

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 3,200.214 square feet or 73.4668 acres of land.
- This property is designated by Cass County, as Tax Map Parcels 02-3000-00430-000, 02-3000-00435-000 and 02-3000-00540-010.
- There was no observable evidence of easements found at the time of this survey.
- The property has direct access along 1st Ave. E, 4th Ave. E, Star Ave. 7th St. E, 10th St. E and 12th St. E which are all public streets. 2nd Ave. E, 2 1/2 Ave. E, 3 1/2 Ave. E, 9th St. E, 10th St. E, 11th St. E, 12th St. E, Brookwood Ave., Sandstone Ave., Star Ave. and Wesley Ave. are variable with private interior roadways.
- The surveyor has reviewed and examined a copy of First American Title Insurance Company's Commitment No. NCS-959078-1-CO and the location of any matter shown hereon, 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 photos shown hereon taken from Google Earth image dated 5/11/2017.
- There is no evidence of proposed changes in street right of way lines for 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 the map.
- 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.
- There were no division or party walls observed in the process of conducting the fieldwork.
- In response to Table A Item 10, there are no division or party walls with respect to adjoining properties.
- 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.

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-959078-1-CO dated May 5, 2019, revised August 19, 2019.
- Right of Way Easement to Northwestern Bell Telephone Company recorded October 3, 1969, in Book F5 of Misc., Page 475, as Document No. 438195. Affects the subject property as shown on the map.
 - Right of Way Easement to Southeast Cass Water Management District recorded November 15, 1972, in Book X5 of Misc., Page 446, as Document No. 464411. Affects the subject property as shown on the map.
 - Right of Way Easement to Snyrenga Cable TV recorded June 18, 1984, in Book V13 of Misc., Page 337, as Document No. 542348. Affects the subject property as shown on the map. Note: The Company makes no representation as to the present ownership of this interest. Affects the subject property as shown on the map.
 - Assignment and Assumption of Easements to Northern States Power Company recorded March 22, 2001, as Document No. 977004. Affects the subject property, as shown on the map and is not shown on the map.
 - The following matters disclosed by an ALTA/NSPS survey made by Moore Engineering on March 1, 2007, designed to show 3" wide utility easements at road ends, mobile home decks, fences and sheds on the property in: Affect the subject property as shown on the map.

