CIVIC CENTER DRIVE HOUSING

KNOW ALL PERSONS BY THESE PRESENTS: That OI Rochester LIHTC I, LLC, a Minnesota limited liability company, owner of the following described property:

That part of Lot 9, Block 6, ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota, and the vacated right of way accruing thereto, lying southwesterly of the following described line:

Commencing at the southwest corner of said Lot 9; thence on an assumed bearing of North 00 degrees 02 minutes 48 seconds East, along the west line of said Lot 9, a distance of 18.35 feet to the point of beginning of the line to be described; thence South 73 degrees 42 minutes 08 seconds East, 66.24 feet to a point on the south line of said Lot 9, a distance of 63.60 feet east of said point of commencement; thence continue South 73 degrees 42 minutes 08 seconds East, 32.49 feet to the center line of said vacated alley and said line there terminating.

And

The North 60 feet of Lot 8, Block 6, ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11, CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

And

That part of Lot 8, Block 6, ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11, CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota, lying south of the North 60.00 feet of said Lot 8, and the vacated right of way accruing thereto.

And

Lot Seven (7), Block Six (6), ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

And

Lot 6, Block 6, ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11, CUMMINGS ADDITION TO THE CITY OF ROCHESTER, according to the recorded plat thereof, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

Except that part lying northeasterly of the following described line:

Commencing at the southwest corner of Lot 9, said Block 6; thence on an assumed bearing of South 89 degrees 47 minutes 01 second East, along the south line of said Lot 9, a distance of 63.60 feet; thence South 73 degrees 42 minutes 08 seconds East, 64.98 feet to the north line of said Lot 6 and the point of beginning of the line to be described; thence South 73 degrees 46 minutes 10 seconds East, 14.76 feet to the east line of said Lot 6 and said line there terminating.

And

That part of Lot 3, Block 6, ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota, and the vacated right of way accruing thereto, lying southwesterly of the following described line:

Commencing at the southwest corner of Lot 9, said Block 6; thence on an assumed bearing of South 89 degrees 47 minutes 01 second East, along the south line of said Lot 9, a distance of 63.60 feet; thence South 73 degrees 42 minutes 08 seconds East, 64.98 feet to the north line of Lot 6, said Block 6; thence South 73 degrees 46 minutes 10 seconds East, 24.13 feet to the center line of the vacated alley and the point of beginning of the line to be described; thence continue South 73 degrees 46 minutes 10 seconds East, 97.50 feet; thence South 73 degrees 38 minutes 19 seconds East, 52.66 feet to the south line of said Lot 3 and said line there terminating.

And

The North 42 feet of Lot 2, Block 6, ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11, CUMMINGS ADDITION TO THE CITY OF ROCHESTER, according to the recorded plat thereof, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

Except that part lying northeasterly of the following described line:

Commencing at the southwest corner of Lot 9, said Block 6; thence on an assumed bearing of South 89 degrees 47 minutes 01 second East, along the south line of said Lot 9, a distance of 63.60 feet; thence South 73 degrees 42 minutes 08 seconds East, 64.98 feet to the north line of Lot 6, said Block 6; thence South 73 degrees 46 minutes 10 seconds East, 121.63 feet; thence South 73 degrees 38 minutes 19 seconds East, 52.66 feet to the north line of said Lot 2 and the point of beginning of the line to be described; thence continue South 73 degrees 38 minutes 19 seconds East, 5.16 feet to the east line of said Lot 2 and said line there terminating.

And

Lot 1, and that part of Lot 2, Block 6, ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11, CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota, lying south of the North 42.00 feet of said Lot 2, and the vacated right of way accruing thereto.

And

That part of the West 80.00 feet of the South 112 1/3 feet of Block 3, CUMMINGS ADDITION, and commencing on the south line of Block 3, CUMMINGS ADDITION at a point which is 80.00 feet east of the southwest corner of said Block 3; thence North parallel with and 80.00 feet east of the west line of Block 3 for a distance of 52.50 feet; thence southeasterly to a point on the east line of Block 3 which is 24.00 feet north of the southeast corner thereof; thence South along the east line of Block 3 for a distance of 24.00 feet; thence West for a distance of 63.10 feet, more or less to the point of beginning; EXCEPT all that part of the West 80.00 feet of the South 112.33 feet of Block 3, CUMMINGS ADDITION described as follows: that part of the West 80.00 feet of the South 112.33 feet of Block 3, CUMMINGS ADDITION described as follows: Beginning on the west line of said Block 3 at a point which is 112.33 feet north of the southwest corner thereof; thence East 80.00 feet; thence South 59.84 feet; thence northwesterly to a point on the west line of said Block 3 that is 81.87 feet north of the southwest corner of said Block 3; thence North 30.46 feet to the place of beginning, all in the City of Rochester, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

