

**Legal Description (from title commitment):**  
 Parcel 1 (Fee Simple)  
 Lots Seven (7) to Ten (10) Inclusive, Block Four (4), Replat of Denison's Industrial Park Addition to the City of Mandan located in Auditor's Lot Eight (8) of Southwest Quarter (SW1/4) of Section Twenty-three (23), Township One Hundred Thirty-nine (139) North, Range Eight-one (81) West of the Fifth Principal Meridian in Morton County, North Dakota

**Subject to:**  
**Easement A**  
 An easement for utility purposes over, under and across the North 35.00 feet of lots 7 thru 10, as measured at a right angle to and parallel with the northerly lines of said Lots 7 thru 10, Block 4, REPLAT OF BLOCK 2 OF DENISON'S INDUSTRIAL PARK, according to the recorded plat thereof, dated, filed, as Doc. No. in Morton County, North Dakota.

**Easement B**  
 An easement for utility purposes over, under and across the North 10.00 feet of lots 7 thru 10, as measured at a right angle to and parallel with the northerly lines of said Lots 7 thru 10, Block 4, REPLAT OF BLOCK 2 OF DENISON'S INDUSTRIAL PARK, according to the recorded plat thereof, dated, filed, as Doc. No. in Morton County, North Dakota.

- Listing of Easements (from title commitment):**
10. Permanent Right of Way permit, dated April 30, 1931, filed May 1, 1931 at 9:26 AM, recorded in Book 20 Mcl, Page 503. See instrument for full particulars. (Blanket easement - not shown on survey)
  11. Easement to the City of Mandan, dated May 5, 1952, filed September 22, 1953 at 3:00 PM, recorded in Book 41 Mcl, Page 538. See instrument for full particulars. (Does not affect the subject property)
  12. Any and all matters that affect the land as shown on the Plat of Lot 8 of SW 1/4 of Sec 23, Twp 139, Rng 81, dated November 14, 1975, filed November 18, 1975 at 8:40 PM, recorded in Book 8 of Plats, Page 149. (There are not matters known to the surveyor affecting the property based on the Plat of Lot 8)
  13. Quit Claim Deed, dated September 8, 1977, filed September 15, 1977 at 4:20 PM, recorded in Book 129 of Deeds, Page 360, and as Doc. No. 252355, executed by the City of Mandan, grantor(s) to Delbert Denison and Clyde Hoovestol, grantee(s) to permit access. See instrument for full particulars. (This Document states that the City of Mandan is to retain a 15' easement of unknown use to property located in lots 1-10, Block 4, Denison's Industrial Park, not property in the Replat of Block 2 of Denison's Industrial Park. The Replat of Block 2 of Denison's Industrial Park does not show this easement on the face of the plat. This easement is approximately shown on this survey, because the lots and blocks referred to in the document are the same as those in the Replat of Block 2 of Denison's Industrial Park. It is recommended that the property owner seeks advice as to the validity or existence of this easement)
  14. Any and all matters that affect the land as shown on the Plat of Denison's Industrial Park of the City of Mandan, Located in Auditor's Lot 8 of the SW 1/4 of Section 23, T139, R81W, Morton County, North Dakota. (10' and 35' building setback-as shown on survey)
  15. Any and all matters that affect the land as shown on the Plat of Replat of Block 2 of Denison's Industrial Park as Blocks 2, 3, and 4 of the City of Mandan, Morton County, North Dakota. (35' building setback and 50' drainage and utility easement-as shown on survey)
  16. Resolution dated March 7, 2006, filed May 20, 2008 at 4:48 PM, recorded as Doc. No. 415213. See instrument for full particulars. (Vacation of all set back lines on the plats of subdivisions - as shown on survey)

**Site Data:**

Total Property Area 2.12 Acres (92,340.15 Sq. Ft.)  
 Total Building Area "NO BUILDINGS"

