

File No./Escrow No.: 570022
Officer/Escrow Officer: Nancy MacLeod

**Land Title
Residential Dept.
2200 County Road C West
Suite 2205
Roseville, MN 55113**



Property Address: 544 MINNEHAHA AVENUE WEST
SAINT PAUL, MN 55103 (RAMSEY)
(36-29-23-22-0235)

Buyer: COMMUNITY ENHANCEMENT GROUP, LLC
774 University Ave W
Saint Paul, MN 55104

Seller:

Lender: Land Bank Twin Cities, Inc.

Settlement Date: 3/21/2018
Disbursement Date:

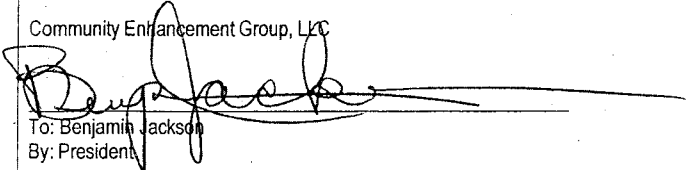
Description	Buyer		
	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Modification Increase from Land Bank Twin Cities, Inc.			\$50,000.00
New Funds for Construction to Land Bank Twin Cities, Inc.		\$50,000.00	
New Loans			
Extension Fee to Land Bank Twin Cities, Inc.		\$950.00	
Title Charges			
Title - Lender's Title Insurance to Land Title		\$150.00	
Title - Date Down Endorsement LP Endorsement(s) to Land Title		\$100.00	
Title - Exam Fee to Land Title		\$200.00	
Government Recording and Transfer Charges			
State Mortgage Tax/Stamps to County e-Record- LTI		\$120.00	
Conservation Fee. to County e-Record- LTI \$5.00		\$5.00	
Record: Modification to County e-Record- LTI \$46.00		\$46.00	
	P.O.C.	Debit	Credit
Subtotals	\$0.00	\$51,571.00	\$50,000.00
Due From Buyer			\$1,571.00
Totals	\$0.00	\$51,571.00	\$51,571.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Land Title to cause the funds to be disbursed in accordance with this statement.

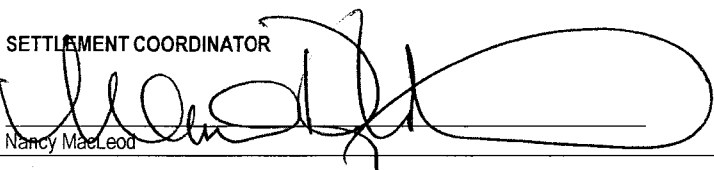
BUYER(S)

Community Enhancement Group, LLC



To: Benjamin Jackson
By: President

SETTLEMENT COORDINATOR



Nancy MacLeod

THIS MODIFICATION OF MORTGAGE DOES SECURE A NEW OR INCREASED AMOUNT OF DEBT OF \$50,000.00. THE PRINCIPAL AMOUNT OF THE DEBT WILL BE INCREASED FROM \$140,000.00 TO \$190,000.00 AND MORTGAGE REGISTRY TAX IS BEING PAID ON THE INCREASED AMOUNT.

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE ("**Amendment**") is made and entered into as of March 21, 2018, by and between Community Enhancement Group, LLC, a Minnesota nonprofit limited liability partnership ("**Mortgagor**"), to Land Bank Twin Cities, Inc., a Minnesota nonprofit corporation ("**Mortgagee**").

RECITALS

A. WHEREAS, Borrower executed a Promissory Note in favor of Lender dated October 9, 2015 (the "**Note**"), under which Twin Cities Community Land Bank LLC, a Minnesota limited liability company ("TCCLB"), agreed to lend to Borrower the principal amount of \$140,000 (the "**Loan**"); and

B. WHEREAS, as and for security for the Note, Borrower executed a Mortgage in favor of the TCCLB dated October 9, 2015, recorded with the Ramsey County Recorder's Office on October 12, 2015, as Document No. A04578376 (the "**Mortgage**"), pledging a first mortgage lien on certain real property known as 544 Minnehaha Avenue West, Saint Paul, Minnesota (the "**Property**"); and

C. WHEREAS, TCCLB and Lender entered into an Assignment of Mortgages dated December 30, 2016, recorded with the Ramsey County Recorder's office on January 13, 2017, as Document No. A04642452 transferring all of TCCLB's right, title and interest in and to the loan documents made by TCCLB to the Borrower.

