

GENERAL NOTES

- The bearing base for this survey originated from the US State Plane Coordinate System 1983(2011) - North Dakota South 3302 Zone
- This property has a total area of 2,084,528 square feet or 47.8542 acres of land.
- This property is designated by Burleigh County, as Tax Map Parcels 0666-001-001, 0667-001-001, 0668-001-001 and 0717-001-003
- There was no observable evidence of cemeteries found at the time of this survey.
- The property has direct access along East Bismarck Expressway and Park Avenue. Connecticut Street, Delaware Street, Georgia Street, Maryland Street, New Jersey Street, New York Street, Pennsylvania Avenue and Virginia Avenue are 30' wide concrete private interior roadways.
- The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-955149-CO and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed in the Certification are entitled to rely on the survey and the Certification as being true and accurate.
- Satellite photo shown hereon taken from Google Earth image dated 5/30/2017.
- There is no evidence of proposed changes in street right of way lines nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There is no evidence of oil, gas, or mineral exploration, extraction, or drilling on or under the Property.
- Above ground evidence of underground utilities observed on subject property is shown on Sheet 2
- By graphic plotting only, no structures appear to be lying within a special flood hazard area. No field work was performed to determine the location of the special flood hazard areas.
- There were no striped parking spaces observed at the time of the survey. Each home has sufficient designated parking area for 1 or more vehicles. Per Google Earth image dated 5/30/2017 there appears to be 2 parking spots per home site.
- There were no division or party walls observed in the process of conducting the fieldwork.
- In response to Table A Item 16, there was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There were no observed encroachments other than what is shown hereon.
- According to the National Wetlands Inventory website, no wetlands appear to be on the subject property

SCHEDULE B – TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-955149-CO, dated April 3, 2019.