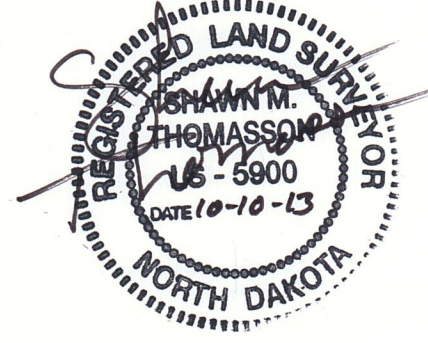
- Notes:**
1. REPLAT OF BLOCK 2 OF DENISON'S INDUSTRIAL PARK was filed as Document No. 249055 and recorded on March 24, 1977.
  2. Bearings shown reference the North Dakota State Plane Coordinate System, South Zone, NAD 83. All distances shown are in term of international feet.
  3. The underground utilities shown have been located from field survey information, as-built maps as may be available from municipalities or utility companies, and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
  4. According to the City of Mandan, the property is zoned MC (Light Non-Nuisance Industrial/Heavy Commercial), and is subject to the following restrictions as per the City of Mandan Municipal Code:

- i. Front Yard 35'
- ii. Rear Yard 10'
- iii. Side Yard Abutting Public Street 35'
- iv. Maximum Building Height 50' or four stories
- v. Floor Area Ratio 1.0 single story building  
2.0 more than 1 story  
7,000 Sq. Ft.
- vi. Minimum Lot Area 7,000 Sq. Ft.
- vii. Minimum Lot Width 50'
- viii. Minimum No. of Parking Stalls See note No. 9 below

5. There is no observable evidence of current earth moving work, building construction or building additions.
6. There are no proposed changes in street right of way lines which are adjacent to the subject property.
7. There is no observed evidence of recent street or sidewalk construction or repairs.
8. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
9. The minimum number of off-street parking spaces for the subject property are as follows:  
i.-See the City of Mandan Municipal Code, Section 21-03-10.
10. the accompanying survey ("Survey") represents an accurate survey made on the ground by me on March 21st, 2013 of the land therein particularly described, and correctly shows the areas of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
11. the property described hereon is the same as the property described in First American Title Insurance Company Commitment File No. M108962 with an effective date of September 19, 2013 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a careful physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
12. said described property is located within an area having a Zone Designation "X" (areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 38059C0485D, with an effective date of April 19, 2005, for Community No. 380072, in the City of Mandan, State of North Dakota, which is the current Flood Insurance Rate map for the community in which said premises is situated.
13. the subject property has access to and from 16th Street, a duly dedicated and accepted public street or highway.
14. there are no parking stripes on the subject property.
15. the record description of the subject property forms a mathematically closed figure.
16. Adjoining land owner information was not provided to the surveyor and was obtained from the City of Mandan website.

- Property Address (from title commitment):**
- Parcel 1  
1101 16th St NE, Mandan, ND 58554  
929 16th St NE, Mandan, ND 58554  
915 16th St NE, Mandan, ND 58554  
901 16th St NE, Mandan, ND 58554

**Surveyor's Certification:**  
 To Gagnon-West, LLC, a Wisconsin limited liability company, First American Title Insurance Company, Quest Corporation dba CenturyLink QC and Northwest Bell Telephone Company, an Iowa Corporation:  
 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 established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a)1, 9, 11(b), 13, 14, 16, 17, 18, 20(a) and 20(b) of Table A thereof. The field work was completed on March 21, 2013.  
 Date: 10-10-13  
 Signed: Shawn M. Thomasson  
 Shawn M. Thomasson  
 sthomasson@houstoneng.com  
 ND Registration No. 5900  
 Houston Engineering Inc.  
 3712 Lockport Street  
 Bismarck, North Dakota 58503



**VICINITY MAP**  
 NOT TO SCALE

**LEGEND**

WATER MAIN	— W —
SANITARY SEWER MAIN	— SS —
MANHOLE	○
LIGHT POLE	⊙
TELEPHONE RISER	△
UNDERGROUND ELECTRIC	— UGE —
UNDERGROUND TELEPHONE	— UGT —
GAS MAIN	— G —
FENCE	— X —
STANDARD CURB & GUTTER	≡≡≡
IRON MONUMENT FOUND	●
IRON MONUMENT SET	○
MEASURED DISTANCE	151.04'
RECORDED DISTANCE	(151.04')
EXISTING CONCRETE SURFACE	▨
EXISTING GRAVEL SURFACE	▩
EXISTING ASPHALT SURFACE	▪
SCHEDULE B - EXCEPTIONS	15
TITLE COMMITMENT REVISION	1