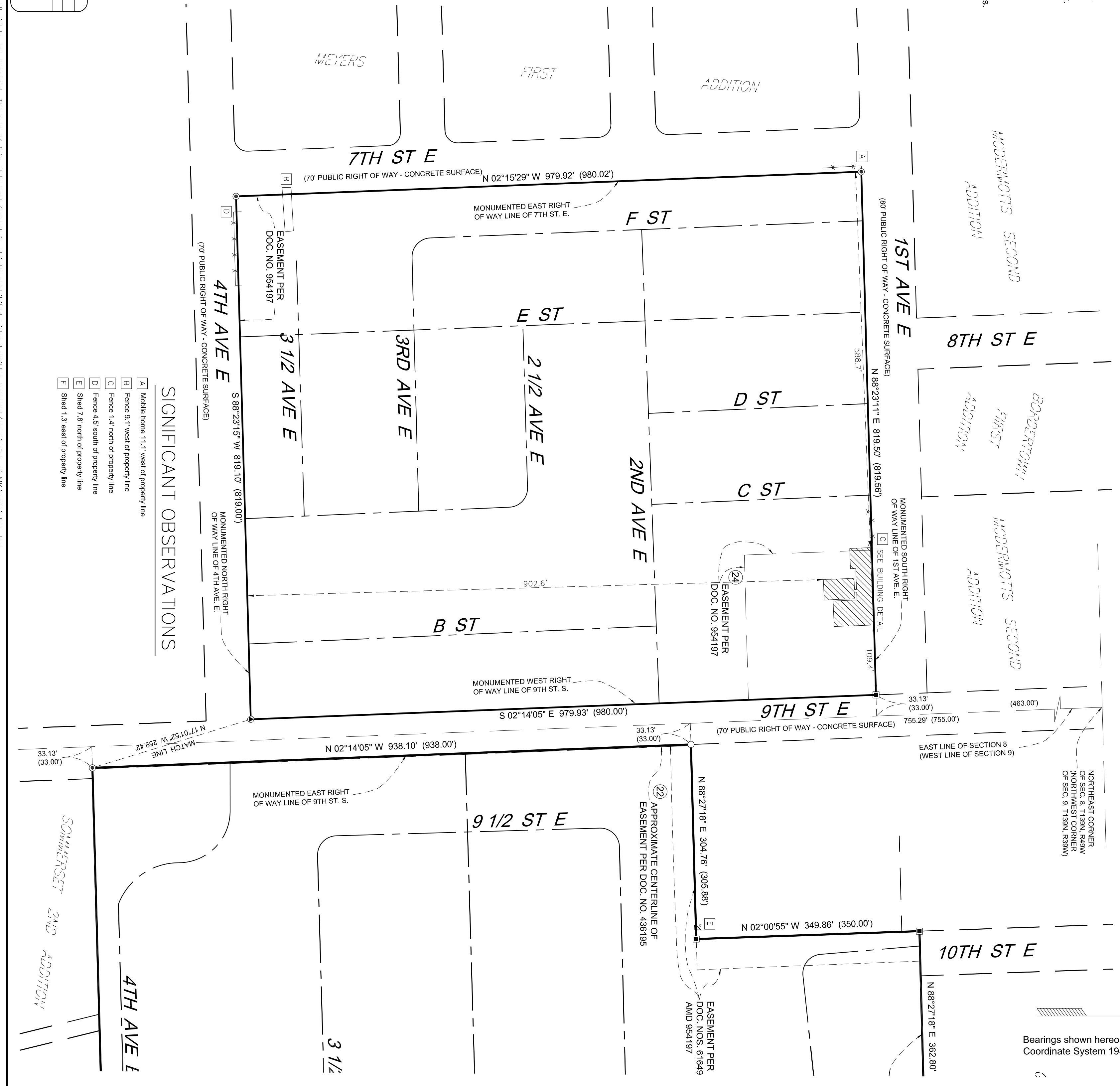
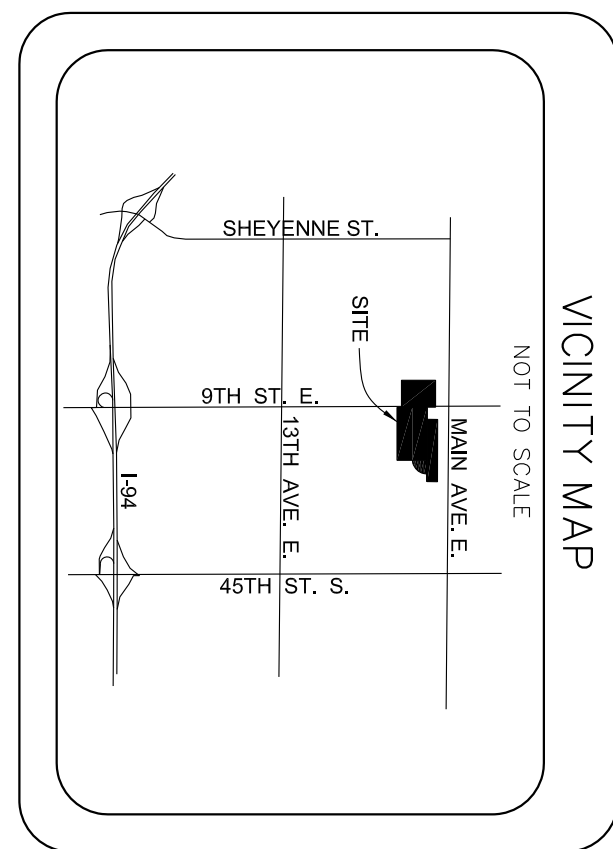
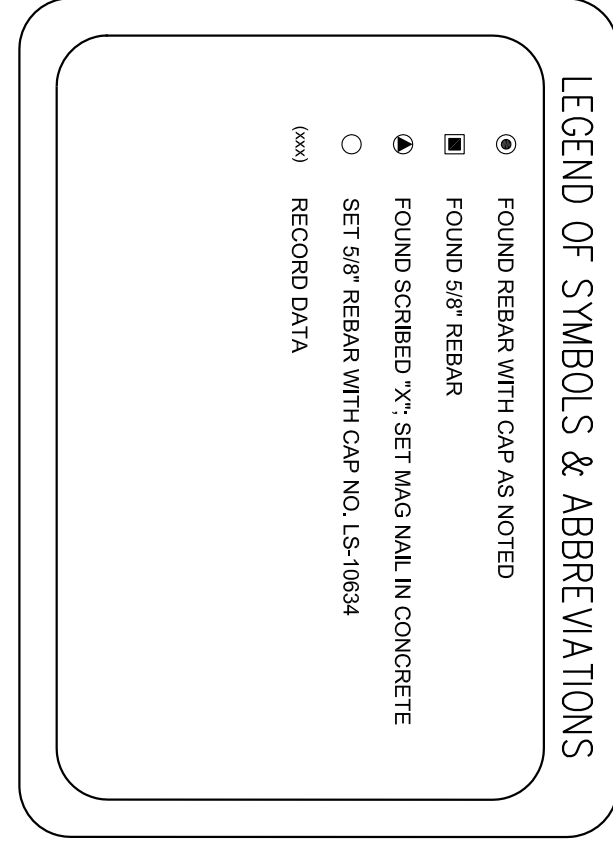
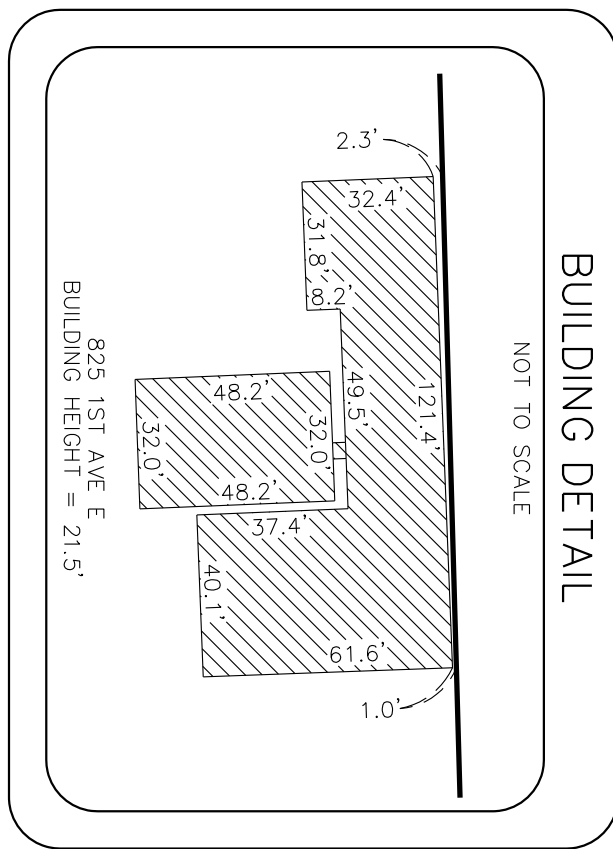
HEALY
LAND SURVEYING
Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0565
Info@healysurveying.com