- Easement to Dakotas Electric Cooperative, Inc., dated April 6, 1950 and filed for record April 24, 1950 in Book 274 at Page 544 for an electric transmission or distribution line; and—thereafter assigned to Montana-Dakota Utilities Co., by Assignment of Easement, dated July 21, 1965 in Book 371 at Page 534; and—Easement to Dakotas Electric Cooperative, Inc., dated December 13, 1949 and filed for record December 24, 1949 in Book 274 at Page 431 for an electric transmission or distribution line; and—thereafter assigned to Montana-Dakota Utilities Co., by Assignment of Easement, dated July 13, 1965 and filed for record July 21, 1965 in Book 371 at Page 534. (Note: See said instruments for full particulars, including full description of location of easement). Affects the subject property as shown on the map.
- Easement to Montana-Dakota Utilities Co., dated April 6, 1950 and filed for record April 28, 1950 in Book 274 at Page 548 for an electric transmission line and telephone line; and—said easement thereafter assigned to The United States of America by Assignment, dated April 23, 1952 and filed for record June 9, 1952 in Book 287 at Page 583; and—further defined in Instrument, dated January 8, 1970 and filed for record January 13, 1970 as Doc. No. 232652. (Note: See said instruments for full particulars, including a detailed metes and bounds legal description of said easement area). Affects the subject property as shown on the map.
- Easement to Montana-Dakota Utilities Co., dated December 13, 1949 and filed for record April 28, 1950 in Book 274 at Page 549 for an electric transmission and telephone line through, over, under and across the N12NW1/4NW1/4NW1/4 of Section 10, Township 138, Range 80; and— a Corrective Easement thereafter filed on December 6, 1950 in Book 287 at Page 72; and—thereafter assigned to United States of America, by Assignment of Easement, dated April 23, 1952 and filed for record June 9, 1952 in Book 287 at Page 583. (Note: See said instruments for full particulars). Insufficient information to determine the affect on the subject property.
- Electric Transmission Line Easement to the United States of America, dated December 8, 1969 and filed for record December 22, 1969 as Doc. No. 232473 for an electric transmission line, over and across a strip of land in the NE1/4NW1/4NW1/4 of Section 10, Township 138, Range 80. (Note: See said instrument for full particulars, including detailed metes and bounds legal description of easement area). Affects the subject property as shown on the map.
- Right-of-Way Easement to Montana-Dakota Utilities Co., dated October 14, 1969 and filed for record January 7, 1970 as Doc. No. 232608 for an electric line through, over, under and across a tract of land in the NE1/4NW1/4NW1/4 of Section 10, Township 138, Range 80. (Note: See said instrument for full particulars, including detailed metes and bounds legal description of easement area). Affects the subject property as shown on the map.
- Easement to the City of Bismarck, dated December 23, 1969 and filed for record February 2, 1970 as Doc. No. 232816 for a sewer and water main over, across, through and under a strip of land lying in the NW1/4NW1/4NW1/4 of Section 10, Township 138, Range 80. (Note: See said instrument for full particulars, including a detailed metes and bounds legal description of easement area). Does not affect subject property.
- Electric Transmission Line Easement to the United States of America, dated February 10, 1970 and filed for record March 10, 1970 as Doc. No. 233063 for an electric transmission line over and across a strip of land in the N1/2NW1/4NW1/4NW1/4 of Section 10, Township 138, Range 80. (Note: See said instrument for full particulars, including detailed metes and bounds legal description of easement area). Affects the subject property as shown on the map.
- Easement to Montana-Dakota Utilities Co., dated January 27, 1970 and filed for record March 24, 1970 as Doc. No. 233166 for an electric line through, over under and across a tract of land in the N1/2NW1/4NW1/4NW1/4 of Section 10, Township 138, Range 80; and—another easement to Montana-Dakota Utilities Co., dated January 27, 1970 and filed for record March 24, 1970 as Doc. No. 233167 for an electric line, through, over and under and across the same real estate as described in initial easement. (Note: See said instruments for full particulars, including detailed metes and bounds legal description of easement area). Affects the subject property as shown on the map.
- Avigation and Hazard Easements to Bismarck Municipal Airport, for unobstructed passage of all aircraft, by whomsoever owned and operated in the air space above the subject property, said easements dated October 14, 1970 and filed for record October 20, 1970 as Doc. No. 235303; and—dated June 12, 1972 and filed for record June 19, 1972 as Doc. No. 243572; and—by virtue of a Judgment, dated January 21, 1972 and filed for record January 21, 1972 as Doc. No. 241309; the beneficiary of the easements is shown as the City of Bismarck; and—easements to the City of Bismarck for the same purpose as above shown, dated July 10, 1973 and recorded August 9, 1973 as Doc. No. 250886; and—dated July 2, 1973 and filed for record on August 9, 1973 as Doc. No. 250887; together with all the restrictions and conditions as to the use of the premises as contained in said easements. (Note: See said instruments for full particulars). Affects the subject property as shown on the map.
- Any and all matters and interests which may affect the lands more fully shown on the Plat of Rue's Subdivision, filed for record November 10, 1970 and recorded in Plat File, Document No. 233601. (Note: See said instrument for full particulars) Were released by Document No. 262802 and do not affect subject property.
- Conditions, restrictions and terms of the Protective Covenants as to Rue's Subdivision, pertaining to the use of the premises, dated November 3, 1970 and filed for record November 10, 1970 as Doc. No. 235602; such restrictions and covenants run with the land. (Note: See said instrument for full particulars). Affects the subject property as shown on the map.
- Sanitary Sewer Easement to Colonial Estates, Inc., dated November 27, 1972 and filed for record December 8, 1972 as Doc. No. 248741 for a sanitary sewer over, across, through and under part of the NW1/4NW1/4 of Section 10, Township 138, Range 80; and— a similar easement grant to the City of Bismarck, dated January 18, 1973 and filed for record January 31, 1973 as Doc. No. 247403 for underground lines and mains for said sanitary sewer over, across, through and under real estate described therein. (Note: See said instruments for full particulars, including detailed metes and bounds legal description of easement area). Affects the subject property as shown on the map.
- Easement to City of Bismarck, dated January 18, 1973 and filed for record January 31, 1973 as Doc. No. 247403 for underground lines and mains for sanitary sewer, over, across, through and under part of the NW1/4NW1/4 of Section 10, Township 138, Range 80. (Note: See said instrument for full particulars, including detailed metes and bounds legal description of easement area). Affects the subject property as shown on the map.
- Easement to Montana-Dakota Utilities Co., and Northwestern Bell Telephone Company, dated June 12, 1973 and filed for record June 29, 1973 as Doc. No. 250202, for a communication, electric transmission and natural gas system, over, upon, and under a strip of land, being the South 12 feet of the North 187.5 feet of the West 661.9 feet of the NW1/4NW1/4 of Section 10, Township 138, Range 80. (Note: See said instrument for full particulars). Affects the subject property as shown on the map.
- Underground Communication, Electric and Gas Line Easement to Montana-Dakota Utilities Co., and Northwestern Bell Telephone Company, dated June 7, 1973 and filed for record June 29, 1973 as Doc. No. 250204 for communication lines, transmission and natural gas system, over, under and upon a strip of land being the South 12 feet of the North 187.5 feet of that part of the E1/2NW1/4NE1/4 of Section 10, Township 138, Range 80 that lies West of Suttle's Addition to the City of Bismarck, Burleigh County, North Dakota. Affects the subject property as shown on the map.
- Any and all matters that affect the and as shown on Plat of Colonial Estates Addition, filed for record May 2, 1974, at 11:56 AM, as Document No. 254975. See instrument for full particulars. Affects the subject property, is shown approximately on the map due to illegible documents.
- Any and all matters that affect the and as shown on Plat of Colonial Estates Second Addition, filed for record July 15, 1974, at 9:40 AM, as Document No. 256741. See instrument for full particulars. Affects the subject property, is shown approximately on the map due to illegible documents.
- Any and all matters and interests which may affect the lands as fully shown on the Plat of Colonial Estates Third Addition, dated November 29, 1974 and filed for record March 5, 1975 as Doc. No. 260749. Affects the subject property, is shown approximately on the map due to illegible documents.
- Grant and Easement to the City of Bismarck, dated December 13, 1974 and filed for record January 7, 1975 as Doc. No. 260050, for public street and utility line purposes, including the installation and operation of water and sewer lines, franchises for utilities, and general use of the public for such purposes. (Note: See said instrument for full particulars). Does not Affect the subject property.
- Plat of Easements as to the East 5 feet of Lot 5 and the West 9 feet of Lot 6, Block 1, Rue's Subdivision as shown by Plat of Irregular Description dated April 18, 1975 and filed for record June 19, 1975 as Doc. No. 262802. Affects the subject property as shown on the map.
- Plat of Easements as to the West 5 feet of Lot 5 and the South 10 feet of Lots 5 and 6, Block 1, Rue's Subdivision as shown by Plat of Irregular Description dated (not shown) and recorded December 9, 1975 as Doc. No. 266572. Affects the subject property as shown on the map.
- Terms and conditions as contained in a right to use agreement executed by Colonial Estates, Inc., to Donald H. Hastings and Marlene A. Hastings, dated July 15, 1982 and filed for record August 9, 1984 as Doc. No. 351913 for sanitary sewer for a bathroom facility upon a part of the NW1/4NW1/4 of Section 10, Township 138, Range 80; and— a similar Easement and Use Agreement executed by the Milton Rue Co., to Dakota Wash "N" Wrench, Inc., dated August 8, 1994 and filed for record August 15, 1994 as Doc. No. 352031, for the right to tie in to a private sewer line within the NW1/4NW1/4 of Section 10, Township 138, Range 80. (Note: See said instruments for full particulars, including detailed metes and bounds legal descriptions of easement areas). Affects the subject property as shown on the map.
- Underground Easement to Montana-Dakota Utilities Co., US West Communications, Inc., and Bismarck-Mandan Cable T.V., dated April 28, 1992 and filed for record July 13, 1992 as Doc. No. 434273 for a communication, electric transmission and natural gas system, upon, over, under and cross the North 8 feet of the South 15 feet of Block 1, Block 2 and Block 3 of Colonial Estates Addition. Affects the subject property as shown on the map.
- Any and all matters that affect the land as shown on the North Dakota Department of Transportation Right of Way Plat, dated January 4, 2013, filed January 16, 2013, at 9:53 AM, as Document No. 780049. See instrument for full particulars. Does not affect the subject property.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones X "0.2% Annual Chance Flood Hazard" and Zone X "Area of Minimal Flood Hazard" of the Flood Insurance Rate Map, Community Panel No. 380150C0795D, which bears an effective date of 8/4/2014 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:



Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
info@healysurveying.com

Surveyor's Drawing No.:	19-0636.dwg
Surveyor's Site Ref:	19-0636
Checked by: TMH	Drawn by: TMH
0' 200' 400'	
GRAPHIC SCALE: 1" = 200'	

ZONING NOTES

Zoned: Residential Manufactured Home Park (RMH)
Permitted Use Classification:

See City of Bismarck, ND, Zoning Ordinance,
Title 14 – Zoning, Chapter 14-04
District Regulations, 14-04-05.
RMH Residential District, 2.
Permitted Uses.

Observed Use(s): Mobile Home Park
Zoning Regulations are subject to change and interpretation, for
further information contact:

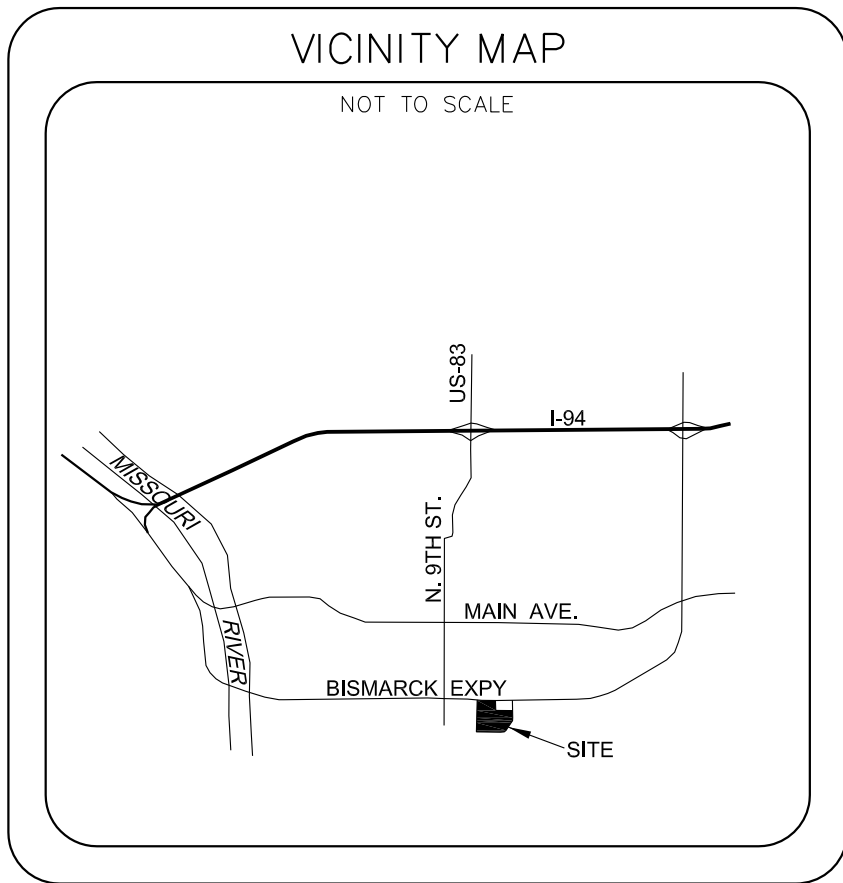
Contact Name(s):
Kim L. Lea, AICP
Planning Manager
City of Bismarck
(701)-355-1840

Site Restrictions:
Minimum building setbacks:
Front Setback: 20' (minimum provided: 144.0')
Side Setback: 6' (minimum provided: 402.3')
Rear Setback: N/A (minimum provided: N/A)

Minimum lot area: 140,000 Square Feet
Minimum lot width: N/A
Minimum lot frontage: N/A
Minimum lot depth: N/A
Maximum building height: 15' (max. provided: 13.3')
Maximum Density: 7 families per net acre
Maximum lot coverage: 40%

Parking Tabulation:
Parking Space Formula: Two spaces for each dwelling unit
Total regular spaces provided: 0
Total handicap spaces provided: 0
Total combined spaces provided: 0

Zoning information provided by MKAssociates, Inc.