Except that part lying northeasterly of the following described line:

Commencing at the southwest corner of Lot 9, Block 6, ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota; thence on an assumed bearing of South 89 degrees 47 minutes 01 second East, along the south line of said Lot 9, a distance of 63.60 feet; thence South 73 degrees 42 minutes 08 seconds East, 64.98 feet to the north line of Lot 6, said Block 6; thence South 73 degrees 46 minutes 10 seconds East, 121.63 feet; thence South 73 degrees 38 minutes 19 seconds East, 108.28 feet; thence southeasterly, 27.79 feet, along a tangential curve, concave to the southwest, having a radius of 1039.32 feet, and a central angle of 1 degree 31 minutes 56 seconds to the west line of said Block 3, and the point of beginning of the line to be described; thence continue southeasterly, 85.93 feet, along said curve, having a radius of 1039.32 feet, and a central angle of 4 degrees 44 minutes 13 seconds; thence South 61 degrees 52 minutes 09 seconds East, not tangent to said curve, 59.87 feet; thence South 62 degrees 03 minutes 19 seconds East, 10.33 feet to the east line of said Block 3 and said line there terminating.

And

That part of Lot 1, Block 69, ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota, the north half of vacated 4th Street NW, accruing thereto, and the north half of vacated 4th Street NW, lying easterly thereof, all of which lies southwesterly of the following described line:

Commencing at the southwest corner of Lot 9, Block 6, ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota; thence on an assumed bearing of South 89 degrees 47 minutes 01 second East, along the south line of said Lot 9, a distance of 63.60 feet; thence South 73 degrees 42 minutes 08 seconds East, 64.98 feet to the north line of Lot 6, said Block 6; thence South 73 degrees 46 minutes 10 seconds East, 121.63 feet; thence South 73 degrees 38 minutes 19 seconds East, 108.28 feet; thence southeasterly 113.72 feet, along a tangential curve, concave to the southwest, having a radius of 1039.32 feet and a central angle of 6 degrees 16 minutes 10 seconds; thence South 61 degrees 52 minutes 09 seconds East, not tangent to said curve, 59.87 feet; thence South 62 degrees 03 minutes 19 seconds East, 10.33 feet to the west line of said Lot 1 and the point of beginning of the line to be described; thence continue South 62 degrees 03 minutes 19 seconds East, 82.69; thence South 65 degrees 59 minutes 34 seconds East, 12.65 feet to the center line of said 4th Street NW and said line there terminating.

And

The West 94 feet of the North Half of Lot 5, and the West 94 feet of Lot 6, all in Block 2, CUMMINGS ADDITION TO ROCHESTER, according to the recorded plat thereof, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

And

The North Half of Lot 5 less the West 94 feet thereof, and Lot 6 less the West 94 feet thereof, all in Block 2, CUMMINGS ADDITION TO ROCHESTER, according to the recorded plat thereof, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

And

Lot 6, Block 56, ORIGINAL PLAT OF ROCHESTER, according to the recorded plat thereof, Olmsted County, Minnesota, and the vacated right of way accruing thereto.

And

Lot 5, Block 56, ORIGINAL PLAT OF ROCHESTER, according to the recorded plat thereof, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as CIVIC CENTER DRIVE HOUSING, and does hereby dedicate to the public for public use the public way and utility easements as created by this plat.

In witness whereof said OI Rochester LIHTC I, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1st day of October, 2026.

OI ROCHESTER LIHTC I, LLC

_____ it's President
Signature

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 1st day of October, 2026, by

Jonathan Lanners, as President of
OI Rochester LIHTC I, LLC, a Minnesota limited liability company.

_____ _____
Signature Printed Name, Notary
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2030

SURVEYORS CERTIFICATION

I Max L. Stanislowski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 30TH day of SEPTEMBER, 2026.

