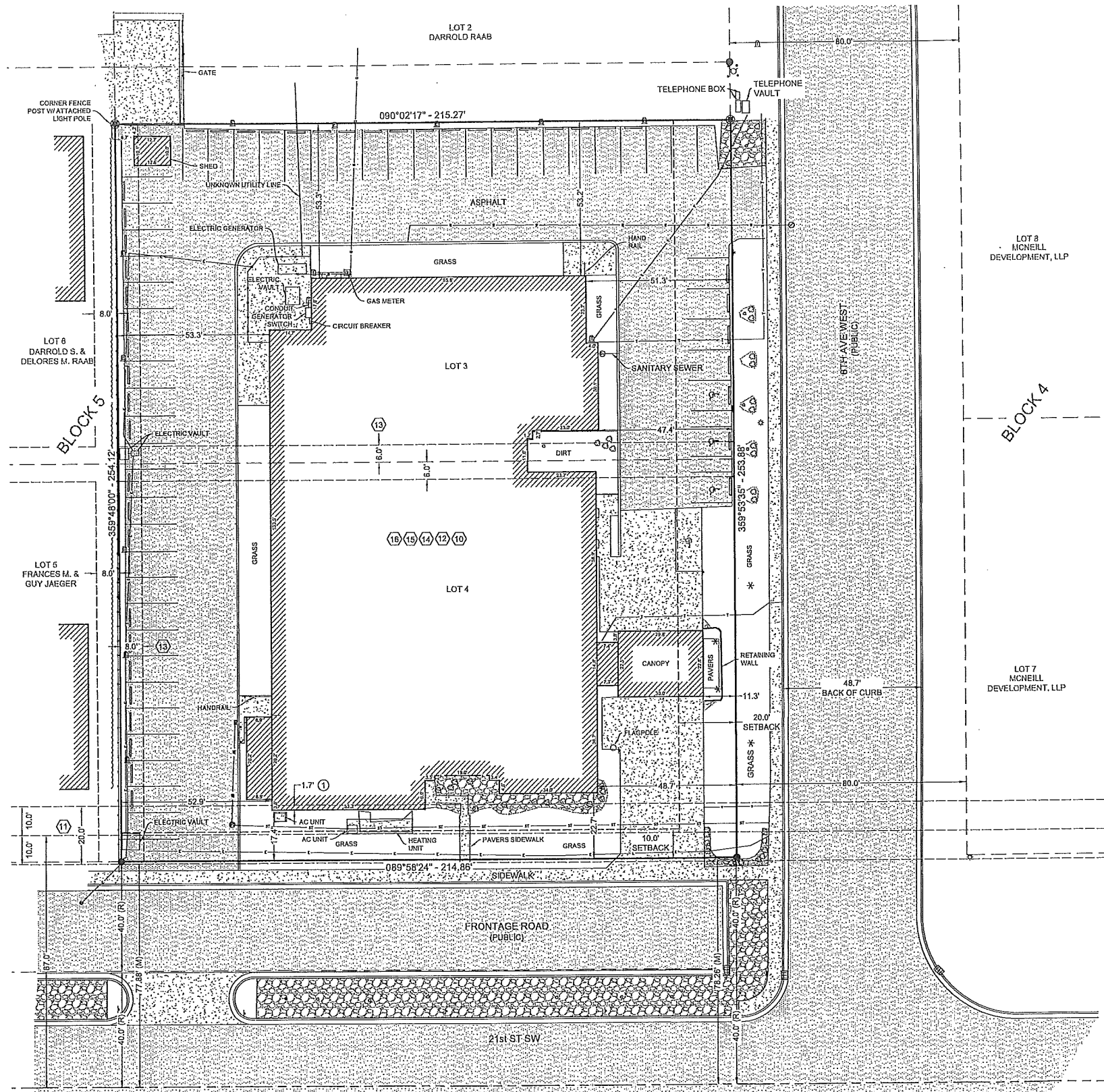


ALTA/ACSM LAND TITLE SURVEY

THE SOUTH ONE HUNDRED SEVENTEEN FEET (S. 117 FEET) OF LOT THREE (3) AND ALL OF LOT FOUR (4),
BLOCK FIVE (5), LUTZ'S FIRST ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.