LEGAL DESCRIPTION

ALL OF COLONIAL ESTATES ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

ALL OF COLONIAL ESTATES SECOND ADDITION TO THE CITY OF BISMARCK AND THE SOUTH HALF OF THE VACATED LOVETT AVENUE BETWEEN SOUTH 17TH STREET AND SOUTH 18TH STREET, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

ALL OF COLONIAL ESTATES THIRD ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

THE EAST 344.60 FEET OF LOT 1, BLOCK 1, RUE'S SECOND SUBDIVISION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

LOTS 5 AND 6, BLOCK 1, RUE'S SUBDIVISION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA.

SURVEYOR'S DESCRIPTION

That part of COLONIAL ESTATES ADDITION; COLONIAL ESTATES SECOND ADDITION, COLONIAL ESTATES THIRD ADDITION, RUE'S SUBDIVISION and RUE'S SECOND SUBDIVISION, all in the City of Bismarck, Burleigh County, North Dakota described as follows:

Commencing at the southwest corner of said Lot 5, Block 1, RUE'S SUBDIVISION; thence North 00°14'12" East, assumed bearing along the west line of said Lot 5, a distance of 199.64 feet to the northwest corner of said Lot 5 and the south line of said COLONIAL ESTATES THIRD ADDITION; thence North 89°43'08" West, along said line, a distance of 130.87 feet to the southwest corner of said COLONIAL ESTATES THIRD ADDITION; thence North 00°40'58" East, along the west line of said COLONIAL ESTATES THIRD ADDITION and its northerly extension, a distance of 1275.54 feet to the north line of said Lot 1, Block 1, RUE'S SECOND ADDITION; thence easterly, along said north line, a distance of 88.66 feet along a non-tangential curve, concave to the north, having a radius of 1439.62 feet, a central angle of 3°17'23" and a chord which bears South 88°07'52" East a distance of 82.65 feet; thence South 89°46'34" East, along said north line and the north line of Blocks 3, 2 and 1 of said COLONIAL ESTATES ADDITION, a distance of 874.67 feet to the northeast corner of said Block 1, COLONIAL ESTATES ADDITION; thence South 01°06'31" West, along the east line of said Block 1, a distance of 405.64 feet to an angle point on said east line, thence South 89°47'36" East, along said line, a distance of 1.06 feet to the northwest corner of said COLONIAL ESTATES SECOND ADDITION; thence South 89°49'35" East, along the north line of said COLONIAL ESTATES SECOND ADDITION and its easterly extension being the centerline of Vacated Lovett Street, a distance of 758.82 feet to the west line of Eighteenth Street; thence South 00°59'51" West, along said line, a distance of 495.49 feet; thence southwesterly, along the northwesterly line of Park Avenue, a distance of 254.80 feet along a tangential curve, concave to the northwest, having a central angle of 45°17'15", a radius of 322.36 feet and a chord which bears South 23°38'29" West a distance of 248.22 feet; thence South 46°17'06" West, tangent to said curve, along said northwesterly line, a distance of 344.77 feet; thence southwesterly, along said line, a distance of 247.99 feet along a tangential curve, concave to the northwest, having a central angle of 43°54'04", a radius of 323.66 feet and a chord which bears South 68°14'08" West a distance of 241.97 feet; thence North 89°48'50" West, tangent to said curve, along the north line of said Park Avenue, a distance of 1012.09 feet to the point of beginning. Containing 47.8542 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-955149-CO, dated April 3, 2019.

ALTA/NSPS LAND TITLE SURVEY

Colonial Estates Mobile Home Park
1501 East Bismarck Expressway
Bismarck, North Dakota

Surveyor's Certification

To: Milton Rue Company, a North Dakota corporation; First American Title Insurance Company, its successors and assigns; Havenpark Capital Partners, LLC, a Utah limited liability company; and Fannie Mae, a corporation organized and existing under the laws of the United States; Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; Colonial Estates of Bismarck, LLC, a Delaware limited liability company; and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 13, 16, 19 and 20 of Table A thereof.

The field work was completed on May 9, 2019.