_____
Max L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 30th day of September, 2026, by Max L. Stanislowski.

_____ _____
Signature Printed Name, Notary
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2029

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of CIVIC CENTER DRIVE HOUSING was approved by the Community Development Department of Rochester, Minnesota, on the 23rd day of October, 2026, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

_____
Community Development Director

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 23 day of OCTOBER, 2026.

By: _____
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2026 on the land herein described have been paid, there are no delinquent taxes and transfer entered on this 23 day of October, 2026.

Document Number A1654830

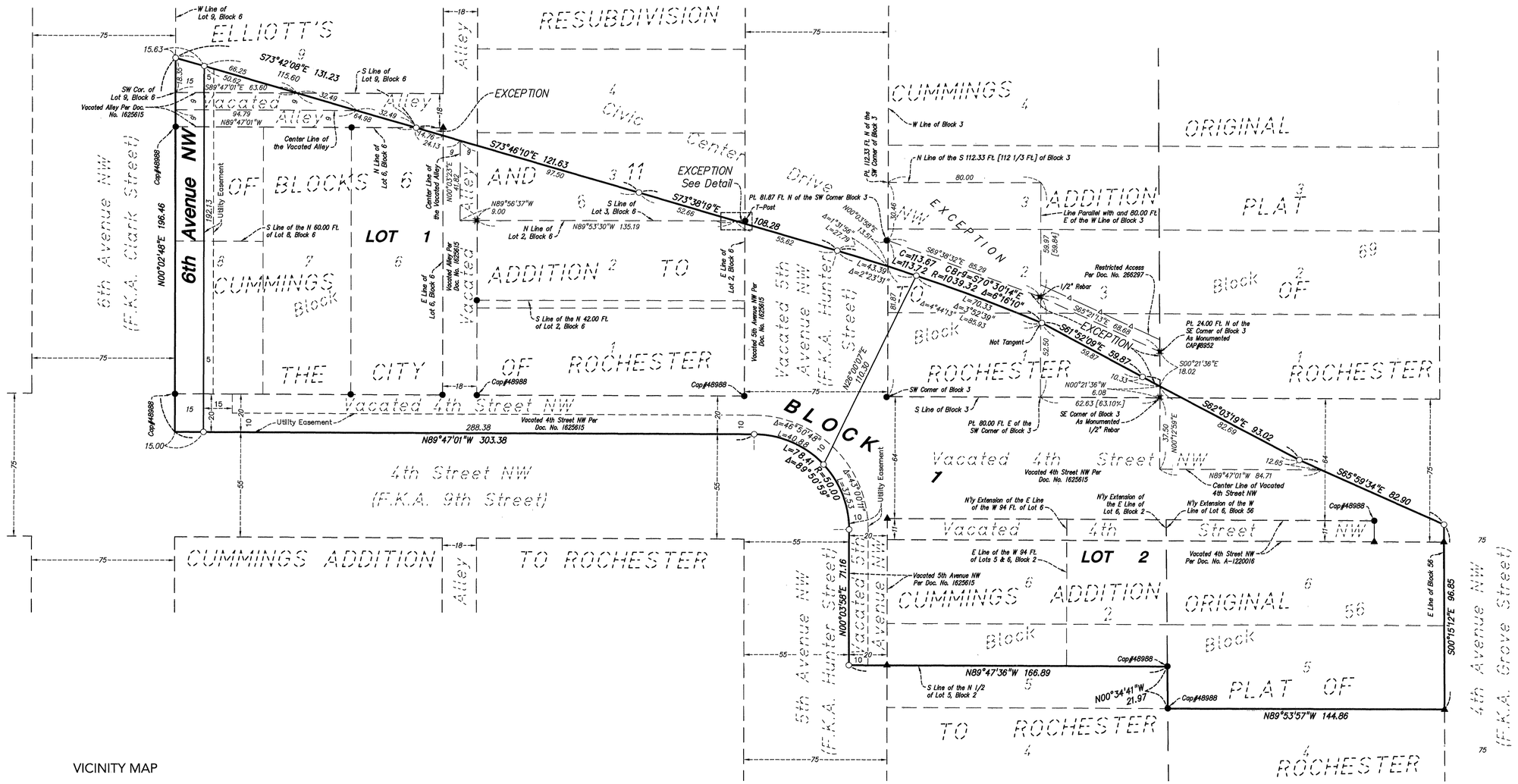
I hereby certify that this instrument was filed in the office of the Property Record and Licensing for record on this 23 day of October, 2026, at 4 o'clock P.M., and was duly recorded in Olmsted County Records.

