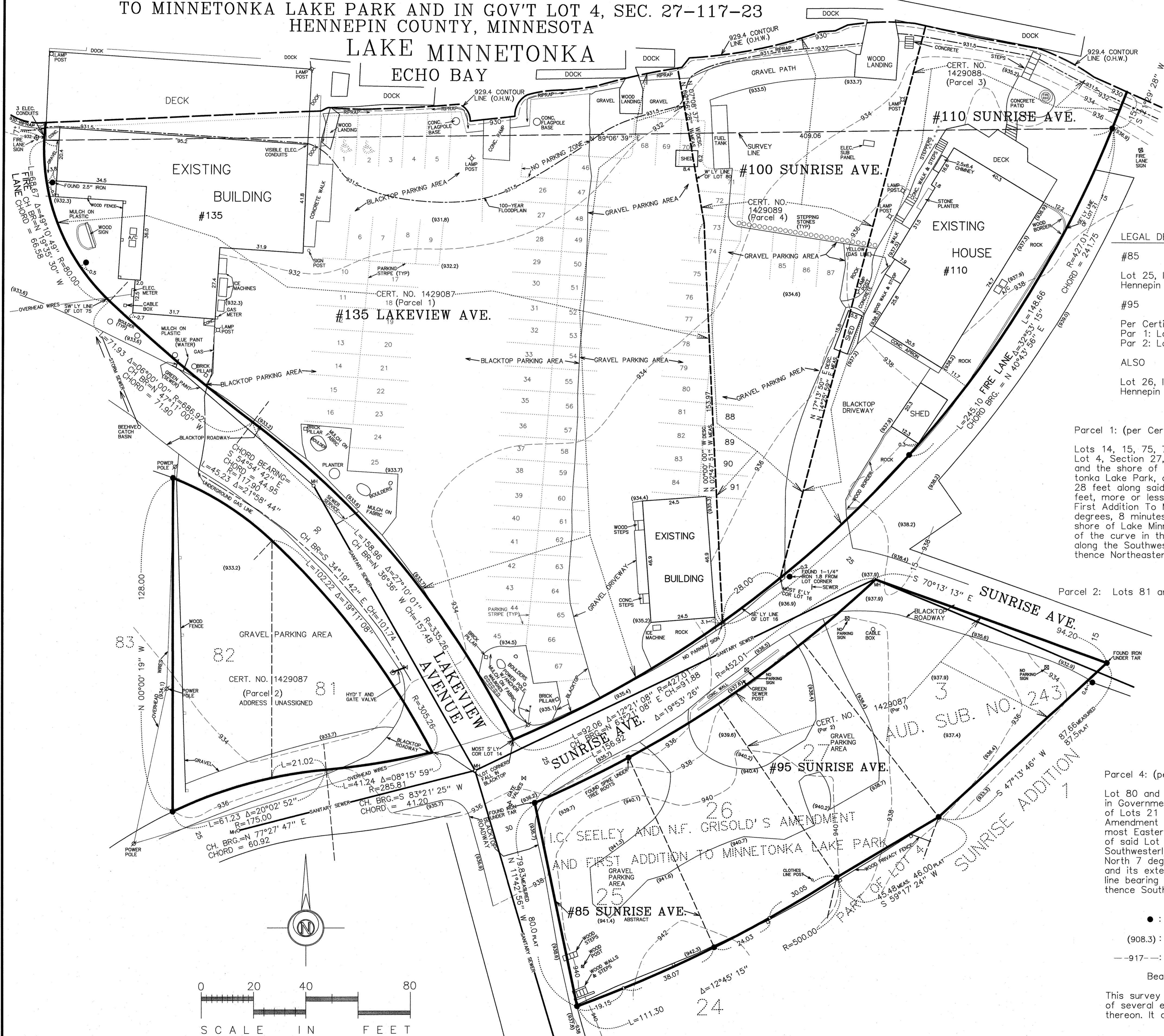


**CERTIFICATE OF SURVEY FOR
TONKA BAY PROPERTY HOLDINGS, LLC**
IN I.C. SEELEY AND N.F. GRISWOLD'S AMENDMENT AND FIRST ADDITION
TO MINNETONKA LAKE PARK AND IN GOV'T LOT 4, SEC. 27-117-23
HENNEPIN COUNTY, MINNESOTA

