Parcel

Lyndsay,

Don't worry about it. I think I can cover it.

-----Original Message-----

From: Capeder, Lyndsay [mailto:LCapeder@Briggs.com]
Sent: Mon 9/12/2011 11:21 AM
To: Rhett McSweeney
Cc: Cole, Daniel; Walsh, Regina; Newman.Barry@dorsey.com
Subject: Deed for Fire House Parcel

Rhett,

We received Sholom's executed deed for the Fire House Parcel and we are sending Sholom's certified articles of name change to the title company for recording.

You instructed us to deliver the deed to your attention by mailing to 2116 2nd Ave. S., Mpls, MN 55404. How do you want us to handle the \$1.70 deed tax? We can either send you a check with the executed deed or, if you plan to have the title company record the deed, we can send the deed and payment directly to the title company.

Please let us know how you would like to proceed.

From: "Capeder, Lyndsay" <LCapeder@Briggs.com>
To: Rhett McSweeney <ram@mcfay.com>
CC: "Cole, Daniel" <DCole@Briggs.com>, "Walsh, Regina" <RWalsh@Briggs.com>, ...
Date: 9/2/2011 8:09 AM
Subject: RE: Sholom Firehouse Parcel Deed

Thank you, Rhett.

Sholom will sign the deed and we will send the fully-executed deed to your attention.

Please let me know if you have any questions or concerns.

Thank you,
Lyndsay

Lyndsay Capeder
Briggs and Morgan, P.A.
Direct 612.977.8917
lcapeder@briggs.com

-----Original Message-----

From: Rhett McSweeney [mailto:ram@mcfay.com]
Sent: Thursday, September 01, 2011 1:05 PM
To: Capeder, Lyndsay
Subject: RE: Sholom Firehouse Parcel Deed

Lyndsay,

Looks good. You can deliver it to my attention at 2116 2nd Ave. S., Mpls, MN 55404.

-----Original Message-----

From: Capeder, Lyndsay [mailto:LCapeder@Briggs.com]
Sent: Tue 8/30/2011 10:07 AM
To: Rhett McSweeney
Cc: Cole, Daniel; Walsh, Regina; Newman.Barry@dorsey.com; Deborah Rose;
JBentfield@SHOLOM.com
Subject: FW: Sholom Firehouse Parcel Deed

Rhett,

Per the email, below, Title has approved the draft deed. Please let me know if the attached also meets your approval.

If you have no comments or concerns with the attached draft, please let us know where you would like us to deliver the executed deed.

We assume Traditions will pay any and all recording costs for the deed.

Please let me know how you wish to proceed.

Thank you,
Lyndsay

Lyndsay Capeder
Briggs and Morgan, P.A.

Direct 612.977.8917
lcapeder@briggs.com<mailto:jdoe@briggs.com>

From: Larry Mountain [mailto:lmountain@LandTitleInc.com]
Sent: Monday, August 29, 2011 2:11 PM
To: Capeder, Lyndsay; Rhett McSweeney
Cc: Cole, Daniel; Walsh, Regina; Deborah Rose; Newman.Barry@dorsey.com;
JBentfield@SHOLOM.com
Subject: RE: Sholom Firehouse Parcel Deed

Lyndsay,

the Deed looks fine to me. Please let me know if you need anything else.

Thanks,

Larry

From: Capeder, Lyndsay [mailto:LCapeder@Briggs.com]
Sent: Friday, August 26, 2011 11:26 AM
To: Larry Mountain; Rhett McSweeney
Cc: Cole, Daniel; Walsh, Regina; Deborah Rose; Newman.Barry@dorsey.com;
JBentfield@SHOLOM.com
Subject: Sholom Firehouse Parcel Deed
Larry and Rhett,

Attached for your review please find the draft Limited Warranty Deed from Sholom Home East, Inc. conveying the "firehouse" parcel to Traditions SP Land, LLC.

Please note that the land records reflect that Sholom Home, Inc. is the fee title owner of the firehouse parcel. The vesting deed shows that the parcel was conveyed to Sholom Home, Inc. in 1982. We checked with the Minnesota Secretary of State and confirmed that Sholom Home, Inc. changed its name to Sholom Home East, Inc. in 1986 but the land records were never amended to show this change. Therefore, we ordered a certified copy of the name change and we request that be recorded with the deed.

Please let me know if this request and the attached draft meets your approval. If no changes are required, we should coordinate the execution and recording of these documents.

Please contact me with any questions or concerns.

Thank you,
Lyndsay

Lyndsay R. Capeder
Attorney

[cid:546580919@29082011-258D]

Briggs and Morgan, P.A.
Direct 612.977.8917; Cell 651.343.0076
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