SURVEYORS CERTIFICATE

The undersigned, being a registered surveyor of the State of North Dakota certifies to
WALKER & DUNLOP, LLC, FANNIE MAE, its successors and assigns, EVERGREEN DICKINSON,
LLC, STEFAN FINANCIAL, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ITS
SUCCESSORS AND ASSIGNS as follows:

This is to certify that this map or plat and the survey on which it is based were
made in accordance with the 2011 Minimum Standard Detail Requirements for
ALTA/ACSM Land Title Surveys, jointly and adopted by ALTA and NSPS, and
includes Items 1, 2, 3, 4, 6(a)(b), 7(a), 8, 9, 10, 11(a)(b), 13, 16, 20 of Table A thereof.
The field work was completed on April 11, 2014.

Date of Plat

William J. Haddick

ND Professional Land Surveyor No. 6294

LEGAL DESCRIPTION:

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. D116083.
THE LAND REFERRED TO IN THE COMMITMENT IS DESCRIBED AS FOLLOWS:
THE SOUTH ONE HUNDRED SEVENTEEN FEET (S. 117 FEET) OF LOT THREE (3) AND ALL OF LOT FOUR (4), BLOCK FIVE (5),
LUTZ'S FIRST ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, RECORDED IN BOOK 4 OF PLATS,
PAGE 55, AS DOCUMENT NO. 197418.

RECORD OWNER:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE
TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE
VESTED IN: EVERGREEN DICKINSON, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Commitment Number: D116083
Effective Date: APRIL 4, 2014 at 7:58AM

ALTA/ACSM "TABLE A" ITEMS

- THE PROPERTY CORNERS HAVE BEEN FOUND AND/OR SET AS SHOWN HEREON.
- THE ADDRESS FOR THE DESCRIBED PROPERTY IS:
2143 6TH AVENUE WEST, DICKINSON, ND 58501
- THE LAND AREA IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS
THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
INFORMATION OBTAINED FROM FEMA MAP 38090C0193E, EFFECTIVE DATE OF NOVEMBER 4, 2010.
- PARCEL CONTAINS 54626 SQUARE FEET OR 1.254 ACRES.
- (a) CURRENT ZONING IS COMMUNITY COMMERCIAL.
ZONING ORDINANCE FOUND AT <http://www.dickinson.gov/> ON APRIL 16, 2014.
(b) BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 20 FEET, STREET SIDE YARD: 10 FEET, INTERIOR SIDE YARD: 0 FEET.
REAR YARD: 0 FEET, MAXIMUM BUILDING COVERAGE: 50%.
ZONING ORDINANCE FOUND AT <http://www.dickinson.gov/> ON APRIL 16, 2014.
- (a) EXTERIOR DIMENSIONS OF EXISTING BUILDING AT GROUND LEVEL AS OF APRIL 1ST, 2014.
- SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE AS SHOWN HEREON.
- PARKING LOT CONTAINS 4 HANDICAP SPACES, 4 EXTRA WIDTH SPACES AND 41 STANDARD PARKING
SPACES W/ CURB STOPS, PLUS 2 ADDITIONAL STRIPED SPACES.
- (a) NO DIVISION AND/OR PARTY WALLS WERE LOCATED ON PROPERTY.
- (a) UTILITIES WERE LOCATED AND MARKED THROUGH "NORTH DAKOTA ONE CALL"
TICKET NUMBER 14020166 (TELE: 600-755-0555)
(WEB SITE: WWW.NDONECALL.COM)
(b) UTILITIES WERE SURVEYED PER FOUND EVIDENCE AND AS MARKED BY NORTH DAKOTA ONE CALL
AS OF APRIL 11, 2014.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS FOUND AT
<http://www.dickinson.gov/development/> ON APRIL 17, 2014.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR
BUILDING ADDITIONS.
- PLASTIC FENCE APPEARS TO FALL WITHIN THE ADJACENT 8' UTILITY EASEMENT ON THE WEST SIDE
OF PARCEL.