EXISTING HARDCOVER TABLE

PARCEL	LOT AREA	HARDCOVER	PERCENTAGE
#135 LAKEVIEW	40,866 SQ. FT.	39,623 SQ. FT.	96.96%
#100 SUNRISE	11,876 SQ. FT.	7716 SQ. FT.	64.97%
#110 SUNRISE	11,478 SQ. FT.	8017 SQ. FT.	69.85%
LOT 82 I.C. SEELEY... (address unassigned)	4196 SQ. FT.	3501 SQ. FT.	83.44%
LOT 81 I.C. SEELEY... (address unassigned)	3107 SQ. FT.	2646 SQ. FT.	85.16%
#85 SUNRISE	3854 SQ. FT.	643 SQ. FT.	16.68%
#95 SUNRISE	12,525 SQ. FT.	3943 SQ. FT.	31.48%



LEGAL DESCRIPTION OF PREMISES :

#85
Lot 25, I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park, Hennepin County, Minnesota

#95
Per Certificate of Title No. 1539382
Par 1: Lot 3, Auditor's Subdivision No. 243, Hennepin County, Minn.
Par 2: Lot 27, I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park.

ALSO
Lot 26, I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park, Hennepin County, Minnesota. Abstract Property

Parcel 1: (per Certificate of Title No. 1429087)
Lots 14, 15, 75, 76, 77, 78 and that part of Lots 16, 17 and 79 and that part of the land in Government Lot 4, Section 27, Township 117, Range 23, lying between the Northerly line of Lots 75, 76, 77, 78 and 79 and the shore of Lake Minnetonka, I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park, all described as beginning at a point on the Southeastery line of said Lot 16 distant 28 feet along said Southeastery line from the most Easterly corner of said Lot 16; thence North 153.99 feet, more or less to the Southwestery corner of Lot 80, I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park (assuming said line as bearing North and South); thence North 7 degrees, 8 minutes and 37 seconds West along the Westerly line of said Lot 80 and its extension to the shore of Lake Minnetonka; thence Westerly along said shore to its intersection with the Northerly continuation of the curve in the Southwestery line of said Lot 75; thence Southerly along said curve and Southeastery along the Southwestery lines of said Lots 75, 76, 77 and 14 to the most Southerly corner of said Lot 14; thence Northeastery along the Southeastery lines of said Lots 14, 15 and 16 to the point of beginning.

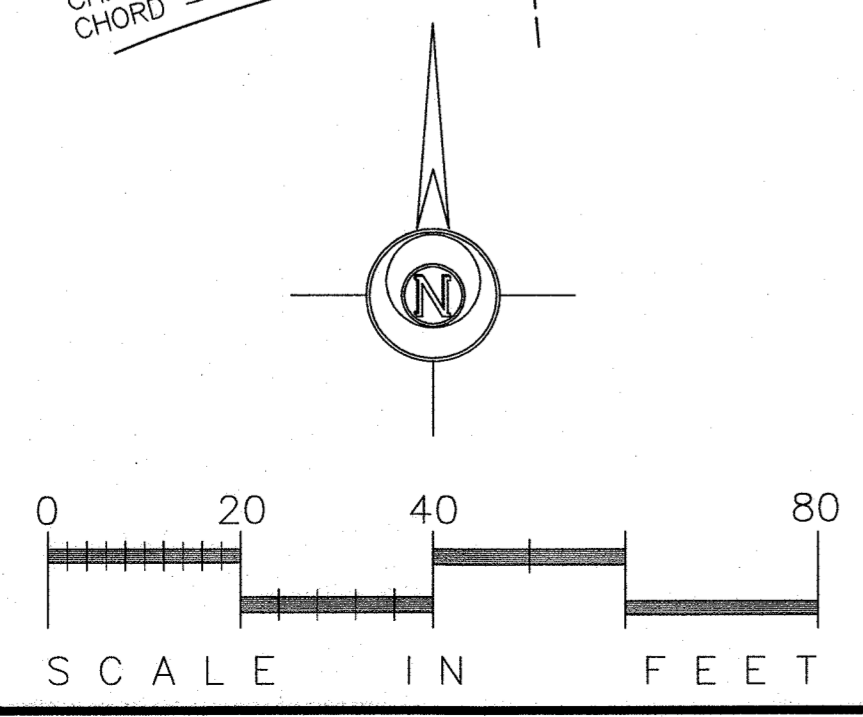
Parcel 2: Lots 81 and 82, I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park.

