

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 859,185 square feet or 19.7242 acres of land.
- This property is designated by Burleigh County, as Tax Map Parcel 0120-001-001.
- There was no observable evidence of cemeteries found at the time of this survey.
- The property abuts and has direct access to South 12th Street, Boehm Drive and East Bismarck Expressway, which are all public rights of way.
- The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-1002335-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 the map. Visible and apparent above ground utilities have been depicted on the survey.
- 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 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.
- There are no mapped wetlands on the subject property. No field work was done to identify wetlands.

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-1002335-CO, dated February 10, 2020.

- Easement to Montana-Dakota Utilities Co., dated May 31, 1976 and filed for record May 24, 1976 as Doc. No. 269849 for the construction, operation and maintenance of a buried or semiburied electric distribution system, upon, under and within all of Auditor's Lot 2 in Section 17, Township 138, Range 102, North Dakota. (Note: See said easement for full particulars). Affects the subject property, is blanket in nature and is not shown on the map.
- Reservation of a Permanent Easement and Right-of-Way unto the City of Bismarck, a municipal corporation, as contained in Quit Claim Deed dated June 11, 1969 and filed for record July 14, 1969 as Doc. No. 230361 over the East 22 Feet of Block 28 of Coffin's Addition, less that portion that lies within South 12th Street right-of-way. Affects the subject property as shown on the map.
- Terms and conditions as contained in Agreement executed by Theodore Jahner and Mary Jahner, his wife and the City of Bismarck, ND, a municipal corporation, dated October 19, 1959 and filed for record October 30, 1959 in Book 335 Page 237, granting or creating a perpetual easement over, under, through and across the following described land in Section 3, Township 138 North, Range 80 West: Beginning at the Southwest corner of the Sturgis Addition to the City of Bismarck, ND; thence South along the West line of Auditor's Lot 3 for a distance of 683.16 Feet to the Southwest corner of Auditor's Lot 3; thence East along the South line of Auditor's Lot 3 for a distance of 288.40 Feet; thence North a distance of 374.21 Feet to the Northeastly line of Auditor's Lot 3; thence Northwestly along the Northeastly line of Auditor's Lot 3, a distance of 214.92 Feet; thence North for a distance of 152 Feet; thence West a distance of 141 Feet to the Southwest corner of the Sturgis Addition, the Point of Beginning, less 0.53 acres reserved for street right-of-way. Affects the subject property as shown on the map.
- Easement executed by Clyde E. Hoovestol and Coralyn Hoovestol, husband and wife, and Roland Bieber and Cecelia Bieber, husband and wife to Montana-Dakota Utilities Co. and Northwestern Bell Telephone Company, dated July 11, 1980 and filed for record January 23, 1981 as Doc. No. 319279, for the construction, operation, maintenance of a communication, electric and natural gas system, upon, over and under Stardust Terrace Addition to the City of Bismarck, Burleigh County, North Dakota. (Note: Blanket easement and location of line cannot be determined, see said instrument for full particulars). Affects the subject property, is blanket in nature and is not shown on the map.
- Terms and conditions as contained in Special Use Permit executed by Roland Bieber and Cecelia Bieber, husband and wife, and Clyde Hoovestol and Coralyn Hoovestol, husband and wife, to Lynn Nicola, dated August 28, 1979 and filed for record September 25, 1979 as Doc. No. 308090, granting a special use permit for ingress and egress on the East 20.0 Feet of Lot 2, Block 1, Stardust Terrace Addition to the City of Bismarck, Burleigh County, North Dakota. (Note: See said instrument for full particulars). Affects the subject property as shown on the map.
- Storm Sewer Easement 22 Feet in width over and located in the Northwest corner of Lot 1, Block 1, and the blanket Montana-Dakota Utilities Co., Easement as recited on the Plat of Stardust Terrace Addition, said Plat dated December 31, 1976 and filed for record June 22, 1977 as Doc. No. 280025. Affects the subject property as shown on the map.
- Any and all matters that affect the land as shown on Plat of Stardust Terrace Addition, dated December 31, 1976 and filed for record June 22, 1977 as Doc. No. 280025. Affects the subject property, is blanket in nature and is not shown on the map.
- Permanent Easement and Right-of-Way unto the City of Bismarck, a municipal corporation, dated April 12, 1983 and filed for record April 28, 1983 as Doc. No. 337358, including the perpetual right to enter upon all of the East 10 Feet of the West 114 Feet of the South 3 Feet of Lot 1, Block 1, Stardust Terrace Addition. Does not affect the subject property as shown on the map.
- Easement to Meredith/New Heritage Partnership, d/b/a Meredith Cable, US West and Montana Dakota Utilities, dated May 23, 1994 and filed for record July 5, 1994 as Doc. No. 463779. An easement for the construction, operation, maintenance, repair and replacement of community antenna television cables, telephone cables, electrical cables and natural gas lines and necessary apparatus in connection therewith, on, under and across Lots 1 and 2, less the street right-of-way, Block 1, Stardust Terrace Addition, Bismarck, North Dakota. Thereafter Meredith/New Heritage Strategic Partners L.P. assigned easement interest to Sioux Falls Cable Television via Assignment of Easements, dated March 9, 1995 and filed for record May 9, 1995 as Doc. No. 472487. Easement interest further assigned by Sioux Falls Cable Television to Midcontinent Communications via Assignment of Easements filed for record December 19, 2000 as Doc. No. 548760. (Note: See said instruments for full particulars). Affects the subject property, is blanket in nature and is not shown on the map.
- Memorandum of Service and Easement Agreement dated July 1, 2013, filed for record August 20, 2013 at 8:46 AM, as Document No. 793493, executed in favor of Midcontinent Communications, a South Dakota General Partnership. Affects the subject property, is blanket in nature and is not shown on the map.

