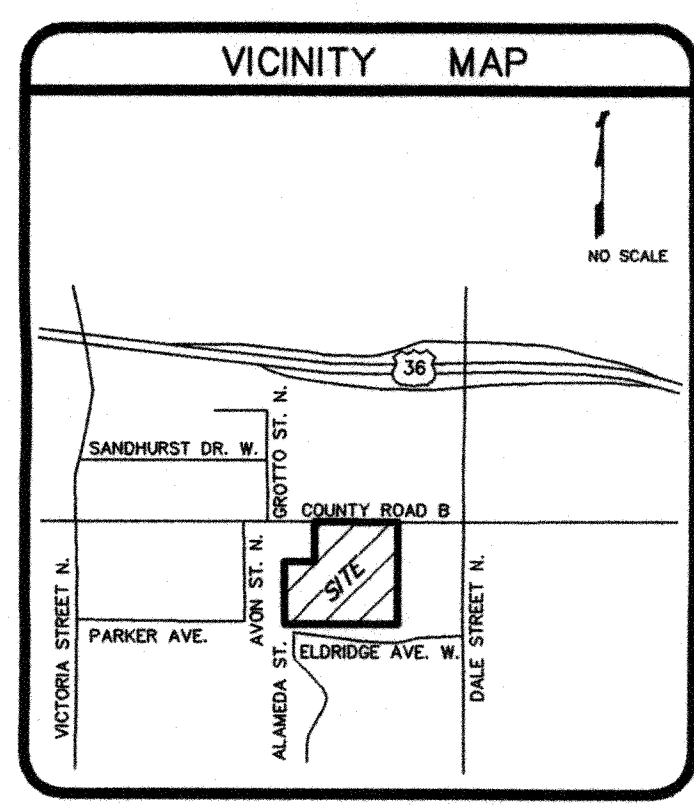


DESCRIPTION OF PROPERTY SURVEYED
 (Per Old Republic National Title Insurance Company Commitment for Title Insurance File No. OR1040207-C (Supplemental No. 1), effective date March 14, 2006)

The North Quarter of the Northeast Quarter of the Northeast Quarter of Section 14, Township 29, Range 23, except the East 950 feet thereof, also except the North 160 feet of the West 90 feet thereof, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

Abstract Property

- NOTES:**
- 1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 60394754. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.
 - 3.) Old Republic National Title Insurance Company Commitment for Title Insurance File No. OR1040207-C (Supplemental No. 1), effective date March 14, 2006, was relied upon as to matters of record.
 - 4.) Property subject to public road and highway and underground utility mains easement(s) over part of subject premises as evidenced by Document No. 1767585 (shown on survey). [Schedule B-Section 2 Exception No. 3 of commitment]
 - 5.) Property subject to utility easements and driving easement over parts of subject premises as evidenced by Document No. 2873067 (shown on survey). [Schedule B-Section 2 Exception No. 4 of commitment]
 - 6.) The subject property is located in the City of Roseville, FEMA Community ID No. 270599, which is designated as NSFHA (no special flood hazard area-all Zone C) by FEMA and therefore no flood map is available.
 - 7.) Areas:
 Gross = 103,733 Sq. Ft. or 2.381 Acres
 Net = 92,168 Sq. Ft. or 2.116 Acres
 - 8.) Zoning and setback information as provided by the Community Development Department of the City of Roseville:
 The subject property is zoned R-3A (Multi-Family Residence District; Three to Twenty-Four Units).
 The setbacks for zone R-3A (Multi-Family Residence District; Three to Twenty-Four Units) are:
 Building:
 Front: 30 feet
 Side: 15 feet (30 feet from corner side)
 Rear: 30 feet
 Maximum building height = 30 feet
 Maximum floor area ratio = 0.5
 Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.
 - 9.) Parking Surface spaces:
 Regular = 41
 Handicap = 0
 Total = 41
 - 10.) Survey coordinate and bearing basis: Ramsey County



