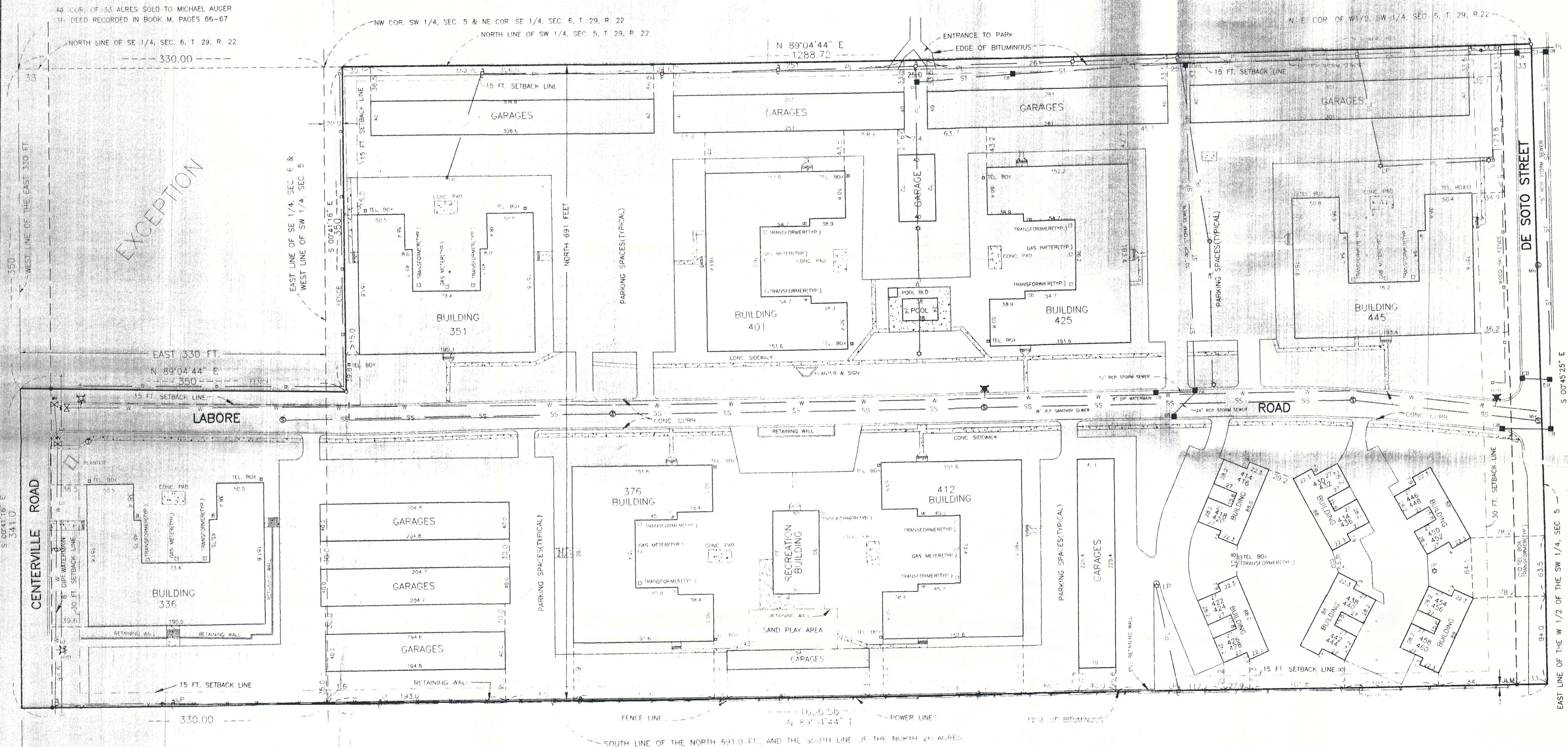


**CERTIFICATE OF SURVEY FOR:
FIRST TRUST NATIONAL ASSOCIATION, PIPER JAFFRAY, INC.,
HOUSING ALTERNATIVES DEVELOPMENT COMPANY AND CHICAGO TITLE INSURANCE COMPANY**

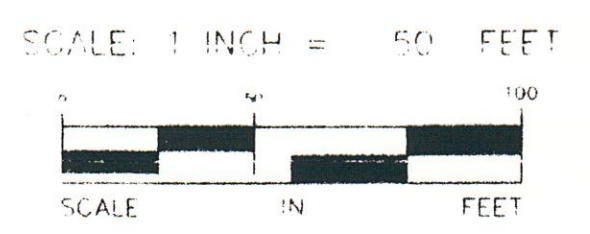


I hereby certify to: First Trust National Association, Piper Jaffray, Inc., Housing Alternatives Development Company and Chicago Title Insurance Company that this is a true and correct survey of:

The north 691 feet of the West Half of the Southwest Quarter of Section 5 and the east 330 feet of the north 691 feet of the Southeast Quarter of Section 6, all in Township 29, Range 22, except those parts thereof described as beginning at the northeast corner of said Southeast Quarter; thence west along the north line of said Southeast Quarter to the west line of the east 330 feet of said Southeast Quarter; thence south along said west line of the east 330 feet, a distance of 350 feet; thence east 350 feet to a point 350 feet south, as measured at right angles, from the north line of said Southwest Quarter; thence north 350 feet to a point on said north line of the Southwest Quarter, distant 20 feet east from said northeast corner of the Southeast Quarter; thence west along said north line to said Northeast corner of the Southeast Quarter, the southerly and most westerly boundary lines of which are marked by Judicial Landmarks set pursuant to Torrens Case No. 11805.

and correctly shows the location of all observable, above ground evidence of buildings, structures and other improvements on said described property; that observable, above ground evidence of encroachments onto or from adjoining properties, streets, or alleys by any of said buildings, structures, improvements or visible right-of-way easements on said described property are shown thereon; that all recorded easements, if any, listed in Schedule B, Commitment for Title Insurance No. C 2470841 dated November 5, 1997, issued by Chicago Title Insurance Company, located on the above described land are shown on this survey.

Dated this 19th day of December, 1997.
By: David E. Torgersen
David E. Torgersen, Licensed Land Surveyor
Minnesota License No. 17551



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊙ DENOTES MANHOLE
- DENOTES CATCHBASIN
- ⊕ DENOTES HYDRANT
- ⊗ DENOTES GAS VALVE
- ⊕ DENOTES WATERVALVE
- ⊙ DENOTES POWER POLE

TOTAL AREA OF PROPERTY = 397,110 SQ. FT.

CARLEY-TORGERSEN, INC.
LAND SURVEYORS
(612) 484-3301
SUITE 703
70 WEST COUNTY ROAD "C"
LITTLE CANADA, MN. 55117

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
David E. Torgersen
David E. Torgersen, P.L.S.
Minn. Reg. No. 17551 Date 12-19-97