Date of Plat or Map: July 11, 2019

Surveyor's Signature

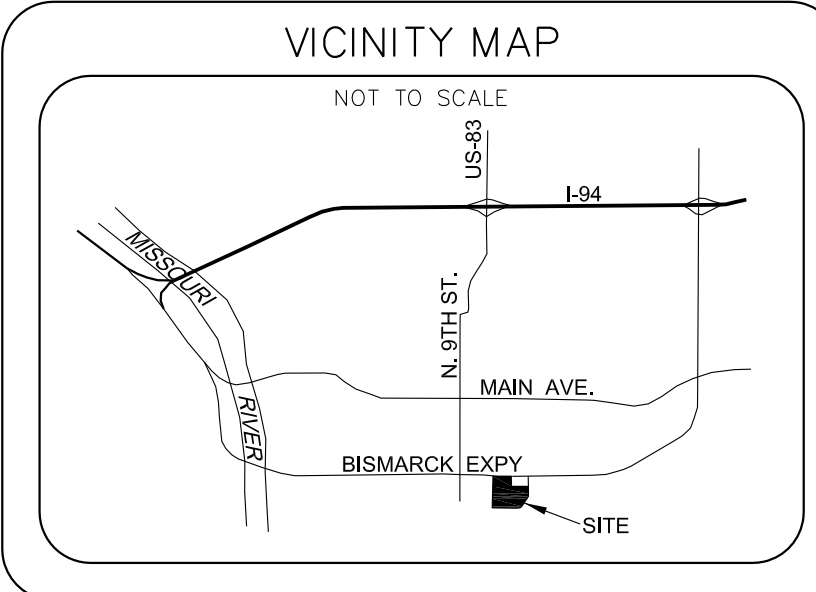
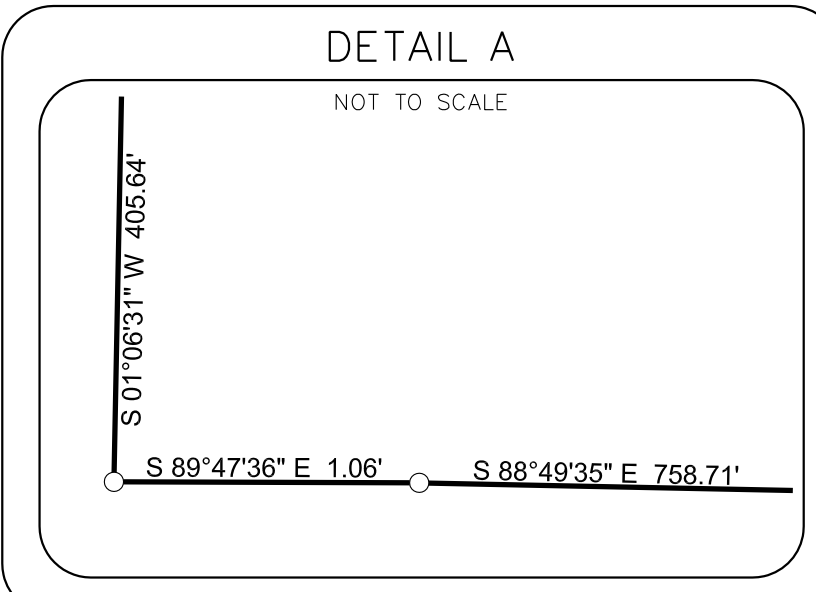
Registered Surveyor: Thomas M. Healy
Registration Number: LS-10634
In the State of: North Dakota



PROJ. NAME: Colonial Estates MKA PROJECT No.: 6480-19-5703
ADDRESS: 1501 East Bismarck Expressway CITY: Bismarck STATE: North Dakota



For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court – Warrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com
www.mkassociates.com



- ### LEGEND OF SYMBOLS & ABBREVIATIONS
- FOUND REBAR WITH CAP NO. 3595
 - ◆ FOUND 5/8" UNCAPPED REBAR
 - FOUND 1/2" UNCAPPED REBAR
 - SET 5/8" REBAR WITH CAP NO. LS-10634
 - (xxx) RECORD DATA
 - ⚡ POWER POLE
 - * LIGHT POLE
 - ⊙ ELECTRIC TRANSFORMER
 - OVERHEAD ELECTRIC LINE
 - TELEPHONE PEDESTAL
 - ⚓ HYDRANT
 - FENCE

ZONING NOTES

Zoned: Residential Manufactured Home Park (RMH)
Permitted Use Classification:

See City of Bismarck, ND, Zoning Ordinance, Title 14 - Zoning, Chapter 14-04 District Regulations, 14-04-05, RMH Residential District, 2, Permitted Uses.

Observed Use(s): Mobile Home Park
Zoning Regulations are subject to change and interpretation, for further information contact:

Contact Name(s):
Kim L. Lee, AICP
Planning Manager
City of Bismarck
(701)-355-1840