By: _____ By: _____
Director of Property Records and Licensing Deputy

1707A

LOUCKS

CIVIC CENTER DRIVE HOUSING


ELLIOTT'S RESUBDIVISION OF BLOCKS 6 AND 11, CUMMINGS ADDITION TO THE CITY OF ROCHESTER
CUMMINGS ADDITION TO ROCHESTER
CUMMINGS ORIGINAL PLAT OF BLOCK 69 ADDITION TO ROCHESTER
PLAT OF ROCHESTER
6th Avenue NW
6th Avenue NW (F.K.A. Clark Street)
5th Avenue NW (F.K.A. Hunter Street)
4th Avenue NW (F.K.A. Grove Street)
4th Street NW (F.K.A. 9th Street)
Vacated Alley
Vacated 4th Street NW
Vacated 5th Avenue NW
Civic Center Drive
LOT 1
LOT 2
EXCEPTION
EXCEPTION See Detail
Block 7
Block 6
Block 3
Block 2
Block 1
Block 5
Block 4
BLOCK 1
Utility Easement
Cap#48988
1/2" Rebar
T-Post
Restricted Access Per Doc. No. 266297
S73°42'06"E 131.23
S73°46'10"E 121.63
S73°38'19"E 108.28
N89°47'01"W 303.38
N00°02'49"E 196.46
S65°59'34"E 82.90
S62°03'19"E 93.02
S61°52'09"E 59.87
N89°53'30"W 135.19
N89°47'36"W 166.89
N00°34'41"W 21.97
S00°45'12"E 96.85
N89°53'57"W 144.86
N00°03'58"E 71.16
N89°47'01"W 84.71
Center Line of Vacated 4th Street NW
Vacated 4th Street NW Per Doc. No. 1625815
Vacated 5th Avenue NW Per Doc. No. 1625815
Vacated 4th Street NW Per Doc. No. A-1220016
N'ly Extension of the E Line of the W 94 Ft. of Lot 6
N'ly Extension of the E Line of Lot 6, Block 2
N'ly Extension of the W Line of Lot 6, Block 56
E Line of the W 94 Ft. of Lots 5 & 6, Block 2
S Line of the N 1/2 of Lot 5, Block 2
E Line of Block 56
SW Corner of Block 3
S Line of Block 3
W Line of Block 3
N Line of the S 112.33 Ft. [112 1/3 Ft.] of Block 3
Pt. 112.33 Ft. N of the SW Corner of Block 3
Pt. 81.87 Ft. N of the SW Corner Block 3
Line Parallel with and 80.00 Ft. E of the W Line of Block 3
PL 80.00 Ft. E of the SW Corner of Block 3
PL 24.00 Ft. N of the SE Corner of Block 3 As Monumented CAP#8952
SE Corner of Block 3 As Monumented I/2" Rebar
Not Tangent
Center Line of the Vacated Alley
Vacated Alley Per Doc. No. 1625815
SW Cor. of Lot 9, Block 6 Vacated Alley Per Doc. No. 1625815
W Line of Lot 9, Block 6
S Line of Lot 9, Block 6
N Line of Lot 6, Block 6
S Line of Lot 3, Block 6
N Line of Lot 2, Block 6
E Line of Lot 2, Block 6
E Line of Lot 6, Block 6
S Line of the N 60.00 Ft. of Lot 9, Block 6
S Line of the N 42.00 Ft. of Lot 2, Block 6
Line of Lot 9, Block 6
Alley
Utility Easement
288.38
94.79
64.98
192.13
108.28
55.62
52.46
59.97 [59.84]
62.63 [63.10']
37.50
12.65
82.69
98.27
82.50
59.87
18.02
10.33
6.08
15.00
Civic Center Drive
Vacated 5th Avenue NW Per Doc. No. 1625815
Vacated 4th Street NW Per Doc. No. 1625815
Vacated 5th Avenue NW Per Doc. No. 1625815
Vacated 4th Street NW Per Doc. No. A-1220016
Vacated 4th Street NW Per Doc. No. 1625815
Center Line of Vacated 4th Street NW
N89°47'01"W 84.71
N89°47'01"W 303.38
N00°03'58"E 71.16
N00°21'59"E
N00°21'36"W
S00°21'36"E