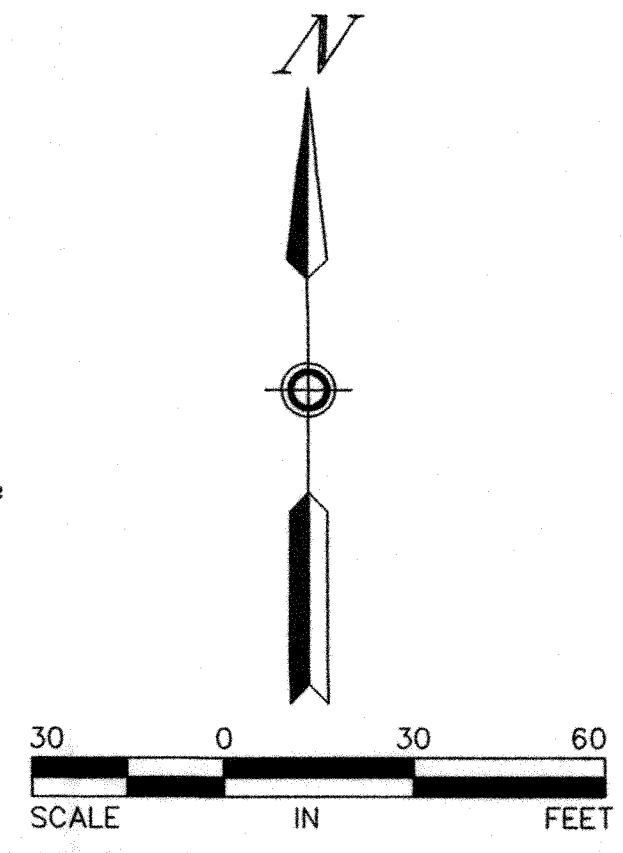
The undersigned, a land surveyor, duly registered and licensed in the State of Minnesota, hereby certifies to Federal Home Loan Mortgage Corporation, Moss & Barnett, NorthMarq Capital Inc., Old Republic National Title Insurance Company, and respective successors and assigns: (i) this land survey plat has been prepared based upon field work conducted on the property shown hereon, performed by me or under my direct supervision on July 13, 2006, (ii) the description of the property shown hereon describes the same property as the commitment for title insurance, Commitment No. OR1040207-C (Supplemental No. 1), issued by Old Republic National Title Insurance Company, dated March 14, 2006, and such description closes by engineering calculation, (iii) this survey plat correctly shows the locations and dimensions of all boundaries of the property, and all visible buildings, structures, other visible improvements, building setback lines, party walls, ditches, flood plains, waterways, bodies of water, fences, easements as listed in said title commitment, rights-of-way, utilities serving said property, streets, alleys, roadways, curbs, gutters, driveways, curb cuts, parking stalls, traveled ways, and other significant visible items, located on, adjacent to, appurtenant to, which affects the subject property, discoverable upon visual inspections, or otherwise known to me, (iv) all information shown hereon is true, correct, and complete, (v) the subject property contains 103,733 square feet (gross) or 92,168 square feet (net) and 41 parking spaces, (vi) there are no encroachments or overhangs, except as shown hereon; (vii) covenants, restrictions, or easements, as they relate to the property, and as listed in said title commitment, observable evidenced of easements and easements of which the surveyor has knowledge are shown on said survey; and (viii) this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 4, 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 21st day of July, 2006.
 SUNDE LAND SURVEYING, LLC.
 By: *Mark S. Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



LEGEND

| | |
|-------|------------------------------------|
| AGP | Denotes above ground pipe |
| CB | Denotes catch basin |
| CIP | Denotes cast iron pipe |
| DC | Denotes drain grate |
| EMH | Denotes electric manhole |
| FOL | Denotes fiber optic line |
| GM | Denotes gas meter |
| GP | Denotes guard post |
| GRDL | Denotes ground light |
| HYD | Denotes fire hydrant |
| LA | Denotes landscaped area |
| LP | Denotes light pole |
| PKS | Denotes parking sign |
| RCP | Denotes reinforced concrete pipe |
| SAN | Denotes sanitary manhole |
| SAN S | Denotes sanitary sewer |
| SMH | Denotes storm manhole |
| ST S | Denotes storm sewer |
| TCS | Denotes traffic control sign |
| UGE | Denotes underground electric line |
| W | Denotes water line |
| WV | Denotes water valve |
| WW | Denotes window well |
| BOX | Denotes Boxelder tree |
| COT | Denotes Cottonwood tree |
| CRAB | Denotes Crabapple tree |
| LOC | Denotes Locust tree |
| MPL | Denotes Mopple tree |
| SPCG | Denotes Colorado Green Spruce tree |



| | | |
|--|-------------------|---------------|
| Revision | By | Date |
| Drawing Title: ALTA/ACSM LAND TITLE SURVEY FOR FEDERAL HOME LOAN MORTGAGE CORPORATION MOSS AND BARNETT NORTHMARQ CAPITAL INC. | | |
| | | |
| Date: 7/21/2006 | Project: 2006-130 | |
| Drawing: 20061-30001.dwg | | Sheet: 1 of 1 |
| 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 Business 952-881-2455 • FAX: 952-888-9526 | | |