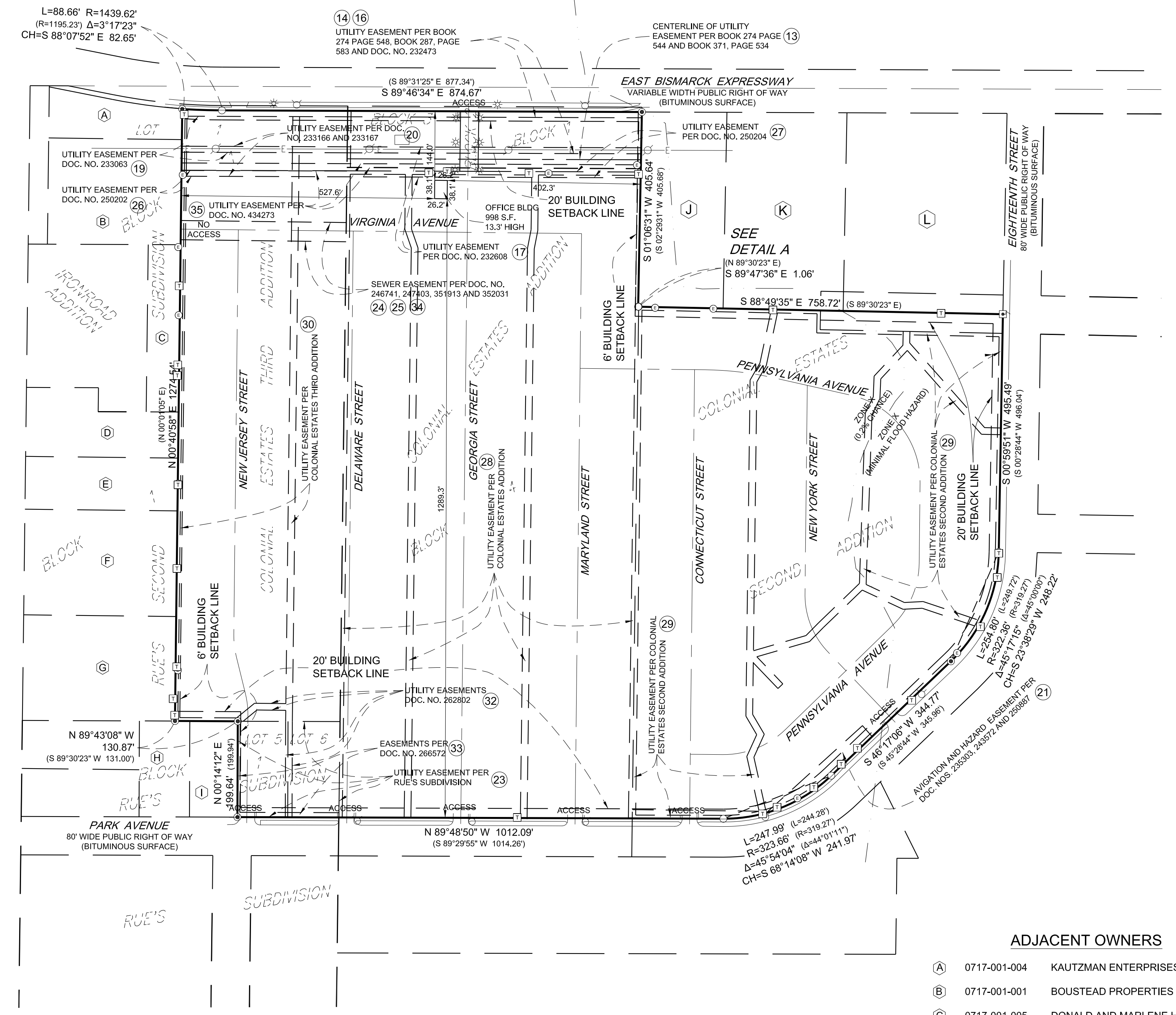
Site Restrictions:
Minimum building setbacks:
Front Setback: 20' (minimum provided: 144.0')
Side Setback: 6' (minimum provided: 402.3')
Rear Setback: N/A (minimum provided: N/A)

Minimum lot area: 140,000 Square Feet
Minimum lot width: N/A
Minimum lot frontage: N/A
Minimum lot depth: N/A
Maximum building height: 15' (max. provided: 13.3')
Maximum Density: 7 families per net acre
Maximum lot coverage: 40%

Parking Tabulation:
Parking Space Formula: Two spaces for each dwelling unit
Total regular spaces provided: 0
Total handicap spaces provided: 0
Total combined spaces provided: 0

Zoning information provided by MKAssociates, Inc

Bearings shown hereon are based on the US State Plane Coordinate System 1983(2011) - North Dakota South Zone 3302



FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones X "0.2% Annual Chance Flood Hazard" and Zone X "Area of Minimal Flood Hazard" of the Flood Insurance Rate Map, Community Panel No. 380150C0795D, which bears an effective date of 8/4/2014 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Surveyor's Drawing No.:	19-0636.dwg
Surveyor's Site Ref.:	19-0636
Checked by: TMH	Drawn by: TMH

GRAPHIC SCALE: 1" = 200'

Survey Prepared By:

Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
info@healysurveying.com

LEGAL DESCRIPTION

ALL OF COLONIAL ESTATES ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

ALL OF COLONIAL ESTATES SECOND ADDITION TO THE CITY OF BISMARCK AND THE SOUTH HALF OF THE VACATED LOVETT AVENUE BETWEEN SOUTH 17TH STREET AND SOUTH 18TH STREET, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

ALL OF COLONIAL ESTATES THIRD ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

THE EAST 344.60 FEET OF LOT 1, BLOCK 1, RUE'S SECOND SUBDIVISION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;

--AND--

LOTS 5 AND 6, BLOCK 1, RUE'S SUBDIVISION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA.

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Commencing at the southwest corner of Said Lot 5, Block 1, RUE'S SUBDIVISION; thence North 00°14'12" East, assumed bearing along the west line of said Lot 5, a distance of 199.64 feet to the northwest corner of said Lot 5 and the south line of said COLONIAL ESTATES THIRD ADDITION; thence North 89°43'08" West, along said line, a distance of 130.87 feet to the southwest corner of said COLONIAL ESTATES THIRD ADDITION; thence North 00°40'58" East, along the west line of said COLONIAL ESTATES THIRD ADDITION and its northerly extension, a distance of 1275.54 feet to the north line of said Lot 1, Block 1, RUE'S SECOND ADDITION; thence easterly, along said north line, a distance of 88.66 feet along a non-tangential curve, concave to the north, having a radius of 1439.62 feet, a central angle of 3°17'23" and a chord which bears South 88°07'52" East a distance of 82.65 feet; thence South 89°46'34" East, along said north line and the north line of Blocks 3, 2 and 1 of said COLONIAL ESTATES ADDITION, a distance of 874.67 feet to the northeast corner of said Block 1, COLONIAL ESTATES ADDITION; thence South 01°06'31" West, along the east line of said Block 1, a distance of 405.64 feet to an angle point on said east line, thence South 89°47'36" East, along said line, a distance of 1.06 feet to the northwest corner of said COLONIAL ESTATES SECOND ADDITION; thence South 88°49'35" East, along the north line of said COLONIAL ESTATES SECOND ADDITION and its easterly extension being the centerline of Vacated Lovett Street, a distance of 758.82 feet to the west line of Eighteenth Street; thence South 00°59'51" West, along said line, a distance of 495.49 feet; thence southwesterly, along the northwesterly line of Park Avenue, a distance of 254.80 feet along a tangential curve, concave to the northwest, having a central angle of 45°17'15", a radius of 322.36 feet and a chord which bears South 23°38'29" West a distance of 248.22 feet; thence South 46°17'06" West, tangent to said curve, along said northwesterly line, a distance of 344.77 feet; thence southwesterly, along said line, a distance of 247.99 feet along a tangential curve, concave to the northwest, having a central angle of 43°54'04", a radius of 323.66 feet and a chord which bears South 68°14'08" West a distance of 241.97 feet; thence North 89°48'50" West, tangent to said curve, along the north line of said Park Avenue, a distance of 1012.09 feet to the point of beginning. Containing 47.8542 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-955149-CO, dated April 3, 2019.