1 REVISED TITLE COMMITMENT NOTES		10-10-13	SMT		Bismarck P: 701.323.0200 F: 701.323.0300	Drawn by SMT Date 10-7-13 Checked by SMT Scale AS SHOWN	DENISON'S INDUSTRIAL PARK ASPEN GROUP MANDAN, NORTH DAKOTA	ALTA/ACSM LAND TITLE SURVEY PROJECT NO. 7760-002	SHEET 1 of 1
No.	Revision	Date	By						

# 2023 Morton County Real Estate Tax Statement

Statement No: 44758

**Parcel Number**  
65-0268000

**Jurisdiction**  
City of Mandan

**Owner**  
TEE AND SKI LLC

**Physical Location**  
901 16TH ST NE  
MANDAN, ND58554

**Legal Description**

SUBDIV:DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:10 BLK:4  
(INCLUDING PT VAC 8TH AVE NE PER DOC  
#489666)  
7755

**Legislative tax relief**

(3-year comparison)	2021	2022	2023
Legislative tax relief	437.95	464.96	486.49

**Tax distribution (3-year comparison):**

	2021	2022	2023
True and Full Value	61,600	65,400	69,300
Taxable Value	3,080	3,270	3,465
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	3,080	3,270	3,465
Total mill levy	285.160	287.380	281.020

**Taxes By District (in dollars):**

Morton County	175.39	190.44	189.62
City of Mandan	197.06	208.78	221.54
Mandan City Park	87.14	95.32	100.94
Mandan Public School	400.86	425.60	440.81
Soil Conservation District	2.44	3.24	3.50
Lower Heart Water District	12.32	13.08	13.86
StateND	3.08	3.27	3.46

**Consolidated tax** 878.29 939.73 973.73

**Net effective tax rate** 1.43% 1.44% 1.41%

**2023 TAX BREAKDOWN**

Net consolidated tax	973.73
Plus: Special Assessments	798.82
<b>Total tax due</b>	<b>1,772.55</b>

Less: 5% discount,  
if paid by February 15, 2024 -48.69

**Amount due by February 15, 2024** **1,723.86**

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

**Or pay in two installments (with no discount)**

Payment 1: Pay by March 1, 2024	1,285.69
Payment 2: Pay by October 15, 2024	486.86

**Special assessments:**

Principal	676.13
Interest	122.69
Installment payment due	798.82
Remaining balance due	3,883.04

**Penalty on 1st Installment & Specials:**

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

**Penalty on 2nd Installment:**

October 16, 2024	6%
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**FOR ASSISTANCE, CONTACT:**

Office: Morton County Treasurer  
210 2nd Ave NW  
Mandan, ND 58554  
Phone: 701.667.3310  
Website: www.mortonnd.org

## 2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER  
**MORTON COUNTY TREASURER**  
210 2ND AVE NW  
MANDAN ND 58554

TEE AND SKI LLC  
3146 NORTHVIEW DR  
COLEHARBOR ND 58531

**Parcel Number:** 65-0268000  
**Statement Number:** 44758  
**Owner ID:** 71764

Total tax due	1,772.55
Less: 5% discount	-48.69
<b>Amount due by February 15, 2024</b>	<b>1,723.86</b>

**Or pay in two installments (with no discount):**

Payment 1: Pay by March 1, 2024	1,285.69
Payment 2: Pay by October 15, 2024	486.86

**MAKE CHECK PAYABLE TO:**

Morton County Treasurer

*Your canceled check is your receipt for your payment.  
No receipt will be issued.*



\*65-0268000\*

# 2023 Morton County Real Estate Tax Statement

Statement No: 44757

**Parcel Number**  
65-0267000

**Jurisdiction**  
City of Mandan

**Owner**  
TEE AND SKI LLC

**Physical Location**  
915 16TH ST NE  
MANDAN, ND58554

**Legal Description**  
SUBDIV:DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:9 BLK:4  
7754

## 2023 TAX BREAKDOWN

Net consolidated tax	959.68
Plus: Special Assessments	787.66
<b>Total tax due</b>	<b>1,747.34</b>
Less: 5% discount, if paid by February 15, 2024	-47.98
<b>Amount due by February 15, 2024</b>	<b>1,699.36</b>