D. Mortgagor and Mortgagee desire to amend the Mortgage to increase the principal amount of debt by \$10,000.00 and extend the maturity date for six months.

NOW, THEREFORE, for the purposes aforesaid and in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, it is agreed by the parties as follows:

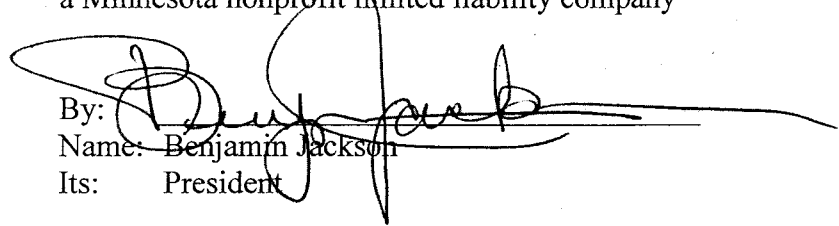
1. The loan amount of the Note and Mortgage is hereby increased to \$190,000.00.
2. The Maturity Date of the Note and Mortgage is hereby extended to October 8, 2018.
3. Except as specifically amended or modified herein, all of the terms, conditions and covenants contained in the Mortgage shall remain in full force and effect and are hereby fully ratified and confirmed. If and to the extent that any of the terms and provisions of the Mortgage are in conflict with or inconsistent with any of the terms or provisions of this Amendment, this Amendment shall govern.
4. Mortgagor represents and warrants to Mortgagee that, as of the date of this Amendment, there are no claims, setoffs or defenses to Mortgagee's exercise of any rights or remedies available to it under the terms of the Mortgage.
5. The terms and conditions of this Amendment shall be binding upon the parties hereto and their respective successors and permitted assigns.
6. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.
7. This Amendment shall be governed by, and construed in accordance with, the laws of the State of Minnesota, without giving effect to choice of law or conflict of law principles.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed as of the day and year indicated above.

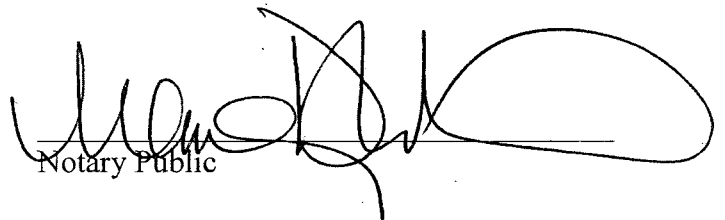
Mortgagor:

Community Enhancement Group, LLC,
a Minnesota nonprofit limited liability company

By: 
Name: Benjamin Jackson
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF Becker

The foregoing instrument was acknowledged before me this 21st day of March, 2018, by Benjamin Jackson, the President of Community Enhancement Group, LLC, a Minnesota limited liability company, on behalf of said company.


Notary Public



Mortgagee:

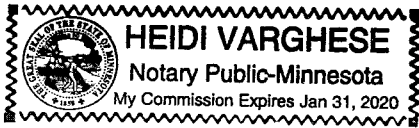
Land Bank Twin Cities, Inc., a Minnesota nonprofit corporation

By: *Sandra L. Oakes*
Sandra L. Oakes

Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me this 19th day of March, 2018, by Sandra L. Oakes, the President of Land Bank Twin Cities, Inc., a Minnesota nonprofit corporation, on behalf of said nonprofit corporation.



Heidi Varghese
Notary Public

This instrument was drafted by:

Land Bank Twin Cities, Inc.
615 First Avenue NE, Suite 410
Minneapolis, MN 55413