ALTA/NSPS LAND TITLE SURVEY

Colonial Estates Mobile Home Park
1501 East Bismarck Expressway
Bismarck, North Dakota

Surveyor's Certification

To: Milton Rue Company, a North Dakota corporation; First American Title Insurance Company, its successors and assigns; Havenpark Capital Partners, LLC, a Utah limited liability company; and Fannie Mae, a corporation organized and existing under the laws of the United States; Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; Colonial Estates of Bismarck, LLC, a Delaware limited liability company; and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 13, 16, 19 and 20 of Table A thereof.

The field work was completed on May 9, 2019.

Date of Plat or Map: July 11, 2019

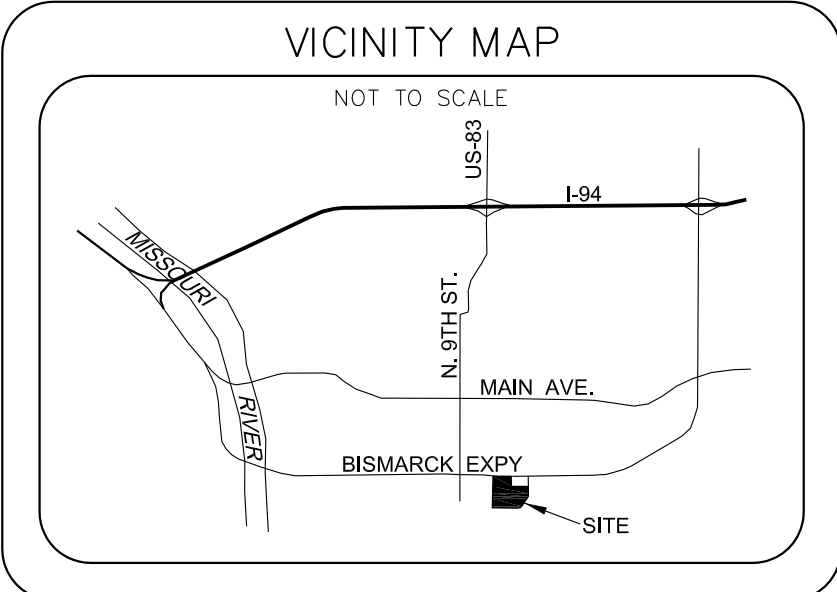
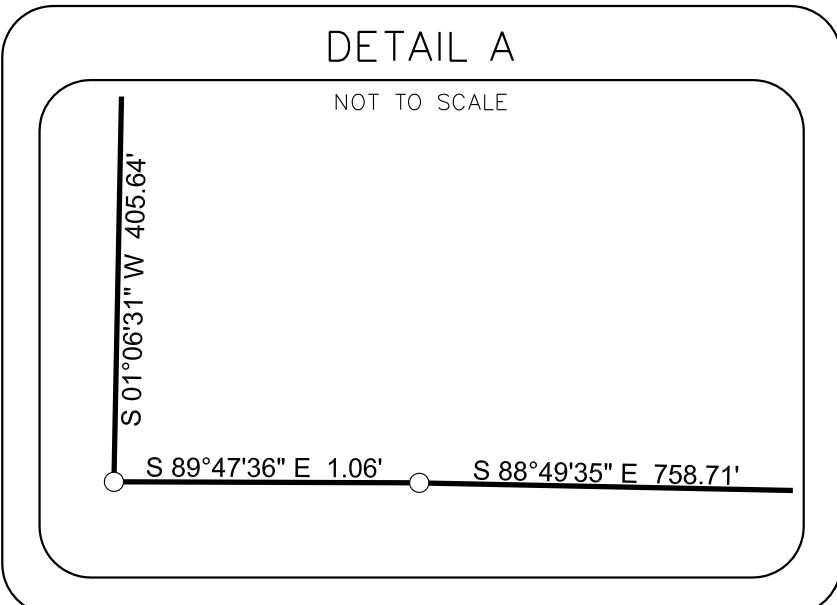
Surveyor's Signature:

Registered Surveyor: Thomas M. Healy
Registration Number: LS-10634
In the State of: North Dakota

PROJ. NAME: Colonial Estates MKA PROJECT No.: 6480-19-5703
ADDRESS: 1501 East Bismarck Expressway CITY: Bismarck STATE: North Dakota

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia 20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com www.mkassociates.com