ZONING NOTES

See Sheet 2 of 2 Sheets for Zoning Notes

Parking Tabulation:

No striped parking spaces were observed at the time of the survey

1 parking space per dwelling unit (158 mobile home pads)

Per zoning report, there is sufficient parking at each mobile home pad for 2 vehicles.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X "0.2% Annual Chance 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.: 20-0685.dwg
Surveyor's Site Ref.: 20-0685
Checked by: TMH
Drawn by: TMH

GRAPHIC SCALE: 1" = 100'

SIGNIFICANT OBSERVATIONS

- A Sheds are up to 11.7' north of property line
- B Retaining wall is 1.3' north of property line
- C Edge of bituminous is 11.7' east of property line
- D Edge of concrete is 0.9' southwest of property line
- E Concrete driveway is 2.0' south of property line
- F Retaining wall is up to 6.7' east of property line
- G Fences outside the property lines as noted on the map

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND IRON MONUMENT WITH CAP NO.LS-2363
- FOUND 5/8" REBAR
- FOUND 3/4" IRON PIPE
- FOUND MAG NAIL
- SET 1" IRON PIPE WITH CAP NO. LS-10634
- SET MAG NAIL
- RECORD DATA
- POWER POLE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- OVERHEAD ELECTRIC LINE
- TELEPHONE PEDESTAL
- HYDRANT
- FENCE
- STORM INLET
- MANHOLE
- ESISTING MOBILE HOMES WITHIN EASEMENTS

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

LEGAL DESCRIPTION

LOTS ONE (1) AND TWO (2), BLOCK ONE (1), STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, LESS TRACT CONVEYED TO STATE OF NORTH DAKOTA, FOR THE USE AND BENEFIT OF THE STATE HIGHWAY DEPARTMENT DESCRIBED AS THE SOUTH 8.0 FEET OF THE EAST 45.0 FEET OF THE WEST 124.1 FEET OF LOT 1, BLOCK 1, STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA.

SURVEYOR'S DESCRIPTION

Lots 1 and 2, Block 1, STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, Burleigh County, North Dakota, less tract conveyed to State of North Dakota, for the use and benefit of the State Highway Department described as the south 8.0 feet of the east 45.0 feet of the west 124.1 feet of Lot 1, Block 1, STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, Burleigh County, North Dakota described as follows:

Commencing at the northwest corner of Lot 1, Block 1, STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK; thence South 88°49'12" East, assumed bearing along the north line of said Lot 1, a distance of 567.88 feet; thence South 00°46'53" West a distance of 195.22 feet; thence South 89°40'01" East a distance of 124.03 feet; thence North 00°36'53" East a distance of 80.62 feet to the southwesterly line of Boehm Drive; thence South 42°25'19" East, along said line, a distance of 355.96 feet; thence North 89°35'07" West a distance of 100.00 feet; thence South 26°04'27" East a distance of 248.80 feet; thence South 89°41'42" East a distance of 194.89 feet; thence South 42°20'17" East a distance of 154.97 feet; thence South 89°40'42" East a distance of 89.79 feet; thence South 00°53'44" West a distance of 80.03 feet; thence South 89°52'21" East a distance of 106.13 feet to the southwesterly line of South 16th Street; thence southeasterly a distance of 16.32 feet along a non-tangential curve, concave to the northeast, having a radius of 615.70 feet, a central angle of 1°31'07" and a chord which bears South 13°26'12" East a distance of 16.32 feet; thence South 00°51'31" West, not tangent to said curve, a distance of 644.90 feet to the north line of East Bismarck Expressway; thence South 89°58'15" West, along said line, a distance of 81.00 feet; thence North 00°51'18" East a distance of 8.00 feet; thence South 89°58'15" West a distance of 45.01 feet; thence South 00°51'18" West a distance of 8.00 feet to the said North line; thence South 89°58'15" West along said line, a distance of 79.10 feet; thence North 00°51'18" East a distance of 546.29 feet; thence North 89°45'25" West a distance of 1074.22 feet to the east line of South 12th Street; thence North 00°53'13" East, along said line, a distance of 575.88 feet; thence northwesterly a distance of 147.31 feet along a non-tangential curve, concave to the southwest, having a radius of 258.23 feet, a central angle of 32°41'08" and a chord which bears North 15°38'39" West a distance of 145.32 feet; thence North 31°49'42" West, not tangent to said curve, a distance of 239.08 feet to the Point of Beginning. Containing 19.7242 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-1002335-CO, dated February 10, 2020.

ALTA/NSPS LAND TITLE SURVEY

Stardust Terrace
725 S. 12th Street
Bismarck, North Dakota

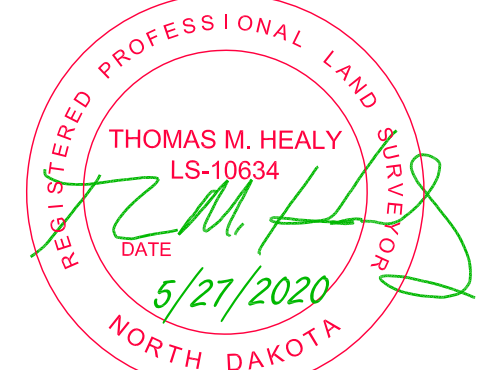
Surveyor's Certification

To:Havenpark Capital Partners, LLC, a Utah limited liability company, and its successors and assigns; Stardust Estates LLC, a Delaware limited liability company; Fannie Mae, a corporation organized and existing under the laws of the United States, and Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; First American Title Insurance 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), 7(b)(1), 7(c), 8, 9, 10(a), 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on March 11, 2020.

Date of Plat or Map: May 27, 2020



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

PROJ. NAME: Stardust Terrace
ADDRESS: 725 South 12th Street
MKA PROJECT No.: 6480-20-6537-001
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



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 859,185 square feet or 19.7242 acres of land.
- This property is designated by Burleigh County, as Tax Map Parcel 0120-001-001.
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SIGNIFICANT OBSERVATIONS

Refer to Sheet 1 of 2 Sheets for Significant Observations

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X "0.2% Annual Chance 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.

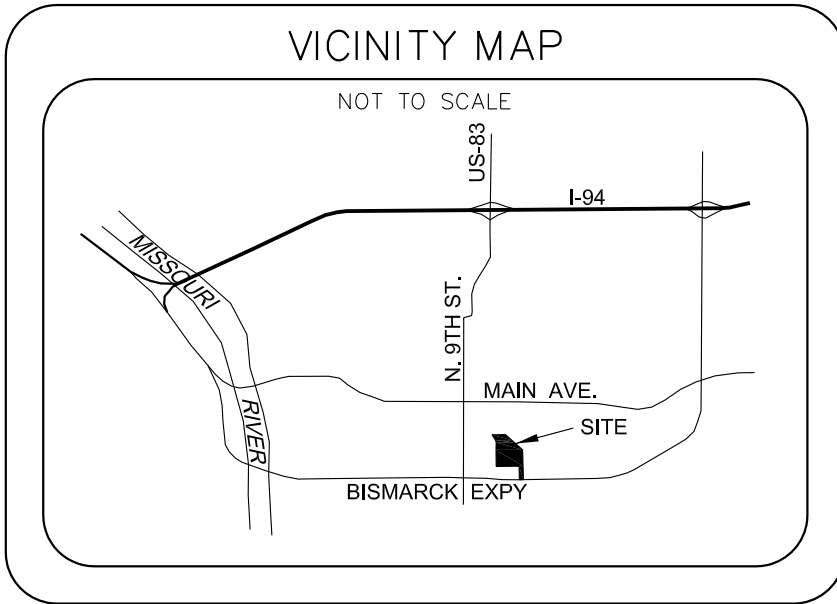
Survey Prepared By:



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

Surveyor's Drawing No.:	20-0685.dwg
Surveyor's Site Ref:	20-0685
Checked by: TMH	Drawn by: TMH
0' 100' 200'	
GRAPHIC SCALE: 1" = 100'	

VICINITY MAP



PARKING TABULATIONS

No striped parking spaces were observed at the time of the survey

1 parking space per dwelling unit (158 mobile home pads)

Per zoning report, there is sufficient parking at each mobile home pad for 2 vehicles.