Parcel 3: (per Certificate of Title No. 1429088)
That part of Lots 17, 18, 19, 20 and 21, and and that part of the land in Government Lot 4, Section 27, Township 117, Range 23, lying between the Northerly line of Lot 21 and the shore of Lake Minnetonka, I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park, all described as beginning at the most Easterly corner of Lot 16, in said addition; thence North 17 degrees 13 minutes 50 seconds East to the shore of Lake Minnetonka (assuming a line drawn from a point on the Southeastery line of said Lot 16 distant 28 feet Southwestery along said Southeastery line from the most Easterly corner of said Lot 16 to the Southwestery corner of Lot 80, in said addition, as bearing North and South); thence Easterly along said shore to its intersection with the Northeastery continuation of the Southeastery line of said Lot 21; thence Southwesterly along the continuation of the Southeastery line of said Lot 21 and along the Southeastery line of Lots 21, 20, 19, 18 and 17 to the point of beginning.

Parcel 4: (per Certificate of Title No. 1429089)
Lot 80 and that part of Lots 16, 17, 18, 19, 20, 21 and 79, and that part of the land in Government Lot 4, Section 27, Township 117, Range 23, lying between the Northerly line of Lots 21 and 80 and the shore of Lake Minnetonka, in I.C. Seeley And N.F. Griswold's Amendment And First Addition To Minnetonka Lake Park, all described as beginning at the most Easterly corner of said Lot 16; thence Southwestery along the Southeastery line of said Lot 16 a distance of 28 feet; thence North 153.99 feet, more or less, to the Southwestery corner of said Lot 80 (assuming said line as bearing North and South); thence North 7 degrees, 8 minutes and 37 seconds West along the Westerly line of said Lot 80 and its extension to the shore of Lake Minnetonka; thence Easterly along said shore to a line bearing North 17 degrees 13 minutes and 50 seconds East from the point of beginning; thence South 17 degrees, 13 minutes and 50 seconds West to the point of beginning.

- : denotes iron marker found
 - (908.3) : denotes existing spot elevation, mean sea level datum
 - 917- : denotes existing contour line, mean sea level datum
- Bearings shown are based upon the Hennepin County coordinate datum.

This survey intends to show the boundaries of the above described property, and the location of several existing buildings, spot elevations, topography, parking stripes and all visible "hardcover" thereon. It does not purport to show any other improvements or encroachments.



GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
952-473-4141

PROJECT
DATE: 5-28-19
SCALE: 1"=100'
JOB: 22-023A

Mark S. Gronberg
Minnesota License Number: 127655

REMARKS
DATE: 11-19-19
PARCEL STALLS AND NUMBERS
HARDCOVER TOTALS FOR EACH PARCEL
SITE FEATURES UPDATED, SPOT ELEVATIONS & TOPOGRAPHY, ARE & IMP. SUNRISE AVE. PARCELS ADDED
10-26-22
6-12-20
9315 100-YEAR FLOODPLAN ADDED