SHEET 2 OF 3



- ### LEGEND OF SYMBOLS & ABBREVIATIONS
- FOUND REBAR WITH CAP NO. 3595
 - ◇ FOUND 5/8\"/>

ADJACENT OWNERS

A	0717-001-004	KAUTZMAN ENTERPRISES LLC
B	0717-001-001	BOUSTEAD PROPERTIES INC.
C	0717-001-005	DONALD AND MARLENE HASTINGS
D	0717-001-010	JACK AND BONNIE WERNER
E	0717-001-015	JACK AND BONNIE WERNER
F	0717-001-020	JACK'S INC
G	0717-001-035	CARRIE'S KIDS INC
H	0715-001-010	UNLIMITED RESOURCES INC
I	0715-001-015	BISMARCK PARK AVENUE PROPERTIES
J	0255-001-001	VETTER AND WALD
K	0255-001-050	VETTER AND WALD
L	0255-002-002	TRACI PROPERTIES LLC

Bearings shown hereon are based on the US State Plane Coordinate System 1983(2011) - North Dakota South Zone 3302



FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones X "0.2% Annual Chance Flood Hazard" and Zone X "Area of Minimal Flood Hazard" of the Flood Insurance Rate Map, Community Panel No. 380150C0795D, which bears an effective date of 8/4/2014 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:

Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
info@healysurveying.com

Surveyor's Drawing No.:	19-0636.dwg
Surveyor's Site Ref:	19-0636
Checked by: TMH	Drawn by: TMH

GRAPHIC SCALE: 1" = 200'

LEGAL DESCRIPTION

ALL OF COLONIAL ESTATES ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;
--AND--
ALL OF COLONIAL ESTATES SECOND ADDITION TO THE CITY OF BISMARCK AND THE SOUTH HALF OF THE VACATED LOVETT AVENUE BETWEEN SOUTH 17TH STREET AND SOUTH 18TH STREET, BURLEIGH COUNTY, NORTH DAKOTA;
--AND--
ALL OF COLONIAL ESTATES THIRD ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;
--AND--
THE EAST 344.60 FEET OF LOT 1, BLOCK 1, RUE'S SECOND SUBDIVISION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA;
--AND--
LOTS 5 AND 6, BLOCK 1, RUE'S SUBDIVISION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA.

SURVEYOR'S DESCRIPTION

That part of COLONIAL ESTATES ADDITION; COLONIAL ESTATES SECOND ADDITION, COLONIAL ESTATES THIRD ADDITION, RUE'S SUBDIVISION AND RUE'S SECOND SUBDIVISION, all in the City of Bismarck, Burleigh County, North Dakota described as follows:

Commencing at the southwest corner of said Lot 5, Block 1, RUE'S SUBDIVISION; thence North 00°14'12" East, assumed bearing along the west line of said Lot 5, a distance of 199.64 feet to the northwest corner of said Lot 5 and the south line of said COLONIAL ESTATES THIRD ADDITION; thence North 89°43'08" West, along said line, a distance of 130.87 feet to the southwest corner of said COLONIAL ESTATES THIRD ADDITION; thence North 00°40'58" East, along the west line of said COLONIAL ESTATES THIRD ADDITION and its northerly extension, a distance of 1275.54 feet to the north line of said Lot 1, Block 1, RUE'S SECOND ADDITION; thence easterly, along said north line, a distance of 88.66 feet along a non-tangential curve, concave to the north, having a radius of 1439.62 feet, a central angle of 3°17'23" and a chord which bears South 88°07'52" East a distance of 82.65 feet; thence South 89°46'34" East, along said north line and the north line of Blocks 3, 2 and 1 of said COLONIAL ESTATES ADDITION, a distance of 874.67 feet to the northeast corner of said Block 1, COLONIAL ESTATES ADDITION; thence South 01°06'31" West, along the east line of said Block 1, a distance of 405.64 feet to an angle point on said east line, thence South 89°47'36" East, along said line, a distance of 1.06 feet to the northwest corner of said COLONIAL ESTATES SECOND ADDITION; thence South 88°49'35" East, along the north line of said COLONIAL ESTATES SECOND ADDITION and its easterly extension being the centerline of Vacated Lovett Street, a distance of 758.82 feet to the west line of Eighteenth Street; thence South 00°59'51" West, along said line, a distance of 495.49 feet; thence southwesterly, along the northwesterly line of Park Avenue, a distance of 254.80 feet along a tangential curve, concave to the northwest, having a central angle of 45°17'15", a radius of 322.36 feet and a chord which bears South 23°38'29" West a distance of 248.22 feet; thence South 46°17'06" West, tangent to said curve, along said northwesterly line, a distance of 344.77 feet; thence southwesterly, along said line, a distance of 247.99 feet along a tangential curve, concave to the northwest, having a central angle of 43°54'04", a radius of 323.66 feet and a chord which bears South 68°14'08" West a distance of 241.97 feet; thence North 89°48'50" West, tangent to said curve, along the north line of said Park Avenue, a distance of 1012.09 feet to the point of beginning. Containing 47.8542 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-955149-CO, dated April 3, 2019.

ALTA/NSPS LAND TITLE SURVEY

Colonial Estates Mobile Home Park
1501 East Bismarck Expressway
Bismarck, North Dakota

Surveyor's Certification

To: Milton Rue Company, a North Dakota corporation; First American Title Insurance Company, its successors and assigns; Havenpark Capital Partners, LLC, a Utah limited liability company; and Fannie Mae, a corporation organized and existing under the laws of the United States; Bellwether To: Milton Rue Company, a North Dakota corporation; First American Title Insurance Company, its successors and assigns; Havenpark Capital Partners, LLC, a Utah limited liability company; and Fannie Mae, a corporation organized and existing under the laws of the United States; Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; Colonial Estates of Bismarck, LLC, a Delaware limited liability company; and MKAssociates, Inc.

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