SCHEDULE B EASEMENTS & AGREEMENTS

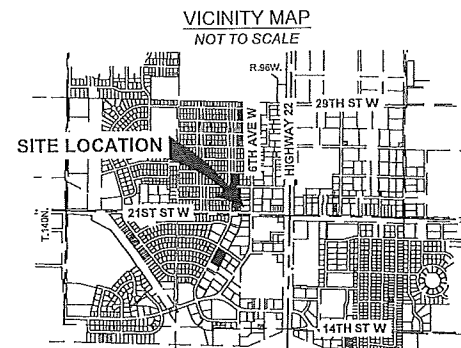
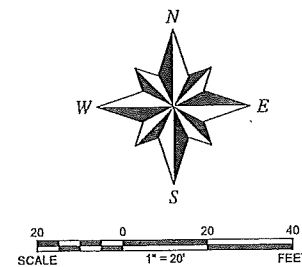
| EASEMENT NO. | RECORDATION INFO. | PURPOSE | LOCATION ON SHEET |
|--------------|--|---|---|
| (10) | BOOK A181 OF MISC., PAGE 525 AS DOCUMENT NO. 199948 | DECLARATION OF RESTRICTIVE COVENANTS | ALL OF BLOCK 5 |
| (11) | BOOK A130 OF MISC., PAGE 735 AS DOCUMENT NO. 159312 | RIGHT OF WAY EASEMENT | LIES IN AND AFFECTS SAID PROPERTY ALONG THE SOUTH SIDE OF PARCEL; 20' WIDE ELECTRICAL & RELATED SERVICES EASEMENT |
| (12) | BOOK A135 OF MISC., PAGE 453 AS DOCUMENT NO. 162082 | PIPELINE EASEMENT | PIPELINE EASEMENT AFFECTS SAID PROPERTY; LOT 3, BLOCK 5 CANNOT BE SHOWN WITH SPECIFICITY. |
| (13) | BOOK 4 OF PLATS, PAGE 55 AS DOCUMENT NO. 197418 | EASEMENTS AND DEDICATIONS | A 6' UTILITY EASEMENT ALONG THE NORTH LINE OF LOT 4 A 6' UTILITY EASEMENT ALONG THE SOUTH LINE OF LOT 3 A 8' UTILITY EASEMENT ALONG THE WEST LINE OF LOTS 3&4 |
| (14) | BOOK A285, PAGE 12-15 DOCUMENT NO. 278577 | ASSUMPTION OF LIABILITIES AGREEMENT | N/A CANNOT BE SHOWN WITH SPECIFICITY |
| (15) | BOOK A389, PAGE 567-584 DOCUMENT NO. 335707 | CONSENT AND ASSUMPTION AGREEMENT | N/A CANNOT BE SHOWN WITH SPECIFICITY |
| (16) | DOCUMENT NO. 3038687 | REAL ESTATE MORTGAGE | N/A CANNOT BE SHOWN WITH SPECIFICITY |

NOTES:

- POSSIBLE ENCROACHMENT OF THE
BUILDING INTO THE RIGHT OF WAY
EASEMENT ALONG THE SOUTH END OF
THE PROPERTY.

HORIZONTAL DATUM:

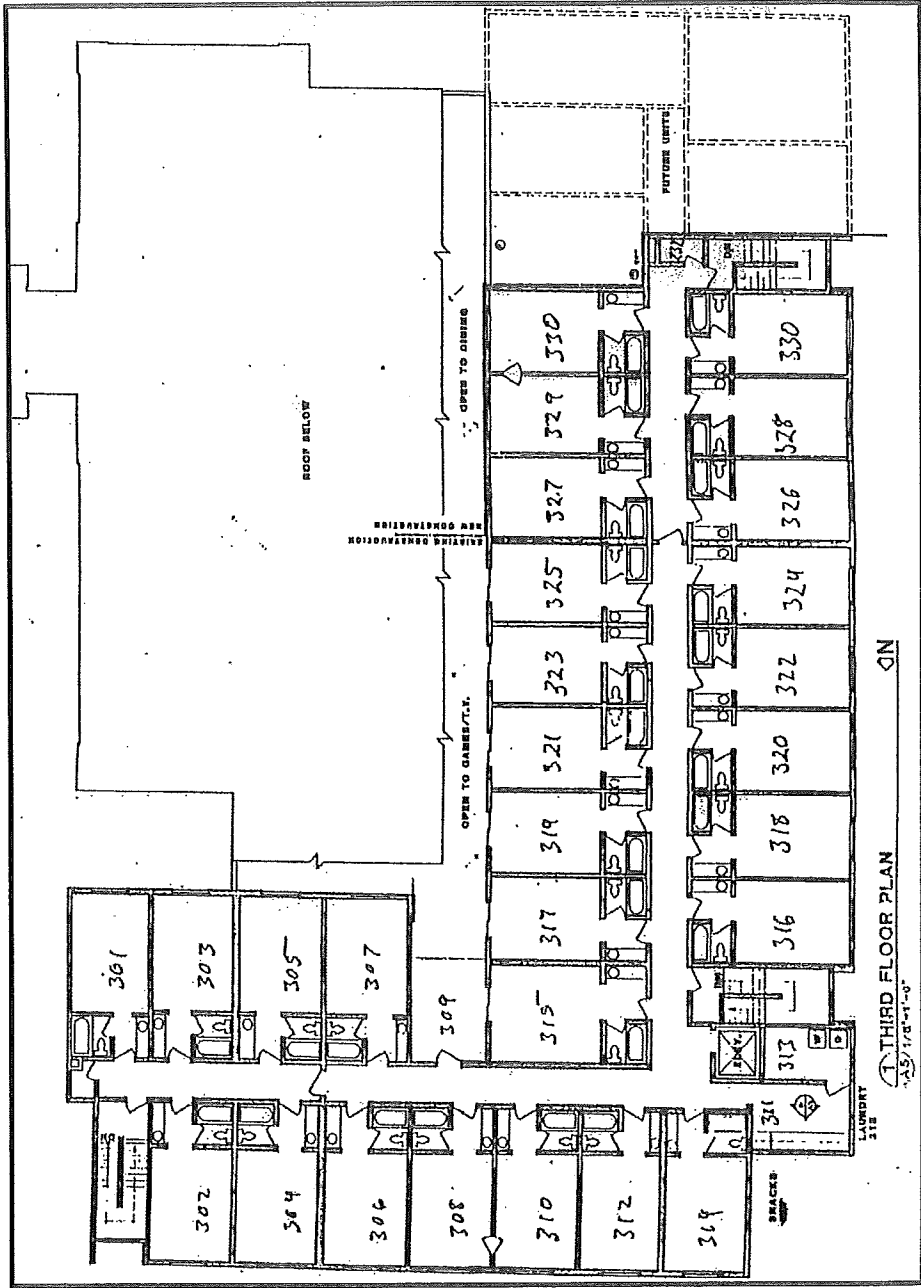
LOCAL SITE
WGS 1984
UNITS: US FOOT



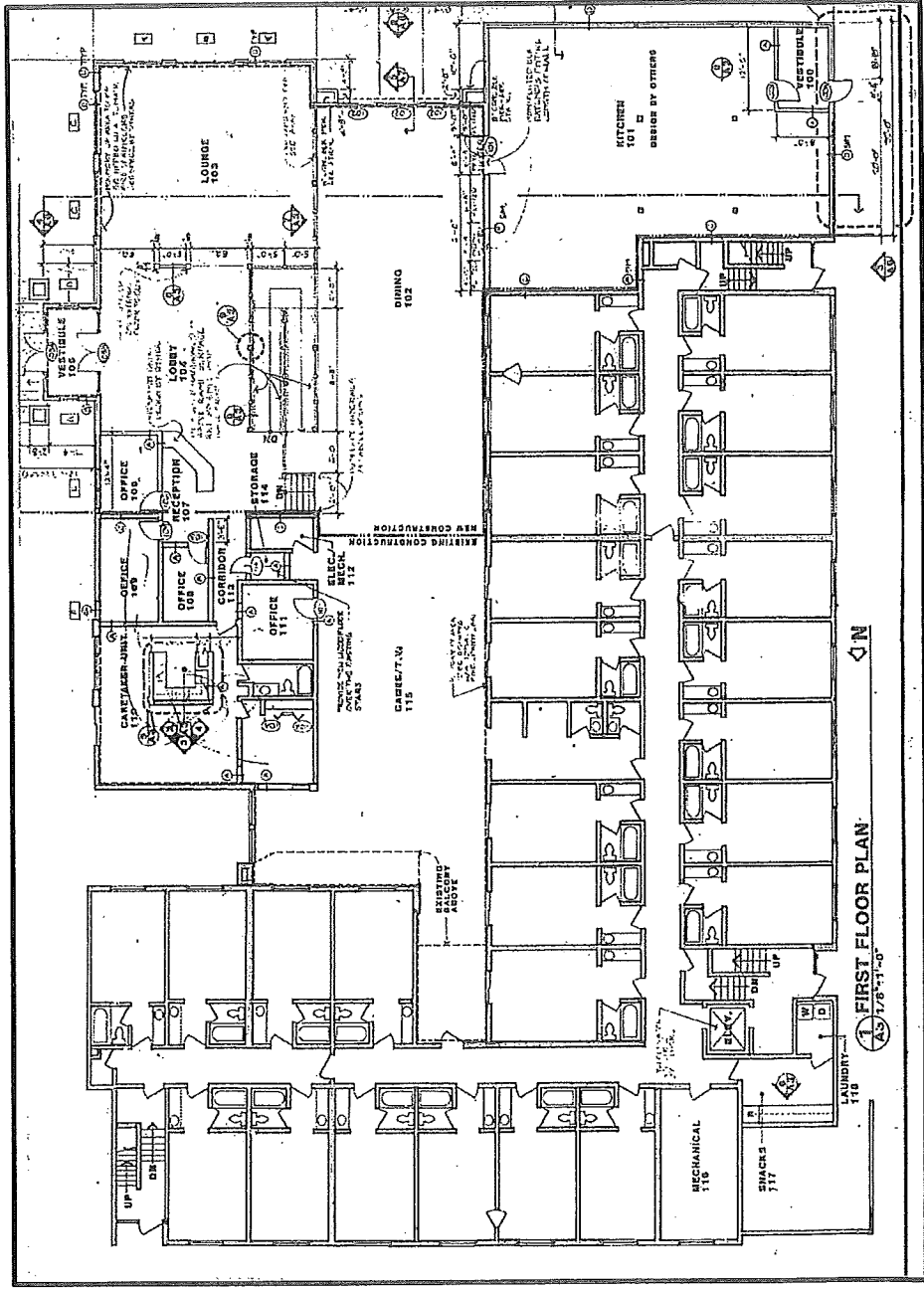
LEGEND

| EXISTING | ITEM |
|----------|-----------------------------|
| ⊙ | ACLS3214 FOUND |
| ⊙ | REBAR FOUND |
| ⊙ | SANITARY CLEANOUT |
| ⊙ | BOLLARD |
| ⊙ | SHRUBS |
| ⊙ | ELECTRIC PEDESTAL |
| ⊙ | TELEPHONE PEDESTAL |
| ⊙ | EVERGREEN |
| ⊙ | GAS METER |
| ⊙ | SIGN |
| ⊙ | LIGHT POLE |
| ⊙ | CATCH BASIN |
| ⊙ | STORM MANHOLE |
| ⊙ | WATER SERVICE VALVE |
| ⊙ | HYDRANT |
| ⊙ | CURB STOPS |
| ⊙ | 8" VERTICAL CURB |
| ⊙ | WOODEN FENCE |
| ⊙ | EASEMENT LINE |
| ⊙ | UNDERGROUND GAS LINE |
| ⊙ | UNDERGROUND TELEPHONE LINE |
| ⊙ | UNDERGROUND ELECTRICAL LINE |
| ⊙ | PLASTIC FENCE |
| ⊙ | PROPERTY LINE |
| ⊙ | UNDERGROUND STORM LINE |
| ⊙ | UNDERGROUND WATER LINE |
| ⊙ | EDGE OF GRAVEL |
| ⊙ | SECTION LINE |
| ⊙ | ADJACENT LOT LINE |
| ⊙ | SETBACK LINE |
| ⊙ | TREE LINE |
| ⊙ | EXISTING BUILDING |
| ⊙ | GRAVEL SURFACE |
| ⊙ | CONCRETE SURFACE |
| ⊙ | ASPHALT SURFACE |
| ⊙ | RECORD |
| ⊙ | MEASURED |

FLOOR PLANS – THE KENSINGTON – THIRD FLOOR



FLOOR PLANS – THE KENSINGTON – FIRST FLOOR



FLOOR PLANS – THE KENSINGTON – SECOND FLOOR