ZONING NOTES

Zoned: "RMH" Residential Manufactured Home Park District

Permitted Use Classification: Yes
Observed Use(s): Mobile Home Park

Zoning Regulations are subject to change and interpretation, for further information contact:
City of Bismarck (phone: 701-355-1846)
Contact: Kim L. Lee, Planning Manager
klee@bismarcknd.gov

Site Restrictions:
Minimum building setbacks:
Front: 20' (8.49' provided)
Side: 6' (8' provided)
Accessory Structures:
Front: 20' (12' provided)
Side: 5' (0' provided)

Minimum Landscape Buffer:
Front: 30' (12' provided)

Measured building tie distances:
Office:
North: 435.1'
East: 307.9'
South: 434.5'
West: 339.9'
Maintenance Shop:
North: 113.2'
East: 90.1'
South: 537.4'
West: 538.6'

Minimum lot size: 140,000 s.f. (min. provided: 859,185 s.f.)
Minimum lot width: n/a (min. provided: n/a)
Maximum building height: 15' (max. provided: 21.3')
Maximum building area: 3,000 s.f. (max. provided: 2583 s.f.)
Maximum density 7 dwellings per acre; (8.01/acre provided)
Minimum individual mobile home lot area: 5,000 s.f.
Minimum individual mobile home lot width: 50'
Minimum recreational space: 19,800 s.f. (min. provided: 0 s.f.)
Minimum building separation: 12' (8' provided)

Setback distances and density calculations per Zoning Report, no mobile homes were located in the field by Healy Land Surveying.

Zoning information referenced above was provided by:
Zoning Info, Inc.
Site #88026
Dated April 14, 2020



LEGAL DESCRIPTION

LOTS ONE (1) AND TWO (2), BLOCK ONE (1), STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, LESS TRACT CONVEYED TO STATE OF NORTH DAKOTA, FOR THE USE AND BENEFIT OF THE STATE HIGHWAY DEPARTMENT DESCRIBED AS THE SOUTH 8.0 FEET OF THE EAST 45.0 FEET OF THE WEST 124.1 FEET OF LOT 1, BLOCK 1, STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA.

SURVEYOR'S DESCRIPTION

Lots 1 and 2, Block 1, STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, Burleigh County, North Dakota, less tract conveyed to State of North Dakota, for the use and benefit of the State Highway Department described as the south 8.0 feet of the east 45.0 feet of the west 124.1 feet of Lot 1, Block 1, STARDUST TERRACE ADDITION TO THE CITY OF BISMARCK, Burleigh County, North Dakota described as follows:

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ALTA/NSPS LAND TITLE SURVEY

Stardust Terrace
725 S. 12th Street
Bismarck, North Dakota

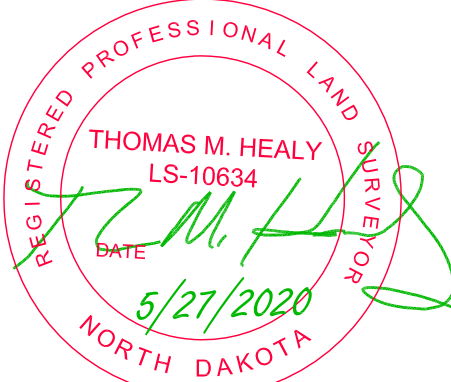
Surveyor's Certification

To:Havenpark Capital Partners, LLC, a Utah limited liability company, and its successors and assigns; Stardust Estates LLC, a Delaware limited liability company; Fannie Mae, a corporation organized and existing under the laws of the United States, and Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; First American Title Insurance 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), 7(b)(1), 7(c), 8, 9, 10(a), 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on March 11, 2020.

Date of Plat or Map: May 27, 2020



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

PROJ. NAME: Stardust Terrace
ADDRESS: 725 South 12th Street

MKA PROJECT No.: 6480-20-6537-001

CITY: Bismarck STATE: North Dakota



For Inquiries Concerning This Survey Contact MKA
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