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

### Legislative tax relief

<b>(3-year comparison)</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Legislative tax relief	431.55	458.57	479.47

### Tax distribution (3-year comparison):

	<b>2021</b>	<b>2022</b>	<b>2023</b>
True and Full Value	60,700	64,500	68,300
Taxable Value	3,035	3,225	3,415
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>3,035</b>	<b>3,225</b>	<b>3,415</b>
<b>Total mill levy</b>	<b>285.160</b>	<b>287.380</b>	<b>281.020</b>

### Taxes By District (in dollars):

Morton County	172.84	187.82	186.90
City of Mandan	194.16	205.90	218.32
Mandan City Park	85.88	94.02	99.48
Mandan Public School	395.00	419.74	434.46
Soil Conservation District	2.40	3.20	3.44
Lower Heart Water District	12.14	12.90	13.66
StateND	3.04	3.22	3.42

<b>Consolidated tax</b>	<b>865.46</b>	<b>926.80</b>	<b>959.68</b>
<b>Net effective tax rate</b>	<b>1.43%</b>	<b>1.44%</b>	<b>1.41%</b>

### Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	1,267.50
Payment 2: Pay by October 15, 2024	479.84

### Special assessments:

Principal	668.05
Interest	119.61
Installment payment due	787.66
Remaining balance due	3,737.51

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

### FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer  
210 2nd Ave NW  
Mandan, ND 58554  
Phone: 701.667.3310  
Website: www.mortonnd.org

## 2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER  
**MORTON COUNTY TREASURER**  
210 2ND AVE NW  
MANDAN ND 58554

TEE AND SKI LLC  
3146 NORTHVIEW DR  
COLEHARBOR ND 58531

**Parcel Number:** 65-0267000  
**Statement Number:** 44757  
**Owner ID:** 71764

Total tax due	1,747.34
Less: 5% discount	-47.98
<b>Amount due by February 15, 2024</b>	<b>1,699.36</b>

### Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	1,267.50
Payment 2: Pay by October 15, 2024	479.84

### MAKE CHECK PAYABLE TO:

Morton County Treasurer  
*Your canceled check is your receipt for your payment.  
No receipt will be issued.*



\*65-0267000\*

# 2023 Morton County Real Estate Tax Statement

Statement No: 44756

**Parcel Number**  
65-0266000

**Jurisdiction**  
City of Mandan

**Owner**  
TEE AND SKI LLC

**Physical Location**  
929 16TH ST NE  
MANDAN, ND58554

**Legal Description**  
SUBDIV:DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:8 BLK:4  
7753

## 2023 TAX BREAKDOWN

Net consolidated tax	959.68
Plus: Special Assessments	787.66
<b>Total tax due</b>	<b>1,747.34</b>
Less: 5% discount, if paid by February 15, 2024	-47.98
<b>Amount due by February 15, 2024</b>	<b>1,699.36</b>

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

### Legislative tax relief

<b>(3-year comparison)</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Legislative tax relief	431.55	458.57	479.47

### Tax distribution (3-year comparison):

	<b>2021</b>	<b>2022</b>	<b>2023</b>
True and Full Value	60,700	64,500	68,300
Taxable Value	3,035	3,225	3,415
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>3,035</b>	<b>3,225</b>	<b>3,415</b>
<b>Total mill levy</b>	<b>285.160</b>	<b>287.380</b>	<b>281.020</b>

### Taxes By District (in dollars):

Morton County	172.84	187.82	186.90
City of Mandan	194.16	205.90	218.32
Mandan City Park	85.88	94.02	99.48
Mandan Public School	395.00	419.74	434.46
Soil Conservation District	2.40	3.20	3.44
Lower Heart Water District	12.14	12.90	13.66
StateND	3.04	3.22	3.42

<b>Consolidated tax</b>	<b>865.46</b>	<b>926.80</b>	<b>959.68</b>
<b>Net effective tax rate</b>	<b>1.43%</b>	<b>1.44%</b>	<b>1.41%</b>

### Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	1,267.50
Payment 2: Pay by October 15, 2024	479.84

### Special assessments:

Principal	668.05
Interest	119.61
Installment payment due	787.66
<b>Remaining balance due</b>	<b>3,737.52</b>

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

### FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer  
210 2nd Ave NW  
Mandan, ND 58554  
Phone: 701.667.3310  
Website: www.mortonnd.org

## 2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER  
**MORTON COUNTY TREASURER**  
210 2ND AVE NW  
MANDAN ND 58554

TEE AND SKI LLC  
3146 NORTHVIEW DR  
COLEHARBOR ND 58531

**Parcel Number:** 65-0266000  
**Statement Number:** 44756  
**Owner ID:** 71764

Total tax due	1,747.34
Less: 5% discount	-47.98
<b>Amount due by February 15, 2024</b>	<b>1,699.36</b>

### Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	1,267.50
Payment 2: Pay by October 15, 2024	479.84

### MAKE CHECK PAYABLE TO:

Morton County Treasurer  
*Your canceled check is your receipt for your payment.  
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\*65-0266000\*

# 2023 Morton County Real Estate Tax Statement

Statement No: 44755

**Parcel Number**  
65-0265000

**Jurisdiction**  
City of Mandan

**Owner**  
TEE AND SKI LLC

**Physical Location**  
1001 16TH ST NE  
MANDAN, ND58554

**Legal Description**

SUBDIV:DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:7 BLK:4  
7752

**2023 TAX BREAKDOWN**

Net consolidated tax	959.68
Plus: Special Assessments	787.66
<b>Total tax due</b>	<b>1,747.34</b>
Less: 5% discount, if paid by February 15, 2024	-47.98
<b>Amount due by February 15, 2024</b>	<b>1,699.36</b>

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

**Legislative tax relief**

<b>(3-year comparison)</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Legislative tax relief	431.55	458.57	479.47

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	1,267.50
Payment 2: Pay by October 15, 2024	479.84

**Tax distribution (3-year comparison):**

	<b>2021</b>	<b>2022</b>	<b>2023</b>
True and Full Value	60,700	64,500	68,300
Taxable Value	3,035	3,225	3,415
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>3,035</b>	<b>3,225</b>	<b>3,415</b>

**Special assessments:**

Principal	668.05
Interest	119.61
Installment payment due	787.66
<b>Remaining balance due</b>	<b>3,737.53</b>

<b>Total mill levy</b>	<b>285.160</b>	<b>287.380</b>	<b>281.020</b>
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**Taxes By District (in dollars):**

Morton County	172.84	187.82	186.90
City of Mandan	194.16	205.90	218.32
Mandan City Park	85.88	94.02	99.48
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Soil Conservation District	2.40	3.20	3.44
Lower Heart Water District	12.14	12.90	13.66
StateND	3.04	3.22	3.42

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

<b>Consolidated tax</b>	<b>865.46</b>	<b>926.80</b>	<b>959.68</b>
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**FOR ASSISTANCE, CONTACT:**

Office: Morton County Treasurer  
210 2nd Ave NW  
Mandan, ND 58554  
Phone: 701.667.3310  
Website: www.mortonnd.org

<b>Net effective tax rate</b>	<b>1.43%</b>	<b>1.44%</b>	<b>1.41%</b>
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## 2023 Morton County Real Estate Tax Statement

KARI HATZENBUHLER  
**MORTON COUNTY TREASURER**  
210 2ND AVE NW  
MANDAN ND 58554

**Parcel Number:** 65-0265000  
**Statement Number:** 44755  
**Owner ID:** 71764

Total tax due	1,747.34
Less: 5% discount	-47.98
<b>Amount due by February 15, 2024</b>	<b>1,699.36</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	1,267.50
Payment 2: Pay by October 15, 2024	479.84

TEE AND SKI LLC  
3146 NORTHVIEW DR  
COLEHARBOR ND 58531

**MAKE CHECK PAYABLE TO:**

Morton County Treasurer  
*Your canceled check is your receipt for your payment.  
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\*65-0265000\*