Surveyor's Drawing No.: 19-0645.dwg
Surveyor's Site Ref.: 19-0645
Checked By: TMH
Drawn By: TMH
GRAPHIC SCALE: 1" = 100'

By graphic plotting only, this property is in Zones X *Area of reduced flood risk due to levee* of the Flood Insurance Rate Map, Community Panel Nos. 38017C0589G and 38017C0757G, which bear an effective date of 1/16/2015 and is 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.

FLOOD ZONE NOTE

Parking Facilities:
No striped parking spaces were observed at the time of the survey.
1 parking space per dwelling unit (365 mobile home pads).
Per aerial photography, there is sufficient parking at each mobile home pad for 1 or more vehicles.



SIGNIFICANT OBSERVATIONS

- A Mobile home 11' west of property line
- B Fence 9' west of property line
- C Fence 1 1/2' north of property line
- D Fence 4 1/2' south of property line
- E Shed 7 1/2' north of property line
- F Shed 1 1/2' east of property line

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

LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS, TO-WIT, COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF FIRST AVENUE EAST AND THE WEST RIGHT-OF-WAY OF NINTH STREET EAST IN THE CITY OF WEST FARGO, THE POINT OF BEGINNING, THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF SAID NINTH STREET EAST TO THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 980.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF FOURTH AVENUE EAST IN THE CITY OF WEST FARGO; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID FOURTH AVENUE EAST FOR A DISTANCE OF 919.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STREET EAST FOR A DISTANCE OF 960.82 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF FIRST AVENUE EAST IN THE CITY OF WEST FARGO; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID FIRST AVENUE EAST FOR A DISTANCE OF 819.95 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-959078-1-CO, dated May 5, 2019, revised August 19, 2019.

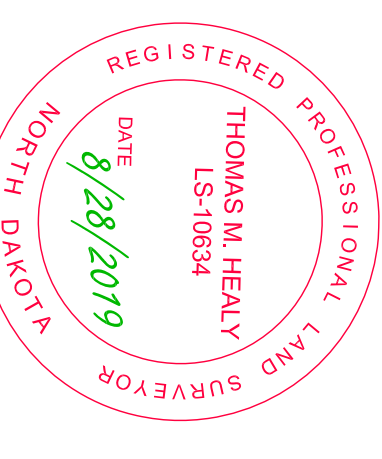
ALTA/NSPS LAND TITLE SURVEY

Brookwood Manufactured Home Community
625 1st Avenue East
West Fargo, North Dakota

Surveyor's Certification
To: Brookwood Estates, LLC, a Delaware limited liability company, Havemart Capital Partners, LLC, and or its assigns or nominee, First American Title Insurance Company, its successors and assigns, Fannie Mae, a Corporation organized and existing under the laws of the United States, Belltower Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear, 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, and 19 of Table A thereof.
The field work was completed on June 5, 2019.
Date of Plat or Map: August 28, 2019

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



PROJ. NAME: Brookwood MHC
ADDRESS: 825 1st Avenue East
MKA PROJECT No.: 6480-19-5781-001
CITY: West Fargo **STATE:** North Dakota

MKAS
A National Land Services Group
For Inquiries Concerning This Survey, Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia 20187
Phone: (340) 428-3550 Fax: (340) 428-3560
Email: comments@mkasociates.com
www.mkasociates.com
SHEET 1 OF 4

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